



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: December 12, 2024  
Time: 7:00 p.m.  
Meeting No. 2024-1212R

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### CALL TO ORDER

Mayor Sandra L. Welch called the meeting to order at 7:03 p.m. She advised that Agenda Item 8, regarding the MainStreet at Coconut Creek Development Roadways Site Plan had been postponed at the request of the applicant and would not be heard on the agenda.

### PRESENT UPON ROLL CALL:

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

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

City Attorney Pyburn noted that the meeting was being conducted live with a quorum physically present and explained the procedures for the meeting.

### PRESENTATIONS

- 1. 24-190** A CEREMONY RECOGNIZING THE PROMOTIONS OF LIEUTENANT FRANK FUENTES TO CAPTAIN, SERGEANT CODY MCKINNEY TO LIEUTENANT, SERGEANT JOSEPH JAHRSDOERFER TO LIEUTENANT, AND SERGEANT DON DAVIS TO LIEUTENANT.

Chief of Police Fred Hofer recognized Captain Frank Fuentes, Lieutenant Cody McKinney, Lieutenant Joseph Jahrsdoerfer, and Lieutenant Don Davis on their promotions and provided a brief biography on each, followed by the badge-pinning ceremony.

- 2. 24-194** A PROCLAMATION RECOGNIZING DECEMBER 12, 2024, AS "CUSANO'S BAKERY DAY."

Commissioner Rydell read the proclamation into the record and it presented to Mike Greco of Cusano's Bakery. Mr. Greco shared his gratitude with the City Commission for their partnership and support of local businesses.

- 3. 24-191** ELECTION RESULTS – NOVEMBER 5, 2024, REFERENDUM ELECTION.

City Clerk Kavanagh presented the certified results from the November 5, 2024, referendum election. He stated that the referendum question entitled, "Change to Elected Mayor and Four District

Commissioners instead of Five District Commissioners,” passed, and the City’s Charter would be updated accordingly.

### **INPUT FROM THE PUBLIC**

Philippa Sklaar, 4401 Martinique Court, Coconut Creek, followed up on her previous comments in April 2023, regarding Vice Mayor Railey. She discussed why she had asked the Commission for help protecting the residents from Vice Mayor Railey, accusing her of withholding City documents from owners in Wynmoor, causing financial harm, and not telling the truth. She further discussed her concerns regarding an email blast sent out by Vice Mayor Railey to Wynmoor residents, and filing of false police reports.

Joe Wade, 4401 Martinique Court, Coconut Creek, yielded his time to Ms. Sklaar.

Ms. Sklaar continued, discussing a letter to inform the City Commissioners of an antisemitism comment in response to being asked if Wynmoor could do something after the October 7<sup>th</sup> attack on Israel. Ms. Sklaar stated that Vice Mayor Railey’s response was that she did not want to get involved, which was offensive to many of the Jewish constituents. Ms. Sklaar discussed additional police reports that were filed, an investigation into the Wynmoor community that was conducted by the Broward State Attorney, and four lawsuits filed against Ms. Sklaar after the investigation into Wynmoor was moved from the Broward State Attorney to the Miami-Dade State Attorney due to conflicts of interest.

Zvi Katsir, 4401 Martinique Court, Coconut Creek, yielded his time to Ms. Sklaar.

Ms. Sklaar further discussed the Police Department’s handling of the filed police reports and resident concerns in Wynmoor. Ms. Sklaar urged the City Commission to consider taking action.

Diane San Anton, 4301 Martinique Circle, Coconut Creek, shared her concerns about issues in Wynmoor, including comments about insurance bids for the community.

Andrea Bellitto, 2601 Nassau Bend, Coconut Creek, shared her concerns about issues in Wynmoor.

Lucdwin Luck, 1400 W Commercial Boulevard, Fort Lauderdale, discussed his position as Regional Manager for the Florida Department of Financial Services (FLDFS) Chief Financial Officer. He stated that his role was to inform the community about available resources provided by the FLDFS. He stated that the FLDFS regulates the insurance industry and was available to assist individuals with their insurance claims.

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

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

- 4. 24-188** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2024-1024R, 2024-1111SP, AND 2024-1114R)
  
- 5. RES 2024-181** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS PROVIDING FOR THE ENGAGEMENT, TRAINING, ASSIGNING, AND PAYING OF POLL WORKERS, AS WELL AS FOR THE DELIVERY AND PICK-UP OF ELECTION EQUIPMENT FOR THE MARCH 11, 2025, MUNICIPAL ELECTION; PROVIDING FOR ANY AND ALL NECESSARY

AMENDMENTS TO THE AGREEMENT.

**MOTION:** Rydell/Wasserman – To approve Consent Agenda Items 4 and 5.

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

**REGULAR AGENDA**

**Police Department**

6. **RES 2024-173** A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT (FDLE) TO RECEIVE REIMBURSEMENT FROM THE SCHOOL SECURITY ASSESSMENT (SSA) PROGRAM FOR PRIVATE SCHOOL SECURITY ASSESSMENT ACTIVITIES (KINDERGARTEN THROUGH 12<sup>TH</sup> GRADE).

Mayor Welch read the Resolution title into the record.

**MOTION:** Railey/Wasserman – To approve Resolution No. 2024-173.

Chief of Police Hofer presented the item, noting the grant would allow the Police Department to conduct school safety security checks and active assailant training in private schools located in the City, including the Chabad Jewish Center, the Randazzo School, and North Broward Preparatory School.

