



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final-revised

Planning and Zoning Board

JEFFREY LIGHT, CHAIRPERSON
COLLEEN LAPLANT, VICE CHAIRPERSON
SOLOMON BRIKS
ALEX ESCORIAZA
NANCY FRY
CORINNE LAJOIE, 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 and engaged community with a small-town
personal touch.***

Wednesday, March 11, 2026

7:00 PM

Coconut Creek Government Center -
Commission Chambers

The City of Coconut Creek Planning and Zoning Board will be conducting a meeting on Wednesday, March 11, 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), utilizing audio streaming and can be accessed by entering the following link in your internet browser:

<https://www.coconutcreek.gov/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.gov

AGENDA**1. CALL MEETING TO ORDER****2. ROLL CALL****APPROVAL OF MINUTES**

3. [26-040](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2026-0114)

Attachments: [MINUTES-2026-0114 PZ Mtg](#)

AGENDA ITEMS

4. [26-022](#) *AL HENDRICKSON TOYOTA: A REZONING APPLICATION 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)(PUBLIC HEARING)

Attachments: [BACKUP-Aerial Photo- Al Hendrickson Toyota PMDD Rezoning](#)
[BACKUP-Application-AI Hendrickson Toyota PMDD Rezoning](#)
[BACKUP-Exhibits-AI Hendrickson Toyota PMDD Rezoning](#)
[BACKUP-Analysis and Findings-AI Hendrickson Toyota PMDD Rezoning](#)
[BACKUP-DRC Reports-AI Hendrickson Toyota PMDD Rezoning](#)
[BACKUP-Community Outreach-AI Hendrickson Toyota PMDD Rezoning](#)
[BACKUP-Applicant Presentation-AI Hendrickson Toyota \(New\)](#)

5. [26-048](#) *LAND DEVELOPMENT CODE AMENDMENT: AN AMENDMENT TO 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. (PUBLIC HEARING)

Attachments: [BACKUP-Draft Ordinance-Toyota PMDD Permitted Use List](#)
[BACKUP-Aerial Photo-Toyota PMDD Permitted Use List](#)

6. [26-023](#) *AL HENDRICKSON TOYOTA A/K/A TOYOTA COCONUT CREEK: A PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) SITE PLAN APPLICATION TO REDEVELOP THE EXISTING AL

HENDRICKSON TOYOTA AUTOMOBILE DEALERSHIP LOCATED AT 5201 WEST SAMPLE ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:

- [BACKUP-Aerial Photo-AI Hendrickson Toyota Site Plan](#)
- [BACKUP-Application-AI Hendrickson Toyota Site Plan](#)
- [BACKUP-Exhibits-AI Hendrickson Toyota Site Plan](#)
- [BACKUP-DRC Reports-AI Hendrickson Toyota Site Plan](#)
- [BACKUP-Community Outreach-AI Hendrickson Toyota Site Plan](#)
- [BACKUP-Trip Generation Statement-AI Hendrickson Toyota Site Plan](#)
- [BACKUP-New Vehicle Test Drive-AI Hendrickson Toyota Site Plan](#)
- [BACKUP-Applicant Presentation-AI Hendrickson Toyota \(New\)](#)

7. [26-049](#) *LAND DEVELOPMENT CODE AMENDMENT: AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE I, “ADMINISTRATION, REGULATIONS AND PROCEDURES,” DIVISION 4, “FEE SCHEDULES,” SECTION 13-83, “APPLICATION FEES, MISCELLANEOUS SERVICE CHARGES,” TO IMPLEMENT MANDATORY FEE REDUCTIONS FOR PRIVATE PROVIDERS PERFORMING PLANS REVIEW AND INSPECTION SERVICES PURSUANT TO SECTION 553.791, FLORIDA STATUTES. (PUBLIC HEARING)

Attachments:

- [BACKUP-Draft Ordinance-Private Provider Building Fee Schedule Amdmt](#)
- [BACKUP-Broward Cities Fee Reduction Survey \(Revised\)](#)

8. COMMUNICATIONS AND REPORTS

9. ADJOURNMENT

*The Planning and Zoning Board is the recommending agency. The item(s) 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.