



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

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

**Date: September 12, 2018  
Time: 7:00 p.m.**

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**1. CALL TO ORDER**

The meeting was called to order by Chair Doug Young at 7:02 p.m.

**2. PRESENT UPON ROLL CALL:**

Chair Doug Young  
Morris Chase  
Steve Hall  
Jerry Poole  
Jeffrey Barker, Alternate

Absent: Vice Chair Debra Voorhees

Also present: Assistant City Manager and Sustainable Development Director Sheila Rose, Sustainable Development Deputy Director Scott Stoudenmire, Principal Planner Lizet Aguiar, Senior Planner Linda Whitman, Assistant City Attorney Eve Lewis, and Deputy City Clerk Marianne Bowers.

**3. APPROVAL OF MINUTES**

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2018-0808)

**MOTION:** Chase/Hall - To approve the Minutes of the August 8, 2018, meeting.

**The Motion passed by a unanimous voice vote.**

**AGENDA ITEMS**

Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that would be applied to Agenda Items 4 through 13. Deputy City Clerk Bowers confirmed that the public notice requirements were met for Agenda Items 4 through 13 and swore in the witnesses.

- 4. CORAL CREEK SHOPS PCD: A REZONING APPLICATION FOR ONE (1) EXISTING B-2, CONVIENCE SHOPPING, PARCEL AND THREE (3) B-3, COMMUNITY SHOPPING, PARCELS INTO ONE (1) UNIFIED PLANNED COMMERCE DISTRICT (PCD) TO BE KNOWN AS THE CORAL CREEK SHOPS PCD GENERALLY LOCATED AT THE SOUTHWEST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441) LOCATED IN THE CORAL CREEK SHOPS. (QUASI-JUDICIAL)(PUBLIC HEARING)**

Chair Young asked if there were any objections from the Board, applicant, or staff to hear Agenda Items 4, 5, 6, and 7 together as they were related, and there were none. Assistant City Attorney Lewis asked if anyone wanted to remove any of the items from the quasi-judicial agenda, and there were no requests to remove items. She asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none.

Mr. Stoudenmire introduced each item into the record and noted that staff was recommending approval of each application. He stated that the applicant was required to provide documentation of unified control of all the land within the PCD to the City Attorney's Office prior to moving forward to the City Commission. Mr. Stoudenmire explained ownership of the parcels within the PCD. Discussion ensued.

The applicant, Janna Lhota of Holland and Knight, LLP, on behalf of the property owner Ramco-Gershenson Properties, L.P., introduced members of the design team who were also present and began a *PowerPoint* presentation. She gave a brief overview of the Coral Creek Shops development, existing zoning, and major tenants. She discussed the location of the proposed *Wendy's* in a parking area of the shopping plaza adjacent to US 441 and explained that the parking area was generally isolated from the rest of the plaza and under-utilized. She noted that the proposed rezoning of the property to PCD would unify the zoning and maintain the underlying permitted uses. She reviewed the modified master site plan and discussed new pedestrian connections that would be added to the site.

Craig McDonald of Corporate Property Services, on behalf of the Wendy's Corporation, continued the *PowerPoint* presentation and explained the special land use request to provide a drive thru for the *Wendy's* facility. He discussed landscape enhancements, access to the site, and site design features. Mr. McDonald noted that the facility would be operated by a franchisee and explained the proposed signage for the site. It was noted that parking for the site was over the Code requirement. Ms. Lhota explained the locations of the existing B-2 and B-3 zoning. Discussion ensued regarding access and traffic analysis. Ms. Lhota noted that the *Wendy's* would not serve breakfast and would not impact morning traffic.

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

**MOTION:** Barker/Poole – Move to approve Agenda Item 4 subject to the applicant providing proof of unity of control, an amendment to the master site plan to show land use modules instead of specific business names, a maintenance agreement for the entire PCD, and outstanding DRC comments.

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

5. **CORAL CREEK SHOPS: A SITE PLAN APPLICATION TO MODIFY THE EXISTING CORAL CREEK SHOPS SHOPPING PLAZA MASTER SITE PLAN GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441) LOCATED IN THE CORAL CREEK SHOPS. (QUASI JUDICIAL)(PUBLIC HEARING)**

**MOTION:** Barker/Poole – Move to approve Agenda Item 5 subject to the applicant providing proof of unity of control, an amendment to the master site plan to show land use modules instead of specific business names, a maintenance agreement for the entire

PCD, and outstanding DRC comments.

