



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final

Planning and Zoning Board

*DOUG YOUNG, CHAIRPERSON
DEBRA VOORHEES, VICE CHAIRPERSON
MORRIS (CHICK) CHASE
STEVEN HALL
JERRY POOLE
JEFFREY BARKER, 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, September 12, 2018

7:00 PM

Public Meeting Room Adjacent to City
Commission Chambers

1. CALL MEETING TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

[18-135](#)

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING
AND ZONING BOARD MEETING(S). (2018-0808)

Attachments:

[MINUTES-2018-0808 PZ](#)

AGENDA ITEMS

4. [18-145](#) ***CORAL CREEK SHOPS PCD:** A REZONING APPLICATION FOR ONE (1) EXISTING B-2, CONVIENCE SHOPPING, PARCEL AND THREE (3) B-3, COMMUNITY SHOPPING, PARCELS INTO ONE (1) UNIFIED PLANNED COMMERCE DISTRICT (PCD) TO BE KNOWN AS THE CORAL CREEK SHOPS PCD GENERALLY LOCATED AT THE SOUTHWEST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US441) LOCATED IN THE CORAL CREEK SHOPS. (QUASI-JUDICIAL) (PUBLIC HEARING)

Attachments:

[STAFF MEMORANDUM-Coral Creek Shops PCD](#)
[BACKUP-Aerial Photo-Coral Creek Shops PCD](#)
[BACKUP-DRC Report-Coral Creek Shops PCD](#)
[BACKUP-Exhibits-Survey, Justification-Coral Creek Shops PCD](#)
[BACKUP-Exhibit-Coral Creek Shops PCD](#)
[BACKUP-Exhibit-Applicant Presentation](#)

5. [18-144](#) ***CORAL CREEK SHOPS:** A SITE PLAN APPLICATION TO MODIFY THE EXISTING CORAL CREEK SHOPS SHOPPING PLAZA MASTER SITE PLAN GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US441) LOCATED IN THE CORAL CREEK SHOPS. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:

[STAFF MEMORANDUM-Coral Creek Shops Site Plan](#)
[BACKUP-Aerial Photo-Coral Creek Shops Site Plan](#)
[BACKUP-DRC Report-Coral Creek Shops Site Plan](#)
[BACKUP-Exhibit-Survey & Aesthetic Design-Coral Creek Shops Site Plan](#)
[BACKUP-Exhibit-Applicant Presentation](#)

6. [18-146](#) ***WENDY'S AT CORAL CREEK:** A SPECIAL LAND USE APPLICATION TO PERMIT A DRIVE-THRU AT A PROPOSED WENDY'S RESTAURANT LOCATED IN THE CORAL CREEK SHOPS PLAZA GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US441) LOCATED IN CORAL CREEK SHOPS. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:

[STAFF MEMORANDUM-Wendy's SLU](#)
[BACKUP-Aerial Photo-Wendy's SLU](#)
[BACKUP-DRC Report-Wendy's SLU](#)
[BACKUP-ExhibitS-Justification & Narrative-Wendy's SLU](#)
[BACKUP-Exhibit-Applicant Presentation](#)

7. [18-147](#) *WENDY'S AT CORAL CREEK: A SITE PLAN APPLICATION TO DEVELOP A WENDY'S FAST FOOD RESTAURANT WITH A DRIVE THRU AND OUTDOOR DINING AREA GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US441) IN CORAL CREEK SHOPS. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Wendy's Site Plan](#)
 [BACKUP-Aerial Photo-Wendy's Site Plan](#)
 [BACKUP-DRC Report-Wendy's Site Plan](#)
 [BACKUP-Exhibits-Plans and Traffic Report-Wendy's Site Plan](#)
 [BACKUP-Exhibit-Applicant Presentation](#)

