



Legislation Text

File #: RES 2018-233, Version: 1

AGENDA ITEM REPORT

TITLE:

A RESOLUTION APPROVING THE SITE PLAN REQUEST OF LYONS 7600, LLC TO DEVELOP A TWO-STORY, 13,080 SQUARE FOOT STRUCTURE TO ACCOMMODATE UP TO 198 SEATS WITHIN THE HOUSE OF WORSHIP TO BE LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL) (PUBLIC HEARING)

BACKGROUND:

At the October 25, 2018, City Commission Meeting, this item was tabled to a time certain of January 24, 2019. During that meeting, there was considerable discussion regarding the child care use and the fact that there was not a specific operator identified for such a use. Since the initial meeting in October, the applicant has decided not to include a child care use as part of the overall development program. As such, all references to the child care use have been removed from the applications and revised plans and an updated PowerPoint presentation have been included in the backup. This item was subsequently tabled at the January 24, 2019, City Commission meeting. Since that meeting, staff and the applicant have reviewed the site plan for conformity to the A-1, Agricultural, zoning district standards and find that the plan is in full compliance.

The applicant, Debra Hernandez, IBI Group, on behalf of the owner, Lyons 7600, LLC, is seeking site plan approval for the development of a house of worship. The subject property is located at 7650 Lyons Road, on the east side of Lyons Road and north of NW 74th Street.

Concurrent with this application, the applicant is seeking plat and rezoning approval.

DISCUSSION:

The subject property is bound on the north by the Hillsboro Canal and surrounded by North Broward Preparatory School (NBPS) on the east and south. An egress only access will be provided on Lyons Road and a shared ingress/egress access with NBPS is located on the south.

The applicant is seeking site plan approval for the development of a 13,080 square foot house of worship. The two-story, 13,080 square foot structure, will accommodate up to 198 seats within the house of worship.

The architecture is contemporary in style, and a 2,562 square foot outdoor play area is proposed on the east side of the building. Parking and landscape buffers have been provided as required and a pedestrian connection to Lyons Road is also proposed.

PUBLIC INVOLVEMENT:

The applicant was required to perform community outreach in an effort to provide project information to neighboring property owners and neighborhood associations, as well as hear and address concerns and issues raised through this process. The applicant has provided a report indicating attempts to contact surrounding neighborhoods and property owners including:

- North Broward Preparatory School
- Tall Trees Property Management
- River Oaks HOA (Palm Beach County)
- Gables East Condo - Sandalfoot Cove Property Management (Palm Beach County)
- Village of Boca Barwood Property Management (Palm Beach County)

The community report further indicates that a Community Meeting was scheduled for August 23, 2018. The report for this project has been included as part of the agenda backup for this application.

GREEN AND SUSTAINABLE COMPONENTS:

Supporting;

- Action 1.6: Public art wall on west façade to incorporate conspicuous display of green.
- Action 2.1: 40% of tree canopy provided.
- Action 2.2: Single ply TPO roofing system proposed to reduce heat island effect.
- Action 5.1: Designated recycling areas to be provided interior to the building.
- Action 5.3: Recycling of construction debris.
- Action 6.2: Bike rack proposed on site.

The applicant has committed to maintaining sustainable components active and in compliance for the life of the project.

RECOMMENDATION:

The Planning and Zoning Board, at its September 12, 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 & Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT:

REVENUES: \$17,709

EXPENDITURES: N/A

BUDGETED? Yes

NOTES: The impact fees will be divided among the following accounts: Affordable Housing, V32440-\$1,962; Police, V32410-\$11,915; and Fire, V32411-\$3,832.