



# City of Coconut Creek

4800 West Copans Road  
Coconut Creek, FL 33063

## Meeting Agenda - Final

### City Commission

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

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**Thursday, August 13, 2026**

**3:30 PM**

**Coconut Creek Government Center -  
Commission Chambers**

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**Re-scheduled from 7:00 p.m.**

The City of Coconut Creek City Commission will be conducting a regular meeting of the City Commission on Thursday, August 13, 2026, beginning at 3:30 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](http://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. [26-119](#) A PRESENTATION RECOGNIZING BATTALION CHIEF RYAN NEMSEK AND CAPTAIN FRANCISCO HERRERA FOR THEIR HUMANITARIAN URBAN SEARCH AND RESCUE DEPLOYMENT TO VENEZUELA.

Attachments: [BACKUP-Lifesaving Commendation Award Letters](#)

2. [26-106](#) A PRESENTATION OF THE DISTINGUISHED BUDGET PRESENTATION AWARD FOR THE CITY'S FISCAL YEAR 2026 ANNUAL BUDGET AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025.

Attachments: [BACKUP-FY26 Budget Award Letter with Special Recognition](#)  
[BACKUP-FY26 Budget Award Certificate](#)

### **INPUT FROM THE PUBLIC**

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

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*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.     [26-110](#)     A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2026-0611WS, 2026-0611R, AND 2026-0625R)
- Sponsors:     City Clerk
- Attachments:     [MINUTES-2026-0611 Workshop](#)  
                                  [MINUTES-2026-0611 Regular](#)  
                                  [FORM 8B-2026-0611 Regular \(Reso 2026-086\)](#)  
                                  [FORM 8B-2026-0611 Regular \(Reso 2026-087\)](#)  
                                  [MINUTES-2026-0625 Regular](#)
4.     [26-122](#)     A MOTION TO REJECT IFB NO. 07-14-26-10 AND ALL BIDS RECEIVED FOR THE POLICE DEPARTMENT KENNEL CONSTRUCTION PROJECT.
- Sponsors:     Public Works Department
- Attachments:     [BACKUP-Police Dept Kennel-IFB 07-14-26-10](#)  
                                  [BACKUP-Tabulation-Police Dept Kennel IFB 07-14-26-10](#)
5.     [RES](#)  
          [2026-109](#)     A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED SCHOOL RESOURCE OFFICER (SRO) AGREEMENT WITH THE SCHOOL BOARD OF BROWARD COUNTY TO PROVIDE ONE (1) SRO AT WINSTON PARK ELEMENTARY SCHOOL FOR SUMMER SCHOOL COMMENCING JUNE 22, 2026, AND ENDING JULY 16, 2026.
- Sponsors:     Police Department
- Attachments:     [RESOLUTION 2026-109-Summer School 2026 SRO Agreement](#)  
                                  [AGREEMENT-Summer School 2026 SRO](#)
6.     [RES](#)  
          [2026-117](#)     A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A SCHOOL RESOURCE OFFICER (SRO) AGREEMENT WITH NORTH BROWARD PREPARATORY SCHOOL FOR A PERIOD COMMENCING SEPTEMBER 30, 2026, AND ENDING SEPTEMBER 29, 2027.
- Sponsors:     Police Department

**Attachments:**     [RESOLUTION 2026-117-North Broward Prep 2026 SRO Agreement](#)  
[AGREEMENT-North Broward Prep 2026 SRO Agreement](#)  
[BACKUP-2018 SRO Agreement-Resolution 2018-193](#)  
[BACKUP-2022 SRO Agreement-Resolution 2023-035](#)

7.     [RES](#)  
       [2026-114](#)     A RESOLUTION ACKNOWLEDGING THE CITY'S INITIATION OF A BUILDING PERMIT AND INSPECTION FEE ANALYSIS TO COMPLY WITH STATE LAW, WHICH MAY RESULT IN A PARTIAL FEE REIMBURSEMENT FOLLOWING ADOPTION OF AN UPDATED BUILDING PERMIT FEE SCHEDULE CONSISTENT WITH STATE LAW REQUIREMENTS.

**Sponsors:**     Resilient Design and Development

**Attachments:**     [RESOLUTION 2026-114-Building Permit Fee Analysis & Refund Policy](#)  
[BACKUP-Chapter 2026-63 Laws of Florida](#)

## REGULAR AGENDA

### Resilient Design and Development

8.     [RES](#)  
       [2026-115](#)     A RESOLUTION APPROVING THE COUNTRY WOOD ESTATES PUD NO. 1 HOMEOWNERS ASSOCIATION APPLICATION FOR GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR A MULTI-PHASE LANDSCAPE DESIGN PROJECT TO REDESIGN THE STREET TREE MASTER LANDSCAPE PLAN.

**Attachments:**     [RESOLUTION 2026-115-Country Wood Estates NEG](#)  
[BACKUP-Location Map-Country Wood Estates NEG](#)  
[BACKUP-Scope of Work-Country Wood Estates NEG](#)

9.     [RES](#)  
       [2026-091](#)     A RESOLUTION APPROVING THE MAINSTREET WORKFORCE HOMEBUYER PROGRAM BETWEEN THE CITY OF COCONUT CREEK AND DRP GREENBOUGH 1, LLC, LENNAR HOMES, LLC, AND GSR RE PARTNERS, LLC; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE WORKFORCE HOMEBUYER PROGRAM AGREEMENT, ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A."

