



# 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, inclusive and progressive community with a  
small-town personal touch.**

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**Thursday, July 10, 2025**

**7:00 PM**

**Coconut Creek Government Center -  
Commission Chambers**

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The City of Coconut Creek City Commission will be conducting a regular meeting of the City Commission on Thursday, July 10, 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. 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)

- [25-139](#) A PRESENTATION BY MARLIN ENGINEERING REGARDING THE LYONS ROAD MOBILITY SAFETY PEDESTRIAN LIGHTING PROJECT.  
  
Attachments: [BACKUP-Outreach Flyer-Lyons Road Mobility Safety Project](#)  
[BACKUP-Lithonia LED D-Series-Lyons Road Mobility Safety Project](#)  
[BACKUP-Presentation-Lyons Road Mobility Safety Project](#)
- [25-126](#) A SWEARING-IN CEREMONY FOR NEW POLICE OFFICER CHRISTOPHER L. CARMICHAEL.
- [25-145](#) A PRESENTATION BY STATE REPRESENTATIVE CHRISTINE HUNSCHOFSKY REGARDING THE 2025 STATE LEGISLATIVE SESSION.

### INPUT FROM THE PUBLIC

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

*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.*

### CONSENT AGENDA

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4. [25-127](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0522R, 2025-0612WS, AND 2025-0612R)
- Sponsors:** City Clerk
- Attachments:** [MINUTES-2025-0522 Regular](#)  
[MINUTES-2025-0612 Workshop](#)  
[MINUTES-2025-0612 Regular](#)
5. [RES 2025-063](#) A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE A RECIPROCAL USE AGREEMENT WITH THE SCHOOL BOARD OF BROWARD COUNTY, PROVIDING FOR RECIPROCAL USE OF CITY FACILITIES AND SCHOOL BOARD FACILITIES FOR A TERM OF FIVE (5) YEARS.
- Sponsors:** Parks and Recreation
- Attachments:** [RESOLUTION 2025-063-School Board Reciprocal Use Agreement](#)  
[EXHIBIT 1-School Board Reciprocal Use Agreement](#)
6. [RES 2025-093](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AGREEMENT WITH OFFICER BRIAN J. VALENTI FOR THE PURCHASE OF A K-9.
- Sponsors:** Police Department
- Attachments:** [RESOLUTION 2025-093-K-9 Lucky Purchase Agreement](#)  
[AGREEMENT-K-9 Lucky Purchase Agreement](#)  
[BACKUP-K-9 Lucky Bill of Sale](#)  
[BACKUP-InterOffice Memo-Sale of K-9 Lucky](#)
7. [RES 2025-101](#) A RESOLUTION ACCEPTING CERTAIN UTILITY EASEMENTS OVER, ACROSS, THROUGH, IN, AND UNDER A PORTION OF LAND LYING WITHIN THE WORKINGMAN'S NURSERY PLAT, RELATING TO PARCEL NUMBER 484205090010, LOCATED IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED IN COMPOSITE EXHIBIT "1," FOR THE 4161 HILLSBORO STORAGE PROJECT.
- Sponsors:** Utilities and Engineering
- Attachments:** [RESOLUTION 2025-101-Utility Easement-4161 Hillsboro Storage](#)  
[COMPOSITE EXHIBIT 1-Utility Easement-4161 Hillsboro Storage](#)
8. [RES 2025-102](#) A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE THE INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR BROWARD COUNTYWIDE INTEGRATED WATER RESOURCE PLAN FUNDING, PROVIDING COST-SHARE FUNDING TO SUPPORT THE CONSTRUCTION OF THE RECLAIMED WATER SYSTEM IN THE MAINSTREET DEVELOPMENT.

**Sponsors:** Utilities and Engineering

**Attachments:** [RESOLUTION 2025-102-Integrated Water Resource Plan Funding ILA](#)  
[AGREEMENT-Integrated Water Resource Plan Funding ILA](#)

## REGULAR AGENDA

### Public Works Department

9. [ORD](#)  
[2025-022-2](#) AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, SUCCESSOR IN INTEREST TO AT&T WIRELESS SERVICES OF FLORIDA, INC., WHICH PROVIDES FOR MODIFICATION OF THE EQUIPMENT ON THE TOWER AT LAKESIDE PARK. (SECOND READING)(PUBLIC HEARING)

**Attachments:** [ORDINANCE 2025-022-New Cingular \(AT&T\) Lease 2nd Amdmt \(2nd Reading\)](#)  
[EXHIBIT 1-Second Amendment-New Cingular \(AT&T\) Lease at Lakeside Park](#)  
[BACKUP-Business Impact Estimate-New Cingular \(AT&T\) Lease 2nd Amdmt](#)  
[BACKUP-Original Lease Agreement \(AT&T\) at Lakeside Park](#)  
[BACKUP-First Amendment-Lease Agreement \(New Cingular\) at Lakeside Park](#)

### Utilities and Engineering

10. [RES](#)  
[2025-103](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH CROM, LLC D/B/A CROM COATINGS AND RESTORATIONS TO PROVIDE LABOR AND MATERIAL FOR THE RELINING OF THE WATER STORAGE TANK LOCATED AT 4801 HILTON ROAD PURSUANT TO INVITATION FOR BIDS (IFB) NO. 05-28-25-11.

