

## **RESOLUTION NO. 2025-032**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING AND DIRECTING THE CITY ATTORNEY TO PURSUE THE CITY'S LEGAL RIGHTS AND REMEDIES BY FILING A LAWSUIT IN OPPOSITION TO ANDREW CODY AND MICHELLE PATTON, AS OWNERS OF REDSTONE RANCH, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, beginning in May 2024, the City cited Andrew Cody and Michelle Patton, owners of Redstone Ranch, LLC ("Redstone"), for construction without a permit, failure to obtain and complete permit processes for fences, stables, electrical, plumbing and demolition work, as well as a violation of Section 13-332(b) for A-1 permitted uses (Special Land Use Required); and

**WHEREAS**, on January 29, 2025, the City of Coconut Creek posted the Redstone property at 4551 NW 39 Avenue ("Property") as unsafe for having an educational use on the property and performing work without permits. To date, Redstone has failed to comply; and

**WHEREAS**, the City Commission believes it is in the best interest of the residents to provide for the life, safety, and welfare of the City by pursuing its legal remedies by filing a legally cognizable lawsuit in a court of competent jurisdiction to enjoin Redstone from using the Property as an Educational Use until the life safety issues on the Property have been addressed, and pursuing such other legal remedies, as appropriate and necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1:** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

**Section 2:** That the City Commission of the City of Coconut Creek desires to stop Redstone from operation of an educational use on the Property until all life safety

issues have been addressed and the Property is brought into compliance with applicable local, state, and federal laws.

**Section 3:** That the City Commission hereby authorizes and directs the City Attorney, or designee, to engage the services of Matthew H. Mandel, Esquire of Weiss Serota Helfman Cole & Bierman, P.L., to file a lawsuit on behalf of the City as plaintiffs, seeking the appropriate relief to enjoin Redstone from using the property as an educational use until the life safety issues on the property have been addressed, enjoining them from performing work without permits, and pursuing such other legal remedies, as appropriate and necessary.

**Section 4:** That the City Manager, or designee, is authorized to execute legal representation agreement(s) and any other necessary documents pertaining to the litigation, subject to review and approval by the City Attorney, to effectuate the intent of this resolution.

**Section 5:** That if any clause, section, other part or application of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this resolution.

**Section 6:** That this resolution shall be in full force and effect immediately upon its adoption.

Adopted this 27<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Sandra L. Welch, Mayor

Attest:

\_\_\_\_\_  
Joseph J. Kavanagh, City Clerk

Welch      Aye\_\_\_\_

Railey     Aye\_\_\_\_

Rydell     Aye\_\_\_\_

Brodie     Aye\_\_\_\_

Wasserman Aye\_\_\_\_