



CITY OF COCONUT CREEK PLANNING AND ZONING BOARD MINUTES

Government Center
4800 West Copans Road
Coconut Creek, FL 33063

Date: September 14, 2022
Time: 7:00 p.m.
Meeting No. 2022-0914

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 Thomas Casey
Steven Hall
Colleen LaPlant, Alternate

ABSENT:

Jeffrey Barker
Corinne Lajoie

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

Chair Young noted that the meeting was being conducted live with a quorum physically present, and explained that, in light of the pandemic, accommodations were made to allow the public to provide advanced comments without the need to attend the meeting. 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) (2022-0713).

MOTION: Hall/Casey – To approve the Minutes of the July 13, 2022, Planning and Zoning Board Meeting.

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

AGENDA ITEMS

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

Chair Young asked if there were any objections to hearing items 4 and 5 together, as they were related, and there were no objections.

4. **LAKESIDE PARK:** A REZONING APPLICATION TO REQUEST A REZONING FROM IO-1 (INDUSTRIAL OFFICE) TO P (PARKS AND RECREATION) TO FACILITATE THE EXPANSION OF THE EXISTING CITY PARK FACILITY. (QUASI-JUDICIAL) (PUBLIC HEARING)
5. **LAKESIDE PARK:** A SITE PLAN APPLICATION FOR THE EXPANSION OF AN EXISTING CITY PARK FACILITY LOCATED AT 5555 REGENCY LAKES BOULEVARD. (QUASI-JUDICIAL) (PUBLIC HEARING)

Chair Young read the items into the record.

Deputy City Attorney Mehaffey asked that the Board make any applicable ex-parte disclosures for items 4 and 5. Mr. Casey and Mr. Hall disclosed site visits, and Ms. LaPlant stated she had spoken to staff about a question she had regarding the items.

Sustainable Development Assistant Director Justin Proffitt provided an overview of the site location and applications. He highlighted the 4.48 acres the City sought to rezone, and explained with the proposed approvals, the park would be a total of 13 acres. Mr. Proffitt reviewed the process by which the City had created a Parks and Recreation Master Plan, adopted in 2019. He noted that the plan included recommendations for expansion of parks and explained the two (2) applications. He stated the Development Review Committee (DRC) had met to discuss the applications and the proposed plan was the subject of two (2) public outreach meetings in May 2022. Mr. Proffitt stated a summary of those meetings was provided in the backup materials for the meeting, and no written correspondence had been received to date in reference to the proposal. He stated staff found that the applications complied with the City's Land Development Code and Comprehensive Plan.

Principal Planner Lizet Aguiar provided additional detail on the history of the property, and explained an industrial project was originally planned for the site prior to City purchase. She stated the rezoning would ensure the land remained a park into the future.

Mr. Proffitt stated staff recommended approval of the rezoning and site plan applications, subject to the conditions as outlined in the staff report. He introduced the project team available for questions, including Public Works Project Manager Brian Rosen, Parks and Recreation Director Wayne Tobey, Parks and Recreation Assistant Director Danielle DeBarros, and the City's Consultant for the project, Nicholas Marchan and Chris Zimmerman, CPZ Architects.

Nicholas Marchan, CPZ Architects, shared a *PowerPoint* presentation, outlining the project and the evolution of its programmatic requirements following reviews by staff and the public. He reviewed images of the site plan and existing property, and discussed the planned structures, including an amphitheater, concrete restrooms, and canopies. Mr. Marchan highlighted the green building initiatives in the project and areas where nature was incorporated into the park.

Vice Chair Casey asked the long-range plans regarding the cell tower on site. Mr. Proffitt responded that the City had a long-term lease, and the tower was highly utilized. He stated they would landscape and screen as best as possible.

Ms. LaPlant asked whether the band shell would abut Johnson Road. Mr. Marchan explained the backside of the amphitheater was facing Johnson Road, but it had a setback of 50-60 feet.

Mr. Hall inquired as to proposed lighting. Mr. Marchan stated site lights were included in the plan, including for the athletic fields. He pointed to the photometric plan in the backup materials.

Mr. Hall asked whether there would be rules regarding people bringing their pets to the park. Mr. Tobey stated that subject was something staff would look at in the future. He noted it would not include a dog park.

Mr. Hall noted the turn lane onto Johnson Road and stated he assumed the Police Department had concerns regarding school traffic. He asked whether there was a plan for parents meeting their children at the park. Mr. Marchan stated he believed the plan was to not allow access to the park for school drop off and pick up.

Mr. Hall asked whether there was a security plan for the restroom. Mr. Tobey stated there would be a camera system at the facility as with other parks in the City.

Ms. LaPlant asked if there was lighting planned for the pickleball court and basketball court. Mr. Marchan explained there was sports lighting planned for all new sports amenities. He noted there would also be pedestrian lighting throughout.

Chair Young opened the public hearing. Deputy City Clerk Bowers stated that no advanced public comments were received for the items, and swore-in additional witnesses who wished to speak on the item.

Linley Hibbert, 5029 Heron Place, Coconut Creek, stated he was present because he did not understand why he received a notice in the mail regarding the project. Deputy City Attorney Mehaffey explained anyone within 500 feet of the subject property had received notice to allow them an opportunity to speak on the project. Mr. Hibbert added that he was in support of improvements to the park.

Anthony Harding, 4861 Swans Manor, Coconut Creek, inquired regarding the carbon footprint of the site plan. He noted the dual charging stations and asked whether it was possible to add additional chargers and inquired as to whether solar had been considered for the amphitheater.

There being no further public comment, Chair Young closed the public hearing.

Mr. Proffitt stated the City was looking on a longer-term plan regarding electric vehicle charging stations, so additional stations would be added to City facilities based on the long-term plan.

Mr. Marchan noted that solar lighting was proposed for a portion of the walkway; and once solar technology improved, it could be evaluated for additional use.

MOTION: Casey/Hall – To approve Agenda Item 4 as presented.

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

MOTION: Hall/LaPlant – To approve Agenda Item 5 as presented.

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

6. COMMUNICATIONS AND REPORTS

Mr. Proffitt shared an update on items the Board had previously reviewed, noting that the Special Land Use for Gamers Heaven was approved on second reading by the City Commission on September 8. He noted the rezoning and site plan for the Leder Self Storage project was approved on first reading and would be scheduled for a second reading and public hearing in October. He briefly reported on the City Commission Workshop and update from the developer regarding the MainStreet project held on September 12. He pointed out the workshop audio was available online for those who were unable to attend.

Chair Young asked whether any additional conditions were placed on the Gamers Heaven application by the Commission. Mr. Proffitt outlined the conditions related to hours and child safety/security.

Mr. Hall asked if there were conditions regarding crossing Lyons Road to Gamers Heaven. Mr. Proffitt responded that there were no conditions proposed.

Deputy City Attorney Mehaffey provided additional detail regarding the MainStreet project, and the upcoming activity related to the development. She discussed the Board's role in the project and the associated restrictions under the Sunshine Law.

7. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.



Marianne E. Bowers, CMC
Deputy City Clerk



Date

