



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: July 14, 2022
Time: 7:00 p.m.
Meeting No. 2022-0714R

CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:04 p.m. He noted technical difficulties and stated the meeting audio was being streamed, but video was unavailable. He stated Item 14 was postponed to the August 25, 2022, meeting and would not be heard on the agenda.

PRESENT UPON ROLL CALL:

Mayor Joshua Rydell
Vice Mayor Sandra L. Welch
Commissioner Rebecca A. Tooley
Commissioner Jacqueline Railey
Commissioner John A. Brodie
City Manager Karen M. Brooks
City Attorney Terrill C. Pyburn
City Clerk Joseph J. Kavanagh

Mayor Rydell asked all to rise for the Pledge of Allegiance.

Mayor Rydell noted that the meeting was being conducted live with a quorum physically present, and explained that, in light of the pandemic, accommodations were made to allow the public to provide advanced comments without the need to attend the meeting. City Attorney Terrill C. Pyburn explained the procedures for public participation and comment for the meeting.

PRESENTATIONS

1. **22-133** A PROCLAMATION RECOGNIZING EQUINE-ASSISTED THERAPIES OF SOUTH FLORIDA'S 40TH ANNIVERSARY CELEBRATION.

Mayor Rydell read the proclamation into the record and presented it to Equine-Assisted Therapies of South Florida Executive Director Molly Murphy.

2. **22-138** A PRESENTATION RECOGNIZING THIRD QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2022.

Human Resources Manager Tim McPherson recognized the following employees who had reached a milestone anniversary during the third quarter of Fiscal Year 2022.

Five (5) Year Anniversary

Rachael Castro, Administrative Assistant, Finance & Administrative Services
William Bustamante, Police Officer, Police Department
Carlos Riba, Bus Driver, Public Works
Alex Tergis, Assistant Director of Public Works, Public Works
Amy Edwards, Development Review Specialist, Sustainable Development

Ten (10) Year Anniversary

Sanjeev Bissessar, Risk Manager, Human Resources & Risk Management
Francisco Porras, Chief Information Officer, Information Technology
Scott Slavin, Police Lieutenant, Police Department

Fifteen (15) Year Anniversary

Michele DeVivo, Telecommunications Supervisor, Police Department

Twenty (20) Year Anniversary

Emana Power, Recreation Programmer, Parks & Recreation
Joseph (“Pete”) Lombardo, Police Officer, Police Department
Elizabeth Micallef, Police Officer, Police Department
Natacha Josiah, Planner, Sustainable Development

Twenty-five (25) Year Anniversary

Karen Brooks, City Manager, City Manager
Linda Tropepe, Police Records Supervisor, Police Department
Luz (“Angela”) Giraldo, Police Officer, Police Department

3. **22-136** A SWEARING-IN CEREMONY FOR NEW POLICE OFFICERS KYLE HOUSTON, DONDRELL LUBERICE, PATRICK SCHLACHTER, AND RAFAEL SHOLOMOV.

Police Chief Albert “Butch” Arenal introduced new Police Officers Kyle Houston, Dondrell Luberice, Patrick Schlachter, and Rafael Sholomov, providing a brief review of each officer’s background. City Clerk Joseph J. Kavanagh administered the Oath of Office to the four (4) new Police Officers, followed by the badge-pinning ceremony.

4. **22-144** A PRESENTATION BY BROWARD COUNTY PUBLIC SCHOOLS REGARDING THE SECURE THE NEXT GENERATION REFERENDUM.

Broward County Public Schools (BCPS) North Regional Superintendent Dr. Jermaine Fleming gave a brief presentation regarding the proposed renewal of the expiring Secure the Next Generation Referendum. He reviewed the planned expenditures of the referendum, and the potential financial impact of the proposed referendum on the average home and condominium owner. Dr. Fleming explained that the Secure the Next Generation Referendum was not related to the SMART Bond, which passed in 2014, noting that the bond strictly funded repairs and capital projects, while the referendum will fund people and positions.

