



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final-revised

City Commission

JACQUELINE RAILEY, MAYOR
JEFFREY R. WASSERMAN, VICE MAYOR
SANDRA L. WELCH, COMMISSIONER
JOSHUA RYDELL, COMMISSIONER
JOHN A. BRODIE, COMMISSIONER
SHEILA N. ROSE, 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**

**Coconut Creek Vision 2030:
An innovative and engaged community with a small-town
personal touch.**

Thursday, November 13, 2025

7:00 PM

**Coconut Creek Government Center -
Commission Chambers**

The City of Coconut Creek City Commission will be conducting a regular meeting of the City Commission on Thursday, November 13, 2025, 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.gov) and the City's CreekTV YouTube channel. The website live stream can be accessed by entering the following link in your internet browser: <https://www.coconutcreek.gov/livestream>

The CreekTV YouTube live 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. Members of the Commission, City staff, and the public are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting, and must refrain from using vulgarity, profanity, cursing, or exhibiting aggressive or threatening behavior. No racial or ethnic slurs or threatening behavior toward any individual by the Commission, City staff, or the public shall be allowed during any meeting of the Commission. If a person attending a Commission meeting exhibits unruly or threatening behavior or the use of vulgarity, profanity, or otherwise violates the decorum rules set forth herein, the Mayor has the authority to order their removal from the Commission Chambers, which may be done by the Police Department, if necessary. If excessive unruliness occurs, the Mayor has the authority to recess or adjourn 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.gov

AGENDA

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. [25-191](#) A SWEARING-IN CEREMONY FOR NEW POLICE OFFICERS DOMENIC DEPIETTO AND ADAM MORTON.
2. [25-190](#) A PROCLAMATION RECOGNIZING NOVEMBER 29, 2025, AS "SMALL BUSINESS SATURDAY."

Attachments: [PROCLAMATION-Small Business Saturday 2025](#)

INPUT FROM THE PUBLIC

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

Members of the Commission, City staff, and the public are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting, and must refrain from using vulgarity, profanity, cursing, or exhibiting aggressive or threatening behavior. No racial or ethnic slurs or threatening behavior toward any individual by the Commission, City staff, or the public shall be allowed during any meeting of the Commission. If a person attending a Commission meeting exhibits unruly or threatening behavior or the use of vulgarity, profanity, or otherwise violates the decorum rules set forth herein, the Mayor has the authority to order their removal from the Commission Chambers, which may be done by the Police Department, if necessary. If excessive unruliness occurs, the Mayor has the authority to recess or adjourn the meeting.

CONSENT AGENDA

3. [25-186](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-1009R)

Sponsors: City Clerk

Attachments: [MINUTES-2025-1009 Regular](#)

4. [RES 2025-180](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED LAW ENFORCEMENT MUTUAL AID AGREEMENT FOR K-9 DETECTION ENFORCEMENT ACTIVITIES WITH PARTICIPATING BROWARD COUNTY LAW ENFORCEMENT AGENCIES.
- Sponsors:** Police Department
- Attachments:** [RESOLUTION 2025-180-K-9 Detection Enforcement Mutual Aid Agrmt](#)
[AGREEMENT-K-9 Detection Enforcement Mutual Aid Agrmt](#)
5. [RES 2025-181](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RENEW THE ATTACHED MUTUAL AID AGREEMENT FOR THE CONTINUED VOLUNTARY COOPERATION BETWEEN THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT AND PARTICIPATING AGENCIES OF THE MIAMI REGIONAL OPERATIONS CENTER CHILD ABDUCTION RESPONSE TEAM (CART).
- Sponsors:** Police Department
- Attachments:** [RESOLUTION 2025-181-CART Mutual Aid Agreement Renewal](#)
[AGREEMENT-CART Mutual Aid Agreement Renewal](#)
6. [RES 2025-166](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AMENDMENT NUMBER ELEVEN (11) TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DISTRICT FOUR LANDSCAPE INCLUSIVE MAINTENANCE MEMORANDUM OF AGREEMENT TO PROVIDE FOR MAINTENANCE OF SIDEWALKS, LANDSCAPING, AND OTHER RELATED IMPROVEMENTS WITHIN THE ATLANTIC BOULEVARD (STATE ROAD 814) RIGHT-OF-WAY IN CONNECTION WITH THE GREYSTAR COCOMAR DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD.
- Sponsors:** Sustainable Development
- Attachments:** [RESOLUTION 2025-166-FDOT MMOA Amdmt No. 11-Greystar Cocomar](#)
[AGREEMENT-FDOT MMOA Amdmt No. 11-Greystar Cocomar](#)
[EXHIBIT A-Landscape Boundaries-FDOT MMOA Amdmt No. 11](#)
[EXHIBIT B-Landscape Improvement Plans-FDOT MMOA Amdmt No. 11](#)
[BACKUP-FDOT MMOA Original Inclusive Agreement \(All Roads\)](#)
[BACKUP-FDOT MMOA Amendment Nos. 1-10](#)
7. [RES 2025-169](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED MAINTENANCE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND COCOMAR PROPERTY OWNER, LLC, WHICH AGREEMENT TRANSFERS AND ASSIGNS RESPONSIBILITIES FOR THE MAINTENANCE OF SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS IN THE WEST ATLANTIC BOULEVARD (STATE ROAD 814) RIGHT-OF-WAY

