



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

**Government Center
4800 W. Copans Road
Coconut Creek, Florida**

**Date: September 8, 2021
Time: 7:00 p.m.
Meeting No. 2021-0908**

1. CALL TO ORDER

The meeting was called to order by Chair Hall at 7:01 p.m.

2. PRESENT UPON ROLL CALL:

Steven Hall, Chair
Doug Young, Vice Chair
Jeffrey Barker
Thomas Casey
Debra Voorhees
Colleen LaPlant, Alternate

Also present: Deputy City Attorney Kathy Mehaffey, Sustainable Development Assistant Director Justin Proffitt, Principal Planner Lizet Aguiar, Interim City Clerk Marianne Bowers, and Administrative Coordinator Danielle Nowak

Chair Hall noted that the meeting was being conducted live with a quorum physically present, and explained that, in light of the pandemic, accommodations were made to allow the public to provide advanced comments without the need to attend the meeting. Deputy 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 NO. 2021-0811.

MOTION: Young/Voorhees – To approve the Minutes of the August 11, 2021 Planning and Zoning Board Meeting.

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

AGENDA ITEMS

Deputy City Attorney Mehaffey read aloud the City's quasi-judicial procedures that would be applied to items four (4) and five (5). Interim City Clerk Bowers confirmed public notice requirements had been met for the Quasi-Judicial items four (4) and five (5) and swore in the witnesses.

Chair Hall stated items four (4) and five (5) would be heard together. Deputy City Attorney Mehaffey asked the Board to make any ex parte disclosures. None were disclosed.

4. MAZDA: A SPECIAL LAND USE APPLICATION TO PERMIT THE CONSTRUCTION OF A NEW AUTOMOBILE DEALERSHIP WITH SHOWROOM AND THREE (3) STORY

**PARKING STRUCTURE LOCATED AT 3757 CORAL TREE CIRCLE. (QUASI JUDICIAL)
(PUBLIC HEARING)**

Assistant Director of Sustainable Development Justin Proffitt presented the items related to the proposed new Mazda automobile dealership. He explained the location, zoning, and land use designation. He briefly outlined the history of the property, which currently has an office building built in 1990 and has been vacant for several years. He stated two (2) Developmental Review Committee (DRC) meetings had been held, along with a neighborhood outreach meeting. Mr. Proffitt stated staff had reviewed the application and finds they comply with the applicable Code. He noted comments from the DRC had been addressed.

Principal Planner Lizet Aguiar provided additional comment on the landscape plan, stating what was initially submitted exceeded the Code, and when City staff asked for improvement, the applicant agreed and amended the plan.

Mr. Proffitt stated staff recommends approval with conditions. He explained the applicant had agreed to the conditions.

Attorney Dick Coker, Coker & Feiner, Agent for Pompano Autoplex, LLC, DBA Coconut Creek Mazda, introduced the rest of the team present on behalf of the applicant, including Tom Curtain, Principal and Operator, Pompano Autoplex, LLC, engineer Mike Gai, Suntech Engineering, and traffic engineer Joaquin Vargas, TrafTech. Mr. Coker presented an overview of the application, including the test drive route, car delivery access, and public access points. He reviewed the elevations, screening, landscaping, and hours, and discussed job creation related to the store and taxes generated.

Mr. Coker shared details of the notice given to the neighbors and the public meeting. He explained three (3) people had registered complaints but had not attended the public meeting. He stated two (2) traffic analyses had been completed.

Chair Hall opened a public hearing.

Interim City Clerk Bowers stated there were four (4) advance comments, including three (3) written comments and one (1) voicemail. She read the following into the record:

Theresa Parasimo wrote to express her disapproval of the project. She stated the development would be detrimental to the area and asserted the site would create traffic and safety problems, while potentially lowering property values.

Deborah Reagan wrote to state she was against the project. She asserted there would be an increase in traffic and traffic accidents, as well as increased noise from loud speakers.

Andrew B. Woolwich wrote in opposition to the project. He stated the neighborhood was quiet and serene, and neighbors did not want to see it become a high-traffic area.

Interim City Clerk Bowers also played a voicemail from Mr. Woolwich, speaking against the project and stating he was 100 percent against having a car dealership at the location proposed.

Chair Hall closed the public hearing.

Vice Chair Young referenced the public comment from Ms. Reagan and asked staff about

an Ordinance against outside speakers on car dealerships. Principal Planner Aguiar explained the applicant was not proposing to have any outside speakers on the property.

Mr. Coker noted this was also a condition of approval recommended by staff.