The Commission thanked Dr. Fleming for taking the time to educate the community on the proposal. Discussion ensued regarding issues of concern in Coconut Creek schools and coordination with BCPS staff. Dr. Fleming explained the plans for a campaign to inform residents of each city within the district of the recent restructuring within the School District. Chief of Safety and Security Jaime Alberti explained the change in structure related to the separation of a school principal’s responsibility from security and safety. He discussed the three (3) levels of security on campuses and campus safety management. Mr. Alberti stated collaboration between law enforcement and the schools would continue. Vice Mayor Welch asked that a presentation on the topic be shared at a future Lunch Bunch meeting. Mayor Rydell asked that the Area Director of Safety and Security connect with Police Chief Arenal. He stated the School Board had strong partners in the City of Coconut Creek. Discussion ensued regarding recruitment efforts, compensation, and industry hiring trends. Dr. Fleming and Mr. Alberti were invited to attend the award ceremonies for the Do the Right Thing Program.

INPUT FROM THE PUBLIC

Nancy Fry, 5341 Flamingo Place, Coconut Creek, spoke on a program implemented in Fort Lauderdale to reduce plastic use in the city. She discussed the business pledge involved and the benefits to the businesses.

City Clerk Kavanagh stated that no advanced public comments were received for Non-agenda or Consent Agenda items.

CONSENT AGENDA *(Items 5 through 12)*

Mayor Rydell read each of the titles of the Consent Agenda Items into the record.

5. **22-135** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2022-0609R AND 2022-0623R)
6. **22-147** A MOTION TO REJECT BID NO. 03-23-22-2 FOR CITY HALL LOBBY AND FACILITY RENOVATIONS AND THE BID RESPONSES RECEIVED.
7. **22-149** A MOTION TO REJECT RFP NO. 06-01-22-10 TO PROVIDE PRINTING, BINDING, MAILING AND DELIVERY OF CITY'S YEAR-IN-REVIEW PUBLICATION (YIR) AND THE POPULAR ANNUAL FINANCIAL REPORT (PAFR) AND THE RESPONSE RECEIVED.
8. **RES
2022-140** A RESOLUTION ACCEPTING CERTAIN UTILITY EASEMENTS OVER, ACROSS, THROUGH, IN, AND UNDER A PORTION OF LAND GENERALLY LYING WITHIN 5255 JOHNSON ROAD, RELATING TO PARCEL NUMBERS 484206450010, 484206400011, 484206450020, AND 484206450030, LOCATED IN BROWARD COUNTY, FLORIDA, BY THE CITY OF COCONUT CREEK, MORE PARTICULARLY DESCRIBED IN COMPOSITE EXHIBIT "1."
9. **RES
2022-161** A RESOLUTION ACCEPTING CERTAIN UTILITY EASEMENTS OVER, ACROSS, THROUGH, IN, AND UNDER A PORTION OF LAND GENERALLY LYING WITHIN 5321 LYONS ROAD, RELATING TO PARCEL NUMBER 484207020091, LOCATED IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED IN COMPOSITE EXHIBIT "1."
10. **RES
2022-160** A RESOLUTION ACCEPTING A FIRE SUPPRESSION ACCESS EASEMENT OVER, ACROSS, THROUGH, IN, AND UPON A PORTION OF LAND GENERALLY LOCATED AT 4400 NW 69 COURT, COCONUT CREEK, FLORIDA, OWNED BY DEERFIELD LAKE ASSOCIATES LIMITED PARTNERSHIP, D/B/A DEERFIELD LAKE MOBILE HOME COMMUNITY, AND MORE SPECIFICALLY DESCRIBED IN THE FIRE SUPPRESSION ACCESS EASEMENT, ATTACHED HERETO AS "EXHIBIT 1," IN ORDER TO FACILITATE THE CITY'S FIRE SUPPRESSION EFFORTS WITHIN THE COMMUNITY; PROVIDING FOR THE CONDITION PRECEDENT OF FULL EXECUTION OF THE MORTGAGEE'S CONSENT TO EASEMENT FORM.
11. **RES
2022-150** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED MUTUAL AID AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH THE SEMINOLE TRIBE OF FLORIDA.

