



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, April 12, 2017

7:00 PM

Public Meeting Room Adjacent to City
Commission Chambers

1. CALL MEETING TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

[17-081](#)

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

Attachments:

[MINUTES-PZ Mtg 2017-0308](#)

AGENDA ITEMS

4. [17-078](#)

*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)

Attachments:

[STAFF MEMORANDUM-Sec. 13-625, MSOA Master Business List](#)

[BACKUP-Draft Ordinance Amending Sec. 13-625, MSOA Master Business List](#)

5. [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-4660 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](#)

Legislative History

3/8/17 Planning and Zoning Board tabled

6. [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](#)
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 [BACKUP-Exhibit-Survey-4680 NW 74 Place Variance](#)
 [BACKUP-Exhibit-Site Plan-4680 NW 74 Place Variance](#)

Legislative History

3/8/17 Planning and Zoning Board tabled

7. [17-079](#) *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)

Attachments: [STAFF MEMORANDUM-Infiniti PMDD Rezoning](#)
 [BACKUP-Aerial Photo-Infiniti PMDD Rezoning](#)
 [BACKUP-DRC Report-Infiniti PMDD Rezoning](#)
 [BACKUP-Exhibit-Infiniti PMDD Rezoning Document](#)

8. [17-080](#) *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)

Attachments: [STAFF MEMORANDUM-Infiniti PMDD Site Plan](#)
[BACKUP-Aerial Photo-Infiniti PMDD Site Plan](#)
[BACKUP-DRC Report-Infiniti PMDD Site Plan](#)
[BACKUP-Exhibit-Infiniti PMDD Site Plan](#)

9. [17-082](#) *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)

Attachments: [STAFF MEMORANDUM-Infiniti Easement Vacation \(Water\)](#)
[BACKUP-Aerial Photo-Infiniti Easement Vacation \(Water\)](#)
[BACKUP-Exhibit-Infiniti Easement Vacation \(Water\) Survey](#)

10. [17-083](#) *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)

Attachments: [STAFF MEMORANDUM-Infiniti Easement Vacation \(Sewer\)](#)
[BACKUP-Aerial Photo-Infiniti Easement Vacation \(Sewer\)](#)
[BACKUP-Exhibit-Infiniti Easement Vacation \(Sewer\) Survey](#)

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.