



# CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: January 23, 2020  
Time: 7:00 p.m.  
Regular Meeting No. 2020-0123R

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## CALL TO ORDER

Mayor Welch called the meeting to order at 7:03 p.m.

## PRESENT UPON ROLL CALL:

Mayor Sandra L. Welch  
Vice Mayor Lou Sarbone  
Commissioner Rebecca A. Tooley  
Commissioner Mikkie Belvedere  
Commissioner Joshua Rydell  
City Manager Karen M. Brooks  
City Attorney Terrill C. Pyburn  
City Clerk Leslie Wallace May

Mayor Welch recognized that it was Commissioner Belvedere's birthday. She next asked all to rise for the Pledge of Allegiance.

## PRESENTATION(S)

- 20-013** A PRESENTATION RECOGNIZING FIRST QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2020.

Human Resources Director Pam Kershaw recognized the employees who had reached a milestone anniversary with the City during the first quarter of Fiscal Year 2020.

### Five (5) Year Anniversary

Jeff Gary, Fire Marshal, Fire Administration  
Tom Marullo, Police Service Aide, Police Department  
Lance Morgan, School Resource Officer, Police Department  
Keena Vaughn, Crime Scene Investigator, Police Department

### Ten (10) Year Anniversary

Melissa See, Recreation Programmer, Parks & Recreation Department

### Fifteen (15) Year Anniversary

Maraliz Esturilho, Police Records Specialist, Police Department  
Brian Mullin, Police Sergeant, Police Department

### Twenty (20) Year Anniversary

Christina Peterson, Senior Accounting Technician, Finance & Administrative Services  
John Lukaszewicz, Streets and Stormwater Supervisor, Utilities & Engineering

2.     **20-015**           A PRESENTATION OF THE CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FOR THE CITY’S COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) AND THE AWARD FOR OUTSTANDING ACHIEVEMENT IN POPULAR ANNUAL FINANCIAL REPORTING FOR THE CITY’S POPULAR ANNUAL FINANCIAL REPORT (PAFR) FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018.

Finance and Administrative Services Director Peta-Gay Lake presented the Commission with the CAFR and PAFR awards for the Fiscal Year ending September 30, 2018. She thanked Senior Accountant Jessica Reeder, Administrative Assistant Rachael Castro, the Finance Department, the City Commission, and City Departments for their hard work and assistance on the reports.

3.     **20-014**           A PRESENTATION OF THE LIFESAVING COMMENDATION AWARD FOR POLICE OFFICERS AMANDA CUMMINGS AND RICARDO PADRON.

Police Chief Albert “Butch” Arenal recognized Coral Springs Police Chief Clyde Parry who was in attendance, and Mayor Welch recognized Margate Mayor Tommy Ruzzano, City Manager Cale Curtis, and Fire Chief Roberto Lorenzo who were also in attendance.

Chief Arenal presented Police Officers Amanda Cummings and Ricardo Padron with the Lifesaving Commendation Award for their efforts to administer CPR to an unconscious victim until fire rescue arrived.

**INPUT FROM THE PUBLIC**

Colleen LaPlant, 6153 NW 45 Avenue, Coconut Creek, requested that the City contact Broward County regarding the traffic light synchronization along Lyons Road at Winston Park Boulevard and Saint Andrews to improve traffic flow during morning and evening rush hour.

Ellen Hubschman, 2502 Antigua Terrace, Coconut Creek, thanked the Fire Department and staff at Fire Station 50 for hosting the Wynmoor Chapter of the Red Hat Society for a tour of the facility.

Marilyn Frisch, 3949 Cocoplum Circle, Coconut Creek, commented that she was interested in serving on the Seminole Coconut Creek Education Foundation and briefly mentioned her experience in education.

**CITY MANAGER REPORT**

City Manager Brooks had no report.

**CITY ATTORNEY REPORT**

City Attorney Pyburn had no report.

**COMMISSION COMMUNICATIONS**

Commissioner Rydell received consensus to draft a resolution urging Broward County to further implement a No Kill Community and Strategic Plan for its Animal Care and Adoption Centers. He

commented on the need to address speeding on Winston Park Boulevard, and Police Chief Arenal responded that staff would analyze the area for possible solutions. He wished Commissioner Belvedere a happy birthday.

