



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, September 14, 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, September 14, 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, September 14, 2023, by voicemail or email. Public comments received prior to 12:00 p.m. (Noon) on Thursday, September 14, 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

INPUT FROM THE PUBLIC

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

CONSENT AGENDA

- [23-167](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0807WS)

Sponsors: City Clerk

Attachments: [MINUTES-2023-0807 Workshop](#)
[FORM 8B-2023-0807WS Minutes \(Tomorrow's Rainbow\)](#)
- [RES 2023-149](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION WITH BERMELLO AJAMIL & PARTNERS, INC. TO PROVIDE DESIGN SERVICES FOR THE RENOVATION AND REHABILITATION OF THE RECREATION COMPLEX BUILDING IN ACCORDANCE WITH RFQ NO. 10-06-21-11.

Sponsors: Public Works Department

Attachments: [RESOLUTION 2023-149-Design Services for Recreation Complex Renovation](#)
[WORK AUTHORIZATION-Design Services for Recreation Complex Renovation](#)
[WORK AUTHORIZATION EXHIBIT A-Proposal-Recreation Complex Renovation](#)
[BACKUP-Resolution No. 2022-007-RFQ No. 10-06-21-11](#)
[BACKUP-Original Consultant Agreement-RFQ No. 10-06-21-11](#)

3. [RES 2023-153](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE INTERAGENCY AGREEMENT WITH THE HILLSBOROUGH COUNTY SHERIFF'S OFFICE (HCSO) TO PROVIDE FOR THE SHARING OF LICENSE PLATE RECOGNITION EXTRACT FILES BETWEEN THE PARTIES.

Sponsors: Police Department

Attachments: [RESOLUTION 2023-153-Hillsborough County Sheriff LPR Agrmt](#)
[AGREEMENT-Hillsborough County Sheriff LPR](#)

REGULAR AGENDA

Sustainable Development

4. [RES 2023-159](#) A RESOLUTION APPROVING THE KARANDA VILLAGE VII CONDOMINIUM ASSOCIATION, INC. APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR ENTRANCE SIGN ENHANCEMENTS.

Attachments: [RESOLUTION 2023-159-Karanda Village VII NEG](#)
[BACKUP-Location Map-Karanda Village VII NEG](#)
[BACKUP-Scope of Work-Karanda Village VII NEG](#)

5. [RES 2023-160](#) A RESOLUTION APPROVING THE CAYMAN VILLAGE NEIGHBORHOOD ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

Attachments: [RESOLUTION 2023-160-Cayman Village NEG](#)

6. [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)(**THIS ITEM IS POSTPONED TO THE OCTOBER 26, 2023, COMMISSION MEETING AT THE REQUEST OF THE**

APPLICANT)**Attachments:**[ORDINANCE 2023-012-Greystar Cocomar PCD Amendment](#)[EXHIBIT B-Greystar Cocomar PCD Amendment](#)[BACKUP-Aerial Photo-Greystar Cocomar PCD Amendment](#)[BACKUP-Exhibit-Greystar Cocomar PCD Amendment](#)[BACKUP-Community Outreach Summary-Greystar Cocomar PCD Amendment](#)[BACKUP-Exhibit-Previous Approvals-Greystar Cocomar PCD Amendment](#)[BACKUP-Applicant Presentation-Greystar Cocomar](#)[BACKUP-Greystar Public Comments From 7/13/23 Hearing](#)[MINUTES-2023-0412 PZ Mtg](#)**Legislative History**

7/13/23	City Commission	tabled to date certain to the City Commission
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7. [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)**(THIS ITEM IS POSTPONED TO THE OCTOBER 26, 2023, COMMISSION MEETING AT THE REQUEST OF THE APPLICANT)**

Attachments:[ORDINANCE 2023-013-Greystar Cocomar PCD 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
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8. [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)**(THIS ITEM IS POSTPONED TO THE OCTOBER 26, 2023, COMMISSION MEETING AT THE REQUEST OF THE APPLICANT)**

Attachments: [RESOLUTION 2023-097-Greystar Cocomar Site Plan](#)
[BACKUP-Aerial Photo-Greystar Cocomar Site Plan](#)
[BACKUP-Exhibit-Greystar Cocomar Site Plan](#)
[BACKUP-Community Outreach Summary-Greystar Cocomar Site Plan](#)
[BACKUP-Applicant Presentation-Greystar Cocomar](#)
[BACKUP-Greystar Public Comments From 7/13/23 Hearing](#)
[MINUTES-2023-0412 PZ Mtg](#)

