



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: June 8, 2023  
Time: 7:00 p.m.  
Meeting No. 2023-0608R

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### CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:01 p.m.

### PRESENT UPON ROLL CALL:

Mayor Joshua Rydell  
Vice Mayor Sandra L. Welch  
Commissioner Jacqueline Railey  
Commissioner John A. Brodie  
Commissioner Jeffrey R. Wasserman  
City Manager Karen M. Brooks  
City Attorney Terrill C. Pyburn  
City Clerk Joseph J. Kavanagh

Mayor Rydell asked all to rise for the Pledge of Allegiance.

Mayor Rydell noted that the meeting was being conducted live with a quorum physically present, and City Attorney Terrill C. Pyburn explained the procedures for public participation and comment for the meeting.

### PRESENTATIONS

- 1. 23-131** A PRESENTATION RECOGNIZING THE WINSTON PARK ELEMENTARY RECYCLING COMPETITION WINNERS.

Public Works Director Harry Mautte shared the partnership between the City of Coconut Creek and Winston Park Elementary School in a recycling competition pilot program. He stated 32 students had participated in the pilot program and thanked Assistant Principal Mark Andriesse for his support. He recognized competition winners Sofia Rodriguez, Arielle Russell, and London Phillippe-Pennachio.

Vice Mayor Welch recognized former Education Advisory Board Member Jack Vesey for his recommendation, which led to the program.

- 2. 23-133** A PRESENTATION RECOGNIZING THE LYONS CREEK MIDDLE SCHOOL GIRLS FLOORBALL TEAM, BOYS SPORTS TEAMS, AND SCHOOL ATHLETIC DIRECTOR FOR THEIR OUTSTANDING ACHIEVEMENTS DURING THE 2022-2023 SEASON.

Mayor Rydell recognized the Lyons Creek Middle School Girls Floorball team on their district championship, the Boys sports teams on their all-sports County championship, and Athletic Director Ralph Rubiano for his recognition as Athletic Director of the Year. Commissioner Brodie presented the students and faculty with certificates along with Lyons Creek Middle School Principal Vernicca Wynter.

3.     **23-122**           A PRESENTATION OF THE LIFESAVING COMMENDATION AWARD FOR POLICE OFFICERS DONDRELL LUBERICE, TY MORGAN, AND PATRICK SCHLACHTER.

Captain Fred Hofer outlined the incident that had led to this recognition. Captain Jenna Kriplean presented Police Officers Dondrell Luberice, Ty Morgan, and Patrick Schlachter with the Lifesaving Commendation Award.

### **INPUT FROM THE PUBLIC**

City Clerk Kavanagh stated that there were no advanced public comments received for Non-Agenda or Consent Agenda items.

Gloria De Paul, 6245 N Federal Highway, Suite 413, Fort Lauderdale, spoke about her organization, Remember Everyone Deployed, and asked Coconut Creek to assist in recognizing thirteen (13) soldiers lost in Afghanistan on August 26, 2021.

Tina Nuzzi, 3956 NW 56 Street, Coconut Creek, spoke regarding All Play Soccer Club and the programs offered by the nonprofit organization. She stated the club had demonstrated a clear demand, and was growing quickly, but was struggling with permitting fields due to the first-come, first-served system. She asked the City to partner with the organization.

Mayor Rydell discussed the benefits of the program and stated he was supportive of a partnership. City Manager Brooks stated staff would reach out to discuss options. Discussion ensued.

### **CONSENT AGENDA (*Items 4 and 5*)**

Mayor Rydell read each of the titles of the Consent Agenda Items into the record.

4.     **23-107**           A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0511SP AND 2023-0511R)
5.     **RES**  
       **2023-108**           A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED MEMORANDUM OF AGREEMENT (MOA) WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) TO PROVIDE THE CITY WITH WEATHERSTEM STATIONS TO ASSIST IN THE DEPLOYMENT OF RESOURCES TO IMPACTED AREAS DURING TIMES OF SEVERE WEATHER.

**MOTION:**       Welch/Railey – To approve Consent Agenda Items 4 and 5.

**Upon roll call, the Motion passed by a 5-0 vote.**

### **REGULAR AGENDA**

#### **Sustainable Development**

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to agenda items 6, 7, and 8. City Clerk Kavanagh confirmed the public notice requirements for Agenda Items 6, 7, and 8 had been met and swore in the witnesses.

