



CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: September 11, 2019
Time: 7:00 p.m.
Meeting No. 2019-0911

1. **CALL TO ORDER**

The meeting was called to order by Chair Jerry Poole at 7:00 p.m.

2. **PRESENT UPON ROLL CALL:**

Chair Jerry Poole
Vice Chair Doug Young
Thomas Casey
Debra Voorhees (7:02 p.m.)
Jeffrey Barker, Alternate

Absent: Steve Hall

Also present: Assistant City Attorney Eve Lewis, Assistant City Manager/Sustainable Development Director Sheila Rose, 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). (2019-0711)

MOTION: Young/Barker - To approve the Minutes of the July 11, 2019, meeting.

Upon roll call, the Motion passed by a 4-0 vote, as the vote was taken prior to Ms. Voorhees' arrival.

AGENDA ITEMS

Assistant City Attorney Eve Lewis gave an overview of the quasi-judicial procedures that would be applied to Agenda Items 4 and 5. Deputy City Clerk Marianne Bowers confirmed that the public notice requirements were met for Agenda Items 4 and 5 and swore-in the witnesses.

4. **VISTA GARDENS:** A LAND USE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF HILLSBORO BOULEVARD BETWEEN LYONS ROAD AND STATE ROAD 7, FROM OFFICE PROFESSIONAL (OP) TO COMMERCIAL (C). (QUASI-JUDICIAL)(PUBLIC HEARING)

Chair Poole noted that Agenda Item 4 was a land use plan amendment to change the future land use designation of a parcel of land located on the north side of Hillsboro

Boulevard between Lyons Road and State Road 7 from office professional to commercial. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the board for Agenda Item 4, and there were none.

Mr. Stoudenmire introduced the item and read the staff memo into the record. He began a *PowerPoint* presentation and explained the location of the subject site, which included four tracts of land: three of the tracts being the former Deenie's Hideaway property now owned by Vista Gardens Ballroom, LLC, and an adjacent tract recently purchased by the City. He noted that both property owners were represented and serving as co-applicants in the land use plan amendment request. He stated that the request was to accommodate a proposed re-development of the site for a ballroom venue for private social events. Mr. Stoudenmire noted that future applications for the project would include a plat, a rezoning, and a site plan. He explained that the land use plan amendment would proceed to the City Commission with the Planning & Zoning Board's recommendation and then forwarded to the State of Florida for their records related to the City's Comprehensive Plan.

Sheila Rose, Assistant City Manager/Sustainable Development Director, reminded the board of the City's Hillsboro Corridor Redevelopment Plan, and gave a brief overview of the existing development along the corridor. She mentioned that the City received one million dollars in grant funding from Broward County for the vision of redevelopment along the corridor. She discussed the design concept for the corridor, explaining that it embraced the existing natural areas and would use greenways and trails as a connection between them and the adjacent commercial uses. She gave a brief overview of the former Deenie's Hideaway site and noted that the City used a portion of the grant funding to purchase the adjacent parcel to foster a higher quality development on the three adjacent parcels as an economic development project. She explained the architectural standards that were adopted as part of the Hillsboro Corridor Redevelopment Plan.

Jose and Raquel Salcedo, 12800 SW 128 Street, Miami, Florida, Vista Gardens Ballroom, LLC, introduced themselves and gave a brief overview of their business, Exquisite Productions, a full service special event and catering business based in Miami, Florida. Mrs. Salcedo spoke about a similar facility they own in Miami, Vista Lago Ballroom, and discussed the proposed Vista Gardens Ballroom for the subject site.

