

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,

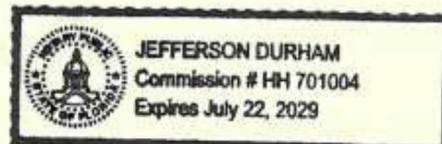
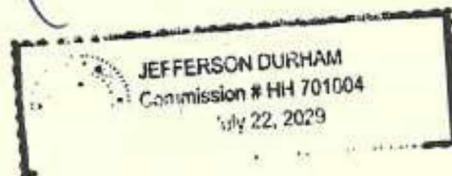
A handwritten signature in blue ink, appearing to read "Christina Mathews", is written over a horizontal line.

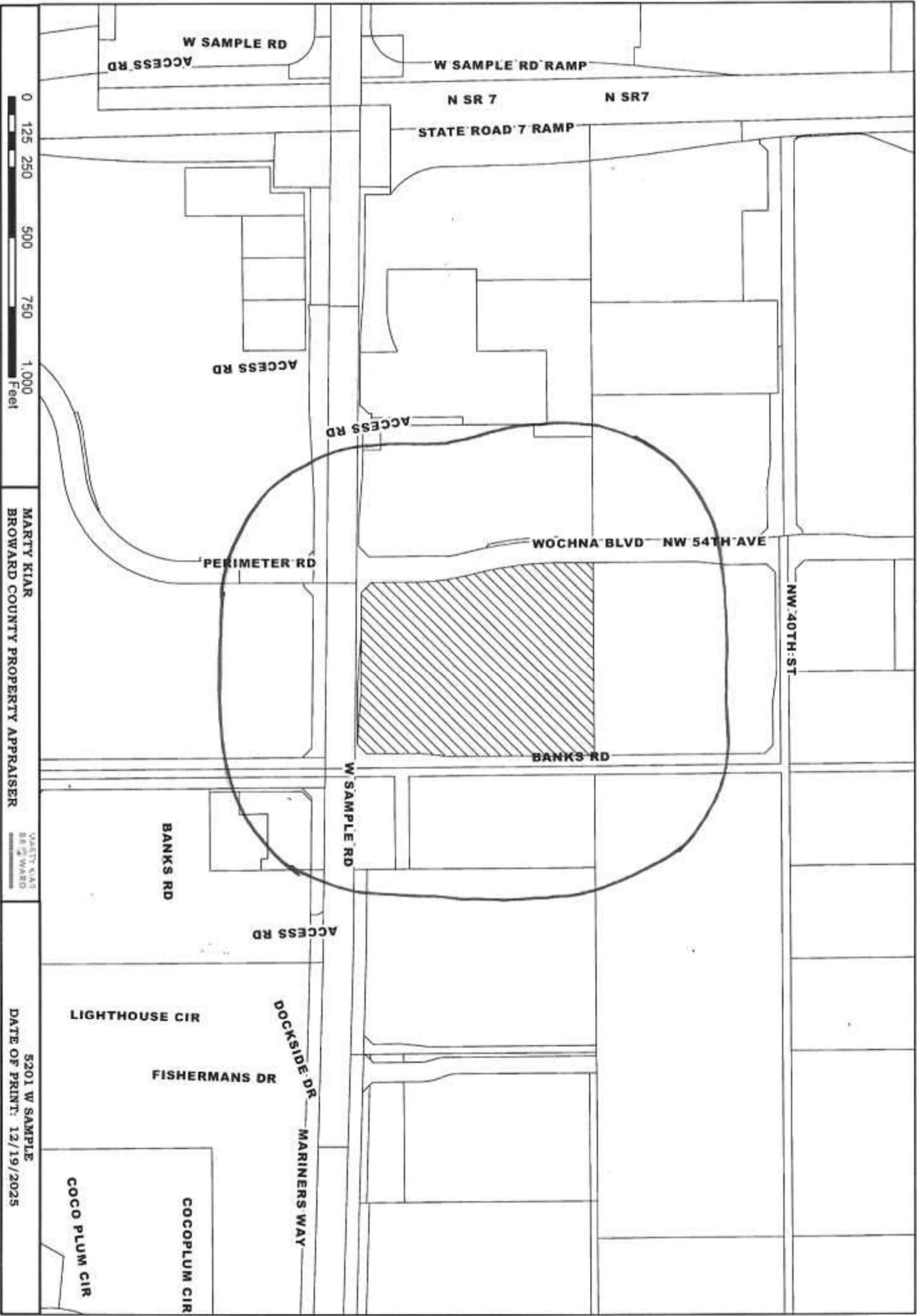
Christina Mathews

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

A handwritten signature in blue ink is written over a horizontal line.

