



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: November 09, 2017  
Time: 7:00 p.m.**

---

### **CALL TO ORDER**

Mayor Tooley called the meeting to order at 7:02 p.m.

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

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

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

### **PRESENTATIONS**

**1. 17-174 STUDENT ARTWORK RECOGNITION.**

Recreation Programmer Josh Salter introduced staff members from Monarch High School, Coconut Creek High School, and North Broward Preparatory School. Certificates were presented individually to the students participating in the Student Artwork Display at City Hall.

**2. 17-183 A PROCLAMATION RECOGNIZING NOVEMBER 11, 2017, AS "MENTAL HEALTH DAY."**

Mayor Tooley read the Proclamation title into the record. Sandra Cumper, Executive Director of the National Alliance on Mental Illness (NAMI) Broward County, accepted the Proclamation.

**3. 17-158 A PROCLAMATION RECOGNIZING NOVEMBER 25, 2017, AS "SMALL BUSINESS SATURDAY."**

Vice Mayor Rydell read the Proclamation into the record.

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

There was no input from the residents.

## **CITY MANAGER REPORT**

City Manager Blasi noted that a voting delegate was needed for the National League of Cities Annual Business Meeting being held on November 18, 2017, at the City Summit. Commissioner Sarbone made a motion to appoint Mayor Tooley as the voting delegate, seconded by Commissioner Welch. Upon roll call, the Motion passed by a 5-0 vote. City Manager Blasi spoke about several events that were scheduled during the upcoming weekend, including the Concert in the Park at the Community Center on November 10, 2017; the Veteran's Day Ceremony at Veterans Park on November 11, 2017; and the Farmers Market at the Recreation Complex on November 12, 2017. She commented that the *Texas Roadhouse* restaurant was having a ribbon cutting ceremony on November 13, 2017, and that the City's Fall Harvest Festival would be held on November 18, 2017, at Sabal Pines Park.

## **CITY ATTORNEY REPORT**

City Attorney Pyburn had no report.

*Mayor Tooley implemented the Time-Certain, and the Commission Communications were heard after the Consent and Regular Agenda.*

## **COMMISSION COMMUNICATIONS**

Commissioner Belvedere commended the Parks and Recreation Department for their work with the Monster Mash event and the Senior Center Open House. She attended the employee Halloween costume contest and the Women's Club Fair. She spoke with Broward County Public Schools Superintendent Robert Runcie at the Lunch Bunch meeting and asked him to look into the maintenance issues at Coconut Creek High School. She attended the Girls Basketball Program award ceremony at the Recreation Complex and visited North Broward Preparatory School for a tour of the facilities. She spoke about the Broward Metropolitan Planning Organization's 40<sup>th</sup> anniversary event.

Commissioner Welch attended the Coconut Creek High School Advisory Council meeting and shared that Principal Scott Fisk thanked the City for bringing the maintenance issues to the attention of the School Board. She commended City Manager Blasi for her presentation at the Women's Club meeting regarding City development and spoke about the Women's Club Fair. She commented on the air conditioning temperature at the Community Center and suggested the temperature could be raised. She spoke about her recent experience with the regional E-911 dispatch system.

Commissioner Sarbone attended the Girls Basketball Program award ceremony and commented that the sound system at the Recreation Complex was not working. He spoke about *The Wildfire Band* scheduled to perform at the Concert in the Park event on November 10, 2017.

Vice Mayor Rydell urged the Commission and staff to actively promote the City's special events and spoke about a recent event honoring Broward County Commissioner Mark Bogen. He asked for consensus for City Attorney Pyburn to speak to a law firm regarding mass litigation related to the opioid epidemic, and consensus was given.

Mayor Tooley spoke about the quality of special events and recreational programs offered by the City. She attended the Broward League of Cities meeting where they discussed solid waste and recycling. She commented on the hurricane debris collection after Hurricane Irma and was proud that the City

prepared well for the cleanup efforts. She spoke about coaching girls' softball and noted that North Creek Presbyterian Church would be hosting Police Day at the church on November 12, 2017, and the North Creek Explorer 5K Run/Walk on December 2, 2017. She wished all a happy Thanksgiving.

**CONSENT AGENDA (Items 4 through 7)**

Mayor Tooley read each of the titles of the Consent Agenda items into the record.

