



**City of Coconut Creek
Planning and Zoning Board Meeting
May 9, 2018
Minutes – Excerpt**

10. WOODSPRING HOTEL: A SPECIAL LAND USE APPLICATION TO ALLOW FOR A FOUR STORY 122 ROOM HOTEL LOCATED AT THE SOUTHWEST CORNER OF LYONS ROAD AND COCONUT CREEK PARKWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)

Chair Young asked if there were any objections from the Board, applicant, or staff to hear Agenda Items 10, 11, and 12 together, and there were none. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board, and Mr. Chase stated that he spoke with the applicant's Attorney, Dennis Mele, on March 15, 2018, at the Wynmoor Community Council Meeting.

Mr. Stoudenmire read the staff reports for Agenda Items 10, 11, and 12 into the record. He stated that staff was recommending that the following conditions be included with any favorable recommendation from the Planning & Zoning Board to the City Commission for the special land use and site plan applications:

1. Future site plan applications shall be subject to a comprehensive parking review, including a detailed parking analysis that addresses parking demands for proposed uses and its impact on the remaining parking inventory. Future reductions in developable square footage may be necessary for the overall plaza.
2. That the applicant coordinate with the adjacent residential development, Coco Parc, to install appropriate landscape material with the intent of achieving an enhanced buffer adjacent to the hotel south property line on the Coco Parc property.
3. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.

Mr. Stoudenmire added that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit for the vacation of easement application. He noted that the City received a petition with 175 signatures, objecting to the hotel at the proposed location, and an email from a Coco Parc resident, objecting to the proximity of the hotel to the Coco Parc community and lack of adequate landscaping.

The applicant's Attorney, Dennis Mele, introduced himself and commented on staff's recommended conditions, noting that the applicant had no objections to the conditions. He stated that Coco Parc requested that the applicant provide a continuous fence line along the southern property line between Coco Parc and the Strada development, and the applicant agreed. He spoke about public involvement efforts, noting that the applicant met with the Wynmoor Community Council, the Coco Parc Condominium Association, mailed two (2) sets of notices to property owners within 1500 feet of site, and held a meeting at the Coconut Creek Community Center with property owners who received the mailings to discuss the project.

**City of Coconut Creek
Planning and Zoning Board Meeting
May 9, 2018
Minutes - Excerpt
Page 2**

Mr. Mele began a *PowerPoint* presentation and displayed an aerial photo of the site. He noted that a hotel was approved for the site and that the applicant was asking to increase the size from 86 rooms to 122 rooms. He stated that they reduced the size of the other planned buildings within the development to accommodate the increase in the number of rooms. He explained that they were proposing to vacate a portion of the 10 foot utility easement on the south property line to accommodate landscaping and that phone utilities would be relocated to the north side of the building. He showed various Woodspring Hotel locations in Florida and discussed the common area features, noting that there would be no restaurant or bar at the facility. He showed several building renderings and elevations. Mr. Mele commented on the petition submitted.

Mr. Chase asked for clarification that the applicant was seeking a larger hotel where one was already approved, and Mr. Mele confirmed. Mr. Stoudenmire responded to a question from the Board, stating that the original special land use and site plan applications for the hotel that were approved in 2005 were still in effect and would only require building permits if constructed as originally approved. He commented on staff's recommendation related to detailed parking analysis for future site plan applications within the Planned Commerce District (PCD). Discussion ensued regarding the distinction of the hotel as an extended stay product, and Mr. Stoudenmire stated that the Code does not distinguish between hotel types except for the assessment of affordable housing impact fees.

Mr. Mele responded to a question from the Board, stating that semi-trucks would not be allowed to park at the site. Discussion ensued regarding enforcement of truck parking.

Stephanie Knebel, Woodspring Hotels Senior Permitting Manager, spoke about the hotels client base, which focused on people undergoing medical treatment in the area, business people traveling for training, traveling nurses, vacationers, and homeowners transitioning to new home or undergoing repairs. Ms. Knebel responded to a question from the Board, stating that the estimated rate for a one-week stay was \$550. Mr. Mele discussed the maximum square footage of the reduced buildings and commented that 122 rooms was average for extended stay hotels. Ms. Knebel spoke about the rear building entrance and explained that the lighting was adjusted to sidewalk and bollard lighting at the rear. She noted that all entrances were card key entry, and the hotel would not have a pool.

Chair Young opened the public hearing. Ronald Troum, 4067 NW 22 Street, Coconut Creek, spoke in opposition to the hotel. He commented on the growth of the City; proximity of the hotel to schools, shopping, and residential areas; hotel clientele and extended stay service; increased policing; traffic; and development.

Sarah Phelps, 4430 NW 9 Court, Coconut Creek, stated that she lives in the South Creek neighborhood. She spoke in opposition to the hotel and discussed her personal experience staying in extended stay facilities. She read excerpts from customer reviews on the internet for several Woodspring hotels, noting that they were rated one and two stars. She commented on parking and the proximity of the hotel to schools and parks.

**City of Coconut Creek
Planning and Zoning Board Meeting
May 9, 2018
Minutes - Excerpt
Page 3**

Ziggy Clayton, 10801 Monroe Road, Charlotte, North Carolina, stated that he was a franchisee for Woodspring Hotels and appreciated the community's involvement. He spoke about the strategic goals of the hotel regarding cleanliness, safety, and improving the quality of the surrounding community. He commented on the hotel ratings and pride in providing a safe environment for guests.

