



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final

Planning and Zoning Board

COLLEEN LAPLANT, CHAIRPERSON
JEFFREY BARKER, VICE CHAIRPERSON
SOLOMON BRIKS
ALEX ESCORIAZA
JEFFREY LIGHT
TROY GRAS, 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 and engaged community with a small-town
personal touch.***

Wednesday, July 8, 2026

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, July 8, 2026, 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.gov), utilizing audio streaming and can be accessed by entering the following link in your internet browser:

<https://www.coconutcreek.gov/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.gov

AGENDA**1. CALL MEETING TO ORDER****2. ROLL CALL****APPROVAL OF MINUTES**

3. [26-114](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2026-0513)

Attachments: [MINUTES-2026-0513 PZ Meeting](#)

AGENDA ITEMS

4. [26-107](#) *COCONUT CREEK MEDICAL PHARMACY: A SPECIAL LAND USE APPLICATION TO ESTABLISH A PHARMACY WITHIN AN EXISTING MEDICAL OFFICE LOCATED AT 3850 COCONUT CREEK PARKWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [BACKUP-Aerial Photo-Coconut Creek Medical Pharmacy](#)
[BACKUP-Application-Coconut Creek Medical Pharmacy](#)
[BACKUP-DRC Reports-Coconut Creek Medical Pharmacy](#)
[BACKUP-Analysis and Findings-Coconut Creek Medical Pharmacy](#)
[BACKUP-Site Plan-Coconut Creek Medical Pharmacy](#)
[BACKUP-Community Outreach Summary-Coconut Creek Medical Pharmacy](#)
[BACKUP-Applicant Presentation-Coconut Creek Medical Pharmacy](#)

5. [26-108](#) *WALMART SITE PLAN EXPANSION: A SITE PLAN APPLICATION FOR A 5,932 SQUARE FOOT ADDITION TO THE EXISTING WALMART STORE LOCATED AT 5571 WEST HILLSBORO BOULEVARD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [BACKUP-Aerial Photo-Walmart Expansion Site Plan](#)
[BACKUP-Application-Walmart Expansion Site Plan](#)
[BACKUP-DRC Reports-Walmart Expansion Site Plan](#)
[BACKUP-Site Plan-Walmart Expansion](#)
[BACKUP-Recorded Plat-Walmart Expansion Site Plan](#)
[BACKUP-Traffic Impact Statement-Walmart Expansion Site Plan](#)
[BACKUP-Trip Distribution-Walmart Expansion Site Plan](#)
[BACKUP-Community Outreach Summary-Walmart Expansion](#)
[BACKUP-Applicant Presentation-Walmart Expansion Site Plan](#)

6. [26-109](#) * NORTH BROWARD PREPARATORY SCHOOL ARTS & INNOVATION CENTER (AIC) AND EARLY CHILDHOOD CENTER (ECC) SITE PLAN

EXPANSION: A SITE PLAN APPLICATION FOR APPROXIMATELY 56,500 SQUARE FEET OF ADDITIONAL INSTRUCTIONAL AND PERFORMANCE SPACE LOCATED AT 7600 LYONS ROAD.
(QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [BACKUP-Aerial Photo-North Broward Prep Site Plan](#)
[BACKUP-Application-North Broward Prep Site Plan](#)
[BACKUP-DRC Reports-North Broward Prep Site Plan](#)
[BACKUP-Site Plan-North Broward Prep Expansion](#)
[BACKUP-Survey-North Broward Prep Site Plan](#)
[BACKUP-Traffic Evaluation-North Broward Prep Site Plan](#)
[BACKUP-Fire Flow Test-North Broward Prep Site Plan](#)
[BACKUP-Drainage Statement-North Broward Prep Site Plan](#)
[BACKUP-Water Management Statement-North Broward Prep](#)
[BACKUP-Community Outreach Summary-North Broward Prep](#)
[BACKUP-Applicant Presentation-North Broward Prep](#)

7. COMMUNICATIONS AND REPORTS

8. ADJOURNMENT

*The Planning and Zoning Board is the recommending agency. The item(s) 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.