



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

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

**Date: June 12, 2019
Time: 7:00 p.m.
Meeting No. 2019-0612**

1. CALL TO ORDER

The meeting was called to order by Chair Doug Young at 7:01 p.m.

2. PRESENT UPON ROLL CALL:

Chair Doug Young
Vice Chair Debra Voorhees
Thomas Casey
Steve Hall
Jerry Poole
Jeffrey Barker, Alternate

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

3. INTRODUCTION OF BOARD MEMBERS AND STAFF

Mr. Stoudenmire welcomed all the Board members and introduced new Board member, Thomas Casey. Self-introductions were then made by each Board member and City staff. Mr. Stoudenmire congratulated the Board members on their appointment.

4. OATH OF OFFICE

The Oath of Office was administered by Deputy City Clerk Bowers.

5. ELECTION OF CHAIR AND VICE CHAIR

Chair Young opened the nominations for Board Chair. Ms. Voorhees nominated Jerry Poole to serve as Chair, seconded by Mr. Hall. With no other nominations on the floor, Mr. Poole was seated as Chair.

Chair Poole opened the nominations for Board Vice Chair. Ms. Voorhees nominated Doug Young to serve as Vice Chair, seconded by Mr. Hall. With no other nominations on the floor, Mr. Young was seated as Vice Chair.

6. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2019-0410)

MOTION: Young/Hall - To approve the Minutes of the April 10, 2019, meeting.

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

AGENDA ITEMS

7. LYONS EXCHANGE CENTER SITE: A SITE PLAN APPLICATION TO CONSTRUCT A 103,790 SQUARE FOOT WAREHOUSE BUILDING LOCATED AT 6401 LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Deputy City Attorney Mehaffey gave an overview of the quasi-judicial procedures that would be applied to Agenda Item 7. Deputy City Clerk Bowers confirmed that the public notice requirements were met and swore in the witnesses.

Chair Poole asked if there were any objections from the Board, applicant, or staff to hear Agenda Items 7, 8, and 9 together as they were related, and there were none. Deputy City Attorney Mehaffey asked if there were any disclosures and/or ex parte communications from the Board, and the following disclosure was made:

- Mr. Hall attended a community meeting regarding the project hosted by the developer, Butters Construction and Development.

Mr. Stoudenmire read the staff report for each item into the record and stated that staff was recommending approval of each application as they were in compliance with the Land Development Code. He noted that Florida Power & Light (FPL) and the City's Utilities and Engineering staff had identified utilities in the easements to be vacated, and that both FPL and City staff had no objection to the applicant relocating the utilities and dedicating a new easement. Mr. Stoudenmire responded to a question from the Board regarding the site, noting that the subject property was a vacant parcel immediately south of the existing Food for the Poor facility. Mr. Stoudenmire further explained relocating existing utilities to new easements. Discussion ensued.

Attorney Dennis Mele, 200 East Broward Boulevard, Fort Lauderdale, on behalf of the applicant, introduced himself and began a *PowerPoint* presentation. He briefly reviewed several projects in the City completed by the developer, Butters Construction and Development. He discussed the site location, current zoning, and vested plat entitlements for the subject site. Mr. Mele highlighted several aspects of the site plan, including the proposed building elevations, site access, and circulation. He further explained the request to vacate two utility easements to accommodate the required landscape buffer.

Malcom Butters, Butters Construction and Development, 6820 Lyons Technology Circle, discussed potential tenants for the proposed warehouse building in response to a question from the Board, but noted that no leases had been signed. He spoke about the construction timeline for the project, if approved, commenting that they anticipated project completion by Fall of 2020. Discussion ensued regarding traffic impacts on Lyons Road. Mr. Stoudenmire explained that a new traffic analysis was not required because the proposed development was less intense than what had been vested by the Plat, including trip generations, and added that traffic analysis was not specific to truck traffic.

Engineer John Wheeler, Caulfield & Wheeler, Inc., discussed the lake and parking lot elevations and flood management design elements. Mr. Butters further discussed typical

traffic generation for industrial uses. Discussion ensued regarding the building orientation, architecture, and landscape buffers. Mr. Butters explained that during the community meeting with the Regency Lakes neighborhood, the residents requested that there be no windows on the west side of the building abutting the residential neighborhood. He noted there would be a fifty-foot landscape buffer also abutting the residential neighborhood.

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

Mr. Mele made closing remarks.

MOTION: Voorhees/Young – Move to approve Agenda Item 7.

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

- 8. LYONS EXCHANGE CENTER:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 10-FOOT UTILITY EASEMENT LOCATED AT 6401 LYONS ROAD. (PUBLIC HEARING)

MOTION: Voorhees/Young – Move to approve Agenda Item 8.

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

- 9. LYONS EXCHANGE CENTER:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 12-FOOT UTILITY EASEMENT LOCATED AT 6401 LYONS ROAD. (PUBLIC HEARING)

MOTION: Voorhees/Young – Move to approve Agenda Item 9.

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

Mr. Stoudenmire noted that all three applications would move forward to the City Commission for final consideration.

10. COMMUNICATIONS AND REPORTS

Mr. Stoudenmire congratulated the Board members on their appointments and discussed the new agenda package binders for ease of the Board's review of agenda materials.

11. ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

Marianne E. Bowers, CMC
Deputy City Clerk

Date