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

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		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		FL	33607		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT B LESS RD R/W 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 BPOR TR B DESC AS:COMM NE COR TRB S 16.56,SW 100.72,SE 0.42,SELY255.82,SE 16.54,SELY 78.89,SELY51.25,S 100.SLY 27.39,S 162.62,SW 49.91,W 84.81,NW 180.40,W 150NW 42.43,W 15 TO POB,N 324.62,E29 N 298.37,W 261.52,S 246.01,W293,S 316.58,E 133.44,NE 146.97NE 17.93,S 131.88,E 186.85,NE42.43,N 12,E 15 TO POBPER OR 35957/311
484218030023	TT OF SAMPLE INC	505 S FLAGLER DR STE 700	WEST PALM BEACH	FL	33401		COMMERCE CENTER OF COCONUT CREEK 131-30 BPT TR B DESC AS:COMM NE COR TR BSE16.56,SW100.72,SE .42,SE255.82SE16.54,SE78.89,SE51.25,S100,SE27.39,S1 62.62,SW49.91,W84.81,E180.40,W80.30 TO POB,N63.87,W86.24,N292.66,AKA,PTA,W29,S42.62E15,S E42.43,E69.70 TO POB & COMMPT A,N251.73 TO POB,E43,N206.50,W557.42,S406.29,E252,N246.01,E261.5 2,S46.64 TO POB
484218030040	UNITED STATES OF AMERICATR FOR SEMINOLE TRIBE OF FLORIDA	6300 STIRLING ROAD	HOLLYWOOD	FL	33024		COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT D LESS P/P/A SEMINOLECOCONUT CREEK 179-171 B
484218030050	CITY OF COCONUT CREEK	4800 W COPANS RD	COCONUT CREEK	FL	33063	9221	COMMERCE CENTER OF COCONUT CREEK 131-30 BTRACT E
484218030090	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREW'S AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	COMMERCE CENTER OF COCONUT CREEK131-30 BPORTION OF TRACT A DESC AS: COMMNE COR TR A, S 518.01,SW 100.72,S 67.09, S 123.14, SW 49.90 TOPOB, W 210.58, NW 180.40,E224.34, SE 166.68 TO POB
484218030100	PUBLIC LAND% CITY OF COCONUT CREEK	4800 W COPANS RD	COCONUT CREEK	FL	33063	3879	COMMERCE CENTER OF COCONUT CREEK131-30 BTHOROUGHFARES ARE DEDICATED TOTHE PUBLIC PER PLAT
484218170060	PUBLIC LAND% CITY OF COCONUT CREEK	4800 W COPANS RD	COCONUT CREEK	FL	33063	3879	BERBER PLAT 170-105 BR/W TRACT 2 AND R/W TRACT 3 ASDEDICATED PER PLAT, LESS P/P/AERBER PLAT TWO 182-53 B
484218260010	FC LAND INVESTMENT A LLC	1 N CLEMATIS ST STE 200	WEST PALM BEACH	FL	33401		BERBER PLAT TWO 182-53 BTRACT A
484219010041	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	PALM BEACH FARMS 2-54 PBTH PT TR 7 TO 9 LYING WITHIN 53EITHER SIDE SEC LINE BLK 90
484219010042	HAYNIE,J NEIL	800 CYPRESS WAY	BOCA RATON	FL	33486		PALM BEACH FARMS 2-54 PBPT W1/2 TR 4 LYING N OF NR/W/L SAMPLE RD BLK 90
484219010300	CITY OF MARGATE	5790 MARGATE BLVD	MARGATE	FL	33063	3614	PALM BEACH FARMS CO NO 3 2-54 PB19-48-42POR OF TRACTS 7,12-14,33,35 & 36AND 30 FT RD R/W LYING WITHINRS 12 & 13, TOG WITH POR OF 30FT R/W LYING BETWEEN TR 35 & 62,BLK 90 AS DESC IN OR 14791/446

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/SEC 19 AND LYING WITHIN 53 FT OF S/L 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 PB19-48-42 POR OF W1/2 OF TRACT 4, BLK 90 DESC AS: COMM AT NW COR CORALGATE SEC SIX 127-5 B.N 329.22 TO POB, CONT N 82.58, E 292.04, S47.01, W 256.47, SW 49.90 TO POB AKA: 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.E 39.26, 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 THEE 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 TO POB AKA: 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 TO POB, E 481, S 223.58, W 481, S201.30, W 172.72, N 304, 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 SAID PAR 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

