



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, December 14, 2023

7:00 PM

Coconut Creek Government Center

The City of Coconut Creek City Commission will be conducting a regular meeting of the City Commission on Thursday, December 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). The livestream can be accessed by entering the following link in your internet browser:

<https://www.coconutcreek.net/livestream>

The public may appear in person and speak at the meeting. Prior to the meeting date, if any member of the public requires additional information on 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. [23-203](#) A PRESENTATION OF THE COCONUT CREEK MAYOR'S AWARDS FOR FLAG FOOTBALL, RECREATIONAL CHEERLEADING, CO-ED INSTRUCTIONAL BASKETBALL, AND GIRLS BASKETBALL LEAGUES.
2. [23-211](#) A PRESENTATION BY ETC INSTITUTE, PROVIDING AN ANALYSIS OF COCONUT CREEK'S EMPLOYEE SURVEY RESULTS.

Attachments: [BACKUP-Findings Report-2023 Coconut Creek Employee Survey](#)
[BACKUP-Presentation-2023 Coconut Creek Employee Survey](#)

INPUT FROM THE PUBLIC

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

CONSENT AGENDA

3. [23-214](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-1026R AND 2023-1109R)
Sponsors: City Clerk
Attachments: [MINUTES-2023-1026 Regular](#)
[EXHIBIT 1-Non-Agenda Public Comment-2023-1026R](#)
[EXHIBIT 2-Applicant Cross Examination Waiver-2023-1026R](#)
[EXHIBIT 3-Emails-2023-1026R](#)
[EXHIBIT 4-Post Cards-2023-1026R](#)
[MINUTES-2023-1109 Regular \(Revised\)](#)
[EXHIBIT 1-Applicant Cross Examination Waiver-2023-1109R](#)
[EXHIBIT 2-Emails-2023-1109R](#)
4. [RES](#)
[2023-197](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A USE AGREEMENT WITH SEMINOLE TRIBE OF FLORIDA D/B/A SEMINOLE INDIAN CASINO-COCONUT CREEK IN ORDER TO PROVIDE FOR THE CONTINUED TEMPORARY AND NON-EXCLUSIVE OVERFLOW PARKING USE OF CITY PROPERTY.
Sponsors: City Attorney
Attachments: [RESOLUTION 2023-197-Seminole Parking Use Agreement 2023](#)
[EXHIBIT 1-Seminole Parking Use Agreement 2023 \(Revised\)](#)
[EXHIBITS A & B TO SEMINOLE PARKING USE AGRMT-Maps \(Revised\)](#)
[BACKUP-Resolution 2020-235-Existing Agreement](#)
5. [RES](#)
[2023-199](#) A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF COMMERCE FOR SUNSHINE DRIVE PARK IMPROVEMENTS.
Sponsors: Public Works Department

Attachments: [RESOLUTION 2023-199-Sunshine Drive Park Improvements Grant Agrmt](#)
[EXHIBIT 1-Sunshine Drive Park Improvements Grant Agrmt](#)

6. [RES](#)
[2023-203](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RENEW THE ATTACHED BROWARD COUNTY MULTI-AGENCY HOMELESS OUTREACH TASKFORCE MUTUAL AID AGREEMENT.

Sponsors: Police Department

Attachments: [RESOLUTION 2023-203-Multi-Agency Homeless Outreach TaskForce](#)
[AGREEMENT-Multi-Agency Homeless Outreach TaskForce](#)
[BACKUP-Resolution 2019-003-Current Agreement](#)

7. [RES](#)
[2023-202](#) A RESOLUTION ACCEPTING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FY2024 SUBGRANT FUNDING FOR THE CITY OF COCONUT CREEK WORK ZONE SAFETY ENFORCEMENT PROJECT IN THE AMOUNT OF FORTY-FIVE THOUSAND DOLLARS (\$45,000); AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT WITH FDOT NECESSARY TO RECEIVE FUNDING FOR WORK ZONE SAFETY ENFORCEMENT.

