



Legislation Text

File #: ORD 2017-048, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LAUNDRY CENTER HOLDINGS, INC. FOR A COIN OR CARD OPERATED LAUNDROMAT FOR THE PROPERTY LOCATED AT 4805 COCONUT CREEK PARKWAY, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the November 9, 2017, City Commission Meeting, as amended to provide for hours of operation as early as 5 a.m. Monday through Sunday.

The applicant, Arthur Lapon of Laundry Center Holdings, Inc., is proposing to operate a coin or card operated laundromat located at 4805 Coconut Creek Parkway. The subject property, commonly known as Coconut Creek Plaza (hereinafter "Plaza"), is located at the northwest corner of Coconut Creek Parkway and Lyons Road.

In 2002, the Plaza underwent a large renovation, but several tenant spaces remained vacant. The applicant proposes to occupy a vacant space adjacent to Lyons Road as the location for the laundromat. Adjacent tenants include a karate school and a dentist office.

DISCUSSION:

The laundromat will occupy approximately 3,500 square feet of vacant space with 60+/- self-service, coin or card operated, high efficiency washing/drying machines. Change machines, vending machines, multiple folding stations, and TV's are proposed inside the facility, and a staffed customer service area will provide laundry drop-off and pick-up services.

The applicant is not proposing exterior modifications or building expansion, thus exterior facades and existing parking are not impacted. The facility will be located wholly within the tenant space with only one storefront entrance for customer access.

Proposed hours of operation are as follows:

Monday - Friday	7:00 a.m. - 11:00 p.m.
Saturday - Sunday	7:00 a.m. - 12:00 a.m.

PUBLIC INVOLVEMENT:

Per Section 13-35(c) of the City's Code of Ordinances, property owners within 300 feet of the subject

property 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 received one inquiry regarding the project, which was general in nature.

RECOMMENDATION:

The Planning and Zoning Board, at its October 11, 2017, meeting, recommended approval of the special land use application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A