Legislative History

7/13/23 City Commission tabled to date certain to the City Commission

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

Legislative History

8/24/23 City Commission approved on first reading to the City Commission

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

Legislative History

8/24/23 City Commission approved on first reading to the City Commission

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

Legislative History

8/24/23 City Commission approved on first reading to the City Commission

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

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](#)

Legislative History

8/24/23 City Commission approved on first reading to the City Commission

13. [ORD 2023-025](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," TO CREATE SECTION 13-363, "QUALIFYING DEVELOPMENT PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES, UNDER THE LIVE LOCAL ACT," AND AMENDING DIVISION 5, "SITE PLAN REVIEW REQUIREMENTS," BY AMENDING SECTION 13-546, "APPROVAL

REQUIRED,” AND CREATING SECTION 13-551, “SITE PLAN REVIEW PROCEDURES FOR APPLICATIONS PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES,” TO PROVIDE FOR DEVELOPMENT REGULATIONS AND ADMINISTRATIVE REVIEW OF CERTAIN AFFORDABLE HOUSING PROJECTS PURSUANT TO STATE LAW; AND BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE I, “ADMINISTRATION, REGULATIONS AND PROCEDURES,” DIVISION 3, “IMPLEMENTATION PROCEDURES,” SECTION 13-34, “APPEALS,” TO PROVIDE FOR CITY COMMISSION REVIEW OF ADMINISTRATIVE DECISIONS. (FIRST READING)

Attachments: [ORDINANCE 2023-025-Live Local Act Land Development Code Amendments](#)
[BACKUP-CH 2023-17-Live Local Act-Laws of Florida](#)

14. [ORD 2023-026](#) AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES BY AMENDING CHAPTER 5, “ANIMALS,” SPECIFICALLY SECTIONS 5-2, “DEFINITIONS,” 5-3, “ADOPTION OF COUNTY ANIMAL CONTROL ORDINANCE,” 5-5, “KEEPING AGRICULTURAL AND FARM ANIMALS,” 5-6, “PROHIBITION ON NUISANCES; RUNNING AT LARGE, VICIOUS DOGS, DOGS HAVING BITTEN OR ATTACKED,” 5-7, “PROHIBITION OF CRUELTY TO ANIMALS,” 5-8, “WILD ANIMALS, WATERFOWL, AND RELATED NUISANCES,” AND 5-9, “IMPOUNDING, DISPOSITION OF ANIMALS,” TO CLARIFY DEFINITIONS, PROHIBIT PUBLIC NUISANCES CAUSED BY UNNATURAL CONGREGATIONS OF WILDLIFE, AND UPDATING LANGUAGE TO BE CONSISTENT WITH STATE LAW. ***(THIS ITEM IS POSTPONED TO THE OCTOBER 12, 2023, COMMISSION MEETING AT THE REQUEST OF STAFF)***

Attachments: [ORDINANCE 2023-026-Chapter 5 Code Amdmt-Animals](#)
[BACKUP-Chapter 2023-253, F.S. 767.14](#)
[BACKUP-Ordinance 2017-021](#)
[BACKUP-Ordinance 2019-029](#)

City Manager

15. [ORD 2023-027](#) AN ORDINANCE AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH BROWARD COUNTY FOR THE LEASE OF REAL PROPERTY LOCATED AT 4900 WEST COPANS ROAD FOR A 911 EMERGENCY DISPATCH CENTER. (FIRST READING)

Attachments: [ORDINANCE 2023-027-County Dispatch Center 2nd Amended Lease Agrmt](#)
[AGREEMENT-County Dispatch Center 2nd Amended Lease Agrmt](#)
[EXHIBIT B-2-Rent Schedule-County Dispatch Center 2nd Amended Lease](#)
[EXHIBIT B-3-Rent Schedule-Premium-County Dispatch 2nd Amended Lease](#)
[BACKUP-Ordinance 2013-017-Original Lease Agrmt](#)
[BACKUP-Ordinance 2014-008-First Amended Lease Agrmt](#)
[BACKUP-Resolution 2018-069-Lease Agrmt Renewal](#)

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.