



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

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

**Date: February 8, 2017
Time: 7:00 p.m.**

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
Morris Chase
Jerry Poole
Alfred Delgado (alternate member)

Also present: Director of Sustainable Development Sheila Rose, Deputy Director of Sustainable Development Scott Stoudenmire, Senior Planner Linda Whitman, Assistant City Attorney Eve Lewis, and Deputy City Clerk Marianne Bowers.

Absent: Vice Chair Todd Rogers

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

Debra Voorhees arrived at 7:05 p.m.

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2016-1214)

MOTION: Chase/Delgado - To approve the Minutes of the December 14, 2016, meeting.

The Motion passed by a unanimous voice vote.

AGENDA ITEMS

4. DISCUSSION - HILLSBORO BOULEVARD CORRIDOR VISIONING.

Director of Sustainable Development Sheila Rose began a *PowerPoint* presentation and gave an overview of the Hillsboro Boulevard Corridor Visioning project. She spoke about the existing uses along the corridor, including the Marketplace at Hillsboro Plaza and several county-owned natural areas. She explained that the City had been working with a consultant to evaluate the area and solicited public input at community meetings held on

April 20 and June 13, 2016. She commented that the visioning process creates a unique opportunity to connect the natural areas with the commercial and residential uses along the corridor.

Senior Planner Linda Whitman provided an overview of each of the six natural areas along Hillsboro Boulevard: 1) Hillsboro Pineland, 2) Willow Pond at Hillsboro Pineland, 3) Saw Palmetto Natural Area, 4) West Creek Pineland, 5) Helene Klein Pineland Preserve, and 6) Crescent Trail Natural Area. She reviewed the goals of Broward County's conservation program, including:

- improving the habitat and functional quality of natural areas;
- improving native plant and animal species abundance and diversity;
- protecting cultural and archaeological resources and values; and
- providing educational and recreational opportunities consistent with the resources.

Deputy Director of Sustainable Development Scott Stoudenmire discussed the grant opportunities that the City was working on to help facilitate redevelopment of the area. He spoke about the Broward Redevelopment Program and the eligibility criteria for the grant. He noted that the City Commission would have to approve by resolution a defined redevelopment area and make a finding of blight. He reviewed the statutory criteria for a finding of blight. He said staff would be exploring other grants, but the Broward Redevelopment grant application was underway.

Ms. Rose added that the City expected to adopt specific development standards for the area to establish a consistent theme and tie the natural areas together with the commercial uses. She stated that the City was engaging the property owners along the corridor to develop the plan. She discussed possible changes to the landscape code or the creation of an overlay district to help create visibility for the commercial sections of the corridor.

Mr. Chase mentioned other areas in the City that went through a similar visioning process like MainStreet and the Education Corridor. Discussion ensued. Mr. Delgado asked about the process for a finding of blight. Mr. Stoudenmire explained that procedurally the City Commission was required to take action on the report, but noted that it could be shared with the Planning and Zoning Board as well. Discussion ensued. Ms. Rose displayed several concept drawings for the corridor. Discussion ensued regarding the various concepts.

5. LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE", AMENDING SECTIONS 13-31 THROUGH 13-36.1 RELATING TO IMPLEMENTATION PROCEDURES. (PUBLIC HEARING)

Mr. Stoudenmire presented the item. He explained that the Chapter 13 amendment related to public notification requirements and gave a history of proposed amendment. He explained that the notice requirements were not consistent for the various development applications, and through the amendment, the notice requirements would be the same for all applications, requiring that property owners within 500 feet of a proposed project would be notified by mail and that a public notice sign would be posted on the property. He noted that the biggest change was to include Land Use Plan Amendments to the list of

applications requiring public notice letters for property owners within 500 feet and signs to be posted at the site. He stated that the purpose of the amendment was to bring consistency and improve notice requirements. He also explained a community meeting policy that staff implemented to guide additional community outreach efforts by developers. He added that staff memos to the Board and City Commission include a public involvement section to summarize public notice and community outreach activities. Discussion ensued regarding public participation and the content of the public notice letters.

Mr. Poole asked if the community meeting policy pertained only to homeowner associations, and Ms. Rose clarified that it pertained to all property owners within 500 feet of the subject property. Discussion ensued.

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

Discussion ensued regarding the code-required public notice requirements and the community meeting policy.

MOTION: Voorhees/Chase – To approve Agenda Item 5, a Land Development Code amendment to amend sections 13.31 through 13-36.1 relating to implementation procedures.

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

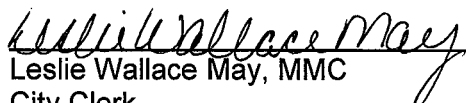
6. COMMUNICATIONS AND REPORTS

Mr. Chase commented that the new fire station in South Creek was a welcome addition.

7. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

Transcribed by: Marianne Bowers


Leslie Wallace May, MMC
City Clerk

3/9/17
Date