



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final

Planning and Zoning Board

MORRIS (CHICK) CHASE, CHAIRPERSON
DOUG YOUNG, VICE CHAIRPERSON
STEVEN HALL
JERRY POOLE
DEBRA VOORHEES
RONALD HONICK, 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, October 11, 2017

7:00 PM

Public Meeting Room Adjacent to City
Commission Chambers

1. CALL MEETING TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

[17-132](#)

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2017-0712R)

Attachments:

[MINUTES-PZ Mtg 2017-0712](#)

AGENDA ITEMS

4. [17-170](#)

*COCONUT CREEK LAUNDROMART: A SPECIAL LAND USE APPLICATION TO ALLOW A COIN OR CARD OPERATED LAUNDROMART TO BE LOCATED AT 4805 COCONUT CREEK PARKWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:

[STAFF MEMORANDUM-Coconut Creek Laundromart](#)

[BACKUP-Aerial Photo-Coconut Creek Laundromart](#)

[BACKUP-DRC Report-Coconut Creek Laundromart](#)

[BACKUP-Exhibit-Coconut Creek Laundromart](#)

5. [17-151](#) *LEDER HILLSBORO PCD: A REZONING APPLICATION FROM COMMUNITY SHOPPING (B-3) TO PLANNED COMMERCE DISTRICT (PCD) TO PROVIDE FOR A SELF-STORAGE FACILITY AND PET LODGE LOCATED ON THE NORTH SIDE OF HILLSBORO BOULEVARD, BETWEEN LYONS ROAD AND FLORIDA'S TURNPIKE. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments: [STAFF MEMORANDUM-Leder Hillsboro PCD](#)
 [BACKUP-Aerial Photo-Leder Hillsboro PCD](#)
 [BACKUP-DRC Report-Leder Hillsboro PCD](#)
 [BACKUP-Exhibit-Leder Hillsboro Rezoning PCD Document](#)
 [BACKUP-Public Outreach](#)
6. [17-152](#) LEDER HILLSBORO: A SITE PLAN APPLICATION TO DEVELOP A SELF-STORAGE FACILITY AND PET LODGE TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments: [STAFF MEMORANDUM-Leder Hillsboro Site Plan](#)
 [BACKUP-Aerial Photo-Leder Hillsboro Site Plan](#)
 [BACKUP-DRC Report-Leder Hillsboro Site Plan](#)
 [BACKUP-Exhibit-Leder Hillsboro Site Plan Package](#)
7. [17-153](#) *LEDER HILLSBORO: A SPECIAL LAND USE APPLICATION TO ALLOW A SELF-STORAGE FACILITY TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments: [STAFF MEMORANDUM-Leder Hillsboro Self-Storage SLU](#)
 [BACKUP-Aerial Photo-Leder Hillsboro Self-Storage SLU](#)
 [BACKUP-DRC Report-Leder Hillsboro Self-Storage SLU](#)
 [BACKUP-Exhibit-Leder Hillsboro Self-Storage SLU](#)
8. [17-154](#) *LEDER HILLSBORO: A SPECIAL LAND USE APPLICATION TO ALLOW AN ANIMAL BOARDING FACILITY TO BE LOCATED AT 4181 WEST HILLSBORO BOULEVARD. (QUASI-JUDICIAL)(PUBLIC HEARING)
- Attachments: [STAFF MEMORANDUM-Leder Hillsboro Pet Lodge SLU](#)
 [BACKUP-Aerial Photo-Leder Hillsboro Pet Lodge SLU](#)
 [BACKUP-DRC Report-Leder Hillsboro Pet Lodge SLU](#)
 [BACKUP-Exhibit-Leder Hillsboro Pet Lodge SLU-Site Plan](#)

9. [17-171](#) *LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," AMENDING SECTION 13-36.1 RELATING TO ACCEPTANCE AND ABANDONMENT OF STREETS AND RIGHT-OF-WAYS AND PROPOSED ENACTMENT OF SECTION 13-36.2, "PROCEDURES FOR ACCEPTANCE OR CONVEYANCE/VACATION/ABANDONMENT OF SPECIFIC PURPOSE EASEMENTS. (PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-LDC Amdmt-Vacation of Easements](#)
[BACKUP-Section 13-36.1 Public ROW, Roads Amdmt](#)
[BACKUP-Section 13-36.2 Specific Purpose Easement Amdmt](#)

10. [17-175](#) *LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," BY AMENDING SECTION 13-16, "PLANNING AND ZONING BOARD," SECTION 13-33, "VARIANCES," SECTION 13-37, "AESTHETIC DESIGN," SECTION 13-473, "DEVIATIONS," AND SECTION 13-547, "REVIEW PROCEDURES," FOR THE PURPOSE OF PROVIDING FINAL APPROVAL AUTHORITY TO THE CITY COMMISSION. (PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-LDC Amdmt-Site Plan Approval Procedures](#)
[BACKUP-LDC Amdmt-Site Plan Code](#)

COMMUNICATIONS AND REPORTS

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 decision 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.