Commissioner Tooley requested increased traffic enforcement in the South Creek neighborhood and increased recycling information, including the financial impact for improper recycling, on the City's website. She wished Commissioner Belvedere a happy birthday.

Commissioner Belvedere commended the Police Department for the "Pizza with the PoPo" community policing event and for quickly apprehending a suspect in the Wynmoor neighborhood recently. She commented on the improved traffic flow at the entrances of Wynmoor and Broward College along Coconut Creek Parkway since changes were made to the traffic signalization at the intersection. She asked about the drainage barriers being put in place in preparation for the Lyons Road Mobility Project construction, and Assistant City Manager/Sustainable Development Director Sheila Rose noted that the barriers were in place to filter dirt and debris from entering the storm drains during construction. Ms. Rose commented that a project manager would be inspecting the barriers periodically and removing debris.

Vice Mayor Sarbone suggested urging Broward County to review the requirements for adopting animals, especially relating to restrictions on seniors adopting pets. He recognized Junior Achievement for their efforts to increase awareness and funding for their programs through the JA World Uncorked event.

Mayor Welch commended the Police Department for their rapid response to a home burglary in the Coquina neighborhood. She mentioned that Police Officer Michael Leonard and Vapor K-9 Taylor would perform a live demonstration for the Broward County School Board Legal Counsel and security team in order to facilitate a decision on permitting the K-9 team to work in the schools. She commented that the City's Charter Review Board convened its first meeting and encouraged the public to participate in the charter review process. She mentioned that student members of the Coconut Creek Teen Political Forum would be attending the Lunch Bunch meeting on January 27, 2020, to encourage participation in their event being held April 2, 2020, at Broward College. She thanked Broward College North Campus President Dr. Sunem Beaton-Garcia for her community partnership.

## **REGULAR AGENDA**

### **Fire Rescue Administration**

4. **RES 2020-004** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF CORAL SPRINGS PROVIDING FOR THE DELIVERY OF 911 DISPATCH COMMUNICATION SERVICES FOR POLICE AND FIRE/EMS.

Mayor Welch read the Resolution title into the record.

**MOTION:** Sarbone/Belvedere – To approve Resolution No. 2020-004.

City Manager Brooks presented the item. Mayor Welch commented on the dissatisfactory level of service being provided by the Broward Sheriff's Office (BSO) for dispatch services. Coral Springs Communications Center Manager Kathy Liriano explained several provisions of the agreement, including the role of the on-scene dispatcher, projected calls for service, call coverage area, staffing, and implementation timeline. Ms. Liriano noted that the agreement was negotiated with the understanding that both Coconut Creek and Margate would be utilizing Coral Springs for dispatch services due to the cities' shared fire services.

Vice Mayor Sarbone spoke in favor of contracting with Coral Springs for dispatch services.

Commissioner Rydell spoke about the recent incident where a Coconut Creek Police Officer was shot and the Coral Springs Police Department knew about it before Coconut Creek did and was able to respond. He spoke in favor of contracting with Coral Springs for dispatch services and commented that he thought the future was to regionalize the fire departments.

Commissioner Tooley mentioned the officer shooting and the details left out by the County dispatch. She spoke in favor of contracting with Coral Springs for dispatch services.

Commissioner Belvedere spoke in favor of contracting with Coral Springs for dispatch services and hoped that Margate would join in the agreement.

Commissioner Rydell asked when the City of Margate was placing the dispatch agreement on their agenda. Margate City Manager Cale Curtis stated that Margate was doing a financial analysis to make sure that entering the agreement was feasible. He commented that his goal was to maintain the fire services partnership between the cities and to make the dispatch agreement work. He stated that the dispatch agreement was not scheduled on an agenda yet for the Margate City Commission's consideration, and that he was hoping to finish the financial analysis in the next few weeks.

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

#### City Manager

5. **RES 2020-017** A RESOLUTION APPROVING THE CITY OF COCONUT CREEK'S 2020 FEDERAL LEGISLATIVE AGENDA.

Mayor Welch read the Resolution title into the record.

**MOTION:** Tooley/Belvedere – To approve Resolution No. 2020-017.

City Manager Brooks presented the item.

