

**CITY OF COCONUT CREEK  
PLANNING AND ZONING BOARD MINUTES**

**Government Center  
4800 W. Copans Road  
Coconut Creek, Florida**

**Date: July 13, 2016  
Time: 7:00 p.m.**

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1. The meeting was called to order by Chair Doug Young at 7:02 p.m.
2. Present upon roll call:

Chair Doug Young  
Vice Chair Todd Rogers  
Morris Chase  
Jerry Poole  
Alfred Delgado (alternate member)

Absent: Debra Voorhees

City Clerk May informed the Board that Ms. Voorhees had contacted her office to send notice that she would be unable to attend this meeting.

Also present: Deputy Director of Sustainable Development Scott Stoudenmire, Assistant City Attorney Eve Lewis, and City Clerk Leslie May.

3. Approval of Minutes: June 8, 2016

**MOTION:** Poole/Rogers - To approve the Minutes of the June 8, 2016 meeting.

**The motion passed by a unanimous voice vote.**

4. Soogrim Farms: a variance application requesting a variance from Section 13-332 (d)(5) of the City of Coconut Creek Land Development Code "A-1 Agricultural District," to reduce the required minimum side setback from fifty (50) feet to twenty-five (25) feet for a reduced side setback for the property located at 4070 Northwest 43 Street. (QUASI-JUDICIAL) (PUBLIC HEARING)

Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that would be applied to agenda item 4. City Clerk May confirmed that the advertising was met for agenda item 4 and asked that all those wishing to speak on any quasi-judicial matters to please stand and be sworn. Those wishing to speak were duly sworn. City Clerk May instructed the speakers to state their name and address clearly for the record and whether or not they were sworn-in and understood the rules of the proceedings when they come forward to speak. Assistant City Attorney Lewis asked if there were any disclosures and/or ex parte communications from the Board, and the Board stated there were none. Assistant City Attorney Lewis explained that the quasi-judicial procedures allow for a waiver of the right to a full quasi-judicial hearing. She asked if anyone wanted to remove this item from the quasi-judicial agenda. Deputy Director Stoudenmire asked that the item be heard pursuant to the quasi-judicial procedures.

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Deputy Director of Sustainable Development Scott Stoudenmire read the staff report into the record. He commented that, as a result of the public notice requirements, staff received several calls from adjacent residents with inquiries about the application. Mr. Stoudenmire noted that staff's recommendation of approval is applicable to the primary residence proposed to be constructed by the Applicant. He gave a brief history of the area and neighboring properties. Discussion ensued regarding adjacent properties and agricultural zoning standards.

The Applicant, Shyam Soogrim, introduced himself and explained that he was requesting a reduced setback to construct a house on the property. He entered the following exhibits into the record and distributed copies to the Board:

- Exhibit A – Renderings of the proposed house to be built on the property
- Exhibit B – Parcel information for 3910, 3920, 4065, 4161, 4250, and 4350 NW 43 Street
- Exhibit C – Parcel information for 4341 NW 39 Avenue and 4000, 4020, 4060, 4200, 4320, and 4360 Vinkemulder Road
- Exhibit D – Interoffice Memorandum from Mr. Stoudenmire dated January 12, 2005 related to the Boivin/Pizzarello Residence Variance Request and Planning and Zoning Board Minutes dated February 9, 2005
- Exhibit E – Planning and Zoning Board Minutes dated November 12, 2003
- Exhibit F – Interoffice Memorandum from Mr. Stoudenmire dated November 7, 2003 related to the Ajami Farm Variance Request

Mr. Stoudenmire asked the Applicant if he clearly understood that staff was recommending approval of the variance applicable only to the primary residence. Mr. Soogrim stated that he understood the recommendation. He requested that the variance also apply to a proposed pool gazebo and barn and requested a time extension beyond the six months afforded by City Code. Mr. Stoudenmire explained to the Board that granting an extension was at the Board's discretion. Discussion ensued, and Assistant City Attorney Lewis further explained the provisions for granting an extension under Section 13-33, "Variances," of the City's Land Development Code.

Chair Young opened the public hearing. William D'arcy, 4065 NW 43 Street, stated that he had no objection to the variance request. City Clerk May swore-in an additional member of the public wishing to speak on the item. Joyce Vinkemulder, 4061 NW 43 Street, stated that she had no objection to the variance request. Curtis Williams, 4301 NW 39 Avenue, stated that he had no objection to the variance request. There were no further questions or comments from the public, and the public hearing was closed.

**MOTION:** Poole/Rogers – To approve Agenda Item 4, the Soogrim Farms variance application to reduce the required minimum side setback from fifty (50) feet to twenty-five (25) feet for the property located at 4070 Northwest 43 Street, adopting the findings of the staff report and the modified recommendation from staff that the variance apply only to the primary residence.

**Upon roll call, the motion passed on a 5-0 vote.**

City Clerk May advised the Board that staff would be testing the use of the *Legistar* software to publish the meeting agendas, beginning with the August Planning and Zoning Board Meeting. Mr. Stoudenmire advised the Board that the September Meeting location or date may need to

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be moved and that staff would inform the Board of any changes.

5. Adjournment

The meeting was adjourned at 7:37 p.m.

Transcribed by: Marianne Bowers

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Leslie Wallace May, MMC  
City Clerk

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Date