



**City of Coconut Creek
Planning and Zoning Board Meeting
July 10, 2019
Minutes – Excerpt**

AGENDA ITEMS

Deputy City Attorney Kathryn Mehaffey gave an overview of the quasi-judicial procedures that would be applied to Agenda Items 4 through 8. City Clerk Leslie Wallace May confirmed that the public notice requirements were met for Agenda Items 4 through 8 and swore-in the witnesses.

Chair Poole asked if there were any objections from the board, applicant, or staff to hear Agenda Items 4 and 5 together as they were related, and there were no objections. He noted that the two items included a vacation of sewer utility easement application and a vacation of water utility easement application for the property located at 5801 West Hillsboro Boulevard, Parkland, Florida.

4. **BJ'S GAS PARKLAND:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 12-FOOT SEWER UTILITY EASEMENT LOCATED AT 5801 WEST HILLSBORO BOULEVARD, PARKLAND, FLORIDA 33067. (QUASI-JUDICIAL)(PUBLIC HEARING)
5. **BJ'S GAS PARKLAND:** A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 12-FOOT WATER UTILITY EASEMENT LOCATED AT 5801 WEST HILLSBORO BOULEVARD, PARKLAND, FLORIDA 33067. (QUASI-JUDICIAL)(PUBLIC HEARING)

Mr. Stoudenmire introduced the two items into the record and explained why there was a need to vacate easements out of the City of Parkland. He noted that the City of Coconut Creek provides water and sewer services to a portion of the City of Parkland, and the easements were dedicated to Coconut Creek back in 2000 for the current commercial project to serve the then existing SunTrust Bank. He explained that BJ's recently acquired the site, demolished the bank, and built a gas station; and in doing so, they relocated a portion of the water and sewer lines. He commented that this request was essentially a clean-up item to ensure that there were no conflicts with the new development. Mr. Stoudenmire added that if the Planning & Zoning Board approved the two items, they would move forward for approval by the City Commission as an ordinance.

Jordanna Ishmael, Greenspoon Marder L.L.P., on behalf of the applicant, made a brief PowerPoint presentation summarizing the project.

Discussion ensued.

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

Staff and the applicant had no closing remarks.

MOTION: Barker/Young – Move to approve Agenda Items 4 and 5.

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