

January 23, 2026

Justin Proffitt, AICP, Director
Resilient Design & Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

Re: Al Hendrickson Toyota – 5201 W. Sample Road – Neighborhood Meeting Summary

Dear Mr. Proffitt:

On behalf of Spring Engineering, (“Applicant”), please consider this letter as a summary of neighborhood outreach efforts undertaken in relation to the development applications filed for property generally located on the north side of Sample Road and west side of Banks Road (“Property”) in the City of Coconut Creek, and more specifically identified in the enclosed materials.

At 6:00 p.m. on January 20, 2026, we held an in-person neighborhood meeting at the Al Hendrickson Toyota Property. A mailed invitation was sent to all property owners within 500 feet of the Property. The notification package is attached as **Exhibit A**.

The meeting took place, but no members of the community were present. Nicholas Lingle (Spring Engineering), Jay Doucette (Spring Engineering), and Kelly Ray (Greenspoon Marder) were present on behalf of the development team. The meeting participant list/sign-in documentation is attached as **Exhibit B**. A PowerPoint presentation was prepared and ready for display on a large screen. Although the PowerPoint was not presented due to no attendance, a copy is attached as **Exhibit C**. The meeting concluded at 6:30 p.m. Business cards were provided to the Al Hendrickson Toyota receptionist to provide to any members of the community that may arrive once the meeting ended. Additionally, Applicant’s email address was provided on the mailed notice for the community to provide emailed comments. No comments were received.

Please contact me at (954) 333-4377 if you have any questions or comments regarding this summary letter or the community outreach meetings.

Sincerely,

GREENSPOON MARDER LLP

Kelly Ray
For the Firm

Enclosures

EXHIBIT A

MEETING NOTIFICATION DOCUMENTATION



CERTIFICATION LETTER

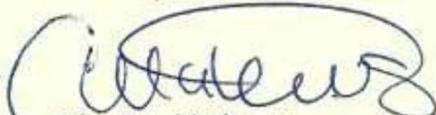
City of Coconut Creek

Date: January 8, 2026
Applicant: Spring Engineering
General Location: 5201 W. Sample Road

This letter certifies that the attached mailing list is a complete and accurate representation of the property within 500 feet of the subject property received from the Broward County Property Appraiser's Office as of December 19, 2025.

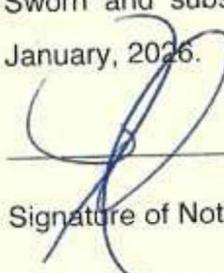
This letter certifies that the attached notice was mailed on January 7, 2026.

Sincerely,

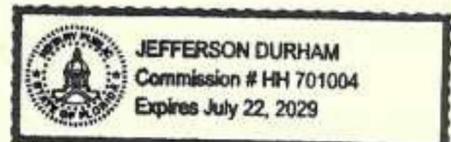
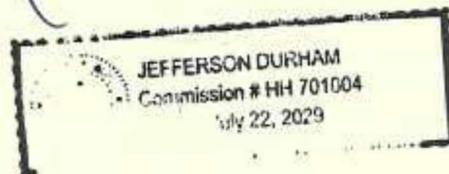


