

CITY OF COCONUT CREEK

PLANNING AND ZONING BOARD MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: May 11, 2011
Time: 7:00 p.m.
Regular Meeting No. 2011-04

1. Chair Doug Young called the meeting to order at 7:02 p.m.

2. Present upon roll call:

Chair Doug Young
Vice Chair Debra Voorhees
Ed Hammel
Quentin Morgan
Morris Chase
Alternate Steve Harrison

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, and Assistant City Clerk Jacquelyn Cook.

3. Approval of Minutes: Meeting No. 2011-03 – March 9, 2011

MOTION: Voorhees/Chase – To approve the Minutes of Meeting No. 2011-03.
Upon roll call, the motion was passed on a 5-0 vote.

4. Election of Chair and Vice Chair

MOTION: Voorhees/Chase – To nominate Ed Hammel as Chair.
Upon roll call, the motion was passed on a 5-0 vote.

MOTION: Voorhees/Chase – To nominate Doug Young as Vice Chair.
Upon roll call, the motion was passed on a 5-0 vote.

5. *Family Fun Concepts: a special land use application to permit an indoor family entertainment center in a PCD (Planned Commerce District) zoning district for a project located in the existing El Dorado Shopping Plaza at the northwest corner of the Sawgrass Expressway and Lyons Road. (QUASI-JUDICIAL)(PUBLIC HEARING)

Deputy Director of Sustainable Development Scott Stoudenmire stated this item was requesting Special Land Use for property located at 5891 Lyons Road described as Parcel B and a portion of Parcel E, Sawgrass Exchange Plat, and is approximately 21,000 square feet with the existing zoning of PCD (Planned Community Development). This facility is for indoor recreation geared toward children from 3 to 12 years of age, youth organizations and summer camp programs. He said there are no accommodations for day care and the applicant does have a lease in place.

Vice Chair Young requested further description of the facility.

Chair Hammel requested that all speaking on this item be sworn by the court reporter.

Steve Friedman, Strategic Retail Advisors (Family Fun Concepts), 1001 North U.S. Highway 1, #710, Jupiter, Florida, distributed photos of the facility's activities. It was noted that the younger children would be in a secured area somewhat away from the older children. Mr. Morgan asked how many family entertainment businesses are in the area, and Mr. Friedman said this was the prototype and the first one being developed. Mr. Chase asked if there would be medical assistance on site in the event of injury, and Mr. Friedman said there would be a first aid kit. He emphasized that it is low-impact play equipment and that the climbing wall as well as the ropes course is harnessed. Vice Chair Young asked if there were height requirements, and Mr. Friedman said it is directed more toward 5 years up to 12 years. He added that all employees would be trained for each element used. Mr. Harrison inquired as to the fees for the activity. Mr. Friedman said the entrance fees have not been but would be between \$8 to \$10 and additional fees for specialized activities; there would be no fees for the parents to accompany children onsite. It was noted there would be no cooking on premises and the planning of the site is being developed, which must meet City Code. Vice Chair Young asked if the City has reviewed the gambling machines, and Mr. Stoudenmire said that Officer Anthony Avello has been involved in the review process. Ms. Voorhees requested clarification that all activities were indoors, which was confirmed by Mr. Friedman.

Chair Hammel marked the photos distributed as Applicant's Exhibit 1, which encompassed 17 pages.

Chair Hammel opened the public hearing. There were no questions or comments, and the public hearing was closed.

MOTION: Young/Voorhees – To approve Agenda Item No. 5, subject to DRC comments and final approval of the redemption games by the Police Department.

Upon roll call, the motion passed on a 4-1 vote with Mr. Chase voting nay.

6. Equestrian Estates Park: a site plan application to provide for an equestrian park located on a 5-acre parcel in the Vinkemulder area on the north side of NW 43 Street. (QUASI-JUDICIAL) (PUBLIC HEARING)

Mr. Stoudenmire said the City is requesting site plan approval for property on N.W. 43 Street described as Tract 23, Block 88, Palm Beach Farms, which is approximately 5 acres in size and having an existing zoning of Parks and Recreation. The site was acquired from Broward County with the condition of use as passive recreation with emphasis on equestrian activity. He related that the site plan is finished and will be ready if funding becomes available. Vice Chair Young said he felt the site was more than just passive use, and Mr. Stoudenmire explained that Broward County has participated in the development of the plan and accepted it under the terms of passive. Discussion ensued.

Vice Chair Young asked where the operating funds would generate from and if fees could be charged to ride the horses. Mr. Stoudenmire stated the money would come from the City's General Fund and other details have not been developed. He said that at the time of funding and construction, those issues could be considered. Mr. Harrison

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asked why the City had purchased the property initially. Mr. Stoudenmire explained that it was surplus property owned by Broward County, which was not being maintained. There was a brief discussion regarding the horse community.

Mr. Chase commented that horses are popular and he felt it was a good idea. Ms. Voorhees agreed and felt that it would be a great opportunity for children to be able to be involved with horses. Vice Chair Young asked if the property could be used for a ball field. Mr. Stoudenmire explained there would be access issues due to the proximity to the back of the Coquina homes and it does not facilitate the volume needed for roads. Vice Chair Young expressed his concern regarding the ongoing expense of operation including having personnel on site. Mr. Harrison asked the anticipation of construction costs, and Mr. Stoudenmire estimated it would be approximately \$500,000. Mr. Hammel questioned the push forward on this site plan without funding in place. Mr. Stoudenmire said it was staff initiated and to finalize the consultant's contract. Mr. Hammel felt the application was premature with no start or completion dates and there were a list of requirements that had not been reviewed. Discussion ensued.

Chair Hammel opened the public hearing. There were no questions or comments, and the public hearing was closed.

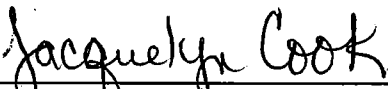
MOTION: Young/Morgan – To table Agenda Item No. 6, indefinitely.
Upon roll call, the motion was passed on a 4-1 vote, with Mr. Chase voting nay.

7. Correspondence and Reports

Mr. Stoudenmire advised that the City Commission had set its summer schedule and canceled the meetings of June 23 or August 11th. After a brief discussion, the Planning and Zoning Board felt their June meeting should remain as scheduled.

8. Adjournment

The meeting was adjourned at 7:50 p.m.



Jacquelyn Cook
Assistant City Clerk