



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: November 13, 2025
Time: 7:00 p.m.
Meeting No. 2025-1113R

CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:05 p.m. She advised that Agenda Item 10 had been postponed to the December 11, 2025, Commission meeting and would not be heard on the agenda.

PRESENT UPON ROLL CALL:

Mayor Jacqueline Railey
Vice Mayor Jeffrey R. Wasserman
Commissioner Sandra L. Welch
Commissioner Joshua Rydell
Commissioner John A. Brodie
City Manager Sheila N. Rose
City Attorney Terrill C. Pyburn
City Clerk Joseph J. Kavanagh

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

City Attorney Pyburn noted that the meeting was being conducted live with a quorum physically present and explained the procedures for the meeting.

PRESENTATION(S)

1. **25-191** A SWEARING-IN CEREMONY FOR NEW POLICE OFFICERS DOMENIC DEPIETTO AND ADAM MORTON.

Deputy Chief of Police Chief Henry Cabrera introduced new Police Officers Domenic Depietto and Adam Morton, providing a brief overview of their backgrounds. City Clerk Kavanagh administered the Oath of Office, followed by the badge pinning ceremony.

2. **25-190** A PROCLAMATION RECOGNIZING NOVEMBER 29, 2025, AS "SMALL BUSINESS SATURDAY."

Commissioner Rydell read the proclamation into the record and presented it to Valencia Massey, Business Process Analyst, Sustainable Development Department, who shared brief comments on the City's support of small businesses and services available.

INPUT FROM THE PUBLIC

City Clerk Kavanagh advised that no one had signed in to speak on Non-agenda or Consent Agenda items.

CONSENT AGENDA (Items 3, 4, 5, 6, 7, 8, and 9)

Mayor Railey read each of the titles of the Consent Agenda Items into the record.

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

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.

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).

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.

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.

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.

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

MOTION: Rydell/Welch – To approve Consent Agenda Items 3 through 9.

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

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.~~

Agenda Item 10 was postponed to the December 11, 2025, Commission meeting.

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.

Mayor Railey read the Resolution title into the record.

MOTION: Rydell/Wasserman – To approve Resolution No. 2025-178.

Mayor Railey clarified for the record that the Landings at Victoria Isles was not part of the Wynmoor community.

Commissioner Rydell shared he had spoken with the president of the Homeowners Association as they were unable to attend due to a conflict with their association meeting.

There were no questions or comments from the public.

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

Public Works Department

12. **RES 2025-158** 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*)

Mayor Railey read the Resolution title into the record.

MOTION: Rydell/Wasserman – To approve Resolution No. 2025-158.

Public Works Director Harry Mautte advised that, at the request of the Commission, staff had reached out to Broward County to determine whether they would accept a one (1) year Interlocal Agreement (ILA) in place of the two (2) year agreement presented. He advised that the County had declined the one (1) year term.

There were no questions or comments from the public on the item.

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

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.

Mayor Railey read the Motion title into the record.

MOTION: Welch/Brodie – To approve the Motion.

Mr. Mautte presented the item, noting the project would replace forty-three (43) existing high-pressure sodium light fixtures with the Florida Department of Transportation (FDOT)-approved LED fixtures, which would provide better lighting across all six (6) lanes of Lyons Road from the Sawgrass Expressway to the northern City limit. He noted shields would also be installed on the back side of the lights to reduce any impact on adjacent residential properties. He commented that the photometric study also determined one (1) lightbulb was missing, a section required an additional light, and upgrades were needed in some areas. He stated the project was expected to last ninety (90) days once the notice to proceed was issued.

Commissioner Rydell asked when the work would be conducted. Mr. Mautte stated once the notice to proceed was given, it would take approximately two (2) weeks to get a purchase order in place to order the lights, which had a lead time of approximately four (4) to five (5) weeks. Commissioner Rydell noted that since traffic flow had been changed at Lyons Creek Middle School, from about 3:45 p.m. to 5 p.m., there would be traffic impacts. He asked that the contractor consider this when planning.

Commissioner Welch asked if the installations south of Sawgrass Expressway were completed. Mr. Mautte advised that approximately sixty percent (60%) of the lights were still high-pressure sodium lights. He stated Florida Power & Light (FPL) was replacing the lights periodically and noted some were owned by Broward County and some by FDOT, not the City.

There were no questions or comments from the public on the item.