Public Outreach Meeting Sign-in Sheet

Project Description and Address: Al Hendrickson Toyota, 5201 W. Sample Road Coconut Creek, 33073
PZ-2404003 (Site Plan), PZ-24030001 (PMDD Rezoning), PZ-25100012 (Special Land Use), PZ-25100010 (Easement Vacation)

Meeting Location and Address: Al Hendrickson Toyota Conference Room, 5201 W. Sample Road

Meeting Date: January 20, 2026

Start Time: 6:00 pm

End Time: 6:30 pm

**Name
(First & Last)**

Address

Phone/E-mail

Kelly Ray, Greenspan

200 E. Broward Blvd

954-333-4377 / kelly-ray@gnlaw.com

NICK LINGLE (SPRING ENGINEERING)

3014 US HIGHWAY 19, HOLIDAY, FL

727.938.1516 / nlingl@springengineering.com

JAY DOUCETTE

3014 US HWY 19 HOLIDAY FL

(727) 938-1516 JDOUCETTE@SPRINGENGINEERING.COM
INGINC.COM

EXHIBIT C

POWERPOINT PRESENTATION

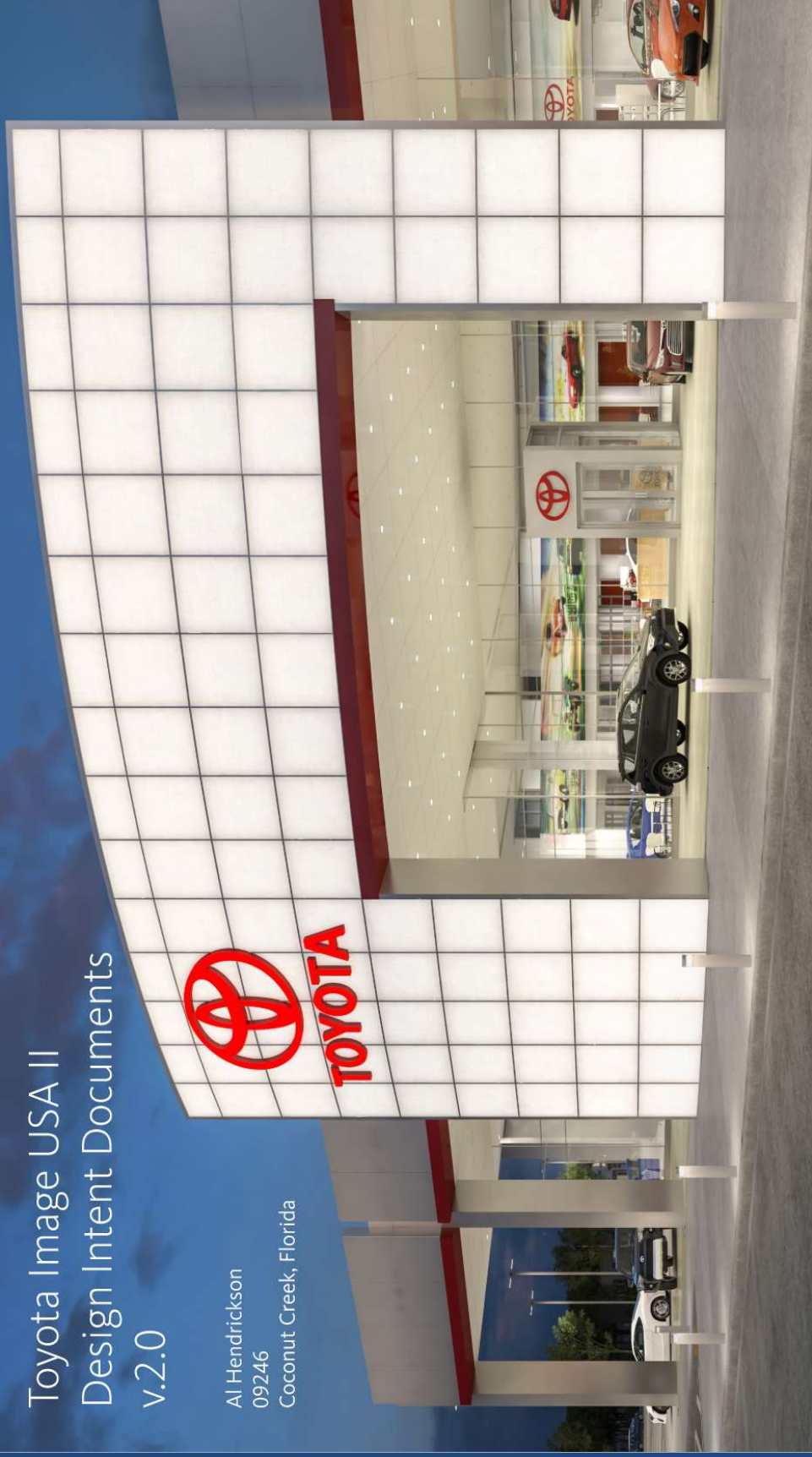
Al Hendrickson Toyota Neighborhood Meeting January 20, 2026



