

**CITY OF COCONUT CREEK**

**PLANNING AND ZONING BOARD MINUTES**

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

**Date: May 14, 2014  
Time: 7:00 p.m.  
Regular Meeting No. 2014-04**

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1. The meeting was called to order by Vice Chair Doug Young at 7:00 p.m.
2. Present upon roll call:

Vice Chair Doug Young  
Steve Harrison  
Morris Chase  
Colleen LaPlant

Absent: Chair Debra Voorhees and Jerry Poole

Also present: Director of Sustainable Development Sheila Rose, Deputy Director of Sustainable Development Scott Stoudenmire, Assistant City Attorney Pat Rathburn and Deputy City Clerk Jacquelyn Cook.

3. Approval of Minutes: Meeting No. 2014-03 – March 12, 2014

MOTION: Harrison/Chase – To approve Minutes of Meeting No. 2014-03.  
There was consensus for approval of the Minutes.

4. Introduction of Board and Staff Members

Deputy Director of Sustainable Development Scott Stoudenmire welcomed new Board member Colleen LaPlant, who had been on the Board previously. He noted that Jerry Poole, the additional new Board member, will be attending the June meeting.

5. Review of Sunshine and Public Records Law

Assistant City Attorney Pat Rathburn briefly reviewed the Sunshine and Public Record laws for the Board.

6. Election of Chair and Vice Chair

MOTION: Harrison/Chase – To nominate Doug Young as Chair.  
Upon roll call, the motion was passed on a 4-0 vote.

MOTION: LaPlant/Chase – To nominate Steve Harrison for Vice Chair.  
Upon roll call, the motion was passed on a 4-0 vote.

7. Fire Station: a site plan application to construct a fire station on the Coconut Creek Parkplex Plat located east of the Community Center on Coconut Creek Parkway and NW 45<sup>th</sup> Avenue. (QUASI-JUDICIAL) (PUBLIC HEARING)

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Mr. Stoudenmire requested that staff introduce Agenda Item Nos. 7, 8, 9, and 10 into the record, which are companion items.

Chair Young requested all speaking on these items be sworn by the court reporter.

Mr. Stoudenmire noted that Agenda Item No. 7, site plan approval is requested for a parcel of land legally described as Parcel B and D of the Coconut Creek Parkplex Plat. It is approximately 1.6 acres with zoning as Community Facility (CF) and is currently vacant. It is an 11,000 square foot, two-bay, two-story fire station facility. Agenda Item Nos. 8, 9, and 10 are three variance applications in conjunction with this item. Agenda Item No. 8 is a variance request for a reduced landscape buffer on this parcel. It would reduce the landscape buffer from 20 feet to 18 feet along 45 Avenue. Agenda Item No. 9 is a variance request for a reduced setback on this parcel along 45 Avenue, from 75 feet to 15 feet (at its closest point). Agenda Item No. 10 is a variance request for an entrance driveway on this parcel to allow for maneuvering of vehicles in an entrance driveway within 15 feet of the right-of-way of a public street. The staff is recommending approval on these items.

Christian Pena, CPZ Architects, 4316 West Broward Boulevard, Plantation, displayed graphics of the fire station parcel. The building will be on the north end of the site to provide close access to Coconut Creek Parkway for the fire trucks. The south end of the property will continue to be used for parking with the existing pedestrian bridge not being changed. He further explained the site plan of the parcel, as well as the variances.

Mr. Pena said the fire station was approximately 11,000 square feet comprised of two stories with a two-lane bay allowing for four to five fire trucks. He said there are ancillary areas to accommodate medical supplies, repairs to the trucks, and a triage for emergencies. There will be an enclosed generator room in the back of the building. The second floor will be the dorm location and bathrooms for the firefighters. There will be a buffer in place to help with the noise levels and full fold doors rather than roll-ups, which also will reduce noise. He displayed the latest rendering of the building noting it has a residential character with a stucco/brick finish matching the neighborhood. There is also a hip roof, front porch and shutters.

Director of Sustainable Development Sheila Rose gave a brief background on this project and noted that it is part of the park property and is separated from the park by the pedestrian bridge. She noted that Public Works Director Jim Berkman will be the project manager for the construction.

Chair Young pointed out this location had previously held a fire station.