12. **RES 2022-141** A RESOLUTION RESCINDING RESOLUTION NO. 2020-243 AND ENACTING A NEW RESOLUTION PROVIDING FOR THE USE OF COMMUNICATION MEDIA TECHNOLOGY FOR VIRTUAL ATTENDANCE BY USE OF SUCH TECHNOLOGY BY ELECTED AND APPOINTED OFFICIALS DURING A DECLARED PUBLIC HEALTH EMERGENCY SO LONG AS A QUORUM OF THE CITY COMMISSION, BOARD, OR COMMITTEE IS PHYSICALLY PRESENT IN PERSON; ADOPTING UNIFORM PROCEDURES FOR HYBRID MEETINGS FOR EMERGENCY SITUATIONS AND PROVIDING FOR ACCEPTANCE OF ADVANCED PUBLIC COMMENTS IN ORDER TO PROVIDE FOR CONSISTENCY WITH RECENT CHANGES TO STATE LAW AND TO ALLOW FOR GREATER OPPORTUNITY FOR PUBLIC PARTICIPATION AT PUBLIC MEETINGS DURING THE ONGOING COVID-19 PANDEMIC.

MOTION: Tooley/Welch – To approve Consent Agenda Items 5, 6, 7, 8, 9, 10, 11, and 12.

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

REGULAR AGENDA

Utilities and Engineering

13. **RES 2022-159** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH SANTANA PRESSURE CLEANING SERVICES, INC. FOR PRESSURE CLEANING SERVICES PURSUANT TO IFB NO. 04-13-22-11.

Mayor Rydell read the Resolution title into the record.

MOTION: Welch/Tooley – To approve Resolution No. 2022-159.

Engineering Manager Randall Blanchette presented the item. He explained the agreement was for pressure cleaning services to be provided for City-owned rights-of-way and City-maintained infrastructure, including curbing, gutters, medians, pavers, and other facilities. He noted Mario Santana of Santana Pressure Cleaning was present to answer any questions.

In response to questions from the Commission, Mr. Blanchette provided clarification on the areas included in the agreement and the pressure cleaning method, and Mr. Santana explained the sealant used.

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

Public Works Development

- ~~14. **RES 2022-148** A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTANT AGREEMENT WITH ALFRED BENESCH & COMPANY TO PROVIDE DESIGN SERVICES FOR ADA ACCESSIBLE BUS PADS, SURTAX PROJECT NUMBER COCO-24 PURSUANT TO RFQ NO. 04-20-22-11. (ITEM POSTPONED TO AUGUST 25, 2022, COMMISSION MEETING)~~

Fire Rescue Department

15. **ORD 2022-009** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED LEASE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND 4701 JOHNSON ROAD, LLC, FOR REAL PROPERTY LOCATED AT 4701 JOHNSON ROAD, SUITE 8, COCONUT CREEK, FL 33073 WITHIN THE LYONS TECH V – BUILDING 1. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Welch/Tooley – To adopt Ordinance No. 2022-009.

City Attorney Pyburn noted small changes were made between first and second reading as negotiated with the landlord. She explained City staff would now be responsible for maintenance of the HVAC unit rather than utilizing an outside contractor, Exhibit A was changed to reflect a five (5) percent cap on the monthly operating expenses, and formatting issues were addressed.

Mayor Rydell opened the public hearing. There were no questions or comments from the public, and the public hearing was closed.

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

Sustainable Development

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Item 16. City Clerk Kavanagh confirmed the public notice requirements had been met for Agenda Item 16 and swore in the witnesses.

16. **ORD 2022-012** AN ORDINANCE AMENDING ORDINANCE NO. 2006-039, AS AMENDED BY ORDINANCE NO. 2008-004, AS AMENDED BY ORDINANCE NO. 2013-005, AS AMENDED BY ORDINANCE NO. 2015-057, WHICH APPROVED THE LYONS WILES SITE PLAN, AND HEREBY APPROVING THE SITE PLAN MODIFICATION REQUEST OF MCA PROMENADE OWNER, LLC, RELATING TO THE OVERALL DEVELOPMENT FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

Commissioner Tooley made a motion to move the item for discussion, seconded by Commissioner Railey.

City Attorney Pyburn asked if there were any disclosures or ex-parte communications on behalf of the Commission for Item 16, and the following disclosures were made:

- Commissioner Railey stated she had gone to Cheesecake Factory in Palm Beach Gardens and had attended the July 13 Planning & Zoning Board meeting but had not spoken to anyone.
- Vice Mayor Welch stated she had attended the July 7 community meeting hosted by the developer and spoke with people there, she had attended the July 13 Planning & Zoning Board meeting, and she also spoke to the property owner and Dennis Mele of Greenspoon Marder LLP, attorney for the property owner.

