



# 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**  
**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, August 24, 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, August 24, 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](http://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, August 24, 2023, by voicemail or email. Public comments received prior to 12:00 p.m. (Noon) on Thursday, August 24, 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](mailto: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](mailto:cityclerk@coconutcreek.net)

## AGENDA

### CALL TO ORDER / ROLL CALL

### PLEDGE OF ALLEGIANCE

### PRESENTATION(S)

1. [23-136](#) REMEMBER EVERYONE DEPLOYED (R.E.D.) VIGIL HONORING THE MEMORY OF THE THIRTEEN (13) FALLEN SERVICE MEMBERS LOST IN THE ATTACK IN KABUL, AFGHANISTAN ON AUGUST 26, 2021.
2. [23-155](#) A PRESENTATION BY FEEDING SOUTH FLORIDA REGARDING AGENCY SERVICES.
3. [23-148](#) A CEREMONIAL CHECK PRESENTATION BY STATE SENATOR TINA POLSKY AND STATE REPRESENTATIVE CHRISTINE HUNSCHOFSKY FOR APPROPRIATIONS FUNDING FOR SUNSHINE DRIVE PARK IMPROVEMENTS AND A FIRE RESCUE VEHICLE.
4. [23-130](#) A PRESENTATION RECOGNIZING THIRD QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2023.
5. [23-154](#) A PROCLAMATION RECOGNIZING SEPTEMBER 2023 AS "SUICIDE PREVENTION AWARENESS MONTH."

**Attachments:** [PROCLAMATION-Suicide Prevention Month 2023](#)

### INPUT FROM THE PUBLIC

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

## CONSENT AGENDA

6. [23-137](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0622WS, 2023-0622R, AND 2023-0713R)
- Sponsors:** City Clerk
- Attachments:** [MINUTES-2023-0622 Workshop](#)  
[MINUTES-2023-0622 Regular](#)  
[FORM 8B-2023-0622 Regular Minutes-Item 8 Abstention](#)  
[FORM 8B-2023-0622 Regular Minutes-Item 9 Abstention](#)  
[MINUTES-2023-0713 Regular](#)  
[EXHIBIT 1-Applicant Waiver-2023-0713 Regular Minutes](#)  
[EXHIBIT 2-Emails-2023-0713 Regular Minutes](#)  
[EXHIBIT 3-Petition 1-2023-0713 Regular Minutes](#)  
[EXHIBIT 4-Petition 2-2023-0713 Regular Minutes](#)  
[EXHIBIT 5-Letter of Support-2023-0713 Regular Minutes](#)  
[EXHIBIT 6-Post Cards-2023-0713 Regular Minutes](#)  
[FORM 8B-2023-0713 Regular Minutes-Item 9 Abstention](#)  
[FORM 8B-2023-0713 Regular Minutes-Item 10 Abstention](#)
7. [23-158](#) A MOTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPROVE THE PURCHASE AND INSTALLATION OF A NEW HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) MIXED AIR UNIT AND ASSOCIATED REFRIGERANT PIPING IN THE PUBLIC WORKS BUILDING WITH MASTER MECHANICAL SERVICES, INC. PURSUANT TO RFP NO. 02-23-22-10.
- Sponsors:** Public Works Department
- Attachments:** [BACKUP-Proposal-Public Works Building HVAC](#)  
[BACKUP-Equipment Proposal-Public Works Building HVAC](#)  
[BACKUP-Warranty Statement-Public Works Building HVAC](#)  
[BACKUP-Original HVAC Services Agreement](#)
8. [RES](#)  
[2023-133](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH ROSTAN SOLUTIONS, LLC TO PROVIDE EMERGENCY DEBRIS MONITORING SERVICES PURSUANT TO RFP NO. 05-24-23-11.
- Sponsors:** Public Works Department

**Attachments:** [RESOLUTION 2023-133-Emergency Debris Monitoring Svcs-RFP 05-24-23-11](#)  
[AGREEMENT-Emergency Debris Monitoring Svcs-RFP 05-24-23-11](#)  
[BACKUP-Terms & Conditions-Emergency Debris Monitoring Svcs](#)  
[BACKUP-Vendor Bid Response\(Redacted\)-Emergency Debris Monitoring Svcs](#)  
[BACKUP-Tabulation-Emergency Debris Monitoring Svcs-RFP 05-24-23-11](#)

9. [RES 2023-131](#) A RESOLUTION DECLARING CERTAIN CITY-OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO DISPOSE OF SAID PROPERTY AS DESCRIBED IN THE ATTACHED LIST.

