

City of Coconut Creek

4800 West Copans Road Coconut Creek, FL 33063

Meeting Agenda - Final

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)

A SWEARING-IN CEREMONY FOR NEW POLICE OFFICERS 1. 25-191

DOMENIC DEPIETTO AND ADAM MORTON.

2. 25-190 A PROCLAMATION RECOGNIZING NOVEMBER 29, 2025, AS

"SMALL BUSINESS SATURDAY."

PROCLAMATION-Small Business Saturday 2025 Attachments:

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 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR 2025-180 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 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR

2025-181 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

2025-166

Attachments: RESOLUTION 2025-181-CART Mutual Aid Agreement Renewal

AGREEMENT-CART Mutual Aid Agreement Renewal

6. RES 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 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR 2025-169 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

2025-162

<u>Attachments:</u> RESOLUTION 2025-169-Greystar Cocomar ROW Maintenance

AGREEMENT-Greystar Cocomar ROW Maintenance

EXHIBIT A-Maintenance Boundaries-Greystar Cocomar

EXHIBIT B-Landscape Improvement Plans-Greystar Cocomar

8. 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 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR 2025-163 DESIGNEE, TO EXECUTE THE ATTACHED MAINTENANCE

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 A RESOLUTION APPROVING THE BAYWOOD VILLAGE II

2025-177 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 A RESOLUTION APPROVING THE LANDINGS AT VICTORIA ISLES

2025-178 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 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR

2025-158-1 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 AN ORDINANCE AUTHORIZING THE MAYOR, OR DESIGNEE, TO

2025-051-2 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 AN ORDINANCE AUTHORIZING THE MAYOR, OR DESIGNEE, TO

2025-055-1 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 Amdı

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 A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY 2025-164 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

2025-052-1 BY 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.