



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

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

**Date: April 12, 2017  
Time: 7:00 p.m.**

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**1. CALL TO ORDER**

The meeting was called to order by Chair Doug Young at 7:01 p.m.

**2. PRESENT UPON ROLL CALL:**

Chair Doug Young  
Vice Chair Todd Rogers  
Morris Chase  
Jerry Poole

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, Assistant City Attorney Eve Lewis, City Clerk Leslie Wallace May and Commissioner Sandra Welch.

Absent: Alfred Delgado (Alternate)

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

Debra Voorhees arrived at 7:07 p.m.

**3. APPROVAL OF MINUTES**

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2017-0308)

**MOTION:** Rogers/Poole - To approve the Minutes of the March 8, 2017, meeting.

**The Motion passed by a unanimous voice vote.**

Before discussion of the agenda items commenced, Commissioner Sandra Welch briefly addressed the Board and thanked them for their service.

**AGENDA ITEMS**

**4. LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," MASTER BUSINESS LIST - MSOA, TO PROVIDE FOR MEDICAL MARIJUANA TREATMENT CENTERS AS A SPECIAL LAND USE WITHIN THE MEDICAL SERVICES OVERLAY AREA. (PUBLIC HEARING)**

Deputy Director of Sustainable Development Scott Stoudenmire explained the purpose of the item and how it was related to the item approved at the March 8, 2017, meeting pertaining to Medical Marijuana Treatment Centers. Discussion

ensued regarding the commencement date of the regulations.

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

**MOTION:** Voorhees/Poole – To approve Agenda Item 4, a Land Development Code amendment to provide for Medical Marijuana Treatment Centers as a special land use within the Medical Services Overlay Area.

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

Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that would be applied to Agenda Items 5 through 8. City Clerk May confirmed that the advertising requirements were met for the quasi-judicial items. The witnesses were sworn-in, and instructed that when they come forward to speak, to state their name and address clearly for the record and whether or not they were sworn-in and understood the rules of the proceedings.

5. **4660 NW 74 PLACE:** A VARIANCE APPLICATION FROM SECTION 13-333 (D)(4) OF THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED MINIMUM FRONT SETBACK FROM FIFTY (50) FEET TO THIRTY (30) FEET AND FROM SECTION 13-333 (D)(6) TO REDUCE THE REQUIRED REAR SETBACK FROM FIFTY (50) TO THIRTEEN (13) FEET. (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. Assistant City Attorney Lewis asked if anyone wanted to remove the item from the quasi-judicial agenda. There were no requests to remove item.

Mr. Stoudenmire read a written request from the Applicant for Agenda Items 5 and 6 into the record, requesting to table the items to the May Meeting.

**MOTION:** Poole/Voorhees – To table Agenda Items 5 and 6 to the May Meeting of the Planning and Zoning Board.

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

6. **4680 NW 74 PLACE:** A VARIANCE APPLICATION FROM SECTION 13-333 (D)(4) OF THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED MINIMUM FRONT SETBACK FROM FIFTY (50) FEET TO THIRTY (30) FEET AND FROM SECTION 13-333 (D)(6) TO REDUCE THE REQUIRED REAR SETBACK FROM FIFTY (50) TO THIRTEEN (13) FEET. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Tabled – see motion under Agenda Item 5.**

7. **INFINITI OF COCONUT CREEK:** A REZONING APPLICATION FROM REGIONAL SHOPPING (B-4) AND PLANNED COMMERCE DISTRICT (PCD) TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) TO FACILITATE THE EXPANSION OF THE EXISTING CAR DEALERSHIP AND TO BE CONSISTENT WITH THE MAINSTREET DESIGN STANDARDS. (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. Assistant City Attorney Lewis asked if anyone wanted to remove the item from the quasi-judicial agenda. There were no requests to remove the item.

Mr. Stoudenmire noted that Agenda Items 7 through 10 were companion items and asked to present the applications together. There were no objections from the Board or the Applicant to hear the items together. Mr. Stoudenmire read the staff reports for each agenda item into the record. He gave a brief history of the project and explained that the applications were a proposed expansion of the Infiniti car dealership to provide for an addition to the service building of approximately 14,000 square feet.

Jay Huebner of HSQ Group, Inc. introduced himself, John Bell of RRW Architects, and Todd Morey of TT of Sample, Inc., who represent the Applicant. Mr. Huebner began a *PowerPoint* presentation and explained the proposed expansion and changes to the property, including landscaping and drainage improvements. Discussion ensued regarding the surrounding properties.

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

**MOTION:** Voorhees/Chase – To approve Agenda Item 7, the Infiniti of Coconut Creek PMDD Rezoning Application from Regional Shopping (B-4) and Planned Commerce District (PCD) to Planned MainStreet Development District (PMDD) to facilitate the expansion of the existing car dealership and to be consistent with the MainStreet Design Standards.

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

- 8. INFINITI OF COCONUT CREEK:** A PMDD SITE PLAN APPLICATION FOR THE EXPANSION OF THE AUTOMOTIVE SERVICE AREA AND CAR WASH BY 14,767 SQUARE FEET LOCATED AT 5501 WEST SAMPLE ROAD IN THE MAINSTREET REGIONAL ACTIVITY CENTER. (QUASI-JUDICIAL)(PUBLIC HEARING)

**MOTION:** Voorhees/Poole – To approve Agenda Item 8, the Infiniti of Coconut Creek PMDD Site Plan Application for the expansion of the automotive service area and car wash by 14,767 square feet located at 5501 West Sample Road in the MainStreet Regional Activity Center.

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

- 9. INFINITI OF COCONUT CREEK:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 12-FOOT UTILITY EASEMENT (WATER) LOCATED AT 5501 WEST SAMPLE ROAD. (PUBLIC HEARING)

**MOTION:** Voorhees/Chase – To approve Agenda Item 9, the Infiniti of Coconut Creek Vacation of Easement Application to vacate a portion of a 12-foot utility easement (water) located at 5501 West Sample Road.

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

- 10. INFINITI OF COCONUT CREEK:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 12-FOOT UTILITY EASEMENT (SEWER) LOCATED AT 5501 WEST SAMPLE ROAD. (PUBLIC HEARING)

**MOTION:** Voorhees/Rogers – To approve Agenda Item 10, the Infiniti of Coconut Creek Vacation of Easement Application to vacate a portion of a 12-foot utility easement (sewer) located at 5501 West Sample Road.

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

**11. COMMUNICATIONS AND REPORTS**

There were no communications or reports.

**12. ADJOURNMENT**

The meeting was adjourned at 7:36 p.m.

Transcribed by: Janice Ninesling

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Leslie Wallace May, MMC  
City Clerk

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Date