Al Hendrickson
TOYOTA

Toyota Image USA II Design Intent Documents v.2.0

Al Hendrickson
09246
Coconut Creek, Florida



Al Hendrickson
TOYOTA

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Mainstreet District

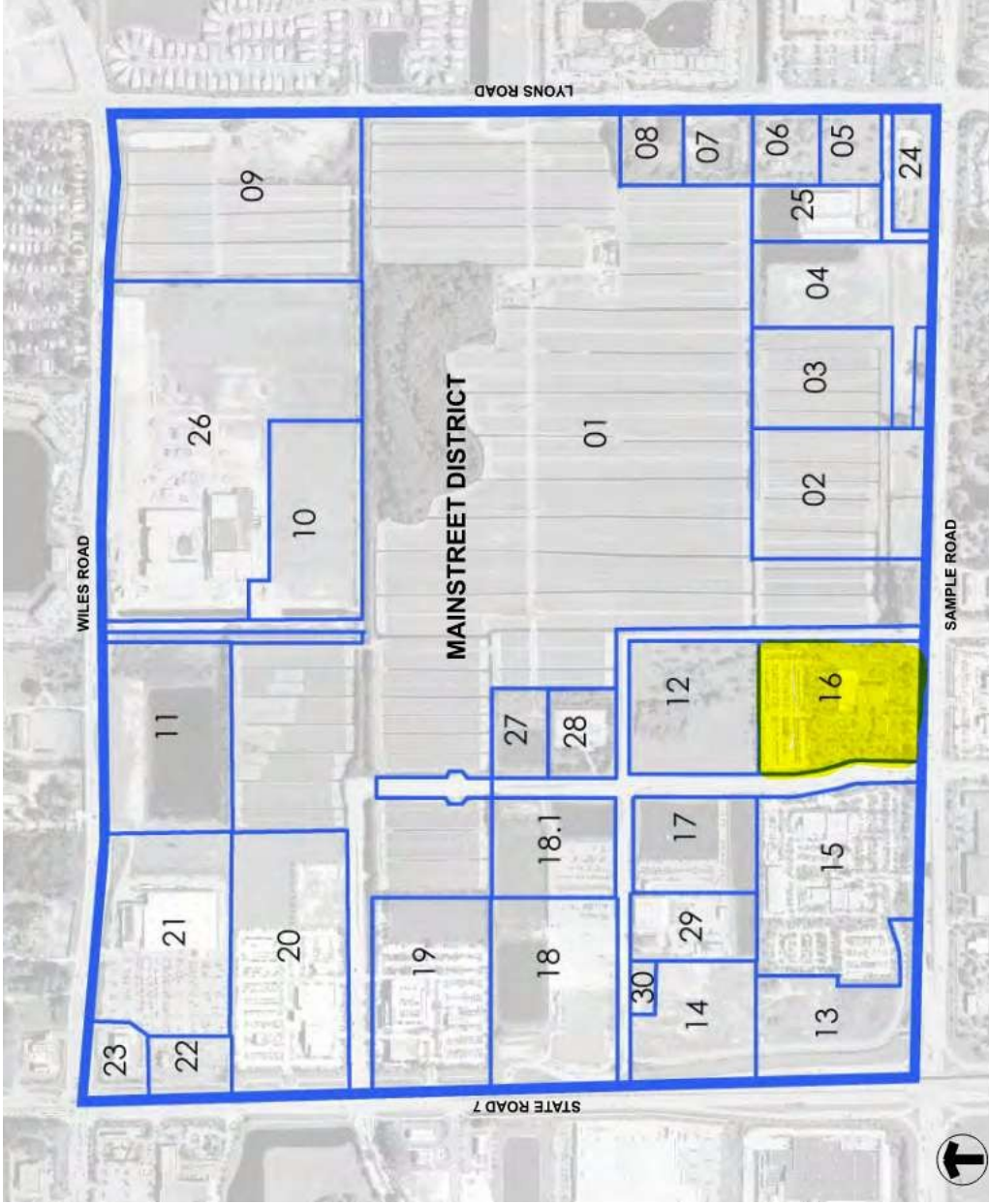
The intent of the MainStreet District is to provide for the development of a sustainable, mixed-use downtown environment that embodies the uniqueness of Coconut Creek and will serve as a local and regional destination for the City's residents and nearby communities. The district promotes the development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

