

**RESOLUTION NO. 2026-057**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, 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; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, Jay Doucette, Spring Engineering, Inc., on behalf of Coconut Creek Automotive Management, LLC ("Applicant"), is requesting Site Plan approval for the property legally described in Exhibit "A," attached hereto and made a part hereof, for the redevelopment of an existing automobile dealership; and

**WHEREAS**, at its public hearing held on March 11, 2026, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City Staff, together with the testimony stated at the public hearing and has recommended approval of this item to the City Commission subject to conditions; and

**WHEREAS**, the City Commission has determined that this Site Plan is in the best interest of the City and based upon the evidence presented at the public hearing, all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file kept within the Resilient Design and Development Department, is consistent with the requirements of the applicable Planned MainStreet Development District for Al Hendrickson Toyota development regulations, Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1: Ratification.** That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution

**Section 2: Finding.** That the City Commission finds and determines that the above-described Site Plan complies with the Planned MainStreet Development District for Al Hendrickson Toyota development regulations, the requirements of Article III, “Zoning Regulations,” of Chapter 13, “Land Development Code,” of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

**Section 3: Approval.** That this Site Plan application to redevelop an existing automobile dealership, as depicted in Exhibit “B,” having been reviewed by the City Commission, is hereby approved subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit unless otherwise stated therein.
2. Prior to building permit issuance, the Public Art requirement shall be satisfied by providing Public Art in compliance with Section 13-143 through 13-146, with City Commission approval, or alternatively, paying into the City’s Public Art fund as provided in Section 13-144 of the City Code of Ordinances.
3. Prior to building permit issuance, the Applicant shall pay to the City all outstanding landscape cost recovery fees.
4. Prior to building permit issuance, the Applicant shall pay all applicable impact fees per Section 13-118 of the City’s Land Development Code.
5. The Applicant shall permit the Resilient Design and Development Department to periodically inspect the artificial plant material on the garage façade to ensure the material remains in good condition and continues to maintain its intended design integrity and aesthetic value. If the Director of Resilient Design and Development determines that the artificial plant material is no longer in acceptable condition, the Director shall notify the property owner in writing of such findings, and the artificial material shall be replaced at the Applicant’s expense within an agreed upon time, not to exceed three (3) months.
6. Test Drive route shall not deviate from the route as approved by the site plan application as identified on the “New Vehicle Test Drive” exhibit dated December 23, 2025.
7. Lighting fixtures located on the roof deck of the parking garage shall not extend

beyond the height of the parapet wall.

8. Prior to the issuance of the Certificate of Occupancy, the kaleidoscope canopy style bus shelter shall be installed, inspected, and accepted by the City.
9. Prior to issuance of a Certificate of Occupancy for a new structure or the expansion of an existing structure, the property owner shall construct, irrigate, and landscape the Banks Road median and enter into a Maintenance Agreement with bond with the City for a minimum of one (1) year.
10. Prior to the issuance of the Certificate of Occupancy, if the City is required to enter into or amend a Maintenance Memorandum of Agreement (MMOA) with the Florida Department of Transportation (FDOT), the Applicant will enter into a reciprocal perpetual maintenance agreement with the City, where the maintenance obligation for the proposed public improvements (bus shelter, shared use pathway, trash receptacle, landscaping, etc.) along Sample Road, will be assigned to the Property Owner and their successors.
11. Prior to the issuance of the Certificate of Occupancy, the petitioner's Traffic Engineer KBP Consulting, Inc. shall formally apply to Broward County's Traffic Engineering Division for a request to proceed with signal timing improvements for the Sample Road corridor, including and/or adjacent to the Sample Road intersection at NW 54 Avenue. The Site Plan's Traffic Impact Study, prepared by KBP Consulting, Inc. and dated August 14, 2024, identified the need for signal timing adjustments to aid with or improve turning movement efficiency. To satisfy this condition, the petitioner shall provide the City's Transportation Manager with a formal response from Broward County's Traffic Engineering Division of the County review, and viability and conclusion of the above-mentioned signal timing and operational modifications.
12. Upon the Mainstreet at Coconut Creek project completion of the construction of the reclaimed water main along Banks Road, the property owner shall connect to this public reclaimed water supply for irrigation to abide by Chapter 62 of the FAC and Broward County Article II - Water and Sewer Connection Ordinance.
13. Prior to second reading public hearing for the rezoning, the Applicant shall provide the City a revised PMDD regulating document, revising the maximum number of display vehicles identified in the Plazas and Open Space section and shown on the Enlarged Site Plan in Exhibit C to no more than thirteen (13).
14. Loading and unloading operations will be restricted to the same business hours of operation established herein.
15. Loading vehicles shall not wait on subject property or street right-of-way prior to opening hours.
16. No outdoor loudspeakers shall be allowed on site, except in connection with a surveillance security system.

