



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final

City Commission

JOSHUA RYDELL, MAYOR
SANDRA L. WELCH, VICE MAYOR
REBECCA A. TOOLEY, COMMISSIONER
LOU SARBONE, COMMISSIONER
MIKKIE BELVEDERE, COMMISSIONER
MARY C. BLASI, CITY MANAGER
TERRILL C. PYBURN, CITY ATTORNEY
LESLIE WALLACE MAY, 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, February 14, 2019

7:00 PM

Coconut Creek Government Center

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. [19-031](#) A PRESENTATION TO HONOR COCONUT CREEK EMPLOYEE JOANNE LINDHOLM.

INPUT FROM RESIDENTS OF COCONUT CREEK

Three (3) minutes per resident on non-agenda items.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

COMMISSION COMMUNICATIONS

REGULAR AGENDA

City Clerk

2. [19-025](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2019-0110R AND 2019-0116WS)

Attachments: [MINUTES-2019-0110 Regular](#)
[MINUTES-2019-0116 Workshop](#)

Fire Rescue Administration

3. [RES 2019-033](#) A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER, OR DESIGNEE, TO EXERCISE THE TWO (2) ONE-YEAR RENEWAL OPTIONS PROVIDED IN ARTICLE 11, SECTION 11.1 OF THE INTERLOCAL AGREEMENT WITH THE CITY OF MARGATE, DATED OCTOBER 1, 2016, PROVIDING FOR THE DELIVERY OF EMERGENCY MEDICAL AND FIRE PROTECTION SERVICES.

Attachments: [RESOLUTION 2019-033-Fire Svcs ILA Amendment No. 3](#)
[AGREEMENT-Fire Svcs ILA Amendment No. 3](#)
[EXHIBIT A-2016-2019 Fire Svcs ILA](#)
[EXHIBIT B-Fire Svcs ILA Amendment No. 1](#)
[EXHIBIT C-Fire Svcs ILA Amendment No. 2](#)

Police Department

4. [RES 2019-037](#) A RESOLUTION AUTHORIZING THE USE OF FEDERAL LAW ENFORCEMENT TRUST FUNDS IN THE AMOUNT OF ONE HUNDRED SEVENTY-NINE THOUSAND, SEVEN HUNDRED FIFTY DOLLARS (\$179,750) FOR THE PURCHASE OF BALLISTIC HELMETS, MOVABLE LED LIGHT BARS, A MOTORCYCLE TRAILER, 3-D MAPPING SOFTWARE, AND TREADMILLS WITH MATS.

Attachments: [RESOLUTION 2019-037-LETF Request](#)
[BACKUP-LETF Request Memo](#)

Sustainable Development

5. [ORD 2019-001](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," BY AMENDING ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 3, "IMPLEMENTATION PROCEDURES," SECTIONS 13-31, "LAND USE PLAN MAP AMENDMENTS," 13-33, "VARIANCES," 13-35, "SPECIAL LAND USE," 13-36, "ZONING MAP AMENDMENTS," 13-36.1, "PROCEDURES FOR ACCEPTANCE OR CONVEYANCE/VACATION/ABANDONMENT OF STREETS, ALLEYWAYS, ROADS, OR PUBLIC RIGHTS-OF-WAY," AND 13-36.2, "PROCEDURES FOR ACCEPTANCE OR CONVEYANCE/VACATION/ABANDONMENT OF SPECIFIC PURPOSE EASEMENTS;" BY AMENDING ARTICLE III, "ZONING REGULATIONS," DIVISION 2, "ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS," SECTION 13-321, "MEDICAL MARIJUANA TREATMENT CENTERS AND MEDICAL MARIJUANA DISPENSARIES;" AND DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," SECTIONS 13-349, "REZONING OF LAND TO PUD," AND 13-356, "SAME-REZONING OF LAND TO PCD," IN ORDER TO PROVIDE FOR PUBLIC NOTICE TO TENANTS OCCUPYING PARCELS, UNITS, OR PROPERTIES WITHIN THE SAME COMMERCIAL PROPERTY OR PLAZA AS THE PARCEL, UNIT, OR PROPERTY UNDER CONSIDERATION. (SECOND READING)(PUBLIC HEARING)

Attachments:

[ORDINANCE 2019-001-LDC Amendment-Tenant Public Notice](#)
[BACKUP-Ordinance No. 2017-008-Notice Requirements](#)
[MINUTES-Draft PZ Meeting Excerpt 2019-0109](#)

Legislative History

1/24/19 City Commission approved on first reading to the City Commission

6. [ORD 2018-031](#) AN ORDINANCE APPROVING THE "LYONS COMMUNITY CENTER PLAT" APPLICATION TO ALLOW FOR THE DEVELOPMENT OF A 198-SEAT HOUSE OF WORSHIP LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

Attachments:

[ORDINANCE 2018-031-Lyons Community Center Plat](#)
[EXHIBIT B-Lyons Community Center Plat](#)
[BACKUP-Map-Lyons Community Center Plat](#)
[BACKUP-Access Easement Agrmt-Lyons Community Center Plat](#)
[BACKUP-Applicant Presentation-Lyons Community Center-Plat](#)
[BACKUP-Applicant Presentation \(Revised\)-Lyons Community Center Plat](#)
[MINUTES-2018-0912 PZ](#)
[MINUTES-2018-1025 Regular](#)

Legislative History

10/25/18	City Commission	tabled to date certain to the City Commission
1/24/19	City Commission	approved on first reading to the City Commission