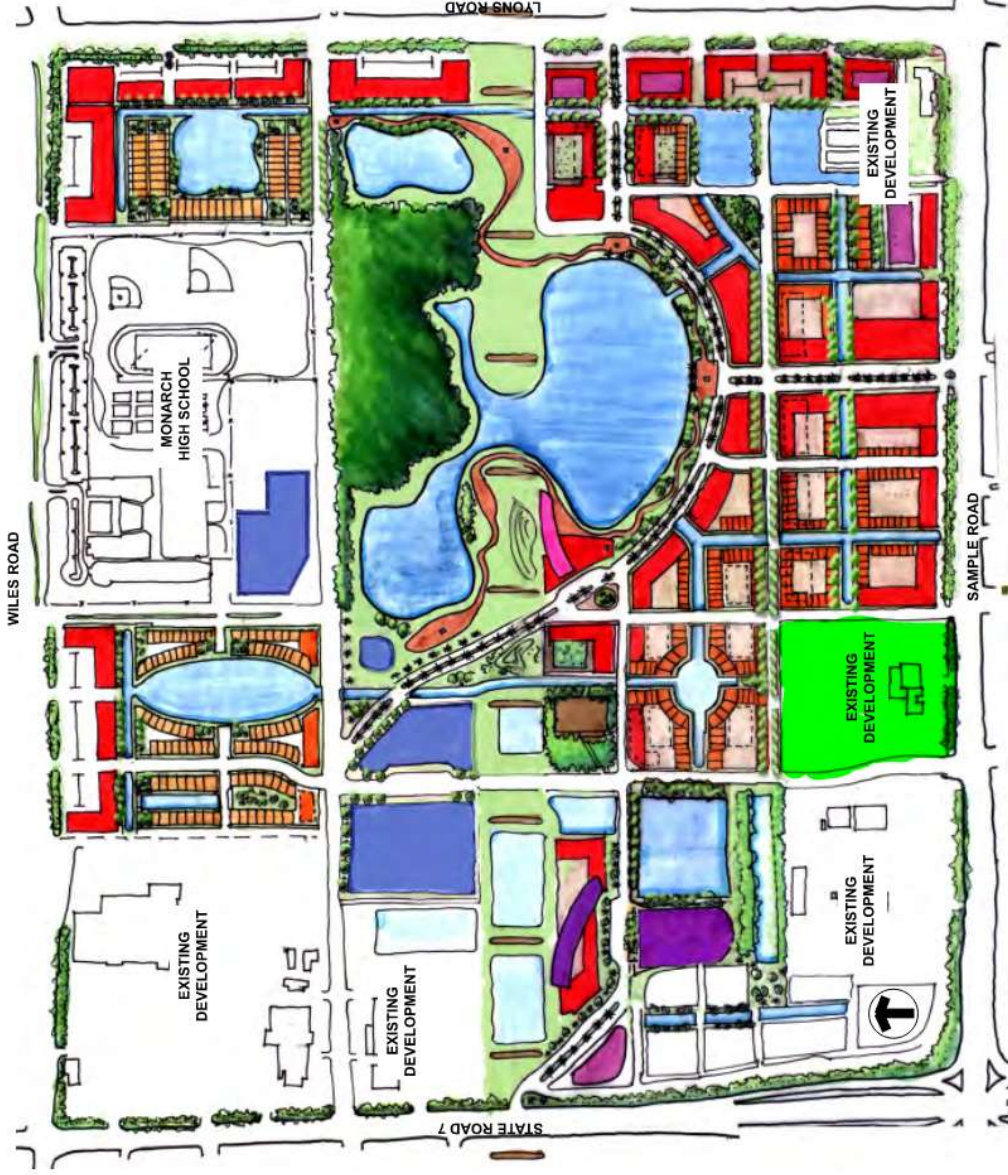


Permit Applications

- 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



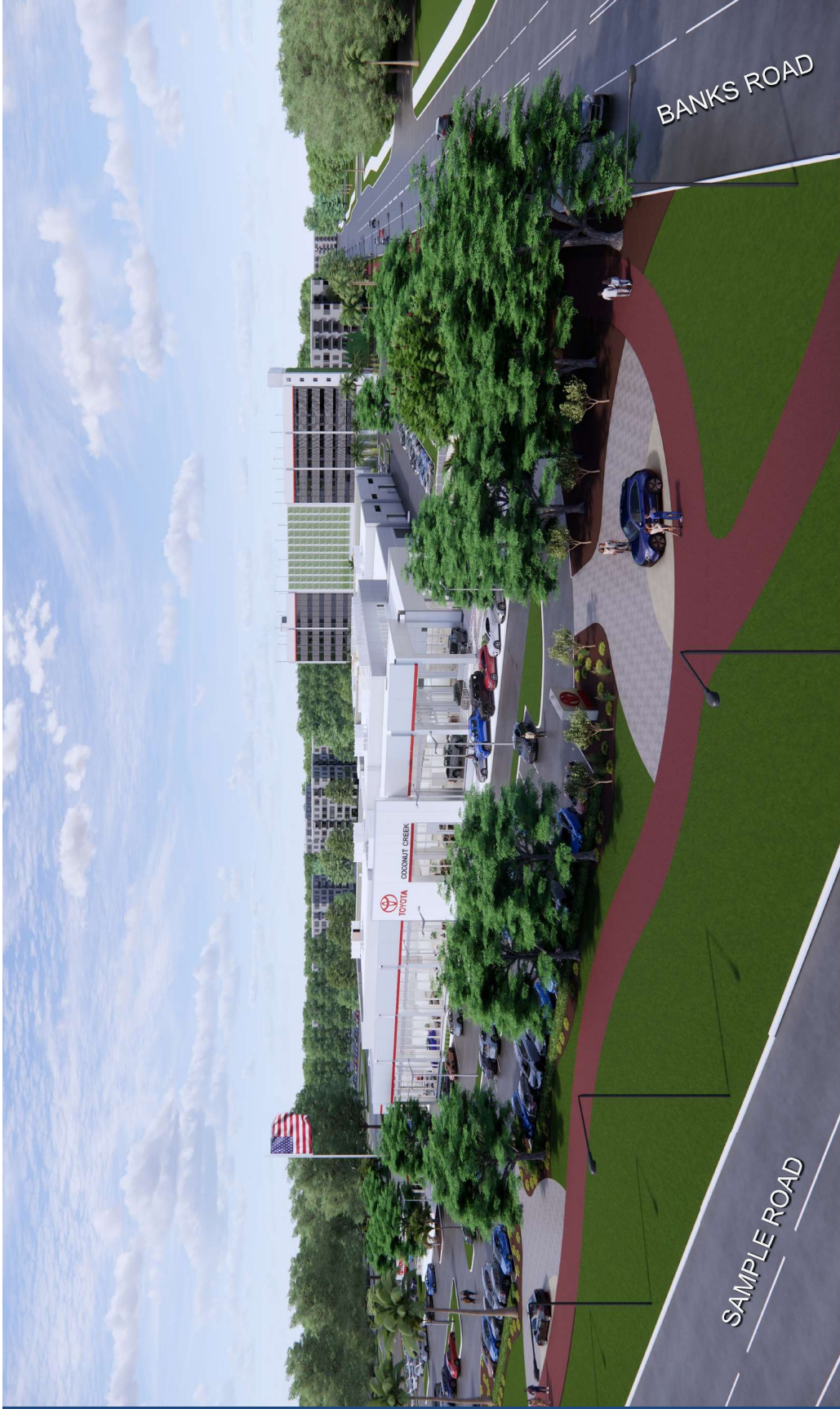
EXISTING FRONT VIEW





SAMPLE ROAD

Al Hendrickson
TOYOTA



Al Hendrickson
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DESIGN SOLUTIONS





Ah Al Hendrickson
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IN DESIGN AND INNOVATION



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OF SERVICE TO THE COMMUNITY



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38 YEARS
OF SERVICE TO THE
DESIGN AND CONSTRUCTION
INDUSTRY



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OF EXCELLENCE IN INNOVATIVE
DESIGN AND CONSTRUCTION

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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DESIGNING THE FUTURE



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TOYOTA

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.

