



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, November 9, 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, November 9, 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, November 9, 2023, by email or voicemail. Public comments received prior to 12:00 p.m. (Noon) on Thursday, November 9, 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. [23-205](#) A PROCLAMATION RECOGNIZING NOVEMBER 25, 2023, AS "SMALL BUSINESS SATURDAY."

Attachments: [PROCLAMATION-Small Business Saturday 2023](#)
2. [23-211](#) ~~A PRESENTATION BY ETC INSTITUTE, PROVIDING AN ANALYSIS OF COCONUT CREEK'S EMPLOYEE SURVEY RESULTS. (THIS ITEM HAS BEEN POSTPONED AT THE REQUEST OF STAFF)~~

Attachments: [BACKUP-Findings Report-2023 Coconut Creek Employee Survey](#)
[BACKUP-Presentation-2023 Coconut Creek Employee Survey](#)

INPUT FROM THE PUBLIC

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

CONSENT AGENDA

3. [23-202](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-1012R)

Sponsors: City Clerk

- Attachments:** [MINUTES-2023-1012 Regular](#)
[FORM 8B-2023-1012R Minutes](#)
4. [RES](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE,
[2023-194](#) TO EXECUTE AN AGREEMENT WITH DRC EMERGENCY SERVICES,
LLC FOR EMERGENCY FOOD SERVICES PURSUANT TO RFP NO.
10-04-23-10.
- Sponsors:** Parks and Recreation
- Attachments:** [RESOLUTION 2023-194-Emergency Food Services-RFP 10-04-23-10](#)
[AGREEMENT-Emergency Food Services-RFP 10-04-23-10](#)
[BACKUP-Terms & Conditions-Emergency Food Services-RFP 10-04-23-10](#)
[BACKUP-Vendor Submittal-Emergency Food Services-RFP 10-04-23-10](#)
[BACKUP-Vendor Pricing-Emergency Food Services-RFP 10-04-23-10](#)
5. [RES](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE,
[2023-192](#) TO EXECUTE AN AGREEMENT WITH DR. STANLEY AND PEARL
GOODMAN JFS OF BROWARD COUNTY, INC. FOR MEAL
ASSISTANCE SERVICES RELATED TO THE COVID-19 EMERGENCY
TO AID THE CITY'S COMMUNITY.
- Sponsors:** City Manager
- Attachments:** [RESOLUTION 2023-192-Goodman JFS of Broward County Agrmt](#)
[AGREEMENT-Goodman JFS of Broward County](#)
6. [RES](#) A RESOLUTION ADOPTING THE CITY'S PUBLIC TRANSPORTATION
[2023-186](#) AGENCY SAFETY PLAN (PTASP) FOR THE BROWARD COUNTY
TRANSIT COMMUNITY SHUTTLE PROGRAM; AND AUTHORIZING THE
CITY MANAGER, OR DESIGNEE, TO EXECUTE ALL NECESSARY
PTASP CERTIFICATION FORMS.
- Sponsors:** Public Works Department
- Attachments:** [RESOLUTION 2023-186-Public Transportation Agency Safety Plan](#)
[EXHIBIT A-Public Transportation Agency Safety Plan](#)
[BACKUP-Original Community Shuttle Service ILA](#)
[BACKUP-Community Shuttle Service ILA Renewal](#)
7. [RES](#) A RESOLUTION ENDORSING THE SOUTHEAST FLORIDA CLIMATE
[2023-188](#) ACTION PLEDGE; AND AGREEING TO ADVANCE STRATEGIC
CLIMATE ADAPTATION AND MITIGATION PLANNING, PROGRAMS,
POLICIES AND PROJECTS, AND THE IMPLEMENTATION OF THE
REGIONAL CLIMATE ACTION PLAN.
- Sponsors:** Sustainable Development
- Attachments:** [RESOLUTION 2023-188-Southeast Florida Climate Action Pledge](#)

REGULAR AGENDA

Sustainable Development

8. [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. (SECOND READING)
(PUBLIC HEARING)

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

Legislative History

10/26/23 City Commission approved on first reading to the City
Commission

9. [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)(SECOND READING)(SECOND 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](#)

Legislative History

10/26/23 City Commission approved on first reading to the City
Commission

10. [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)(SECOND READING)
(SECOND PUBLIC HEARING)

- Attachments:**
- [ORDINANCE 2023-012-Greystar Cocomar PCD Amendment](#)
 - [REVISED ORDINANCE 2023-012-Greystar Cocomar PCD Amendment](#)
 - [EXHIBIT B-Greystar Cocomar PCD Amendment](#)
 - [ATTACHMENT A-Job Program Letter-Greystar Cocomar \(New\)](#)
 - [ATTACHMENT B-Monument Entrance Sign-Greystar Cocomar \(New Revised\)](#)
 - [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-Public Comments From 10/26/23 Hearing-Greystar Cocomar \(New\)](#)
 - [BACKUP-Applicant Presentation-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
10/26/23	City Commission	approved on first reading to the City Commission

11. [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)(SECOND READING) (SECOND PUBLIC HEARING)

- Attachments:**
- [ORDINANCE 2023-013-Greystar Cocomar PCD Permitted Use List](#)
 - [REVISED ORDINANCE 2023-013-Greystar Cocomar 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
10/26/23	City Commission	approved on first reading to the City Commission

12. [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](#)

[ATTACHMENT A-Location Map-Wall Installation & Landscaping \(New Revised\)](#)

[ATTACHMENT B-Adjacent Property Owners-Greystar Cocomar \(New\)](#)

[ATTACHMENT C-Monument Entrance Sign-Greystar Cocomar \(New Revised\)](#)

[ATTACHMENT D-Community Garden-Greystar Cocomar \(New\)](#)

[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 10/26/23 Hearing-Greystar Cocomar \(New\)](#)

[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
10/26/23	City Commission	continued 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.