



**City of Coconut Creek
Planning and Zoning Board Meeting
October 10, 2018
Minutes – Excerpt**

4. EDEN: A SITE PLAN APPLICATION FOR THE DEVELOPMENT OF SIX (6) SINGLE FAMILY HOMES PER THE CURRENT PLAT. (QUASI JUDICIAL)(PUBLIC HEARING)

Mr. Stoudenmire read the staff report into the record and gave a brief history of the property. He explained that the property land use was previously changed from Community Facility to

Low 3 Residential and subsequently platted for six single family lots. He noted that the current property owner was requesting site plan approval consistent with the current zoning and plat and stated that staff was recommending approval of the site plan. He mentioned that the applicant was required to hold a community meeting and that the property owners immediately adjacent to the site were in attendance.

Alexandre Burkhardt, on behalf of the owner, Palmiers Investments, LLC, began a *PowerPoint* presentation. He stated that the project was a sustainable development, using Structural Insulated Panels (SIP) to construct the homes, and explained the benefits of using SIP, including:

- reduced waste,
- hurricane resistance,
- extreme efficiency,
- health benefits,
- affordable modern design, and
- sustainability.

Mr. Burkhardt spoke about the modern design of the units and discussed the external and internal features of the proposed home models. He explained the construction timing, noting that they estimated completing construction of all six units in less than one year. He spoke about marketing the project and increasing awareness about sustainable development.

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

Mr. Chase commented generally about traffic in area, and Mr. Stoudenmire noted that traffic generation was minimal for six units. Mr. Hall asked staff if the project was in compliance with the Code, and staff confirmed compliance. Discussion ensued regarding the building material and construction. Mr. Burkhardt answered questions regarding the project ownership and financial stability. Discussion ensued regarding required landscaping and street trees. Ms. Aguiar stated that street trees were required for the development. Mr. Burkhardt commented that there would be a homeowners' association for the development. Discussion ensued regarding maintenance responsibilities of streets for gated communities. Mr. Burkhardt responded to a question from the Board regarding solar energy options, noting that buyers would have the option of adding solar at their cost. He noted that the home sales price would be in the \$800 thousand range.

Mr. Barker asked about the requirement for site plan approval, and Ms. Aguiar responded that the City Code only permits the construction of one single family home without site plan approval. Discussion ensued regarding the construction timeframe. Mr. Burkhardt explained that the SIP building material was being utilized for construction on the west coast of Florida but not for a project of similar size. Mr. Burkhardt explained the roof

construction and efficiency of the home envelope. Mr. Stoudenmire noted that the Building Division had been involved in the review process in regards to the structural capacity. Discussion ensued. Mr. Burkhardt noted that the building material was in compliance with the State of Florida requirements for building components in residential and commercial construction. It was noted that the homes would have swimming pools. Assistant City Attorney Lewis responded to a question from the Board, noting that they would be voting on a recommendation to the City Commission based on the site plan's compliance with City Code, including the architecture as presented.

MOTION: Chase/Barker – Move to approve Agenda Item 4 subject to all outstanding DRC comments.

Upon roll call, the Motion passed by a 4-0 vote.