



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

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

**Date: February 12, 2020
Time: 7:00 p.m.
Meeting No. 2020-0212**

1. CALL TO ORDER

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

2. PRESENT UPON ROLL CALL:

Chair Jerry Poole
Vice Chair Doug Young
Thomas Casey
Steve Hall
Debra Voorhees
Jeffrey Barker, Alternate (arrived at 7:03 p.m.)

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

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2020-0108)

MOTION: Young/Casey - To approve the Minutes of the January 8, 2020, meeting.

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

AGENDA ITEMS

Before explaining the quasi-judicial procedures, Assistant City Attorney Eve Lewis stated that staff was requesting a continuance of Agenda Item 7 to a time certain of March 11, 2020, and if there was consensus from the board to continue the item, it would not be part of the quasi-judicial proceedings. Vice Chair Young made a motion to continue Agenda Item 7 to the March 11, 2020, meeting, seconded by Mr. Hall, and all were in favor.

Assistant City Attorney Lewis proceeded with an overview of the quasi-judicial procedures that would be applied to Agenda Items 4 through 6. Deputy City Clerk Marianne Bowers confirmed that the public notice requirements were met for Agenda Items 4 through 6 and swore-in the witnesses.

Chair Poole asked if there were any objections from the board, applicant, or staff to hear Agenda Items 4, 5, and 6 together as they were related, and there were no objections. He stated that the items included a site plan application and two vacation of easement applications

for the development of a 52,994 square foot building for manufacturing and 6,691 square feet of office space to be located within the Johnson Technology Park, along Johnson Road between State Road 7 and Lyons Road.

Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the board for Agenda Items 4, 5, or 6, and there were none.

4. **JOHNSON TECHNOLOGY PARK III:** A SITE PLAN APPLICATION TO DEVELOP A 52,994 SQUARE FOOT BUILDING FOR MANUFACTURING WITH AN ADDITIONAL 6,691 SQUARE FEET OF OFFICE SPACE TO BE GENERALLY LOCATED ON THE NORTH SIDE OF JOHNSON ROAD, EAST SIDE OF STATE ROAD 7, WEST OF LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)
5. **JOHNSON TECHNOLOGY PARK III:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A WATER AND SEWER EASEMENT LOCATED WITHIN JOHNSON TECHNOLOGY PARK III. (QUASI-JUDICIAL) (PUBLIC HEARING)
6. **JOHNSON TECHNOLOGY PARK III:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A WATER AND SEWER EASEMENT LOCATED WITHIN JOHNSON TECHNOLOGY PARK III. (QUASI-JUDICIAL) (PUBLIC HEARING)

Principal Planner Lizet Aguiar read the staff reports for each item into the record. She noted that all three applications were related to the Johnson Technology Park III project and commented that staff was recommending approval of each application subject to addressing all outstanding Development Review Committee (DRC) comments. Ms. Aguiar provided a brief overview of the existing developments located within the Johnson Road Commerce Park Planned Commerce District (PCD) and stated that the proposed project would be built on the final vacant parcel within the PCD. Chair Poole inquired if the available infrastructure was sufficient to accommodate the proposed development, and Ms. Aguiar confirmed that the project had been reviewed for compliance with code-required infrastructure.

Attorney Richard Coker, 1404 S. Andrews Avenue, Fort Lauderdale, on behalf of the applicant, added that the necessary infrastructure and capacity was in place to serve the development. He introduced Jeffrey Strohecker of Elite Aluminum Corporation, Engineer Michael Gai, Developer Malcom Butters, who were all in attendance. Mr. Coker then proceeded with a *PowerPoint* presentation and commented that the proposed project was an expansion of the existing FORTS facility operated by Elite Aluminum Corporation. He explained that FORTS were foldable temporary structures that are typically used during disaster recovery efforts as temporary housing, offices, and hospitals. Mr. Coker reviewed the proposed site plan and building elevations, commenting that the building would be set back from Johnson Road with landscaping and a retention lake fronting the road and that the architecture would be consistent with the existing FORTS buildings. He reviewed the location of the easements to be vacated, noting that they were no longer needed to serve the development.

