



# 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**

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**Thursday, January 25, 2024**

**7:00 PM**

**Coconut Creek Government Center**

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The City of Coconut Creek City Commission will be conducting a regular meeting of the City Commission on Thursday, January 25, 2024, 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](http://www.coconutcreek.net)). The live stream can be accessed by entering the following link in your internet browser:

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

The public may appear in person and speak at the meeting. Prior to the meeting date, if any member of the public requires additional information on 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](mailto:cityclerk@coconutcreek.net)

### AGENDA

#### CALL TO ORDER / ROLL CALL

#### PLEDGE OF ALLEGIANCE

**PRESENTATION(S)**

1. [24-001](#) A PRESENTATION RECOGNIZING THE EXCEPTIONAL ARTWORK OF STUDENTS FROM LOCAL SCHOOLS.
2. [24-002](#) A PRESENTATION RECOGNIZING FIRST QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2024.

**INPUT FROM THE PUBLIC**

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

**CONSENT AGENDA**

3. [24-003](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-1214WS, 2023-1214R, AND 2023-1220WS)
 

**Sponsors:** City Clerk

**Attachments:** [MINUTES-2023-1214 Workshop](#)  
[MINUTES-2023-1214 Regular](#)  
[FORM 8B-2023-1214 Regular Minutes-Item 12 Abstention](#)  
[FORM 8B-2023-1214 Regular Minutes-Item 13 Abstention](#)  
[MINUTES-2023-1220 Workshop](#)
4. [RES 2024-007](#) A RESOLUTION ACCEPTING THE 2023 STATE FIRE MARSHAL REIMBURSEMENT GRANT IN THE AMOUNT OF SIX HUNDRED THOUSAND DOLLARS (\$600,000.00) AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED GRANT AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF FINANCIAL SERVICES, DIVISION OF STATE FIRE MARSHAL.
 

**Sponsors:** Fire Rescue Department

**Attachments:** [RESOLUTION 2024-007-State Fire Marshal Grant Agrmt](#)  
[AGREEMENT-State Fire Marshall Grant Agrmt](#)  
[BACKUP-Award Letter-2023 State Fire Marshal Grant](#)
5. [RES 2024-002](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH BIG FUN, INC. FOR AMUSEMENT RIDES AND CONCESSION SERVICES PURSUANT TO RFP NO. 11-15-23-11.
 

**Sponsors:** Parks and Recreation

**Attachments:** [RESOLUTION 2024-002-Amusement Rides/Concessions-RFP 11-15-23-11](#)  
[AGREEMENT-Amusement Rides/Concessions-RFP 11-15-23-11 \(Revised\)](#)  
[BACKUP-Terms/Scope-Amusement Rides/Concessions-RFP 11-15-23-11](#)  
[BACKUP-Vendor Submittal-Amusement Rides/Concessions-RFP 11-15-23-11](#)  
[BACKUP-Bid Tabulation-Amusement Rides/Concessions-RFP 11-15-23-11](#)