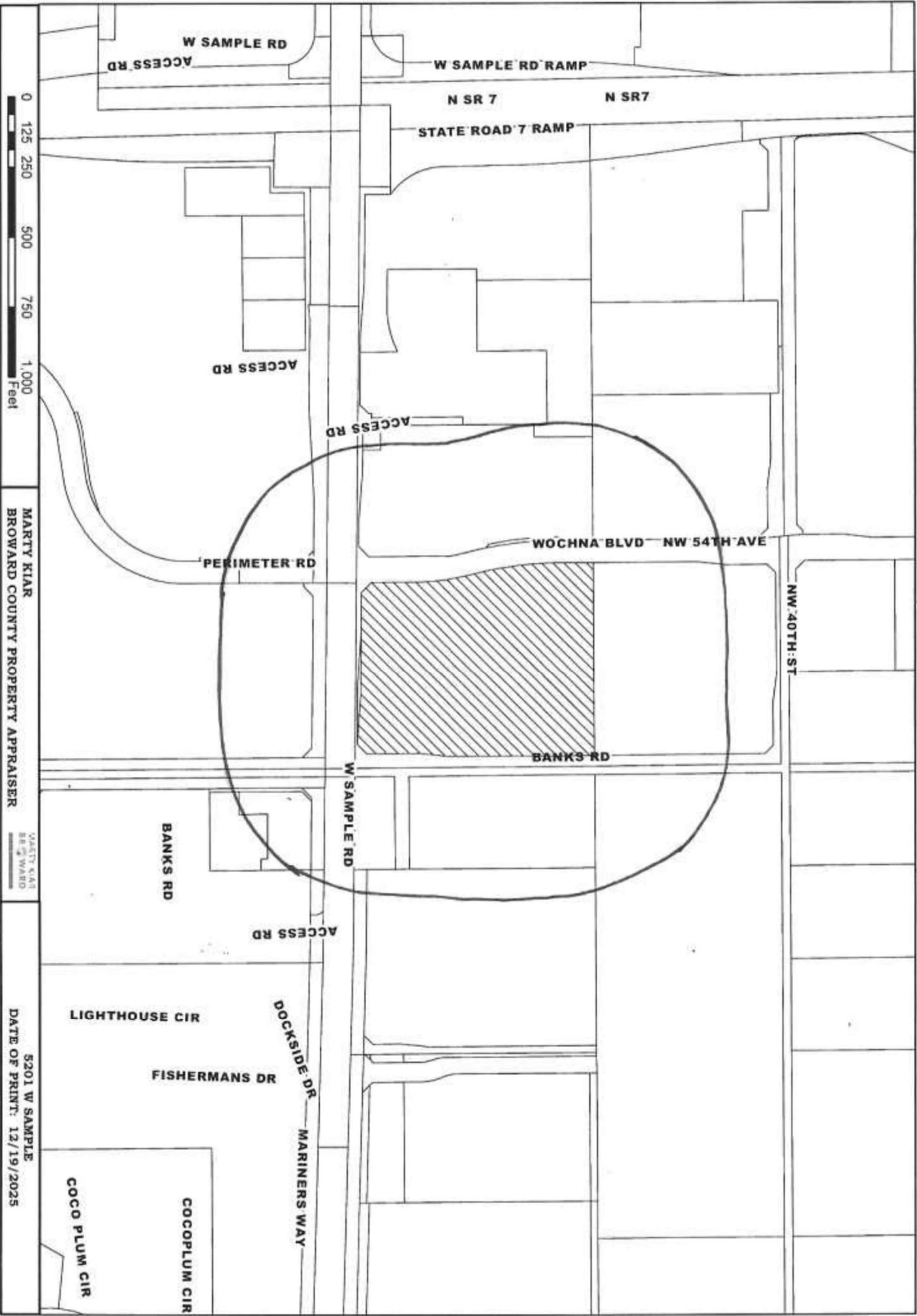
Christina Mathews

Sworn and subscribed before me this 8th day of
January, 2026.



Signature of Notary





0 125 250 500 750 1,000
Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BROWARD COUNTY

5201 W SAMPLE
DATE OF PRINT: 12/19/2025

W SAMPLE RD
ACCESS RD

W SAMPLE RD RAMP

N SR 7

N SR7

STATE ROAD 7 RAMP

ACCESS RD

ACCESS RD

WOCHNA BLVD NW 54TH AVE

PERIMETER RD

NW 40TH ST

BANKS RD

W SAMPLE RD

BANKS RD

ACCESS RD

LIGHTHOUSE CIR

FISHERMANS DR

DOCKSIDE DR

MARINERS WAY

COCO PLUM CIR

COCOPLUM CIR

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
484218010260	GSR RE PARTNERS LLC	1801 S FEDERAL HWY	BOCA RATON	FL	33432		PALM BEACH FARMS 2-54 PBTRACT 40,58 TO 60 BLK 89
484218010480	GSR RE PARTNERS LLC	1801 S FEDERAL HWY	BOCA RATON	FL	33432		PALM BEACH FARMS 2-54 PBTRACT 73 BLK 89
484218030010	COCONUT CREEK AUTOMOTIVEMANAGEMENT LLC	3031 N ROCKY POINT DR W STE 77C TAMPA	TAMPA	FL	33607		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT A LESS POR FOR RW DESC INOR 18085/503
484218030020	COCONUT CREEK AUTOMOTIVEMANAGEMENT LLC	3031 N ROCKY POINT DR W STE 77C TAMPA	TAMPA	FL	33607		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS RD RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218030022	TT OF SAMPLE INC	505 S FLAGLER DR STE 700	WEST PALM BEACH	FL	33401		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218030023	TT OF SAMPLE INC	505 S FLAGLER DR STE 700	WEST PALM BEACH	FL	33401		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218030040	UNITED STATES OF AMERICATR FOR SEMINOLE TRIBE OF FLORIDA	6300 STIRLING ROAD	HOLLYWOOD	FL	33024		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218030050	CITY OF COCONUT CREEK	4800 W COPANS RD	COCONUT CREEK	FL	33063	9221	COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218030090	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218030100	PUBLIC LAND% CITY OF COCONUT CREEK	4800 W COPANS RD	COCONUT CREEK	FL	33063	3879	COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218170060	PUBLIC LAND% CITY OF COCONUT CREEK	4800 W COPANS RD	COCONUT CREEK	FL	33063	3879	COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484218260010	FC LAND INVESTMENT A LLC	1 N CLEMATIS ST STE 200	WEST PALM BEACH	FL	33401		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484219010041	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484219010042	HAYNIE, J NEIL	800 CYPRESS WAY	BOCA RATON	FL	33486		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511
484219010300	CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS POR FOR RW AS DESC INOR 15670/740 & LESS POR DESC INOR 34639/1115 & POR DESC IN OR35957/311 & LESS POR DESC IN OR43018/1511

