



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

Thursday, April 10, 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, April 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) 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. [25-071](#) A PRESENTATION RECOGNIZING THE MEMBERS OF THE CIVIL SERVICE BOARD, PARKS AND RECREATION ADVISORY BOARD, AND PLANNING AND ZONING ADVISORY BOARD FOR THEIR SERVICE DURING THE 2024-2025 YEAR.
2. [25-047](#) A PRESENTATION RECOGNIZING SECOND QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2025.
3. [25-049](#) A PRESENTATION OF THE DISTINGUISHED BUDGET PRESENTATION AWARD FOR THE CITY'S FISCAL YEAR 2025 ANNUAL BUDGET AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM, THE CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FOR THE CITY'S ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR), AND THE AWARD FOR OUTSTANDING ACHIEVEMENT IN POPULAR ANNUAL FINANCIAL REPORTING FOR THE CITY'S POPULAR ANNUAL FINANCIAL REPORT (PAFR) FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023.

Attachments: [BACKUP-FY25 Budget Award Letter with Special Recognition](#)
 [BACKUP-FY25 Budget Award Certificate](#)
 [BACKUP-FY23 ACFR Award Letter](#)
 [BACKUP-FY23 ACFR Award Certificate](#)
 [BACKUP-FY23 PAFR Award Letter](#)
 [BACKUP-FY23 PAFR Award Certificate](#)

4. [25-033](#) A PROCLAMATION RECOGNIZING APRIL 2025 AS "CHILD ABUSE PREVENTION MONTH."

Attachments: [PROCLAMATION-Child Abuse Prevention Month 2025](#)

5. [25-031](#) A PROCLAMATION RECOGNIZING APRIL 6-12, 2025, AS "NATIONAL CRIME VICTIMS' RIGHTS WEEK."

Attachments: [PROCLAMATION-National Crime Victims' Rights Week 2025](#)

6. [25-087](#) A PROCLAMATION RECOGNIZING APRIL 7-13, 2025, AS "FOOD WASTE PREVENTION WEEK."

Attachments: [PROCLAMATION-Food Waste Prevention Week 2025](#)

7. [25-073](#) A PROCLAMATION RECOGNIZING APRIL 21-28, 2025, AS "CITY SUSTAINABILITY WEEK 2025" IN THE CITY OF COCONUT CREEK.

Attachments: [PROCLAMATION-City Sustainability Week 2025](#)

INPUT FROM THE PUBLIC

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

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CONSENT AGENDA

8. [25-070](#) A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0313R)

Sponsors: City Clerk

Attachments: [MINUTES-2025-0313 Regular](#)
 [FORM 8B-2025-0313 Regular Meeting](#)

9. [25-074](#) A MOTION TO CANCEL THE JUNE 26 AND JULY 24, 2025, REGULAR CITY COMMISSION MEETINGS.

Sponsors: City Commission

Attachments: [BACKUP-Charter Section 309](#)

10. [25-065](#) A MOTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPROVE THE PURCHASE AND INSTALLATION OF NEW HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) UNITS TO REPLACE THE EXISTING UNITS AT THE UTILITIES AND ENGINEERING BUILDING WITH MASTER MECHANICAL SERVICES, INC. PURSUANT TO RFP

NO. 02-23-22-10.

Sponsors: Public Works Department

Attachments: [BACKUP-Proposal-U&E HVAC Replacement](#)
[BACKUP-Basic Limited Warranty-Lennox Equipment](#)
[BACKUP-Limited Warranty Certificate-AAON](#)
[BACKUP-Resolution 2022-069-Original HVAC Services Agreement](#)

11. [RES 2025-059](#) A RESOLUTION IN SUPPORT OF THE CITY'S REQUESTS FOR COMMUNITY PROJECT FUNDING FOR A REDUNDANT FIBER OPTIC RING AND THE ADVANCED METERING INFRASTRUCTURE PROJECT, WHICH SUPPORT THE CITY'S STRATEGIC GOALS OF SAFETY AND QUALITY OF LIFE AND HIGH PERFORMANCE GOVERNMENT.

Sponsors: City Manager

Attachments: [RESOLUTION 2025-059-Community Project Funding 2025](#)

12. [RES 2025-047](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION FOR GENERAL PROFESSIONAL ENGINEERING SERVICES WITH CPH, LLC TO PROVIDE DESIGN, PERMITTING, AND BIDDING SERVICES FOR THE UPGRADE OF A WASTEWATER FORCEMAIN PRIMARILY ALONG NW 39 AVENUE AND NW 74 STREET, NORTH OF HILLSBORO BOULEVARD, IN ACCORDANCE WITH RFQ NO. 03-25-20-02.

