



**City of Coconut Creek
Planning and Zoning Board Meeting
March 11, 2026
Minutes – Excerpt**

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)

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 wall. 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.

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.