



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, August 28, 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, August 28, 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.net) 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.net/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.net

AGENDA

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. [25-083](#) A PROCLAMATION RECOGNIZING SEPTEMBER 8, 2025, AS
 "FLORIDA MISSING CHILDREN'S DAY."

 Attachments: [PROCLAMATION-Florida Missing Children's Day 2025](#)
2. [25-156](#) A PROCLAMATION RECOGNIZING SEPTEMBER 15-21, 2025, AS
 "NATIONAL DIAPER NEED AWARENESS WEEK."

 Attachments: [PROCLAMATION-National Diaper Need Awareness Week](#)
3. [25-153](#) A PROCLAMATION RECOGNIZING SEPTEMBER 2025 AS "HUNGER
 ACTION MONTH."

 Attachments: [PROCLAMATION-Hunger Action Month 2025](#)
4. [25-155](#) A PROCLAMATION RECOGNIZING SEPTEMBER 2025 AS "NATIONAL
 SERVICE DOG MONTH."

 Attachments: [PROCLAMATION-National Service Dog Month 2025](#)
5. [25-163](#) A PRESENTATION BY ETC INSTITUTE, PROVIDING AN ANALYSIS OF
 COCONUT CREEK'S EMPLOYEE SURVEY RESULTS.

 Attachments: [BACKUP-Presentation-2025 Employee Survey Results](#)

INPUT FROM THE PUBLIC

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

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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

6. [RES](#)
[2025-124](#) A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT ONE TO THE GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF COMMERCE FOR SUNSHINE DRIVE PARK IMPROVEMENTS TO PROVIDE FOR A SIX (6) MONTH EXTENSION.

Sponsors: Public Works Department

Attachments: [RESOLUTION 2025-124-Sunshine Drive Park Grant Agrmt Amendment 1](#)
[AMENDMENT 1-Sunshine Drive Park Grant Agrmt](#)
[BACKUP-Resolution 2023-199-Sunshine Drive Park Grant Agrmt](#)

7. [RES](#)
[2025-123](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPROVE A CHANGE ORDER IN THE AMOUNT OF \$153,875.00 FOR MILLER LEGG & ASSOCIATES, INC. TO COMPLETE POST DESIGN SERVICES FOR THE OAK TRAILS PARK EXPANSION PROJECT.

Sponsors: Public Works Department

Attachments: [RESOLUTION 2025-123-Oak Trails Park Post Design Services Change Order](#)
[BACKUP-Change Order Proposal-Oak Trails Park Post Design Services](#)
[BACKUP-Resolution 2022-007-Miller Legg Master Agreement](#)
[BACKUP-Renewal Letter-Miller Legg Master Agreement](#)
[BACKUP-Resolution 2023-165-Miller Legg Work Authorization-Oak Trails Park](#)

REGULAR AGENDA

Sustainable Development

8. [RES](#)
[2025-113](#) A RESOLUTION APPROVING THE GINGER TREE HOMEOWNERS ASSOCIATION APPLICATION FOR GRANT FUNDS FROM THE TREE CANOPY REPLACEMENT GRANT PROGRAM FOR A MULTI-CATEGORY REPLACEMENT PROJECT.

Attachments: [RESOLUTION 2025-113-Ginger Tree Neighborhood Tree Canopy Grant](#)
[BACKUP-Location Map-Ginger Tree Neighborhood Tree Canopy Grant](#)
[BACKUP-Scope of Work-Ginger Tree Neighborhood Tree Canopy Grant](#)

9. [RES](#)
[2025-128](#) A RESOLUTION APPROVING THE GOLDEN RAINTREE VI HOMEOWNERS ASSOCIATION APPLICATION FOR MATCHING

GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR ENERGY CONSERVATION ENHANCEMENTS.

Attachments: [RESOLUTION 2025-128-Golden Raintree VI NEG](#)
[BACKUP-Location Map-Golden Raintree VI NEG](#)
[BACKUP-Scope of Work-Golden Raintree VI NEG](#)

City Manager

10. [RES](#)
 [2025-120](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AMENDMENT NO 2. TO THE PARTNERSHIP AGREEMENT WITH JUNIOR ACHIEVEMENT OF SOUTH FLORIDA, INC. FOR SPONSORSHIP OF TWO (2) COCONUT CREEK GOVERNMENT BIZTOWN STOREFRONTS FOR AN ADDITIONAL THREE (3) YEAR TERM.