Sponsors: Utilities and Engineering

Attachments: [RESOLUTION 2025-047-NW 39 Ave Forcemain Upgrade Design Svcs](#)
[WORK AUTHORIZATION-NW 39 Ave Forcemain Upgrade Design Svcs](#)
[BACKUP-Resolution 2020-196-CPH Original Agreement](#)

REGULAR AGENDA

Finance and Administrative Services

13. [25-066](#) A MOTION TO ACCEPT FOR FILING AS THE RECORD COPY WITH THE CITY CLERK THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR), WHICH ALSO INCLUDES THE OTHER INDEPENDENT AUDITOR'S REPORTS, FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024.

Attachments: [BACKUP-FY24 Annual Comprehensive Financial Report](#)
[BACKUP-Presentation-FY24 Annual Comprehensive Financial Report](#)

Public Works Department

14. [RES](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION WITH MILLER LEGG & ASSOCIATES, INC. TO PROVIDE DESIGN SERVICES FOR THE RENOVATION OF THE GOVERNMENT CENTER COURTYARD AND PARKING LOT IN ACCORDANCE WITH RFQ NO. 10-06-21-11.
[2025-046](#)

Attachments: [RESOLUTION 2025-046-Govt Center Courtyard Renovation Design Svcs](#)
[WORK AUTHORIZATION-Govt Center Courtyard Renovation Design Svcs](#)
[EXHIBITS A & B-Govt Center Courtyard Renovation Design Svcs](#)
[BACKUP-Miller Legg Consulting Agreement-RFQ No. 10-06-21-11](#)

Utilities and Engineering

15. [RES](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION WITH KIMLEY-HORN AND ASSOCIATES, INC. TO PROVIDE GENERAL PROFESSIONAL ENGINEERING SERVICES FOR A CITYWIDE CANAL AND LAKE BANK RESTORATION MASTER PLAN IN ACCORDANCE WITH RFQ NO. 03-25-20-02.
[2025-035](#)

Attachments: [RESOLUTION 2025-035-Canal and Lake Bank Restoration](#)
[WORK AUTHORIZATION-Canal and Lake Bank Restoration](#)
[BACKUP-Resolution 2020-196-Kimley-Horn and Associates Agrmt](#)

16. [RES](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH FG CONSTRUCTION, LLC FOR THE CONSTRUCTION OF THE HILLSBORO CORRIDOR REDEVELOPMENT AREA PROJECT PURSUANT TO IFB NO. 12-10-24-11.
[2025-053](#)

Attachments: [RESOLUTION 2025-053-Hillsboro Redevelopment Construction Agrmt](#)
[AGREEMENT-Hillsboro Redevelopment Construction-IFB 12-10-24-11](#)
[BACKUP-Terms&Cond-Hillsboro Redevelopment Construction Agrmt](#)
[BACKUP-Contractor Bid Response-IFB 12-10-24-11](#)
[BACKUP-Bid Tabulation-IFB 12-10-24-11](#)
[BACKUP-Conceptual Sidewalk Layout-Hillsboro Redevelopment](#)
[BACKUP-Resolution 2024-017-FDOT Construction Agrmt Hillsboro Corridor](#)
[BACKUP-Hillsboro Corridor Redevelopment Area ILA & First Amendment](#)

Finance and Administrative Services

17. [ORD](#) **AN ORDINANCE** AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 20, "UTILITIES," ARTICLE V, "RATES AND CHARGES," SECTION 20-82, "SCHEDULE OF RATES, FEES AND CHARGES," SUBSECTION 20-82(9), "AUTOMATIC ANNUAL RATE
[2025-007-1](#)

ADJUSTMENT," IN ORDER TO ALLOW FOR ANNUAL RATE ADJUSTMENTS EFFECTIVE JUNE 1 OF EACH YEAR BASED ON THE HIGHER OF TWO AND ONE-HALF PERCENT (2.5%), THE CONSUMER PRICE INDEX (CPI), OR BROWARD COUNTY WATER AND WASTEWATER SERVICES FEE ADJUSTMENTS AND TO PROVIDE THE CITY COMMISSION WITH THE ABILITY TO WAIVE SAID FEES IN WHOLE OR IN PART. (FIRST READING)

Attachments: [ORDINANCE 2025-007-Water and Wasterwater Utility Rates \(1st Reading\)](#)

