



## Legislation Text

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File #: ORD 2018-031, Version: 1

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### AGENDA ITEM REPORT

#### **TITLE:**

AN ORDINANCE APPROVING THE "LYONS COMMUNITY CENTER PLAT" APPLICATION TO ALLOW FOR THE DEVELOPMENT OF A 198-SEAT HOUSE OF WORSHIP LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

#### **BACKGROUND:**

**At the October 25, 2018, City Commission Meeting, this item was tabled to a time certain of January 24, 2019. 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 approved on First Reading at the January 24, 2019, City Commission Meeting.**

The applicant, Shane Laakso, Keith and Associates, on behalf of the owner, Lyons 7600 LLC, is requesting the approval of a 1.563 +/- gross acre plat located on the east side of Lyons Road and north of NW 74th Street, generally situated adjacent to the north entrance (access road) to North Broward Preparatory School. A single family residence currently exists on the subject property though various other agricultural type uses have also occurred on the site. The owner is requesting a plat approval for the development of a 198 seat house of worship. In order for this site to be developed as proposed, the owner must first process a plat approval pursuant to Broward County and City of Coconut Creek requirements.

#### **DISCUSSION:**

As part of the platting process, the applicant worked very closely with North Broward Preparatory School to address site access and other property related issues pertaining to the access roadway located to the south of the subject property, currently serving as the north entrance to the school. Because the access roadway is currently constructed to serve as access to the school only, it prevents adequate access to the subject property, which they are entitled to. As such, the two parties entered into an Access Easement Agreement, providing that the access road be used and enjoyed by each property owner. As part of this agreement, the school's entrance will have to be redesigned to accommodate the proposed site design of Lyons Community Center.

#### **RECOMMENDATION:**

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the

plat 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