



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final-revised

City Commission

REBECCA A. TOOLEY, MAYOR
JOSHUA RYDELL, VICE MAYOR
LOU SARBONE, COMMISSIONER
SANDRA L. WELCH, COMMISSIONER
JACQUELINE RAILEY, COMMISSIONER
KAREN M. BROOKS, CITY MANAGER
TERRILL C. PYBURN, CITY ATTORNEY

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, September 23, 2021

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, September 23, 2021, beginning at 7 p.m. at the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063. The City is following the recommendations of the CDC regarding facial coverings and social distancing.

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 public comments may be provided in advance of the meeting up until 6:00 p.m. on Wednesday, September 22, 2021, by voicemail or email. Public comments received prior to 6:00 p.m. September 22, 2021, 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;
- 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 questions, 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

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. [21-205](#) A PROCLAMATION RECOGNIZING JONATHAN MANCEBO OF RISE AS ONE.

Attachments: [PROCLAMATION-Jonathan Mancebo Day](#)

INPUT FROM THE PUBLIC

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

CONSENT AGENDA

2. [21-221](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2021-0826WS AND 2021-0826R)

Sponsors: City Clerk

Attachments: [MINUTES-2021-0826 Workshop](#)
[MINUTES-2021-0826 Regular](#)
[EXHIBIT 1-Emails-2021-0826 Regular Mtg Minutes](#)

3. [21-210](#) A MOTION TO CANCEL THE NOVEMBER 11, NOVEMBER 25, AND DECEMBER 23, 2021, REGULAR CITY COMMISSION MEETINGS AND HOLD A SPECIAL COMMISSION MEETING ON NOVEMBER 18, 2021.

Sponsors: City Commission

Attachments: [BACKUP-Charter Section 309](#)

4. [21-207](#) A MOTION TO GRANT AN EXTENSION FOR THE FISCAL YEAR 2021 VICTORIA ISLES NEIGHBORHOOD ENHANCEMENT GRANT LANDSCAPE DESIGN PROJECT.

Sponsors: Sustainable Development

Attachments: [BACKUP-Resolution 2020-242-Victoria Isles NEG](#)
[BACKUP-Victoria Isles NEG Extension Request](#)
[BACKUP-NEG Program Guidelines](#)

REGULAR AGENDA

Public Works Department

5. [RES](#)
[2021-162](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION WITH CPZ ARCHITECTS, INC. TO PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE LAKESIDE PARK IMPROVEMENTS.

Attachments: [RESOLUTION 2021-162-Lakeside Park Improvements Design](#)
[WORK AUTHORIZATION-CPZ Lakeside Park Improvements Design](#)
[EXHIBIT A TO WORK AUTHORIZATION-Lakeside Park Design Svcs Proposal](#)
[BACKUP-Resolution 2016-295, RFQ No. 08-24-16-11](#)
[BACKUP-CPZ Architects, Inc Consulting Agreement, RFQ No. 08-24-16-11](#)
[BACKUP-Contract Extension 1, CPZ Architects, Inc. 2019](#)
[BACKUP-Contract Extension 2, CPZ Architects, Inc. 2020](#)

Legislative History

8/26/21 City Commission withdrawn

Sustainable Development

6. [ORD](#)
[2021-021](#) AN ORDINANCE CHANGING THE LIST OF PERMITTED AND SPECIAL LAND USES AND MODIFYING SITE DESIGN STANDARDS AND DEVELOPMENT REGULATIONS, BY REZONING THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, FROM PCD (MARKETPLACE AT HILLSBORO), PLANNED COMMERCE DISTRICT, TO PCD (MARKETPLACE AT HILLSBORO II), PLANNED COMMERCE DISTRICT; AMENDING ORDINANCE NO. 144-96 TO THE EXTENT SUPERSEDED BY THIS REZONING; PROVIDING FOR FINDINGS. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

Attachments: [ORDINANCE 2021-021-Marketplace at Hillsboro PCD Amdmt](#)
[BACKUP-Aerial Photo-Marketplace at Hillsboro PCD](#)
[BACKUP-Justification and Supporting Documents Marketplace at Hillsboro PCD](#)
[BACKUP-Hillsboro PCD Rezoning Document](#)
[BACKUP-Ordinance No. 144-96](#)
[BACKUP-Applicant Presentation-Marketplace at Hillsboro](#)
[MINUTES-2021-0811 PZ Mtg](#)

7. [RES 2021-193](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF HILLSBORO MARKETPLACE INVESTMENTS, LLC, FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [RESOLUTION 2021-193-Marketplace at Hillsboro Master Site Plan](#)
[BACKUP-Aerial Photo-Marketplace at Hillsboro Master Site Plan](#)
[BACKUP-Exhibits-Plans-Marketplace at Hillsboro Master Site Plan](#)
[BACKUP-Exhibits-Supporting Documents-Marketplace at Hillsboro Master Site](#)
[BACKUP-Applicant Presentation-Marketplace at Hillsboro](#)
[MINUTES-2021-0811 PZ Mtg](#)

