



**CITY OF COCONUT CREEK  
PLANNING AND ZONING BOARD MINUTES**

**Government Center  
4800 West Copans Road  
Coconut Creek, FL 33063**

**Date: March 11, 2026  
Time: 7:00 p.m.  
Meeting No. 2026-0311**

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**1. CALL TO ORDER**

The meeting was called to order by Chair Jeffrey Light at 7:00 p.m.

**2. PRESENT UPON ROLL CALL:**

Jeffrey Light, Chair  
Colleen LaPlant, Vice Chair  
Solomon Briks  
Alex Escoriaza  
Nancy Fry  
Corinne Lajoie, Alternate

Also present: Resilient Design & Development Assistant Director Lizet Aguiar, Planning Manager Deandrea Moise, Deputy City Attorney Kathy Mehaffey, Resilient Design & Development Director Justin Proffitt, and Deputy City Clerk Marianne E. Bowers.

Deputy City Attorney Mehaffey noted that the meeting was being conducted live, with a quorum physically present, and explained the meeting procedures.

**3. APPROVAL OF MINUTES**

A MOTION APPROVING THE MINUTES FROM PREVIOUS PLANNING AND ZONING BOARD MEETING(S). (2026-0114)

**MOTION:** Fry/LaPlant - To approve the Minutes of the January 14, 2026, Planning and Zoning Board Meeting, as presented.

**Upon roll call, the Motion passed by a 5-0 vote.**

**AGENDA ITEMS**

Deputy City Attorney Mehaffey explained the City's quasi-judicial procedures that would be applied to Agenda Items 4, 5, and 6 as follows (verbatim):

First, I want to remind everyone to silence your cell phones. Florida courts have determined that there are certain types of matters, including Agenda Items 4, 5, and 6 on tonight's agenda, that are to be treated differently than other items considered by the Board. In these quasi-judicial applications, the Board is applying existing rules and policies to a factual situation and is therefore acting like a Judge and Jury do in a trial held in the courtroom. In such cases, the courts have decided that due process and fundamental fairness require that more formal procedures be followed.

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The Board's decision must be based on the evidence and information that is presented at the public hearing, including the agenda materials, staff recommendation, testimony presented at the public hearing, and the deliberations of the Board. The quasi-judicial procedures require that the Board consider the evidence presented to it and base their decision on the applicable law and primarily on credible evidence presented whether by staff, the applicant, or members of the public.

In a quasi-judicial proceeding, the Board is not allowed to take into consideration public sentiment or the popularity of a particular development proposal or application. The Board may only consider competent substantial evidence. This means testimony or other evidence that a reasonable mind would accept as credible and adequate to support a conclusion. Florida courts have made it clear that mere generalized statements of opposition are to be disregarded, but fact-based testimony can be considered competent and substantial evidence. This can include eyewitness observation testimony about relevant facts and documentary evidence, including photographs, aerials, and maps. Citizens who want to participate in a quasi-judicial hearing can testify as to factual matters and any element of the case that would not require specialized training or specific academic degrees. Their testimony will be considered, provided their testimony is backed up by established facts, studies, or evidence that is not conjecture or just based on a feeling. The quasi-judicial hearing process is not a popularity contest. The strict rules of evidence do not apply during the public hearing, but any comments must be relevant to the agenda item.

Everyone who seeks to speak on an item will be given an opportunity to speak. If you intend to provide testimony as to any of the applications to be considered tonight, you will be sworn in before your testimony is taken. Please know if you speak, you may be subject to cross-examination; the Board may comment or ask questions of persons addressing the Board at any time. If you refuse to be either be cross-examined or to be sworn, your testimony will be considered in that context and given its due weight. The general public will not be permitted to cross-examine witnesses but may request that the Board direct questions on their behalf to the applicant or staff. Will the Clerk please confirm compliance with the notice requirements?

Deputy City Clerk Bowers confirmed that the public notice requirements for Agenda Items 4, 5, and 6 had been met and swore in the witnesses.

Chair Light asked if there were any objections to hearing Agenda Items 4, 5, and 6 together, as they were related, and there were no objections.

4. **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)
5. **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)
6. **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)

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Deputy City Attorney Mehaffey asked if there were any disclosures or ex-parte communications related to Agenda Items 4, 5, and 6, and there were no disclosures.

Resilient Design & Development Assistant Director Lizet Aguiar presented the item on behalf of staff, providing a summary of Items 4, 5, and 6, a history of the project site, and approval of the MainStreet Design Standards after the original site approval. She noted the proposal was for the expansion of the Toyota dealership to a total of 98,000 square feet and a 157,300-square-foot, six (6)-story parking garage with 568 inventory parking spaces, and integration with the MainStreet Design Standards. Ms. Aguiar stated that staff found Agenda Items 4, 5, and 6 complied with the City's Land Development Code, minimum site plan review requirements, and the Comprehensive Plan and recommended approval subject to all outstanding Development Review Committee (DRC) comments.

Chair Jeffrey Light asked for clarification on applicability to the MainStreet Design Standards. Ms. Aguiar noted that the property was within the applicable MainStreet Project Area boundaries and the site was subject to compliance with the related design standards.

Liz Somerstein, Greenspoon Marder, presented the item on behalf of the applicant, reviewing the site plan location and summarizing the rezoning application and site plan application. She noted that Toyota's corporate operations required expansion of the building consistent with their branding criteria. Continuing, she reviewed site features, including an eight (8) foot pedestrian path along Banks Road, a twelve (12) foot path along Sample Road, and a six (6) level parking garage with green walls. She reviewed landscape plans and renderings for the exterior and interior of the building.