Sponsors: Police Department

Attachments: [RESOLUTION 2023-202-FDOT Work Zone Safety Grant Agrmt](#)
[AGREEMENT-FDOT Work Zone Safety Grant](#)
[BACKUP-FDOT Letter of Selection-Work Zone Safety Grant](#)

8. [RES](#)
[2023-198](#) A RESOLUTION SUPPORTING THE APPLICATION FOR FUNDING FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SHARED-USE NONMOTORIZED (SUN) TRAIL PROGRAM FOR THE SEAGRASS TO SAWGRASS PEDESTRIAN/BICYCLE BRIDGE AND MULTI-USE PATH PROJECT ALONG THE STRANAHAN RIVER/CYPRESS CREEK CANAL FOR INCLUSION IN THE WORK PROGRAM DEVELOPMENT CYCLE THROUGH FISCAL YEARS 2029/2030.

Sponsors: Sustainable Development

Attachments: [RESOLUTION 2023-198-SUN Trail Program Application-Seagrass to Sawgrass](#)
[EXHIBIT A-Seagrass to Sawgrass Project-SUN Trail Program](#)

REGULAR AGENDA

City Commission

9. [RES](#)
[2023-204](#) A RESOLUTION ADOPTING THE REVISED “GENERAL RULES OF CONDUCT AND PROCEDURES - CITY OF COCONUT CREEK CITY COMMISSION MEETINGS” POLICY.

Attachments: [RESOLUTION 2023-204-Amending Comm Mtgs General Rules & Procedures](#)
[EXHIBIT A-General Rules and Procedures \(2023\)](#)
[BACKUP-Resolution No. 2019-203](#)
[BACKUP-Resolution No. 2020-107](#)
[BACKUP-Resolution No. 2020-243](#)
[BACKUP-Resolution No. 2022-141](#)

Police Department

10. [RES](#)
 [2023-200](#) A RESOLUTION AUTHORIZING THE USE OF FEDERAL LAW ENFORCEMENT TRUST FUNDS IN THE AMOUNT OF ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000) FROM THE FEDERAL FORFEITURE JUSTICE FUND FOR THE PURCHASE OF A CRIME SCENE VAN AND ACCESSORIES AND NIGHT VISION GOGGLES FOR THE SWAT TEAM, TEN THOUSAND DOLLARS (\$10,000) FROM THE STATE FORFEITURE FUND FOR A DONATION TO THE POLICE EXPLORER POST, AND ONE HUNDRED THOUSAND DOLLARS (\$100,000) FROM THE FEDERAL FORFEITURE TREASURY FUND FOR SCHOOL RESOURCE OFFICERS' SALARIES FOR FISCAL YEAR 2024.

Attachments: [RESOLUTION 2023-200-LETF Request-Van/Equip/Donation/SRO Salaries](#)
[BACKUP-LETF Request Memo-Van/Equip/Donation/SRO Salaries](#)

Sustainable Development

11. [RES](#)
 [2023-201](#) A RESOLUTION APPROVING THE AMENDED NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM GUIDELINES, ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A."
- Attachments:** [RESOLUTION 2023-201-NEG Program Guidelines Amendment](#)
[EXHIBIT A-Proposed NEG Program Guidelines Amendment](#)
12. [RES](#)
 [2023-189](#) A RESOLUTION APPROVING THE VICTORIA VILLAGE "H" NEIGHBORHOOD ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.
- Attachments:** [RESOLUTION 2023-189-Victoria Village H Neighborhood Association NEG](#)
13. [RES](#)
 [2023-190](#) A RESOLUTION APPROVING THE PORTOFINO POINT II NEIGHBORHOOD ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.
- Attachments:** [RESOLUTION 2023-190-Portofino Point II Neighborhood Association NEG](#)
14. [RES](#)
 [2023-098](#) A RESOLUTION APPROVING THE SITE PLAN APPLICATION FOR THE RENOVATION AND EXPANSION OF LAKESIDE PARK, AN EXISTING

CITY PARK FACILITY LOCATED AT 5555 REGENCY LAKES BOULEVARD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [RESOLUTION 2023-098-Lakeside Park Site Plan](#)
[BACKUP-Aerial Photo-Lakeside Park Site Plan](#)
[BACKUP-Exhibits-Lakeside Park Site Plan](#)
[BACKUP-Lakeside Park Rendering](#)
[BACKUP-Applicant Presentation-Lakeside Park Site Plan](#)
[MINUTES-2022-0914 PZ Mtg](#)
[MINUTES-2023-0608 Commission Mtg](#)