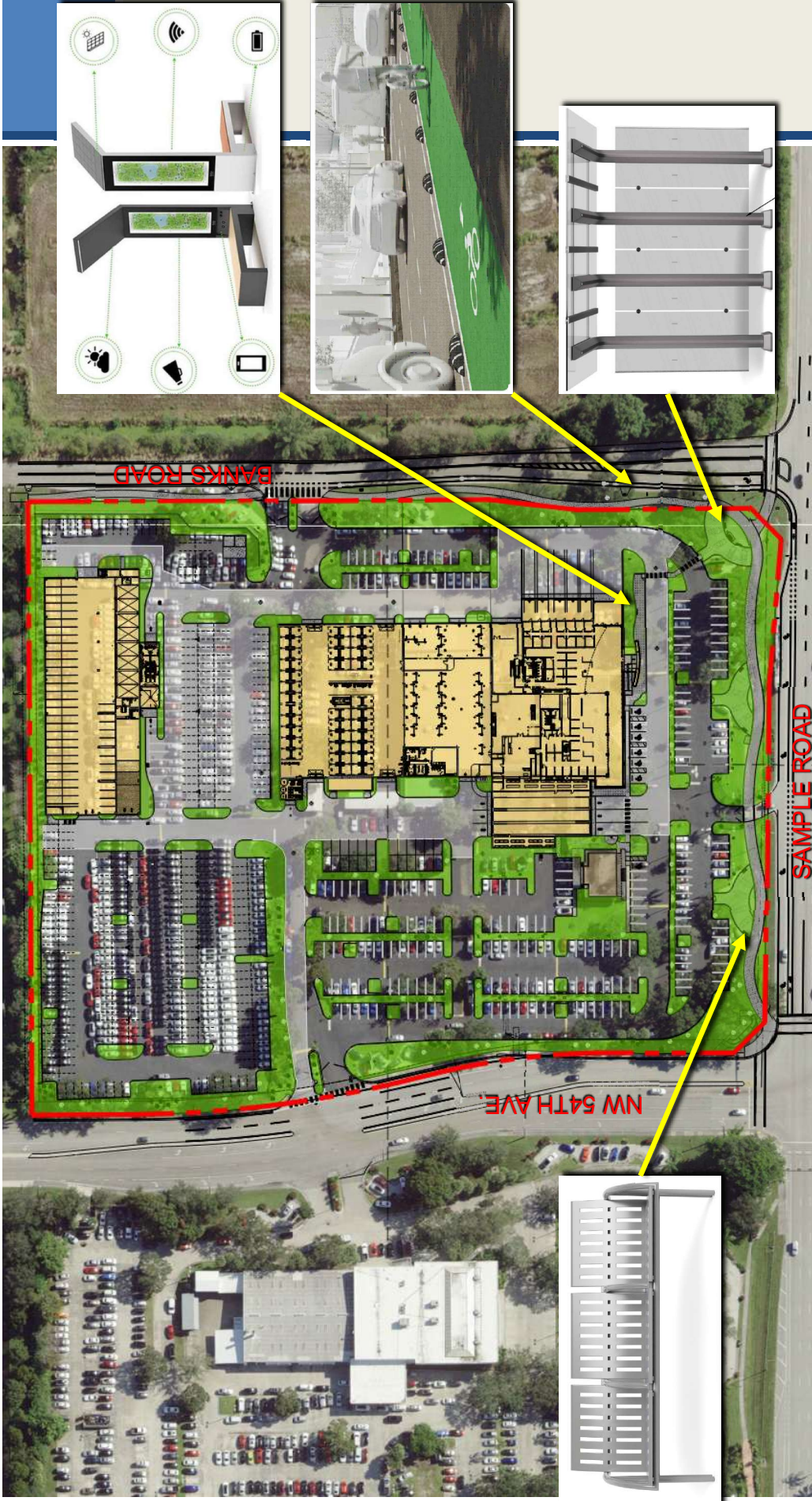
New EV chargers.