6. [RES 2024-016](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH P.L.A. ELECTRIC, INC. (PRIMARY CONTRACTOR) AND KILOWATT ELECTRIC COMPANY (SECONDARY CONTRACTOR) TO PROVIDE ELECTRICAL SERVICES PURSUANT TO IFB NO. 12-13-23-11.
- Sponsors:** Public Works Department
- Attachments:** [RESOLUTION 2024-016-Electrical Services Agrmt-IFB 12-13-23-11](#)  
[ATTACHMENT A-Electrical Services-IFB 12-13-23-11 \(Primary\)](#)  
[ATTACHMENT B-Electrical Services-IFB 12-13-23-11 \(Secondary\)](#)  
[BACKUP-Terms/Conditions/Specs-Electrical Services IFB 12-13-23-11](#)  
[BACKUP-Supplier Response-P.L.A. Electric-IFB 12-13-23-11](#)  
[BACKUP-Supplier Response-Kilowatt Electric-IFB 12-13-23-11](#)  
[BACKUP-Tabulation-Electrical Services IFB 12-13-23-11](#)
7. [RES 2024-013](#) A RESOLUTION APPROVING THE CITY OF COCONUT CREEK'S 2024 STATE LEGISLATIVE AGENDA.
- Sponsors:** City Manager
- Attachments:** [RESOLUTION 2024-013-State Legislative Agenda 2024](#)  
[EXHIBIT A-Proposed 2024 State Legislative Agenda](#)
8. [RES 2024-020](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AMENDMENT NO. 1 TO THE 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 2024-020-Meals on Wheels Amended Agreement](#)  
[AGREEMENT-Meals on Wheels Amended Agreement](#)  
[BACKUP-Resolution 2023-177-Original Agreement](#)
9. [RES 2024-009](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN INTERLOCAL AGREEMENT (ILA) WITH BROWARD COUNTY FOR FILM PERMITTING SERVICES.
- Sponsors:** Sustainable Development
- Attachments:** [RESOLUTION 2024-009-Broward County Film Permitting ILA](#)  
[EXHIBIT A-Broward County Film Permitting ILA](#)
10. [RES 2024-011](#) A RESOLUTION IN SUPPORT OF THE APPLICATION FOR PERMITTING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TO ALLOW FOR THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE HILLSBORO BOULEVARD REDEVELOPMENT PROJECT; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE

ASSOCIATED HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT AND LANDSCAPE INCLUSIVE MAINTENANCE MEMORANDUM OF AGREEMENT WITH FDOT.

**Sponsors:** Sustainable Development

**Attachments:** [RESOLUTION 2024-011-FDOT Maint. Agrmts-Hillsboro Redevelopment](#)  
[EXHIBIT A-Location Map-FDOT Maint. Agrmts-Hillsboro Redevelopment](#)  
[EXHIBIT B-Project Scope-FDOT Maint. Agrmts-Hillsboro Redevelopment](#)  
[EXHIBIT C-MMOA-FDOT Maint. Agrmt-Hillsboro Redevelopment](#)  
[EXHIBIT D-Landscape MMOA-FDOT Maint. Agrmt-Hillsboro Redevelopment](#)

11. [RES 2024-017](#) A RESOLUTION IN SUPPORT OF THE APPLICATION FOR PERMITTING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TO ALLOW FOR THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE HILLSBORO BOULEVARD REDEVELOPMENT PROJECT; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ASSOCIATED CONSTRUCTION AGREEMENT WITH FDOT.

**Sponsors:** Sustainable Development

**Attachments:** [RESOLUTION 2024-017-FDOT Construction Agrmt-Hillsboro Redevelopment](#)  
[EXHIBIT A-Location Map-FDOT Construction Agrmt-Hillsboro Redevelopment](#)  
[EXHIBIT B-Project Scope-FDOT Construction Agrmt-Hillsboro Redevelopment](#)  
[EXHIBIT C-FDOT Construction Agrmt-Hillsboro Redevelopment](#)

## REGULAR AGENDA

### Police Department

12. [RES 2024-015](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AGREEMENT WITH OFFICER JUSTIN CAPALDI FOR THE PURCHASE OF A K-9.

**Attachments:** [RESOLUTION 2024-015-K-9 Titus Purchase Agrmt](#)  
[AGREEMENT-K-9 Titus Purchase Agreement](#)  
[BACKUP-K-9 Titus Bill of Sale](#)  
[BACKUP-K-9 Titus Purchase Approval Memo](#)

### City Manager

13. [ORD 2024-003](#) AN ORDINANCE RESCINDING ORDINANCE NO. 2023-027, WHICH AUTHORIZED THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH BROWARD COUNTY FOR THE LEASE OF REAL PROPERTY LOCATED AT 4900 WEST COPANS ROAD FOR A 911 EMERGENCY DISPATCH CENTER. (SECOND READING)(PUBLIC HEARING)

**Attachments:** [ORDINANCE 2024-003-Rescinding Ord 2023-027-Dispatch Center Lease Ext.](#)  
[BACKUP-Ordinance 2023-027-Dispatch Center Lease Extension](#)