Aloha Balza, 1821 NW 49 Avenue, Coconut Creek, stated that she lived in Buttonwood Hammocks and was concerned about the construction of the hotel, the clientele, the ability to reserve one-night stays at the facility, parking, and traffic. She noted that she sent emails expressing her concerns.

David Robshaw, 1832 NW 48 Terrace, Coconut Creek, asked about the Police Department's input on the hotel and commented on the increased calls for police service at extended stay hotel locations. He noted the surrounding residential areas.

Fiorella Lavena, 3915 NW 21 Court, Coconut Creek, commented that a minimum stay requirement should be implemented if the application were approved. She noted that she had stayed at Woodspring hotels while traveling for work and commented that it was a positive experience. She was concerned about traffic, overall congestion, and having a minimum stay requirement.

Ronnie Miller, 4201 NW 22 Street, Coconut Creek, was concerned about room vacancies and the potential for single room occupancies. She was not in favor of the hotel.

Jaimi Johnson, 1830 Tamarind Lane, Coconut Creek, asked for clarification if the hotel was originally approved as an extended stay facility.

Susan Brown, 1815 Tamarind Lane, Coconut Creek, stated that she was not convinced traffic would not change and that semi-trucks would not be allowed to park at the hotel. She commented on the lack of buffer between the adjacent high school and that the hotel was not attractive.

Amanda Tang, 1812 NW 48 Terrace, Coconut Creek, spoke about children attending summer camp at the adjacent Community Center and was concerned about the safety of children, the hotel clientele, building height, and the impact on the Police Department.

Nancy Burkhardt, 4360 NW 4 Court, Coconut Creek, questioned the request to increase the number of rooms.

Jamie Redmond, 4320 NW 12 Street, Coconut Creek, spoke about the hotel's pet policy, allowing up to two pets 80 pounds each and noted that the Woodsprings Hotel website allows customers to book one-night stays.

Joanne Thuna, 4167 NW 22 Street, Coconut Creek, asked if the hotel brand was approved in 2005. She spoke in opposition to the hotel, commenting on the architecture of the building and public safety concerns.

Penny Calico, 1830 Tamarind Lane, Coconut Creek, commented that she believed the hotel would impact property values in the area and did not agree with the location.

There were no further questions or comments from the public, and the public hearing was closed.

Mr. Mele responded to the public comments. He noted that there was a Declaration of Restrictive Covenants for that property that prohibits large trucks. He spoke about the reduction in square footage for the PCD. He commented that the Police Department has a representative on the Development Review Committee (DRC) and did review the applications. He noted that the zoning and original special land use and site plan approvals were still in effect. He addressed the public notice requirements for property owners within 500 feet and noted that the original hotel approval did not include a hotel brand. He stated that the hotel building height was four stories and that the PCD allows up to six stories. He discussed the concerns related to hotel clientele, noting that they reached out to city managers and police staff in cities where other Woodspring hotels were located and commented there were no serious reports. He spoke about relocating utilities during construction. He responded to the public comments regarding one-night stays and noted that customers can book for shorter stays, but the hotel was not designed for that.

Mr. Stoudenmire spoke about parking, noting that the PCD provides for a shared parking concept for the hotel use and has approximately 393 spaces on site that are constructed and striped. Discussion ensued regarding the hotel pet policy and quality ratings. Mr. Mele stated that the applicant would report to the City Commission on the status of changes to the hotel pet policy. Discussion ensued regarding closing the fencing gaps between the hotel and the Dave Thomas Education Center on the southern property line.

MOTION: Voorhees/Barker – Move to approve Agenda Item 10 subject to staff's recommendations that:

1. Future site plan applications shall be subject to a comprehensive parking review, including a detailed parking analysis that addresses parking demands for proposed uses and its impact on the remaining parking inventory. Future reductions in developable square footage may be necessary for the overall plaza.
2. That the applicant coordinate with the adjacent residential development, Coco Parc, to install appropriate landscape material with the intent of achieving an enhanced buffer adjacent to the hotel south property line on the Coco Parc property.
3. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.

Upon roll call, the Motion passed by a 4-1 vote, with Mr. Poole voting nay.

- 11. WOODSPRING HOTEL: A SITE PLAN APPLICATION TO DEVELOP A FOUR STORY 122 ROOM HOTEL LOCATED AT THE SOUTHWEST CORNER OF LYONS ROAD AND COCONUT CREEK PARKWAY. (QUASI JUDICIAL)(PUBLIC HEARING)**

MOTION: Voorhees/Barker – Move to approve Agenda Item 11 subject to staff's recommendations that:

1. Future site plan applications shall be subject to a comprehensive parking review, including a detailed parking analysis that addresses parking demands for proposed uses and its impact on the remaining parking inventory. Future reductions in developable square footage may be necessary for the overall plaza.
2. That the applicant coordinate with the adjacent residential development, Coco Parc, to install appropriate landscape material with the intent of achieving an enhanced buffer adjacent to the hotel south property line on the Coco Parc property.
3. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.

Upon roll call, the Motion passed by a 4-1 vote, with Mr. Poole voting nay.

- 12. WOODSPRING HOTEL: A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 10-FOOT WIDE UTILITY EASEMENT LOCATED AT THE SOUTHWEST CORNER OF LYONS ROAD AND COCONUT CREEK PARKWAY. (PUBLIC HEARING)**

MOTION: Voorhees/Barker – Move to approve Agenda Item 12.

Upon roll call, the Motion passed by a 4-1 vote, with Mr. Poole voting nay.

Assistant City Attorney Lewis noted that the applications would proceed to the City Commission as the final decision-making body.