Attachments: [RESOLUTION 2025-120-Junior Achievement Agrmt Amendment No. 2](#)
[AGREEMENT-Junior Achievement Agrmt Amendment No. 2](#)
[BACKUP-Junior Achievement Agreement 2016](#)
[BACKUP-Junior Achievement Agreement 2019](#)
[BACKUP-Junior Achievement Agreement First Amendment 2022](#)

Police Department

11. [RES](#)
 [2025-121](#) A RESOLUTION AUTHORIZING THE USE OF FEDERAL LAW ENFORCEMENT TRUST FUNDS IN THE AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000) FOR THE PURCHASE OF A POLICE SERVICE K-9 AND ALL NECESSARY EQUIPMENT.

Attachments: [RESOLUTION 2025-121-LETF Request-K-9 Purchase](#)
[BACKUP-LETF Request Memo-K-9 Purchase](#)

Public Works Department

12. [ORD](#)
 [2025-032-2](#) AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, A WHOLLY OWNED SUBSIDIARY OF AT&T MOBILITY CORPORATION, WHICH PROVIDES FOR MODIFICATION OF EQUIPMENT ON THE TELECOMMUNICATIONS TOWER AT WINSTON PARK NATURE CENTER. (SECOND READING) (PUBLIC HEARING)

Attachments: [ORDINANCE 2025-032-New Cingular \(AT&T\) Lease 2nd Amdmt \(2nd Rdg\)](#)
[EXHIBIT 1-New Cingular \(AT&T\) Lease 2nd Amdmt at Winston Park](#)
[BACKUP-Business Impact Estimate-New Cingular \(AT&T\) Lease 2nd Amdmt](#)
[BACKUP-Original Lease Agreement-New Cingular \(AT&T\) at Winston Park](#)
[BACKUP-First Amendment-New Cingular \(AT&T\) at Winston Park](#)

13. [RES](#)
[2025-100](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH CURRIE SOWARDS AGUILA ARCHITECTS, INC. FOR DESIGN SERVICES FOR A NEW PERMANENT FIRE STATION #113 AND FIRE ADMINISTRATION BUILDING PURSUANT TO RFQ NO. 01-22-25-11.

Attachments: [RESOLUTION 2025-100-Permanent Fire Station 113 Design-RFQ 01-22-25-11](#)
[AGREEMENT-Permanent Fire Station 113 Design-RFQ 01-22-25-11](#)
[ATTACHMENT A-Scope-Permanent Fire Station 113 Design-RFQ 01-22-25-11](#)
[BACKUP-Terms&Conditions-Permanent Fire Station 113 Design-RFQ 01-22-25](#)
[BACKUP-Vendor Submittal-Permanent Fire Station 113 Design-RFQ 01-22-25-](#)
[BACKUP-Final Ranking-Permanent Fire Station 113 Design-RFQ 01-22-25-11](#)

City Attorney

14. [ORD](#)
[2025-036-2](#) AN ORDINANCE ACCEPTING THE CONVEYANCE OF TITLE FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION TO PROPERTIES AND EASEMENTS FOR PORTIONS OF DRAINAGE FACILITIES AND ROAD RIGHT-OF-WAY, SUCH PROPERTIES GENERALLY LOCATED WITHIN THE MAINSTREET PROJECT AREA AND BEING IDENTIFIED IN THE LEGAL DESCRIPTIONS AND SKETCHES ATTACHED HERETO AS EXHIBIT "A." (SECOND READING)(PUBLIC HEARING)

Attachments: [ORDINANCE 2025-036-Accepting FDOT Parcel Transfers \(2nd Rdg\)](#)
[EXHIBIT 1-FDOT Quitclaim Deed to City](#)
[BACKUP-Location Map-FDOT Parcel Transfers](#)
[BACKUP-Resolution 2024-103-Requesting Conveyance](#)

15. [ORD](#)
[2025-035-2](#) AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND GSR RE PARTNERS, LLC AND AUTHORIZING THE MAYOR AND CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE SAME TO PROVIDE FOR A LONG TERM DEVELOPMENT CONTRACT TO GOVERN THE DEVELOPMENT OF THE APPROXIMATELY 200 ACRES LOCATED WEST OF LYONS ROAD AND EAST OF STATE ROAD 7/US 441, BETWEEN WILES ROAD AND SAMPLE ROAD TO BE KNOWN AS THE MAINSTREET @ COCONUT CREEK DEVELOPMENT. (SECOND READING)(SECOND PUBLIC HEARING)

