



CITY OF COCONUT CREEK PLANNING AND ZONING BOARD MINUTES

Government Center
4800 West Copans Road
Coconut Creek, FL 33063

Date: January 14, 2026
Time: 7:00 p.m.
Meeting No. 2026-0114

1. CALL TO ORDER

The meeting was called to order by Chair Jeffrey Light at 7:00 p.m.

2. PRESENT UPON ROLL CALL:

Jeffrey Light, Chair
Colleen LaPlant, Vice Chair
Alex Escoriza
Nancy Fry (*arrived at 7:03 p.m.*)

Also present: Resilient Design & Development Assistant Director Lizet Aguiar, Planning Manager Deandrea Moise, Deputy City Attorney Kathy Mehaffey, and Deputy City Clerk Marianne E. Bowers.

ABSENT:

Solomon Briks
Corinne Lajoie, Alternate

Deputy City Clerk Bowers informed the Board that Mr. Solomon Briks and Ms. Corinne Lajoie had contacted the City Clerk Department to advise that they would be unable to attend the meeting.

Deputy City Attorney Mehaffey noted that the meeting was being conducted live with a quorum physically present and explained the procedures for the meeting.

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2025-1112)

MOTION: LaPlant/Escoriza - To approve the Minutes of the November 12, 2025, Planning and Zoning Board Meeting, as presented.

Upon roll call, the Motion passed by a 3-0 vote, with Board Member Nancy Fry not present at the time of the vote.

AGENDA ITEMS

Deputy City Attorney Mehaffey explained the City's quasi-judicial procedures that would be applied to Agenda Item 4 as follows (verbatim):

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First, I want to remind everyone to silence your cell phones. Florida courts have determined that there are certain types of matters, including Agenda Item 4 on tonight's agenda, that are to be treated differently than other items considered by the Board. In these quasi-judicial applications, the Board is applying existing rules and policies to a factual situation and is therefore acting like a Judge and Jury do in a trial held in the courtroom. In such cases, the courts have decided that due process and fundamental fairness require that more formal procedures be followed.

The Board's decision must be based on the evidence and information that is presented at the public hearing including the agenda materials, staff recommendation, testimony presented at the public hearing, and the deliberations of the Board. The quasi-judicial procedures require that the Board consider the evidence presented to it and base their decision on the applicable law and primarily on credible evidence presented whether by staff, the applicant, or members of the public.

In a quasi-judicial proceeding, the Board is not allowed to take into consideration public sentiment or the popularity of a particular development proposal or application. The Board may only consider competent substantial evidence. This means testimony or other evidence that a reasonable mind would accept as credible and adequate to support a conclusion. Florida courts have made it clear that mere generalized statements of opposition are to be disregarded, but fact-based testimony can be considered competent and substantial evidence. This can include eyewitness observation testimony about relevant facts and documentary evidence, including photographs, aerials, and maps. Citizens who want to participate in a quasi-judicial hearing can testify as to factual matters and any element of the case that would not require specialized training or specific academic degrees. Their testimony will be considered provided their testimony is backed up by established facts, studies, or evidence that is not conjecture or just based on a feeling. The quasi-judicial hearing process is not a popularity contest. The strict rules of evidence do not apply during the public hearing, but any comments must be relevant to the agenda item.

Everyone who seeks to speak on an item will be given an opportunity to speak. If you intend to provide testimony as to any of the applications to be considered tonight, you will be sworn in before your testimony is taken. Please know if you speak, you may be subject to cross examination; the Board may comment or ask questions of persons addressing the Board at any time. If you refuse to either be cross-examined or to be sworn, your testimony will be considered in that context and given its due weight. The general public will not be permitted to cross examine witnesses, but may request that the Board direct questions on their behalf to the applicant or staff. Will the Clerk please confirm compliance with the notice requirements?

Deputy City Clerk Bowers confirmed that the public notice requirements for Agenda Item 4 had been met and swore in the witnesses.