Mr. Casey inquired if staff was satisfied with the tree location plan, and Sustainable Development Deputy Director Scott Stoudenmire responded that the plan was acceptable to staff. He explained the applicant's preservation efforts during the construction of the first FORTS building, including the construction of a greenway trail adjacent to the site.

Jeffrey Strohecker, Elite Aluminum Corporation, 4650 Lyons Technology Parkway, Coconut Creek, noted that 96 pine trees were preserved during the greenway trail construction.

Mr. Coker responded to a question from the board, stating that the retention lake was designed specifically for the project and the depth would not be increased. Discussion ensued regarding job creation, and it was estimated that the new facility would generate approximately 100 new jobs. Mr. Hall inquired if the construction hours could be restricted. Mr. Stoudenmire responded that the Code restricts construction start time to 7 a.m. and stated that the board could make a recommendation to the City Commission to further restrict the start time.

Staff and the applicant had no closing remarks.

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

MOTION: Young/Voorhees – Move to approve Agenda Item 4 as presented.

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

MOTION: Hall/Casey – Move to approve Agenda Item 5 as presented.

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

MOTION: Voorhees/Hall – Move to approve Agenda Item 6 as presented.

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

Mr. Stoudenmire stated that the applications would be scheduled for final consideration by the City Commission.

7. **COCONUT CREEK CITY HALL AND COMMUNICATION TOWER:** A CONVEYANCE OF EASEMENT APPLICATION TO CONVEY A NON-EXCLUSIVE REVOCABLE UTILITY EASEMENT LOCATED AT 4800 WEST COPANS ROAD. (QUASI-JUDICIAL) (PUBLIC HEARING)

Agenda Item 7 was heard first on the agenda and continued to a time certain of March 11, 2020.

8. **LAND DEVELOPMENT CODE:** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE II, "SUBDIVISION REGULATIONS," DIVISION 1, "GENERALLY," SECTION 13-142, "UNDERGROUND UTILITIES; REQUIRED," TO REMOVE THE CITY-WIDE REQUIREMENT FOR THE UNDERGROUNDING OF ALL UTILITIES WHILE RETAINING THE REQUIREMENT FOR UNDERGROUNDING OF ALL UTILITIES WITHIN AND ALONG THE PERIMETER ROADS OF THE MAINSTREET REGIONAL ACTIVITY CENTER (RAC) AND REMOVAL OF LANGUAGE PERTAINING TO WAIVERS OF SAME; ADDRESSING STATUS OF CURRENT APPLICATIONS. (PUBLIC HEARING)

Chair Poole stated that Agenda Item 8 included amendments to the Land Development Code related to requirements for the undergrounding of utilities. Mr. Stoudenmire explained that the code amendment proposed to maintain the requirement for the

overhead to underground utilities for the MainStreet area and remove the requirement for any other areas outside of MainStreet. He explained that with the number of hurricanes over the last several years, Florida Power & Light (FPL) had received directives from state agencies to harden infrastructure rather than underground utilities and commented that it had made it difficult for developers to comply with the City's code requirement for undergrounding. Mr. Stoudenmire stated that the focus will be on undergrounding facilities that could be in the MainStreet area as part of the City's vision for the downtown. He advised that the City would use the funds collected into the Underground Utility Trust Fund from the waiver applications to underground utilities along Johnson Road between State Road 7 and Lyons Road. Discussion ensued regarding FPL's lack of participation in undergrounding of utilities, which resulted in a majority of developer's utilizing the waiver provisions in the code. Mr. Stoudenmire commented that if the amendment were approved, the waiver provisions would be removed. Discussion ensued regarding the hardening of the utility poles and focusing undergrounding efforts in the MainStreet area.

Mr. Stoudenmire discussed the implementation of 5G technology infrastructure, which would increase the amount of aboveground small cell infrastructure. Assistant City Attorney Lewis further explained the potential impact and implementation of 5G technology.

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

MOTION: Young/Voorhees - Move to approve Agenda Item 8 as presented.

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

9. COMMUNICATIONS AND REPORTS

There were no communications or reports.

10. ADJOURNMENT

The meeting was adjourned at 7:56 p.m.



Marianne E. Bowers
Marianne E. Bowers, CMC
Deputy City Clerk

3/11/2020
Date