



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, May 11, 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, May 11, 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 public comments may be provided in advance of the meeting up until 12:00 p.m. (Noon) on Thursday, May 11, 2023, by voicemail or email. Public comments received prior to 12:00 p.m. (Noon) on Thursday, May 11, 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;
- 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

PRESENTATION(S)

1. [23-079](#) A PROCLAMATION RECOGNIZING MAY 2023 AS "MENTAL HEALTH AWARENESS MONTH."
Attachments: [PROCLAMATION-Mental Health Awareness Month May 2023](#)
2. [23-102](#) A PROCLAMATION RECOGNIZING MAY 12, 2023, AS "NATIONAL CHILD CARE PROVIDER APPRECIATION DAY."
Attachments: [PROCLAMATION-National Child Care Provider Appreciation Day 2023](#)

INPUT FROM THE PUBLIC

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

REGULAR AGENDA

City Clerk

3. [23-086](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0413R)

Attachments: [MINUTES-2023-0413 Regular](#)
[EXHIBIT 1-Public Comment-Minutes 2023-0413R](#)

Public Works Department

4. [RES](#)
[2023-090](#) A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY AND OTHER PARTICIPATING MUNICIPALITIES (ILA) PROVIDING FOR THE CITY TO PARTICIPATE IN THE SOLID-WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA, ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "1;" AUTHORIZING THE MAYOR TO EXECUTE SAME; AND AUTHORIZING THE EXPENDITURE OF FUNDS. ***(THIS ITEM IS POSTPONED TO THE MAY 25, 2023, CITY COMMISSION MEETING)***

Attachments: [RESOLUTION 2023-090-Solid Waste & Recycling Authority ILA](#)
[EXHIBIT 1-Solid Waste & Recycling Authority ILA](#)
[BACKUP-Estimated Municipal Contributions Prior to Special Assessment](#)
[BACKUP-Resolution 2019-156-Original Solid Waste MOU](#)
[BACKUP-Resolution 2022-022-First Amendment Solid Waste MOU](#)

Sustainable Development

5. [RES](#)
[2023-089](#) A RESOLUTION APPROVING THE 3404 BIMINI CONDOMINIUM ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.
- Attachments:** [RESOLUTION 2023-089-3404 Bimini Neighborhood Enhancement Grant](#)
6. [ORD](#)
[2023-006](#) AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY HAMSA HAND HOLDINGS, LLC TO AMEND THE EXISTING HALE PLANNED COMMERCE DISTRICT (PCD) TO REVISE DEVELOPMENT STANDARDS AND THE LIST OF PERMITTED AND SPECIAL LAND USES IN ORDER TO CONSTRUCT A GROCERY STORE, SELF-STORAGE FACILITY, AND FAST FOOD COFFEE SHOP WITH DRIVE-THRU FOR THE PROPERTY GENERALLY LOCATED AT 4808-4888 COCONUT CREEK PARKWAY, 1019 LYONS ROAD, AND 1049 LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL) (SECOND READING)(SECOND PUBLIC HEARING)

Attachments: [ORDINANCE 2023-006-Strada Development PCD Amendment](#)
[EXHIBIT B-Hale PCD-Strada Development PCD Amendment](#)
[BACKUP-Hale PCD Strike thru underline-Strada Development](#)
[BACKUP-Aerial Photo-Strada Development PCD Amendment](#)
[BACKUP-Applicant Supplement-North & East Elevations \(NEW\)](#)
[BACKUP-Exhibits-Strada Development PCD Amendment](#)
[BACKUP-Applicant Presentation-Strada Development](#)
[MINUTES-2023-0308 PZ Mtg](#)

Legislative History

4/27/23 City Commission approved on first reading to the City Commission

7. [ORD 2023-005](#) 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 13-624, "MASTER BUSINESS LIST - PLANNED COMMERCE DISTRICT" AND ADOPT A LIST OF PERMITTED AND SPECIAL LAND USES FOR THE HALE PLANNED COMMERCE DISTRICT (PCD) GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD IN THE CITY OF COCONUT CREEK. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

Attachments: [ORDINANCE 2023-005-Hale PCD Permitted Uses Code Amendment](#)
[BACKUP-Aerial Photo-Hale PCD Permitted Use Lists Code Amendment](#)

Legislative History

4/27/23 City Commission approved on first reading to the City Commission

8. [ORD 2023-007](#) AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY HAMSA HAND HOLDINGS, LLC TO ALLOW A SELF-STORAGE FACILITY, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

Attachments: [ORDINANCE 2023-007-Strada Development SLU Self-Storage Facility](#)
[BACKUP-Aerial Photo-Strada Development SLU Self-Storage Facility](#)
[BACKUP-Applicant Supplement-North & East Elevations \(NEW\)](#)
[BACKUP-Exhibits-Strada Development SLU Self-Storage Facility](#)
[BACKUP-Applicant Presentation-Strada Development](#)
[MINUTES-2023-0308 PZ Mtg](#)

Legislative History

4/27/23 City Commission approved on first reading to the City Commission

9. [ORD 2023-008](#) AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY HAMSA HAND HOLDINGS, LLC TO PERMIT A DRIVE-THRU FOR A CALI COFFEE RESTAURANT FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

Attachments: [ORDINANCE 2023-008-Strada Development SLU Drive-Thru](#)
[BACKUP-Aerial Photo-Strada Development SLU Drive-Thru](#)
[BACKUP-Exhibits-Strada Development SLU-Drive-Thru](#)
[BACKUP- Applicant Presentation-Strada Development](#)
[MINUTES-2023-0308 PZ Mtg](#)

Legislative History

4/27/23 City Commission approved on first reading to the City Commission

10. [RES 2023-070](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF HAMSA HAND HOLDINGS, LLC, FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL) (PUBLIC HEARING)

Attachments: [RESOLUTION 2023-070-Strada Development Site Plan](#)
[BACKUP-Aerial Photo-Strada Development Site Plan](#)
[BACKUP-Applicant Supplement-North & East Elevations \(NEW\)](#)
[BACKUP-Exhibits-Strada Development Site Plan](#)
[BACKUP-Applicant Presentation-Strada Development](#)
[MINUTES-2023-0308 PZ Mtg](#)

Legislative History

4/27/23 City Commission tabled to date certain to the City Commission

City Commission

11. [23-072](#) A MOTION TO APPOINT A DIRECTOR, ALTERNATE, AND SECOND ALTERNATE TO ATTEND AND VOTE AT ANY 2023-2024 BROWARD LEAGUE OF CITIES BOARD OF DIRECTORS OR GENERAL MEMBERSHIP MEETINGS.

Attachments: [BACKUP-BLOC 23-24 Board Appointments Memo](#)

12. [23-073](#) A MOTION TO APPOINT A VOTING DELEGATE TO ATTEND AND

VOTE AT THE FLORIDA LEAGUE OF CITIES (FLC) ANNUAL BUSINESS SESSION TO BE HELD DURING THE ANNUAL CONFERENCE ON AUGUST 10-12, 2023.

Attachments: [BACKUP-2023 FLC Voting Delegate Memo](#)

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.