

CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD MINUTES

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

**Date: February 11, 2015
Time: 7:00 p.m.
Regular Meeting No. 2015-02**

1. 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 Steve Harrison
Debra Voorhees
Colleen LaPlant
Morris Chase

Absent: Jerry Poole

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, City Attorney Terrill Pyburn and Deputy City Clerk Jacquelyn Cook.

3. Approval of Minutes: Meeting No. 2015-01 – January 14, 2015
MOTION: Harrison/Voorhees – To approve Minutes of Meeting No. 2015-01.
The motion was passed on consensus.
4. *American Top Team: an Underground Utility Waiver Application for the project located at 5000 State Road 7. (QUASI-JUDICIAL) (PUBLIC HEARING)

Deputy Director of Sustainable Development Scott Stoudenmire stated that the applicant, American Top Team, had sent a written request to defer this agenda item to the Planning and Zoning meeting of March 11, 2015.

MOTION: Voorhees/Harrison – To table Agenda Item No. 4 to the meeting of March 11, 2015, at the request of the applicant.
Upon roll call, the motion was passed on a 5-0 vote.
5. *First Baptist, In the Pines, Long Pines: a rezoning application to expand the boundaries of an existing Planned Unit Development (PUD) for the development of 105 townhouses, 125,000 square feet of church, and a private school located on the south side of Hillsboro Boulevard between State Road 7 and Lyons Road. (QUASI-JUDICIAL) (PUBLIC HEARING)

Mr. Stoudenmire noted that Agenda Item Nos. 5 and 6 were companion items and with the Board's approval would be presented together.

Mr. Stoudenmire said that Agenda Item No. 5 is a rezoning application for First Baptist In the Pines and Long Pines PUD. The property is located at the corner of Hillsboro

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Boulevard and 51 Terrace and is approximately 17 acres. The existing zoning is Planned Unit Development (PUD) and Planned Commerce District (PCD) with the existing use being residential (under construction) and vacant land. The property has a future land use plan designation of Low-Medium 10 and Office Professional. He gave a brief background on the development of the property.

Mr. Stoudenmire noted that Agenda Item No. 6 is a site plan approval for In the Pines development legally described as Tracts A, B, LB1 and LB2 First Baptist Church at Hillsboro Plat. It is approximately 6.5 acres with existing zoning of PCD and is currently vacant. He said this was essentially Phase Two of the Long Pines townhouse project.

City Attorney Terrill Pyburn asked if there were any disclosures from the Board regarding Agenda Item 5 or 6, which the Board confirmed there were none.

Richard Coker, 1404 South Andrews Avenue, Fort Lauderdale, representing the applicant, displayed an aerial of the site plan and gave a brief PowerPoint presentation. He pointed out that the City's greenway runs along the southern border of the project.

Chair Young requested all speaking on this item be sworn by the clerk.

Mr. Coker said there will be an access drive to the project from NW 51 Street and there are 55 unit townhouses being developed. The landscaping, entrance features, and the fenestration on the buildings are the same as the Long Pines project.

Mr. Stoudenmire clarified for the Board that although the Church is being displayed on the presentation, it is not part of the approval at this meeting.

Jordan Klemow, 6950 Griffin Road, Davie, developer and owner of Long Pines, explained that Certificates of Occupancy (CO) should begin in approximately 60 days for Phase I. Mr. Coker displayed a 3D rendering to display the entrance, elevations and buildings of the project.

Mr. Chase asked if the development was being marketed as rentals or privately owned, which Mr. Coker confirmed they were being sold as fee simple townhomes.

Chair Young inquired as to the current market and pricing on the project.

Mr. Klemow, said the market is strong and price points would be from \$250,000 to \$325,000.

Ms. Voorhees inquired as to the size of the townhomes. Mr. Klemow explained the townhomes would be two and three bedrooms from 1200 square feet to 1800 square feet.

Mr. Harrison asked if the entrance was gated. Mr. Klemow said that it is a passive gate, which opens as the car approaches. Discussion ensued.

Mr. Stoudenmire said that NW 51 Terrace will be a dead end street and in the future if the neighbor Elite Aluminum wanted to continue the street they would be required to perform a traffic study.

Mr. Chase asked if any security is being provided.

Howard Jablon, 5932 NW 73 Court, Parkland, noted there will be a six foot wall along Hillsboro Boulevard and fencing around the perimeter of the property. Mr. Klemow added that there are cameras at the entrance to the property as well as at the pool area. The homes have impact glass and alarms, which are centrally, monitored as part of the

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HOA fees.

Mr. Harrison inquired the height of the wall and fence around the property. Mr. Jablon explained there would be a decorative six foot wall on the north side of the property and there would also be fences around the property. Mr. Harrison also inquired about the landscaping along Hillsboro Boulevard.

Dave Bodker, Landscape Architect, 601 North Congress, Delray Beach, explained there would be Sabal Palm trees as well as native plants, which will provide for a hidden wall. He added that there would also be three tiers of ground cover in the private areas for additional landscaping, which follows the Phase I development.

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

MOTION: Harrison/Voorhees – To approve Agenda Item No. 5, Rezoning Application for Baptist Church, In the Pines, Long Pines, subject to all outstanding Development Review Committee (DRC) comments by staff.

Upon roll call, the motion was passed on a 5-0 vote.

6. In the Pines: a site plan application to construct 55 townhouse units located on the southeast corner of West Hillsboro Boulevard and NW 51 Terrace. (QUASI-JUDICIAL) (PUBLIC HEARING)

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

MOTION: Voorhees/Laplant – To approve Agenda Item No. 6, Site Plan Application for In the Pines, subject to all outstanding Development Review Committee (DRC) comments by staff.

Upon roll call, the motion was passed on a 5-0 vote.

7. Adjournment

The meeting adjourned at 7:40 p.m.