484219010330	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	PALM BEACH FARMS CO NO 3 2-54 PB19-48-42 & 18-48-42 THAT PART OF TRACTS 3 THRU 6 BLK 90 LYING WITHIN 53 FT OF N/1/2 SEC 19 AND LYING WITHIN 53 FT OF S/1/2 OF SEC 18 AKA: PARCEL 102.1 IN CA L64-726
484219010350	CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	PALM BEACH FARMS CO NO 3 2-45 PB19-48-42E 38 FT OF TRACTS 5 AND 16, BLK90 LYING S OF S R/W/L OF SAMPLEROAD
484219010360	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	PALM BEACH FARMS CO NO 3 2-45 PB19-48-42POR OF W1/2 OF TRACT 4, BLK 90DESC AS: COMM AT NW COR CORALGATE SEC SIX 127-5 B,N 329.22 TOPOB, CONT N 82.58, E 292.04, S47.01, W 256.47, SW 49.90 TO POBAKA: PARCEL 108
484219010370	CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	PALM BEACH FARMS CO NO 3 2-45 PB19-48-42W 38 FT OF TRACTS 17 AND 28, BLK90
484219010420	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	PALM BEACH FARMS CO NO 3 2-54 PB19-48-42 THAT PT OF TRS 7-9 LYING S OF SAMPLE RD, BLK 90 WITHIN THE FOLDESC: BEG NE COR SEC 24-48-41, S1658.01 E 120.01, N 181.81, NLY1018.71, N 474.60, NELY 670.19, ELY354.81, E 280.0, NE 300, ELY37.13, E 614.25, N 100, W 214.25, N100, W 37.13, NW 300, W39.26, W 360, NWLY 257.54, NW 400.26, NW 128.17, NW 425.60, N44 1.17, N 360, N 39.26, NW300, N37.13, N508.69, W 120, S2600, S884.06 TO POB LESS RD R/W
484219010440	CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	PALM BEACH FARMS CO NO 3 2-45 PB19-48-42 THAT PT OF TRACT 7, BLK 90 LYINGS OF SAMPLE RD SAID PT BEING THREE 80 FT OF FOL DESC PARCEL: COMM NW COR OF SEC 19-48-42, E 1613.81 S 100 TO POB, S 206.83, W 910, S60, E 990, N 264.49, W 80.04 TOPOBAKA: PARCEL 178-PT D
484219200010	ISLE MULTIFAMILY PARTNERS LLC% RYAN LLC	PO BOX 250509	ATLANTA	GA	30325		CORAL GATE SECTION SIX 127-5 BPARCEL A & BCORAL GATE SECTION SEVEN 128-40BTRACT ACORAL GATE SECTION EIGHT 133-5 BPAR A
484219240010	PEPPERTREE PLAZA LLC	696 NE 125 ST	NORTH MIAMI	FL	33161		PEPPERTREE PLAZA 132-23 BTRACT A, LESS COMM NW COR SEC19-48-42, E 389.23, S 143.15 TOPOB, E 481.5, S23.58, W 481, S201.30, W 172.72, N 304.0, E 172.72, N120.88 TO POB & LESS POR DESCAS: COMM AT NW COR SEC 19-48-42, E ALG N/L SAID SEC 389.23, S143.15 TO POB, S 120.88, W 81, N 120.88, E 81 TO POB
484219240015	PUBLIC LAND% CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	PEPPERTREE PLAZA 132-23 BTRT B, TRT C, TRT D ALL R/WDEDICATED BY PLAT
484219250030	PUBLIC LAND% CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	CORAL GATE SECTION EIGHT 133-5 BADD'L R/W DEDICATED BY THIS PLAT
484219270020	JM AUTO INC	PO BOX 1160	DEERFIELD BEACH	FL	33443	1160	WESTWOOD PLAZA 140-31 BPARCEL A, B & C
484219270021	PUBLIC LAND% CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	WESTWOOD PLAZA 140-31 BR/W DEDICATION BY PLAT 140-31 B
484219290010	S FLORIDA COMMERCIAL PROPERTIES LLC	PO BOX 1565	LAWRENCEVILLE	GA	30046		CORAL GATE SECTION 9 146-2 BPARCELS A & B LESS POR OF SAIDPAR DESC AS: BEGINNING SW CORPAR A, N 104.99, E 80, N 102.50, E 160, S 25, E 40, S 182.50, W 280 TO POB
484219290020	PUBLIC LAND% CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	CORAL GATE SECTION NINE 146-2 B12 FT R/W DEDICATED BY THIS PLAT

484219290030	COFLO PROPERTIES LP	2545 S ATLANTIC AVE #1801	DAYTONA BEACH SHORE FL	32118	CORAL GATE SECTION 9 146-2 BPOR OF PARCELS A & B DESC AS:BEGINNING SW COR OF SAID PAR A,N 104.99; E 80, N 102.50, E 160.S 25, E 40, S 182.50, W 280 TOPOB
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January 5, 2026

RE: Public Outreach Meeting for Al Hendrickson Toyota, 5201 W. Sample Road
Coconut Creek, 33073
Project Number: PZ-2404003 (Site Plan), PZ-24030001 (PMDD Rezoning), PZ-25100012
(Special Land Use), PZ-25100010 (Easement Vacation)
Parcel No.: 484218030010

Dear Neighbor:

Spring Engineering (“Applicant”) invites you to attend a public outreach meeting for the Al Hendrickson Toyota site located at 5201 W. Sample Road in Coconut Creek. Applicant is processing site plan, rezoning, special land use, and vacation of easement applications to support the proposed expansion of the existing Toyota dealership. The existing dealership consists of automobile dealership, bodyshop, parts, service, and carwash uses. The proposal includes an expanded dealership and service shop, new carwash/detail and new parking garage, along with the existing bodyshop, parts, and service. The aesthetic of the dealership will be updated with a modernized architectural design, site improvements and sustainable features.

The site borders Sample Road to the south, NW 54th Avenue to the west, and Banks Road to the east. You are receiving this letter as a neighboring property owner/resident of the proposed project. The purpose of this meeting is to inform property owners and residents about the details of the proposal and address any questions or concerns.

Meeting Location (In Person):

Date: Tuesday, January 20, 2026
Time: 6:00 PM
Location: Al Hendrickson Toyota
Conference Room
5201 W. Sample Road
Coconut Creek, FL 33073

If you wish to send written comments, please send them by email to **sei@SpringEngineeringInc.com**. Please note, there will be additional opportunities for public input at the City of Coconut Creek Public Hearings.