7. [RES 2018-233](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF LYONS 7600, LLC TO DEVELOP A TWO-STORY, 13,080 SQUARE FOOT STRUCTURE TO ACCOMMODATE UP TO 198 SEATS WITHIN THE HOUSE OF WORSHIP TO BE LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments:

[RESOLUTION 2018-233-Lyons Community Center Site Plan](#)

[BACKUP-Map-Lyons Community Center Site Plan](#)

[BACKUP-Lyons Community Center Site Plan](#)

[BACKUP-Floor Plans, Rendering, Elevation, Site Plan-Lyons Community Center](#)

[BACKUP-I9 Sports-2019-Gym and Field Schedules](#)

[BACKUP-Shared Access Agreement-Lyons Community Center Site](#)

[BACKUP-Community Involvement Report-Lyons Community Center Site Plan](#)

[BACKUP-Tall Trees Public Outreach](#)

[BACKUP-Applicant Presentation-Lyons Community Center-Site Plan](#)

[MINUTES-2018-0912 PZ](#)

[MINUTES-2018-1025 Regular](#)

Legislative History

10/25/18	City Commission	tabled to date certain to the City Commission
1/24/19	City Commission	tabled

8. [ORD 2018-026](#) AN ORDINANCE APPROVING THE REZONING REQUEST OF RAMCO-GERSHENSON PROPERTIES, L.P. TO REZONE FROM B-2 (CONVENIENCE SHOPPING) AND B-3 (COMMUNITY SHOPPING) TO PLANNED COMMERCE DISTRICT (PCD) FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441) WITHIN THE SAWGRASS PARK OF COMMERCE PLAT. (*APPLICANT HAS REQUESTED THIS ITEM TO BE POSTPONED. ITEM WILL BE RE-NOTICED.*)

Attachments:

[ORDINANCE 2018-026-Coral Creek Shops PCD](#)
[BACKUP-Applicant Request for Continuance](#)
[BACKUP-Map-Coral Creek Shops PCD](#)
[BACKUP-Coral Creek Shops PCD Document](#)
[BACKUP-Applicant Presentation-Coral Creek Shops PCD](#)
[BACKUP-Unified Control Declaration-Coral Creek Shops PCD](#)
[BACKUP-Maintenance Covenant-Coral Creek Shops PCD](#)
[MINUTES-2018-0912 PZ](#)
[MINUTES-2018-1025 Regular](#)

Legislative History

10/25/18	City Commission	tabled to date certain to the City Commission
1/10/19	City Commission	continued

9. [ORD 2018-027](#) AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF RAMCO-GERSHENSON PROPERTIES, L.P., TO PERMIT A DRIVE-THRU FOR THE PROPOSED WENDY'S RESTAURANT LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441) PURSUANT TO SECTION 13-35, "SPECIAL LAND USE," OF THE CITY'S CODE OF ORDINANCES. (*APPLICANT HAS REQUESTED THIS ITEM TO BE POSTPONED. ITEM WILL BE RE-NOTICED.*)

Attachments:

[ORDINANCE 2018-027-Wendy's SLU](#)
[BACKUP-Applicant Request for Continuance](#)
[BACKUP-Map-Wendy's SLU](#)
[BACKUP-Justification-Wendy's SLU](#)
[BACKUP-Applicant Presentation-Wendy's SLU](#)
[MINUTES-2018-0912 PZ](#)
[MINUTES-2018-1025 Regular](#)

Legislative History

10/25/18	City Commission	tabled to date certain to the City Commission
1/10/19	City Commission	continued

10. [RES 2018-225](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF RAMCO-GERSHENSON PROPERTIES, L.P. TO MODIFY THE EXISTING CORAL CREEK SHOPS SHOPPING PLAZA MASTER SITE PLAN GENERALLY LOCATED ON THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441). *(APPLICANT HAS REQUESTED THIS ITEM TO BE POSTPONED. ITEM WILL BE RE-NOTICED.)*

Attachments: [RESOLUTION 2018-225-Coral Creek Shops Site Plan](#)
[BACKUP-Applicant Request for Continuance](#)
[BACKUP-Map-Coral Creek Shops Site Plan](#)
[BACKUP-Community Outreach Summary](#)
[BACKUP-Site Plan Coral Creek Shops](#)
[BACKUP-Applicant Presentation-Coral Creek Shops Site Plan](#)
[MINUTES-2018-0912 PZ](#)
[MINUTES-2018-1025 Regular](#)

Legislative History

10/25/18	City Commission	tabled to date certain to the City Commission
1/10/19	City Commission	continued

11. [RES 2018-227](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF RAMCO-GERSHENSON PROPERTIES, L.P. FOR THE DEVELOPMENT OF A WENDY'S FAST FOOD RESTAURANT WITH A DRIVE-THRU AND OUTDOOR DINING AREA GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441). *(APPLICANT HAS REQUESTED THIS ITEM TO BE POSTPONED. ITEM WILL BE RE-NOTICED.)*

Attachments: [RESOLUTION 2018-227-Wendy's Site Plan](#)
[BACKUP-Applicant Request for Continuance](#)
[BACKUP-Map-Wendy's Site Plan](#)
[BACKUP-Wendy's Site Plan](#)
[BACKUP-Community Outreach Summary](#)
[BACKUP-Applicant Presentation-Wendy's Site Plan](#)
[MINUTES-2018-0912 PZ](#)
[MINUTES-2018-1025 Regular](#)

Legislative History

10/25/18	City Commission	tabled to date certain to the City Commission
1/10/19	City Commission	continued

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.