Mr. Pena displayed the entranceway variance and noted that the trucks will have a controller for the new traffic lights being installed, which will be able to control traffic issues. He explained the landscape buffer variance being requested noting that the City will plant additional foliage to provide a total screen for the resident's view of the building. He noted, at Chair Young's inquiry, there is no ingress/egress in this area.

Mr. Harrison asked for the distance from the sidewalk to the building and Mr. Pena noted it was between 14 to 21 feet as the sidewalk jogs. Mr. Harrison also asked if there was any concern regarding the turning radius in the driveway. Mr. Pena said the driveway is 31 feet wide and should accommodate the turns as the trucks are returning to the building at that point.

Ms. LaPlant commented that the rendering was beautiful and inquired if this would replace the Rowe Center, which is currently in operation for fire service. Ms. Rose confirmed that the new station will replace the Rowe Center and noted that at present the Rowe Center only has rescue vehicles available. Ms. LaPlant asked about a wall on 45 Avenue for screening purposes, but Ms. Rose noted that after much discussion it had been decided that landscaping is more compatible to the area.

Chair Young asked why there would not be a fire pole installed. Mr. Berkman explained that the firefighters have indicated stairs are quicker and easier. There will be an elevator installed for ADA requirements.

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

Ms. Rathburn said Agenda Item Nos. 8, 9, and 10 should be voted upon first as the site plan supposes the approval of the variances.

Mr. Berkman advised that construction is scheduled to begin in September 2014 with completion approximately December 2015. It was noted that a bid has not yet been submitted for the project and there is not a dollar amount projected.

MOTION: Chase/LaPlant – To approve Agenda Item No. 7, Site Plan application for the fire station.  
Upon roll call, the motion was passed on a 4-0 vote.

8. Fire Station: a variance application to Section 13-331 (g) (1) of the Coconut Creek Land Development Code to allow for a reduced landscape buffer for the fire station project located east of the Community Center on Coconut Creek Parkway and NW 45<sup>th</sup> Avenue. (QUASI-JUDICIAL) (PUBLIC HEARING)

MOTION: Harrison/LaPlant – To approve Agenda Item No. 8, Variance application allowing for a reduced landscape buffer for the fire station.  
Upon roll call, the motion was passed on a 4-0 vote.

9. Fire Station: a variance application to Section 13-354 (c) (8) of the Coconut Creek Land Development Code to allow for a reduced setback for the fire station project located east of the Community Center on Coconut Creek Parkway and NW 45<sup>th</sup> Avenue. (QUASI-JUDICIAL) (PUBLIC HEARING)

MOTION: Harrison/LaPlant – To approve Agenda Item No. 9, Variance application allowing for a reduced setback for the fire station.  
Upon roll call, the motion was passed on a 4-0 vote.

10. Fire Station: a variance application to Section 13-399 (k) of the Coconut Creek Land Development Code to allow for maneuvering of vehicles within an entrance driveway or driveway lane that is within 50 feet of the right-of-way for the fire station project located east of the Community Center on Coconut Creek Parkway and NW 45<sup>th</sup> Avenue. (QUASI-JUDICIAL) (PUBLIC HEARING)

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MOTION: Harrison/LaPlant – To approve Agenda Item No. 10, Variance application for the entrance driveway for the fire station.  
Upon roll call, the motion was passed on a 4-0 vote.

11. \*Lyons Commons: a Plat application to allow for 225 multi-family units and 50,000 square feet of commercial use on a vacant parcel located at 3850 Lyons Road, Coconut Creek, FL 33073. (QUASI-JUDICIAL) (PUBLIC HEARING)

Mr. Stoudenmire noted this property is part of the City's MainStreet area and is approximately seven acres with a zoning of IO-1 (Industrial Office) and A-1 (Agricultural). It is currently vacant and the applicant is requesting plat approval for a mixed use development. He explained this was a first step in a lengthy platting process requiring Broward County's approval.

Chair Young requested all speaking on this item be sworn by the court reporter.

Scott Backman, Attorney representing the applicant, 14 SE 14 Street, Boca Raton, FL, displayed a property aerial and noted that the property was parcels 6, 7, and 8 for mixed use.

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

MOTION: Chase/Harrison – To approve Agenda Item No. 11, Plat application to allow for 225 multi-family units and 50,000 square feet of commercial use.  
Upon roll call, the motion was passed on a 4-0 vote.