Sincerely,

Al Hendrickson Toyota Team

EXHIBIT B
SIGN-IN SHEET

EXHIBIT C

POWERPOINT PRESENTATION

Al Hendrickson Toyota Neighborhood Meeting January 20, 2026



SAMPLE ROAD



Toyota Image USA II
Design Intent Documents
v.2.0

Al Hendrickson
09246
Coconut Creek, Florida





Mainstreet District

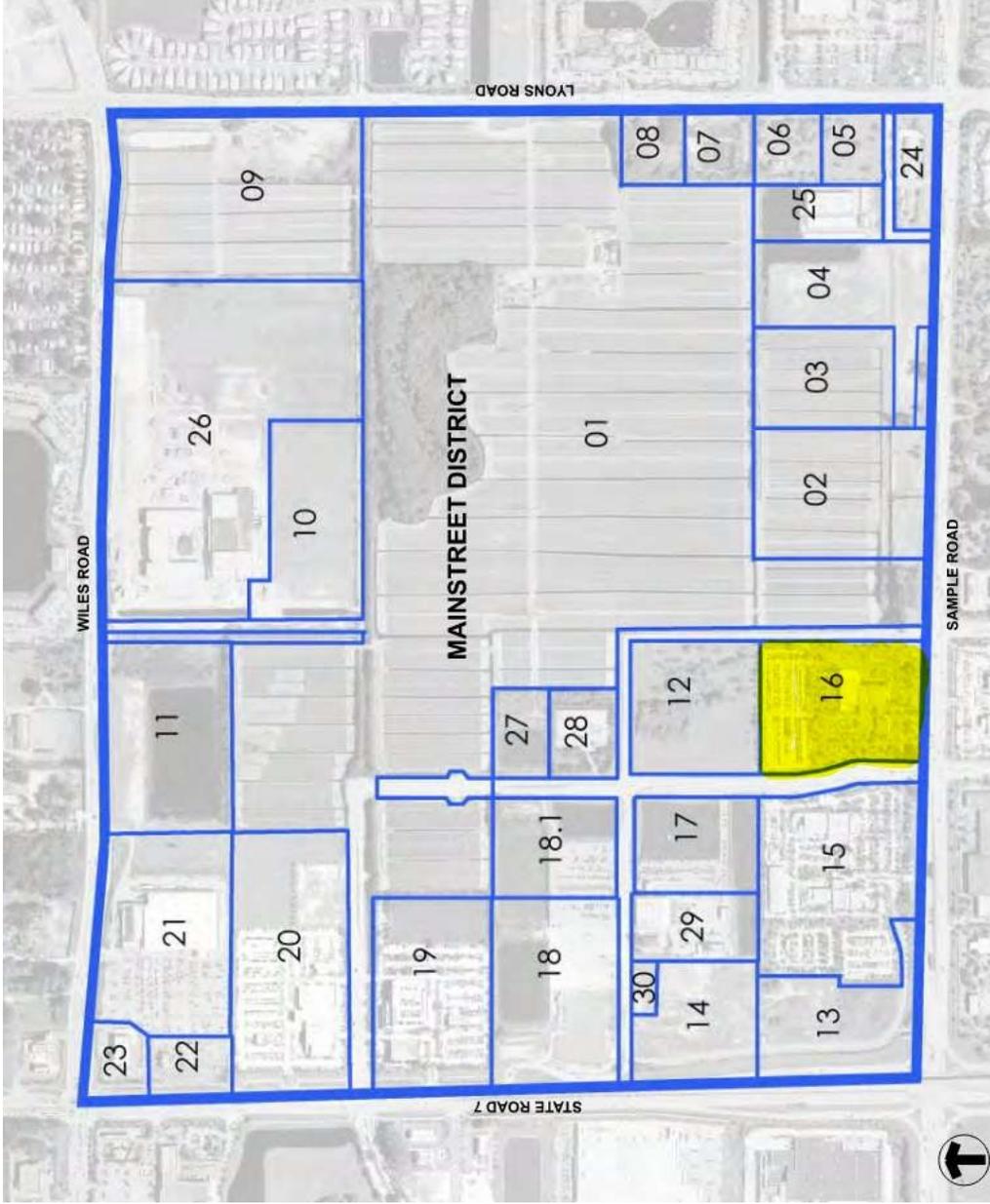
The intent of the MainStreet District is to provide for the development of a sustainable, mixed-use downtown environment that embodies the uniqueness of Coconut Creek and will serve as a local and regional destination for the City's residents and nearby communities. The district promotes the development of a pedestrian oriented, mixed-use community organized around substantial, centralized and contiguous recreational open space.



Permit Applications

- PMDD Rezoning
- Site Plan
- Special Land Use
- Easement Vacation
- FDOT
- SFWMD
- Cocomar
- Broward County DER
- Broward County Waste Water
- Broward County Surface Water Management







Project Highlights

SALES AND SERVICE BUILDING

Complete renovation of the existing 39,000 SF building along with building additions for a total of 98,000 SF.

New finishes on all four (4) facades including an illuminated entry element, increased fenestration, varied façade planes, and rooftop mechanical equipment screening.

New Signage.

New interior finishes, furniture, and graphics.