6. **ORD 2023-011** AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF GUNTHER MOTOR COMPANY FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTH STATE ROAD 7/U.S. 441 AND CULLUM ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

Vice Mayor Welch made a motion to move Item 6 for discussion, seconded by Commissioner Railey.

City Attorney Pyburn asked if there were any applicable ex-parte disclosures from the Commission, and there were none.

Sustainable Development Director Scott Stoudenmire stated there were no changes between first and second reading. Adriana Murillo, Project Manager, Stiles Architectural Group, was present to answer questions on behalf of the applicant.

Mayor Rydell opened the public hearing. There were no questions or comments from the public, and the public hearing was closed.

**MOTION:** Brodie/Wasserman – To adopt Ordinance No. 2023-011.

**Upon roll call, the Ordinance passed by a 5-0 vote.**

Mayor Rydell asked if there were any objections from the applicant or staff to hear Agenda Items 7 and 8 together, as they were related, and there were no objections.

7. **ORD 2023-014** AN ORDINANCE APPROVING THE REZONING APPLICATION FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF JOHNSON ROAD AND PARK SCHOOL ROAD, IMMEDIATELY WEST OF TRADEWINDS ELEMENTARY SCHOOL AND NORTH OF THE EXISTING LAKESIDE PARK, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, FROM IO-1 (INDUSTRIAL OFFICE) TO P (PARKS AND RECREATION) TO FACILITATE THE EXPANSION OF THE EXISTING LAKESIDE PARK FACILITY. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)
8. **RES 2023-098** A RESOLUTION APPROVING THE SITE PLAN APPLICATION FOR THE RENOVATION AND EXPANSION OF LAKESIDE PARK, AN EXISTING CITY PARK FACILITY LOCATED AT 5555 REGENCY LAKES BOULEVARD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record, and Mayor Rydell read the Resolution title into the record.

Vice Mayor Welch made a motion to move Item 7 for discussion, seconded by Commissioner Railey.

Commissioner Railey made a motion to move Item 8 for discussion, seconded by Commissioner

Brodie.

City Attorney Pyburn asked if there were any applicable ex-parte disclosures from the Commission, and there were none. Consensus was given to waive the quasi-judicial procedures for Items 7 and 8, as they were City-initiated applications.

Mr. Stoudenmire introduced the items on behalf of staff. He explained the applications were to rezone five (5) acres obtained from the Broward School District in 2016 adjacent to Tradewinds Elementary as well as site plan approval to renovate and expand the Lakeside Park facilities.

Nicholas Marchan, CPZ Architects, provided a *PowerPoint* presentation outlining proposed renovations of the existing facility and plans for the expansion. He began with an overview of the scope of the project, parking considerations, and the site map. He reviewed the green building initiatives utilized on the site.

Public Works Director Harry Mautte explained that the detailed cost proposals had come in much higher than initial estimates, and stated as a result of competing budget priorities, staff was proposing phasing the project into two (2) phases. He outlined the items to be included in the first phase of the project and stated previously approved funding would cover that phase.

Mayor Rydell opened the public hearing.

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, commented that she drives by Lakeside Park every day, and thanked the City for protecting the land and expanding the park. She highlighted the opportunity for a north recycling drop-off location and discussed potential to consider a soft tennis court and a swimming pool in the future. She thanked staff for the green initiatives and suggested covered parking with solar panels.

City Clerk Kavanagh read an advanced public comment received by email into the record, a copy of which is attached hereto as Exhibit "1," from Faisal Zafar who wrote in support of the rezoning application.

There were no further questions or comments from the public, and Mayor Rydell closed the public hearing.

Mayor Rydell asked for clarification on the projected timeline. Mr. Mautte stated design and construction documents were near completion, and if funding was available, the construction could begin early in Fiscal Year 2024. He noted if only the first phase was moving forward, that could begin as soon as permits and zoning were approved. Mayor Rydell asserted he was not ready to approve the site plan without additional community input. He noted noise concerns related to the location of basketball and pickleball courts adjacent to the playground.

Commissioner Wasserman noted there was a potential field for All Play Soccer in the proposal. He stated he understood the concern but found the plan to be innovative. He added that the community had meetings, and if they were onboard, then he was, as well.

