



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

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

**Date: October 11, 2017
Time: 7:00 p.m.**

1. CALL TO ORDER

The meeting was called to order by Chair Morris Chase at 7:00 p.m.

2. PRESENT UPON ROLL CALL:

Chair Morris Chase
Vice Chair Doug Young
Jerry Poole
Ronald Honick, Alternate
Debra Voorhees (7:02 p.m.)

Absent: Steve Hall

Deputy City Clerk Bowers informed the Board that Mr. Hall had contacted the City Clerk Department to send notice that he would be unable to attend the meeting.

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, Principal Planner Lizet Aguiar, Assistant City Attorney Eve Lewis, and Deputy City Clerk Marianne Bowers.

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2017-0712R)

MOTION: Young/Honick - To approve the Minutes of the July 12, 2017, meeting.

Upon roll call, the Motion passed by a 4-0 vote, with Ms. Voorhees not in attendance at the time of the vote.

Debra Voorhees arrived after this vote.

AGENDA ITEMS

Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that would be applied to Agenda Items 4, 5, 6, 7, and 8. Deputy City Clerk Bowers confirmed that the public notice requirements were met for Agenda Items 4, 5, 6, 7, and 8 and swore in the witnesses.

- 4. COCONUT CREEK LAUNDROMART: A SPECIAL LAND USE APPLICATION TO ALLOW A COIN OR CARD OPERATED LAUNDROMAT TO BE LOCATED AT 4805 COCONUT CREEK PARKWAY. (QUASI JUDICIAL)(PUBLIC HEARING)**

Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none.

Mr. Stoudenmire read the staff report for Agenda Item 4 into the record and gave a brief overview of the project. He introduced the applicant, Arthur Lapon, who showed several renderings depicting the interior of proposed laundromat. Discussion ensued regarding the business model, and Mr. Lapon noted that the laundromat would provide both full service and self-service options. He began a *PowerPoint* presentation and spoke about the proposed floor plan and hours of operation.

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

MOTION: Young/Poole – To approve Agenda Item 4, a special land use application to allow a coin or card operated laundromat to be located at 4805 Coconut Creek Parkway subject to the outstanding DRC Comments.

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

5. **LEDER HILLSBORO PCD: A REZONING APPLICATION FROM COMMUNITY SHOPPING (B-3) TO PLANNED COMMERCE DISTRICT (PCD) TO PROVIDE FOR A SELF-STORAGE FACILITY AND PET LODGE LOCATED ON THE NORTH SIDE OF HILLSBORO BOULEVARD, BETWEEN LYONS ROAD AND FLORIDA'S TURNPIKE. (QUASI-JUDICIAL)(PUBLIC HEARING)**

Chair Chase noted that Agenda Items 5, 6, 7, and 8 were companion items and could be heard together. There were no objections from the Board or the Applicant to hear the items together. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none.

Mr. Stoudenmire read the staff reports for Agenda Items 5, 6, 7, and 8 into the record. He reminded the Board of the City's visioning project along the Hillsboro Corridor and noted that this redevelopment project was consistent with the vision.

Dennis Mele of Greenspoon Marder, on behalf of the Applicant, introduced himself and began a *PowerPoint* presentation. He spoke about the existing *Sherwin Williams* store on the site and noted that the building façade would be improved to be consistent with the architecture of the newly proposed buildings. He gave an overview of the property location and history. He spoke about the community outreach conducted by the Applicant to the surrounding property owners. He discussed the special land use regulations for animal boarding facilities and noted that the proposed pet lodge met all of the requirements. Mr. Mele spoke about the self-storage facility and consistency with the design elements of the Hillsboro Boulevard Corridor Visioning. Discussion ensued regarding several features of the pet lodge and the architecture of the self-storage facility.

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

MOTION: Voorhees/Young – To approve Agenda Item 5, a rezoning application from Community Shopping (B-3) to Planned Commerce District (PCD) to provide for a self-storage facility and pet lodge located on the north side of Hillsboro Boulevard, between Lyons Road and Florida's Turnpike subject to the outstanding DRC Comments.