- 4.     **17-177**           A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2017-1012R)
  
- 5.     **17-176**           A MOTION TO REJECT RFP NO. 09-27-17-10, ENTERTAINMENT PACKAGE FOR THE BUTTERFLY FESTIVAL.
  
- 6.     **RES**  
       **2017-286**         A RESOLUTION SUPPORTING BROWARD COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION TO CONTINUE DEVELOPMENT OF A SIDEWALK/SHARED USE PATH LINK ALONG THE NORTH SIDE OF COPANS ROAD WITHIN THE CITY OF COCONUT CREEK, FROM JUST WEST OF NW 36 AVENUE TO APPROXIMATELY 420 FEET EAST OF NW 36 AVENUE.
  
- 7.     **RES**  
       **2017-294**         A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH ZAMBELLI FIREWORKS MANUFACTURING CO. FOR THE BUTTERFLY FESTIVAL FIREWORKS DISPLAY PURSUANT TO RFP NO. 08-30-17-11.

**MOTION:**             Sarbone/Belvedere – To approve Consent Agenda Items No. 4, 5, 6, and 7.

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

**REGULAR AGENDA**

**Public Works**

- 8.     **RES**  
       **2017-178**         A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXTEND THE CITY'S PARTICIPATION IN THE BROWARD COUNTY SOLID WASTE DISPOSAL SUPPORT SERVICES INTERLOCAL AGREEMENT (ILA) FOR THE PURPOSE OF UTILIZING WASTE-TO-ENERGY SERVICES PROVIDED BY WHEELABRATOR SOUTH BROWARD.

Mayor Tooley read the Resolution title into the record.

**MOTION:**             Welch/Belvedere – To approve Resolution No. 2017-178.

Public Works Director Jim Berkman presented the item. City Manager Blasi spoke about possible recycling changes for vegetative debris, construction and demolition materials, and single stream recycling. Discussion ensued.

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

9. **ORD 2017-040** AN ORDINANCE REPEALING ORDINANCE NO. 2010-010, AND RESCINDING AN INVESTMENT POLICY FOR THE CITY THAT WAS ATTACHED THERETO, AND APPROVING AND ADOPTING A NEW INVESTMENT POLICY IN ITS PLACE AS ATTACHED TO ORDINANCE NO. 2017-040 AS EXHIBIT "A." (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Sarbone/Welch – To adopt Ordinance No. 2017-040.

Deputy Director of Finance and Administrative Services Peta-Gay Lake presented the item. Discussion ensued regarding the City's investment strategy.

Mayor Tooley asked if anyone from the public wished to speak on the matter and there were none.

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

### Sustainable Development

10. **ORD 2017-048** AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LAUNDRY CENTER HOLDINGS, INC. FOR A COIN OR CARD OPERATED LAUNDROMAT FOR THE PROPERTY LOCATED AT 4805 COCONUT CREEK PARKWAY, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

City Attorney Pyburn read aloud the City's quasi-judicial procedures that would be applied to Agenda Items 10 through 13. City Clerk May confirmed that the public notice requirements were met for Agenda Items 10 through 13 and swore in the witnesses. She instructed the speakers, when they come forward to speak, to state their name and address clearly for the record and whether or not they were sworn-in and understood the rules of the proceedings.

City Attorney Pyburn read the Ordinance title into the record

**MOTION:** Welch/Rydell – To adopt Ordinance No. 2017-048.

City Attorney Pyburn asked if there were any disclosures or ex parte communications on Agenda Item 10, and there were none.

Assistant City Manager/Sustainable Development Director Sheila Rose gave a brief overview of the project and introduced the Applicant, Arthur Lapon, who began a *PowerPoint* presentation. Mr. Lapon showed a few photo renderings depicting the interior of proposed laundromat. Discussion ensued regarding parking for the use and the proposed hours of operation. Paul LeMay, Senior Property Manager for the Brixmor Property Group, on behalf of the Coconut Creek Plaza ownership, spoke about parking availability and the security system that the Applicant proposed to install. City Clerk May swore in Police Chief Albert "Butch" Arenal, who, in response to a question from the Commission regarding crime, answered that there were currently no significant crime trends in Coconut Creek Plaza. Mr. Lapon spoke about the security camera system and secured change machine. Discussion ensued regarding the hours of operation.

