



# City of Coconut Creek

4800 West Copans Road  
Coconut Creek, FL 33063

## Meeting Agenda - Final

### City Commission

**JEFFREY R. WASSERMAN, MAYOR**  
**JOHN A. BRODIE, VICE MAYOR**  
**SANDRA L. WELCH, COMMISSIONER**  
**JOSHUA RYDELL, COMMISSIONER**  
**JACQUELINE RAILEY, COMMISSIONER**  
**SHEILA N. ROSE, CITY MANAGER**  
**TERRILL C. PYBURN, CITY ATTORNEY**  
**JOSEPH J. KAVANAGH, CITY CLERK**

#### COMMISSION MEETINGS

**TIME: Second and fourth Thursdays 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.***

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**Thursday, April 9, 2026**

**7:00 PM**

**Coconut Creek Government Center -  
Commission Chambers**

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The City of Coconut Creek City Commission will be conducting a regular meeting of the City Commission on Thursday, April 9, 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](http://www.coconutcreek.gov)) and the City's CreekTV YouTube channel. The website live stream can be accessed by entering the following link in your internet browser: <https://www.coconutcreek.gov/livestream>

The CreekTV YouTube live stream can be accessed by entering the following link in your internet browser: <https://www.youtube.com/creektv>

The public may appear in person and speak at the meeting. Members of the Commission, City staff, and the public are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting, and must refrain from using vulgarity, profanity, cursing, or exhibiting aggressive or threatening behavior. No racial or ethnic slurs or threatening behavior toward any individual by the Commission, City staff, or the public shall be allowed during any meeting of the Commission. If a person attending a Commission meeting exhibits unruly or threatening behavior or the use of vulgarity, profanity, or otherwise violates the decorum rules set forth herein, the Mayor has the authority to order their removal from the Commission Chambers, which may be done by the Police Department, if necessary. If excessive unruliness occurs, the Mayor has the authority to recess or adjourn 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

### CALL TO ORDER / ROLL CALL

### PLEDGE OF ALLEGIANCE

### PRESENTATION(S)

1. [26-043](#) A PRESENTATION RECOGNIZING THE MEMBERS OF THE PARKS AND RECREATION ADVISORY BOARD AND PLANNING AND ZONING ADVISORY BOARD FOR THEIR SERVICE DURING THE 2025-2026 YEAR.
2. [26-060](#) A PRESENTATION RECOGNIZING SECOND QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2026.
3. [26-059](#) A PRESENTATION BY THE COMMUNITY FOUNDATION OF BROWARD REGARDING PARTNERSHIP OPPORTUNITIES TO SUPPORT PHILANTHROPIC INITIATIVES.

**Attachments:** [BACKUP-Community Foundation of Broward Presentation](#)

4. [26-051](#) A PROCLAMATION CELEBRATING APRIL 2026 AS “FAIR HOUSING MONTH.”

**Attachments:** [PROCLAMATION-Fair Housing Month April 2026](#)

### INPUT FROM THE PUBLIC

*Three (3) minutes per person on non-agenda items or consent agenda items.*

*Members of the Commission, City staff, and the public are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting, and must refrain from using vulgarity, profanity, cursing, or exhibiting aggressive or threatening behavior. No racial or ethnic slurs or threatening behavior toward any individual by the Commission, City staff, or the public shall be allowed during any meeting of the Commission. If a person attending a Commission meeting exhibits unruly or threatening behavior or the use of vulgarity, profanity, or otherwise violates the decorum rules set forth herein, the Mayor has the authority to order their removal from the Commission Chambers, which may be done by the Police Department, if necessary. If*

*excessive unruliness occurs, the Mayor has the authority to recess or adjourn the meeting.*