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

6. **LEDER HILLSBORO:** A SITE PLAN APPLICATION TO DEVELOP A SELF-STORAGE FACILITY AND PET LODGE TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI JUDICIAL)(PUBLIC HEARING)

MOTION: Voorhees/Young – To approve Agenda Item 6, a site plan application to develop a self-storage facility and pet lodge to be located at 4181 West Hillsboro Boulevard subject to the outstanding DRC Comments.

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

7. **LEDER HILLSBORO:** A SPECIAL LAND USE APPLICATION TO ALLOW A SELF-STORAGE FACILITY TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI JUDICIAL)(PUBLIC HEARING)

MOTION: Voorhees/Honick – To approve Agenda Item 7, a special land use application to allow a self-storage facility to be located at 4181 West Hillsboro Boulevard subject to the outstanding DRC Comments.

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

8. **LEDER HILLSBORO:** A SPECIAL LAND USE APPLICATION TO ALLOW AN ANIMAL BOARDING FACILITY TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI JUDICIAL)(PUBLIC HEARING)

MOTION: Voorhees/Young – To approve Agenda Item 8, a special land use application to allow an animal boarding facility to be located at 4181 West Hillsboro Boulevard subject to the outstanding DRC Comments.

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

9. **LAND DEVELOPMENT CODE:** AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," AMENDING SECTION 13-36.1 RELATING TO ACCEPTANCE AND ABANDONMENT OF STREETS AND RIGHT-OF-WAYS AND PROPOSED ENACTMENT OF SECTION 13-36.2, "PROCEDURES FOR ACCEPTANCE OR CONVEYANCE/VACATION/ABANDONMENT OF SPECIFIC PURPOSE EASEMENTS. (PUBLIC HEARING)

Mr. Stoudenmire introduced Principal Planner Lizet Aguiar and then explained that the proposed Code amendment clarified the process for accepting easements and rights-of-way. Discussion ensued.

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

MOTION: Honick/Young – To approve Agenda Item 9, an amendment to Chapter 13, "Land Development Code," amending Section 13-36.1 relating to acceptance and abandonment of streets and right-of-ways and proposed enactment of Section 13-36.2, "Procedures for acceptance or conveyance/vacation/abandonment of specific purpose easements.

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

10. **LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," BY AMENDING SECTION 13-16, "PLANNING AND ZONING BOARD," SECTION 13-33, "VARIANCES," SECTION 13-37, "AESTHETIC DESIGN," SECTION 13-473, "DEVIATIONS," AND SECTION 13-547, "REVIEW PROCEDURES," FOR THE PURPOSE OF PROVIDING FINAL APPROVAL AUTHORITY TO THE CITY COMMISSION. (PUBLIC HEARING)**

Mr. Stoudenmire explained that a Commission workshop was held in July to discuss the MainStreet Design Standards and site plan review procedures. At that workshop, the City Commission recommended that staff prepare an amendment to the Code to provide that all site plans, regardless of location, variances, and sign deviations receive final approval by the City Commission.

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

MOTION: Young/Poole – To approve Agenda Item 10, an amendment to Chapter 13, "Land Development Code," by amending Section 13-16, "Planning and Zoning Board," Section 13-33, "Variances," Section 13-37, "Aesthetic Design," Section 13-473, "Deviations," and Section 13-547, "Review Procedures," for the purpose of providing final approval authority to the City Commission.

Upon roll call, the Motion passed by a 4-1 vote, with Mr. Honick voting nay.

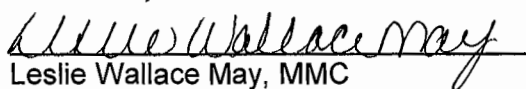
11. **COMMUNICATIONS AND REPORTS**

Mr. Stoudenmire thanked the Board for their patience with the meeting schedule and agenda packages as a result of Hurricane Irma.