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

14. **ORD
2025-051** 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)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Welch/Rydell – To adopt Ordinance No. 2025-051.

Vice Mayor Wasserman recused himself from the item due to his employment relationship with T-Mobile.

Mr. Mautte presented the item, stating there were no changes since First Reading of the Ordinance. He noted the City’s Consultant, CityScape, was also present to answer any questions.

There were no questions or comments from the public on the item.

Upon roll call, the Ordinance passed by a 4-0 vote, with Vice Mayor Wasserman abstaining, a copy of which Form 8B is attached hereto.

15. **ORD 2025-055** 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)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Rydell/Brodie – To approve Ordinance No. 2025-055 on first reading.

Vice Mayor Wasserman recused himself from the item due to his employment relationship with T-Mobile.

Mr. Mautte presented the item, explaining that T-Mobile South, LLC, planned to improve their equipment on the communications tower at Winston Park and on the ground, which would increase the load by approximately four (4) percent. He advised the non-exclusive easement and other terms of the lease agreement would also be clarified.

Commissioner Brodie commented on the poor look of the tower. He stated it was a disservice to the residents and needed to be fixed.

There were no questions or comments from the public on the item.

Upon roll call, the Ordinance passed on first reading by a 4-0 vote, with Vice Mayor Wasserman abstaining, a copy of which Form 8B is attached hereto.

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.

Mayor Railey read the Resolution title into the record.

MOTION: Welch/Brodie – To approve Resolution No. 2025-164.

Captain Fred Shelton presented the item, advising this was the first of two (2) agreements with the County to utilize right-of-way for the school zone speed detection system equipment, as a separate agreement would cover equipment along Lyons Road.

Commissioner Brodie asked for clarification on whether the poles would be installed as the permits were approved. Captain Shelton confirmed. He stated the first installations were scheduled for December 1 on City streets, while the approval process with Broward County moved forward.

Commissioner Brodie stated notification should take place to ensure residents know the installations were taking place. City Manager Rose advised the cameras would initially be on a warning system. Captain Shelton noted that in addition to the sixty (60)-day warning period, there had been public service announcements since the beginning of the year and flyers were sent to schools. Commissioner Brodie suggested the warning period not start until after the holidays. Captain Shelton stated it could begin when school was back in session in January.

Vice Mayor Wasserman clarified the cameras would only be active when school was in session.

Commissioner Welch asked for clarification on the timeline with the County. Captain Shelton clarified, noting the agreement would be signed administratively by the County, minimizing further delays. Senior Engineer Eileen Cabrera stated the City had already been reviewing the preliminary plans, and they would be ready to proceed with permitting once the County reviewed the signage.

Commissioner Welch agreed the education campaign should be increased during December so that people will be fully aware when school restarted in January.

Commissioner Rydell agreed, stating there had been a robust rollout at the beginning of the school year, but then there had been a delay in implementation. He discussed the timeline compared to the school year and asked that City Manager Rose provide an update at the next meeting to ensure the process was open and transparent.

Commissioner Welch asked if it was possible to repeat the Public Service Announcement (PSA) that Chief of Police Fred Hofer had done at the Silverspot movie theater during December on this topic. Captain Shelton stated staff would make the request, but it was at the theater's discretion.

Vice Mayor Wasserman agreed with previous comments and noted the principals should be engaged on this issue and they should be encouraged to send out Parent Links, along with a flyer to send home with students at every school. He clarified the cameras were only triggered at speeds more than ten (10) miles per hour over the limit. Discussion continued.

Mayor Railey commented that the issue was more pass-through traffic than parents and noted the education materials should focus on the safety of the children first. Captain Shelton agreed.

There were no questions or comments from the public on the item.

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

City Attorney

17. **ORD 2025-052** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES 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)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Rydell/Welch – To approve Ordinance No. 2025-052 on first reading.

City Attorney Pyburn explained the ordinance was drafted to align with recent changes to State law, regarding procedures for handling and processing requests for accommodation under the City's Land Development Code as required by Senate Bill 954.

There were no questions or comments from the public on the item.

Upon roll call, the Ordinance passed on first reading by a 5-0 vote.

CITY MANAGER REPORT

City Manager Rose highlighted the work of the legislative delegation related to property taxes and stated staff was following the issue closely through both the Broward County City Managers Association and the City's lobbyists in Tallahassee. She advised that she would be working with Finance Director Peta-Gay Lake on a clear analysis of the various alternatives and next steps for the City. She stated three (3) state appropriation requests were being submitted, including the Government Center Courtyard remodel, North area utilities, and various facility roof replacements. She shared that Saturday was the Fall Harvest Festival at Sabal Pines Park.