**Legislative History**

1/11/24 City Commission approved on first reading to the City Commission

## Sustainable Development

14. [ORD 2023-034](#) AN ORDINANCE APPROVING AN AMENDMENT TO ORDINANCE NO. 2010-006 AND THE DEVELOPMENT ORDER FOR THE MAINSTREET @ COCONUT CREEK DEVELOPMENT, A DEVELOPMENT OF REGIONAL IMPACT TO BE LOCATED IN SECTION 42, TOWNSHIP 18, RANGE 48, AMENDING CERTAIN DEVELOPMENT CONDITIONS AND PROVIDING FOR AN EXTENSION OF THE VESTED DEVELOPMENT RIGHTS. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

**Attachments:** [ORDINANCE 2023-034-MainStreet DRI Amendment \(Revised\)](#)  
[BACKUP-Revisions Summary between 1st & 2nd Reading-DRI \(New\)](#)  
[BACKUP-Aerial Photo-MainStreet DRI](#)  
[BACKUP-Justification-MainStreet DRI Amendment \(Revised\)](#)  
[BACKUP-Title Survey and Legal Description-MainStreet DRI](#)  
[BACKUP-Previous Approval-DRI Ordinance No. 2010-006](#)  
[BACKUP-Applicant Presentation-MainStreet \(Revised\)](#)  
[MINUTES-2023-1011 PZ Mtg](#)

**Legislative History**

12/14/23 City Commission approved on first reading to the City Commission

15. [ORD 2023-033](#) AN ORDINANCE APPROVING THE REZONING REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP AND THE CITY OF COCONUT CREEK TO REZONE FROM A-1, AGRICULTURAL, MCJAMES PCD, PLANNED COMMERCE DISTRICT, R.M. GREEN PCD, PLANNED COMMERCE DISTRICT, AND IO-1, INDUSTRIAL OFFICE DISTRICT TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) AND ADOPT THE "MAINSTREET AT COCONUT CREEK PMDD" DEVELOPMENT STANDARDS TO PERMIT A MAXIMUM OF 2,360 MULTI-FAMILY RESIDENTIAL UNITS AND 225,000 SQUARE FEET OF NON-RESIDENTIAL USE FOR THE PROPERTIES LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

**Attachments:** [ORDINANCE 2023-033-MainStreet PMDD Rezoning \(Revised\)](#)  
[BACKUP-Revision Summary between 1st & 2nd Rdg-MainStreet PMDD \(New\)](#)  
[BACKUP-Aerial Photo-MainStreet PMDD Rezoning](#)  
[EXHIBIT B-MainStreet PMDD \(Includes Exhibits A-J & L-ZB\) \(Revised\)](#)  
[BACKUP-External Traffic Study-Exhibit K to MainStreet PMDD \(Revised\)](#)  
[BACKUP-Internal Traffic Study-Exhibit K MainStreet PMDD \(Revised\)](#)  
[BACKUP-Survey/Legal Description Pg 1-MainStreet PMDD](#)  
[BACKUP-Survey/Legal Description Pg 2-MainStreet PMDD](#)  
[BACKUP-Surveys/Legal Descriptions-MainStreet PMDD](#)  
[BACKUP-Community Outreach Summary-MainStreet PMDD](#)  
[BACKUP-Applicant Presentation-MainStreet \(Revised\)](#)  
[MINUTES-2023-1011 PZ Mtg](#)

**Legislative History**

12/14/23      City Commission                      approved on first reading to the City Commission

16.    [ORD 2023-035](#)                      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 13-626, "MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT," TO ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE MAINSTREET @ COCONUT CREEK PLANNED MAINSTREET DEVELOPMENT DISTRICT GENERALLY LOCATED SOUTH OF WILES ROAD, WEST OF LYONS ROAD, NORTH OF SAMPLE ROAD, AND EAST OF STATE ROAD 7/U.S. 441 IN THE CITY OF COCONUT CREEK. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

**Attachments:** [ORDINANCE 2023-035-MainStreet PMDD Permitted Use List](#)  
[BACKUP-Aerial Photo-MainStreet PMDD Permitted Use List](#)

**Legislative History**

12/14/23      City Commission                      approved on first reading to the City Commission

**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.**