Mr. Barker asked whether the special land use application was solely for car dealership use, or whether there were other items which triggered the special land use requirement. Mr. Proffitt confirmed the car dealership use was the only special land use trigger.

Mr. Barker asked that staff reiterate what the applicant had done to add extra buffering to the property. Mr. Proffitt reviewed the higher shrubs, additional six (6) foot wall, preservation of existing trees along perimeter, and an enhanced landscape buffer along Sample Road with a wider sidewalk. He noted they would also clean up or replace the specialty paving along the sidewalk and medians and would also take measures to mitigate noise and lighting.

Ms. Aguiar provided additional detail regarding the curve of the sidewalk to avoid the existing trees and widening of the sidewalk for improved connectivity. She noted staff had worked with the applicant regarding location of the wall and pointed out the proposal included eight (8) electric vehicle charging stations.

Mr. Proffitt discussed the recommended conditions of approval.

Mr. Coker added that the property was zoned and designated commercial. He stated the project had worked to virtually eliminate the impact of traffic north of the entrance on Sample Road and noted traffic on Coral Tree Circle would be minimal.

Mr. Barker asked for clarification on the delivery restrictions. Mr. Coker reiterated the route for drop-off and stated the timing of deliveries was restricted to hours of operation.

Ms. Voorhees asked staff to confirm that the backup materials stated the project would increase local property values. Mr. Coker stated they had not specifically addressed that issue but had addressed the property taxes to be paid.

Ms. Voorhees asked about the pending plat note amendment. Ms. Aguiar explained the application was not yet submitted but would be required to be recorded prior to the issuing of the building permit. She noted plat note amendments typically did not go before the Planning & Zoning Board.

Ms. Voorhees inquired as to the proposed timeline of the project. Mr. Coker stated January 2023 was the target date for certificate of occupancy.

Ms. Aguiar stated the applicant had submitted a demolition permit application to the building division and it was currently under review but had not been issued.

Mr. Coker explained the plat note amendment was currently in the pre-application process with the County. He stated the building would be built offsite and assembled onsite.

Chair Hall stated one (1) of the public comments had called this project a rezoning, and said he wanted to clarify it was not a rezoning. Mr. Proffitt confirmed.

Chair Hall stated the special land use application was required by City Code for a car dealership. Mr. Proffitt confirmed.

Chair Hall asked the applicant to further explain the gate at the north entrance and expressed concern cars might be used to block it. Mr. Curtain responded the entrances were not blocked by cars at any of the Mazda locations, and they would not do that here. He stated they did not think it looked appealing and noted they would be fine with installing an automatic gate if that was the recommendation of the Board.

Chair Hall referenced Mr. Proffitt's earlier comments regarding limiting the lighting and asked if the applicant had conducted a study of spill-over lighting on the property. Mr. Coker stated the City has a very restrictive lighting Code, and a lighting plan would be part of the site plan process. He noted there was no spill-over permitted.

Ms. Aguiar provided additional detail, explaining the lighting plan was required to show a foot candle of less than one (1) at all property lines and that lighting be reduced after hours to less than 1 internal to the site. She noted light poles on the third floor had also been removed, so there would be no bulbs shining up or over the property line.

Chair Hall asked if air quality within the building had been considered, with the vehicles driving in and out. Mr. Curtain addressed the issue briefly.

Chair Hall invited closing remarks. Neither the applicant nor staff had closing remarks.

Mr. Barker stated he thought the traffic on Coral Tree Circle was his biggest concern, and proposed two (2) additional conditions, including installing a gate on the north entrance and that the address be changed from Coral Tree Circle to Sample Road.

Ms. Aguiar responded she believed that was something they could do and addressed mapping through the U.S. Postal Service.

MOTION: Barker/Casey – To recommend approval of item four (4), with the conditions recommended in the staff report and the additional condition that an arm gate be installed at the north entrance to deter traffic.

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

5. **MAZDA:** A SITE PLAN APPLICATION TO PERMIT THE CONSTRUCTION OF A NEW AUTOMOBILE DEALERSHIP WITH SHOWROOM AND A THREE (3) STORY PARKING STRUCTURE LOCATED AT 3757 CORAL TREE CIRCLE. (QUASI-JUDICIAL) (PUBLIC HEARING)

MOTION: Barker/Young – To recommend approval of item five (5) with the conditions recommended in the staff report.

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

6. COMMUNICATIONS AND REPORTS

None.

7. ADJOURNMENT

The meeting was adjourned at 7:59 p.m.

Marianne E. Bowers, CMC
Interim City Clerk

Date

DRAFT