



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final-revised

City Commission

JOSHUA RYDELL, MAYOR
SANDRA L. WELCH, VICE MAYOR
JACQUELINE RAILEY, COMMISSIONER
JOHN A. BRODIE, COMMISSIONER
JEFFREY R. WASSERMAN, COMMISSIONER
KAREN M. BROOKS, CITY MANAGER
TERRILL C. PYBURN, CITY ATTORNEY
JOSEPH J. KAVANAGH, CITY CLERK

COMMISSION MEETINGS

TIME: Second and fourth Thursdays of the month at 7:00 p.m.

PLACE: Coconut Creek Government Center, 4800 W. Copans Road

Thursday, October 26, 2023

7:00 PM

Coconut Creek Government Center

The City of Coconut Creek City Commission will be conducting an "In Person" City Commission meeting on Thursday, October 26, 2023, beginning at 7 p.m. at the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063.

In addition, this meeting will be broadcast live on the City's website (www.coconutcreek.net) utilizing audio streaming and the City's CreekTV YouTube channel utilizing video streaming.

The audio stream can be accessed by entering the following link in your internet browser:

<https://www.coconutcreek.net/audio>

The video stream can be accessed by entering the following link in your internet browser:

<https://www.youtube.com/creektv>

The public may appear in person and speak at the meeting, or if unable to attend in person, public comments may be provided in advance of the meeting up until 12:00 p.m. (Noon) on Thursday, October 26, 2023, by email or voicemail. Public comments received prior to 12:00 p.m. (Noon) on Thursday, October 26, 2023, will be played or read to the Commission during the meeting during general public comment or as part of the specific agenda item, as applicable.

To provide advanced public comment:

- Email up to a 400 word message to commissioncomments@coconutcreek.net; or
- Call the City's dedicated Commission Comments Voicemail at (954) 973-6772 and leave up to a three (3) minute message; or
- Mail written or other physical evidence to the City Clerk at the address provided below.

Any submissions received after the deadline for providing advanced public comments may not be played or read aloud during the meeting.

Prior to the meeting date, if any member of the public requires additional information on how this meeting will be conducted, how and where to submit comments, or how to participate in the meeting (and obtain assistance if needed), please contact:

City of Coconut Creek
City Clerk Department
4800 W. Copans Road
Coconut Creek, FL 33063
954-973-6774
cityclerk@coconutcreek.net

AGENDA

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. [23-199](#) A CEREMONY RECOGNIZING THE PROMOTION OF CAPTAIN FRED HOFER TO DEPUTY CHIEF OF POLICE.
2. [23-201](#) A PROCLAMATION RECOGNIZING OCTOBER 2023 AS "DOMESTIC VIOLENCE AWARENESS MONTH."

Attachments: [PROCLAMATION-Domestic Violence Awareness Month 2023](#)
3. [23-209](#) A PROCLAMATION RECOGNIZING OCTOBER 26, 2023, AS "READ FOR THE RECORD DAY." (NEW ITEM)

Attachments: [PROCLAMATION-Read For The Record Day](#)

INPUT FROM THE PUBLIC

Three (3) minutes per person on non-agenda items or consent agenda items.

CONSENT AGENDA

4. [23-198](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0926WS, 2023-0928SP, AND 2023-0928R)

Sponsors: City Clerk

Attachments: [MINUTES-2023-0926 Workshop](#)
[MINUTES-2023-0928 Special \(Budget Hearing\)](#)
[MINUTES-2023-0928 Regular](#)

5. [RES 2023-164](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A SOLE SOURCE AGREEMENT WITH THOMSON REUTERS TO PROVIDE FOR THE CONTINUED USE OF THE CONSOLIDATED LEAD EVALUATION AND REPORTING (CLEAR) SERVICE AND A THREE-YEAR RECURRING SUBSCRIPTION FEE.

Sponsors: Police Department

Attachments: [RESOLUTION 2023-164-CLEAR Sole Source Agreement](#)
[AGREEMENT-CLEAR Sole Source](#)
[BACKUP-CLEAR Sole Source Justification](#)

6. [RES 2023-177](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH HUMAN SERVICES NETWORK, INC. D/B/A MEALS ON WHEELS SOUTH FLORIDA FOR MEAL ASSISTANCE SERVICES RELATED TO THE COVID-19 EMERGENCY TO AID THE CITY'S COMMUNITY.

