



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

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

**Date: July 12, 2017  
Time: 7:00 p.m.**

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**1. CALL TO ORDER**

The meeting was called to order by Chair Morris Chase at 7:04 p.m.

**2. PRESENT UPON ROLL CALL:**

Chair Morris Chase  
Vice Chair Doug Young  
Debra Voorhees

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

Absent: Jerry Poole  
Ronald Honick, Alternate

Deputy City Clerk Bowers informed the Board that Mr. Poole and Mr. Honick had contacted the City Clerk Department to send notice that they would be unable to attend the meeting and that Mr. Rogers submitted his resignation. She noted that the City Commission would be considering a resolution at the July 27, 2017, Commission meeting to fill the vacancy.

*The Oath of Office was administered after the Approval of Minutes.*

**3. OATH OF OFFICE**

Deputy City Clerk Bowers administered the Oath of Office for Vice Chair Young and Ms. Voorhees.

**4. APPROVAL OF MINUTES**

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2017-0614R)

**MOTION:** Young/Voorhees - To approve the Minutes of the June 14, 2017, meeting.

**Upon roll call, the Motion passed by a 3-0 vote.**

**AGENDA ITEMS**

Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that would be applied to Agenda Items 5 and 6. Deputy City Clerk Bowers confirmed that the public

notice requirements were met for Agenda Items 5 and 6 and swore in the witnesses. She instructed the speakers, when they come forward to speak, to state their name and address clearly for the record and whether or not they were sworn-in and understand the rules of the proceedings.

**5. SHELL/DAILY'S PMDD REZONING: A REZONING APPLICATION FROM COMMUNITY SHOPPING (B-2) TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) TO ACCOMMODATE THE REDEVELOPMENT OF AN EXISTING SHELL GAS STATION AND TO BE CONSISTENT WITH THE MAINSTREET DESIGN STANDARDS. (QUASI-JUDICIAL) (PUBLIC HEARING)**

Chair Chase noted that Agenda Items 5 and 6 were companion items and could be heard together. There were no objections from the Board or the Applicant to hear the items together. 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.

Mr. Stoudenmire read the staff reports for Agenda Items 5 and 6 into the record. He explained that the Applicant proposed to redevelop the existing gas station, including demolition and construction of a new facility. He explained that the ownership of the gas station was the same and included a rebranding of the convenience store.

Dennis Mele of Greenspoon Marder, on behalf of the Applicant, introduced himself and began a *PowerPoint* presentation. He further explained the rebranding of the expanded convenience store and the proposed modifications to the site. Engineer Mike Troxell of Thomas Engineering Group discussed the proposed changes to the project's access points. Mr. Mele reviewed several design elements, including landscaping; LEED certification; a solar canopy; architecture; and green screening. Discussion ensued regarding the solar canopy and perimeter pedestrian path. Chair Chase asked about the eastern-most access point on Sample Road, and Mr. Mele explained that it could not be modified because it is required to meet Florida Department of Transportation (DOT) standards. Mr. Stoudenmire noted that the proposed signage met the MainStreet regulations in response to a question from the Board.

Chair Chase opened the public hearing. There were no questions or comments from the public, and the public hearing was closed.

**MOTION:** Young/Voorhees – To approve Agenda Item 5, a rezoning application from Community Shopping (B-2) to Planned MainStreet Development District (PMDD) to accommodate the redevelopment of an existing Shell gas station and to be consistent with the MainStreet Design Standards subject to the outstanding DRC Comments.

**Upon roll call, the Motion passed by a 3-0 vote.**

**6. SHELL/DAILY'S PMDD SITE PLAN: A PMDD SITE PLAN APPLICATION FOR THE REDEVELOPMENT OF AN EXISTING SHELL GAS STATION, CAR WASH, AND CONVENIENCE STORE LOCATED AT 4701 WEST SAMPLE ROAD IN THE MAINSTREET REGIONAL ACTIVITY CENTER. (QUASI-JUDICIAL)(PUBLIC HEARING)**

**MOTION:** Young/Voorhees – To approve Agenda Item 6, a PMDD site plan application for the redevelopment of an existing Shell gas station, car wash, and convenience store located at 4701 West Sample Road in the MainStreet Regional Activity Center subject to the outstanding DRC Comments.

**Upon roll call, the Motion passed by a 3-0 vote.**

**7. LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," SPECIAL LAND USE, TO PROVIDE SUPPLEMENTAL REGULATIONS FOR ANIMAL BOARDING FACILITIES. (PUBLIC HEARING)**

Mr. Stoudenmire presented the item and explained that the Board previously approved a similar amendment for animal boarding facilities. He commented, since that time, staff had strengthened the regulations to meet both special land use requirements and supplemental regulations specific to the animal boarding use, including separation requirements to residential uses, restricted hours for outside boarding, and noise-proofing provisions.

Chair Chase opened the public hearing. There were no questions or comments from the public, and the public hearing was closed.

**MOTION:** Young/Voorhees – To approve an amendment to Chapter 13, "Land Development Code," Special Land Use, to provide supplemental regulations for animal boarding facilities.

**Upon roll call, the Motion passed by a 3-0 vote.**

**8. LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," MASTER BUSINESS LIST – DRUG STORES/PHARMACY REGULATIONS. (PUBLIC HEARING)**

Mr. Stoudenmire presented the item and explained that staff continues to review the City's Code as it relates to implementing the State regulations for medical marijuana dispensaries. He commented that the amendment clarifies that all drug stores and pharmacies will require special land use approval. Discussion ensued.

Chair Chase opened the public hearing. There were no questions or comments from the public, and the public hearing was closed.

**MOTION:** Young/Voorhees – To approve an amendment to Chapter 13, "Land Development Code," Master Business List – Drug Stores/Pharmacy Regulations.

**Upon roll call, the Motion passed by a 3-0 vote.**

**9. MOTION: APPOINTING A PLANNING AND ZONING BOARD MEMBER TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC).**

Vice Chair Young made a motion to table the item to the next meeting, and the motion failed for a lack of second.

Mr. Stoudenmire explained the need to fill the vacancy on the AHAC and the role of the Committee. Discussion ensued. Assistant City Attorney Lewis noted that the Board's appointment would be ratified by the City Commission. Chair Chase passed the gavel to Vice Chair Young.

**MOTION:** Voorhees/Chase – To appoint Doug Young as the Planning and Zoning Board Member to the Affordable Housing Advisory Committee.

**Upon roll call, the Motion passed by a 3-0 vote.**

#### 10. COMMUNICATIONS AND REPORTS

There were no communications or reports.

#### 11. ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

Transcribed by: Marianne Bowers

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Leslie Wallace May, MMC  
City Clerk

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Date