PROPOSED FRONT VIEW RENDERING

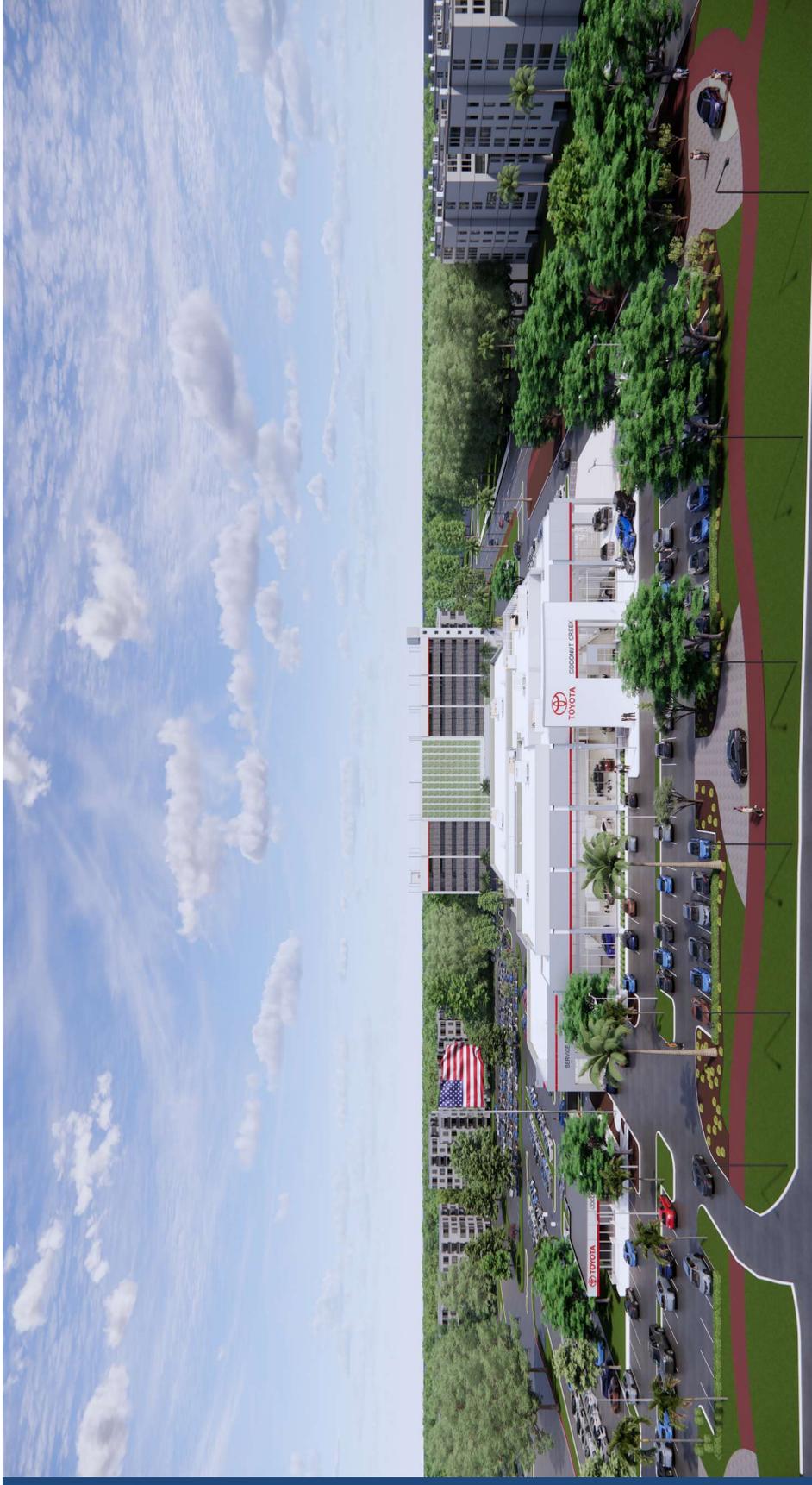


EXISTING FRONT VIEW

AH Al Hendrickson
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SAMPLE ROAD