- Commissioner Tooley attended the July 13 Planning & Zoning Board meeting.
- Commissioner Brodie stated that he had attended the July 13 Planning & Zoning Board meeting.
- Mayor Rydell stated that he listened to the live audio of the July 13 Planning & Zoning Board meeting.

Sustainable Development Director Scott Stoudenmire presented the item. He explained the request was for a new tenant at the Promenade, Cheesecake Factory, to be located in the space previously occupied by Banana Republic. He clarified the reasons for going through the site plan process, including changes to the façade, the addition of an outdoor dining area, and the impact on the previously approved site plan. He noted the restaurant was an approved use for the zoning and the location, and the applicant was not asking for any variances. Mr. Stoudenmire stated the item had been heard by the Planning & Zoning Board the previous evening, noting the Board recommended approval of the application by a 4-1 vote. He noted there were no conditions of approval, but issues had been raised by the Board, including incorporation of a rideshare drop-off location and reducing the outdoor dining space to preserve more plaza space in and around the area. He pointed to a minor discrepancy related to a necessary reduction of the listed square footage, which would be corrected between first and second reading, and stated in addition to the Planning & Zoning Board's recommendation, staff was recommending approval of the application.

Mayor Rydell asked for clarification on the correct square footage. Mr. Stoudenmire stated the proposed space was 9,067 square feet indoors with 1,422 square feet of outdoor patio.

Dennis Mele, Attorney, Greenspoon Marder, LLP, on behalf of the applicant, stated the applicant would work with City staff to address the Planning & Zoning Board's suggestion regarding the rideshare drop-off location and noted a new valet station would be located in an area that would not obstruct the flow of traffic through the parking lot. He addressed the concern related to the space around the outdoor dining area, noting a walkway ranging from six (6) to twelve (12) feet would provide adequate space outside the dining area for people to walk by.

Mr. Mele shared a *PowerPoint* presentation, outlining the project. He showed the proposed building elevations and stated the façade would be consistent with the look of the surrounding shopping center. He discussed the parking, noting the spaces provided were in excess of code requirements. He briefly reviewed plans for two (2) valet parking stands and stated he was available to answer any questions.

Discussion ensued regarding the ownership's responsibility to educate patrons regarding the internal traffic pattern, and Vice Mayor Welch asked that the matter be addressed prior to the beginning of construction. She suggested a micro-transit program between the Monarch High School parking site and the Promenade to address the community angst regarding traffic and parking. Discussion ensued regarding valet services, and Mr. Mele noted that the seasonal valet for the shopping center was in place from October through March, but the new valet for the Cheesecake Factory would be year-round.

Vice Mayor Welch asked Police Chief Arenal if it was possible to educate the public ahead of construction on how to utilize the ingress to and egress from the shopping center. She discussed the current traffic issues and potential creative solutions. Police Chief Arenal stated the Police Department would do anything needed. Discussion continued regarding traffic and previous attempts to address the traffic near the Promenade. Mr. Stoudenmire stated there was an opportunity for staff to incorporate the traffic concerns into their discussions with the developer and owner during the building permit process.

Discussion ensued regarding security at the Promenade in the parking garages and the Monarch High School parking lot. Attorney Mele stated the concern was understood and introduced Joe Tanneberger, Executive Vice President, Hill Partners, who then addressed the concerns regarding safety and security. Mayor Rydell stated there was consensus on the dais that there should be a larger police presence at the Promenade.

Mayor Rydell inquired regarding the tenant meeting that had been held with the existing tenants of the Promenade. Mr. Mele explained that two (2) public meetings were held to address tenants and residents in the surrounding neighborhood. Mr. Tanneberger shared feedback received from the tenants, including questions regarding traffic flow and convenient parking. He stated, for the most part, the tenants were happy to have another business in the location.

Commissioner Tooley asserted that the Promenade needed to increase their security, as the Police Department would not be on site when they were busy. Attorney Mele stated the applicant would consult with Police Chief Arenal regarding how to best approach the issue.

Commissioner Railey stated that she thought the wayfinding signage should be addressed by the Promenade and should not be a condition placed on the Cheesecake Factory.

Mayor Rydell asked that staff determine whether it was possible to make the exit from the Promenade right turn only on Friday and Saturday nights as a temporary measure to address safety while waiting for a future traffic study. Mr. Stoudenmire stated staff would contact Broward County and research the feasibility of the change.

