

CITY OF COCONUT CREEK NOTICE OF CHANGE OF PERMITTED AND SPECIAL LAND USES

The City of Coconut Creek Planning and Zoning Board will hold a public hearing to consider a request to amend the City of Coconut Creek Land Development Code to amend the Master Business List for Planned MainStreet Development Districts and to adopt the Permitted and Special Land Uses for the Al Hendrickson Toyota Planned MainStreet Development District as follows:

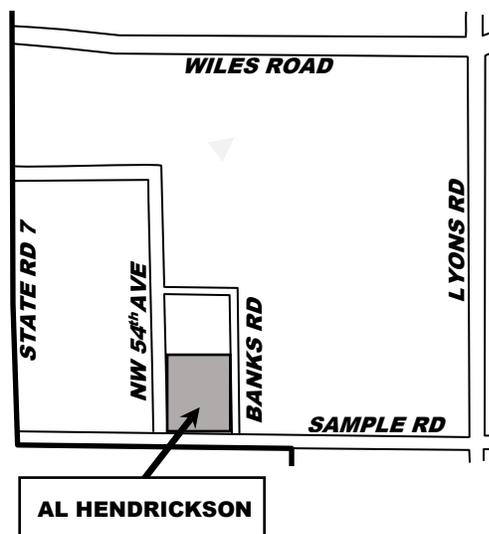
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 8, "MASTER BUSINESS LIST," TO AMEND SECTION 13-626, "MASTER BUSINESS LIST – PLANNED MAINSTREET DEVELOPMENT DISTRICT," TO ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE AL HENDRICKSON TOYOTA PLANNED MAINSTREET DEVELOPMENT DISTRICT, GENERALLY LOCATED ON THE NORTH SIDE OF SAMPLE ROAD BETWEEN NW 54 AVENUE AND BANKS ROAD IN THE MAINSTREET PROJECT AREA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

A Public Hearing by the Planning and Zoning Board will be held on March 11, 2026, at the Coconut Creek Government Center, 4800 West Copans Road, Coconut Creek, Florida 33063, commencing at 7:00 p.m. in order to make a recommendation to the City Commission regarding the proposed amendment.

Any and all interested parties may appear in person and speak at the meeting.

A copy of the proposed ordinance, staff reports, and related backup documents are available for public inspection:

- Online by accessing the March 11, 2026, Planning and Zoning Board Meeting Agenda at www.coconutcreek.gov/clerk/agendas-minutes; or
- By contacting the Department of Resilient Design and Development at the



Government Center, 4800 West Copans Road, Coconut Creek, Florida, or by calling (954) 973-6756, Monday through Thursday, 7:00 a.m. through 6:00 p.m.

In addition, this meeting will be broadcast live on the City's website utilizing audio streaming and can be accessed by entering the following link in your internet browser:

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

NOTICE REGARDING APPEALS (F.S. 286.0105):

If any person, firm, or corporation decides to appeal any decision made by the City 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.

ADA NOTICE:

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.

City of Coconut Creek
March 4, 2026