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

#### Sustainable Development

City Attorney Pyburn read aloud the City's quasi-judicial procedures that would be applied to Agenda Items 6-9. City Clerk May confirmed that the public notice requirements were met for Agenda Items 6-9 and swore in the witnesses. Mayor Welch asked if there were any objections by the Commission, staff, or the applicant to hear Agenda Items 6-9 together as they were all related, and there were none.

6. **ORD 2020-001** AN ORDINANCE APPROVING THE "7-ELEVEN #34941 PLAT" APPLICATION TO ALLOW FOR THE DEVELOPMENT OF A CONVENIENCE STORE WITH FUELING STATIONS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COCONUT CREEK PARKWAY AND BANKS ROAD. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

7. **ORD 2020-002** AN ORDINANCE APPROVING THE REZONING REQUEST OF 7-ELEVEN INC. TO REZONE FROM B-2 (CONVENIENCE SHOPPING) TO B-3 (COMMUNITY SHOPPING) FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COCONUT CREEK PARKWAY AND BANKS ROAD. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)
8. **ORD 2020-003** AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF 7-ELEVEN, INC. FOR A CONVENIENCE STORE WITH FUEL SALES FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COCONUT CREEK PARKWAY AND BANKS ROAD, PURSUANT TO SECTION 13-35, "SPECIAL LAND USE," OF THE CITY'S OF CODE OF ORDINANCES. (QUASI-JUDICIAL) (FIRST PUBLIC HEARING)
9. **RES 2020-007** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF 7-ELEVEN, INC. FOR THE DEVELOPMENT OF A 7-ELEVEN CONVENIENCE STORE WITH FUEL SALES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COCONUT CREEK PARKWAY AND BANKS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

City Attorney Pyburn read the titles for Ordinance No. 2020-001, Ordinance No. 2020-002, and Ordinance No. 2020-003 into the record, and Mayor Welch read the title for Resolution No. 2020-007 into the record.

Commissioner Tooley made a motion to hear Agenda Item 6, seconded by Commissioner Belvedere.

Commissioner Belvedere made a motion to hear Agenda Item 7, seconded by Commissioner Rydell.

Commissioner Tooley made a motion to hear Agenda Item 8, seconded by Commissioner Rydell.

Commissioner Belvedere made a motion to hear Agenda Item 9, seconded by Commissioner Tooley.

City Attorney Pyburn asked if there were any disclosures or ex parte communications for Agenda Items 6-9, and the following disclosures were made:

- Mayor Welch met with representatives Brandon Wolf, Roger Posey, Attorney Heidi Davis Knapik, and Attorney Michael Marshall regarding the project.
- Commissioner Tooley met with representatives Brandon Wolf, Roger Posey, Attorney Heidi Davis Knapik, and Attorney Michael Marshall regarding the project.
- Commissioner Belvedere met with representatives Brandon Wolf, Roger Posey, Attorney Heidi Davis Knapik, and Attorney Michael Marshall regarding the project.
- Commissioner Rydell met with representatives Brandon Wolf, Roger Posey, Attorney Heidi Davis Knapik, and Attorney Michael Marshall regarding the project.

Assistant City Manager / Sustainable Development Director Sheila Rose presented the item, noting that the proposed 7-Eleven was a redevelopment project at Coconut Creek Parkway and Banks Road assembling a former gas station and tool rental establishment.

Attorney Michael Marshall of Gunster Law, 450 East Las Olas Boulevard, Suite 1400, Fort Lauderdale, on behalf of the applicant, shared a *PowerPoint* presentation. He gave a brief overview of the subject site and explained that the site consisted of two zoning districts, which the applicant proposed to rezone to one district, B-3, for consistency. He commented that one of the site improvements was to reduce and relocate the number of curb cuts and provide a dedicated right turn lane to improve traffic flow. He showed renderings of the proposed 7-Eleven and spoke about key site plan features, including the dedicated turn lane into the site, lush landscaping, unique architecture, and a butterfly garden and green screen on the north facade. He noted that the project applications included plat, rezoning, special land use, and site plan approvals.