4. TEXAS ROADHOUSE EXPANSION: A SITE PLAN APPLICATION FOR A 610 SQUARE FOOT ADDITION TO THE EXISTING TEXAS ROADHOUSE RESTAURANT LOCATED AT 5951 LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Deputy City Attorney Mehaffey asked if there were any disclosures or ex-parte communications related to Agenda Item 4, and there were no disclosures.

Resilient Design & Development Assistant Director Lizet Aguiar presented the item on behalf of staff, explaining that the site plan application was for a 610 square foot addition to the Texas Roadhouse restaurant. She noted that the proposal for the restaurant expansion would increase the total seating capacity to 321. Ms. Aguiar commented that renovations included both interior and exterior updates; however, the exterior design of the building would not change. She summarized the exterior renovations, noting that the parking lot would be restriped and the landscaping would be brought up to code. She advised that the entrances

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and exits to the building would remain the same. Ms. Aguiar stated that construction would be contained to the parcel itself and would not affect adjacent tenants within the larger retail plaza. She advised that the applicant invited tenants and property owners within 700 feet of the property to attend an outreach meeting on December 2, 2025 to present the project; however, no one from the plaza or the public attended the meeting. Ms. Aguiar stated that staff found that the Site Plan application complied with the existing Sawgrass Exchange PUD/PCD, the site plan review requirements of the City's Land Development Code, and recommended approval subject to all outstanding Development Review Committee (DRC) comments.

Jillian Konarski, Greenberg Farrow, presented the item on behalf of the applicant, sharing a *PowerPoint* presentation that depicted the proposed site plan with the existing restaurant and addition highlighted. She explained that the addition was for the dining room and the vestibule area into the restaurant next to the front door. She summarized the changes to the site, including restriping the parking lot, shifting the handicap parking spaces, adding one (1) Electric Vehicle (EV) parking space, and updating the landscaping to current code standards. She noted that the overall architecture and signage would remain unchanged. She displayed a floor plan, highlighting the additional seats in the dining room. She briefly reviewed the landscape plan.

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

Board Member Nancy Fry asked for clarification regarding the location of the dumpsters, and Ms. Konarski clarified that they were located at the rear of the building, and the addition was planned for the front of the building.

Board Member Alex Escoriza asked staff if the addition of the EV charging station was required by Code or voluntarily provided by the applicant. Ms. Aguiar explained that the original site plan included a rain barrel for irrigation as part of the required conspicuous display of green on the site; however, the feature was not functioning and removed. She noted that the EV charging station was proposed to replace the rain barrel feature and satisfy the conspicuous display of green requirement.

Vice Chair Colleen LaPlant asked for clarification on the hours of construction. Ms. Konarski stated that construction would be phased, starting in the morning and ending by 3.00 p.m., when the restaurant opened. She noted that there would be minimal impact to the current operations.

MOTION: Fry/Escoriza – To recommend approval of Agenda Item 4, as presented.

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

5. COMMUNICATIONS AND REPORTS

Ms. Aguiar shared updates regarding the MainStreet development project, noting that clearing had begun for portions of the property fronting on Lyons Road. She noted that the phasing plan was unknown at this time, but staff anticipated that the Block One townhome development or the Block Four multi-family development would begin construction first. She advised that there were various Engineering permits that were in for roadway infrastructure and expected to be issued soon.

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Chair Light inquired if there was an update on the traffic lights. Ms. Aguiar advised that the City continued working with the developer and the County to expedite the warrant for the traffic light on Cullum Road. Chair Light stated there were two (2) traffic lights needed, with the other on NW 40 Street. Ms. Aguiar replied they were still awaiting warrants for the signals. She commented that the light on Cullum Road would be the priority because it had been in the works longer, and the signal would also accommodate the proposed fire station in the area.

Mr. Escoriza asked about the new connection with Lennar. Ms. Aguiar explained that GSR RE was the development group that processed the development applications, and that it appeared that Lennar would be the residential builder for all but the multifamily building. She said it could be expected to see a sales center set up by Lennar, but noted that there had been nothing formally submitted to the City that the developer and Lennar formalized a relationship.

6. ADJOURNMENT

The meeting was adjourned at 7:24 p.m.

Marianne E. Bowers, CMC
Deputy City Clerk

Date