



Legislation Text

File #: ORD 2016-43, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LITTLE WONDERS PRESCHOOL FOR A CHILD DAYCARE CENTER FOR THE PROPERTY LOCATED AT 1487 LYONS ROAD, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES. (SECOND READING) (QUASI-JUDICIAL)

BACKGROUND:

This item was approved on First Reading at the October 13, 2016, Commission Meeting and tabled on Second Reading at the October 27, 2016, Commission Meeting.

The applicant, Hector Roa of Little Wonders Preschool, is requesting special land use approval to operate a child daycare center at 1487 Lyons Road. The subject property, commonly known as Lyons Plaza, is located on the west side of Lyons Road and north of Coconut Creek Parkway.

Little Wonders Preschool is proposing to occupy 2,889+/- square feet of vacant tenant space within Lyons Plaza. Additionally, a 1,968+/- square foot outdoor playground area is proposed at the rear (north) of the building within an existing parking area. No other preschool currently exists within Lyons Plaza. The closest existing child care center is the Coconut Creek Academy located at 4931 Coconut Creek Parkway within Coconut Creek Plaza.

DISCUSSION:

Little Wonders Preschool will provide child care services for up to 65 preschool-age children. Proposed hours of operation are Monday through Friday from 7 a.m. to 6 p.m. Drop-off and pick-up traffic associated with the school will utilize the existing parking lot located in front of the subject tenant space. Currently under staff review, the applicant is seeking Administrative Approval to modify the existing site plan and remove five (5) to six (6) parking spaces to provide for the outdoor playground. Upon review of the current site plan for Lyons Plaza, staff has determined that a surplus of twenty-seven (27) parking spaces exist plaza-wide. The applicant will be required to complete the Administrative Approval process as part of the Special Land Use approval.

PUBLIC INVOLVEMENT:

Per Section 13-35, Code of Ordinances, property owners within 300 feet of the subject property (176 property owners) were notified by mail of the special land use request and invited to attend the Planning and Zoning Board meeting and City Commission meeting. To date, staff has not received any public inquires related to the project.

RECOMMENDATION:

The Planning and Zoning Board, at its September 14, 2016, meeting, recommended approval of the special land use application subject to the following conditions:

- Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

FISCAL IMPACT: N/A