ADJACENT TO THE PROPERTY LOCATED AT WEST ATLANTIC BOULEVARD AT THE NORTHWEST CORNER OF LYONS ROAD KNOWN AS THE GREYSTAR COCOMAR DEVELOPMENT PROJECT.

Sponsors: Sustainable Development

Attachments: [RESOLUTION 2025-169-Greystar Cocomar ROW Maintenance](#)
[AGREEMENT-Greystar Cocomar ROW Maintenance \(Revised\)](#)
[EXHIBIT A-Maintenance Boundaries-Greystar Cocomar](#)
[EXHIBIT B-Landscape Improvement Plans-Greystar Cocomar](#)

8. [RES 2025-162](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AMENDMENT NUMBER TWELVE (12) TO THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FOUR INCLUSIVE LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT FOR THE PURPOSE OF MAINTAINING SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF WEST HILLSBORO BOULEVARD (STATE ROAD 810) ASSOCIATED WITH THE HILLSBORO MARKETPLACE DEVELOPMENT PROJECT.

Sponsors: Sustainable Development

Attachments: [RESOLUTION 2025-162-FDOT MMOA Amdmt No.12-Hillsboro Marketplace](#)
[AGREEMENT-FDOT MMOA Amendment No. 12-Hillsboro Marketplace](#)
[EXHIBIT A-Landscape Maintenance Boundaries-FDOT MMOA Amdmt No. 12](#)
[EXHIBIT B-Landscape Improvement Plans-FDOT MMOA Amdmt No. 12](#)
[BACKUP-MMOA Original Inclusive Agreement \(All Roads\)](#)
[BACKUP-FDOT MMOA Amendment Nos. 1-11](#)

9. [RES 2025-163](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED MAINTENANCE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND HILLSBORO MARKETPLACE INVESTMENTS, LLC, WHICH AGREEMENT TRANSFERS AND ASSIGNS RESPONSIBILITIES FOR THE MAINTENANCE OF SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS IN THE WEST HILLSBORO BOULEVARD (STATE ROAD 810) RIGHT-OF-WAY ADJACENT TO THE PROPERTY LOCATED AT WEST HILLSBORO BOULEVARD AT THE NORTHWEST CORNER OF LYONS ROAD TO HILLSBORO MARKETPLACE INVESTMENTS, LLC.

Sponsors: Sustainable Development

Attachments: [RESOLUTION 2025-163-Hillsboro Marketplace ROW Maintenance](#)
[AGREEMENT-Hillsboro Marketplace ROW Maintenance](#)
[EXHIBIT A-Legal Description-Hillsboro Marketplace](#)
[EXHIBIT B-Maintenance Boundaries-Hillsboro Marketplace](#)
[EXHIBIT C-Landscape Improvement Plans-Hillsboro Marketplace](#)

REGULAR AGENDA**Sustainable Development**

10. [RES 2025-177](#) A RESOLUTION APPROVING THE BAYWOOD VILLAGE II CONDOMINIUM ASSOCIATION APPLICATION FOR GRANT FUNDS FROM THE TREE CANOPY REPLACEMENT GRANT PROGRAM FOR A MULTI-CATEGORY REPLACEMENT PROJECT.

Attachments: [RESOLUTION 2025-177-Baywood Village II Tree Canopy Grant](#)
[BACKUP-Location Map-Baywood Village II Tree Canopy Grant](#)
[BACKUP-Scope of Work-Baywood Village II Tree Canopy Grant](#)

11. [RES 2025-178](#) A RESOLUTION APPROVING THE LANDINGS AT VICTORIA ISLES HOMEOWNERS ASSOCIATION APPLICATION FOR GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR A MULTI-PHASE LANDSCAPE DESIGN PROJECT TO REDESIGN THE LANDSCAPE MASTER PLAN.