8. [ORD 2021-022](#) AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY HILLSBORO MARKETPLACE INVESTMENTS, LLC TO PERMIT A DRIVE-THRU FOR A CALI COFFEE RESTAURANT FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD (WEST OUTPARCEL), AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

Attachments: [ORDINANCE 2021-022 Marketplace at Hillsboro SLU \(revised\)](#)
[BACKUP-Aerial Photo-Marketplace at Hillsboro West Special Land Use](#)
[BACKUP-Exhibits-Plans&Documents Marketplace at Hillsboro West SLU](#)
[BACKUP-Applicant Presentation-Marketplace at Hillsboro](#)
[MINUTES-2021-0811 PZ Mtg](#)

9. [RES 2021-170](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF HILLSBORO MARKETPLACE INVESTMENTS, LLC FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HILLSBORO BOULEVARD AND LYONS ROAD WITHIN THE HILLSBORO MARKETPLACE PLAZA (WEST OUTPARCEL), LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [RESOLUTION 2021-170-Marketplace at Hillsboro West Site Plan](#)
[BACKUP-Aerial Photo-Marketplace at Hillsboro West Site Plan](#)
[BACKUP-Exhibits-Plans-Marketplace at Hillsboro West Site Plan](#)
[BACKUP-Exhibits-Documents-Marketplace at Hillsboro West Site Plan](#)
[BACKUP-Applicant Presentation-Marketplace at Hillsboro](#)
[MINUTES-2021-0811 PZ Mtg](#)

10. [RES](#)
[2021-172](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF HILLSBORO MARKETPLACE INVESTMENTS, LLC FOR THE PROPERTY GENERALLY LOCATED ALONG HILLSBORO BOULEVARD EAST OF LYONS ROAD, WITHIN THE HILLSBORO MARKETPLACE PLAZA (EAST OUTPARCEL), LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [RESOLUTION 2021-172-Marketplace at Hillsboro East Site Plan](#)
[BACKUP-Aerial Photo-Marketplace at Hillsboro East Site Plan](#)
[BACKUP-Exhibits-Plans Marketplace at Hillsboro- East Site Plan](#)
[BACKUP-Exhibits-Documents-Marketplace at Hillsboro East Site Plan](#)
[BACKUP-Applicant Presentation-Marketplace at Hillsboro](#)
[MINUTES-2021-0811 PZ Mtg](#)

11. [ORD](#)
[2021-020](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 1, "GENERALLY," SECTION 13-295, "DEFINITIONS," TO PROVIDE FOR DEFINITIONS; AMENDING DIVISION 2, "ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS," BY CREATING A NEW SECTION 13-323, "HOTELS;" AMENDING DIVISION 4, "ACCESSORY USES AND STRUCTURES," SUBDIVISION II, "PARKING REGULATIONS AND REQUIREMENTS," SECTION 13-400, "RESIDENTIAL USE PARKING SPACE REQUIREMENTS," TO PROVIDE UPDATED HOTEL AND EXTENDED STAY HOTEL PARKING REQUIREMENTS AND SECTION 13-409, "OFF-STREET LOADING REQUIREMENTS," TO PROVIDE UPDATED LOADING SPACE REQUIREMENTS; AND AMENDING DIVISION 8, "MASTER BUSINESS LIST," SECTION 13-621, "MASTER BUSINESS LIST B-2, B-3, AND B-4," AND SECTION 13-623, "MASTER BUSINESS LIST O-2, O-3," TO IDENTIFY SPECIAL LAND USE REQUIREMENTS AND PROVIDE FOR EXTENDED STAY HOTELS AS SPECIAL LAND USES. (FIRST PUBLIC HEARING)

Attachments: [ORDINANCE 2021-020-Ch 13 Hotel and Extended Stay Hotels Amdmt](#)
[BACKUP-Surrounding City Hotel Zoning Matrix](#)
[MINUTES-2021-0811 PZ](#)

City Attorney

12. [ORD 2021-025](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 12, "GARBAGE AND REFUSE," ARTICLE III, "RECYCLABLE WASTE," DIVISION 1, "RESIDENTIALLY ZONED AREAS," BY REPEALING SECTIONS 12-51, "SEGREGATION OF RESIDENTIAL RECYCLABLE WASTE," AND 12-52, "COLLECTION OF RESIDENTIAL RECYCLABLE WASTE," IN THEIR ENTIRETY TO REFLECT CHANGES IN RECYCLING PROCESSES. (FIRST READING)

Attachments: [ORDINANCE 2021-025-Ch 12 Code Amdmt-Recycling](#)

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.