**Attachments:** [RESOLUTION 2025-103-Hilton Water Storage Tank Relining-IFB 05-28-25-11](#)  
[EXHIBIT A-Agreement-IFB 05-28-25-11](#)  
[BACKUP-Terms and Conditions-IFB 05-28-25-11](#)  
[BACKUP-Add Alternate 1-IFB 05-28-25-11](#)  
[BACKUP-Vendor Bid Response-IFB 05-28-25-11](#)  
[BACKUP-Bid Tabulation-IFB 05-28-25-11](#)

11. [RES](#)  
[2025-084](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF MARGATE, PROVIDING FOR COORDINATION BETWEEN THE CITY OF COCONUT CREEK'S SOUTH CREEK NEIGHBORHOOD IMPROVEMENTS PROJECT AND THE CITY OF MARGATE'S WATERMAIN IMPROVEMENTS PROJECT IN THE SOUTH CREEK AREA LOCATED BETWEEN LYONS ROAD AND FLORIDA'S TURNPIKE AND BETWEEN COCONUT CREEK PARKWAY AND ATLANTIC BOULEVARD.

**Attachments:** [RESOLUTION 2025-084-Coconut Creek/Margate South Creek ILA](#)  
[AGREEMENT-Coconut Creek/Margate South Creek ILA](#)  
[EXHIBIT A-South Creek Service Area](#)  
[EXHIBIT B-Margate Utility Improvements](#)  
[EXHIBIT C-Lift Station Easement](#)

## Sustainable Development

12. [ORD 2025-026-1](#) 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)(FIRST READING)(FIRST PUBLIC HEARING)

**Attachments:** [ORDINANCE 2025-026-Vinkemulder Master Plan, Rez & Overlay \(1st Reading\)](#)  
[EXHIBIT-Vinkemulder Neighborhood Master Plan](#)  
[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 \(New\)](#)  
[MINUTES-PZ Meetings-Vinkemulder Master Plan, Rez & Overlay](#)

13. [RES 2025-106](#) A RESOLUTION APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY SCOTT BACKMAN OF MISKEL BACKMAN, LLP TO PERMIT AN APPROXIMATELY 2,800 SQUARE FOOT RESTAURANT WITH A DRIVE-THRU USE WITHIN BLOCK 3 OF THE MAINSTREET AT COCONUT CREEK DEVELOPMENT, LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF.

(QUASI-JUDICIAL)(PUBLIC HEARING)

**Attachments:** [RESOLUTION 2025-106-MainStreet Block 3 Special Land Use](#)  
[BACKUP-Staff PZ Memorandum-SLU Standards-MainStreet Block 3](#)  
[BACKUP-Aerial Photo-MainStreet Block 3 Special Land Use](#)  
[BACKUP-Exhibits-Application & Plans-MainStreet Block 3 Special Land Use](#)  
[BACKUP-Exhibit-Community Outreach-MainStreet Block 3 Special Land Use](#)  
[BACKUP-Resolution 2024-109-MainStreet Block 3 Site Plan](#)  
[BACKUP-Applicant Presentation-Mainstreet Block 3 Special Land Use](#)

14. [RES 2025-099](#) A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE THIRD AMENDMENT TO THE TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE BROWARD COUNTY CITY MANAGER'S ASSOCIATION, INC., AND THE CITY OF COCONUT CREEK.

**Attachments:** [RESOLUTION 2025-099-Transportation Surtax ILA 3rd Amdmt](#)  
[AGREEMENT-Transportation Surtax ILA 3rd Amdmt](#)  
[BACKUP-Resolution 2018-217-Original Transportation Surtax ILA](#)  
[BACKUP-Resolution 2019-169-Transportation Surtax ILA 1st Amdmt](#)  
[BACKUP-Resolution 2021-007-Transportation Surtax ILA 2nd Amdmt](#)

#### City Attorney

15. [ORD 2025-023-1](#) 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. (FIRST READING)

**Attachments:** [ORDINANCE Amendment to the Planning and Zoning Board Criteria \(First Reading\)](#)  
[BACKUP-Business Impact Estimate-PZ Board Member Criteria](#)  
[MINUTES-Draft Excerpt-2025-0611 PZ Meeting](#)

#### City Commission

16. [25-134](#) A MOTION TO APPOINT A VOTING DELEGATE TO ATTEND AND VOTE AT THE FLORIDA LEAGUE OF CITIES (FLC) ANNUAL BUSINESS SESSION TO BE HELD DURING THE ANNUAL CONFERENCE ON AUGUST 14-16, 2025.

**Attachments:** [BACKUP-FLC 2025 Voting Delegate Memo](#)

#### 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.**