Chair Light opened the public hearing. There were no questions or comments from the public, and Chair Light closed the public hearing.

Board Member Nancy Fry asked about the charging stations located at the dealership. Ms. Somerstein explained that there would be twelve (12) electric vehicle (EV) charging stations for customer use, along with additional charging benches for pedestrian use. She clarified that the purpose of the parking garage was to hold inventory.

Board Member Solomon Briks asked about the City-owned surface parking lot behind the proposed parking structure. Planning Manager Moise confirmed that future development plans for the City's surface parking lot were unknown at this time, but staff required additional landscaping, screening, and setbacks for possible future plans. Mr. Briks asked for clarification on potential traffic generation from the expansion, and the applicant confirmed that the project was an upgrade to the site and would not be consolidating any additional Toyota business operations that would increase traffic.

Vice Chair Colleen LaPlant expressed overall support for the improvements and the parking garage but had concerns about the metal benches and heat conduction. She inquired if shading would be provided to offset temperatures. Ms. Somerstein noted there was adjacent coverage from the pedestrian median, and Ms. Aguiar highlighted the Sample Road tree canopy's potential shade relief.

Board Member Alex Escoriaza asked why the upgrades were affecting only one (1) B-4 parcel and not the others, and staff pointed out that the applicant owned only that parcel. Mr. Escoriaza was curious about preemptively changing the zoning on nearby properties, and staff explained that the procedures provided for applicant driven zoning changes as redevelopment occurred.

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Chair Light inquired about the size of the setback behind the parking garage, and Ms. Somerstein confirmed it was 17 ½ feet in compliance with City Code.

**MOTION:** Fry/LaPlant – To recommend approval of Agenda Item 4, as presented.

**Upon roll call, the Motion passed by a 5-0 vote.**

**MOTION:** Fry/Escoriaza – To recommend approval of Agenda Item 5, as presented.

**Upon roll call, the Motion passed by a 5-0 vote.**

**MOTION:** Fry/Escoriaza – To recommend approval of Agenda Item 6, as presented.

**Upon roll call, the Motion passed by a 5-0 vote.**

7. **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)

Resilient Design & Development Director Justin Proffitt presented the item on behalf of staff, noting new legislative changes approved for private providers services for plans review and inspection services for building permits. He explained the registration requirements for private providers with the City and explained the reduction in fees for plan review and inspections. He noted that the ordinance proposed a maximum fifteen percent (15%) reduction if the private provider performed for both services and a maximum five percent (5%) reduction if the private provider performed only inspection services. He noted a current proposal moving through the state Legislature that provided a maximum fifty (50%) percent reduction for both services and a maximum twenty-five (25%) for one of the services and asked the Board to direct staff to move forward with the additional proposed changes should they pass in the legislature.

Board Member Corinne Lajoie asked if the proposed reductions in fees were the result of a study. Mr. Proffitt explained that staff conducted a cost analysis and a survey of other cities in the County, which supported the conclusion that Coconut Creek was within the area's average, though on the conservative side. He noted that based on the new legislation, an increase in requests for private inspections was possible.

Ms. Fry asked for clarification on the City's role in verifying providers' credentials. Mr. Proffitt explained that the City had a registration packet listing procedures, information, and checklists to be provided to interested parties. Ms. Fry asked whether the oversight and audit were included in the cost analysis, which Mr. Proffitt confirmed was included in an employee's workload, and that an additional fee was charged for required audits.

Vice Chair LaPlant asked whether the City would have a list of private providers, and Mr. Proffitt noted no. He explained, that this information was public record, and staff could provide such a list if requested. Continuing, Ms. LaPlant asked when a private provider would be needed after the permit was issued for an inspection, which would get them a five percent (5%) fee reduction, and Mr. Proffitt explained.

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Mr. Briks asked whether using private providers would reduce costs for a typical applicant. Mr. Proffitt stated it appeared the legislative intent was to achieve savings, especially in time, but that this may depend on the project type. Discussion continued regarding creation of plans, the role of the private providers to review such plans, the training or licensing for private providers, and any conflict-of-interest rules with private providers.

Chair Light opened the public hearing. There were no questions or comments from the public, and Chair Light closed the public hearing.

**MOTION:** Fry/Escoriaza – To recommend approval of Agenda Item 7, with direction to City staff to modify the proposed ordinance as necessary to be consistent with State law pending any legislation passed during the State 2026 Legislative Session.

**Upon roll call, the Motion passed by a 5-0 vote.**

**8. COMMUNICATIONS AND REPORTS**

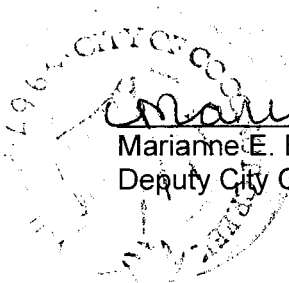
Ms. Aguiar updated the Board regarding the progress of the MainStreet development project, confirming that staff had received permits for Block 4, specifically for Buildings 1, 2, and 5. Continuing, she stated that the Fifth Third Bank project had a demolition permit, and a bank building permit submitted. She also mentioned that the South Creek Community Organization was hosting a business expo on April 18, and it was open to the public.

Deputy City Attorney Mehaffey reminded the Board Members who attended the Butterfly Festival to either file a Form 9 or pay down the entry fee.

Mr. Briks asked about the possibility of a Whole Foods coming to the City, and staff confirmed that at this time there was no information or permits submitted.

**9. ADJOURNMENT**

The meeting was adjourned at 7:53 p.m.



*Marianne E. Bowers*  
Marianne E. Bowers, CMC  
Deputy City Clerk

5/13/26  
Date