Ms. Rose noted that as part of the plat approval process, the applicant was required to dedicate additional right-of-way for consistency with the Coconut Creek Parkway design and to construct the improvements that were installed in the other sections of Coconut Creek Parkway related to the Education Corridor project. Mr. Marshall spoke to the site lighting under the canopy that was necessary to meet the City's dark sky ordinance, and Ms. Rose explained the dark sky ordinance considerations, noting that the site would be acceptably-lit. Discussion ensued regarding the location of monument signage for the site. Commissioner Belvedere suggested the applicant look into the feasibility of using solar lighting for the site.

Mayor Welch opened the public hearing. Sherri McGlynn, 854 Banks Road, Coconut Creek, spoke about the current access to the property, and if there would be additional police presence in the area. Ms. Rose responded. Mayor Welch requested that the Police Department evaluate the need for additional patrols at night due to the hours of operation of the gas station before second reading of the ordinances.

Irene Espinosa, 4242 NW 66 Drive, Coconut Creek, asked if the site design considered flooding and rising waters in the location of the pumps on site. Ms. Rose noted that the Engineering Department reviews the plans as part of the development review process and that the design satisfies the Cocomar Water Control District and City Engineering standards related to flood and finished floor elevations. There were no further questions or comments from the public, and the public hearing was closed.

Staff and the applicant had no closing remarks.

**MOTION:** Rydell/Tooley – To approve Ordinance No. 2020-001 on first reading.

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

**MOTION:** Tooley/Rydell – To approve Ordinance No. 2020-002 on first reading.

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

**MOTION:** Tooley/Rydell – To approve Ordinance No. 2020-003 on first reading.

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

**MOTION:** Tooley/Belvedere – To approve Resolution No. 2020-007.

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

10. **ORD 2019-038** AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY PURSUANT TO THE ATTACHED AGREEMENT BETWEEN THE CITY OF COCONUT CREEK, AS SELLER, AND VISTA GARDENS BALLROOM, LLC, AS PURCHASER, FOR REAL PROPERTY DESCRIBED AS TRACT A-1 BUFFER TOGETHER WITH TRACT "A," ACCORDING TO THE PLAT OF "JANIS PLAT," AS RECORDED IN PLAT BOOK 174 AT PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 260 FEET OF SAID TRACT "A," AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AGREEMENT. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Tooley/Belvedere – To adopt Ordinance No. 2019-038.

Assistant City Manager/Sustainable Development Director Sheila Rose presented the item. She noted that the purchaser would be working quickly to submit a site plan application to the City for the development of the property after the sale was approved and that staff had committed to meet with the neighborhood to review the preliminary site plan before the applicant moves forward. Vice Mayor Sarbone requested that the Commission be copied on the public notices to the surrounding property owners.

Mayor Welch opened the public hearing. Lauren Linville, 7124 NW 47 Lane, Coconut Creek, asked if there were any changes to the ordinance between first reading and second reading, and City Attorney Pyburn confirmed that there were no changes. Ms. Linville asked about the use of funding from the property sale, and Ms. Rose explained that a portion of the funds were proposed to be used for improvements in the area. Ms. Linville spoke about the desire for the additional nighttime community meeting to review the preliminary site plan with the neighborhood committee when the applicant submits it to the City. Ms. Pyburn clarified for the record that the item before the Commission this evening was for the sale of city-owned property to Vista Gardens Ballroom, LLC. She noted that no public hearings had taken place on a site plan for the development of the property, and clarified the requirements for quasi-judicial proceedings related to development applications.

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

Commissioner Rydell thanked Ms. Rose for the community outreach efforts taken beyond the code-required public notices.

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

11. **RES 2020-013** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A WORK AUTHORIZATION FOR DESIGN SERVICES WITH CARNAHAN PROCTOR & CROSS, INC. RELATED TO THE HILLSBORO BOULEVARD REDEVELOPMENT PROJECT PURSUANT TO RFQ NO. 11-19-14-10.

Mayor Welch read the Resolution title into the record.

**MOTION:** Tooley/Rydell – To approve Resolution No. 2020-013.

Assistant City Manager / Sustainable Development Director Sheila Rose presented the item, explaining that the work authorization would provide design services for the public improvements along the Hillsboro Boulevard corridor. She noted that Freddie Vargas from Carnahan Proctor & Cross was present to answer any questions.

