



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

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

**Date: June 9, 2021
Time: 7:00 p.m.
Meeting No. 2021-0609**

1. CALL TO ORDER

The meeting was called to order by Sustainable Development Assistant Director Justin Proffitt at 7:00 p.m.

2. PRESENT UPON ROLL CALL:

Jeffrey Barker
Steven Hall
Debra Voorhees
Doug Young
Colleen LaPlant, Alternate

Absent:
Thomas Casey

Also present: Assistant City Attorney Eve Lewis, Sustainable Development Assistant Director Justin Proffitt, Principal Planner Lizet Aguiar, Deputy City Clerk Marianne Bowers, and Administrative Coordinator Danielle Nowak.

Sustainable Development Assistant Director Justin Proffitt explained that Governor Ron DeSantis' Executive Order 20-52, as continuously extended, and Section 252.38, Florida Statutes, authorized all local governments to waive procedures and formalities otherwise required by both state and local law as necessary to allow local governments to continue to perform public work and take whatever prudent action is necessary to ensure the health, safety, and welfare of the community. He noted that the meeting was being conducted live with a quorum physical present. Assistant City Attorney Eve Lewis explained the procedures for public participation and comment for the meeting.

3. OATH OF OFFICE

Deputy City Clerk Marianne Bowers administered the Oath of Office to the members of the Planning and Zoning Board.

4. INTRODUCTION OF BOARD MEMBERS AND STAFF

The staff and Board members present introduced themselves in turn.

5. ELECTION OF CHAIR AND VICE CHAIR

Ms. Voorhees nominated Steven Hall to serve as Chair, seconded by Mr. Young. With no further nominations from the floor, Mr. Hall was seated as Chair.

Ms. Voorhees nominated Doug Young to serve as Vice Chair, seconded by Mr. Barker. With no further nominations, Mr. Young was seated as Vice Chair.

Planning and Zoning Board Minutes

June 9, 2021

Page 2

6. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING NO. 2021-0310.

MOTION: Young/Voorhees – To approve the Minutes of the March 10, 2021, Planning and Zoning Board Meeting.

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

AGENDA ITEMS

7. MARKETPLACE AT HILLSBORO: A REZONING APPLICATION TO MODIFY AN EXISTING PLANNED COMMERCE DISTRICT (PCD) TO INCLUDE NEW DEVELOPMENT STANDARDS AND AN UPDATED LIST OF PERMITTED USES. (QUASI JUDICIAL)(PUBLIC HEARING)

8. MARKETPLACE AT HILLSBORO: A SITE PLAN APPLICATION FOR IMPROVEMENTS TO THE EXISTING MARKETPLACE AT HILLSBORO GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

9. MARKETPLACE AT HILLSBORO WEST OUTPARCEL: A SPECIAL LAND USE APPLICATION TO PERMIT A DRIVE-THRU AT THE PROPOSED RESTAURANT TO BE GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

10. MARKETPLACE AT HILLSBORO WEST OUTPARCEL: A SITE PLAN APPLICATION TO PERMIT DEVELOPMENT OF A FAST-FOOD RESTAURANT WITH DRIVE-THRU WITH OUTDOOR DINING GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

11. MARKETPLACE AT HILLSBORO EAST OUTPARCEL: A SITE PLAN APPLICATION TO PERMIT THE DEVELOPMENT OF A RETAIL BUILDING AT THE HILLSBORO MARKETPLACE PLAZA, GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Assistant Director Proffitt explained that the City had received a written request from the applicant that items 7-11 be postponed to the July 14, 2021, Planning and Zoning Board meeting at 7 p.m. in the City Commission Chambers located at 4800 W. Copans Road. He stated that staff did not object.

MOTION: Barker/LaPlant – To postpone items 7, 8, 9, 10, and 11 to a date certain of the next Planning and Zoning Board meeting on July 14, 2021.

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

12. *COMPREHENSIVE PLAN: AN ORDINANCE AMENDING THE CITY OF COCONUT CREEK COMPREHENSIVE PLAN TO PROVIDE FOR THE STATE MANDATED REQUIREMENTS FOR A TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN; BY AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; BY

Planning and Zoning Board Minutes

June 9, 2021

Page 3

AMENDING THE WATER SUPPLY FACILITIES WORK PLAN SUB-ELEMENT; PROVIDING THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON JUNE 9, 2021; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD. (PUBLIC HEARING)

Assistant Director Proffitt explained this item was a City-initiated request to adopt the City's updated Water Supply Facilities Work Plan. He outlined the purpose of the work plan and the requirements under State Statute. He provided background on the previous updates and stated the City had stayed on top of the latest trends in water use planning, resulting in less substantive changes. Assistant Director Proffitt explained that the amended plan incorporates changes to the City of Margate and Broward County plans, including updates to terminology and data source citations.

Vice Chair Young asked about Margate's plan for replacing the water and sewer lines in the South Creek neighborhood. Assistant Director Proffitt responded that he did not see a specific mention of the improvement in the plan, but stated that all of the plans included typical maintenance and capital improvements.

Chair Hall opened the public hearing. Deputy City Clerk Bowers stated there were no advanced comments received for the item. There were no further questions or comments from the public, and Chair Hall closed the public hearing.

MOTION: Young/Voorhees – To approve item 12 as presented.

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

13. COMMUNICATIONS AND REPORTS

Assistant Director Proffitt provided a brief update on the Unity in Our Community initiative throughout the City. He stated the quarterly report was provided in the meeting backup and encouraged those looking to learn more to reach out to staff.

Ms. LaPlant asked if the backup material for the postponed items 7-11 could be retained for the next meeting, and it was discussed for the Board members to leave their backup material for staff to redistribute with the next agenda.

Deputy City Clerk Bowers reminded the Board members to submit their state-required Form 1 by the July 1, 2021 deadline, if they had not done so already.

14. ADJOURNMENT

The meeting was adjourned at 7:24 p.m.

Marianne E. Bowers

Marianne E. Bowers, CMC
Deputy City Clerk

7/14/21

Date

