



**CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD MINUTES**

**Government Center
4800 West Copans Road
Coconut Creek, FL 33063**

**Date: March 8, 2023
Time: 7:00 p.m.
Meeting No. 2023-0308**

1. CALL TO ORDER

The meeting was called to order by Chair Doug Young at 7:00 p.m.

2. PRESENT UPON ROLL CALL:

Chair Doug Young
Vice Chair Thomas Casey
Corinne Lajoie
Colleen LaPlant, Alternate

ABSENT:

Jeffrey Barker

Also present: Deputy City Attorney Kathy Mehaffey, Sustainable Development Director Scott Stoudenmire, Sustainable Development Assistant Director Justin Proffitt, Principal Planner Lizet Aguiar, and Deputy City Clerk Marianne Bowers.

Chair Young noted that the meeting was being conducted live with a quorum physically present, and City Attorney Kathy Mehaffey explained the procedures for public participation and comment for the meeting.

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S) (2022-1214).

MOTION: Casey/Lajoie – To approve the Minutes of the December 14, 2022, Planning and Zoning Board Meeting.

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

AGENDA ITEMS

Deputy City Attorney Mehaffey explained the City's quasi-judicial procedures that would be applied to Agenda Items 4, 5, 6, and 7. Deputy City Clerk Bowers confirmed the public notice requirements for Agenda Items 4, 5, 6, and 7 had been met and swore in the witnesses.

Chair Young asked if there were any objections to hearing agenda items 4, 5, 6, and 7 together, as they were all related to the Strada development project, and there were no objections.

Deputy City Attorney Mehaffey asked if the Board had any applicable ex-parte disclosures for items 4, 5, 6, and 7, and there were none.

4. **STRADA DEVELOPMENT:** A REZONING APPLICATION TO MODIFY AN EXISTING PLANNED COMMERCE DISTRICT (PCD) TO INCLUDE NEW DEVELOPMENT STANDARDS AND AN UPDATED LIST OF PERMITTED USES. (QUASI-JUDICIAL)(PUBLIC HEARING)
5. **STRADA DEVELOPMENT:** A SPECIAL LAND USE APPLICATION TO PERMIT A SELF-STORAGE FACILITY TO BE GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)
6. **STRADA DEVELOPMENT OUTPARCEL:** A SPECIAL LAND USE APPLICATION TO PERMIT A DRIVE-THRU AT THE PROPOSED RESTAURANT TO BE GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)
7. **STRADA DEVELOPMENT:** A SITE PLAN APPLICATION FOR DEVELOPMENT AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Chair Young read the items into the record.

Sustainable Development Assistant Director Justin Proffitt introduced the teams present for both the City and the applicant and presented the staff reports. He provided a brief history of the shopping center and the Hale Planned Commercial District (PCD) and summarized the individual applications for rezoning, special land uses, and site plan. He noted an associated amendment to the Land Development Code and Master Business List would be considered at the April Planning and Zoning Board meeting.

Mr. Proffitt stated a series of meetings of the City's Development Review Committee (DRC) were held to review the applications, and the applicant held a neighborhood outreach meeting. He noted a summary of that meeting was included in the backup materials. He stated staff had received one (1) phone inquiry about the project. Continuing, Mr. Proffitt stated staff had reviewed the rezoning, special land uses, and site plan applications and found that they complied with the PCD regulations, Land Development Code, development aesthetic design criteria, the City's sustainability and green building construction requirements, site plan review procedures, special land use standards, rezoning criteria, and Comprehensive Plan. He noted staff recommended approval subject to the conditions as outlined in the staff reports.

Attorney Dwayne Dickerson, Dunay, Miskel, and Backman, LLP, representing Evan Mouhalis, Strada CC Development, LLC, agent/applicant on behalf of Hamsa Hand Holdings, LLC, began a *PowerPoint* presentation. He provided an overview of the existing site and proposed development, including a previously approved medical office building, as well as a Cali Coffee, self-storage facility, and Sprouts grocery store. He stated the master development team was also present to answer any questions.