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

### City Commission

12. **RES 2019-268** A RESOLUTION APPOINTING TWO (2) REGULAR MEMBERS TO THE SEMINOLE COCONUT CREEK EDUCATION FOUNDATION, INC., PURSUANT TO THE COCONUT CREEK FEE TO TRUST LANDS MITIGATION AGREEMENT AND THE BYLAWS OF THE SEMINOLE COCONUT CREEK EDUCATION FOUNDATION.

Mayor Welch read the Resolution title into the record.

Commissioner Belvedere made a motion to move Item 12 for discussion, seconded by Commissioner Tooley.

City Manager Brooks presented the item, recommending that the City Commission appoint former City Manager Mary Blasi and herself to serve on foundation. The Commission discussed the recommendation and suggested that the Foundation consider shortening and staggering the board terms.

Mayor Welch opened the floor for public comment. Marilyn Frisch, 3949 Cocoplum Circle, Coconut Creek, commented on the importance of having someone well-versed in the education process serving on the Foundation. She stated her interest in serving as a board-appointee for the remaining seat.

Colleen LaPlant, 6153 NW 45 Avenue, Coconut Creek, Chair of the Education Advisory Board, mentioned that in the early stages of the development of the Foundation it was discussed that the Chair of the Education Advisory Board would serve on the Foundation. She was supportive of staff's current recommendation and offered her assistance if needed.

Irene Espinosa, 4242 NW 66 Drive, Coconut Creek, supported staff's recommendation for the two appointees and commented that she was interested in serving as a board-appointee for the remaining seat.

Commissioner Rydell requested that the Education Advisory Board, Public Safety Advisory Board, and Community Outreach Advisory Board be advised of the meetings of the Seminole Coconut Creek Education Foundation.

Commissioner Tooley nominated Mary Blasi to serve as one of two appointees on the Seminole Coconut Creek Education Foundation.

**MOTION:** Rydell/Belvedere – To approve the nomination of Mary Blasi.

Mayor Welch passed the gavel and nominated City Manager Karen Brooks to serve as the second appointee on the Seminole Coconut Creek Education Foundation.

**MOTION:** Rydell/Tooley – To approve the nomination of Karen Brooks.



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

13. **ORD 2019-033** AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, CHAPTER 2, “ADMINISTRATION,” ARTICLE V, “BOARDS, COMMISSIONS AND COMMITTEES,” DIVISIONS 1, “IN GENERAL,” 2, “PARKS AND RECREATION ADVISORY BOARD,” 4, “ENVIRONMENTAL ADVISORY BOARD,” 6, “EDUCATION ADVISORY BOARD,” 7, “COMMUNITY OUTREACH BOARD,” AND 8, “PUBLIC SAFETY ADVISORY BOARD,” IN ORDER TO REVISE BOARD MEMBERSHIP REQUIREMENTS, BOARD MEETING ATTENDANCE REQUIREMENTS, BOARD MEMBER REMOVAL REQUIREMENTS CLARIFY PROCEDURES IN THE EVENT OF A BOARD VACANCY, AND UPDATE DEPARTMENT NAMES, BOARD FUNCTIONS, AND MEETING SCHEDULES FOR THE PARKS AND RECREATION ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, LOCAL HOUSING ASSISTANCE PROGRAM, EDUCATION ADVISORY BOARD, COMMUNITY OUTREACH ADVISORY BOARD, PUBLIC SAFETY ADVISORY BOARD, AND PLANNING AND ZONING BOARD; AND BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE I, “ADMINISTRATION, REGULATIONS AND PROCEDURES,” DIVISION 2, “ADMINISTRATION,” SECTION 13-16, “PLANNING AND ZONING BOARD,” TO REVISE PLANNING AND ZONING BOARD MEMBERSHIP AND MEETING SCHEDULE REQUIREMENTS. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Sarbone/Rydell – To adopt Ordinance No. 2019-033.

Deputy City Attorney Kathryn Mehaffey presented the item.

Mayor Welch 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.**

**ADJOURNMENT**

The meeting was adjourned at 9:19 p.m.

Transcribed by: Marianne Bowers

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Leslie Wallace May, MMC  
City Clerk

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Date