## CONSENT AGENDA

5. [26-042](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2026-0312WS AND 2026-0312R)
- Sponsors:** City Clerk
- Attachments:** [MINUTES-2026-0312 Workshop](#)  
[MINUTES-2026-0312 Regular](#)
6. [26-057](#) A MOTION TO CANCEL THE JULY 9 AND AUGUST 13, 2026, REGULAR CITY COMMISSION MEETINGS.
- Sponsors:** City Commission
- Attachments:** [BACKUP-Charter Section 309](#)
7. [RES](#)  
[2026-053](#) A RESOLUTION AUTHORIZING PARTICIPATION IN THE COMBINED SETTLEMENT AGREEMENT WITH THE SIX (6) REMNANT DEFENDANTS, INCLUDING ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES); J M SMITH CORPORATION; LOUISIANA WHOLESALE DRUG COMPANY, INC.; MORRIS AND DICKSON CO.; NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC.; AND UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) RELATED TO THE NATIONAL OPIOID SETTLEMENT; AND AUTHORIZING THE CITY ATTORNEY, OR DESIGNEE, TO EXECUTE ALL NECESSARY PARTICIPATION DOCUMENTS.
- Sponsors:** City Attorney
- Attachments:** [RESOLUTION 2026-053-Six Remnant Defendants Opioid Settlement](#)  
[EXHIBIT 1-Six Remnant Defendants Participation Form](#)

## REGULAR AGENDA

### City Commission

8. [RES](#)  
[2026-034](#) A RESOLUTION ESTABLISHING A RE-DISTRICTING BOARD AND APPOINTING FIVE (5) MEMBERS, ONE (1) FROM EACH DISTRICT, TO THE RE-DISTRICTING BOARD FOR A TERM OF ONE HUNDRED TWENTY (120) DAYS, COMMENCING ON APRIL 9, 2026.
- Attachments:** [RESOLUTION 2026-034-Re-Districting Board Appointments 2026](#)  
[BACKUP-Re-Districting Board Applications](#)  
[BACKUP-City Charter Section 908](#)
9. [RES](#)  
[2026-042](#) A RESOLUTION APPOINTING PETA-GAY LAKE AS A REGULAR MEMBER OF THE BOARD OF DIRECTORS FOR THE SEMINOLE

COCONUT CREEK EDUCATION FOUNDATION, INC. PURSUANT TO THE COCONUT CREEK FEE TO TRUST LANDS MITIGATION AGREEMENT AND THE BYLAWS OF THE SEMINOLE COCONUT CREEK EDUCATION FOUNDATION.

**Attachments:** [RESOLUTION 2026-042-Seminole Coconut Creek Education Foundation Appt.](#)  
[BACKUP-Resolution 2024-064-Brooks to Lake Appointment](#)  
[BACKUP-Resolution 2023-043-Brooks Reappointment](#)  
[BACKUP-Resolution 2019-268-First Board Appointments](#)  
[BACKUP-Resolution 2011-09-Seminole Mitigation Agreement](#)

10. [26-058](#) A MOTION TO APPOINT A DIRECTOR, ALTERNATE, AND SECOND ALTERNATE TO ATTEND AND VOTE AT ANY 2026-2027 BROWARD LEAGUE OF CITIES BOARD OF DIRECTORS OR GENERAL MEMBERSHIP MEETINGS.

**Attachments:** [BACKUP-BLOC 26-27 Board Appointments Memo](#)

### Finance and Administrative Services

11. [26-062](#) A MOTION TO ACCEPT FOR FILING AS THE RECORD COPY WITH THE CITY CLERK THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR), WHICH ALSO INCLUDES THE OTHER INDEPENDENT AUDITOR'S REPORTS, FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025.