Attachments: [ORDINANCE 2025-035-MainStreet Development Agreement \(2nd Rdg\)](#)
[AGREEMENT-MainStreet Development Agreement](#)
[EXHIBIT A-Johns-Elster Parcels Legal Description](#)
[EXHIBIT B-City Parcels Legal Description](#)
[EXHIBIT C-Master Conceptual Site Plan](#)
[EXHIBIT D-List of Required Development Approvals](#)
[EXHIBIT E-Development of Regional Impact \(DRI\)](#)
[EXHIBIT F-Village Green](#)
[EXHIBIT G-Master Greenspace Plans](#)
[EXHIBIT H-Lakes Plan](#)
[EXHIBIT I-Master Street Network Plan](#)
[EXHIBIT J-Master Conceptual Phasing Plan](#)
[EXHIBIT K-Maintenance Exhibit](#)
[EXHIBIT L-Master Utility System Plan](#)
[EXHIBIT M-Cost Sharing Term Sheet \(Revised\)](#)
[EXHIBIT N-Exchange of Real Property Agreement \(Revised\)](#)
[EXHIBIT O-Master Conceptual Land Swap Plan](#)
[EXHIBIT P-Consent](#)
[BACKUP-Summary-MainStreet Development Agreement](#)
[BACKUP-Summary-Cost Sharing Term Sheet](#)
[BACKUP-Presentation-MainStreet Development Agreement](#)

16. [ORD](#) AN ORDINANCE APPROVING THE EXCHANGE OF REAL PROPERTY
[2025-034-2](#) AGREEMENT AND APPROVING THE PURCHASE AND SALE OF
REAL PROPERTY DESCRIBED THEREIN BY AND BETWEEN THE
CITY OF COCONUT CREEK AND GSR RE PARTNERS, LLC, FOR
REAL PROPERTY DESCRIBED AS BLOCK 15A OF THE MAINSTREET
@ COCONUT CREEK DEVELOPMENT, AS FURTHER DESCRIBED IN
EXHIBIT “1” TO EXHIBIT “N,” ATTACHED HERETO, WHICH IS
COMPRISED OF APPROXIMATELY 6.1355 ACRES TO BE CONVEYED
BY CITY TO GSR AND BLOCKS 12A, 12B, 13, AND CIVIC NODE
CIRCULATION OF THE MAINSTREET @ COCONUT CREEK
DEVELOPMENT, AS FURTHER DESCRIBED IN EXHIBIT “3” TO
EXHIBIT “N,” ATTACHED HERETO, WHICH IS COMPRISED OF
APPROXIMATELY 5.7325 ACRES TO BE CONVEYED BY GSR TO CITY
AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.
(SECOND READING)(SECOND PUBLIC HEARING)

Attachments: [ORDINANCE 2025-034-MainStreet Exchange of Real Property Agrmt \(2nd Rdg](#)
[EXHIBIT N-Exchange of Real Property Agreement \(Revised\)](#)
[EXHIBIT 1-City Parcel](#)
[EXHIBIT 2-City Deed](#)
[EXHIBIT 3-GSR Parcels](#)
[EXHIBIT 4-GSR Deeds](#)
[EXHIBIT 5-FDOT Parcel \(Portion of Parcel No. 101 in FDOT Deed\)](#)
[EXHIBIT 6-FDOT Deed \(Includes more than FDOT Parcel\)](#)
[EXHIBIT 7-Title Commitment \(to City\)](#)
[EXHIBIT 8-Title Commitment \(to GSR\)](#)
[EXHIBIT 9-Sketch & Description-GSR Parcels](#)
[EXHIBIT 10-Sketch & Description-FDOT Parcel](#)
[EXHIBIT 11-Sketch & Description-City Parcel](#)
[BACKUP-Summary-Exchange of Real Property Agreement](#)
[BACKUP-Map-Parcel Exchange Areas](#)
[BACKUP-Property Appraisal-Exchange of Real Property Agrmt](#)
[BACKUP-Presentation-Exchange of Real Property Agreement](#)

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.