Chair Poole opened the public hearing. Artur Amaral, 5006 Pinecreek Place, Coconut Creek, was sworn in by Deputy City Clerk Bowers, and commented that he lives in the nearby Pinecreek residential neighborhood and serves as the President of the homeowners' association. He asked about the potential impacts of the business to the neighborhood, including typical operating hours and site access. Mr. Stoudenmire explained that the land use change request was the first step in the development process and that there would be multiple public hearings on the project. He commented that the site plan had not been fully developed but spoke about the conceptual design, building orientation, and site access along Hillsboro Boulevard. Mr. Amaral asked if a wall would be installed between the building and preserve as a noise buffer, and Mr. Stoudenmire stated that there would be many considerations during the site planning process. Mr. Salcedo discussed the similarities of the site to their Miami location and noted that the Miami location was constructed with impact glass and was sound proof. He explained the proposed business operations for the Coconut Creek location would be very similar. Ms. Rose explained the relationship between the site and the existing natural area, using the Hillsboro Boulevard Healthway District Concept Plan Diagram. She noted that the City was encouraging the County to provide a natural playscape within the existing natural area that

would connect to the City's parcel with a trail and driveway. She noted that the City's parcel would be incorporated into the ballroom site as an integrated part of the development. There were no further questions or comments, and the public hearing was closed.

MOTION: Voorhees/Young – Move to approve Agenda Item 4 consistent with staff's recommendations.

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

5. TEMPORARY FIRE STATION: A SPECIAL LAND USE APPLICATION TO ALLOW A TEMPORARY FIRE STATION TO BE LOCATED ON WILES ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Chair Poole noted that Agenda Item 5 was a special land use application to allow a temporary fire station to be located on Wiles Road. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the board for Agenda Item 5, and there were none. She then explained the provisions for waiving the right to a full quasi-judicial hearing, as the City itself was the sole applicant for this action. There was consensus by the board to remove Agenda Item 5 from the quasi-judicial proceedings portion of the agenda.

Mr. Stoudenmire introduced the item and read the staff memo into the record. He explained that the City was in need of locating a temporary fire station in the central part of the City while a permanent location was identified and facility constructed to accommodate current and future needs within the MainStreet area. He commented that the proposed temporary location was on a parcel of land owned by the City and that the commercial zoning of the property did not provide for community facility uses as a matter of right. He noted that the fire station would be permitted with a special land use approval by the City Commission, and the temporary location would provide for a modular fire station with the ability to accommodate two (2) to four (4) emergency service vehicles.

Fire Marshal Jeff Gary responded to a question from the board, explaining that there would be a canopy adjacent to the modular facility to park the emergency service vehicles. He stated that they anticipated two (2) fire vehicles would service the temporary station. Discussion ensued regarding the shared access to the site with the adjacent Home Depot store and temporary traffic signaling that would be put in place. Mr. Gary spoke about similar temporary stations in Margate and Coral Springs and noted that the City established a temporary station at the Rowe Center while Fire Station 50 was constructed. Discussion ensued regarding vehicles and staffing for the temporary site. Ms. Rose spoke about the development progress of the MainStreet area and noted that the site of the permanent fire station in the central part of the City had not been determined.

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

MOTION: Barker/Young – Move to approve Agenda Item 5 consistent with staff's recommendations.

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

6. **AHAC APPOINTMENT:** A MOTION APPOINTING A PLANNING AND ZONING BOARD MEMBER TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC).

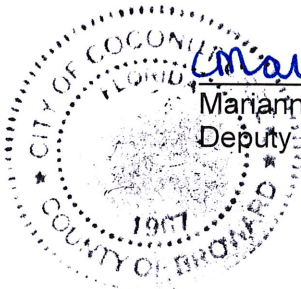
Mr. Stoudenmire presented the item and explained the role of the AHAC as part of the City's State Housing Initiatives Partnership (SHIP) grant funding. He noted that the City Commission would appoint the remaining AHAC members at its September 12, 2019, regular meeting. Ms. Voorhees nominated herself, seconded by Vice Chair Young. A request for any other nominations on behalf of the board was made, hearing none, the floor was closed for additional nominations. With no other nominations on the floor, Ms. Voorhees was appointed by the board as the Planning & Zoning Board representative on the AHAC.

7. **COMMUNICATIONS AND REPORTS**

Mr. Stoudenmire noted that the October Planning & Zoning Board Meeting was in conflict with the Yom Kippur holiday and asked the board if they wished to reschedule the meeting to an alternate date. There was consensus to reschedule the meeting to October 16, 2019.

8. **ADJOURNMENT**

The meeting was adjourned at 7:58 p.m.



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

10/16/19
Date