Sponsors: City Manager

Attachments: [RESOLUTION 2023-177-Meals on Wheels South Florida Agreement](#)
[AGREEMENT-Meals on Wheels South Florida](#)
[BACKUP-Resolution 2022-082-Original Meals on Wheels Agreement](#)

7. [RES 2023-182](#) A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ATTORNEY, ON BEHALF OF THE CITY, TO ENGAGE THE SERVICES OF OUTSIDE COUNSEL TO FILE A LAWSUIT AGAINST VARIOUS ENTITIES THAT MANUFACTURE PRODUCTS CONTAINING PFAS, AND TO JOIN THE PENDING MULTIDISTRICT LITIGATION KNOWN AS "IN RE: AQUEOUS FILM-FORMING FOAM PRODUCTS LIABILITY LITIGATION," FILED IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF SOUTH CAROLINA, CHARLESTON DIVISION, IN ORDER TO PRESERVE THE CITY'S RIGHTS AND REMEDIES THEREUNDER.

Sponsors: City Attorney

Attachments: [RESOLUTION 2023-182-PFAS Litigation](#)
[AGREEMENT-PFAS Litigation](#)

8. [RES 2023-180](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO PREPARE AND SUBMIT A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY JOB GROWTH GRANT FUND FOR THE MAINSTREET PROJECT AREA PUBLIC IMPROVEMENTS; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO THE APPROPRIATE AGREEMENTS

REQUIRED TO RECEIVE FUNDING.

Sponsors: Sustainable Development

Attachments: [RESOLUTION 2023-180-DEO Job Growth Grant Application](#)
[BACKUP-DEO Job Growth Grant Application](#)

9. [RES 2023-181](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE RESILIENT FLORIDA GRANT AGREEMENT (NO. 23PLN75) FOR REIMBURSEMENT OF THE VULNERABILITY ASSESSMENT IN THE AMOUNT OF \$150,000.

Sponsors: Sustainable Development

Attachments: [RESOLUTION 2023-181-Resilient Florida Grant Agrmt-Vulnerability Assmt AGREEMENT-Resilient Florida Grant-Vulnerability Assessment](#)
[BACKUP-Resolution 2022-180-Vulnerability Assessment Consulting Svcs](#)

REGULAR AGENDA

City Commission

10. [RES 2023-191](#) A RESOLUTION SUPPORTING THE STATE OF ISRAEL AND DENOUNCING THE TERRORIST ACTIONS OF HAMAS. *(NEW ITEM)*

Attachments: [RESOLUTION 2023-191-Denouncing Terrorism, Hate, and Violence](#)

Sustainable Development

11. [ORD 2023-031](#) AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE FIRST AMENDMENT TO THE LEASE AGREEMENT WITH T-MOBILE SOUTH, LLC TO UPGRADE EQUIPMENT WITHIN THE EXISTING LEASED SPACE AND WITHIN CONCEALED CANISTERS ON THE CITY'S TELECOMMUNICATIONS TOWER LOCATED AT THE COMMUNITY CENTER, SUBJECT TO ALL OTHER TERMS AND CONDITIONS PROVIDED THEREIN. (SECOND READING)(PUBLIC HEARING)

Attachments: [ORDINANCE 2023-031-T-Mobile Lease Agrmt First Amdmt \(Community Center EXHIBIT 1-First Amendment-T-Mobile Lease Agrmt \(Community Center\)](#)
[BACKUP-Letter of Authority-T-Mobile Lease Agrmt First Amendment](#)
[BACKUP-Original Lease Agrmt-T-Mobile \(Community Center\)](#)

Legislative History

10/12/23 City Commission approved on first reading to the City Commission

12. [ORD 2023-030](#) AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY GREEN DRAGON FLORIDA, LLC TO PERMIT A MEDICAL MARIJUANA DISPENSARY GENERALLY LOCATED AT 6706 NORTH STATE ROAD 7/U.S. 441, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF.

(QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

Attachments:

[ORDINANCE 2023-030-Green Dragon Special Land Use](#)

[BACKUP-Aerial Photo-Green Dragon Special Land Use](#)

[BACKUP-Exhibits-Green Dragon Special Land Use](#)

[BACKUP-Community Outreach Summary-Green Dragon Special Land Use](#)

[BACKUP-Applicant Presentation-Green Dragon Special Land Use](#)

[MINUTES-2023-0913 PZ Mtg](#)

13. [ORD 2023-012](#) AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY COOLIDGE, INC. TO AMEND AND RENAME THE EXISTING COCOMAR PLAZA PLANNED COMMERCE DISTRICT (PCD) TO THE GREYSTAR COCOMAR PCD AND TO REVISE DEVELOPMENT STANDARDS AND THE LIST OF PERMITTED AND SPECIAL LAND USES IN ORDER TO CONSTRUCT A LIGHT INDUSTRIAL, FLEX SPACE, AND WAREHOUSE DEVELOPMENT FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST READING) (FIRST PUBLIC HEARING)

Attachments:

[ORDINANCE 2023-012-Greystar Cocomar PCD Amendment](#)

[EXHIBIT B-Greystar Cocomar PCD Amendment](#)

[BACKUP-Aerial Photo-Greystar Cocomar PCD Amendment](#)

[BACKUP-Exhibit-Greystar Cocomar PCD Amendment](#)

[BACKUP-Updated Community Outreach Summary-Greystar Cocomar](#)

[BACKUP-Exhibit-Previous Approvals-Greystar Cocomar PCD Amendment](#)

[BACKUP-Applicant Presentation-Greystar Cocomar](#)

[BACKUP-Public Comments From 7/13/23 Hearing-Greystar Cocomar](#)

[MINUTES-2023-0412 PZ Mtg](#)

Legislative History

7/13/23	City Commission	tabled to date certain to the City Commission
9/14/23	City Commission	continued to the City Commission

14. [ORD 2023-013](#) AN ORDINANCE 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 13-624, "MASTER BUSINESS LIST - PLANNED COMMERCE DISTRICT" TO ADOPT THE PERMITTED AND SPECIAL LAND USES FOR THE GREYSTAR COCOMAR PLANNED COMMERCE DISTRICT. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

Attachments: [ORDINANCE 2023-013-Greystar Cocomar PCD Permitted Use List](#)
[BACKUP-Aerial Photo-Greystar Cocomar PCD Permitted Use List Ordinance](#)
[MINUTES-2023-0412 PZ Mtg](#)

Legislative History

7/13/23	City Commission	tabled to date certain to the City Commission
9/14/23	City Commission	continued to the City Commission

15. [RES 2023-097](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF COOLIDGE, INC. FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING) (TO BE CONSIDERED ON SECOND READING OF REZONING ORDINANCE NO. 2023-012)

Attachments: [RESOLUTION 2023-097-Greystar Cocomar Site Plan](#)
[BACKUP-Aerial Photo-Greystar Cocomar Site Plan](#)
[BACKUP-Exhibit-Greystar Cocomar Site Plan](#)
[BACKUP-Updated Community Outreach Summary-Greystar Cocomar Site Plan](#)
[BACKUP-Applicant Presentation-Greystar Cocomar](#)
[BACKUP-Public Comments From 7/13/23 Hearing-Greystar Cocomar](#)
[MINUTES-2023-0412 PZ Mtg](#)

Legislative History

7/13/23	City Commission	tabled to date certain to the City Commission
9/14/23	City Commission	continued to the City Commission

16. [ORD 2023-032](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," TO CREATE SECTION 6-1 TO PROVIDE FOR ELECTRIC VEHICLE CHARGING STATION DESIGN GUIDELINES. (FIRST READING)

Attachments: [ORDINANCE 2023-032-Chapter 6 Code Amdmt-EV Charging Stations](#)
[BACKUP-Business Impact Estimate-EV Charging Stations](#)

CITY MANAGER REPORT

CITY ATTORNEY REPORT

COMMISSION COMMUNICATIONS

ADJOURNMENT

NOTE: If any person, firm, or corporation decides to appeal any decision made by the above City Commission 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. (F.S. 286.0105)

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.