17. Hours of Operation shall be limited to the following:

Sales:

Monday – Saturday 8 a.m. to 9 p.m.

Sunday 10 a.m. to 9 p.m.

Service and Parts:

Monday – Friday 6:30 a.m. to 8 p.m.

Saturday 6:30 a.m. to 6 p.m.

Sunday 7 a.m. to 4 p.m.

18. The Applicant shall plant thirty-seven (37) trees on site or pay approximately \$800 per tree or \$29,600 into the City's Tree Preservation Trust Fund pursuant to the City's Landscape Code, or a combination thereof.

19. The parking garage depicted on the approved site plan and in the PMDD is a required component of the development and shall be constructed concurrently with the dealership expansion, and the dealership expansion may only receive a Certificate of Completion/Occupancy after or concurrent with the issuance of a Certificate of Occupancy for the parking garage.

20. Prior to the issuance of a building permit, the property owner shall vacate the utility easements identified in the Development Review Committee comments.

**Section 4: Violation of Conditions.** That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this resolution may be revoked by the City Commission at any time upon a determination that the Applicant is not in compliance with the City Code or this resolution.

**Section 5: Compliance with Applicable Codes.** That the final Site Plan and building plans shall comply with all applicable zoning regulations and building codes.

**Section 6: Other Approvals.** That this approval does not in any way create a right on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create liability on the part of the City for issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state, or federal agency or undertakes action that results in a violation of county, state, or federal law.

**Section 7: Severability.** That should any section or provision of this resolution or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the

remainder hereof as a whole or part hereof other than the part declared invalid.

**Section 8: Conflicts.** That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 9: Effective Date.** That this resolution shall be in full force and effect only after approval by the City Commission of Ordinance No. 2026-006, adopting the Planned MainStreet Development District for Al Hendrickson Toyota zoning and Ordinance No. 2026-007, amending the List of Permitted and Special Land Uses for the Planned MainStreet Development District for Al Hendrickson Toyota in the Land Development Code.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Jeffrey R. Wasserman, Mayor

Attest:

\_\_\_\_\_  
Joseph J. Kavanagh, City Clerk

Wasserman \_\_\_\_\_  
Brodie \_\_\_\_\_  
Welch \_\_\_\_\_  
Rydell \_\_\_\_\_  
Railey \_\_\_\_\_

## EXHIBIT "A"

### Legal Description:

TRACT "A" OF COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS TURN LANE DEDICATION:

THAT PORTION OF TRCT "A" OF COMMERCE CENTER OF COCONUT CREEK AS SHOWN ON PLAT RECORDED IN PLAT BOOK 131, PAGE 30, OF THE 25'15" PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A" AND RUN THENCE SOUTH 00°25'15" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A" ON THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 00°25'15", EAST, A DISTANCE OF 518.01 FEET; (2) SOUTH 06°25'19" WEST, A DISTANCE OF 100.72 FEET; (3) SOUTH 00°25'15" EAST, A DISTANCE OF 67.09 FEET; (4) SOUTH 00°23'55" EAST, A DISTANCE OF 123.14 FEET; THENCE SOUTH 45°03'51" WEST, ALONG A BOUNDARY OF SAID TRACT "A", A DISTANCE OF 49.90 FEET TO A CORNER ON THE BOUNDARY OF SAID TRACT "A" FOR A POINT OF BEGINNING; THENCE NORTH 89°28'23" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A" (SAME BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST). A DISTANCE OF 210.58 FEET; THENCE NORTH 85°39'32" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A". A DISTANCE OF 180.40 FEET; THENCE SOUTH 89°28'23" EAST, PARALLEL WITH AND 72.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST. A DISTANCE OF 224.34 FEET; THENCE SOUTH 85°25'40" EAST, A DISTANCE OF 166.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.