

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

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

**Date: May 11, 2016
Time: 7:00 p.m.**

1. The meeting was called to order by Vice Chairperson Doug Young at 7:03 p.m.

2. Present upon roll call:

Doug Young
Morris Chase
Jerry Poole
Todd Rogers
Alfred Delgado (alternate member)

Absent: Debra Voorhees.

City Clerk May informed the Board that Ms. Voorhees had contacted her office to send notice that she would be unable to attend this meeting.

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, Assistant City Attorney Eve Lewis, and City Clerk Leslie May.

3. Approval of Minutes: April 13, 2016

MOTION: Poole/Rogers - To approve the Minutes of the April 13, 2016 meeting.

The motion passed unanimously.

4. Introduction of Board and Staff Members

Deputy Director of Sustainable Development Scott Stoudenmire welcomed the new Alternate Board member Alfred Delgado, who was appointed by Mayor Belvedere. He also acknowledged Commissioner Tooley, who was present in the audience.

5. Election of Chair and Vice Chair

MOTION: Chase/Poole - To nominate Doug Young as Chair.

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

A motion was made by Mr. Chase and seconded by Mr. Rogers to nominate Debra Voorhees as Vice Chair; however, after some discussion the motion was withdrawn as Ms. Voorhees was not present to accept the nomination.

MOTION: Rogers/Poole - To nominate Todd Rogers as Vice Chair.

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

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6. Review of Sunshine and Public Records Law

Assistant City Attorney Lewis distributed a packet to the Board Members, and proceeded to give an overview of the Sunshine Law; Public Records Law; laws pertaining to Honest Services and Voting Conflicts; the Broward County Ethics Ordinance and Florida Ethics Laws; and the City's Lobbyist Registration. She emphasized the importance of not communicating board business through Facebook or other social media and asked that any emails they receive relating to board business be forwarded to the City Clerk's email address (publicrecords@coconutcreek.net) for records management purposes.

7. Clarity Pointe: a rezoning application to modify the existing zoning from Agricultural (A-1) to Local Office (O-2) to provide for a 95 bed Memory Care Facility for the property located at 5461 Johnson Road. (QUASI-JUDICIAL) (PUBLIC HEARING)

Chair Young opened the item. Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that will be applied to all quasi-judicial items on tonight's agenda and pointed out that items 7-10 and item 12 were quasi-judicial matters. City Clerk May confirmed that the advertising was met for items 7-10 and item 12. City Clerk May asked that all those wishing to speak on any quasi-judicial matters to please stand and be sworn. Those wishing to speak were duly sworn. City Clerk May then instructed the speakers that when they come forward, to please state their name and address clearly for the record, and to state whether or not they were sworn-in and understood the rules of the proceedings. Assistant City Attorney Lewis explained that the quasi-judicial procedures allow for a waiver of the right to a full quasi-judicial hearing. She asked if anyone wanted to remove this item from the quasi-judicial agenda. Deputy Director Stoudenmire asked that the item be heard pursuant to the quasi-judicial procedures. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the board, and the board stated there were none.

Deputy Director Stoudenmire asked the board for consensus to present items 7 and 8 at the same time. Consensus was given. He read the staff report for items 7-8 into the record. He noted that staff reviewed the rezoning application and site plan and recommended approval of both items.

Landscape Architect and Land Planner Donaldson Hearing of Cotleur and Hearing stated he had been sworn-in, and presented a *PowerPoint* presentation on the Memory Care Facility.

Mr. Rogers noted the presentation showed 84 beds, but the agenda has 95 beds. Deputy Director Stoudenmire clarified that the application was for 84 rooms and 95 beds.

Chair Young opened the public hearing; there were no comments from the public, and the hearing was closed.

MOTION: Rogers/Poole – To approve a rezoning application to modify the existing zoning from Agricultural (A-1) to Local Office (O-2) to provide for a 95 bed Memory Care Facility for the property located at 5461 Johnson Road.

