



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

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

**Date: January 9, 2019
Time: 7:00 p.m.**

1. CALL TO ORDER

The meeting was called to order by Chair Doug Young at 7:00 p.m.

2. PRESENT UPON ROLL CALL:

Chair Doug Young
Vice Chair Debra Voorhees (7:04 p.m.)
Morris Chase
Steve Hall
Jerry Poole
Jeffrey Barker, Alternate

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

3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2018-1010)

MOTION: Hall/Chase - To approve the Minutes of the October 10, 2018, meeting.

Upon roll call, the Motion passed by a 5-0 vote, with Alternate Jeffrey Barker voting as the vote was taken prior to Vice Chair Voorhees' arrival.

AGENDA ITEMS

- 4. LAND DEVELOPMENT CODE: AN AMENDMENT TO CHAPTER 13, "LAND DEVELOPMENT CODE," BY AMENDING ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 3, "IMPLEMENTATION PROCEDURES," SECTIONS 13-31, "LAND USE PLAN MAP AMENDMENTS," 13-33, "VARIANCES," 13-35, "SPECIAL LAND USE," 13-36, "ZONING MAP AMENDMENTS," 13-36.1, "PROCEDURES FOR ACCEPTANCE OR CONVEYANCE / VACATION / ABANDONMENT OF STREETS, ALLEYWAYS, ROADS, OR PUBLIC RIGHTS-OF-WAY," AND 13-36.2, "PROCEDURES FOR ACCEPTANCE OR CONVEYANCE / VACATION / ABANDONMENT OF SPECIFIC PURPOSE EASEMENTS;" BY AMENDING ARTICLE III, "ZONING REGULATIONS," DIVISION 2, "ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS," SECTION 13-321, "MEDICAL MARIJUANA TREATMENT CENTERS AND MEDICAL MARIJUANA DISPENSARIES;" AND DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," SECTIONS 13-349, "REZONING OF LAND TO PUD," AND 13-356, "SAME—REZONING OF LAND TO PCD," IN ORDER TO PROVIDE FOR**

PUBLIC NOTICE TO TENANTS OCCUPYING PARCELS, UNITS, OR PROPERTIES WITHIN THE SAME COMMERCIAL PROPERTY OR PLAZA AS THE PARCEL, UNIT, OR PROPERTY THAT IS THE SUBJECT OF CERTAIN REQUESTED COMMISSION ACTION. (PUBLIC HEARING)

Sustainable Development Deputy Director Scott Stoudenmire reminded the Board of the recent changes to the implementation procedures in the Land Development Code related to public notice requirements in order to provide consistency among the various development applications. He noted that Mayor Joshua Rydell received consensus at the December 13, 2018, City Commission meeting for staff to prepare an amendment to the Code to require public notice to tenants in affected commercial plazas. He read into the record draft language to be added to the Land Development Code. Assistant City Attorney Eve Lewis explained that since drafting the ordinance, staff was recommending a minor amendment, and Mr. Stoudenmire explained that the amendment would require that the proof of public notice to tenants be by posting to the front door of each business within a plaza. Assistant City Attorney Lewis read the amended language into the record. Discussion ensued regarding posting the notice during business hours. Mr. Stoudenmire responded to a question from the Board, noting that the individual tenant notice requirement was in addition to the notice requirements for posting the property with a 4' x 4' sign. Discussion ensued with regard to compliance with the tenant notice requirement.

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

MOTION TO AMEND: Hall/Poole – To approve the amendment to the ordinance as presented by Assistant City Attorney Lewis.

Upon roll call, the Motion to Amend passed by a 5-0 vote.

MOTION: Hall/Poole – To approve Agenda Item 4, as amended.

Upon roll call, the Motion passed by a 5-0 vote.

5. COMMUNICATIONS AND REPORTS

Mr. Stoudenmire reported that Mayor Rydell received consensus at the December 13, 2018, City Commission meeting to set a workshop on the status of the MainStreet project area, and noted that staff was working to set a date for that workshop. He gave an update on several development projects that the Board took action on in 2018, including the hotel within the Strada development, Chick-Fil-A, Wendy's, Lyons Community Center, and the residential development, Eden. He commented that the Promenade was adding a surface parking lot adjacent to the parking garage on the north side of the plaza.

6. ADJOURNMENT

The meeting was adjourned at 7:23 p.m.

Marianne E. Bowers, CMC
Deputy City Clerk

Date