



Legislation Text

File #: RES 2018-207, Version: 1

AGENDA ITEM REPORT

TITLE:

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF COCONUT CREEK AVIATION ASSETS, LLC TO CONSTRUCT A 24,300 +/- SQUARE FOOT WAREHOUSE/OFFICE BUILDING EXPANSION LOCATED AT 4700 LYONS TECHNOLOGY PARKWAY WITHIN THE LYONS CORPORATE PARK PLANNED COMMERCE DISTRICT (PCD). (QUASI-JUDICIAL)(PUBLIC HEARING)

BACKGROUND:

The subject property, approximately 3.75+/- acres in size, includes the last vacant building pad within the existing Lyons Corporate Park PCD. Originally approved by the Planning and Zoning Board on October 11, 2000, the warehouse/office building, approximately 24,300+/- square feet in size, was home to Tradewinds Aviation. A subsequent Planning and Zoning Board approval on January 12, 2005, provided a Phase 2 expansion that was never constructed. The property has since been acquired by Coconut Creek Aviation Assets, LLC.

DISCUSSION:

The applicant, Jerry Thomas T&T Design and Development, Inc. as agent on behalf of the owner, Gary Failler, Coconut Creek Aviation Assets, LLC (Willis Lease), is seeking site plan approval for a 24,300+/- square foot expansion to the existing warehouse/office building located at 4700 Lyons Technology Parkway within the Lyons Corporate Park PCD. If approved, the total new building area would be 48,600+/- square feet overall.

The expansion, located on the west side of the building, will provide additional warehouse space to the existing area. Parking, drive-aisles, and landscaping for both Phase 1 and 2 were completed during Phase 1 construction. The proposed expansion will maintain the architectural theme of the current building, and vehicular access and circulation will be maintained as it currently exists. A new sidewalk connection will be installed to further expand pedestrian circulation from Lyons Technology Parkway into the site.

Public Involvement:

As part of the application review process, the applicant was required to perform community outreach in an effort to provide project information to neighboring property owners as well as hear and address concerns and issues raised through this process. The applicant has submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application. The key efforts resulting from their outreach include a meeting with neighboring owners

held at the onsite property management conference room.

Green and Sustainable Components

Supporting:

- Action 2.1: Project meets 40% tree coverage for the site.
- Action 2.2: Roof provides hi-reflective TPO covering.
- Action 2.3: Sidewalk connection from existing/proposed facility to existing sidewalk.
- Action 5.1: Recycling dumpster will be provided on site.
- Action 5.3: Recycling of construction and demolition debris.
- Action 6.2: Bicycle rack proposed at building entrance.

RECOMMENDATION:

The Planning and Zoning Board, at its August 8, 2018, meeting recommended approval of the site plan 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. Since the Planning and Zoning Board meeting, the applicant has proposed a minor change to the proposed expansion to increase the overall building height by 8'. This change has minimal impact on building architecture, remains consistent with Code, and has no impact on site improvements.

FISCAL IMPACT:

REVENUES: \$38,249

EXPENDITURES: N/A

BUDGETED? Yes

NOTES: The impact fees will be divided among the following accounts: Affordable Housing, V32440-\$8,991; Police, V32410-\$22,138; and Fire V32411-\$7,120.