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

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8. Clarity Pointe: a site plan application to construct a two-story 95-bed Alzheimer's and memory care facility located at 5461 Johnson Road. (QUASI-JUDICIAL) (PUBLIC HEARING)

MOTION: Rogers/Chase- To approve a site plan application to construct a two-story 95-bed Alzheimer's and memory care facility located at 5461 Johnson Road.

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

9. Johnson Technology Park 2: a site plan application to develop a 164,647 square foot industrial building located on the north side of Johnson Road. (QUASI-JUDICIAL) (PUBLIC HEARING)

Assistant City Attorney Lewis asked the board if there were any disclosures or ex parte communications, and there were none.

Deputy Director Stoudenmire read the staff report into the record and gave a brief history of the project.

Jeff Strohecker, Senior Vice President of Elite Aluminum Corporation, stated he has been sworn-in. Mr. Strohecker presented item 9 and noted the project is currently in Phase II.

Mr. Poole asked questions regarding NW 51st Terrace remaining a dead end and inquired about the Greenway in the northeast corner of the property. Malcolm Butters of Butter's Construction referenced the landscape plan to answer the questions. Mr. Stoudenmire further clarified that the Greenway is planned to be a multipurpose pedestrian pathway.

Chair Young opened the public hearing; there were no comments from the public, and the hearing was closed.

MOTION: Chase/Poole- To approve a site plan application to develop a 164,647 square foot industrial building located on the north side of Johnson Road.

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

10. Residence Inn by Marriott/Grif's Western at Coconut Creek Plat: a rezoning application to modify the Grove Parc Planned Commerce District (PCD) as it relates to the boundaries and site development standards for the development located along State Road 7, north of the Sawgrass Expressway. (QUASI-JUDICIAL) (PUBLIC HEARING)

Assistant City Attorney Lewis asked the board if there were any disclosures or ex parte communications, and there were none.

Deputy Director Stoudenmire asked the board for consensus to present items 10, 11, and 12 at the same time. Consensus was given. He read the staff report into the record for agenda items 10, 11, and 12 and noted that staff is recommending approval of all three items. He then proceeded with a brief history of the project.

Mr. Delgado asked where the previous location for the Marriot Residence Inn was intended to be. Mr. Stoudenmire answered that the previous location was on Lyons Road, just north of the Sawgrass Expressway.

Applicant Scott Backman, on behalf of the owner Alfred D. Griffin Jr. and Kim G. Griffin, presented agenda items 10–12 and then proceeded with a *PowerPoint* presentation explaining the details of the project.

Chair Young opened the public hearing for all three items, there were no comments from the public, and the hearing was closed.

MOTION: Poole/Rogers- To approve a rezoning application to modify the Grove Parc Planned Commerce District (PCD) as it relates to the boundaries and site development standards for the development located along State Road 7, north of the Sawgrass Expressway.

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

11. Residence Inn by Marriott/Grif's Western at Coconut Creek Plat: a vacation of easement application to vacate two platted landscape buffer tracts on the Grif's Western at Coconut Creek Plat located along State Road 7, north of the Sawgrass Expressway. (~~QUASI-JUDICIAL~~) (PUBLIC HEARING)

Ms. Lewis explained that this item was mislabeled as Quasi-Judicial, and the quasi-judicial procedures would not be applied.

MOTION: Rogers/Delgado- To approve a vacation of easement application to vacate two platted landscape buffer tracts on the Grif's Western at Coconut Creek Plat located along State Road 7, north of the Sawgrass Expressway.

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

12. Residence Inn by Marriott: a site plan application to develop a six (6) story 105 room hotel located along State Road 7, north of the Sawgrass Expressway. (QUASI-JUDICIAL) (PUBLIC HEARING)

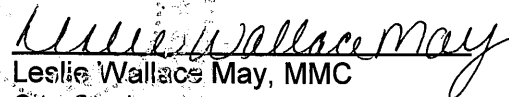
MOTION: Poole/Chase- To approve a site plan application to develop a six (6) story 105 room hotel located along State Road 7, north of the Sawgrass Expressway.

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

13. Adjournment

The meeting was adjourned at 8:04 p.m.

Transcribed by: Justin Ayers


Leslie Wallace May, MMC
City Clerk

6/8/16
Date