



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

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

**Date: January 10, 2018
Time: 7:00 p.m.**

1. CALL TO ORDER

The meeting was called to order by Chair Morris Chase at 7:00 p.m.

2. PRESENT UPON ROLL CALL:

Chair Morris Chase
Vice Chair Doug Young
Steve Hall
Jerry Poole
Debra Voorhees (7:03 p.m.)

Absent: Ronald Honick, Alternate

Also present: Sustainable Development Deputy Director Scott Stoudenmire, City Attorney Terrill Pyburn, and Deputy City Clerk Marianne Bowers.

3. NEW BOARD MEMBER INTRODUCTION AND OATH OF OFFICE

Steve Hall introduced himself to the Board and City staff. Mr. Stoudenmire welcomed Mr. Hall to the Board, and Deputy City Clerk Bowers administered the Oath of Office.

4. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2017-1213)

MOTION: Young/Poole - To approve the Minutes of the December 13, 2017, meeting.

Discussion ensued regarding Mr. Hall not participating in the vote as he did not attend the December 13, 2017, meeting.

Upon roll call, the Motion passed by a 3-0 vote.

AGENDA ITEMS

5. LEDER HILLSBORO: AN UNDERGROUND UTILITY WAIVER APPLICATION FOR THE PROPERTY LOCATED AT 4171 AND 4181 HILLSBORO BOULEVARD.

Mr. Stoudenmire noted that Agenda Items 5 and 6 were related to the Leder Hillsboro project that the Board previously approved at the October 11, 2017, meeting. He gave a brief overview of the project, which included the construction of a self-storage facility and a pet lodge, and noted that the City Commission approved the rezoning and special land use applications for the project. He read the staff report for Agenda Item 5 into the record and discussed the provisions of the City's Underground Utility Ordinance. He explained that, during the development review process, the applicant proposed to bury the utility lines but did not receive support from Florida Power & Light (FPL), and as a result, the applicant was processing the waiver application. Mr. Stoudenmire noted that staff was recommending approval of the application with a payment in lieu of undergrounding the utility lines in the amount of \$67,600. Chair Chase asked for clarification on the timeline of the approval of the Leder Hillsboro project, and Mr. Stoudenmire summarized that the Board approved the site plan and recommended approval of the rezoning and special land use applications at the October 11, 2017, meeting. He noted that FPL provided a letter to the applicant stating that they were not supportive of burying the lines for such a small segment. Discussion ensued regarding the project location and the cost estimate. The applicant's representative, Steve Wherry of Greenspoon Marder, introduced himself and explained that FPL was concerned about the engineering feasibility and service reliability of burying the utility lines for a small portion of lines. Discussion ensued regarding the timing of undergrounding utility lines along Hillsboro Boulevard.

MOTION: Young/Voorhees – To approve Agenda Item 5, an underground utility waiver application to for the property located at 4171 and 4181 Hillsboro Boulevard in the amount of \$67,600.

Upon roll call, the Motion passed by a 4-1 vote, with Chair Chase voting nay.

6. LEDER HILLSBORO: A VACATION OF EASEMENT APPLICATION TO VACATE A 10-FOOT WIDE UTILITY EASEMENT LOCATED AT 4171 HILLSBORO BOULEVARD.

Mr. Stoudenmire read the staff report into the record and explained that the applicant was proposing to vacate the subject easement because the utilities on site would be relocated to a new easement, which would be dedicated to the City. The applicant's representative, Jim Kahn of Keith & Associates, Inc., displayed three graphics that showed the subject easement to be vacated and the proposed easement for the relocated utilities. Mr. Stoudenmire noted that if the application was approved, it would be presented to the City Commission for final approval.

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

MOTION: Young/Poole – To approve Agenda Item 6, a vacation of easement application to vacate a 10-foot wide utility easement located at 4171 Hillsboro Boulevard subject to the outstanding DRC Comments.

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

7. COMMUNICATIONS AND REPORTS

There were no communications or reports.

8. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Transcribed by: Marianne Bowers

Leslie Wallace May
Leslie Wallace May, MMC
City Clerk

2/14/18
Date