Commissioner Brodie stated he thought the proposal needed to go back to the public, as it had been a year since the last public meeting. He noted he did not agree with fencing around the basketball courts, and said he was not clear why it was two (2) half courts instead of one (1) full court. Parks and Recreation Assistant Director Danielle DeBarros stated the intent was to gear the courts toward skills and youth and to maximize the number of people playing at one (1) time. She noted most courts in the City go north/south, so it made more sense to have two (2) half

court facing north/south rather than one (1) full court facing east/west. She added that the fence was for security and to allow the courts to be closed off if needed due to maintenance issues. She explained that as long as the park was open, the gate would be open. Commissioner Brodie stated he disagreed with having a fence and explained that, in the past, he had gone to parks and had to chase rangers down to unlock the gates.

Mayor Rydell asked for clarification on whether the pickleball court would have a fence, and Ms. DeBarros answered in the affirmative.

Commissioner Railey commented that she loved the idea of the property being a park. She commented there were many parks in Coconut Creek with basketball and pickleball courts and asked why they did not come up with something unique to this area. She commented on the potential for noise issues and stated they may be trying to jam too much into a small space.

Vice Mayor Welch referenced the phase one (1) site plan as suggested and asked for clarification on the location of the homes. She noted the configuration of courts was also in place at the Community Center and Windmill Park if anyone wanted to see the layout. She agreed the community should have an opportunity to review the phased plan, and stated the project should move forward to show the community the City was keeping its word.

Mayor Rydell asked staff what the cost would be to continue with earthwork on the north parcel. Mr. Mautte stated that the earthwork needed to make the north portion a usable field was substantial, and if the infrastructure components were left out, the rework to go back and add them later would drive up the overall cost.

Mayor Rydell sought and received consensus that the Commission was not comfortable moving forward with the site plan as presented. He asked that staff take the feedback provided and meet with individual members of the Commission to come up with creative solutions to address the comments. Mayor Rydell passed the gavel to make a motion to the table Item 8.

**MOTION:** Rydell/Railey – To table Resolution No. 2023-098.

**Upon roll call, the Resolution was tabled by a 5-0 vote.**

Mayor Rydell agreed with the comments made by Vice Mayor Welch that a commitment had been made to the community, regarding the north parcel, and stated that should be prioritized. City Manager Brooks asked for clarification on the direction, and whether the Commission was asking that staff focus on the north parcel of the park, rather than the south parcel. Mayor Rydell was in support of focusing on the north parcel. Vice Mayor Welch clarified that she did not think it prudent to delay the ground work and other related improvements to the north parcel that could be done at this time.

**MOTION:** Welch/Brodie – To approve Ordinance No. 2023-014 on first reading.

**Upon roll call, the Ordinance passed on first reading by a 5-0 vote.**

Commissioner Railey stated she understood the monetary need to phase the project, but she did not want to move forward piecemeal. She asserted there needed to be a solid plan. Commissioner Brodie agreed. He noted the budget approval would dictate what could be done, and deprioritizing the south area would reduce what could be provided to the community. Mayor Rydell shared a brief background on commitments made to provide an amphitheater and community spaces. Discussion ensued. Commissioner Railey highlighted that the MainStreet

project potentially included an amphitheater.

### **City Attorney**

9. **RES 2023-115** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A RETAINER AGREEMENT WITH THE LAW FIRM OF TRIPP SCOTT, P.A. TO ASSIST THE CITY WITH THE OPPOSITION TO FLORIDA'S TURNPIKE EXPANSION FROM ATLANTIC BOULEVARD TO WILES ROAD ADJACENT TO THE CITY OF COCONUT CREEK, INCLUDING BUT NOT LIMITED TO THE PREPARATION FOR AND ATTENDANCE AT THE PUBLIC HEARINGS AND MEETINGS SCHEDULED BY FLORIDA'S TURNPIKE ENTERPRISE (FTE) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND PREPARATION OF A COMPLAINT REGARDING SAME TO BE FILED ON BEHALF OF THE CITY IN COURT.

**MOTION:** Railey/Welch – To approve Resolution No. 2023-115.

City Attorney Pyburn presented the item, noting it came at the request of the Commission. She reviewed the team of attorneys that would be supporting the City in the effort to oppose expansion of Florida's Turnpike adjacent to Coconut Creek.

Vice Mayor Welch noted that the Metropolitan Planning Organization (MPO) meeting had seven (7) items related to the Turnpike and references were made to additional lanes and interchanges.

Mayor Rydell stated he had spoken at length with City Attorney Pyburn regarding this item and felt this was the right and best team to accomplish what was needed. He added that City Attorney Pyburn had negotiated a very reasonable contract with a high-profile firm.