Attachments: [RESOLUTION 2025-178-Landings at Victoria Isles NEG](#)
[BACKUP-Location Map-Landings at Victoria Isles NEG](#)
[BACKUP-Scope of Work-Landings at Victoria Isles NEG](#)

Public Works Department

12. [RES 2025-158-1](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE FIFTH AMENDMENT TO THE INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR COMMUNITY SHUTTLE SERVICE. (*TABLED FROM 10/23/25 COMMISSION MEETING*)

Attachments: [RESOLUTION 2025-158-Community Shuttle Service ILA Fifth Amendment](#)
[AGREEMENT-Community Shuttle Service ILA Fifth Amendment](#)
[BACKUP-Original Community Shuttle Service ILA](#)
[BACKUP-First Amendment-Community Shuttle Service ILA](#)
[BACKUP-Second Amendment-Community Shuttle Service ILA](#)
[BACKUP-Third Amendment-Community Shuttle Service ILA](#)
[BACKUP-Fourth Amendment-Community Shuttle Service ILA](#)

13. [25-192](#) A MOTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPROVE KILOWATT ELECTRIC COMPANY TO PURCHASE AND INSTALL NEW FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)-APPROVED LIGHT EMITTING DIODE (LED) STREETLIGHT LUMINAIRES ALONG LYONS ROAD FROM THE SAWGRASS EXPRESSWAY NORTHWARD TO THE CITY LIMITS.

Attachments: [BACKUP-Agreement-Electrical Services IFB No. 12-13-23-11](#)
[BACKUP-Quote-Lyons Road Streetlight Replacement](#)
[BACKUP-Luminaire Specifications-Lyons Road Streetlight Replacement](#)

14. [ORD](#)
[2025-051-2](#) AN ORDINANCE AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE THE FOURTH AMENDMENT TO THE LEASE AGREEMENT WITH T-MOBILE SOUTH, LLC, WHICH PROVIDES FOR THE CONTINUED LEASING OF CITY LAND FOR A COMMUNICATIONS TOWER AT LAKESIDE PARK AND A MODIFICATION TO THE EQUIPMENT ON THE TOWER, EXPANSION OF THE GROUND LEASE, AND REPLACEMENT OF EQUIPMENT ON THE GROUND. (SECOND READING)(PUBLIC HEARING)

Attachments: [ORDINANCE 2025-051-T-Mobile Lease at Lakeside Fourth Amdmt \(2nd Rdg\)](#)
[EXHIBIT 1-T-Mobile Lease at Lakeside Fourth Amdmt](#)
[BACKUP-Business Impact Estimate-T-Mobile Lease at Lakeside Fourth Amdmt](#)
[BACKUP-Original T-Mobile Lease at Lakeside](#)
[BACKUP-First Amendment-T-Mobile Lease at Lakeside](#)
[BACKUP-Second Amendment-T-Mobile Lease at Lakeside](#)
[BACKUP-Third Amendment-T-Mobile Lease at Lakeside](#)

15. [ORD](#)
[2025-055-1](#) AN ORDINANCE AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE THE FIFTH AMENDMENT TO THE LEASE AGREEMENT WITH T-MOBILE SOUTH, LLC, WHICH PROVIDES FOR THE CONTINUED LEASING OF CITY LAND FOR A COMMUNICATIONS TOWER AT WINSTON PARK AND A MODIFICATION OF EQUIPMENT ON THE TOWER. (FIRST READING)

Attachments: [ORDINANCE 2025-055-T-Mobile Lease at Winston Park Fifth Amdmt \(1st Rdg\)](#)
[EXHIBIT 1-T-Mobile Lease at Winston Park Fifth Amdmt](#)
[BACKUP-Business Impact Estimate-T-Mobile Lease at Winston Park Fifth Amdmt](#)
[BACKUP-Original T-Mobile Lease at Winston Park](#)
[BACKUP-First Amendment-T-Mobile Lease at Winston Park](#)
[BACKUP-Second Amendment-T-Mobile Lease at Winston Park](#)
[BACKUP-Third Amendment-T-Mobile Lease at Winston Park](#)
[BACKUP-Fourth Amendment-T-Mobile Lease at Winston Park](#)

Police Department

16. [RES](#)
[2025-164](#) A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE A REVOCABLE LICENSE AGREEMENT WITH BROWARD COUNTY AUTHORIZING THE CITY TO INSTALL, OPERATE, AND MAINTAIN SCHOOL ZONE SPEED DETECTION SYSTEMS ON COCONUT CREEK PARKWAY AND WILES ROAD.

Attachments: [RESOLUTION 2025-164-School Zone Speed Detection Revocable License](#)
[AGREEMENT-School Zone Speed Detection Revocable License](#)
[BACKUP-Ordinance 2024-028-School Zone Speed Detection Systems](#)

City Attorney

17. [ORD](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES BY
[2025-052-1](#) AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," SECTION
13-41, "REQUESTS FOR ACCOMMODATION," IN ORDER TO UPDATE
THE CITY'S CODE TO COMPORT WITH RECENT CHANGES TO
STATE LAW REGARDING PROCEDURES FOR HANDLING AND
PROCESSING REQUESTS FOR ACCOMMODATION FROM THE
CITY'S LAND DEVELOPMENT CODE. (FIRST READING)

Attachments: [ORDINANCE 2025-052-Requests for Accommodation Code Amdmt \(1st Rdg\)](#)
[BACKUP-Laws of Florida Chapter 2025-182 \(SB954\)](#)

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.