**Sponsors:** Finance and Administrative Services

**Attachments:** [RESOLUTION 2023-131-4th Quarter Surplus 2023](#)  
[EXHIBIT A-City Owned Property Surplus List](#)  
[BACKUP-Surplus Memos](#)  
[BACKUP-Resolution 2018-223](#)  
[BACKUP-Procurement Policy Section 35 Surplus](#)  
[BACKUP-Florida Statutes 274.05 Surplus Property](#)

## REGULAR AGENDA

### Public Works Department

10. [RES 2023-146](#) A RESOLUTION APPOINTING ONE (1) DELEGATE AND ONE (1) ALTERNATE DELEGATE TO REPRESENT THE CITY ON THE SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA.

**Attachments:** [RESOLUTION 2023-146-Solid Waste Authority Appointments](#)  
[BACKUP-8-8-23 Solid Waste Memo](#)

### City Manager

11. [RES 2023-138](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE FIRST AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR THE CREATION OF THE METRO TRANSPORTATION ENGINEERING & CONSTRUCTION COOPERATIVE (MTECC) FOR THE PURPOSE OF ADMINISTERING THE LYONS ROAD PEDESTRIAN LIGHTING PROJECT AND OTHER FEDERAL AID PROJECTS AS NEEDED.

**Attachments:** [RESOLUTION 2023-138-BMPO METCC ILA for Transportation Projects](#)  
[AGREEMENT-BMPO MTECC ILA for Transportation Projects](#)

### Sustainable Development

12. [23-161](#) A MOTION CONSIDERING THE REQUEST TO APPEAL AN ADMINISTRATIVE DECISION THAT THE PROPOSED MODIFICATIONS TO THE APPROVED MAZDA SITE PLAN FOR THE PROJECT LOCATED AT 4101 WEST SAMPLE ROAD WOULD SUBSTANTIALLY ALTER THE INTENT AND CHARACTER OF THE APPROVED SITE PLAN AND THEREFORE CANNOT BE APPROVED ADMINISTRATIVELY. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:**

[FINAL ORDER-Commission Findings on Mazda Appeal](#)  
[BACKUP-Attachment 1-Request Letters-Mazda Administrative Appeal](#)  
[BACKUP-Attachment 2-Order on Appeal of Administrative Decision](#)  
[BACKUP-Attachment 3-Code Sec. 13-549-Modifications to approved site plan](#)  
[BACKUP-Attachment 4-Code Sec. 13-34-Appeals](#)  
[MINUTES-2021 Commission Meetings-Mazda](#)  
[MINUTES-Draft Excerpt-2023-0809 PZ Meeting](#)

13. [ORD 2023-016](#) AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY TT OF SAMPLE, INC. TO AMEND THE EXISTING INFINITI PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) TO CHANGE THE NAME TO INFINITI-LINCOLN OF COCONUT CREEK PMDD AND REVISE THE DEVELOPMENT STANDARDS TO INCLUDE A NEW LINCOLN AUTOMOBILE DEALERSHIP FOR THE PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SAMPLE ROAD, BETWEEN STATE ROAD 7/U.S. 441 AND NW 54 AVENUE (WOCHNA BOULEVARD), LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

**Attachments:**

[ORDINANCE 2023-016-Infiniti-Lincoln of Coconut Creek PMDD Amendment](#)  
[EXHIBIT B-Infiniti-Lincoln of Coconut Creek PMDD Amendment](#)  
[BACKUP-Aerial Photo-Infiniti-Lincoln of Coconut Creek PMDD Amendment](#)  
[BACKUP-Exhibits-Infiniti-Lincoln of Coconut Creek PMDD Amendment](#)  
[BACKUP-Community Outreach Summary-Infiniti-Lincoln PMDD](#)  
[BACKUP-Previous Approvals-Infiniti of Coconut Creek PMDD](#)  
[BACKUP-Applicant Presentation-Infiniti-Lincoln of Coconut Creek](#)  
[MINUTES-2023-0614 PZ Meeting](#)

14. [ORD 2023-017](#) 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 CREATE SECTION 13-626, "MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT," AND ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE INFINITI-LINCOLN OF COCONUT CREEK PLANNED MAINSTREET DEVELOPMENT DISTRICT. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC

HEARING)