Mayor Rydell opened the public hearing. City Clerk Kavanagh read an advanced public comment received by email into the record, a copy of which is attached hereto as Exhibit "1," from Dave Oxley, with a question regarding what the backup plan for parking would be if Monarch High School chose not to renew its contract as the location for additional valet parking.

Christine McKeever, 4003 Crescent Creek Drive, Coconut Creek discussed the proposal to make the exit from the Promenade right turn only. She suggested a designated U-turn lane in combination with a right turn would be the best alternative.

There were no further questions or comments from the public, and Mayor Rydell closed the public hearing.

Vice Mayor Welch shared an email she had received from resident Hailey Wilson, a copy of which is attached hereto as Exhibit "2," asking that the Commission vote against the Cheesecake Factory in the Promenade as the addition of a large chain restaurant did not match the City's Vision 2030. Vice Mayor Welch forwarded the email to City Clerk Kavanagh to attach to the record.

Mr. Mele shared his closing remarks, reiterating that the site plan complied in all respects with City Code, and had no deviations, variances, or waivers. He noted the category of business as national or local is not a criterion utilized to evaluate site plans.

Mayor Rydell noted that the conditions outlined during the discussion of the item would come before the Commission for second reading of the Ordinance.

In summary, the applicant agrees to:

- Coordinate with staff to locate a Ride Share Station Location;
- Coordinate with staff to finalize details of valet parking route and location;

- Evaluate and address the need for additional wayfinding and directional signage to improve overall plaza circulation;
- Evaluate and address the need for additional security for the overall plaza;
- Evaluate the feasibility and implement, accordingly, limiting the eastbound Cullum Road Traffic onto Lyons Road to right turn only movements for Friday and Saturday nights.

Upon roll call, the Ordinance passed on first reading by a 5-0 vote.

City Commission

17. **ORD 2022-011** AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF COCONUT CREEK, ARTICLE III, "CITY COMMISSION," BY AMENDING SECTION 305, "VACANCIES; FORFEITURE OF OFFICE; FILLING OF VACANCIES;" AND ARTICLE VII, "REGISTRATION AND ELECTIONS," BY REPEALING SECTION 713, "VACANCY IN CANDIDACY FOR OFFICE," TO PROVIDE FOR CLARIFICATION REGARDING THE PROCESS FOR FILLING VACANCIES; PROVIDING FOR THE FORM OF THE BALLOT QUESTION UPON APPROVAL BY THE MAJORITY OF ELECTORS VOTING IN THE MARCH 14, 2023, MUNICIPAL ELECTION. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Tooley/Railey – To approve Ordinance No. 2022-011 on first reading.

City Attorney Pyburn presented the item, explaining the ordinance would amend Section 305 and Section 713 of the City's Charter to clarify the process for filling vacancies on the City Commission and to provide for the ballot question contained therein to be placed on the March 14, 2023, ballot for approval by a majority of the electors of Coconut Creek. She stated it would remove any requirement to fill a vacancy by appointment and instead would require an election. City Attorney Pyburn explained Ordinance 2022-010 was a companion ordinance to set forth the procedures within City Code and stated she would be requesting that item be postponed as staff was working with the Supervisor of Elections' Office regarding timing issues within the item.

City Attorney Pyburn noted that Assistant City Attorney Eve Lewis had worked on the item as well and was present to answer any questions.

Upon roll call, the Ordinance passed on first reading by a 5-0 vote.

18. **ORD 2022-010** AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CHAPTER 8, "ELECTIONS," ARTICLE V, "ELECTION ADMINISTRATION," BY AMENDING SECTION 8-104, "VACANCIES; GENERALLY, AND IN CANDIDACY," TO PROVIDE THE PROCESS FOR FILLING VACANCIES UPON APPROVAL BY THE MAJORITY OF ELECTORS VOTING IN THE MARCH 14, 2023, MUNICIPAL ELECTION OF THE BALLOT ITEM SUBMITTED AS PART OF THE REFERENDUM ORDINANCE. (FIRST READING)

MOTION: Tooley/Welch – To postpone Ordinance No. 2022-010 to the August 25, 2022, City Commission meeting.

Upon roll call, the Ordinance was postponed by a 5-0 vote.