8. [18-149](#) *CHICK-FIL-A: A REZONING APPLICATION TO MODIFY AN EXISTING PLANNED COMMERCE DISTRICT (PCD) IN ORDER TO ACCOMMODATE THE CONSTRUCTION OF A CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE-THRU LANE LOCATED IN THE VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7(US441). (QUASI-JUDICIAL) (PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Chick-Fil-A Rezoning](#)
 [BACKUP-Aerial Photo-Chick-Fil-A Rezoning](#)
 [BACKUP-DRC Report-Chick-Fil-A Rezoning](#)
 [BACKUP-Exhibits-PCD, Justification, Narrative-Chick-Fil-A](#)
 [BACKUP-Exhibit-Presentation Chick-Fil-A Rezoning](#)

9. [18-150](#) *CHICK-FIL-A: A SPECIAL LAND USE APPLICATION TO PERMIT A CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE-THRU LANE TO BE LOCATED IN THE VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7 (US441). (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Chick-Fil-A SLU](#)
 [BACKUP-Aerial Photo-Chick-Fil-A SLU](#)
 [BACKUP-DRC Report-Chick-Fil-A SLU](#)
 [BACKUP-Exhibit-Justification and Narrative Chick-Fil-A SLU](#)
 [BACKUP-Exhibit-Applicant Presentation](#)

10. [18-148](#) *CHICK-FIL-A: A SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A FREE STANDING CHICK-FIL-A RESTAURANT WITH A DUAL DRIVE-THRU LANE LOCATED IN VILLAGE SHOPPES OF COCONUT CREEK AT THE NORTHEAST CORNER OF WILES AND STATE ROAD 7 (US441). (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Chick-Fil-A Site Plan](#)
[BACKUP-Aerial Photo-Chick-Fil-A Site Plan](#)
[BACKUP-DRC Report-Chick-Fil-A Site Plan](#)
[BACKUP-Exhibits-Plans, Public Outreach, Green Standards](#)
[BACKUP-Exhibit-Applicant Presentation](#)

11. [18-153](#) *LYONS COMMUNITY CENTER: A PLAT APPLICATION TO ALLOW FOR THE DEVELOPMENT OF A 198-SEAT PLACE OF WORSHIP WITH A DAY CARE FACILITY LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Lyons Community Center Plat](#)
[BACKUP-Aerial Photo-Lyons Community Center Plat](#)
[BACKUP-DRC Report-Lyons Community Center Plat](#)
[BACKUP-Exhibits-Plans, Easement Agrmt, & County Staff Report](#)
[BACKUP-Exhibit-Applicant Presentation](#)

12. [18-151](#) *LYONS COMMUNITY CENTER: A REZONING APPLICATION FROM (A-1) AGRICULTURAL TO (CF) COMMUNITY FACILITY FOR THE DEVELOPMENT OF A PLACE OF WORSHIP AND DAY CARE FACILITY FOR PUBLIC USE LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Lyons Community Center Rezoning](#)
[BACKUP-Aerial Photo-Lyons Community Center Rezoning](#)
[BACKUP-DRC Report-Lyons Community Center Rezoning](#)
[BACKUP-Exhibits-Survey, Justification, Traffic letter, Green Construction](#)
[BACKUP-Exhibit-Applicant Presentation](#)

13. [18-152](#) *LYONS COMMUNITY CENTER: A SITE PLAN APPLICATION TO DEVELOP A TWO-STORY, 13,080 SQUARE FOOT STRUCTURE TO ACCOMMODATE UP TO 198 SEATS WITHIN THE WORSHIP HALL AND UP TO EIGHT (8) CLASSROOMS FOR THE PROPOSED DAY CARE FACILITY LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL) (PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Lyons Community Center Site Plan](#)
[BACKUP-Aerial Photos-Lyons Community Center Site Plan](#)
[BACKUP-DRC Report-Lyons Community Center Site Plan](#)
[BACKUP-Exhibit-Plans-Lyons Community Center Site Plan](#)
[BACKUP-Exhibit-Aesthetic Design and Green](#)
[BACKUP-Exhibit-Applicant Presentation](#)

14. COMMUNICATIONS AND REPORTS

15. 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.