CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: September 14, 2016
Time: 7:00 p.m.

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1. CALL TO ORDER

The meeting was called to order by Chair Doug Young at 7:08 p.m.

2. PRESENT UPON ROLL CALL:

Chair Doug Young
Vice Chair Todd Rogers
Debra Voorhees
Morris Chase
Alfred Delgado (alternate member)

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, Assistant City Attorney Eve Lewis, and Deputy City Clerk Marianne Bowers.

Absent: Jerry Poole

Deputy City Clerk Bowers informed the Board that Mr. Poole had contacted the City Clerk Department to send notice that he would be unable to attend the meeting.

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2016-0713)

MOTION: Rogers/Delgado - To approve the Minutes of the July 13, 2016, meeting.

The Motion passed by a unanimous voice vote.

AGENDA ITEMS

4. RESIDENCE INN: A SIGN DEVIATION APPLICATION TO ALLOW A TEMPORARY PROJECT ANNOUNCEMENT SIGN WITH 64 SQUARE FEET OF SIGN FACE AREA INSTEAD OF 32 SQUARE FEET OF SIGN FACE AREA AS REQUIRED, AND TO ALLOW A DISPLAY HEIGHT OF 10 FEET, WHEN 6 FEET IS REQUIRED, AND TO ALLOW A ZERO FOOT SETBACK, WHERE 5 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 5730 N. STATE ROAD 7, COCONUT CREEK, FLORIDA 33073. (QUASI-JUDICIAL) (PUBLIC HEARING)

Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that would be applied to agenda items 4 and 5. Deputy City Clerk Bowers confirmed that the advertising was met for agenda items 4 and 5 and asked that all those wishing to speak on any quasi-judicial matters to please stand and be sworn. Those wishing to speak were duly sworn. Deputy City Clerk Bowers instructed the speakers to state their name and address clearly for the record and whether or not they were sworn-in and understood the rules of the proceedings when they come forward to speak. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board for agenda item 4, and the Board stated there were none. Assistant City Attorney Lewis explained that the quasi-judicial procedures allow for a waiver of the right to a full quasi-judicial hearing. She asked if anyone wanted to remove agenda item 4 from the quasi-judicial agenda. There were no requests to remove the item from the quasi-judicial agenda.

Deputy Director of Sustainable Development Scott Stoudenmire read the staff report into the record and explained that the applicant was seeking approval to allow a project announcement sign that was larger than permitted by City Code. He added that the applicant was also requesting a reduced setback for the proposed sign. He noted that the Hampton Inn Hotel Project received approval for a similar sign deviation several years ago being generally located behind the Residence Inn site with similar site conditions. He stated that staff recommended approval of the application.

Eric Anderson from Anderson Architects, on behalf of the applicant, introduced himself and displayed a site plan, depicting where the proposed temporary sign would be located. He announced that construction was anticipated to begin in November.

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

MOTION: Voorhees/Chase – To approve Agenda Item 4, the Residence Inn sign deviation application to allow a temporary project announcement sign with 64 square feet of sign face area instead of 32 square feet of sign face area as required, and to allow a display height of 10 feet, when 6 feet is required, and to allow a zero foot setback, where 5 feet is required.

Upon roll call, the Motion passed by a 5-0 vote.

5. **LITTLE WONDERS PRESCHOOL:** A SPECIAL LAND USE APPLICATION TO ALLOW A CHILD DAYCARE CENTER IN A B-4 (REGIONAL SHOPPING) ZONING DISTRICT IN ACCORDANCE WITH SECTION 13-35 SPECIAL LAND USE, FOR A PROJECT LOCATED IN AN EXISTING SHOPPING PLAZA LOCATED AT 1487 LYONS ROAD, COCONUT CREEK, FLORIDA 33063. (QUASI-JUDICIAL)(PUBLIC HEARING)

Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board for agenda item 5, and the Board stated there were none. She explained that the quasi-judicial procedures allow for a waiver of the right to a full quasi-judicial hearing and asked if anyone wanted to remove this item from the quasi-judicial agenda. There were no requests to remove the item from the quasi-judicial agenda.

Mr. Stoudenmire read the staff report into the record and explained that the preschool was proposing to occupy vacant tenant space in the Lyons Plaza shopping center, which included an outdoor play area at the rear of the building. He stated that staff recommended approval of the application.

Mr. Delgado asked for clarification on DRC Comment #1 related to the number of classrooms and fire exits. The applicant, Hector Roa of Little Wonders Preschool, clarified that there were three classrooms and each classroom would have an exit door directly to the exterior of the building. Mr. Stoudenmire added that all DRC disciplines had signed off on the application and the issues were addressed by the applicant.

Mr. Roa began a *PowerPoint* presentation. He explained the parking and student drop-off area, outdoor play area, floor plans, and overall site plan.

Chair Young asked if the school was currently operating, and Mr. Roa said they were not open for business yet pending licenses from the Department of Children and Families (DCF). Chair Young asked if the school would be using an open concept because of the reduction of classrooms from six to three. The applicant responded that they would be using an open concept as permissible under the daycare regulations of DCF. Discussion ensued regarding student enrollment and the State VPK Program.

Mr. Chase asked if the facility would have medical staff on-site. The Applicant commented that no medical staff would be on-site but each teacher would have CPR certification. Mr. Stoudenmire commented that no daycare facility in the City has medical staff on-site. Discussion ensued regarding security. Mr. Roa explained that the facility doors are locked from the outside, there will be sixteen cameras, and student pick-up requires a fingerprint to open the door.

Vice Chair Rogers asked if the application was advertised to the surrounding properties. Mr. Stoudenmire confirmed that the advertising was met. Discussion ensued regarding security and proximity to Coconut Creek High School. Vice Chair Rogers inquired about the State VPK Program. Discussion ensued.

Discussion ensued regarding the playground area. Mr. Roa stated that the playground would be surrounded by a six-foot fence and naturally shaded by existing trees. He further explained that the area would be elevated on curbing and bollards would be provided around the fence for added protection.

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

MOTION: Voorhees/Delgado – To approve Agenda Item 5, the Little Wonders Preschool special land use application to allow a child daycare center in a B-4 (Regional Shopping) zoning district in accordance with Section 13-35 Special Land Use located at 1487 Lyons Road, Coconut Creek, FL 33063.

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

6. **MOTION:** APPOINTING A PLANNING AND ZONING BOARD MEMBER TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC).

   Mr. Stoudenmire presented the item and explained the role of the AHAC. Discussion ensued regarding the AHAC meeting schedule.

   MOTION: Rogers/Voorhees – To appoint Alfred Delgado to the Affordable Housing Advisory Committee.

   The Motion passed by a unanimous voice vote.

7. **COMMUNICATIONS AND REPORTS**

   There were no communications or reports.

8. **ADJOURNMENT**

   The meeting was adjourned at 8:03 p.m.

Transcribed by: Marianne Bowers

Leslie Wallace May, MMC
City Clerk

10/12/16
Date