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

6. **WENDY'S AT CORAL CREEK:** A SPECIAL LAND USE APPLICATION TO PERMIT A DRIVE THRU AT A PROPOSED WENDY'S RESTAURANT LOCATED IN THE CORAL CREEK SHOPS PLAZA GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441) LOCATED IN CORAL CREEK SHOPS. (QUASI JUDICIAL)(PUBLIC HEARING)

**MOTION:** Barker/Poole – Move to approve Agenda Item 6.

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

7. **WENDY'S AT CORAL CREEK:** A SITE PLAN APPLICATION TO DEVELOP A WENDY'S FAST FOOD RESTAURANT WITH A DRIVE THRU AND OUTDOOR DINING AREA GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441) IN CORAL CREEK SHOPS. (QUASI JUDICIAL)(PUBLIC HEARING)

**MOTION:** Barker/Chase – Move to approve Agenda Item 7.

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

8. **CHICK-FIL-A:** A REZONING APPLICATION TO MODIFY AN EXISTING PLANNED COMMERCE DISTRICT (PCD) IN ORDER TO ACCOMMODATE THE CONSTRUCTION OF A CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE THRU LANE LOCATED IN THE VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7(US 441). (QUASI JUDICIAL)(PUBLIC HEARING)

Chair Young asked if there were any objections from the Board, applicant, or staff to hear Agenda Items 8, 9, and 10 together as they were related, and there were none. Assistant City Attorney Lewis asked if anyone wanted to remove any of the items from the quasi-judicial agenda, and there were no requests to remove any items. She asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none.

Mr. Stoudenmire introduced each item into the record and noted that staff was recommending approval of each application. Staff distributed the amended PCD document in strike through and underline format, and Mr. Stoudenmire asked the applicant to highlight the changes to the PCD in their presentation.

Dwayne Dickerson of Dunay, Miskel, and Backman, on behalf of the applicant, began a *PowerPoint* presentation and gave a brief overview of the project. He noted that the proposed Chick-Fil-A was the last vacant parcel in the Village Shoppes of Coconut Creek shopping plaza and summarized the three applications requesting site plan approval, special land use approval for a drive-thru facility, and a rezoning. He explained that the zoning would remain PCD but would include standards to accommodate the Chick-Fil-A restaurant. He highlighted several features of the site plan and discussed the site design and building size to ensure proper circulation. Mr. Dickerson noted that they worked with the Florida Department of Transportation and Broward County regarding access to the site and that both agencies provided approval to continue to use the existing access points to the site. Mr. Dickerson discussed the site landscaping and increased tree canopy. He noted that the site would be certified with the National Wildlife Federation as a wildlife habitat.

He gave a brief over of the Chick-Fil-A organization, highlighting customer satisfaction, recognitions, quality, community engagement, and environmental sustainability. Mr. Dickerson reviewed the proposed building elevations and discussed the applicant's community outreach efforts, stating that they received positive feedback from the community. Mr. Dickerson summarized the changes to the PCD to allow for a double menu board for the dual drive thru lanes, an additional ground sign, and modifications to the landscape requirements to accommodate parking. He noted that they completed a parking analysis to ensure that parking for the Chick-Fil-A and the overall parking for the shopping plaza was sufficient.

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

Mr. Dickerson responded to a question from the Board regarding trees to be removed from the site. He commented that 13 trees were removed, including those in poor condition or those needed to accommodate the site design and added that those removed were replaced with 14 new or salvable healthy old trees, increasing the overall tree canopy.

Bill Pfeffer of Bowman Consulting Group, Engineer of Record, on behalf of Chick-Fil-A, answered a question from the Board regarding green space and noted that the increased green space included the plantings around the proposed building. He went on to discuss pedestrian accessibility on the site. Discussion ensued.

Karl Peterson of KBP Consulting addressed parking analysis questions from Board Member Hall and discussed access to the parking spaces in relation to the drive thru lanes. Mr. Pfeffer commented that the site was redesigned and the size of the building was reduced to meet the parking data that Mr. Peterson provided from the original plan. He further explained site access and circulation and Chick-Fil-A's drive thru lane efficiency.