**AMENDMENT:** Rydell/Sarbone – To amend Ordinance No. 2017-048 to allow the proposed hours of operation from 5 a.m. to 11 p.m. Monday through Friday and 5 a.m. to 12:00 am Saturday and Sunday.

Mayor Tooley opened the public hearing.

Patricia Duaybes, 4106 Oxbow Drive, Coconut Creek, asked about the environmental impacts of the project related to lint traps and wastewater capacity. Ms. Rose stated that during the building permitting process all the mechanical equipment would be reviewed for compliance with the Florida Building Code and noted that the Utilities and Engineering Department reviewed the project for water and sewer capacity. There were no further questions or comments from the public, and the public hearing was closed.

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

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

11. **ORD 2017-049** AN ORDINANCE APPROVING THE REZONING REQUEST OF LEDER HILLSBORO CO. LTD. TO REZONE FROM COMMUNITY SHOPPING (B-3) TO PLANNED COMMERCE DISTRICT (PCD) FOR THE PROPERTY LOCATED AT 4171 AND 4181 WEST HILLSBORO BOULEVARD. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

**MOTION:** Welch/Belvedere – To adopt Ordinance No. 2017-049.

City Attorney Pyburn asked if there were any objections from the Commission, applicant, or staff to hear Agenda Items 11, 12, and 13 together, and there were none. She read the Ordinance titles for each item into the record and asked if there were any disclosures or ex parte communications on Agenda Items 11, 12, and 13, and the following disclosures were made:

- Mayor Tooley met with Attorney Dennis Mele and Property Owner Sean Leder.
- Vice Mayor Rydell met with Attorney Dennis Mele and Property Owner Sean Leder during the land use plan text amendment process a year earlier.
- Commissioner Belvedere spoke with Attorney Dennis Mele.
- Commissioner Welch spoke with Attorney Dennis Mele.

Assistant City Manager/Sustainable Development Director Sheila Rose gave a brief overview of the project. She spoke about the Hillsboro Corridor Visioning and noted that this proposed project was a result of the redevelopment vision for Hillsboro Boulevard. Steve Wherry of Greenspoon Marder, on behalf of the Applicant, introduced the design team for the project and began a *PowerPoint* presentation. He reviewed the project location, renderings, and landscape plans. Discussion ensued regarding building height and signage. Mr. Wherry noted that the utilities on the property would be undergrounded, and Ms. Rose added that the Applicant was proceeding with a waiver from undergrounding overhead transmission lines. Mr. Wherry commented that the Pet Lodge would have a generator for emergency operations. Discussion ensued.

Mayor Tooley 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.**

12. **ORD 2017-050** AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LEDER HILLSBORO CO LTD. TO ALLOW A SELF-STORAGE FACILITY FOR THE PROPERTY GENERALLY LOCATED AT 4181 WEST HILLSBORO BOULEVARD, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

**MOTION:** Belvedere/Welch – To adopt Ordinance No. 2017-050.

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

13. **ORD 2017-051** AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LEDER HILLSBORO CO LTD. TO ALLOW A PET LODGE FOR THE PROPERTY GENERALLY LOCATED AT 4181 WEST HILLSBORO BOULEVARD, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

**MOTION:** Belvedere/Rydell – To adopt Ordinance No. 2017-051.

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

14. **RES 2017-297** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH CITYSCAPE CONSULTANTS, INC. TO PROVIDE WIRELESS COMMUNICATIONS AND SITE MANAGEMENT SERVICES PURSUANT TO RFP NO. 08-15-17-10.

Mayor Tooley read the Resolution title into the record.

**MOTION:** Belvedere/Rydell – To approve Resolution No. 2017-297.

Assistant City Manager/Sustainable Development Director Sheila Rose presented the item and noted that Kay Miles and Richard Edwards from CityScape Consultants, Inc. were present to answer any questions.

Mayor Tooley asked if anyone from the public wished to speak on the matter and there were none.

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

## ADJOURNMENT

The meeting was adjourned at 9:06 p.m.

Transcribed by: Marianne Bowers

\_\_\_\_\_  
Leslie Wallace May, MMC  
City Clerk

\_\_\_\_\_  
Date