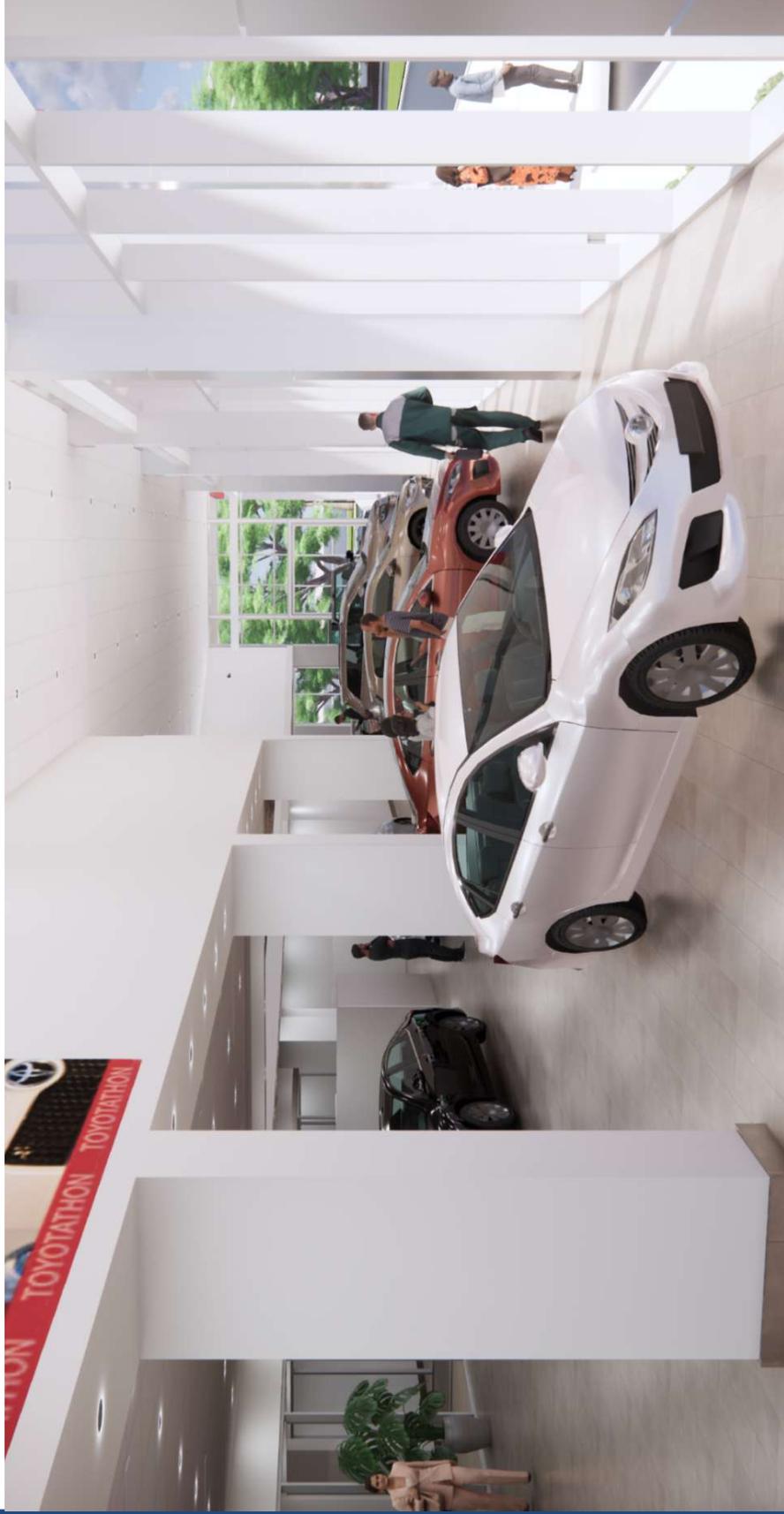


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DESIGN SOLUTIONS





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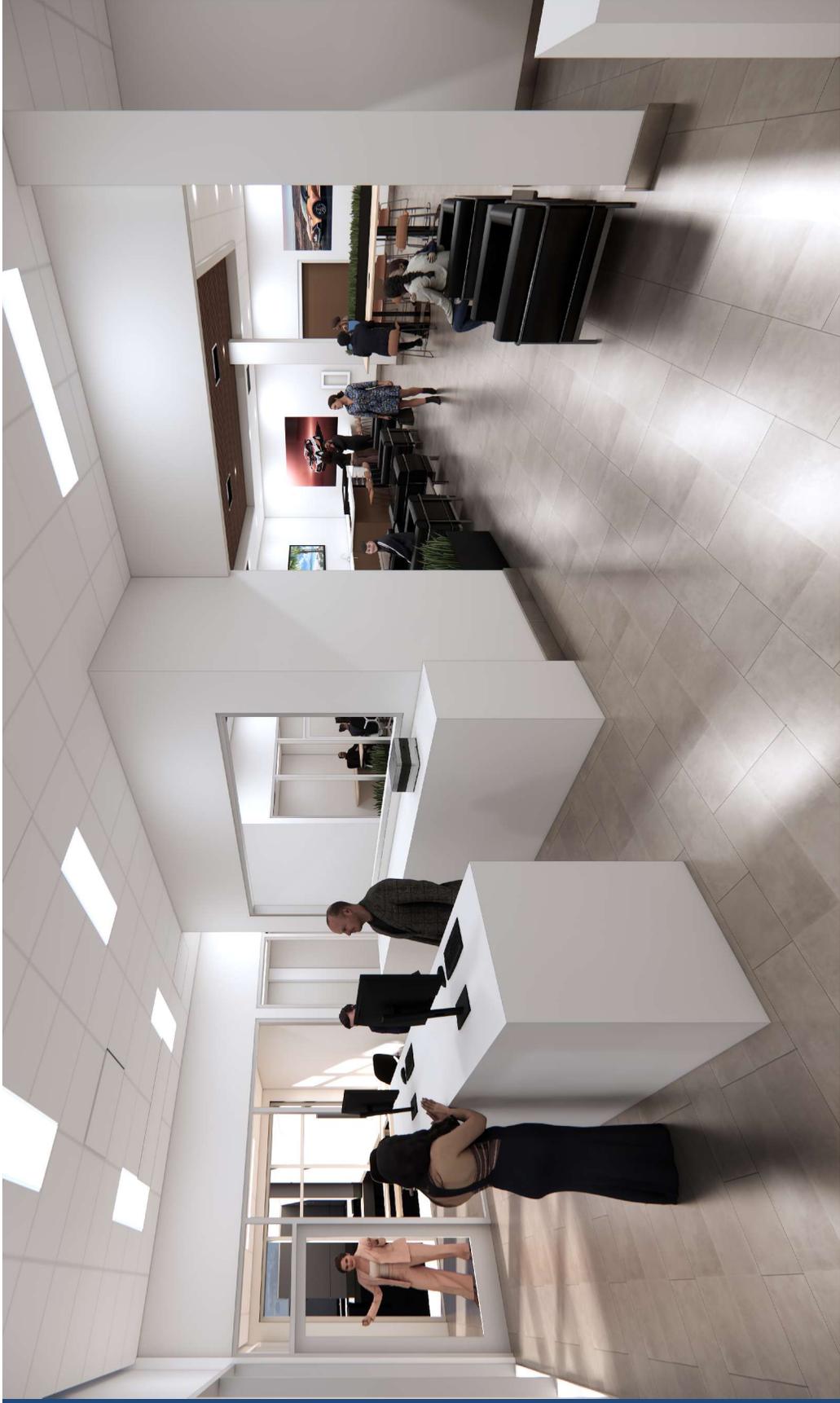
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DRIVING THE FUTURE



