



Legislation Text

File #: ORD 2018-013, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF ESCAPE ROOMS, FL FOR AN AMUSEMENT CENTER (INDOOR) FOR THE PROPERTY LOCATED AT 4937 COCONUT CREEK PARKWAY, PURSUANT TO SECTION 13-35, "SPECIAL LAND USE," OF THE CITY'S CODE OF ORDINANCES. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the May 24, 2018, City Commission Meeting. During the discussion of this item, it was recommended that staff re-evaluate the proposed hours of operation for greater business flexibility. After discussing this issue with the Police Department and research of other similar operations, it was determined that regulating the hours of operation through this Ordinance is not necessary.

The applicant, Angela Mastrangelo, of Escape Rooms FL, is requesting Special Land Use approval, pursuant to Land Development Code Section 13-35, to operate an indoor amusement center to be located at 4937 Coconut Creek Parkway within Coconut Creek Plaza.

The subject property, commonly known as Coconut Creek Plaza (Plaza), underwent substantial building renovations and site improvements in 2002. However, several tenant spaces have been vacated or remained vacant since plaza improvements were completed. The applicant proposes to occupy the vacated space immediately east and adjacent to the existing Off The Wall amusement center.

Other existing plaza tenants include Publix, Big Lots, and Planet Fitness. The recently approved Laundromart, located at the east end of the Plaza, is currently undergoing tenant improvements and should be in operation soon. If approved, the Escape Rooms center will provide additional entertainment options within the Plaza.

DISCUSSION:

As proposed, the Escape Rooms amusement center will occupy approximately 2,400 square feet of vacant space and will provide for a maximum of thirty-five (35) patrons at a time with three (3) separate entertainment venues within the space. The applicant proposes to focus on team building opportunities for businesses in a family environment. The concept provides an interactive game where teams must work together to solve puzzles, clues, and codes to complete a timed challenge in a themed room. Food and alcohol are not proposed at this time.

The applicant is not proposing exterior changes or building expansion, thus facades and existing parking will not be impacted. The amusement center will be located completely within the tenant space using the existing storefront entrance for customer and employee access.

PUBLIC INVOLVEMENT:

Per Section 13-35(c) of the City's Code of Ordinances, property owners within 500 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 the City Commission meeting. One hundred and seven (107) notices were mailed by the City on April 25, 2018. To date, staff has received one inquiry regarding the project, which was general in nature.

RECOMMENDATION:

The Planning and Zoning Board at its May 9, 2018, 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 and Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A