



# City of Coconut Creek

4800 West Copans Road  
Coconut Creek, FL 33063

## Meeting Agenda - Final Planning and Zoning Board

*JERRY POOLE, CHAIRPERSON  
DOUG YOUNG, VICE CHAIRPERSON  
THOMAS CASEY  
STEVEN HALL  
DEBRA VOORHEES  
JEFFREY BARKER, ALTERNATE*

**PLANNING AND ZONING BOARD MEETINGS**  
**TIME: Second Wednesday of the month at 7:00 p.m.**  
**PLACE: Coconut Creek Government Center, 4800 W. Copans  
Road**

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Wednesday, December 11, 2019

7:00 PM

Public Meeting Room Adjacent to City  
Commission Chambers

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### 1. CALL MEETING TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF MINUTES

[19-253](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2019-1016)

**Attachments:** [MINUTES-2019-1016 PZ](#)

### AGENDA ITEMS

4. [19-265](#) \*CHICK-FIL-A: AN UNDERGROUND UTILITY WAIVER APPLICATION FOR THE PROPERTY LOCATED AT 4690 NORTH STATE ROAD 7. (QUASI-JUDICIAL) (PUBLIC HEARING)

**Attachments:** [STAFF MEMORANDUM-Chick-Fil-A Underground Utility Waiver](#)  
[BACKUP-Aerial Photo-Chick-Fil-A Underground Utility Waiver](#)  
[BACKUP-DRC Report-Chick-Fil-A Underground Utility Waiver](#)  
[BACKUP-Exhibits-Chick-Fil-A Underground Utility Waiver](#)  
[BACKUP-Applicant Presentation-Chick-Fil-A Underground Utility Waiver](#)

5. [19-267](#) \*7-ELEVEN: A PLAT APPLICATION TO ALLOW FOR THE DEVELOPMENT OF A CONVENIENCE STORE WITH FUEL SALES LOCATED AT 4960 AND 4990 COCONUT CREEK PARKWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments:** [STAFF MEMORANDUM-7-Eleven Plat](#)  
[BACKUP-Aerial Photo-7-Eleven Plat](#)  
[BACKUP-DRC Report-7-Eleven Plat](#)  
[BACKUP-Exhibits-7-Eleven Plat](#)  
[BACKUP-Applicant Presentation-7-Eleven](#)
6. [19-268](#) \*7-ELEVEN: A REZONING APPLICATION FROM B-2 (CONVENIENCE SHOPPING) TO B-3 (COMMUNITY SHOPPING) FOR THE DEVELOPMENT OF A CONVENIENCE STORE WITH FUEL SALES LOCATED AT 4990 COCONUT CREEK PARKWAY. (QUASI-JUDICIAL) (PUBLIC HEARING)
- Attachments:** [STAFF MEMORANDUM-7-Eleven Rezoning](#)  
[BACKUP-Aerial Photo-7-Eleven Rezoning](#)  
[BACKUP-DRC Report 7-Eleven Rezoning](#)  
[BACKUP-Exhibits-7-Eleven Rezoning](#)  
[BACKUP-Applicant Presentation-7-Eleven](#)
7. [19-270](#) \*7-ELEVEN: A SPECIAL LAND USE APPLICATION TO PERMIT A CONVENIENCE STORE WITH FUEL SALES TO BE LOCATED AT THE SOUTHEAST CORNER OF COCONUT CREEK PARKWAY AND BANKS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments:** [STAFF MEMORANDUM-7-Eleven Special Land Use](#)  
[BACKUP-Aerial Photo-7-Eleven Special Land Use](#)  
[BACKUP-DRC Report-7-Eleven Special Land Use](#)  
[BACKUP-Exhibits-7-Eleven Special Land Use](#)  
[BACKUP-Applicant Presentation-7-Eleven](#)
8. [19-269](#) \*7-ELEVEN: A SITE PLAN APPLICATION TO DEVELOP A CONVENIENCE STORE WITH FUEL PUMPS LOCATED AT 4960 AND 4990 COCONUT CREEK PARKWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments:** [STAFF MEMORANDUM-7-Eleven Site Plan](#)  
[BACKUP-Aerial Photo-7-Eleven Site Plan](#)  
[BACKUP-DRC Report-7-Eleven Site Plan](#)  
[BACKUP-Exhibits-7-Eleven Site Plan](#)  
[BACKUP-Applicant Presentation-7-Eleven](#)

9. [19-266](#) \*LAND DEVELOPMENT CODE: AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 2, "ADMINISTRATION," ARTICLE V, "BOARDS, COMMISSIONS AND COMMITTEES," DIVISIONS 1, "IN GENERAL," 2, "PARKS AND RECREATION ADVISORY BOARD," 4, "ENVIRONMENTAL ADVISORY BOARD," 6, "EDUCATION ADVISORY BOARD," 7, "COMMUNITY OUTREACH BOARD," AND 8, "PUBLIC SAFETY ADVISORY BOARD," IN ORDER TO REVISE BOARD MEMBERSHIP REQUIREMENTS, BOARD MEETING ATTENDANCE REQUIREMENTS, BOARD MEMBER REMOVAL REQUIREMENTS, CLARIFY PROCEDURES IN THE EVENT OF A BOARD VACANCY, AND UPDATE DEPARTMENT NAMES, BOARD FUNCTIONS, AND MEETING SCHEDULES FOR THE PARKS AND RECREATION ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, LOCAL HOUSING ASSISTANCE PROGRAM, EDUCATION ADVISORY BOARD, COMMUNITY OUTREACH ADVISORY BOARD, PUBLIC SAFETY ADVISORY BOARD, AND PLANNING AND ZONING BOARD; AND BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 2, "ADMINISTRATION," SECTION 13-16, "PLANNING AND ZONING BOARD," TO REVISE PLANNING AND ZONING BOARD MEMBERSHIP AND MEETING SCHEDULE REQUIREMENTS. (PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Draft Board Membership Ordinance](#)  
[BACKUP-Draft Ordinance 2019-033-Board Membership](#)

## 10. COMMUNICATIONS AND REPORTS

## 11. ADJOURNMENT

\*The Planning and Zoning Board is the recommending agency. This item will proceed to City Commission.

NOTE: If any person, firm, or corporation decides to appeal any decision made by the above Planning and Zoning Board with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based. (F.S. 286.0105)

In accordance with the Americans with Disabilities Act, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to said meeting.

Pursuant to Florida Statutes, Chapter 286.011, notice is hereby given that two (2) or more members of the Coconut Creek City Commission may be in attendance.