Sustainable Development

18. [ORD 2025-008-2](#) AN ORDINANCE ESTABLISHING THE MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS OF FACT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE (5) PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CONSENT FOR THE EXERCISE OF CERTAIN POWERS; AND PROVIDING FOR CONDITIONS OF APPROVAL. (SECOND READING) (PUBLIC HEARING)

Attachments: [ORDINANCE 2025-008-MainStreet CDD \(2nd Reading\)](#)
[EXHIBIT A-Petition to Establish MainStreet CDD](#)
[BACKUP-Location Map-Mainstreet CDD](#)
[BACKUP-DRC Comments #1 Responses-MainStreet CDD](#)
[BACKUP-Special Assessments Chart Residential](#)
[BACKUP-Presentation-MainStreet CDD](#)

19. [RES 2025-040](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP TO CONSTRUCT A MAXIMUM OF UP TO ONE HUNDRED AND FIFTY-TWO (152) TOWNHOMES AND VILLAS ON THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY DESCRIBED AS BLOCK 8 OF THE MAINSTREET AT COCONUT CREEK DEVELOPMENT. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [RESOLUTION 2025-040-MainStreet Block 8 Site Plan](#)
[EXHIBIT B-Site Plan-MainStreet Block 8](#)
[BACKUP-Aerial Photo-MainStreet Block 8 Site Plan](#)
[BACKUP-Application-MainStreet Block 8 Site Plan](#)
[BACKUP-Site Plan-MainStreet Block 8 Site Plan](#)
[BACKUP-MainStreet Community Outreach Summary](#)
[BACKUP-Applicant Presentation-MainStreet Block 8 Site Plan](#)
[MINUTES-Draft Excerpt 2025-0212 PZ Mtg](#)

20. [RES](#)
 [2025-041](#) A RESOLUTION APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP FOR THE DEVELOPMENT OF PUBLIC AND PRIVATE PARKS, OPEN SPACES, AND OTHER HARDSCAPE FEATURES ON THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY LOCATED WITHIN THE MAINSTREET AT COCONUT CREEK DEVELOPMENT. (QUASI-JUDICIAL)(PUBLIC HEARING)

Attachments: [RESOLUTION 2025-041-MainStreet Parks & Open Spaces Site Plan](#)
 [EXHIBIT B-Site Plan-Parks & Open Spaces](#)
 [BACKUP-Aerial Photo-MainStreet Parks & Open Spaces Site Plan](#)
 [BACKUP-Application-MainStreet Parks & Open Spaces Site Plan](#)
 [BACKUP-Site Plan-MainStreet Parks & Open Spaces](#)
 [BACKUP-MainStreet Community Outreach Summary](#)
 [BACKUP-Applicant Presentation-MainStreet Parks & Open Spaces](#)
 [MINUTES-Draft Excerpt-2025-0212 PZ Mtg](#)

City Manager

21. [RES](#)
 [2025-057](#) A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED LYONS CREEK MIDDLE SCHOOL TRAFFIC IMPROVEMENT AGREEMENT WITH THE SCHOOL BOARD OF BROWARD COUNTY.

Attachments: [RESOLUTION 2025-057-Lyons Creek Middle Traffic Improvement Agrmt](#)
 [AGREEMENT-Lyons Creek Middle Traffic Improvement](#)
 [EXHIBITS A-C-Lyons Creek Middle Traffic Improvement Agrmt](#)

City Commission

22. [25-072](#) A MOTION TO APPOINT A DIRECTOR, ALTERNATE, AND SECOND ALTERNATE TO ATTEND AND VOTE AT ANY 2025-2026 BROWARD LEAGUE OF CITIES BOARD OF DIRECTORS OR GENERAL MEMBERSHIP MEETINGS.

Attachments: [BACKUP-BLOC 25-26 Board Appointments Memo](#)

23. [RES](#)
 [2025-058](#) A RESOLUTION APPOINTING MARY C. BLASI AS A REGULAR MEMBER OF THE BOARD OF DIRECTORS FOR THE SEMINOLE COCONUT CREEK EDUCATION FOUNDATION, INC., PURSUANT TO THE COCONUT CREEK FEE TO TRUST LANDS MITIGATION AGREEMENT AND THE BYLAWS OF THE SEMINOLE COCONUT CREEK EDUCATION FOUNDATION.

Attachments: [RESOLUTION 2025-058-Seminole Education Foundation Board Appt](#)
[BACKUP-Resolution 2019-268-First Board Appointments](#)
[BACKUP-Resolution 2022-072-Board Reappointment](#)
[BACKUP-Seminole Mitigation Agreement](#)

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.