**Attachments:**     [RESOLUTION 2026-091-MainStreet Workforce Homebuyer Agrmt](#)  
[EXHIBIT A-MainStreet Workforce Homebuyer Agrmt](#)  
[BACKUP-Second Mortgage Agreement Form](#)  
[BACKUP-Promissory Note Form](#)  
[BACKUP-Satisfaction of Mortgage Form](#)  
[BACKUP-Applicant Presentation-MainStreet Workforce Housing Agrmts](#)

10.    [RES](#)  
       [2026-092](#)     A RESOLUTION APPROVING THE MAINSTREET WORKFORCE RENTAL HOUSING ASSISTANCE PROGRAM AND DECLARATION OF

RESTRICTIVE COVENANT (BLOCK 4) BETWEEN THE CITY OF COCONUT CREEK, GSR RE PARTNERS, LLC, AND DRP GREENBOUGH 1, LLC; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AND IMPLEMENT THE MAINSTREET WORKFORCE RENTAL HOUSING ASSISTANCE PROGRAM AND DECLARATION OF RESTRICTIVE COVENANT (BLOCK 4).

**Attachments:** [RESOLUTION 2026-092-MainStreet Workforce Rental Assistance Agrmt](#)  
[EXHIBIT A-MainStreet Workforce Rental Assistance Agrmt](#)  
[BACKUP-Applicant Presentation-MainStreet Workforce Housing Agrmts](#)

11. [RES 2026-116](#) A RESOLUTION APPROVING THE SPECIAL LAND USE APPLICATION REQUESTED BY JUAN BASTO OF DOCTORS HEALTH GROUP OF SOUTH FLORIDA, INC. TO ESTABLISH A PHARMACY WITHIN AN EXISTING MEDICAL OFFICE LOCATED AT 3850 COCONUT CREEK PARKWAY, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:** [RESOLUTION 2026-116-Coconut Creek Medical Pharmacy SLU](#)  
[BACKUP-Aerial Photo-Coconut Creek Medical Pharmacy SLU](#)  
[BACKUP-Application-Coconut Creek Medical Pharmacy SLU](#)  
[BACKUP-Analysis & Findings-Coconut Creek Medical Pharmacy SLU](#)  
[BACKUP-Site Plan-Coconut Creek Medical Pharmacy SLU](#)  
[BACKUP-Community Outreach Summary-Coconut Creek Medical Pharmacy](#)  
[BACKUP-Applicant Presentation-Coconut Creek Medical Pharmacy SLU](#)  
[MINUTES-Draft Excerpt 2026-0708 PZ Meeting](#)

## Public Works Department

12. [RES 2026-121](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPROVE A CHANGE ORDER IN THE AMOUNT OF \$49,960.00 TO BERMELLO AJAMIL & PARTNERS FOR ADDITIONAL DESIGN SERVICES FOR THE RECREATION COMPLEX REHABILITATION PROJECT.

**Attachments:** [RESOLUTION 2026-121-Rec Complex Rehab Design Change Order](#)  
[BACKUP-Change Order Proposal-Rec Complex Rehab Design](#)  
[BACKUP-Resolution 2022-007-Master Consultant Agreement](#)  
[BACKUP-Resolution 2023-149-Rec Complex Rehab Design Agrmt](#)  
[BACKUP-Bermello Renewal Letter #1](#)  
[BACKUP-Bermello Renewal Letter #2](#)

13. [ORD 2026-002-2](#) AN ORDINANCE AMENDING AND RESTATING THE FRANCHISE AGREEMENT WITH REPUBLIC SERVICES OF FLORIDA, L.P. FOR THE COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS

DATED SEPTEMBER 10, 2019 AND AMENDED SEPTEMBER 9, 2021;  
PROVIDING FOR THE REINSTATEMENT OF CURBSIDE RECYCLING,  
ALLOWING FOR PRICE ADJUSTMENTS DUE TO INCREASING LABOR  
AND EQUIPMENT COSTS, AS WELL AS ADDITIONAL SOLID WASTE  
GENERATION; AND AUTHORIZING THE CITY MANAGER, OR  
DESIGNEE, TO EXECUTE THE ATTACHED RESTATED FRANCHISE  
AGREEMENT WITH REPUBLIC SERVICES OF FLORIDA, L.P.  
(SECOND READING)(PUBLIC HEARING)

**Attachments:**     [ORDINANCE 2026-002-Waste/Recycling Franchise Agrmt Amdmt \(2nd Rdg\)](#)  
[EXHIBIT A-Amended and Restated Waste/Recycling Franchise Agrmt](#)  
[BACKUP-Redline Amended and Restated Franchise Agrmt](#)  
[BACKUP-Amended & Restated Summary of Changes in Current Contract](#)  
[BACKUP-Business Impact Estimate-Waste/Recycling Franchise Agrmt](#)  
[BACKUP-Ordinance 2019-014-Original Waste/Recycling Franchise Agrmt](#)  
[BACKUP-Ordinance 2021-001-Amended Waste Franchise Agrmt](#)  
[BACKUP-Presentation-Waste/Recycling Franchise Agrmt Amdmt](#)

## **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.