**Attachments:** [ORDINANCE 2023-017-Infiniti-Lincoln PMDD Permitted Use List](#)  
[BACKUP-Aerial Photo Infiniti-Lincoln PMDD Permitted Use List](#)  
[MINUTES-2023-0614 PZ Meeting](#)

15. [ORD 2023-018](#) AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF TT OF SAMPLE, INC. FOR THE PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SAMPLE ROAD, BETWEEN STATE ROAD 7/U.S. 441 AND NW 54 AVENUE (WOCHNA BOULEVARD), LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

**Attachments:** [ORDINANCE 2023-018-Infiniti-Lincoln of Coconut Creek PMDD Site Plan](#)  
[BACKUP-Aerial Photo-Infiniti-Lincoln of Coconut Creek PMDD Site Plan](#)  
[BACKUP-Exhibits-Infiniti-Lincoln of Coconut Creek PMDD Site Plan](#)  
[BACKUP-Community Outreach Summary-Infiniti-Lincoln PMDD Site Plan](#)  
[BACKUP-Applicant Presentation-Infiniti-Lincoln of Coconut Creek](#)  
[MINUTES-2023-0614 PZ Meeting](#)

16. [ORD 2023-015](#) AN ORDINANCE AMENDING THE CITY OF COCONUT CREEK COMPREHENSIVE PLAN TO ADOPT A PROPERTY RIGHTS ELEMENT, ATTACHED HERETO AS EXHIBIT "A." (FIRST READING) (FIRST PUBLIC HEARING)

**Attachments:** [ORDINANCE 2023-015-Property Rights Element Comp Plan Amendment](#)  
[BACKUP-Reference Document-Introduction Volume I Prop Rights Element](#)  
[BACKUP-Reference Document-X Property Rights Element](#)  
[BACKUP-Reference Document-Chapter 163 Section 3177-2022 Florida Stat.](#)  
[MINUTES-2023-0510 PZ Mtg](#)

17. [ORD 2023-002](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 13, "LAND DEVELOPMENT CODE," RELATED TO LANDSCAPE STANDARDS, REQUIREMENTS, AND FEES. (FIRST READING)

**Attachments:** [ORDINANCE 2023-002-Chapter 13 Landscape Code Amendment](#)  
[BACKUP-City of Coconut Creek-Recommended Tree List](#)  
[BACKUP-City of Coconut Creek-Recommended Trees Adjacent to Power Lines](#)  
[BACKUP-Presentation-Landscape Code Amendment](#)  
[MINUTES-2022-1214 PZ Meeting](#)

18. [RES 2023-136](#) A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR THE SURTAX-FUNDED MUNICIPAL TRANSPORTATION PROJECT: SAMPLE ROAD IMPROVEMENTS (COCO-016).

**Attachments:**      [RESOLUTION 2023-136-Sample Road Surtax Project ILA](#)  
[EXHIBIT 1-Sample Road Surtax Project ILA](#)  
[EXHIBIT 2-Consultant Master Agrmt-Sample Road Surtax Project](#)  
[EXHIBIT 3-Consultant Agrmt Amendment No. 1-Sample Road Surtax Project](#)  
[EXHIBIT 4-Consultant Work Authorization-Sample Road Surtax Project](#)  
[BACKUP-Location Map-Sample Road Surtax Project](#)

19.    [RES](#)  
[2023-109](#)      A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION WITH CARNAHAN, PROCTOR AND CROSS, INC. TO PROVIDE PROFESSIONAL TRANSPORTATION SERVICES RELATED TO THE PREPARATION OF DESIGN PLANS FOR THE SAMPLE ROAD SHARED-USE PATHWAY, IN ACCORDANCE WITH RFQ NO. 03-25-20-02, IN THE AMOUNT OF \$300,803.18.

**Attachments:**      [RESOLUTION 2023-109-Sample Rd Shared Use Pathway Design Svcs](#)  
[WORK AUTHORIZATION-Sample Rd Shared Use Pathway Design Svcs](#)  
[WORK AUTHORIZATION EXHIBIT A-Proposal-Sample Rd Pathway Design](#)  
[BACKUP-Original Consultant Agrmt-RFQ 03-25-20-02](#)  
[BACKUP-Amendment No. 1 to Consultant Agreement](#)  
[BACKUP-Resolution 2021-078-Sample Shared Use Path Project Support](#)  
[BACKUP-Letter of Consistency-Sample Rd Shared Use Pathway](#)  
[BACKUP-Location Map-Sample Road Shared Use Pathway](#)

## 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.**