



City of Coconut Creek

4800 West Copans Road
Coconut Creek, FL 33063

Meeting Agenda - Final

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 7, 2025

7:00 PM

Coconut Creek Government Center -
Commission Chambers

****Rescheduled from August 14, 2025****

The City of Coconut Creek City Commission will be conducting a regular meeting of the City Commission on Thursday, August 7, 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. [25-143](#) A PRESENTATION HONORING K-9 OFFICER BRIAN J. VALENTI ON HIS RETIREMENT.
2. [25-148](#) A PRESENTATION BY STATE SENATOR TINA POLSKY REGARDING THE 2025 STATE LEGISLATIVE SESSION.

INPUT FROM THE PUBLIC

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

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CONSENT AGENDA

3. [25-149](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0710R)

Sponsors: City Clerk

Attachments: [MINUTES-2025-0710 Regular](#)

4. [RES 2025-108](#) A RESOLUTION DECLARING CERTAIN CITY-OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO DISPOSE OF SAID PROPERTY AS DESCRIBED IN THE ATTACHED LIST.

Sponsors: Finance and Administrative Services

Attachments: [RESOLUTION 2025-108-4th Quarter 2025 Surplus](#)
[EXHIBIT A-City-owned Property Surplus List](#)
[BACKUP-Surplus Memos](#)
[BACKUP-Resolution 2018-223](#)
[BACKUP-Procurement Policy Section 35 Surplus](#)
[BACKUP-Florida Statutes 274.05 Surplus Property](#)

5. [RES 2025-117](#) A RESOLUTION SUPPORTING THE DESIGNATION OF THE BRIDGE ON STATE ROAD 7 OVER SAMPLE ROAD AS THE "SPC DANIEL J. AGAMI BRIDGE," AS PROVIDED IN FLORIDA HOUSE BILL 987 APPROVED BY GOVERNOR RON DESANTIS ON JUNE 13, 2025, AND ENROLLED AS PART OF CHAPTER NO. 2025-214, LAWS OF FLORIDA, ON JULY 8, 2025.

Sponsors: City Manager

Attachments: [RESOLUTION 2025-117-Supporting the SPC Daniel J. Agami Bridge](#)
[BACKUP-House Bill 987](#)
[BACKUP-Chapter 2025-214 Laws of Florida](#)

REGULAR AGENDA

City Commission

6. [RES 2025-098](#) A RESOLUTION APPOINTING AN ALTERNATE MEMBER TO THE PLANNING & ZONING ADVISORY BOARD TO FILL THE REMAINDER OF THE VACANT TERM ENDING WITH THE NEXT APPOINTMENT IN 2026.

Attachments: [RESOLUTION 2025-098-P&Z Board Vacancy](#)
[BACKUP-P&Z Board Application-Lajoie](#)
[BACKUP-Resolution 2025-044-P&Z Board Appointments 2025](#)

Public Works Department

7. [ORD 2025-032-1](#) 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. (FIRST READING)

Attachments:

[ORDINANCE 2025-032-New Cingular \(AT&T\) Lease 2nd Amdmt \(1st Rdg\)](#)

[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](#)

Sustainable Development

8. [ORD](#)
[2025-026-2](#) AN ORDINANCE ADOPTING THE "VINKEMULDER NEIGHBORHOOD MASTER PLAN" PREPARED BY BERMELLO AJAMIL; AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 1, "GENERALLY," SECTION 13-295, "DEFINITIONS," PROVIDING FOR NEW DEFINITIONS, AND DIVISION 2, "ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS," SECTION 13-319, "ZONING OVERLAY AREAS," BY ENACTING SUBSECTION 13-319(c)(4), "VINKEMULDER EQUESTRIAN NEIGHBORHOOD OVERLAY AREA," ADOPTING A ZONING OVERLAY AREA FOR THE AREA GENERALLY LOCATED SOUTH OF WILES ROAD, WEST OF TRADEWINDS PARK, NORTH OF THE FLORIDA POWER AND LIGHT EASEMENT, AND EAST OF LYONS ROAD, AND EXCLUDING THE SAN MELLINA AND COQUINA SUBDIVISIONS, AND IMPLEMENTING THE STANDARDS AND POLICIES THAT GUIDE DEVELOPMENT WITHIN THE PROPERTY LEGALLY DESCRIBED IN THE ENACTING LANGUAGE. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

Attachments:

[ORDINANCE 2025-026-Vinkemulder Master Plan, Rez & Overlay \(2nd Rdg\)](#)

[EXHIBIT-Zoning Map-Vinkemulder Master Plan, Rez & Overlay](#)

[BACKUP-Future Land Use Map-Vinkemulder Master Plan, Rez & Overlay](#)

[BACKUP-Aerial Photo-Vinkemulder Master Plan, Rez & Overlay](#)

[BACKUP-Business Impact Estimate-Vinkemulder Master Plan, Rez & Overlay](#)

[BACKUP-Rezoning Justification-Vinkemulder Master Plan, Rez & Overlay](#)

[BACKUP-Exhibits-Vinkemulder Master Plan, Rez & Overlay](#)

[BACKUP-Presentation-Vinkemulder Master Plan, Rez & Overlay](#)

[MINUTES-PZ Meetings-Vinkemulder Master Plan, Rez & Overlay](#)

9. [ORD](#)
[2025-036-1](#) 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." (FIRST READING)

Attachments:

[ORDINANCE 2025-036-Accepting FDOT Parcel Transfers \(1st Rdg\)](#)

[EXHIBIT 1-FDOT Quitclaim Deed to City](#)

[BACKUP-Location Map-FDOT Parcel Transfers](#)

[BACKUP-Resolution 2024-103-Requesting Conveyance](#)

City Attorney

10. [ORD](#)
[2025-035-1](#)
- 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. (FIRST READING)(FIRST PUBLIC HEARING)

Attachments:

[ORDINANCE 2025-035-MainStreet Development Agreement \(1st Rdg\)](#)

[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](#)

[EXHIBIT N-Exchange of Real Property Agreement](#)

[EXHIBIT O-Master Conceptual Land Swap Plan](#)

[EXHIBIT P-Consent](#)

[BACKUP-Summary-MainStreet Development Agreement](#)

[BACKUP-Summary-Cost Sharing Term Sheet](#)

11. [ORD](#)
[2025-034-1](#) AN ORDINANCE APPROVING THE EXCHANGE OF REAL PROPERTY 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 5.732 ACRES TO BE CONVEYED BY GSR TO CITY AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. (FIRST READING)(FIRST PUBLIC HEARING)

Attachments:

[ORDINANCE 2025-034-MainStreet Exchange of Real Property Agrmt \(1st Rdg\)](#)

[EXHIBIT N-Exchange of Real Property Agreement](#)

[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](#)

12. [ORD](#)
[2025-023-2](#) AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," SECTION 13-16, "PLANNING AND ZONING BOARD," TO ADD QUALIFICATIONS IN THE FIELD OF ECONOMIC DEVELOPMENT TO THE BOARD MEMBER COMPOSITION. (SECOND READING)(PUBLIC HEARING)

Attachments:

[ORDINANCE 2025-023-Ch 13 Amdmt-PZ Board Member Criteria \(2nd Rdg\)](#)

[BACKUP-Business Impact Estimate-PZ Board Member Criteria](#)

[MINUTES-2025-0611 PZ Meeting](#)

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.