CITY MANAGER REPORT

City Manager Karen Brooks stated the Challenge Coin that had been requested was designed and on order, with a lead time of five (5) to seven (7) weeks. She provided an update on the request to appoint a Poet Laureate, stating staff was working on a resolution for the next agenda.

CITY ATTORNEY REPORT

City Attorney Pyburn noted she had been remiss in not mentioning that City Clerk Kavanagh had helped in the drafting of Ordinance No. 2022-011.

COMMISSION COMMUNICATIONS

Commissioner Tooley had no report.

Commissioner Brodie stated he had been honored to sit in on the meeting to select a new principal for Monarch High School. He noted he had met fantastic people and heard some enlightening opinions, and the school was lucky to have the candidate selected. He mentioned the Broward County Planning Council meeting scheduled for July 22, regarding a proposal to build 15 houses on a five (5) acre unincorporated parcel. He encouraged the residents of the area to attend the meeting to voice their concerns with the plan. Commissioner Tooley suggested a letter to the Planning Council in addition.

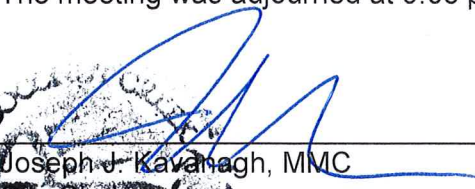
Commissioner Railey congratulated the newly-sworn Police Officers and the employees recognized for milestone anniversaries. She thanked staff for a great job regarding the presentation at the Ambassador Meeting regarding the Turnpike Expansion Project.

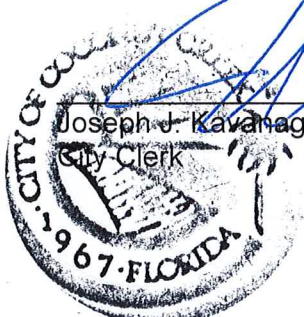
Vice Mayor Welch shared regarding the Metropolitan Planning Organization (MPO) meeting held earlier in the day and shared a list of MPO projects impacting Coconut Creek, noting they represented millions of dollars coming back to the community. She discussed Commissioner Brodie's comments regarding the housing project and stated she was in support of signing a letter, but wanted to point out the City had approved a 20-house project on five (5) acres across the street from the proposed project in 2015. Mayor Rydell noted it was a different Commission when the 2015 decision was made.

Mayor Rydell thanked the Special Events team, noting the Sounds of Summer Concert series had been an excellent event. He received consensus to work with staff to draft a letter to the Broward County Planning Council opposing the proposal to build 15 houses on an unincorporated parcel located along NW 74 Street, noting the uniqueness of the area and consistency with other developments.

ADJOURNMENT

The meeting was adjourned at 9:08 p.m.



Joseph J. Kavanagh, MMC
City Clerk


8/25/2022

Date

Exhibit "1"

From: [Dave Oxley](#)
To: [DRC](#)
Subject: monarch parking _ zoning and planning_promenade meeting july 13th
Date: Wednesday, July 13, 2022 10:35:27 AM

hello,

In regards to the meeting this evening I would like to address a question and am curious to know how it will be handled or what is the backup plan; if Monarch high school provides the additional valet parking; what happens if they decide next year not to renew the contract with the promenade? Where will all these cars be parked?

Thank you
Dave Oxley

Exhibit "2"

From: Hayley Wilson <hmb.wilson@gmail.com>

Date: July 14, 2022 at 9:41:40 AM EDT

To: "Welch, Sandra" <SWelch@coconutcreek.net>

Subject: Please Vote Against The Cheesecake Factory in the Promenade

Dear Commissioner Welch,

I am writing to you today to express my hope that you and the Commission will vote against putting The Cheesecake Factory in The Promenade.

Coconut Creek's 2030 Vision is one of innovation and progress, "with a small town personal touch".

There is nothing innovative or progressive about The Cheesecake Factory, with 20 restaurants in Florida alone, nor is it the hallmark of a small town.

I hope you will consider alternative companies to become tenants of the many empty units in The Promenade, companies that are independently owned, or own by minorities or women.

Companies like We Rock the Spectrum and Two Dog Cafe Mobile Coffee Truck are two such companies that would better represent the city's goals of inclusion and a personal touch.

Thank you for your consideration on this matter.

Sincerely,

Hayley Kirchoff