



# City of Coconut Creek

4800 West Copans Road  
Coconut Creek, FL 33063

## Meeting Agenda - Final-revised

### City Commission

**SANDRA L. WELCH, MAYOR**  
**JACQUELINE RAILEY, VICE MAYOR**  
**JOSHUA RYDELL, COMMISSIONER**  
**JOHN A. BRODIE, COMMISSIONER**  
**JEFFREY R. WASSERMAN, 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, inclusive and progressive community with a  
small-town personal touch.**

---

Thursday, January 9, 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, January 9, 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](http://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. 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](mailto:cityclerk@coconutcreek.net)

**AGENDA****CALL TO ORDER / ROLL CALL****PLEDGE OF ALLEGIANCE****PRESENTATION(S)**

1. [25-002](#) A CEREMONY RECOGNIZING THE PROMOTIONS OF POLICE OFFICERS AMANDA CUMMINGS, KENNARD GARVEY, AND JASON THOMAS TO SERGEANT.
2. [25-003](#) A PRESENTATION RECOGNIZING FIRST QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2025.

**INPUT FROM THE PUBLIC**

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

**CONSENT AGENDA**

3. [25-004](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2024-1212R)  
**Sponsors:** City Clerk  
**Attachments:** [MINUTES-2024-1212 Regular](#)
4. [RES](#)  
[2025-001](#) 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 2025-001-2nd 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](#)  
[2025-006](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AMENDMENT NO. 1 TO THE SPECIAL MAGISTRATE AGREEMENT WITH RICHARD L. DOODY ESQ. FOR PROFESSIONAL MUNICIPAL SPECIAL MAGISTRATE SERVICES TO INCLUDE ACTING AS A LOCAL HEARING OFFICER FOR ADJUDICATION OF SCHOOL ZONE SPEED DETECTION SYSTEM ENFORCEMENT.  
**Sponsors:** City Attorney

**Attachments:**     [RESOLUTION 2025-006-Special Magistrate Amendment No. 1](#)  
[AGREEMENT-Special Magistrate Amendment No. 1](#)  
[BACKUP-Original Special Magistrate Agreement](#)  
[BACKUP-Special Magistrate Agreement Extension No. 1](#)

## REGULAR AGENDA

### Police Department

6.     [RES](#)  
[2025-008](#)     A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AGREEMENT WITH SERGEANT AMANDA L. CUMMINGS FOR THE PURCHASE OF A K-9.

**Attachments:**     [RESOLUTION 2025-008-K-9 Noble Purchase Agreement](#)  
[AGREEMENT-K-9 Noble Purchase Agreement](#)  
[BACKUP-InterOffice Memo-Sale of K-9 Noble](#)  
[BACKUP-K-9 Noble Bill of Sale](#)

### City Commission

7.     [RES](#)  
[2025-004](#)     A RESOLUTION APPOINTING FIVE (5) ELECTORS OF THE CITY, ONE (1) FROM EACH CITY DISTRICT, TO THE CHARTER REVIEW BOARD FOR A TERM ENDING ONE HUNDRED TWENTY (120) DAYS AFTER APPOINTMENT, PURSUANT TO SECTION 907 OF THE CITY'S CHARTER.

**Attachments:**     [RESOLUTION 2025-004-Charter Review Board Appointments 2025](#)  
[BACKUP-Charter Review Board Applications](#)

### City Attorney

8.     [RES](#)  
[2025-005](#)     A RESOLUTION AUTHORIZING AND DIRECTING THE CITY ATTORNEY TO PURSUE THE CITY'S LEGAL RIGHTS AND REMEDIES BY FILING A LAWSUIT IN OPPOSITION TO THE FLORIDA'S TURNPIKE ENTERPRISE'S EXPANSION PLAN ON FLORIDA'S TURNPIKE/STATE ROAD 91 FROM ATLANTIC BOULEVARD TO WILES ROAD UNDER PROJECT NO. 406150-1 AND SAWGRASS EXPRESSWAY FROM US 441 TO POWERLINE ROAD UNDER PROJECT NOS. 437153-1 AND 437224-1 AND THE SW 10TH STREET CONNECTOR UNDER PROJECT NOS. 415927-1 AND 418214-1.

**Attachments:**     [RESOLUTION 2025-005-Florida's Turnpike Expansion Lawsuit](#)

### Sustainable Development

9. [ORD](#)  
[2025-001-1](#) AN ORDINANCE ADOPTING THE IMPACT FEE STUDY ENTITLED, "CITY OF COCONUT CREEK IMPACT FEE STUDY" DATED SEPTEMBER 30, 2024, PREPARED BY BENESCH, INC.; AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, LAND DEVELOPMENT CODE, ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 5 "IMPACT FEES," BY DELETING SECTIONS 118 THROUGH 126 RELATING TO IMPACT FEES, IN THEIR ENTIRETY AND CREATING A NEW SECTION 118, "FIRE RESCUE, LAW ENFORCEMENT, AND PARKS AND RECREATION IMPACT FEES," TO ADOPT A NEW IMPACT FEE PROGRAM FOR FIRE RESCUE, LAW ENFORCEMENT, AND PARKS AND RECREATION FACILITIES; AND BY AMENDING CHAPTER 13, LAND DEVELOPMENT CODE, ARTICLE II, "SUBDIVISION REGULATIONS," DIVISION 5, "SUBDIVISION DESIGN STANDARDS," TO DELETE SECTION 13-267, "PUBLIC SITES AND OPEN SPACES," IN ITS ENTIRETY TO DELETE DEDICATION REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS. (FIRST READING POSTPONED TO THE JANUARY 23, 2025 COMMISSION MEETING)

**Attachments:**

[ORDINANCE 2025-001-Impact Fee Study and Code Amendment](#)  
[BACKUP-City of Coconut Creek Impact Fee Study](#)  
[BACKUP-Summary-Impact Fee Study and Fees](#)  
[BACKUP-Fire Impact Fee Comparison Chart](#)  
[BACKUP-Law Enforcement Impact Fee Comparison Chart](#)  
[BACKUP-Business Impact Estimate-Impact Fees](#)  
[BACKUP-Consultant-City Presentation Impact Fee Study and Ordinance](#)  
[MINUTES-2024-1113 PZ Meeting](#)

10. [RES](#)  
[2024-164-3](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP TO CONSTRUCT ROADWAYS, INFRASTRUCTURE, ON-STREET PARKING, AND OTHER HARDSCAPE AND STREETScape ELEMENTS FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY DESCRIBED AS THE MAINSTREET AT COCONUT CREEK DEVELOPMENT. (QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:**

[RESOLUTION 2024-164-MainStreet Roadways Site Plan](#)  
[EXHIBIT B-MainStreet Roadways Site Plan](#)  
[BACKUP-Aerial Photo-MainStreet Roadways Site Plan](#)  
[BACKUP-Application-MainStreet Roadways Site Plan](#)  
[BACKUP-Site Plan-MainStreet Roadways Site Plan](#)  
[BACKUP-MainStreet Community Outreach Summary](#)  
[BACKUP-Applicant Presentation-MainStreet Roadways](#)  
[MINUTES-2024-1001 Special 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.**