



# City of Coconut Creek

4800 West Copans Road  
Coconut Creek, FL 33063

## Meeting Agenda - Final-revised

### Planning and Zoning Board

*JERRY POOLE, CHAIRPERSON  
DOUG YOUNG, VICE CHAIRPERSON  
THOMAS CASEY  
STEVEN HALL  
DEBRA VOORHEES  
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 W. Copans  
Road*

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Wednesday, July 10, 2019

7:00 PM

Public Meeting Room Adjacent to City  
Commission Chambers

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#### 1. CALL MEETING TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF MINUTES

[19-143](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING  
AND ZONING BOARD MEETING(S). (2019-0612)

Attachments: [MINUTES-2019-0612 PZ](#)

#### AGENDA ITEMS

4. [19-141](#) \*BJ'S GAS PARKLAND: A VACATION OF EASEMENT APPLICATION  
TO VACATE A PORTION OF A 12-FOOT SEWER UTILITY EASEMENT  
LOCATED AT 5801 WEST HILLSBORO BOULEVARD, PARKLAND,  
FLORIDA 33067. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Bj's Gas Parkland Vacation of Easement \(Sewer\)](#)  
[BACKUP-Aerial Photo-Bj's Gas Parkland Vacation of Easement \(Sewer\)](#)  
[BACKUP-DRC Report-Bj's Gas Parkland Vacation of Easement \(Sewer\)](#)  
[BACKUP-Exhibits-Bj's Gas Parkland Vacation of Easement \(Sewer\)](#)  
[BACKUP-Applicant Presentation-Bj's Gas Parkland Vacation of Easement \(Sewer\)](#)

5.     [19-142](#)     \*BJ'S GAS PARKLAND: A VACATION OF EASEMENT APPLICATION TO VACATE A PORTION OF A 12-FOOT WATER UTILITY EASEMENT LOCATED AT 5801 WEST HILLSBORO BOULEVARD, PARKLAND, FLORIDA 33067. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:**

[STAFF MEMORANDUM-Bj's Gas Parkland Vacation of Easement \(Water\)](#)  
[BACKUP-Aerial Photo-Bj's Gas Parkland Vacation of Easement \(Water\)](#)  
[BACKUP-DRC Report-Bj's Gas Parkland Vacation of Easement \(Water\)](#)  
[BACKUP-Exhibits-Bj's Gas Parkland Vacation of Easement \(Water\)](#)  
[BACKUP-Applicant Presentation-Bj's Gas Parkland Sewer Vacation of Easement](#)

6.     [19-138](#)     \*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 ROAD AND STATE ROAD 7(US 441). (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:**

[STAFF MEMORANDUM-Chick-Fil-A PCD](#)  
[BACKUP-Staff Presentation](#)  
[BACKUP-Comparison Table-Chick-Fil-A](#)  
[BACKUP-Aerial Photo-Chick-Fil-A Rezoning](#)  
[BACKUP-DRC Report-Chick-Fil-A Rezoning Alternative #1](#)  
[BACKUP-DRC Report-Chick-Fil-A Rezoning Alternative #2](#)  
[BACKUP-PCD \(clean\) with Exhibits-Chick-Fil-A Rezoning Alternative #1](#)  
[BACKUP-PCD \(strike thru\) with Exhibits-Chick-Fil-A Rezoning Alternative #1](#)  
[BACKUP-PCD \(clean\) with Exhibits-Chick-Fil-A Rezoning Alternative #2](#)  
[BACKUP-PCD \(strike thru\) with Exhibits-Chick-Fil-A Rezoning Alternative #2](#)  
[BACKUP-Applicant Presentation-Chick-Fil-A Alternative #1](#)  
[BACKUP-Applicant Presentation-Chick-Fil-A Alternative #2](#)

7. [19-139](#)      \*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 ROAD AND STATE ROAD 7 (US 441). (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:**