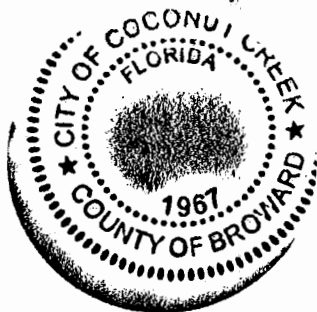
12. **ADJOURNMENT**

The meeting was adjourned at 8:10 p.m.

Transcribed by: Marianne Bowers


Leslie Wallace May, MMC
City Clerk

12/13/17
Date



ORDER

A FINAL ORDER OF THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, GRANTING THE APPLICATION OF KENNETH CARLSON ARCHITECT P.A., FOR THE PROJECT KNOWN AS THE SELF-STORAGE FACILITY AND PET LODGE WITH ANIMAL BOARDING LOCATED AT 4181 HILLSBORO BOULEVARD

WHEREAS, the Planning and Zoning Board of the City of Coconut Creek, Florida ("City") having given due and proper notice of the hearing, which is the subject of this Order, Kenneth Carlson Architect P.A., and having heard Applicant's testimony, evidence submitted by Applicant and argument in support of Applicant's request for site plan approval, and having heard testimony from staff of City and from other interested parties, in relation to an application for the Self-Storage facility and Pet Lodge with animal boarding at a public hearing held on October 11, 2017; and

WHEREAS, the City having considered the Applicant's request and evidence submitted, criteria set forth in City Code of Ordinances, the recommendations of City staff, and comments from other interested parties, has determined to grant approval to the site plan application for the Self-Storage facility and Pet Lodge with animal boarding, set forth in Section 1 of this Order subject to such terms and conditions as set forth in Section 4 of this Order;

NOW, THEREFORE, IT IS ORDERED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA

Section 1. That the following application for the City of Coconut Creek to construct a 113,640 square foot, Self-Storage facility and a 37,930 square foot Pet Lodge to be located at 4181 Hillsboro Boulevard, on the Leder Hillsboro Company Limited – Part 1 Plat and Leder Hillsboro Company Limited – Part 2 Plat, home to the former VCA Veterinary Hospital and outdoor kennel facility, subject to the terms and conditions set forth in Section 4 of this Order.

Section 2. That this Order relates to the "LEDER HILLSBORO COMPANY LIMITED - PART 2", according to the plat thereof, as recorded in Plat Book, 166, Page 43, of the Public Records of Broward County, Florida. TOGETHER WITH: All of Tract "A", "LEDER HILLSBORO COMPANY LIMITED - PART 1" according to the plat thereof, as recorded in Plat Book 125, Page 31, as recorded in the Public Records of Broward

County, Florida.

Section 3. That in granting this application the City specifically finds that the site plan application is in substantial compliance with the City's Land Development Code.

Section 4. That based on the findings of the City specified above, it shall be the final Order of the City that the application specified above shall be Granted. The following special conditions or restrictions shall be considered an integral part of this Order, and shall be covenants running with the herein described real property, unless otherwise specified herein; and a default of said special conditions by the Applicant and/or the owner of the subject real property, their respective heirs, successors, assigns, tenants, agents, lessees, or any person acting there under shall constitute a violation of the City Code of Ordinances and of this Order.

Said special conditions or restrictions are as follows, to wit:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

Section 5. That this Final Order is effective on the date signed by the City.

DONE AND ORDERED this 11th day of October, 2017.

City of Coconut Creek, Florida

By: MChase
Name Morris Chase
Chair

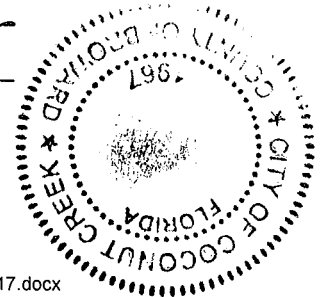
This is to certify that this Final Order has been filed by the undersigned for the record, and a copy provided to the Applicant and/or authorized agent at this 11th day of January, ²⁰¹⁸2017.

City of Coconut Creek, Florida

By: *Leslie Wallace May*

Name: Leslie Wallace May

City Clerk



WSS:jw\

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