



**City of Coconut Creek  
Planning and Zoning Board Meeting  
July 13, 2022  
Minutes – Excerpt**

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**8. PROMENADE TENANT 50-B7: A SITE PLAN APPLICATION TO PERMIT A RESTAURANT WITH OUTDOOR DINING IN A VACANT TENANT SPACE WITHIN THE LYONS WILES PMDD (PLANNED MAINSTREET DEVELOPMENT DISTRICT), ALSO KNOWN AS THE PROMENADE AT COCONUT CREEK. (QUASI-JUDICIAL)(PUBLIC HEARING)**

City Attorney Pyburn asked that the Board make any applicable ex-parte disclosures, and there were none.

Mr. Proffitt presented the item, explaining the proposed site plan modification would permit a Cheesecake Factory restaurant with associated outdoor dining. He provided a brief background on the property. Ms. Aguiar clarified the floor area of the proposed project, explaining it was shown in the staff report at 13,479 square feet, but the tenant space was 9,067 square feet with 1,422 square feet of outdoor patio. She noted a discrepancy which required additional explanation from the applicant. Mr. Proffitt continued, noting the modification was before the Board due to its location in the MainStreet area with a previously approved PMDD. He explained the project would renovate the former Banana Republic space and a portion of an adjacent space. He added that the facades would also significantly change. He noted the applicant had a neighborhood outreach meeting, with staff receiving one (1) inquiry related to the project. Mr. Proffitt summarized the staff report and stated staff found that the application complied with the City's Land Development Code and Comprehensive Plan, recommending approval subject to conditions outlined in the staff report. He noted the applicant had agreed to the conditions.

Dennis Mele, Attorney, Greenspoon Marder LLP, on behalf of the applicant, shared a *PowerPoint* presentation, outlining the project. He explained the lower square footage numbers read by Ms. Aguiar were correct, and explained the discrepancy was due to the project only utilizing a portion of the adjacent location instead of the full bay. He shared the proposed building elevations and stated the façade would be less bright than the Las Olas location in order to be consistent with the look of the surrounding shopping center. Continuing, Attorney Mele outlined the parking and valet plans for the restaurant. He stated two (2) community meetings had been held, including a meeting with surrounding neighborhood residents and the tenants of the shopping center.

Chair Young opened the public hearing. Deputy City Clerk Bowers read one (1) written comment received via email, attached as Exhibit 2, as follows:

Dave Oxley inquired as to the parking arrangement with Monarch High School for additional valet parking, and whether a backup plan was in place if the School District chose not to renew the contract.

Thomas Fox, 4470 NW 45 Terrace, Coconut Creek, spoke on behalf of the Coquina Homeowners Association across the street from the project. He asked what the City Engineer and Police Department had to say about reconfiguring traffic on the south side of the street, noting he believed traffic would be overwhelming without a preemptive change.

Anthony Horne, 4411 NW 41 Place, Coconut Creek, echoed Mr. Fox's concerns regarding

an increase in traffic to the section of Lyons Road. He stated it was already difficult to get into the Coquina neighborhood and noted there was a lack of visibility.

There being no further public comment, Chair Young closed the public hearing.

Attorney Mele stated the original plat had included posting a bond with Broward County for a traffic signal at Cullum Road, and that bond was still posted. He explained the bond would go toward the installation of a traffic light if the County determined Cullum Road had met the traffic threshold. He addressed current traffic and parking and asserted the valet would help with the issue.

Discussion ensued regarding the location of the outdoor dining area on the north side of the building and logistics of the fenced patio.

Ms. Lajoie asked if the applicant knew when the next County traffic study would be done. Attorney Mele stated under the terms of the traffic signalization they have with the County, the study could be done at any time while the agreement was still in effect. He noted the agreement had been in effect for approximately 15 years. Discussion ensued regarding the process.

Ms. Lajoie inquired as to whether a ridesharing drop off location had been considered. Attorney Mele stated the applicant was happy to work with staff to establish a rideshare station in a place that would not impede traffic.

Discussion ensued regarding the location of truck deliveries, and Attorney Mele indicated the loading dock behind DSW would be utilized in conjunction with hand trucks from there. Ms. LaPlant commented it was a narrow area and asked where trucks would park during the renovation. Attorney Mele stated the applicant would work with the City to establish a safe construction plan.

Mr. Hall asked for clarification on how the parking count was determined. He stated there was an existing issue with availability of parking. Attorney Mele explained the parking calculations were established as part of the zoning district, and the proposal exceeded the requirements. Discussion continued regarding availability of parking and alternate valet arrangements if the School Board did not renew its contract.

Mr. Hall expressed concern with the age of the parking study. Attorney Mele provided a brief history of the shopping center and the design intent for most of the parking to be in the area garages.

Mr. Hall inquired as to the amount of the bond with the County for the streetlight. Attorney Mele stated the applicant's share was \$50,000, which would be a portion of what was required. He noted the County had the opportunity to have the property to the south share in the cost of the traffic light when it was platted. Discussion ensued regarding the full cost of the traffic light. Director of Sustainable Development Scott Stoudenmire explained the property behind the Promenade was a Development of Regional Impact, and the signal at Cullum and Lyons Roads was part of the mitigation obligation included in that property's development order once the County's warrant requirements were met.

Mr. Barker commented on the outdoor patio area and the amount of public space it would take up. He noted the City Commission might consider a way to reduce the width by two (2) feet. Attorney Mele stated he would speak with the Cheesecake Factory representatives and see if there was something that could be done to address the concern.

Discussion ensued regarding the use of the parking garages, and Ms. LaPlant suggested

additional signage to indicate availability of parking. Mr. Hall stated he still had concerns regarding the traffic and parking and did not believe it had been addressed. Attorney Mele re-iterated that the parking exceeded Code requirements and the valet was being offered in addition to that on-site parking.

**MOTION:** Casey/Barker – To approve Agenda Item 8 as presented.

**Upon roll call, the Motion passed by a 4-1 vote, with Mr. Hall voting nay.**

DRAFT

## EXHIBIT "2"

**From:** [Dave Oxley](#)  
**To:** [DRC](#)  
**Subject:** monarch parking \_ zoning and planning\_promenade meeting july 13th  
**Date:** Wednesday, July 13, 2022 10:35:27 AM

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hello,

In regards to the meeting this evening I would like to address a question and am curious to know how it will be handled or what is the backup plan; if Monarch high school provides the additional valet parking; what happens if they decide next year not to renew the contract with the promenade? Where will all these cars be parked?

Thank you  
Dave Oxley