[STAFF MEMORANDUM-Chick-Fil-A SLU](#)  
[BACKUP-Staff Presentation](#)  
[BACKUP-Comparison Table-Chick-Fil-A](#)  
[BACKUP-Aerial Photo-Chick-Fil-A SLU](#)  
[BACKUP-DRC Report-Chick-Fil-A Special Land Use Alternative #1](#)  
[BACKUP-DRC Report-Chick-Fil-A Special Land Use Alternative #2](#)  
[BACKUP-Justification & Narrative-Chick-Fil-A Special Land Use Alternative #1](#)  
[BACKUP-Site Plan-Chick-Fil-A Special Land Use Alternative #1](#)  
[BACKUP-Site Plan-Chick-Fil-A Special Land Use Alternative #2](#)  
[BACKUP-Applicant Presentation-Chick-Fil-A Alternative #1](#)  
[BACKUP-Applicant Presentation-Chick-Fil-A Alternative #2](#)

8. [19-137](#)      \*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 ROAD AND STATE ROAD 7 (US 441). (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:**

[STAFF MEMORANDUM-Chick-Fil-A Site Plan](#)  
[BACKUP-Staff Presentation](#)  
[BACKUP-Comparison Table-Chick-Fil-A](#)  
[BACKUP-Aerial Photo-Chick-Fil-A Site Plan](#)  
[BACKUP-DRC Report-Chick-Fil-A Site Plan Alternative #1](#)  
[BACKUP-DRC Report-Chick-Fil-A Site Plan Alternative #2](#)  
[BACKUP-Site Plan-Chick-Fil-A Site Plan Alternative #1](#)  
[BACKUP-Site Plan-Chick-Fil-A Site Plan Alternative #2](#)  
[BACKUP-Applicant Presentation-Chick-Fil-A Alternative #1](#)  
[BACKUP-Applicant Presentation-Chick-Fil-A Alternative #2](#)

9. [19-147](#)      \*LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," CHAPTER 2, "ADMINISTRATION," ARTICLE V, "BOARDS, COMMISSIONS AND COMMITTEES," DIVISIONS 1, "IN GENERAL," 2, "PARKS AND RECREATION ADVISORY BOARD," 4, "ENVIRONMENTAL ADVISORY BOARD," 6, "EDUCATION ADVISORY BOARD," 7, "COMMUNITY OUTREACH BOARD," AND 8, "PUBLIC SAFETY ADVISORY BOARD," TO REVISE BOARD MEMBERSHIP REQUIREMENTS, BOARD MEETING ATTENDANCE REQUIREMENTS AND BOARD MEMBER REMOVAL REQUIREMENTS, CLARIFY PROCEDURES IN THE EVENT OF A BOARD VACANCY, AND UPDATE DEPARTMENT NAMES, BOARD FUNCTIONS AND MEETING SCHEDULES, ADDRESSING CITY BOARDS INCLUDING THE PARKS AND RECREATION ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, LOCAL HOUSING ASSISTANCE PROGRAM, EDUCATION ADVISORY BOARD, COMMUNITY OUTREACH ADVISORY BOARD, PUBLIC SAFETY ADVISORY BOARD, AND PLANNING AND ZONING BOARD; AND AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 2, "ADMINISTRATION," SECTION 13-16, "PLANNING AND ZONING BOARD," TO REVISE PLANNING AND ZONING BOARD MEMBERSHIP AND MEETING SCHEDULE REQUIREMENTS. (PUBLIC HEARING)

Attachments:      [STAFF MEMORANDUM-Land Development Code Amendment-Board Function:](#)  
[BACKUP-Draft Ordinance-Board Attendance](#)

## 10. COMMUNICATIONS AND REPORTS

## 11. ADJOURNMENT

**\*The Planning and Zoning Board is the recommending agency. This item will proceed to City Commission.**

**NOTE: Pursuant to Florida Statutes, Chapter 286.011, notice is hereby given that two or more members of the Coconut Creek City Commission may be in attendance.**

**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 Department at 954-973-6774 at least two (2) days prior to said meeting.**