



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

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

**Date: April 11, 2018  
Time: 7:00 p.m.**

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**1. CALL TO ORDER**

The meeting was called to order by Chair Morris Chase at 7:01 p.m.

**2. PRESENT UPON ROLL CALL:**

Chair Morris Chase  
Jerry Poole  
Debra Voorhees  
Ronald Honick, Alternate

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

Absent: Vice Chair Doug Young  
Steve Hall

Deputy City Clerk Bowers informed the Board that Mr. Young and Mr. Hall had contacted the City Clerk Department to send notice that they would be unable to attend the meeting.

**3. APPROVAL OF MINUTES**

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2018-0214)

**MOTION:** Poole/Honick - To approve the Minutes of the February 14, 2018, meeting.

**Upon roll call, the Motion passed by a 4-0 vote.**

**AGENDA ITEMS**

Assistant City Attorney Lewis gave an overview of the quasi-judicial procedures that would be applied to Agenda Item 4. Deputy City Clerk Bowers confirmed that the public notice requirements were met for Agenda Item 4 and swore in the witnesses.

**4. GUNTHER VOLVO: A SIGN DEVIATION APPLICATION TO ALLOW FOR TWO WALL SIGNS ON THE WEST ELEVATION WHERE ONE IS ALLOWED FOR THE PROPERTY LOCATED AT 4350 NORTH STATE ROAD 7. (QUASI-JUDICIAL)(PUBLIC HEARING)**

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 recognized Principal Planner Lizet Aguiar and read the staff report for Agenda Item 4 into the record. He gave a brief history of the project and noted that the Board previously approved the site plan application for the Gunther Volvo dealership. He explained that signage was not included in the site plan application and stated that the sign deviation request would allow for two signs, the Gunther logo and the Volvo logo, to be included on the west elevation of the building where only one was permitted. The applicant, Lisa Snider of McNeill Signs, Inc., on behalf of the owner, Gunther Motor Company, showed a graphic of the proposed signs and described the sign specifications. She explained the Volvo corporate sign program. Mr. Stoudenmire commented that the proposed signage was not an aggressive sign package and that the signs met all size requirements. Discussion ensued.

The Board discussed the precedential value of the application, and Mr. Stoudenmire responded that each sign deviation application stands on its own and must justify the request based on the circumstances of the project. Discussion ensued regarding the applicant's justification statement. Assistant City Attorney Lewis asked Ms. Snider if she was aware of any consequences Gunther Motor Company would face for not complying with Volvo's corporate sign program, and Ms. Snider stated that she was not aware. The Board discussed the options to table the item or approve the item with conditions.

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

**MOTION:** Honick/Poole – To approve Agenda Item 4, a sign deviation application to allow for two wall signs on the west elevation where one is allowed for the property located at 4350 North State Road 7 subject to the applicant providing additional information to the City Commission with respect to the justification for the deviation.

**Upon roll call, the Motion failed by a 2-2 vote, with Chair Chase and Ms. Voorhees voting nay.**

Ms. Voorhees made a motion to approve Agenda Item 4 as presented, and the motion failed for a lack of a second. Discussion ensued regarding additional information to justify the deviation.

**MOTION:** Honick/Poole – To reconsider the original motion to approve Agenda Item 4, a sign deviation application to allow for two wall signs on the west elevation where one is allowed for the property located at 4350 North State Road 7 subject to the applicant providing additional information to the City Commission with respect to the justification for the deviation.

**Upon roll call, the Motion passed by a 3-1 vote, with Chair Chase voting nay.**

Mr. Stoudenmire advised the applicant that before the application would be scheduled for consideration by the City Commission, the applicant would need to meet with staff and submit a revised justification statement.

## **5. COMMUNICATIONS AND REPORTS**

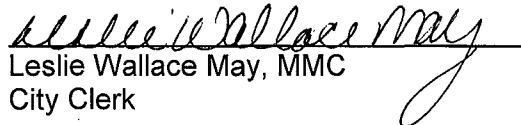
Chair Chase spoke about recent rain storms and the power outages that occurred after the storms. He commented on the importance of undergrounding utilities to minimize the impact and discussed the City's underground utility waiver process. Mr. Stoudenmire responded that the City Commission also had considerable discussion on the process at a

recent Commission meeting and staff recommended formal discussion on the topic at a future meeting.

**6. ADJOURNMENT**

The meeting was adjourned at 7:39 p.m.

Transcribed by: Marianne Bowers

  
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Leslie Wallace May, MMC  
City Clerk

5/9/18  
\_\_\_\_\_  
Date