



## 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.**

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Thursday, February 13, 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, February 13, 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)

1. 25-021 A PRESENTATION BY DR. STANLEY AND PEARL GOODMAN JEWISH FAMILY SERVICES OF BROWARD COUNTY, INC. HONORING THE CITY OF COCONUT CREEK AS A DEDICATED COMMUNITY PARTNER WITH ITS INAUGURAL APPLE AWARD.
2. 25-038 A PRESENTATION OF THE POLICE DEPARTMENT'S OFFICER OF THE YEAR AWARD FOR POLICE DETECTIVE CLINT E. COREY AND THE CIVILIAN OF THE YEAR AWARD FOR CAROLANN K. PAPA.  
  
*Attachments:* BACKUP-Officer of the Year Commendation-Corey  
BACKUP-Civilian of the Year Commendation-Papa
3. 25-030 A PROCLAMATION HONORING THE RETIREMENT OF K-9 NOBLE.  
  
*Attachments:* PROCLAMATION-K-9 Noble Retirement
4. 25-026 A PROCLAMATION RECOGNIZING FEBRUARY 14, 2025, AS A "DAY OF SERVICE AND LOVE," A DAY TO GIVE BACK TO THE COMMUNITY IN HONOR AND RECOGNITION OF THOSE IMPACTED BY THE MARJORY STONEMAN DOUGLAS HIGH SCHOOL TRAGEDY ON FEBRUARY 14, 2018.  
  
*Attachments:* PROCLAMATION-Day of Service and Love 2025

### 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**

5. 25-015

|               |                                     |
|---------------|-------------------------------------|
| <b>PASSED</b> | <input checked="" type="checkbox"/> |
| <b>FAILED</b> | <input type="checkbox"/>            |

*Sponsors:*  
*Attachments:*

A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0109WS AND 2025-0109R)

City Clerk  
MINUTES-2025-0109 Workshop  
MINUTES-2025-0109 Regular

5-0

6. RES 2025-025

|               |                                     |
|---------------|-------------------------------------|
| <b>PASSED</b> | <input checked="" type="checkbox"/> |
| <b>FAILED</b> | <input type="checkbox"/>            |

*Sponsors:*  
*Attachments:*

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO PREPARE AND SUBMIT A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE 2025 RECREATIONAL TRAILS PROGRAM (RTP) FOR THE OAK TRAILS PARK TRAIL SYSTEM EXPANSION PROJECT; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO THE APPROPRIATE AGREEMENTS REQUIRED TO RECEIVE FUNDING.

Sustainable Development  
RESOLUTION 2025-025-Oak Trails Park Expansion RTP Grant  
BACKUP-Location Map-Oak Trails Park  
BACKUP-Conceptual Design-Oak Trails Park

5-0

**REGULAR AGENDA**

**Public Works Department**

7. RES 2025-026

|               |                                     |
|---------------|-------------------------------------|
| <b>PASSED</b> | <input checked="" type="checkbox"/> |
| <b>FAILED</b> | <input type="checkbox"/>            |

*Attachments:*

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH FSV CONSTRUCTION COMPANY TO RENOVATE THE CYPRESS PAVILION AT SABAL PINES PARK PURSUANT TO IFB NO. 11-27-24-11.

RESOLUTION 2025-026-Sabal Pines Cypress Pavilion Reno-IFB 11-27-24-11  
EXHIBIT A-Agreement-Sabal Pines Cypress Pavilion Reno-IFB 11-27-24-11  
BACKUP-Terms/Cond.-Sabal Pines Cypress Pavilion Reno-IFB 11-27-24-11  
BACKUP-Vendor Resp.-Sabal Pines Cypress Pavilion Reno-IFB 11-27-24-11  
BACKUP-Tabulation-Sabal Pines Cypress Pavilion Reno-IFB 11-27-24-11  
BACKUP-Photograph-Cypress Pavilion Existing Conditions (New)  
BACKUP-Photograph-Cypress Pavilion Rendering (New)

5-0

Sustainable Development

8. ORD  
2025-003-2

|               |                                     |
|---------------|-------------------------------------|
| <b>PASSED</b> | <input checked="" type="checkbox"/> |
| <b>FAILED</b> | <input type="checkbox"/>            |

5-0

On 2nd Rdg

AN ORDINANCE APPROVING A REZONING APPLICATION FOR THE PROPERTIES LOCATED AT 4100 AND 4250 NW 74 STREET FROM A-1 (AGRICULTURAL) TO P (PARKS AND RECREATION) TO FACILITATE THE EXPANSION OF THE EXISTING OAK TRAILS PARK FACILITY, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING) (SECOND PUBLIC HEARING)

Attachments:

- ORDINANCE 2025-003-Oak Trails Park Expansion Rezoning (2nd Reading)
- BACKUP-Aerial Photo-Oak Trails Park Expansion Rezoning
- BACKUP-Zoning Map-Oak Trails Park Expansion Rezoning
- BACKUP-Exhibits-Oak Trails Park Expansion Rezoning
- BACKUP-Community Outreach Summary-Oak Trails Park Expansion
- BACKUP-Applicant Presentation-Oak Trails Park Expansion
- MINUTES-Draft Excerpt-PZ Mtg 2024-1211

9. ORD  
2025-001-3

|               |                                     |
|---------------|-------------------------------------|
| <b>PASSED</b> | <input checked="" type="checkbox"/> |
| <b>FAILED</b> | <input type="checkbox"/>            |

5-0

On 2nd Rdg

AN ORDINANCE ADOPTING THE IMPACT FEE STUDY ENTITLED, "CITY OF COCONUT CREEK IMPACT FEE STUDY" DATED JANUARY 15, 2025, 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 13-118 THROUGH 13-126 RELATING TO IMPACT FEES, IN THEIR ENTIRETY AND CREATING A NEW SECTION 13-118, "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. (SECOND READING)(PUBLIC HEARING)

- Attachments:
- [ORDINANCE 2025-001-Impact Fee Study & Code Amendment \(2nd Reading\)](#)
  - [BACKUP-Summary-Impact Fee Study and Fees](#)
  - [BACKUP-City of Coconut Creek Impact Fee Study](#)
  - [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](#)

**City Attorney**

10. RES  
2025-028

|        |                                     |
|--------|-------------------------------------|
| PASSED | <input checked="" type="checkbox"/> |
| FAILED | <input type="checkbox"/>            |

5-0

A RESOLUTION AUTHORIZING THE CONFLICT RESOLUTION PROCEDURES OF CHAPTER 164, FLORIDA STATUTES, PRIOR TO INITIATING COURT ACTION AND PROVIDING FOR AUTHORITY, INITIATION OF CONFLICT RESOLUTION PROCEDURE, DUTY TO GIVE NOTICE, CONFLICT ASSESSMENT PHASE, JOINT PUBLIC MEETING, AND FINAL RESOLUTION RELATED TO ACTION ITEMS FOR EXPANSION OF THE MONARCH HILL LANDFILL.

- Attachments:
- [RESOLUTION 2025-028-Monarch Hill Landfill Height](#)
  - [BACKUP-Broward County Proposed Ordinance-Land Use & Comp Plan Amdmt](#)
  - [BACKUP-Broward County Proposed Ordinance Landfill Height](#)
  - [BACKUP-Broward County Proposed Ordinance Waste Limitation](#)
  - [BACKUP-Proposed Restrictive Covenants & Agrmt between WM & County](#)

**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.