



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final-revised

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.*

Thursday, April 9, 2026

7:00 PM

Coconut Creek Government Center -
Commission Chambers

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) 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. 26-051 A PROCLAMATION CELEBRATING APRIL 2026 AS "FAIR HOUSING MONTH."

 Attachments: PROCLAMATION-Fair Housing Month April 2026

4. 26-059 A PRESENTATION BY THE COMMUNITY FOUNDATION OF BROWARD REGARDING PARTNERSHIP OPPORTUNITIES TO SUPPORT PHILANTHROPIC INITIATIVES.

 Attachments: BACKUP-Community Foundation of Broward Presentation (Revised)

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	
PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

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

4-0

6	
PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

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

4-0
Tabled to 4/23 meeting

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

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

4-0

REGULAR AGENDA

City Commission

8.	
PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

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

(E) Rydell: Valer
(C) Welch: Derrick Martin
(B) Railey: Mintzes
(D) Brodie: Escoriza
(A) Wasserman: Smith

4-0

9.	
PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

RES
2026-042

A RESOLUTION APPOINTING PETA-GAY LAKE AS A REGULAR MEMBER OF THE BOARD OF DIRECTORS FOR THE SEMINOLE

Coconut Creek

4-0

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.

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

- Attachments:** BACKUP-BLOC 26-27 Board Appointments Memo

Director: Railey
 Alt: Brodie
 2nd Alt: Wasserman

4-0

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.

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

- Attachments:** BACKUP-FY25 Annual Comprehensive Financial Report
BACKUP-Presentation-FY25 Annual Comprehensive Financial Report

4-0

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.

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

- Attachments:** RESOLUTION 2026-045-Martinique I Neighborhood Enhancement Grant

Abstaining
 3-0 w/ Railey

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)

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

On 1st Rdg
4-0

- 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)

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

On 1st Rdg
4-0

- 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)

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

4-0

- Attachments:** [RESOLUTION 2026-057-AI Hendrickson Toyota Site Plan \(Revised\)](#)
[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

PASSED	<input checked="" type="checkbox"/>
FAILED	<input type="checkbox"/>

Coconut Creek

On 1st Rdg 4-0

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.