



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

Wednesday, March 11, 2020

7:00 PM

Public Meeting Room Adjacent to City
Commission Chambers

1. CALL MEETING TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

[20-087](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2020-0212)

Attachments: [MINUTES-2020-0212 PZ Mtg](#)

AGENDA ITEMS

4. [20-077](#) *OFF THE WALL: A SPECIAL LAND USE APPLICATION TO EXPAND AN EXISTING SPECIAL LAND USE TO ALLOW LIQUOR TO BE SERVED AT 4939 COCONUT CREEK PARKWAY. (QUASI-JUDICIAL) (PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Off The Wall Special Land Use](#)
[BACKUP-Aerial Photo-Off The Wall Special Land Use](#)
[BACKUP-DRC Report-Off The Wall Special Land Use](#)
[BACKUP-Exhibits-Off The Wall Special Land Use](#)
[BACKUP- Applicant Presentation-Off The Wall Special Land Use](#)

5. [20-089](#) *LEDER HILLSBORO: A REZONING APPLICATION TO REQUEST A REZONING FROM CF (COMMUNITY FACILITY) TO PCD (PLANNED COMMERCE DISTRICT) BY AMENDING AND EXPANDING THE EXISTING LEDER HILLSBORO PCD LOCATED AT 4181 AND 4171 WEST HILLSBORO BOULEVARD, TO INCLUDE THE PROPERTY

LOCATED AT 4161 WEST HILLSBORO BOULEVARD.
(QUASI-JUDICIAL)(PUBLIC HEARING)

- Attachments:** [STAFF MEMORANDUM Leder Hillsboro PCD Rezoning](#)
[BACKUP-Aerial Photo-Leder Hillsboro PCD Rezoning](#)
[BACKUP-DRC Report-Leder Hillsboro PCD Rezoning](#)
[BACKUP-Exhibits-Leder Hillsboro PCD Rezoning](#)
[BACKUP-Applicant Presentation-Leder Hillsboro PCD Rezoning](#)

6. [20-088](#) ***LEDER HILLSBORO:** A SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A FOUR (4) STORY OFFICE BUILDING LOCATED AT 4161 WEST HILLSBORO BOULEVARD. (QUASI-JUDICIAL)(PUBLIC HEARING)

- Attachments:** [STAFF MEMORANDUM-Leder Hillsboro Site Plan](#)
[BACKUP-Aerial Photo-Leder Hillsboro Site Plan](#)
[BACKUP-DRC Report-Leder Hillsboro Site Plan](#)
[BACKUP-Exhibits-Leder Hillsboro Site Plan](#)
[BACKUP-Applicant Presentation-Leder Hillsboro Site Plan](#)

7. [20-047](#) ***COCONUT CREEK CITY HALL AND COMMUNICATION TOWER:** A CONVEYANCE OF EASEMENT APPLICATION TO CONVEY A NON-EXCLUSIVE REVOCABLE UTILITY EASEMENT LOCATED AT 4800 WEST COPANS ROAD. (QUASI-JUDICIAL) (PUBLIC HEARING)

- Attachments:** [STAFF MEMORANDUM-City Hall & Communications Tower Conveyance of Ea](#)
[BACKUP-Aerial Photo-City Hall Conveyance of Easement](#)
[BACKUP-Exhibits-City Hall & Communication Tower Conveyance of Easement](#)
[BACKUP-Applicant Presentation-City Hall & Communication Tower Conveyance](#)

Legislative History

2/12/20 Planning and Zoning Board continued

****The City is requesting a second continuance of this matter to the May 13, 2020, Planning and Zoning Board Meeting.****

8. [20-093](#) ***LAND DEVELOPMENT CODE:** AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE I, “ADMINISTRATION, REGULATION AND PROCEDURES,” DIVISION 3, “IMPLEMENTATION PROCEDURES,” SECTION 13-41, “REQUESTS FOR ACCOMMODATION,” IN ORDER TO UPDATE REQUIREMENTS AND PROCEDURES FOR ACCOMMODATION FROM THE CITY’S LAND DEVELOPMENT CODE, PROVIDE FOR REVOCATION OF A REASONABLE ACCOMMODATION UNDER CERTAIN CIRCUMSTANCES, AND PROVIDE FOR

ANNUAL RECERTIFICATION. (PUBLIC HEARING)

Attachments:

[STAFF MEMORANDUM-Draft Reasonable Accommodation Amendment Ordinance](#)
[BACKUP-Draft Chapter 13 Reasonable Accommodation Amendment Ordinance](#)

9. COMMUNICATIONS AND REPORTS**10. 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.