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





Al Hendrickson
TOYOTA



Al Hendrickson
TOYOTA

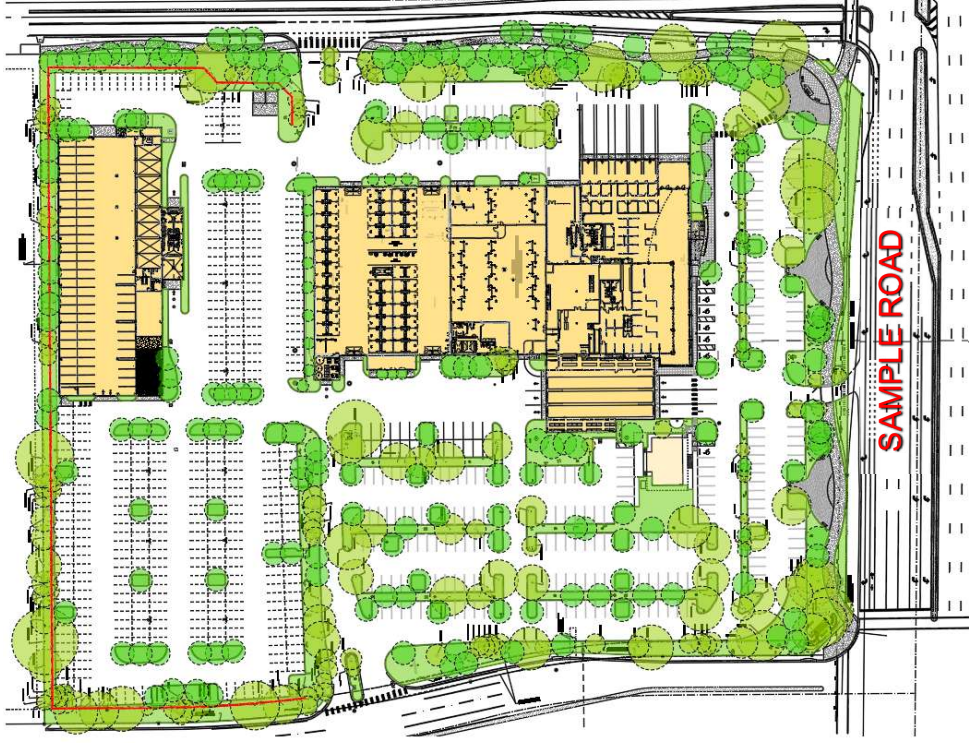
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EXISTING

Ah Al Hendrickson
TOYOTA



PROPOSED

Spring Engineering
Architecture • Engineering • Land Planning

38 YEARS
DELIVERING INNOVATIVE
DESIGN SOLUTIONS



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

Project Checklist

Project Name: Al Hendrickson Toyota
Date: 9.22.25

Y	?	N		Integrative Process		
1					Credit	1
5	0	11	Location and Transportation			16
			LEED for Neighborhood Development Location		Credit	16
1			Sensitive Land Protection		Credit	1
2		2	High Priority Site		Credit	2
2		3	Surrounding Density and Diverse Uses		Credit	5
			Access to Quality Transit		Credit	5
1			Bicycle Facilities		Credit	1
1		1	Reduced Parking Footprint		Credit	1
1			Green Vehicles		Credit	1
4	2	4	Sustainable Sites			10
Y			Construction Activity Pollution Prevention		Prireq	Required
1			Site Assessment		Credit	1
		2	Site Development - Protect or Restore Habitat		Credit	2
1			Open Space		Credit	1
		3	Rainwater Management		Credit	3
1		1	Heat Island Reduction		Credit	2
1			Light Pollution Reduction		Credit	1
5	0	6	Water Efficiency			11
Y			Outdoor Water Use Reduction		Prireq	Required
Y			Indoor Water Use Reduction		Prireq	Required
Y			Building-Level Water Metering		Prireq	Required
1		1	Outdoor Water Use Reduction		Credit	2
4		2	Indoor Water Use Reduction		Credit	6
		2	Cooling Tower Water Use		Credit	2
		1	Water Metering		Credit	1
17	2	14	Energy and Atmosphere			33
Y			Fundamental Commissioning and Verification		Prireq	Required
Y			Minimum Energy Performance		Prireq	Required
Y			Building-Level Energy Metering		Prireq	Required
Y			Fundamental Refrigerant Management		Prireq	Required
3		3	Enhanced Commissioning		Credit	6
14		2	Optimize Energy Performance		Credit	18
1		1	Advanced Energy Metering		Credit	1
2		2	Demand Response		Credit	2
5		5	Renewable Energy		Credit	5
1			Enhanced Refrigerant Management		Credit	1

Thank you for your time!



Al Hendrickson
TOYOTA