

CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD MINUTES

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

**Date: March 11, 2015
Time: 7:00 p.m.
Regular Meeting No. 2015-03**

1. The meeting was called to order by Debra Voorhees at 7:05 p.m.

2. Present upon roll call:

Debra Voorhees
Colleen LaPlant
Morris Chase
Jerry Poole

Absent: Chair Doug Young and Vice Chair Steve Harrison

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, City Attorney Terrill Pyburn, Assistant City Attorney Eve Lewis, Senior Planner Liz Aguiar, Senior Planner Linda Whitman and Deputy City Clerk Jacquelyn Cook.

3. Approval of Minutes: Meeting No. 2015-02 – February 11, 2015

MOTION: Chase/LaPlant – To approve Minutes of Meeting No. 2015-02.

Upon roll call, the motion was passed on a 3-0 vote.

4. *Land Development Code: an amendment to Chapter 13, "Land Development Code," amending Section 13-241 as it relates to sidewalks (QUASI-JUDICIAL) (PUBLIC HEARING)

City Attorney Terrill Pyburn noted that Agenda Item Nos. 4, 5, and 6 are not Quasi-Judicial but will be open for public comment.

Deputy Director of Sustainable Development Scott Stoudenmire introduced Senior Planner Linda Whitman, who will assist on one of the agenda items. He noted this agenda item serves to clarify maintenance responsibility of public sidewalks in front of properties. This amendment will require that the property owner adjacent to the sidewalk will be responsible for maintenance. He reviewed the amendment and said language will be added to clarify that the City will be responsible for structural damage to public sidewalks (Item I).

At Mr. Poole's inquiry, Mr. Stoudenmire noted that Broward County is responsible for sidewalks on County roads, the Florida Department of Transportation (FDOT) for State roads, and within subdivisions it is either private and maintained by the Homeowner's Association or a sidewalk along a public street receives City maintenance.

Ms. Voorhees opened the public hearing. There were no questions or comments, and the public hearing was closed.

Planning and Zoning Board Minutes
Meeting No. 2015-03
March 11, 2015
Page 2

MOTION: LaPlant/Chase – To approve Agenda Item No. 4, Amendment to Chapter 13, as it relates to sidewalks, including language in Item I regarding City's maintenance of structurally damaged public sidewalks.

Upon roll call, the motion was passed on a 4-0 vote.

5. ***Land Development Code:** an amendment to Chapter 13, "Land Development Code," amending Section 13-621 as it relates to the animal boarding services. (QUASI-JUDICIAL) (PUBLIC HEARING)

Mr. Stoudenmire noted that this amendment relates to the City's Master Business List, B2, 3, and 4, regarding animal boarding offering outdoor play areas. This will provide for the ability to go beyond limited outdoor walking and add the ability to request a Special Land Use application for use with outdoor play. (Footnote #3) The Special Land Use application will include a detailed site plan depicting, at a minimum, location, size, screening mechanisms, and hours of operation. He displayed a graphic showing a doggy day care play area. The Special Land Use can be approved with special conditions thereby safeguarding the process. These businesses are restricted to commercial districts. Discussion ensued.

Ms. Voorhees opened the public hearing and requested all speaking on this item be sworn by the clerk.

Jennifer Heider, 401 NE 29 Street, Wilton Manors, said this is a booming and competitive business. An outdoor play area is needed for the animals. She felt that the City was a great area for this type of business as there is no current service provided.

Mr. Chase inquired about the noise from the dogs in relation to home residences. How long are the dogs kept outside and how locations are selected. Ms. Heider said the dogs are outside a few hours at a time and locations are selected to satisfy residents as well as the establishment.

Lisa Schettino, 6210 NW 63 Way, Parkland, said she currently owns three doggy day cares and has been in the business for 14 years. She explained that after trial and error the best fencing to be used for this facility are shadowbox wood fences to help privacy and reduce noise. All the dogs must be neutered/spayed, which greatly reduces aggressive behavior. It is a very controlled/supervised environment and the dogs are not outside at night.

Mr. Poole asked if there was any supervision or inspection under City jurisdiction. Ms. Schettino explained that is handled by Animal Care and Control. Mr. Stoudenmire said any involvement by the City would be through Code Compliance if there were complaints regarding the facility.

Ms. Voorhees closed the public hearing.

Mr. Poole inquired about the minimum for a site plan. Mr. Stoudenmire explained it in the Special Land Use application it would include location, dimensions, screening mechanism, and hours of operation. Under staff review more information may be required.

MOTION: LaPlant/Chase – To approve Agenda Item No. 5, Amendment to Chapter 13, as it relates to animal boarding services.

Upon roll call, the motion was passed on a 4-0 vote.

6. *Land Development Code: an amendment to Chapter 13, "Land Development Code," amending Section 13-374 as it relates to lighting standards and requirements. (QUASI-JUDICIAL) (PUBLIC HEARING)

Mr. Stoudenmire noted this item is for discussion only and will be presented to the Board again after review. This amendment to Chapter 13 relates to the City's lighting standards and requirements. The City has drafted a more environmentally friendly ordinance, which is included the materials distributed to the Board.

Senior Planner Linda Whitman provided a handout to the Board and presented a PowerPoint regarding the "Dark Sky" movement. The movement is to reduce the sky glow in all of the cities across the world. She has worked with the Environmental Advisory Board for suggestions. The Board requested a police liaison, which is Sergeant Kathy Markland, who has reviewed and agreed with the concept. There has been an article regarding Dark Sky in Coconut Creek Life magazine for community outreach.

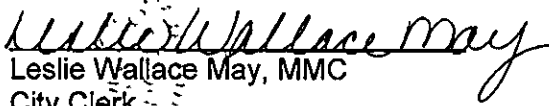
She noted that in the material presented to the Board, there is information regarding the effect of light pollution on wildlife; which includes mating, finding food, and sleep. She said that she reviewed several locations with a light meter and measured in terms of foot candles, which she explained in further detail. McDonald's in the Township Plaza was very bright and El Dorado had excessive building wash. She added that other cities had been reviewed as well.

Ms. Whitman reviewed the lighting ordinance list of requirements. Solar power will be encouraged along with motion sensors for security. Current exclusions will be emergency vehicle lighting, hazard and holiday lights, and swimming pool lights. Public streets roadways and rights-of-way will be separate from this ordinance and will be reviewed in the future. There should be clear photometric plan enforcement and field inspection with a light sensor. She displayed a graphic showing different usage of light; i.e. shields and baffles and examples of safety lighting.

There was brief discussion regarding lighting, protection and safety, particularly with impending MainStreet development and taller buildings. The lights should be down in direction and in the right location.

Adjournment

The meeting was adjourned at 8:15 p.m.


Leslie Wallace May, MMC
City Clerk