City Manager Rose responded to a question regarding the after-hours construction permit issued to the Greystar development, noting this was issued by staff because of the process for a concrete pour of that magnitude. She stated the contractor had agreed to do whatever possible to minimize the noise, and residents in the area had been notified.

CITY ATTORNEY REPORT

City Attorney Pyburn advised that an amended complaint had been filed earlier in the day in response to the FDOT's motion to dismiss in the Turnpike case. She stated she would provide updates as they were available.

COMMISSION COMMUNICATIONS

Commissioner Rydell wished City Clerk Kavanagh a belated happy birthday. He stated the Solid Waste Authority had held a series of robust meetings, which would culminate on November 21 with a reshuffling of the Board and a revote for the Executive Committee. He noted as such, there were no substantive updates to provide.

Commissioner Welch echoed the birthday wishes for City Clerk Kavanagh, as well as Chief of Police Hofer, and Deputy City Manager Scott Stoudenmire. She recognized Urban Forester Sharon Vollmer for being honored as a Broward County Pioneer and commended Sustainability Manager Linda Whitman for her support of Ms. Vollmer, attending the recognition on her birthday. She expressed appreciation for comments related to small businesses and referenced a Facebook post, recognizing a new local business, J & J Shipping. She recognized Winston Park Elementary teacher Krystal Langley for educating her second-grade students on local government. She wished everyone a Happy Thanksgiving.

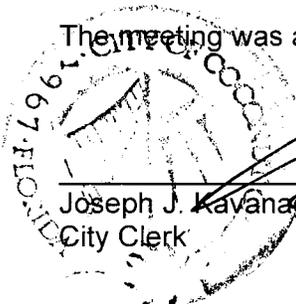
Commissioner Brodie extended birthday wishes to City Clerk Kavanagh and Chief Hofer. He shared that he had the opportunity to listen to Seal Team Six (6) Chief Robert O'Neill speak. He recommended Chief O'Neill's videos on attitude and leadership. He recognized Veterans Day.

Vice Mayor Wasserman stated he had visited the Greystar construction site with Deputy City Manager Stoudenmire and found the project manager was doing his best to make it a smooth process for the residents on the north side of the project. He stated they were very thoughtful and while he had voted against the item, he was relieved to see it was going well. He noted an email received, regarding a Holocaust event happening November 14 for Broward County Public Schools and stated he wished the City received advanced notice of the event.

Mayor Railey wished everyone a Happy Thanksgiving and recognized everyone celebrating a birthday in November. She reminded everyone there was a Commission Workshop regarding ethics training scheduled for Wednesday, November 19. She congratulated Sharon Vollmer for receiving the award on Pioneer Day and thanked City Manager Rose for a great Boots and Beats event at Tradewinds Park. She noted she had a fabulous day visiting with the residents of the Foundation for Independent Living, who toured City Hall, followed by the recognition of the nominees for military service by Congressman Jared Moskowitz, and the Do The Right Thing Award Ceremony. She thanked Commissioner Brodie and those veterans listening for their service.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.



Joseph J. Kavanagh, MMC
City Clerk

Date 12/11/2025

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jeffrey Wasserman, hereby disclose that on November 13, 20 25 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of T-Mobile, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Ordinance No. 2025-051 approves the Fourth Amendment to the Lease Agreement with T-Mobile South, LLC to provide for the continued leasing of City land for a communications tower at Lakeside Park and includes a modification to the equipment on the tower, expansion of the ground lease, and replacement of equipment on the ground. I am currently employed by T-Mobile.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/13/2025
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jeffrey Wasserman, hereby disclose that on November 13, 20 25 :

(a) A measure came or will come before my agency which (check one or more)

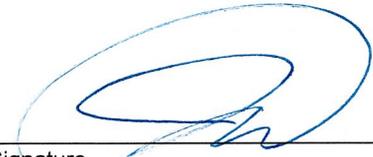
- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of T-Mobile, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Ordinance No. 2025-055 approves the Fifth Amendment to the Lease Agreement with T-Mobile South, LLC to provide for the continued leasing of City land for a communications tower at Winston Park and includes a modification of equipment on the tower. I am currently employed by T-Mobile.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

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