



Legislation Text

File #: ORD 2022-012, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE AMENDING ORDINANCE NO. 2006-039, AS AMENDED BY ORDINANCE NO. 2008-004, AS AMENDED BY ORDINANCE NO. 2013-005, AS AMENDED BY ORDINANCE NO. 2015-057, WHICH APPROVED THE LYONS WILES SITE PLAN, AND HEREBY APPROVING THE SITE PLAN MODIFICATION REQUEST OF MCA PROMENADE OWNER, LLC, RELATING TO THE OVERALL DEVELOPMENT FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the July 14, 2022, City Commission Meeting. As discussed at First Reading, minor corrections have been made to Section 4 of the ordinance related to square footages for the restaurant and outdoor dining. Additionally, the issues listed below reflect what was outlaid during discussion of the item. Staff was directed to evaluate these issues and include, as appropriate, conditions of approval for second reading of the ordinance. The ordinance as presented, includes Items 1 - 3 as conditions of approval in Section 5 of the ordinance. City Staff will work with the applicant to address these conditions as the building plan review progresses for the tenant buildout. With regard to Item 4, it was discussed during First Reading that the wayfinding signage issue, while desired, should not be included as a condition in the ordinance. However, the applicant has confirmed in writing, that they will work with staff to address this issue. With regard to Item 5, staff has confirmed that the City will need to coordinate with, and may need to formally petition, the County to achieve right turn only movements on Friday and Saturday nights. Staff will provide an update to the City Commission on this issue at Second Reading.

1. Coordinate with staff to locate a Ride Share Station;
2. Coordinate with staff to finalize details of valet parking route and location;
3. Evaluate and address, if warranted, the need for additional security for the overall plaza;
4. Evaluate and address the need for additional wayfinding and directional signage to improve overall plaza circulation; and
5. Evaluate the feasibility and implement, if warranted, limiting the eastbound Cullum Road Traffic onto Lyons Road to right turn only movements for Friday and Saturday nights.

The applicant, Karina Blanco of Dorsky+Yue International on behalf of MCA Promenade Owner LLC,

is seeking a Planned MainStreet Development District (PMDD) site plan approval to permit a restaurant with outdoor dining in a vacant tenant space within the Lyons Wiles PMDD, also known as the Promenade at Coconut Creek (Promenade).

The subject property is a mixed-use development within the City's MainStreet Project Area (MSPA) that includes a variety of uses, including office, retail, bank, a 1,600 seat movie theater, and restaurants. The Promenade was designed as a walkable development where sidewalks, parking, plazas, and other common areas outside of retail spaces were to be shared by all tenants and visitors to the site. The original site plan was approved by the Planning and Zoning Board on August 8, 2006, with final approval from the City Commission on December 19, 2006, consistent with design standards of the Lyons Wiles PMDD. Since adoption of the original Lyons Wiles PMDD, multiple site plan applications have been considered and received City Commission approval for uses as referenced above.

DISCUSSION:

As currently proposed, the applicant is seeking site plan approval to permit a Cheesecake sit down restaurant to be located within a vacant tenant space at the Promenade. The restaurant will occupy approximately 13,479 square feet of existing vacant tenant space that was previously occupied as retail. Also, proposed is a new outdoor dining area approximately 1,500 square feet in size adjacent to the restaurant within a large pedestrian plaza. The proposed combined indoor and outdoor seating is for approximately 300+/- patrons. The restaurant is generally located fronting Lyons Road on the south side of the main customer entrance.

The applicant is proposing exterior façade changes to the existing building consistent with the established Cheesecake restaurant image. In conjunction with the original Architect of record for the Promenade, staff has reviewed the proposed architectural changes for compatibility with the plaza overall and the established PMDD standards.

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 and hear and address concerns and issues raised through this process. The applicant has submitted information related to that effort, which is included as part of the agenda backup for this application. Key efforts resulting from their outreach included a meeting held at the Coconut Creek Community Center located at 1100 Lyons Road on Thursday, July 7, 2022, from 8 p.m. to 9 p.m., which was intended to provide a forum for residents but was open to the public.

To date, staff has received one (1) resident inquiry related to the project.

GREEN AND SUSTAINABLE COMPONENTS:

- Supports Action 2.3 - Sidewalk greenway connections.
- Supports Action 5.3 - Recycling of C&D debris.
- Supports Action 6.2 - Bike racks proposed adjacent to outdoor dining.
- Supports Action 6.4 - Two (2) Electric Vehicle (EV) parking spaces with charging stations proposed.

- Supports Resolution 2020-063: Water bottle refill stations to be considered.
- Supports Resolution 2020-063: Owner to encourage the use of a green checklist for all businesses in the Plaza.

RECOMMENDATION:

The Planning and Zoning Board will consider this item at their July 13, 2022, meeting. The Board's recommendation will be provided at the July 14, 2022, City Commission Meeting. Staff has recommended approval of this application subject to the following condition:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.

FISCAL IMPACT: N/A