



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final-revised

Planning and Zoning Board

SOLOMON BRIKS
ALEX ESCORIAZA
NANCY FRY
COLLEEN LAPLANT
JEFFREY LIGHT
NIKKI-ANN THOMSON, 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

Coconut Creek Vision 2030:
An innovative, inclusive and progressive community with a
small-town personal touch.

Wednesday, June 11, 2025

7:00 PM

Coconut Creek Government Center -
Commission Chambers

The City of Coconut Creek Planning and Zoning Board will be conducting a meeting on Wednesday, June 11, 2025, beginning at 7 p.m. at the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063.

In addition, this meeting will be broadcast live on the City's website (www.coconutcreek.net), utilizing audio streaming and can be accessed by entering the following link in your internet browser:

<https://www.coconutcreek.net/livestream>

The public may appear in person and speak at the meeting. Prior to the meeting date, if any member of the public requires additional information on how to participate in the meeting and obtain assistance if needed, please contact:

City of Coconut Creek
City Clerk Department
4800 W. Copans Road
Coconut Creek, FL 33063
954-973-6774
cityclerk@coconutcreek.net

AGENDA

1. CALL MEETING TO ORDER
2. ROLL CALL
3. INTRODUCTION OF BOARD MEMBERS AND STAFF
4. OATH OF OFFICE

PRESENTATIONS

5. [25-128](#) OVERVIEW OF THE CITY'S VISION 2030 STRATEGIC PLAN.

Attachments: [BACKUP-Vision 2030 Strategic Plan](#)
6. [25-112](#) OVERVIEW OF BOARD MISSION, GUIDELINES AND 2025-2026 OBJECTIVES.

Attachments: [BACKUP-PZ Board Guidelines \(2025\)](#)
[BACKUP-City Charter-Boards and Committees](#)
[BACKUP-City Code-General Board Information](#)
[BACKUP-City Code-Planning and Zoning Advisory Board](#)

7. ELECTION OF CHAIR AND VICE CHAIR

APPROVAL OF MINUTES

8. [25-107](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2025-0409)

Attachments: [MINUTES-2025-0409 PZ Mtg](#)

AGENDA ITEMS

9. [25-125](#) *MAINSTREET @ COCONUT CREEK BLOCK 3: A SPECIAL LAND USE APPLICATION TO PERMIT A DRIVE-THRU USE AT THE BLOCK 3 RETAIL BUILDING D OF THE MAINSTREET PROJECT AREA. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-MainStreet Block 3 Special Land Use](#)
[BACKUP-Aerial Photo-MainStreet Block 3 Special Land Use](#)
[BACKUP-DRC Reports-MainStreet Block 3 Special Land Use](#)
[BACKUP-Exhibits-Application & Plans-MainStreet Block 3 Special Land Use](#)
[BACKUP-Exhibit-Community Outreach-MainStreet Block 3 Special Land Use](#)
[BACKUP-Applicant Presentation-MainStreet Block 3 Special Land Use \(New\)](#)

10. [25-130](#) *LAND DEVELOPMENT CODE AMENDMENT: AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 2, "ADMINISTRATION," SECTION 13-16, "PLANNING AND ZONING BOARD," TO ADD ECONOMIC DEVELOPMENT AS AN OPTIONAL CRITERIA FOR PLANNING AND ZONING BOARD MEMBERSHIP. (PUBLIC HEARING)

Attachments: [STAFF MEMORANDUM-Planning and Zoning Board Criteria Amendment](#)
 [BACKUP-Draft Ordinance-Planning and Zoning Board Criteria Amendment](#)

11. COMMUNICATIONS AND REPORTS

12. ADJOURNMENT

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

NOTE: 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.

Pursuant to Florida Statutes, Chapter 286.011, notice is hereby given that two (2) or more members of the Coconut Creek City Commission may be in attendance.