



# **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.

Printed on 11/10/2025

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

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

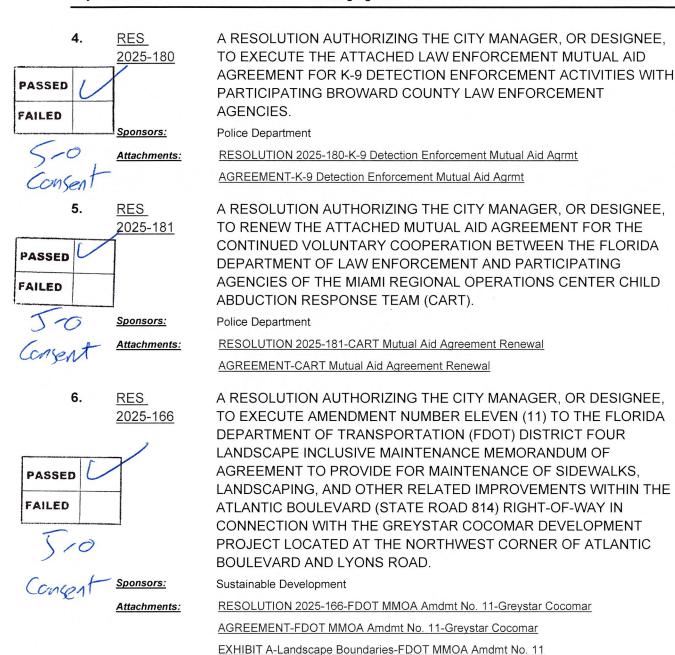
PASSED Sponsors: FAILED

City Clerk

Attachments:

MINUTES-2025-1009 Regular

City of Coconut Creek Page 2



BACKUP-FDOT MMOA Original Inclusive Agreement (All Roads)

BACKUP-FDOT MMOA Amendment Nos. 1-10

7. RES
2025-169

PASSED Consent

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

EXHIBIT B-Landscape Improvement Plans-FDOT MMOA Amdmt No. 11

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. <u>RES</u>

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2025-162

PASSED FAILED

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.** <u>RES</u> 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.

500 Consent

PASSED

FAILED

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

RES 2025-177 PASSED Attachments: 11. 2025-178

PASSED

FAILED

FAILED

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.

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

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.

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**

Attachments:

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:

AGREEMENT-Community Shuttle Service ILA Fifth Amendment

RESOLUTION 2025-158-Community Shuttle Service ILA Fifth Amendment

PASSED 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

FAILED

On 2nd Rdg

Attachments:

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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)

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

PASSED Attachments:

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)

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 Amdi

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

PASSED 5-0

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.

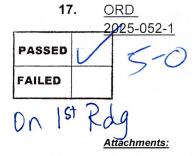
Attachments:

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**



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)

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.