



# 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, December 11, 2024

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, December 11, 2024, 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. [24-197](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2024-1113)

**Attachments:** [MINUTES-2024-1113 PZ Mtg \(New\)](#)

**AGENDA ITEMS**

4. [24-195](#) \*OAK TRAILS PARK: A REZONING APPLICATION FOR THE PROPERTIES LOCATED AT 4100 AND 4250 NW 74TH STREET, GENERALLY LOCATED ON THE EAST AND WEST BOUNDARIES OF OAK TRAIL PARK TO REQUEST A REZONING FROM A-1 (AGRICULTURAL DISTRICT) TO P (PARKS AND RECREATION) TO FACILITATE THE EXPANSION OF THE EXISTING CITY PARK FACILITY. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:** [STAFF MEMORANDUM-Oak Trails Park Rezoning](#)  
[BACKUP-Aerial Photo-Oak Trails Park Rezoning](#)  
[BACKUP-DRC Report-Oak Trails Park Rezoning](#)  
[BACKUP-Exhibits-Oak Trails Park Rezoning](#)  
[BACKUP-Applicant Presentation-Oak Trails Park Improvements](#)

5. [24-196](#) \*OAK TRAILS PARK: A SITE PLAN APPLICATION FOR THE EXPANSION OF AN EXISTING CITY PARK FACILITY LOCATED AT 4100, 4230, AND 4250 NW 74TH STREET. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:** [STAFF MEMORANDUM-Oak Trails Park Site Plan](#)  
[BACKUP-Aerial Photo-Oak Trails Park Site Plan](#)  
[BACKUP-DRC Report-Oak Trails Park Site Plan](#)  
[BACKUP-Exhibits-Oak Trails Park Site Plan](#)  
[BACKUP-Site Plan-Oak Trails Park Site Plan](#)  
[BACKUP-Applicant Presentation-Oak Trails Park Improvements](#)

6. [24-181](#) \*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 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)

**Attachments:** [STAFF MEMORANDUM-Vinkemulder Master Plan, Rezoning & Overlay Area](#)  
[BACKUP-Draft Ordinance-Vinkemulder Master Plan, Rezoning & Overlay Area](#)  
[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, Rezoning & Overlay Area \(Re](#)

## 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.**