**Upon roll call, the Resolution passed by a 5-0 vote.**

### **CITY MANAGER REPORT**

City Manager Brooks shared that the City would be hosting a small community event at Sunshine Drive Park on June 24 to educate residents on the Turnpike Expansion Project. She stated a picnic was planned, similar to the Police Department's community outreach events. Mayor Rydell stated he would like to see a staff report on the ownership of the buildings in the Sunshine Drive neighborhood.

City Manager Brooks stated that, since the last meeting, she had consulted with Human Resources (HR) Director Pam Kershaw regarding an employee survey. She asserted that staff highly valued employee input and wanted to address any concerns or major issues in a manner that was productive. She explained that HR had a framework for obtaining feedback from employees in a variety of ways, and asked Ms. Kershaw to provide additional details. Ms. Kershaw noted that the City leadership team and the HR Department placed a high priority on employee morale and workplace culture, adding employee feedback was an important part of that. She shared methods that had been used over the years, including focus groups, roundtable discussions, voluntary exit surveys, one-on-one exit interviews, suggestion contests and boxes (both physical and virtual). She commented that they had found topic-specific surveys to be particularly helpful and discussed the concept of ongoing stay interviews. Continuing, Ms. Kershaw stated the City had conducted broad, anonymous surveys in the past, the most recent being in 2013. She noted a third-party consultant had been used and explained the findings. She stated an anonymous survey could be conducted using Survey Monkey as suggested, and thanked the Commission for their support of employee culture. Discussion ensued briefly, and Mayor Rydell asked



City Manager Brooks to provide updates until the delivery of the survey results.

City Manager Brooks wished Mayor Rydell a happy birthday.

### CITY ATTORNEY REPORT

City Attorney Pyburn reminded the Commissioners to file their Form 1 financial disclosure statement by the July 1 deadline. She noted that the recent legislative changes for the Form 6 filing were not applicable until next year. She also wished Mayor Rydell a happy birthday.

### COMMISSION COMMUNICATIONS

Commissioner Wasserman recognized the last day of school and congratulated the Coconut Creek graduates. He noted the Memorial Day ceremony was beautiful and the attention to detail was fantastic. He wished Mayor Rydell a happy birthday.

Commissioner Brodie commented that the Parks and Recreation team had done an excellent job of stepping up to take over the Memorial Day event. He shared that it was an honor to participate in the recent graduation ceremonies. He commented on the Remembering Everyone Deployed program and the thirteen (13) soldiers lost in Afghanistan on August 26, 2021, and suggested a candlelight vigil in Veterans Park. Mayor Rydell suggested holding the vigil before a meeting so the Commissioners could participate. Discussion ensued and consensus was to hold a vigil before the August 24 meeting.

Commissioner Railey recommended the program "Escape from Kabul" on HBO to learn more about the events surrounding the August 2021 withdrawal from Afghanistan. She shared that A-Z Animals did an article on the *Butterfly Capital of the World*, calling Coconut Creek a hidden gem. She congratulated the Class of 2023 graduates and spoke about Coconut Creek Elementary School's moving up ceremony and Drug Abuse Resistance Education (D.A.R.E.) graduation. She thanked the members of the Police Department for their work with students and service to the residents.

Vice Mayor Welch shared regarding Coconut Creek High School's graduation ceremony, and briefly discussed the history of the school's Creek Technical Academy (CTA) Magnet program and its successes. She wished Mayor Rydell a happy birthday.

Mayor Rydell stated he had moderated a legislative panel, and shared feedback from the event. He stated the Memorial Day event was well run and highlighted that a variety of religions should be included in future events. He reminded everyone to attend the upcoming Food Truck event and the mentioned that the Stretch Lab was opening in the Promenade.

### ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

  
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Joseph J. Kavanagh, A/M/C  
City Clerk

  
\_\_\_\_\_  
Date

## EXHIBIT "1"

**From:** [Faisal Zafar](#)  
**To:** [CommissionComments](#)  
**Subject:** Rezoning of 5460 to Park  
**Date:** Saturday, May 27, 2023 2:41:21 PM

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Re: Property Owner Feedback

Hello,

Please accept this as my consent for the rezoning of this plot of land (5460) near Johnson Road to park status.

Thanks and Regards

Faisal Zafar

Coconut Creek Property Owner