

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

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

**Date: June 8, 2016  
Time: 7:00 p.m.**

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1. 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  
Debra Voorhees

Absent: Alfred Delgado (alternate member).

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

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, Assistant City Attorney Eve Lewis, City Attorney Terrill C. Pyburn, Director of Sustainable Development Sheila Rose, Senior Planner Swati Meshram, and City Clerk Leslie May.

3. Approval of Minutes: May 11, 2016

**MOTION:** Rogers/Chase - To approve the Minutes of the May 11, 2016, meeting.

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

Assistant City Attorney Eve Lewis explained that agenda items 4 and 5 were mislabeled as quasi-judicial, and the quasi-judicial procedures would not be applied to either agenda item.

4. Residence Inn by Marriott/Grif's Western at Coconut Creek Plat: an Underground Utility Waiver for the property located along State Road 7, north of the Sawgrass Expressway.

Deputy Director of Sustainable Development Scott Stoudenmire read the staff report into the record. He gave a brief history of the City's Underground Utility Ordinance and the process for requesting a waiver. He briefly described the project and asked the Board for consensus to present agenda items 4 and 5 together. Consensus was given. Mr. Stoudenmire read the staff report for agenda item 5 into the record and gave a brief history of the project.

Vice Chair Rogers asked if the Board approved an underground utility waiver for the project adjacent to the subject site, America's Top Team. Mr. Stoudenmire confirmed the Board approved an underground utility waiver for the American Top Team Project. Discussion ensued regarding the location of the easements and the waiver justification.

## Planning and Zoning Board Minutes

June 8, 2016

Page 2

Heather Allen from Dunay, Miskel and Backman, LLP, on behalf of the applicant, began a *PowerPoint* presentation. Mr. Stoudenmire noted that the applicant and staff are working with the Florida Department of Transportation (FDOT) to include additional landscape plantings in the FDOT right-of-way to provide a significant landscape buffer between the roadway and project site.

**MOTION:** Voorhees/Rogers – To approve Agenda Item 4, the Residence Inn by Marriott/Grif's Western at Coconut Creek Plat Underground Utility Waiver for the property located along State Road 7, north of the Sawgrass Expressway in the amount of \$74,747.

**Upon roll call, the motion passed on a 4-1 vote, with Mr. Chase voting nay.**

5. Residence Inn by Marriott/Grif's Western at Coconut Creek Plat: a vacation of easement application to vacate a 12 foot utility easement on the Grif's Western at Coconut Creek Plat located along State Road 7, north of the Sawgrass Expressway. (PUBLIC HEARING)

Chair Young asked for questions or comments from the public, and there were none.

**MOTION:** Voorhees/Rogers – To approve Agenda Item 5, the Residence Inn by Marriott/Grif's Western at Coconut Creek Plat vacation of easement application to vacate a 12 foot utility easement on the Grif's Western at Coconut Creek Plat located along State Road 7, north of the Sawgrass Expressway.

**Upon roll call, the motion passed on a 5-0 vote.**

6. Land Development Code: an amendment to Chapter 13, "Land Development Code," repealing Sec. 13-300 through Sec. 13-303, relating to Special Facilities Definitions, Zoning and Development Regulations. (PUBLIC HEARING)

City Attorney Terrill Pyburn stated that the proposed Land Development Code (LDC) changes were being presented as one package. She explained that agenda item 6 proposes to remove outdated language from the LDC, and agenda item 7 proposes to replace the outdated language with updated language. Director of Sustainable Development Sheila Rose explained that agenda item 8 proposes to include the new language and definitions into the appropriate zoning categories throughout the LDC. She further explained that agenda item 9 proposes to establish a zoning medical overlay area along State Road 7 for more intense medical uses. City Attorney Pyburn added that the LDC changes are being presented as a package to bring the City's Code up-to-date with state and federal law.

Ms. Voorhees asked for further explanation on the location of the medical overlay area. Ms. Rose explained that State Road 7 has the highest transit ridership in the County and an increasing trend for medical development, which makes it more appropriate for intense uses than other roadways in the City. She clarified that the medical overlay area does not change the existing zoning in these areas. Discussion ensued regarding the location of intense medical uses.

Chair Young asked for questions or comments from the public, and there were none.

**Planning and Zoning Board Minutes**

**June 8, 2016**

**Page 3**

**MOTION:** Voorhees/Poole – To approve Agenda Item 6, an amendment to Chapter 13, “Land Development Code,” repealing Sec. 13-300 through Sec. 13-303, relating to Special Facilities Definitions, Zoning and Development Regulations.

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

7. Land Development Code: an amendment to Chapter 13, “Land Development Code,” amending Sec. 13-295 Definitions as it relates to Special Facilities. (PUBLIC HEARING)

Chair Young asked for questions or comments from the public, and there were none.

**MOTION:** Voorhees/Chase – To approve Agenda Item 7, an amendment to Chapter 13, “Land Development Code,” amending Sec. 13-295 Definitions as it relates to Special Facilities.

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

8. Land Development Code: an amendment to Chapter 13, “Land Development Code,” amending Sec. 13-621 through 13-624; Sec. 13-333 through 13-340; and Sec. 13-354 as it relates to permitted uses pertaining to Special Facilities. (PUBLIC HEARING)

Chair Young asked for questions or comments from the public, and there were none.

**MOTION:** Chase/Voorhees - To approve Agenda Item 8, an amendment to Chapter 13, “Land Development Code,” amending Sec. 13-621 through 13-624; Sec. 13-333 through 13-340; and Sec. 13-354 as it relates to permitted uses pertaining to Special Facilities.

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

9. Land Development Code: an amendment to Chapter 13, “Land Development Code,” amending Sec. 13-319 and creating Sec. 13-625 to create a new Medical Services Overlay Area. (PUBLIC HEARING)

Chair Young asked for questions or comments from the public, and there were none.

**MOTION:** Rogers/Chase - To approve Agenda Item 9, an amendment to Chapter 13, “Land Development Code,” amending Sec. 13-319 and creating Sec. 13-625 to create a new Medical Services Overlay Area.

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

10. Adjournment

The meeting was adjourned at 7:37 p.m.

Transcribed by: Marianne Bowers

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Leslie Wallace May, MMC  
City Clerk

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Date