



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

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

**Date: August 08, 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 7:00 p.m.

**2. PRESENT UPON ROLL CALL:**

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

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

**3. BOARD MEMBER OATH OF OFFICE**

Deputy City Clerk Bowers administered the Oath of Office for Board Member Steve Hall.

**4. APPROVAL OF MINUTES**

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2018-0509)

**MOTION:** Poole/Chase - To approve the Minutes of the May 9, 2018, meeting.

Mr. Hall stated that he was abstaining because he was not present at the May 9, 2018, Meeting.

**Upon roll call, the Motion passed by a 4-0 vote.**

**AGENDA ITEMS**

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

**5. WILLIS LEASE SITE: A SITE PLAN APPLICATION FOR EXPANSION TO THE EXISTING BUILDING LOCATED AT 4700 LYONS TECHNOLOGY PARKWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)**

Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none. Mr. Stoudenmire read the staff report into the record. He gave a brief history of the project, noting that the original building was approved October 11, 2000, and an expansion of the building was approved January 12, 2005, but was not constructed. Mr. Stoudenmire described the business use, explaining that it related to the leasing of aviation parts.

The applicant, Jerry Thomas of T&T Design and Development, stated that the business, Willis Lease, proposed to expand its operations by constructing an additional 24,301 square feet of warehouse space. Mr. Stoudenmire explained the permitting requirements for the interior buildout. Mr. Thomas responded to a question from the Board regarding future knockout areas on the building elevations, noting that the building would be constructed with tilt wall design construction and the knockout areas could be replaced with doors or windows if needed.

Gary Failler, Coconut Creek Aviation Assets, LLC, explained the business operations, noting that Willis Lease is a publically-traded company and the first aviation company to lease aircraft engines to commercial airlines. He added that the business also provides engineering consulting services to airlines and deals in aviation parts. He stated that the business would be relocating operations to Coconut Creek, and they anticipated hiring approximately 45-50 people initially. Discussion ensued. Mr. Failler commented that the Coconut Creek location would be used as a storage distribution center, managing the repairs and sales of aviation parts.

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

**MOTION:** Voorhees/Hall – Move to approve Agenda Item 5.

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

## **6. COMMUNICATIONS AND REPORTS**

Mr. Stoudenmire provided the Board with an update on the Woodspring Hotel project, noting that the applications would be scheduled for City Commission consideration if the applicant decided to move forward with the project.

Mr. Hall stated that he spoke to staff about the recommendation section of the staff memorandum to the Board and noted that the recommendation language would indicate whether the application was in compliance with the Land Development Code or not.

## **7. ADJOURNMENT**

The meeting was adjourned at 7:27 p.m.

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Marianne E. Bowers  
Deputy City Clerk

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Date