12. \*North Broward Preparatory School: a Rezoning application for the property located at 7600 Lyons Road, Coconut Creek, FL 33073 from A-1 (Agricultural District) to CF (Community Facility District). (QUASI-JUDICIAL) (PUBLIC HEARING)

Mr. Stoudenmire requested that Agenda Item Nos. 12 and 13 be presented together. Agenda Item No. 12 is a Rezoning application for the 70 acre parcel. Agenda Item No. 13 is a Plat application with applicant John Dugan on behalf of North Broward Preparatory School seeking a replat of approximately 60 acres.

Chair Young requested all speaking on these items be sworn by the court reporter.

Scott Backman, attorney representing the applicant, 14 SE 4 Street, Boca Raton, FL, noted that approximately six months ago part of the campus had been approved for installation of modular dormitories for temporary use. He displayed the proposed plat and noted the conditions of the agreement with the City for those dorms are the items being presented at this meeting. He explained a few of the plans for the future of the campus including a wellness center. He said the entire campus should be rezoned to Community Facility (CF) rather than sections which are still currently A-1 (Agricultural). The items presented will clean up the rezoning and platting and will replat the entire campus into two plats. He said the previous restrictions in the agreement will be kept in place and the non-vehicular access line will be extended on NW 74 Street.

Chair Young opened the public hearing.

Ida Evans, 7499 NW 44 Terrace, said she had been informed that the conservation areas would not be touched and she felt the zoning on the property should remain A-1. She advised that the residents in the area are not notified of the changes with the school.

Michael Sarron, 4400 NW 74 Street, said the residents want confirmation that if the property is rezoned there would still be no access to 74 Street for entry or exit from the school and the conservation areas will remain the same. He said the residents were never informed of the new fire road, which is currently being developed.

Raziel Gridi, 4300 NW 74 Street, said his property is unincorporated Broward County and his concern was maintaining the conservation area and he noted that 43 Avenue should remain a private road. He said there are major traffic issues on 74 Street due to school traffic.

Mr. Backman said the conservation areas are recorded documents and will not be changed. The school has a five year Master Plan, which calls for a wellness center, athletic fields and parking but no further proposed development in the area of the existing neighborhood. He said the school is following the required steps with a public hearing and full transparency. There will be no access to 74 Street and the current restriction documents will be re-recorded. One exception will be a fire road, which provides emergency access only. He reiterated the CF zoning being requested is appropriate for institutional use such as a private school. Chair Young pointed out that the zoning does not affect the zoning for the residential property in the area.

Jim Reynolds, 4250 NW 74 Street, suggested a citizen's panel could have been formed to address the issues before this meeting. He said previously the school has made changes without informing the residents or the change is different than what they had been told. He noted there are ongoing traffic and noise problems.

Brittany Adkison, 7515 NW 44 Terrace, said this is a quiet, pristine area and there should be no more developing at the school. She referred to the City's 2020 Vision Plan regarding environmental impact and this area should remain underdeveloped. She requested that the no access to 74 Street and 44 Terrace be put in writing for approval by the residents.

Richard Seaman, 4211 NW 74 Street, said there is always police presence in the neighborhood due to numerous problems with the students. If the school is allowed continued expansion there will be additional problems as well as a decline in property values. He also noted that the school does not serve the community as the students are primarily from other countries.

Regina Mannay, 7501 NW 44 Terrace, said she has been greatly affected by the school, particularly with the elementary school right in front of her home. She was opposed to the rezoning and felt the conservation areas should be left the same.

Beverly Lewis, 7360 NW 44 Terrace, said that property values have decreased. Her main concern was the traffic issues on 74 Street with school drop off and pick up. She said a berm was supposed to be installed and it is nothing but weeds and garbage.

Brenda Adkison, 7515 NW 44 Terrace, said the noise is difficult particularly during games when the loudspeakers are on and there was never a buffer installed. The traffic

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is not addressed and the school is unresponsive. She said there should be more notice provided for any impending changes.

Jim Reynolds, 4250 NW 74 Street, asked if the zoning is changed from A-1 to CF would there be height and parking lot restrictions in the Master Plan.

Richard Seaman, 4211 NW 74 Street, said there is a traffic flow problem and could there be drop off in the morning on school grounds rather than 74 Street.

Chair Young closed the public hearing.

Chair Young said the meeting tonight was regarding rezoning the property, not to develop the property.

