



**City of Coconut Creek  
Planning and Zoning Board Meeting  
October 10, 2018  
Minutes – Excerpt**

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5. **LAND DEVELOPMENT CODE:** AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 1, "GENERALLY," BY ENACTING SECTION 13 5, "SEVERABILITY," TO PROVIDE FOR GENERAL SEVERABILITY AMONG THE PROVISIONS OF THE LAND DEVELOPMENT CODE; ARTICLE III, "ZONING REGULATIONS," DIVISION 1, "GENERALLY," SECTION 13 295, "DEFINITIONS," TO OMIT THE DEFINITION OF CHURCH AND AMEND THE DEFINITION OF HOUSE OF WORSHIP; DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," SECTIONS 13 331, "GENERAL PROVISIONS," 13 348, "PLANNED UNIT DEVELOPMENT DISTRICT," 13 354, "COMMUNITY FACILITY DISTRICT," 13 355, "PLANNED COMMERCE DISTRICT;" AND DIVISION 8, "MASTER BUSINESS LIST," SECTIONS 13 621, "MASTER BUSINESS LIST B-2, B-3, AND B-4," 13 622, "MASTER BUSINESS LIST IO-1, IM-1," 13 623, "MASTER BUSINESS LIST O-2, O-3," TO PROVIDE CONSISTENCY WITH THE FEDERAL RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000 (RLUIPA). (PUBLIC HEARING)

Assistant City Attorney Lewis presented the item and explained that the purpose of the proposed amendments to the Land Development Code was to address compliance with the federal Religious Land Use and Institutionalized Persons Act (RLUIPA). She noted that staff provided the draft amendments to the U.S. Department of Justice for compliance review and received a preliminary approval of the revisions. She enumerated the recommended changes to the Land Development Code, including:

- severability;
- clarification of the House of Worship definition and removal of "church" from the definitions;
- the addition of provisions allowing the House of Worship use as a special land use in zoning categories that do not permit the use by right;
- provisions to allow the House of Worship use as a permitted use in commercial pods of Planned Unit Developments (PUD);
- provisions to allow the House of Worship use as a permitted use in the Community Facility (CF) zoning designation;
- removal of distance separation requirements for Houses of Worship;
- provisions to allow the House of Worship use in Planned Commerce Districts (PCD) where similar assembly uses are permitted; and
- updates to the Master Business Lists for zoning districts B-2, B-3, B-4, IO-1, and O-2 to include the House of Worship use as permitted by right.

Mr. Barker asked if the amendments would be retroactive for previously approved special land use (SLU) applications for Houses of Worship, and Assistant City Attorney Lewis clarified that previously approved SLUs would not have to be amended if the use was permitted in the zoning designation under the proposed changes. Discussion ensued regarding the definition for House of Worship.

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

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

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