

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

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

**Date: August 12, 2015
Time: 7:00 p.m.
Regular Meeting No. 2015-07**

1. The meeting was called to order by Chair Debra Voorhees at 7:06 p.m.
2. Present upon roll call:

Debra Voorhees
Doug Young
Morris Chase
Jerry Poole
Todd Rogers

Excused: Julia Price

Also present: Deputy Director of Sustainable Development Scott Stoudenmire; Assistant City Attorney Eve Lewis; and Administrative Assistant for the City Clerk Department Janice Ninesling.

3. Approval of Minutes: Meeting No. 2015-06 – June 17, 2015

Mr. Rogers had one correction on page 5 of the minutes. It read that he was a 38 year resident of the City and he stated he was a 30 year resident. Mr. Rogers also asked if the voting on page 6, Item 5, was correct and the other board members confirmed that it was.

MOTION: Young/Rogers - To approve the Minutes of Meeting No. 2015-06 held on June 17, 2015, as amended. The motion passed with a 5-0 vote.

4. *American Top Team: an Underground Utility Waiver Application for the project located at 5000 State Road 7. (PUBLIC HEARING)

Deputy Director of Sustainable Development Scott Stoudenmire introduced the item and explained the Undergrounding Utility Waiver process, the aspects of the Undergrounding process, and how the City is undergrounding existing utility lines on an as needed basis. Mr. Rogers asked if the undergrounding was done for purely aesthetic reasons. Mr. Stoudenmire stated it was not and explained it was done to improve service reliability.

Mr. Stoudenmire introduced Mr. Richard Coker, Coker & Feiner Law Offices, and Mr. Eric Anderson, Anderson Architecture, who were in attendance to present the Underground Utility Waiver application on behalf of American Top Team. Mr. Coker began his presentation of the facility. He explained that it is a training facility with dorms and a teaching facility. He showed a PowerPoint presentation detailing the property and the location of the power lines. Mr. Anderson continued the presentation, explaining the research he has done regarding the undergrounding of the power lines for this location and referenced a map in the PowerPoint that showed the American Top Team site and the FPL substation on the property next to the site. He explained due to the sites proximity to the FPL substation, cost of undergrounding the high voltage lines and switch cabinets were high. Mr. Chase asked what the cost of undergrounding the lines would be and how much would be paid to the City in lieu of undergrounding. Mr. Anderson responded it would be \$174,000 to do the undergrounding and Mr. Coker stated he

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would discuss the payment to the City later in the presentation.

Mr. Coker stated that even if the lines were buried for this project the FPL transmission lines would still remain above ground. He then explained that the Ordinance applies to properties with main road frontage. Mr. Coker felt that since the American Top Team facility is only on a percentage of the plat and through this calculation, he stated that he felt a contribution to the City of \$54,220 would be fair.

Mr. Rogers asked when the project was started and when the Ordinance went into effect. Mr. Young asked the size of the retention pond. Mr. Anderson stated it was not included in the American Top Team acreage calculation. Discussion ensued regarding the size of the parcel and the retention pond.

Mr. Chase asked if there was a law regarding undergrounding of utility lines and if the waiver went against the law, which prompted Mr. Stoudenmire to explain the Ordinance.

Mr. Coker reiterated that not all of the lines could be buried due to the type of utility lines. Mr. Poole gave a description of the lines that were in the area and expressed his opinion that burying these lines may not be feasible.

Discussion ensued regarding the types of lines and continuity of service with undergrounding. Assistant City Attorney Eve Lewis read the portion of the City's Code of Ordinances relating to utility undergrounding and standards for the waiver.

Mr. Rogers asked what was done with similar projects in the past and Mr. Stoudenmire explained the differences in the projects and how the power lines would differ between projects. Mr. Rogers then asked if the estimate was independent or if the City was involved and Mr. Stoudenmire described the City's involvement.

Mr. Rogers asked what monetary contribution amount the City supported and Mr. Stoudenmire explained about the last memo distributed and stated that the City supports the contribution of \$116,000. Discussion continued.

Discussion was opened to the public.

Mitch Pellecchia, 6890 NW 9 Street, Margate, MargateNews.net, stated that though he is not a resident of the City, he supports government supporting their own city. He stated that he understands making exceptions, but this business should understand what the business expenses are and will accept them as a cost of doing business. He feels the board should support the fees recommended by the City.

Public discussion was closed.

Ms. Voorhees asked what the voting procedure would be and Ms. Lewis explained the options. Mr. Rogers discussed what motion he felt should be made.

MOTION: Rogers/Young - To approve waiver with a \$116,000 contribution pursuant to the Code.

Upon roll call, the motion passed on a 4-1 vote, with Mr. Chase voting nay.

5. *Comprehensive Plan: an amendment to 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 water supply facility work plan sub-element. (PUBLIC HEARING)

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Mr. Stoudenmire introduced the item and began the presentation. He explained how the City obtains water from Broward County and the City's service areas. He showed excerpts from Broward's Water Supply Plan and Margate's Water Supply Plan.

Mr. Young asked what the Board's options were and Mr. Stoudenmire explained what the process was and that the Planning and Zoning Board is the first step of this process.

Chair Voorhees opened public hearing, no comments were made, public hearing closed.

MOTION: Poole/Chase – To accept the Amendment.

Upon roll call, the motion passed on a 5-0 vote.

6. *Comprehensive Plan: an amendment to the text of the Future Land Use Element of the City of Coconut Creek Comprehensive Plan in accordance with Section 163.3184, Florida Statutes, to amend the goals, objective and policies to address Smart Growth, Green/Energy Efficient and Sustainable Land Use Patterns. (PUBLIC HEARING)

Mr. Stoudenmire introduced the item and began the presentation. He explained that Objective 13 would be added to the Comprehensive Plan which is the Green/Energy Efficient and Sustainable Land Use Patterns. He briefly explained this new objective.

Mr. Young commented regarding changes to the Comprehensive Plan and Mr. Stoudenmire explained if any board member had any issues or questions with the material distributed, this would be the time for comment.

Public Hearing was opened, no comments from the public, public hearing closed.

MOTION: Young/Poole – To accept the Amendment.

Upon roll call, the motion passed on a 5-0 vote.

The meeting was adjourned at 8:30 p.m.

Transcribed by: Janice Ninesling

Leslie Wallace May, MMC
City Clerk