



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

**Government Center  
4800 West Copans Road  
Coconut Creek, FL 33063**

**Date: June 14, 2023  
Time: 7:00 p.m.  
Meeting No. 2023-0614**

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**1. CALL TO ORDER**

The meeting was called to order by Chair Jeffrey Barker at 7:01 p.m.

**2. PRESENT UPON ROLL CALL:**

Chair Jeffrey Barker  
Vice Chair Colleen LaPlant  
Mikkie Belvedere  
Alfred Delgado  
Jeffrey Light  
Nancy Fry, Alternate

Also present: Deputy City Attorney Kathy Mehaffey, Sustainable Development Assistant Director Justin Proffitt, Principal Planner Lizet Aguiar, and Deputy City Clerk Marianne Bowers.

Chair Barker noted that the meeting was being conducted live with a quorum physically present, and Deputy City Attorney Kathy Mehaffey explained the procedures for public participation and comment for the meeting.

**3. APPROVAL OF MINUTES**

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S) (2023-0510).

Ms. Fry noted a correction to the minutes related to an attribution of a comment on page three (3), and Deputy City Clerk Marianne Bowers noted the correction.

**MOTION:** LaPlant/Belvedere – To approve the Minutes of the May 10, 2023, Planning and Zoning Board Meeting, as amended.

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

Deputy City Attorney Mehaffey explained the City's quasi-judicial procedures that would be applied to agenda items 4, 5, and 6. Deputy City Clerk Bowers confirmed the public notice requirements for agenda items 4, 5, and 6 had been met and swore in the witnesses.

Chair Barker asked if there were any objections from the Applicant, Staff, Board, or the Public to hear agenda items 4, 5, and 6 together, as they were related, and there were no objections.

Deputy City Attorney Mehaffey asked if the Board had any applicable ex-parte disclosures for items 4, 5, and 6, and there were none.

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### AGENDA ITEMS

4. **INFINITI-LINCOLN OF COCONUT CREEK:** A REZONING APPLICATION TO MODIFY AN EXISTING PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) TO INCLUDE NEW DEVELOPMENT STANDARDS AND AN UPDATED LIST OF PERMITTED USES. (QUASI-JUDICIAL)(PUBLIC HEARING)
5. **LAND DEVELOPMENT CODE AMENDMENT:** AN AMENDMENT TO THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 8, "MASTER BUSINESS LISTS," TO CREATE SECTION 13-626, "MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT" AND ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE INFINITI-LINCOLN OF COCONUT CREEK PLANNED MAINSTREET DEVELOPMENT DISTRICT. (QUASI-JUDICIAL)(PUBLIC HEARING)
6. **INFINITI-LINCOLN OF COCONUT CREEK:** A SITE PLAN APPLICATION FOR DEVELOPMENT AT THE NORTH SIDE OF SAMPLE ROAD AND EAST OF STATE ROAD 7/US441. (QUASI-JUDICIAL)(PUBLIC HEARING)

Sustainable Development Assistant Director Justin Proffitt presented the items, stating the owner proposed to construct a 25,802 square foot auto dealership consisting of a new automobile showroom, service and repair, and inventory parking for new Lincoln vehicles. He noted it would be in the same parking lot as the existing Infiniti dealership. Mr. Proffitt reviewed the three (3) applications submitted and provided a brief background on the property. He stated the project complied with the City's Land Development Code and Comprehensive Plan, and staff recommended approval.

Jay Huebner, HSQ Group, presented on behalf of the owner, TT of Sample, Inc. He noted the members of the team were present to answer questions. He began a *PowerPoint* presentation and provided a brief overview of the history of the dealership and site. Continuing, he reviewed the site plan in detail, noting each dealership met City Code on their own. He commented on the existing buffers on Sample Road and the west of the property. He displayed images of the existing Infiniti building and discussed the bioswale between the two (2) dealerships. He highlighted the existing mature trees and shrubs being maintained and commented that landscaping would be added within the site, which included alternative design to comply with code. He displayed renderings of the new Lincoln building and commented that they would be applying for Florida Green Building Coalition (FGBC) certification for the building. He shared the proposed building materials being used on the mid-century building design.

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

Board Member Mikkie Belvedere asked about water collection and drainage on the site, as well as solar utilization. Mr. Huebner stated the project was part of the overall MainStreet project area, which had several lakes as part of a master drainage system and that permit would be modified to allow for construction of the facility, if approved. He noted the existing irrigation system would be utilized for the landscaping.

Board Member Jeffrey Light commented on usage of solar for lighting and asked whether there were any consideration of using solar as the main power source for the site. Mr. Huebner discussed plans for a solar bench at the front of the property.

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Ms. Belvedere inquired regarding electric vehicle charging, and Mr. Huebner explained the location of the vehicle charging stations. He added they were not solar powered and discussed the City's tree canopy requirements shading the site and limiting solar collection. Discussion ensued.

Chair Barker asked whether there would be a fence or wall between the dealership and the casino property. Mr. Huebner stated the existing fence and buffer would be maintained. Chair Barker asked staff to summarize the redevelopment standards being updated, and Mr. Proffitt provided clarification.

Staff, nor the applicant, had closing remarks.

**MOTION:** Belvedere/Delgado – To approve Agenda Item 4, as presented.

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

**MOTION:** LaPlant/Belvedere – To approve Agenda Item 5, as presented.

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

**MOTION:** Light/Delgado – To approve Agenda Item 6, as presented.

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

**7. COMMUNICATIONS AND REPORTS**

Mr. Proffitt shared that a presentation on the status of the MainStreet project area would be made to the City Commission at 4:30 p.m. on June 22, and invited the Board to attend the workshop. Discussion ensued briefly.

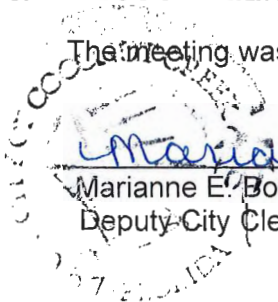
Ms. Belvedere thanked Mr. Proffitt for his recent presentation at the Senior Center and stated she hoped these presentations would continue.

Mr. Light asked for clarification if the MainStreet development applications would come before the Board for consideration, and Mr. Proffitt confirmed they would. Discussion ensued regarding the timeline of applications, beginning in late fall 2023 and early 2024. Discussion ensued briefly regarding the proposed public safety complex in the MainStreet area.

Mr. Delgado requested that staff provide additional information about the community event planned for the Sunshine Drive residents related to Florida's Turnpike expansion, and Mr. Proffitt stated he would send an email with details on the event and the next public meetings planned by the Florida Department of Transportation (FDOT). Ms. LaPlant asked that staff also advise when the FDOT's next public meetings would be regarding the Texas U-turn at the Sawgrass Expressway and Lyons Road.

**8. ADJOURNMENT**

The meeting was adjourned at 7:34 p.m.



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

8/9/23  
Date