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DRIVING THE FUTURE



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SE Spring
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38
YEARS
OF SERVICE
TO THE MIDWEST
DESIGN AND CONSTRUCTION



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TOYOTA

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38 YEARS
OF DESIGN AND INNOVATION

Project Highlights

PRECAST PARKING STRUCTURE

Construction of a new 75' tall precast concrete parking structure (6 decks) with a car wash and detail bays.

Architectural metal screening.

Green wall screening.

Aluminum composite material cladding.





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DESIGN AND CONSTRUCTION



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38
YEARS
OF DESIGN AND INNOVATION
DRIVING THE FUTURE

Project Highlights

SITE

New accessible sidewalks and wide meandering multiuse paths.

New decorative paved plazas with new benches.

Added internal landscape islands and tiered, heavily landscaped buffers.

New LED site lighting.

New privacy wall.

New EV chargers.

Redesign of Banks Road to include a new median, new bike path with path barriers, new striping, and new landscaping.

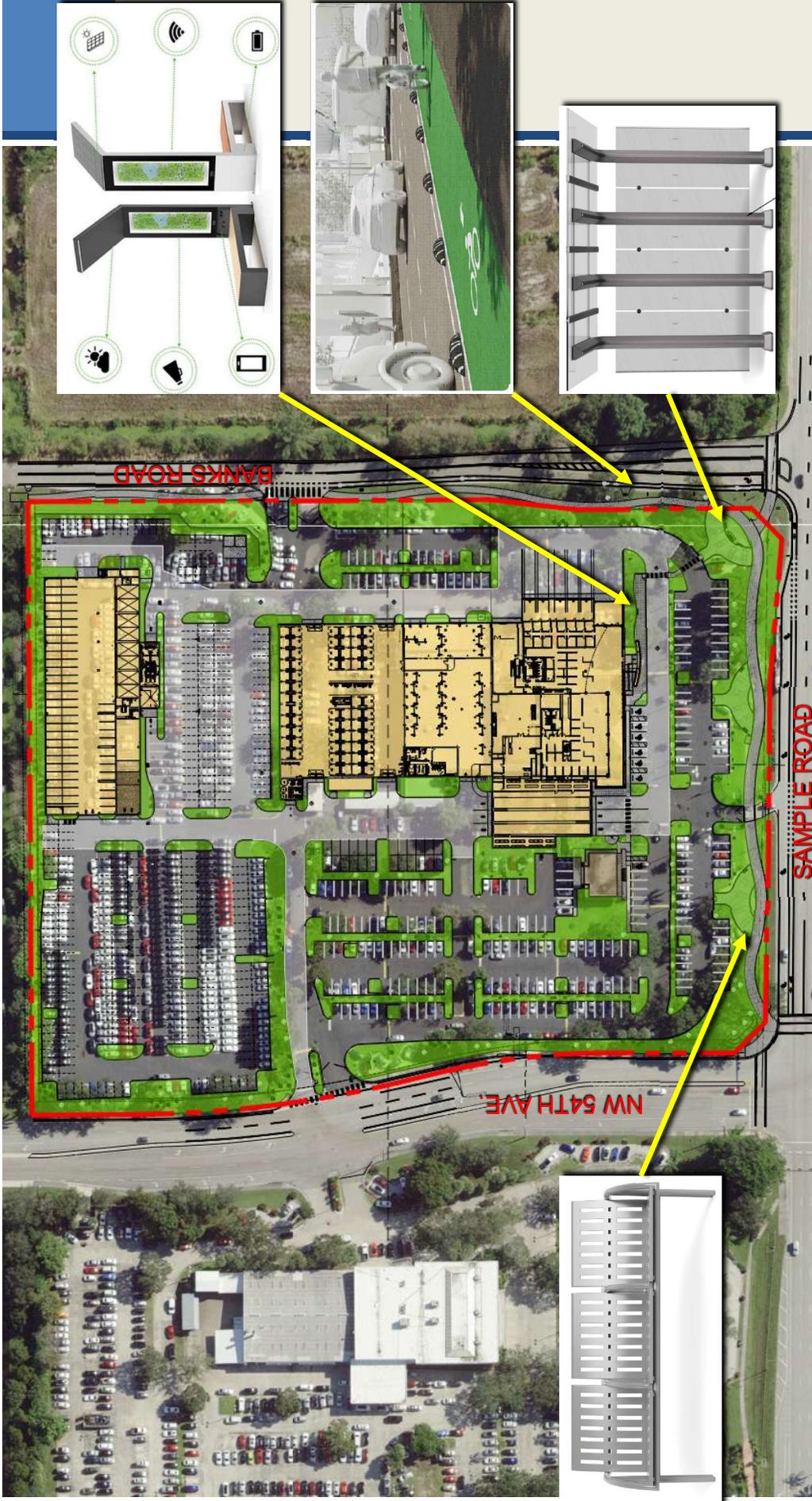




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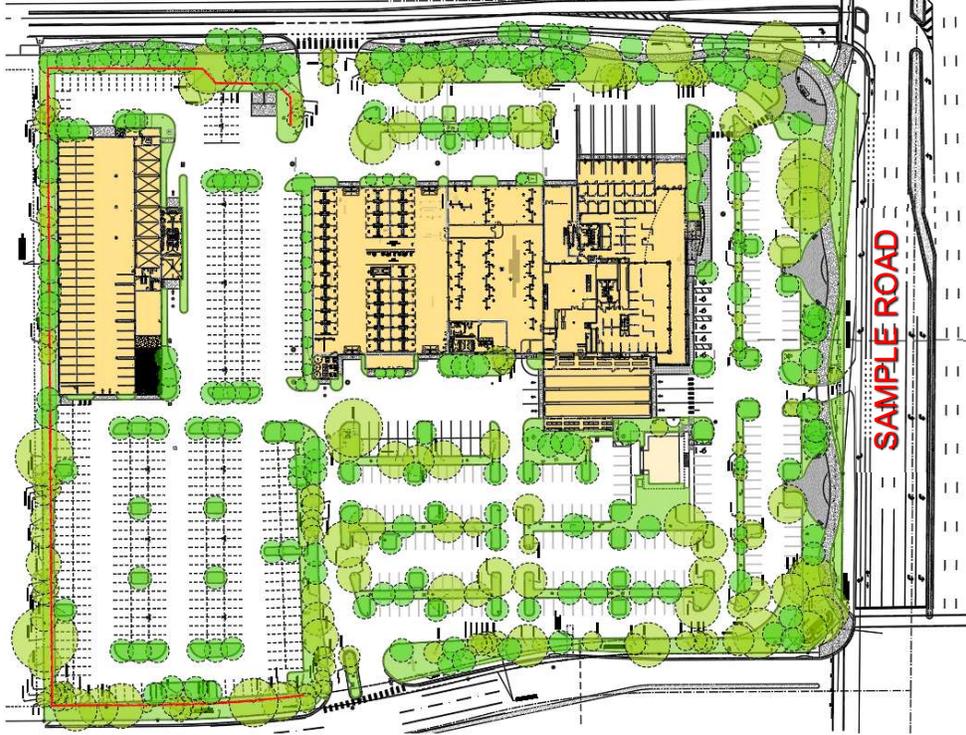
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TOYOTA

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38 YEARS
DELIVERING INNOVATIVE DESIGN SOLUTIONS



EXISTING



PROPOSED







LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name: Al Hendrickson Toyota
Date: 9.22.25

Y	?	N	Credit	Integrative Process	1
5	0	11	Location and Transportation	16	16
			LEED for Neighborhood Development Location		16
			Sensitive Land Protection		1
			High Priority Site		2
			Surrounding Density and Diverse Uses		5
			Access to Quality Transit		5
			Bicycle Facilities		1
			Reduced Parking Footprint		1
			Green Vehicles		1
4	2	4	Sustainable Sites	10	10
			Construction Activity Pollution Prevention		Required
			Site Assessment		1
			Site Development - Protect or Restore Habitat		2