Continuing, Mr. Dickerson reviewed the proposed changes included in the rezoning application, which included adding into the PCD allowance for the self-storage use, removal of hotel use, added parking standards, and updated development standards consistent with the proposed development. He reviewed the site plan and the two (2) special land use

requests, to allow a drive-thru at the Cali Coffee and the self-storage use.

Mr. Dickerson provided a brief history of the PCD and discussed the current and proposed allowable uses. He stated the proposal reduced uses and intensity and noted a traffic study had found an anticipated net reduction in trips from the previously approved PCD as a result of the changes. He discussed language in the PCD to ensure the drive-thru had appropriate stacking and functioned properly.

Mr. Dickerson reviewed the Cali Coffee proposal, explaining the restaurant would include a drive-thru and walk-up service only, with no inside seating. He shared elevations and drawings for the outparcel. Continuing, he discussed the self-storage facility proposal and associated renderings. He stated the building was setback from the road and shielded from view by other buildings on the parcel. He reviewed the setbacks, loading areas, and traffic patterns.

Mr. Dickerson discussed the site plan application. He stated access to the site was proposed to remain the same, with no new access points. He shared the landscape plan, noting the applicant was providing approximately 54 new trees, in addition to a variety of palms and shrubs. He stated existing landscaping would be maintained where possible.

Mr. Dickerson shared details of the community meeting that was held, noting City Code requires notice within a 500-foot radius, but due to right-of-way work, a 600-foot radius was utilized. He stated only one (1) resident came to the meeting, and they asked a question regarding the traffic analysis.

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

Deputy City Attorney Mehaffey stated there were no advanced public comments received for the items.

Board Member Corinne Lajoie inquired as to the view of the south elevation of the self-storage facility. Rob Romagnoli, Rosemurgy Properties, provided a brief explanation.

Ms. Lajoie noted staff had expressed concern regarding the windows on the self-storage building and asked if there was any opposition to glazing the windows. Mr. Romagnoli stated they had done what they could to mitigate the number of windows. Discussion ensued regarding the number and look of the windows planned. Alex Rosemurgy, Rosemurgy Properties, stated he believed frosting the windows would diminish the look of the building and declined to make a change to the development plan.

Ms. Lajoie noted the red on the building and asked if the applicant would consider a change. Mr. Rosemurgy discussed branding considerations and stated the red was an important part of the look of the building, modernizing it and tying elements together and declined to make a change to the development plan. Discussion continued regarding cohesion of the design of the development site. Mr. Dickerson provided additional detail regarding design changes to date.

Board Member Colleen LaPlant expressed concern regarding the ingress and egress for the Sprouts grocery store traffic. She asked if there were other options. Sustainable Development Assistant Director Proffitt explained that the roadway, including medians and access, was regulated by outside agencies. He stated the applicant was attempting to utilize as much access as possible, subject to the existing medians. Mr. Dickerson provided

additional detail regarding existing infrastructure and strategic design of the site.

Board Member Thomas Casey noted that the presentation did not highlight the site's campus design and suggested that the applicant address that in the next presentations to the City Commission. He shared his concern for the building coloring and suggested the applicant reconsider the color selection.

MOTION: Lajoie/LaPlant – To approve Agenda Item 4 as presented.

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

MOTION: Lajoie/Casey – To approve Agenda Item 5 as presented.

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

MOTION: Casey/Lajoie – To approve Agenda Item 6 as presented.

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

MOTION: LaPlant/Casey –To approve Agenda Item 7 as presented.

Upon roll call, the Motion passed by a 3-1 vote, with Ms. Lajoie voting nay.

8. COMMUNICATIONS AND REPORTS

Deputy City Attorney Mehaffey reminded the Board that if they attended the Butterfly Festival and visited the sponsor tent with a guest, they should contact the City Attorney's Office or City Clerk's Office to file a Form 9.

Deputy City Clerk Bowers shared that Board appointments would take place at the April 27 City Commission meeting, and noted the application was available on the City website through April 10.

9. ADJOURNMENT

The meeting was adjourned at 7:51 p.m.


Marjanne E. Bowers
Marjanne E. Bowers, CMC
Deputy City Clerk

4/12/23
Date