



# City of Coconut Creek

4800 West Copans Road  
Coconut Creek, FL 33063

## Meeting Agenda - Final-revised

### Planning and Zoning Board

*COLLEEN LAPLANT, CHAIRPERSON*  
*JEFFREY BARKER, VICE CHAIRPERSON*  
*SOLOMON BRIKS*  
*ALEX ESCORIAZA*  
*JEFFREY LIGHT*  
*NANCY FRY, 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.***

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Wednesday, February 12, 2025

7:00 PM

Coconut Creek Government Center -  
Commission Chambers

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The City of Coconut Creek Planning and Zoning Board will be conducting a meeting on Wednesday, February 12, 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](http://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](mailto:cityclerk@coconutcreek.net)

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

3. [25-037](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2024-1211)

**Attachments:** [MINUTES-2024-1211 PZ Mtg](#)

**AGENDA ITEMS**

4. [24-181-1](#) \*LAND DEVELOPMENT CODE AMENDMENT: AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 1, "GENERALLY," SECTION 13-295, "DEFINITIONS," PROVIDING FOR NEW DEFINITIONS, AND DIVISION 2, "ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS," SECTION 13-319, "ZONING OVERLAY AREAS," BY ENACTING SUBSECTION 13-319(c)(4), "VINKEMULDER EQUESTRIAN NEIGHBORHOOD OVERLAY AREA," ADOPTING A ZONING OVERLAY AREA GENERALLY LOCATED SOUTH OF WILES ROAD, WEST OF TRADEWINDS PARK, NORTH OF THE FLORIDA POWER AND LIGHT EASEMENT, AND EAST OF LYONS ROAD, AND NOT INCLUDING THE SAN MELLINA SUBDIVISION OR THE COQUINA SUBDIVISION, CHANGING THE LIST OF PERMITTED USES, SPECIAL LAND USES, AND PROHIBITED USES, AND IMPLEMENTING THE STANDARDS AND POLICIES THAT GUIDE DEVELOPMENT OF THE VINKEMULDER NEIGHBORHOOD WITHIN THE PROPERTY LEGALLY DESCRIBED IN THE ENACTING LANGUAGE. (QUASI-JUDICIAL) (PUBLIC HEARING) (POSTPONED FROM THE DECEMBER 11, 2024, PLANNING AND ZONING BOARD MEETING)

**Attachments:** [STAFF MEMORANDUM-Vinkemulder Master Plan, Rez & Area \(Revised\)](#)  
[BACKUP-Draft Ordinance-Vinkemulder Master Plan, Rez & Area \(Revised\)](#)  
[BACKUP-Aerial Photo-Vinkemulder Master Plan, Rezoning & Overlay Area](#)  
[BACKUP-Vinkemulder Master Plan](#)  
[BACKUP-Exhibits-Vinkemulder Master Plan, Rezoning & Overlay Area](#)  
[BACKUP-Zoning Map-Vinkemulder Master Plan, Rezoning & Overlay Area](#)  
[BACKUP-Future Land Use Map-Vinkemulder Master Plan, Rezoning & Overlay](#)  
[BACKUP-Presentation-Vinkemulder Master Plan, Rez & Area \(Revised\)](#)

- 5. [25-034](#)      \*MAINSTREET @ COCONUT CREEK BLOCK 8: A SITE PLAN APPLICATION TO CONSTRUCT ONE HUNDRED AND FIFTY TWO (152) SINGLE-FAMILY TOWNHOMES AND VILLAS WITHIN BLOCK 8 OF THE MAINSTREET AT COCONUT CREEK DEVELOPMENT. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:      [STAFF MEMORANDUM-MainStreet Block 8 Site Plan](#)  
                                  [BACKUP-Aerial Photo-MainStreet Block 8 Site Plan](#)  
                                  [BACKUP-DRC Reports-MainStreet Block 8 Site Plan](#)  
                                  [BACKUP-Exhibit-Application-MainStreet Block 8 Site Plan](#)  
                                  [BACKUP-Exhibit-Site Plan-MainStreet Block 8 Site Plan](#)  
                                  [BACKUP-Exhibit-MainStreet Community Outreach Summary](#)  
                                  [BACKUP-Applicant Presentation-MainStreet Block 8 Site Plan \(New\)](#)

- 6. [25-035](#)      \*MAINSTREET @ COCONUT CREEK PARKS AND OPEN SPACES: A SITE PLAN APPLICATION TO CONSTRUCT PUBLIC AND PRIVATE PARKS, OPEN SPACES, AND OTHER HARDSCAPE ELEMENTS FOR THE MAINSTREET AT COCONUT CREEK DEVELOPMENT. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:      [STAFF MEMORANDUM-MainStreet Parks Site Plan](#)  
                                  [BACKUP-Aerial Photo-MainStreet Parks Site Plan](#)  
                                  [BACKUP-DRC Reports-MainStreet Parks Site Plan](#)  
                                  [BACKUP-Exhibit-Application-MainStreet Parks Site Plan](#)  
                                  [BACKUP-Site Plan-MainStreet Parks Site Plan](#)  
                                  [BACKUP-Exhibit-MainStreet Community Outreach Summary](#)  
                                  [BACKUP-Applicant Presentation-MainStreet Parks Site Plan \(New\)](#)

**7. COMMUNICATIONS AND REPORTS**

**8. 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.