Legislative History

6/8/23 City Commission tabled

15. [ORD](#)
 [2023-036](#) AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY LUNA CHRISTIAN ACADEMY, LLC TO OPERATE A PAROCHIAL SCHOOL FOR KINDERGARTEN THROUGH EIGHTH GRADE TO BE LOCATED AT 3720 COCONUT CREEK PARKWAY, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

Attachments: [ORDINANCE 2023-036-Luna Christian Academy Special Land Use](#)
[BACKUP-Aerial Photo-Luna Christian Academy Special Land Use](#)
[BACKUP-Exhibits-Luna Christian Academy Special Land Use](#)
[BACKUP-Community Outreach Summary-Luna Christian Academy](#)
[BACKUP-Applicant Presentation-Luna Christian Academy Special Land Use](#)
[MINUTES-Draft Excerpt PZ Mtg 2023-1108](#)

16. [ORD](#)
 [2023-034](#) AN ORDINANCE APPROVING AN AMENDMENT TO ORDINANCE NO. 2010-006 AND THE DEVELOPMENT ORDER FOR THE MAINSTREET @ COCONUT CREEK DEVELOPMENT, A DEVELOPMENT OF REGIONAL IMPACT TO BE LOCATED IN SECTION 42, TOWNSHIP 18, RANGE 48, AMENDING CERTAIN DEVELOPMENT CONDITIONS AND PROVIDING FOR AN EXTENSION OF THE VESTED DEVELOPMENT RIGHTS. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

Attachments: [ORDINANCE 2023-034-MainStreet DRI Amendment](#)
[BACKUP-Aerial Photo-MainStreet DRI](#)
[BACKUP-Justification-MainStreet DRI Amendment](#)
[BACKUP-Title Survey and Legal Description-MainStreet DRI](#)
[BACKUP-Previous Approval-DRI Ordinance No. 2010-006](#)
[BACKUP-Applicant Presentation-MainStreet](#)
[MINUTES-2023-1011 PZ Mtg](#)

17. [ORD](#)
[2023-033](#)
- AN ORDINANCE APPROVING THE REZONING REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP AND THE CITY OF COCONUT CREEK TO REZONE FROM A-1, AGRICULTURAL, MCJAMES PCD, PLANNED COMMERCE DISTRICT, R.M. GREEN PCD, PLANNED COMMERCE DISTRICT, AND IO-1, INDUSTRIAL OFFICE DISTRICT TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) AND ADOPT THE "MAINSTREET AT COCONUT CREEK PMDD" DEVELOPMENT STANDARDS TO PERMIT A MAXIMUM OF 2,360 MULT-FAMILY RESIDENTIAL UNITS AND 225,000 SQUARE FEET OF NON-RESIDENTIAL USE FOR THE PROPERTIES LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

Attachments:

[ORDINANCE 2023-033-MainStreet PMDD Rezoning](#)
[EXHIBIT B-MainStreet PMDD \(Includes Exhibits A-J & L-ZB\)](#)
[BACKUP-External Traffic Study-Exhibit K to MainStreet PMDD](#)
[BACKUP-Internal Traffic Study-Exhibit K MainStreet PMDD](#)
[BACKUP-Aerial Photo-MainStreet PMDD Rezoning](#)
[BACKUP-Survey/Legal Description Pg 1-MainStreet PMDD](#)
[BACKUP-Survey/Legal Description Pg 2-MainStreet PMDD](#)
[BACKUP-Surveys/Legal Descriptions-MainStreet PMDD](#)
[BACKUP-Community Outreach Summary-MainStreet PMDD](#)
[BACKUP-Applicant Presentation-MainStreet](#)
[MINUTES-2023-1011 PZ Mtg](#)

18. [ORD](#)
[2023-035](#)
- 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 13-626, "MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT," TO ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE MAINSTREET @ COCONUT CREEK PLANNED MAINSTREET DEVELOPMENT DISTRICT GENERALLY LOCATED SOUTH OF WILES ROAD, WEST OF LYONS ROAD, NORTH OF SAMPLE ROAD, AND EAST OF STATE ROAD 7/U.S. 441 IN THE CITY OF COCONUT CREEK. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

Attachments:

[ORDINANCE 2023-035-MainStreet PMDD Permitted Use List](#)
[BACKUP-Aerial Photo-MainStreet PMDD Permitted Use List](#)

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.