			Open Space		3
			Rainwater Management		2
			Heat Island Reduction		1
			Light Pollution Reduction		1
5	0	6	Water Efficiency	11	11
			Outdoor Water Use Reduction		Required
			Indoor Water Use Reduction		Required
			Building-Level Water Metering		2
			Outdoor Water Use Reduction		6
			Indoor Water Use Reduction		2
			Cooling Tower Water Use		2
			Water Metering		1
17	2	14	Energy and Atmosphere	33	33
			Fundamental Commissioning and Verification		Required
			Minimum Energy Performance		Required
			Building-Level Energy Metering		Required
			Fundamental Refrigerant Management		Required
			Enhanced Commissioning		6
			Optimize Energy Performance		18
			Advanced Energy Metering		1
			Demand Response		2
			Renewable Energy		5
			Enhanced Refrigerant Management		1
3	0	10	Materials and Resources	13	13
			Storage and Collection of Recyclables		Required
			Construction and Demolition Waste Management Planning		Required
			Building Life-Cycle Impact Reduction		5
			Building Product Disclosure and Optimization - Environmental Product Declarations		2
			Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
			Building Product Disclosure and Optimization - Material Ingredients		2
			Construction and Demolition Waste Management		2
2	2	12	Indoor Environmental Quality	16	16
			Minimum Indoor Air Quality Performance		Required
			Environmental Tobacco Smoke Control		Required
			Enhanced Indoor Air Quality Strategies		2
			Low-Emitting Materials		3
			Construction Indoor Air Quality Management Plan		1
			Indoor Air Quality Assessment		2
			Thermal Comfort		1
			Interior Lighting		2
			Daylight		3
			Quality Views		1
			Acoustic Performance		1
3	1	2	Innovation	6	6
			Innovation		5
			LEED Accredited Professional		1
3	1	0	Regional Priority	4	4
			Regional Priority: Indoor Water Use Reduction		1
			Regional Priority: Sensitive Land Protection		1
			Regional Priority: Open Space		1
			Regional Priority: Site Development - Protect or Restore Habitat		1
43	18	59	TOTALS	Possible Points: 110	
				Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110	



Thank you for your time!



SAMPLE ROAD