**Attachments:** [BACKUP-FY25 Annual Comprehensive Financial Report](#)  
[BACKUP-Presentation-FY25 Annual Comprehensive Financial Report](#)

### Resilient Design & Development

12. [RES](#)  
[2026-045](#) A RESOLUTION APPROVING THE MARTINIQUE I CONDOMINIUM ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

**Attachments:** [RESOLUTION 2026-045-Martinique I Neighborhood Enhancement Grant](#)

13. [ORD](#)  
[2026-006-1](#) AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY JAY DOUCETTE OF SPRING ENGINEERING, INC. FROM B-4 (REGIONAL SHOPPING DISTRICT) TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) (AL HENDRICKSON PMDD) TO REDEVELOP THE EXISTING AL HENDRICKSON TOYOTA AUTOMOBILE DEALERSHIP LOCATED AT 5201 WEST SAMPLE ROAD. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

**Attachments:** [ORDINANCE 2026-006-AI Hendrickson Toyota PMDD Rezoning \(1st Rdg\)](#)  
[EXHIBIT B-AI Hendrickson Toyota PMDD Rezoning](#)  
[BACKUP-Aerial Photo-AI Hendrickson Toyota PMDD Rezoning](#)  
[BACKUP-Application-AI Hendrickson Toyota PMDD Rezoning](#)  
[BACKUP-Trip Generation Statement-AI Hendrickson Toyota PMDD](#)  
[BACKUP-Analysis and Findings-AI Hendrickson Toyota PMDD](#)  
[BACKUP-Community Outreach-AI Hendrickson Toyota](#)  
[BACKUP-Applicant Presentation-AI Hendrickson Toyota](#)  
[MINUTES-Draft PZ Meeting Excerpt 2026-0311](#)

14. [ORD](#)  
[2026-007-1](#) AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE III, “ZONING REGULATIONS,” DIVISION 8, “MASTER BUSINESS LIST,” TO AMEND SECTION 13-626, “MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT,” TO ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE AL HENDRICKSON TOYOTA PLANNED MAINSTREET DEVELOPMENT DISTRICT, GENERALLY LOCATED AT 5201 WEST SAMPLE ROAD. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

**Attachments:** [ORDINANCE 2026-007-Toyota PMDD Permitted Use List \(1st Rdg\)](#)  
[MINUTES-Draft PZ Meeting Excerpt 2026-0311](#)

15. [RES](#)  
[2026-057](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF JAY DOUCETTE, SPRING ENGINEERING, INC., ON BEHALF OF COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC, TO REDEVELOP AN EXISTING AUTOMOBILE DEALERSHIP GENERALLY LOCATED NORTH OF SAMPLE ROAD BETWEEN NW 54 AVENUE AND BANKS ROAD, LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:** [RESOLUTION 2026-057-AI Hendrickson Toyota Site Plan](#)  
[EXHIBIT B-AI Hendrickson Toyota Site Plan](#)  
[BACKUP-Aerial Photo-AI Hendrickson Toyota Site Plan](#)  
[BACKUP-Application-AI Hendrickson Toyota Site Plan](#)  
[BACKUP-Exhibits-AI Hendrickson Toyota Site Plan](#)  
[BACKUP-Trip Generation Statement-AI Hendrickson Toyota Site Plan](#)  
[BACKUP-Community Outreach-AI Hendrickson Toyota](#)  
[BACKUP-Applicant Presentation-AI Hendrickson Toyota](#)  
[MINUTES-Draft PZ Meeting Excerpt 2026-0311](#)

### City Attorney

16. [ORD](#)  
[2026-005-1](#) AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 5, “ANIMALS,” SECTION 5-12, “RETAIL SALE

OF DOGS AND CATS," TO AMEND THE DEFINITION OF HOBBY BREEDER TO CLARIFY THAT HOBBY BREEDERS ARE NOT PET STORES. (FIRST READING)

**Attachments:**     [ORDINANCE 2026-005-Retail Sale of Dogs and Cats \(1st Rdg\)](#)  
                              [BACKUP-Business Impact Estimate-Retail Sale of Dogs and Cats](#)

## CITY MANAGER REPORT

## CITY ATTORNEY REPORT

## COMMISSION COMMUNICATIONS

## ADJOURNMENT

**NOTE: If any person, firm, or corporation decides to appeal any decision made by the above City Commission 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.**