



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final

Planning and Zoning Board

DOUG YOUNG, CHAIRPERSON
TODD ROGERS, VICE CHAIRPERSON
DEBRA VOORHEES
MORRIS (CHICK) CHASE
JERRY POOLE
ALFRED DELGADO, ALTERNATE

PLANNING AND ZONING BOARD MEETINGS

TIME: Second Wednesday of the month at 7:00 p.m.

PLACE: Coconut Creek Government Center, 4800 West Copans Road

Wednesday, March 8, 2017

7:00 PM

Public Meeting Room Adjacent to City
Commission Chambers

1. CALL MEETING TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

[17-055](#)

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2016-0208R)

Attachments:

[MINUTES-Planning and Zoning Mtg 2017-0208](#)

AGENDA ITEMS

4. [17-048](#)

***LAND DEVELOPMENT CODE:** AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," TO INCLUDE REGULATIONS PERTAINING TO MEDICAL MARIJUANA TREATMENT CENTERS. (PUBLIC HEARING)

Attachments:

[STAFF MEMORANDUM-Chapter 13 Medical Marijuana Zoning Ordinance](#)

[BACKUP-Medical Marijuana Zoning Ordinance](#)

5. [17-041](#)

MCDONALD'S: A SITE PLAN APPLICATION FOR BUILDING AND SITE MODIFICATIONS TO THE EXISTING MCDONALD'S LOCATED AT 4480 NORTH STATE ROAD 7. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:

[STAFF MEMORANDUM-McDonald's Site Plan](#)

[BACKUP-Aerial Photo-McDonald's Site Plan](#)

[BACKUP-DRC Report-McDonald's Site Plan](#)

[BACKUP-Exhibit-McDonald's Site Plan](#)

6. [17-042](#) **MCDONALD'S:** A SIGN DEVIATION APPLICATION TO ALLOW A SECOND MENU BOARD IN CONJUNCTION WITH THE TANDEM DRIVE-THRU INSTEAD OF ONE (1) MENU BOARD AS PERMITTED BY CODE FOR THE PROPERTY LOCATED AT 4480 NORTH STATE ROAD 7. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-McDonald's Sign Deviation](#)
[BACKUP-Aerial Photo-McDonald's Sign Deviation](#)
[BACKUP-DRC Report-McDonald's Sign Deviation](#)
[BACKUP-Exhibit-McDonald's Sign Deviation](#)

7. [17-043](#) **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)

Attachments: [STAFF MEMORANDUM-4660 NW 74 Place Variance](#)
[BACKUP-Aerial Photo-4460 NW 74 Place Variance](#)
[BACKUP-DRC Report-4660 NW 74 Place Variance](#)
[BACKUP-Exhibit-Survey 4660 NW 74 Place Variance](#)
[BACKUP-Exhibit-Site Plan 4660 NW 74 Place Variance](#)

8. [17-044](#) **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)

Attachments: [STAFF MEMORANDUM-4680 NW 74 Place Variance](#)
[BACKUP-Aerial Photo-4680 NW 74 Place Variance](#)
[BACKUP-DRC Report-4680 NW 74 Place Variance](#)
[BACKUP-Exhibit-Survey 4680 NW 74 Place Variance](#)
[BACKUP-Exhibit-Site Plan 4680 NW 74 Place Variance](#)

9. [17-045](#) *GUNTHER: A PMDD REZONING MODIFICATION TO ACCOMMODATE A NEW GUNTHER VOLVO DEALERSHIP LOCATED AT 4350 NORTH STATE ROAD 7. (QUASI-JUDICIAL) (PUBLIC HEARING)
- Attachments: [STAFF MEMORANDUM-Gunther PMDD Mod](#)
 [BACKUP-Aerial Photo-Gunther PMDD Mod](#)
 [BACKUP-DRC Report-Gunther PMDD Mod](#)
 [BACKUP-Exhibit-Gunther PMDD Mod](#)
10. [17-046](#) *GUNTHER: A PMDD SITE PLAN APPLICATION FOR SITE PLAN MODIFICATIONS TO THE EXISTING PRE-OWNED BUILDING TO ACCOMMODATE A NEW VOLVO DEALERSHIP LOCATED AT 4350 NORTH STATE ROAD 7. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments: [STAFF MEMORANDUM-Gunther PMDD Site Plan](#)
 [BACKUP-Aerial Photo-Gunther PMDD Site Plan](#)
 [BACKUP-DRC Report-Gunther PMDD Site Plan](#)
 [BACKUP-Exhibit-Gunther PMDD Site Plan](#)

11. COMMUNICATIONS AND REPORTS

12. 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 decisions 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's Office at 954-973-6774 at least two (2) days prior to said meeting.