**MOTION:** Poole/Chase – Move to approve Agenda Item 8 subject to outstanding DRC comments.

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

9. **CHICK-FIL-A:** A SPECIAL LAND USE APPLICATION TO PERMIT A CHICK FIL A RESTAURANT WITH A DUAL DRIVE THRU LANE TO BE LOCATED IN THE VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7 (US 441). (QUASI JUDICIAL)(PUBLIC HEARING)

**MOTION:** Chase/Poole – Move to approve Agenda Item 9.

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

10. **CHICK FIL A:** A SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A FREE STANDING CHICK FIL A RESTAURANT WITH A DUAL DRIVE THRU LANE LOCATED IN VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7 (US 441). (QUASI JUDICIAL)(PUBLIC HEARING)

**MOTION:** Poole/Chase – Move to approve Agenda Item 10.

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

**11. LYONS COMMUNITY CENTER: A PLAT APPLICATION TO ALLOW FOR THE DEVELOPMENT OF A 198 SEAT PLACE OF WORSHIP WITH A DAY CARE FACILITY LOCATED AT 7650 LYONS ROAD. (QUASI JUDICIAL)(PUBLIC HEARING)**

Chair Young asked if there were any objections from the Board, applicant, or staff to hear Agenda Items 11, 12, and 13 together as they were related, and there were none. Assistant City Attorney Lewis restated the quasi-judicial procedures that would be applied to Agenda Items 11 through 13. Deputy City Clerk Bowers confirmed that the public notice requirements were met for Agenda Items 11 through 13 and swore in the witnesses. Assistant City Attorney Lewis asked if anyone wanted to remove any of the items from the quasi-judicial agenda, and there were no requests to remove any items. She asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none.

Mr. Stoudenmire introduced each item into the record and noted that staff was recommending approval of each application.

Debra Hernandez of IBI Group, on behalf of the applicant, began a *PowerPoint* presentation and noted that the proposed project included the development of a place of worship with a child care facility. She gave an overview of the existing site and discussed access to the site and landscaping enhancements. Juan Caycedo of RLC Architects discussed the building architecture and site layout.

Patricia Ramudo of IBI Group noted that they held community outreach meetings with the surrounding residential community and North Broward Preparatory School (NBPS). She read a statement into the record related to the shared access driveway with NBPS, noting that they agreed to work cooperatively with NBPS before proceeding to the City Commission to clarify details related to the operation of the property and use of the shared access driveway to minimize conflicts during hours of peak usage.

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

Discussion ensued regarding an agreement for no thru traffic on the fire access road that leads out to NW 74 Street Board and the shared access driveway. Ms. Ramudo noted that the maximum number of children for the child care facility operation would be 100. She spoke about the proposed hours of operation and ages of the children. It was noted that licensure of the child care facility would be handled through the State and Broward County.

**MOTION:** Hall/Chase – Move to approve Agenda Item 11 subject to outstanding DRC comments.

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

**12. LYONS COMMUNITY CENTER: A REZONING APPLICATION FROM (A 1) AGRICULTURAL TO (CF) COMMUNITY FACILITY FOR THE DEVELOPMENT OF A PLACE OF WORSHIP AND DAY CARE FACILITY FOR PUBLIC USE LOCATED AT 7650 LYONS ROAD. (QUASI JUDICIAL)(PUBLIC HEARING)**

**MOTION:** Hall/Chase – Move to approve Agenda Item 12 subject to outstanding DRC comments.

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

13. **LYONS COMMUNITY CENTER:** A SITE PLAN APPLICATION TO DEVELOP A TWO STORY, 13,080 SQUARE FOOT STRUCTURE TO ACCOMMODATE UP TO 198 SEATS WITHIN THE WORSHIP HALL AND UP TO EIGHT (8) CLASSROOMS FOR THE PROPOSED DAY CARE FACILITY LOCATED AT 7650 LYONS ROAD. (QUASI JUDICIAL)(PUBLIC HEARING)

**MOTION:** Hall/Chase – Move to approve Agenda Item 13 subject to outstanding DRC comments.

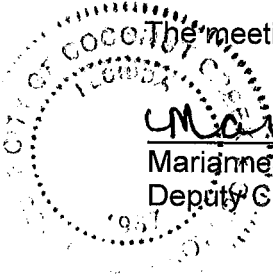
Upon roll call, the Motion passed by a 5-0 vote.

14. **COMMUNICATIONS AND REPORTS**

Mr. Stoudenmire noted that staff would provide any future large agenda packages in binders for ease of review. Mr. Barker suggested providing a larger view of the site data, and Mr. Stoudenmire agreed. Discussion ensued regarding consolidating backup material.

15. **ADJOURNMENT**

The meeting was adjourned at 8:38 p.m.



*Marianne E. Bowers*  
Marianne E. Bowers  
Deputy City Clerk

10/10/18  
Date