Mr. Backman advised that there are new owners of the school who have been very responsive and involved in multiple meetings with the City over the last year and a half. He noted that the school representatives would be happy to meet with the residents.

Recess - 8:45 p.m.

Reconvene – 8:55 p.m.

Mr. Backman said there is local presence with the school now with control over the issues at the school. He provided a phone number and contact at the school regarding future concerns. He noted that it is not the school's intention to ever release the conservation areas and they are dedicated to Broward County. He said these are clean up items and they are not requesting additional property rights. The overall property will be encumbered by a restrictive covenant, which clarifies and better protects the neighborhood regarding some of the concerns voiced at this meeting. He advised he would research the berm issue, particularly maintenance and address it at the City Commission meeting. He said there would be an upgrade to the buildings on campus, which does not necessarily preclude an increase in the student body population. There is a plan to modify the bus loop as well as to consolidate the parking areas. There is police assistance currently with drop off and pick up times at the school.

Ms. Rathburn noted that the Declaration of Restrictive Covenant, dated April 7, 2004 is Petitioner's Exhibit A. She said this document covers the Marble Head subdivision plat and the conservation area to the south. There will be a new document to correct any scrivener's errors and clarify the language to include no direct vehicular or pedestrian traffic on 74 Street as well, except for emergency vehicles.

MOTION: LaPlant/Chase – To approve Agenda Item No. 12, subject to a new Declaration of Restrictive Covenant, to be attached as an Exhibit, and presented with the plat to the City Commission.  
Upon roll call, the motion was passed on a 4-0 vote.

13. \*North Broward Preparatory School: a Plat application to allow for 275,000 square feet of private preparatory school for the property located at 7600 Lyons Road, Coconut Creek, FL 33073. (QUASI-JUDICIAL) (PUBLIC HEARING)

MOTION: Harrison/Chase – To approve Agenda Item No. 13, subject to a perpetual non-vehicular access line in perpetuity on NW 74 Street and NW 44 Terrace, which will be evidenced by a Declaration of Covenant recorded against the land.

Upon roll call, the motion was passed on a 4-0 vote.

Mr. Stoudenmire advised that the signs currently posted will be removed and a new sign will be posted when this item is scheduled for the City Commission meeting advertising the public hearing dates and notices will be mailed again.

14. \*Long Pines II: a Land Use Plan Amendment application to change the future land use designation of a vacant parcel located at the southeast corner of Hillsboro Boulevard and NW 51<sup>st</sup> Terrace, from OP (Office/Professional) to Low Medium 10.0 (Residential 10 DU/AC). (QUASI-JUDICIAL) (LOCAL PLANNING AGENCY PUBLIC HEARING)

Mr. Stoudenmire said that the Planning and Zoning Board will be sitting as the Local Planning Agency on this item. This item is for a Land Use Plan Amendment for the First Baptist Church Plat legally described as Portions of Tracts LB1 and LB2. The property is approximately 6.5 acres and is currently vacant. He noted this is Phase II of this project.

Chair Young requested all speaking on this item be sworn by the court reporter.

Richard Coker, attorney, representing the applicant, reiterated this is Phase II of a 5 acre, 50 unit project approved two years ago, which is currently under construction. There had been compatibility questions for the area, which were resolved with buffering. The new project, Phase II, is 6.5 acres and up to 65 units with the same models, landscaping, and recreational facilities. There will be access to the greenway with the church reserving an access drive to the south. There will be a site plan as the next step as well as an amended PUD.

Vice Chair Harrison asked if the property had been purchased from the church or it is pending approval. Mr. Coker confirmed that it is pending approval. Discussion ensued.

Vice Chair Harrison also asked how the sales have been for Long Pines. Mr. Coker noted the prices are in the low to mid \$200's and the sales have been good as buyers like new construction with state of the art appliances. It was noted that 51 Terrace will be built through to Johnson Road.

Ms. Rose said there may be offsite improvements regarding the greenway for added compatibility, which was one of the conditions of the previous approval. This project does provide pedestrian connection to Publix and Bru's Room and the environment should work for evening hours as well.

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

MOTION: LaPlant/Chase – To approve Agenda Item No. 14, Land Use Plan Amendment for Long Pines, Phase II.  
Upon roll call, the motion was passed on a 4-0 vote.

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15. Adjournment

The meeting was adjourned at 9:20 p.m.

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Jacquelyn Cook, CMC  
Deputy City Clerk