



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

**Government Center  
4800 W. Copans Road  
Coconut Creek, Florida**

**Date: February 14, 2019  
Time: 7:00 p.m.**

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### **CALL TO ORDER**

Mayor Rydell called the meeting to order at 7:00 p.m. and thanked City Clerk May for the evening's music selection, The Beatles' "Love Is All You Need." He announced that Agenda Items 8 through 11 had been postponed to the February 28, 2019, Commission Meeting and that the items would be re-noticed for that meeting.

### **PRESENT UPON ROLL CALL:**

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

Mayor Rydell asked all to rise for the Pledge of Allegiance.

### **PRESENTATIONS**

1. **19-031** A PRESENTATION TO HONOR COCONUT CREEK EMPLOYEE JOANNE LINDHOLM.

City Manager Blasi recognized Ms. Lindholm for her 28 years of dedicated service to the City and presented her with a crystal clock.

### **INPUT FROM RESIDENTS OF COCONUT CREEK**

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, congratulated the City for achieving the Tree City USA designation for 30 years. She asked for the Commission's support on several environmental topics including a new solar co-op, offshore drilling and seismic blasting, the clean energy lobby day in Tallahassee on March 13, and recycling. Mayor Rydell noted that the City passed a resolution in 2018 that opposed offshore drilling and seismic blasting, and City Manager Blasi explained recent changes to the types of recyclable materials.

### **CITY MANAGER REPORT**

City Manager Blasi wished everyone a happy Valentine's Day.

## **CITY ATTORNEY REPORT**

City Attorney Pyburn had no report.

## **COMMISSION COMMUNICATIONS**

Commissioner Sarbone wished everyone a happy Valentine's Day. He briefly mentioned the tragedy at Marjory Stoneman Douglas High School one year ago and encouraged everyone to spend time with their families in remembrance.

Commissioner Tooley attended the breakfast held for the first responders who responded to the Marjory Stoneman Douglas High School tragedy.

Commissioner Belvedere attended the Metropolitan Planning Organization (MPO) meeting where they discussed autonomous vehicles. She noted that the federal government recently approved funding for transportation and infrastructure improvements and encouraged staff to review the availability of funds for the City.

Vice Mayor Welch spoke about the Women's Club of Coconut Creek fashion show fundraiser held in January and thanked City staff and leadership for their support of the event. She recognized Public Works Operations Manager Mike Heimbach for speaking to the Women's Club about recycling. She commented on the importance of informing residents that the City's garbage is burned at the waste-to-energy facility and not added to the Monarch Hill landfill. She spoke about the tree planting ceremony held at City Hall earlier in the day to honor the lives lost in the Marjory Stoneman Douglas High School tragedy and recognized Public Works Parks and Natural Resources Lead Worker Terry Adjodha for his efforts in selecting the tree of life for the ceremony.

Mayor Rydell thanked the Commissioners for their representation at the tree planting ceremony at City Hall and in the local schools today and noted that he attended and represented the City at a memorial at the courthouse honoring the lives lost at Marjory Stoneman Douglas High School. He mentioned the passing of Coconut Creek resident and business owner, Jairo Velandia.

## **REGULAR AGENDA**

### **City Clerk**

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

Mayor Rydell read the Motion into the record.

**MOTION:** Tooley/Sarbone – To approve the minutes of the January 10, 2019, Regular Commission Meeting and the January 16, 2019, Commission Workshop.

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

### **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.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Tooley/Welch – To approve Resolution No. 2019-033.

City Manager Blasi presented the item and introduced Margate City Manager Sam May. Mr. May noted that the Margate City Commission would be taking action on the item at their first meeting in March. City Manager Blasi noted that staff would be scheduling a joint workshop with the Commission and the Margate and Coral Springs City Commissions to discuss E-911 dispatch services.

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

**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.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Sarbone/Welch – To approve Resolution No. 2019-037.

Discussion ensued.

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

**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)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Sarbone/Tooley – To adopt Ordinance No. 2019-001.

Assistant City Manager / Sustainable Development Director Sheila Rose presented the item.

Mayor Rydell 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.**

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)

City Attorney Pyburn read aloud the City’s quasi-judicial procedures that would be applied to Agenda Items 6 and 7. City Clerk May confirmed that the public notice requirements were met for Agenda Items 6 and 7 and swore in the witnesses. Mayor Rydell asked if there were any objections by the Commission, staff, or the applicant to hear Agenda Items 6 and 7 together as they were all related, and there were none.

City Attorney Pyburn read the title for Ordinance No. 2018-031 into the record.

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

Commissioner Sarbone made a motion to take Agenda Item 7 from the table, seconded by Vice Mayor Welch, and Mayor Rydell read the title for Resolution No. 2018-233 into the record.

Commissioner Tooley made a motion to hear Agenda Item 7, seconded by Vice Mayor Welch.

City Attorney Pyburn asked if there were any disclosures or ex parte communications for Agenda Items 6 and 7 that had not been disclosed since the last meeting, and there were none.

Patricia Ramudo, IBI Group, on behalf of the property owner, Lyons 7600, LLC, shared a PowerPoint presentation and discussed the community outreach efforts conducted by the applicant to the surrounding property owners. She noted that a meeting was held with representatives of the Tall Trees Homeowners Association on February 13, 2019, and commented that easement and shared access agreements with North Broward Preparatory School (NBPS) were provided to the City. She reviewed the site plan details and discussed weekend sports activities held at NBPS. Alex De Angelis, RLC Architects, discussed the building architecture. Discussion ensued with regard to adjacent school activities, parking, and outreach to the Tall Trees community.

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

**MOTION:** Sarbone/Tooley - To adopt Ordinance No. 2018-031.

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

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)

**MOTION:** Tooley/Welch - To approve Resolution No. 2018-233.

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

- ~~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. (POSTPONED TO FEBRUARY 28, 2019.)~~
- ~~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. (POSTPONED TO FEBRUARY 28, 2019.)~~
- ~~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). (POSTPONED TO FEBRUARY 28, 2019.)~~
- ~~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). (POSTPONED TO FEBRUARY 28, 2019.)~~

Mayor Rydell advised that Agenda Items 8 through 11 were postponed to the February 28, 2019, Commission meeting and would not be heard on the evening's agenda.

**ADJOURNMENT**

The meeting was adjourned at 7:49 p.m.

Transcribed by: Marianne Bowers

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Leslie Wallace May, MMC  
City Clerk

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Date