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

**Fire Rescue Department**

7. **RES 2024-186** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A MEMORANDUM OF AGREEMENT (MOA) WITH THE FLORIDA DEPARTMENT OF HEALTH IN BROWARD COUNTY (DOH-BROWARD) DELINEATING THE RESPONSIBILITIES OF DOH-BROWARD AND COCONUT CREEK FIRE RESCUE (CCFR) FOR ACTIVITIES RELATED TO THE MASS PROPHYLAXIS OF TARGETED DISPENSING POPULATIONS UNDER THE CITIES READINESS INITIATIVE (CRI) IN THE EVENT OF A NATIONAL EMERGENCY

Mayor Welch read the Resolution title into the record.

**MOTION:** Brodie/Wasserman – To approve Resolution No. 2024-186.

Fire Chief Brian Blizzard presented the item, noting the agreement between the Broward Department of Health and Coconut Creek would ensure a rapid assembly and deployment of pharmaceutical prophylaxis by the Department of Health to the City in the event of a national emergency. He noted that the Community Center was the City's identified point of dispensing (POD) and commented that the benefits would far outweigh any associated costs.

Commissioner Rydell noted that during the COVID pandemic, it was the Florida Department of Emergency Management that distributed vaccination supplies. He wondered why this system

was not used at that time. Chief Blizzard commented that he had asked the same question but had not received a definitive answer to date.

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

### **Sustainable Development**

*Agenda Item 8 was postponed at the request of the applicant and not heard on the agenda.*

- ~~8. RES 2024-164-2 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).~~

### **CITY MANAGER REPORT**

City Manager Rose updated the City Commission on the Request for Proposals (RFP) process for design of the new Fire Station and Fire Administration Building in the MainStreet project area. She noted that the proposals would be due on January 8, 2025, unless significant questions come up that would cause a delay.

City Manager Rose stated that the Police Department filmed the public information video related to the school zone speed detection program, noting that the video would be published after January 1, 2025, and the program would be implemented shortly after the public education campaign. She also stated that body worn cameras were being rolled out.

City Manager Rose advised that she has been in conversations with Attorney Scott Backman with regard to the MainStreet project and noted there were still concerns about financing for the two (2) multi-family projects. She noted that she had mentioned potential incentive packages, recognizing that it would only be a staff recommendation that would ultimately be presented to the City Commission for approval. She stated that the developer advised the City that their closing date was scheduled for December 16.

### **CITY ATTORNEY REPORT**

City Attorney Pyburn stated that in the *Henri Hage vs City of Coconut Creek and Greystar* case, an order was received on November 21, 2024, denying the petitioner's petition for writ of certiorari and upholding the City's decision. She noted that the petitioner had time to appeal the decision, and she commented that she would keep the City Commission updated as to whether or not an appeal was filed.

### **COMMISSION COMMUNICATIONS**

Commissioner Rydell asked for a consensus from the Commission with regard to summer break, asking if there would be any objection to cancelling the July 24, 2025, meeting. There were no objections. He talked about the upcoming charity basketball game between Coconut Creek and Margate, noting that the game was for a great cause. He wanted to ensure that Community Relations Director Yvonne Lopez would publicize the game to residents, along with the many special events planned for December.

Commissioner Rydell shared that he would be attending the December 20 reorganization meeting of the Solid Waste Authority where they would be voting on a new Executive Board. He urged Commissioners to read the white paper regarding solid waste, and he spoke about a waste stream study that was conducted by the Solid Waste Authority, in which the consultant conducting the study reported that Waste Management did not cooperate with the consultant as to the items going into the Monarch Hill Landfill. He noted that he would be seeking a seat on the Solid Waste Authority Executive Board. He wished everyone happy holidays.

Commissioner Wasserman thanked Mayor Welch and Government Affairs Manager Bernadette Hughes for attending the recent School Board meeting. He spoke about a recent student suicide in neighboring Parkland and stressed the importance of kindness and tolerance. He asked about the intersection of Lyons Road and Northwest 30 Street, noting there was a significant traffic backup. He asked if the pavement could be striped to prevent drivers from blocking the intersection. City Manager Rose responded that Broward County could be asked to conduct a study of that area to determine if it was warranted. Commissioner Wasserman spoke about the festive *Do The Right Thing* Award Ceremony held earlier in the evening. He wished everyone happy holidays and encouraged attendance at the charity basketball game.

Commissioner Brodie followed up on Commissioner Rydell's comments about Waste Management. He noted that he sat in on the recent Winston Park Homeowners' Association meeting and a lot of great questions were raised through the Homeowners' Association on how residents could get involved in the landfill issues. He suggested that the City reach out to the Homeowners' Associations to see if they would entertain having a Commissioner talk to them about the issues regarding solid waste. He shared endearing comments about the holiday luncheon held earlier in the day. He reminded everyone that the Fire Department was having their pancake breakfast with Santa on Saturday morning, and the Women's Club holiday carnival event was also scheduled for Saturday.

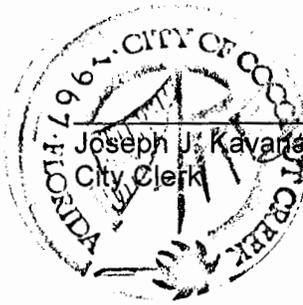
Vice Mayor Railey also shared commendations for the holiday luncheon held earlier in the day. She addressed the comments shared under public input and thanked the supporters who attended her event last week where she was honored by the Democratic Club, in a nonpartisan event, for her work in Wynmoor. She stated that she was honored to be in the Congressional record and thanked Wynmoor residents for their support. She stated that 14 charges had been brought against her with the Commission on Ethics, and every charge was dismissed. She hoped that her past performance and her character would speak for itself. Vice Mayor Railey stated that the Waste Management issue would be discussed again at the January 28 County Commission Meeting, and the Wynmoor community would have a bus. She extended an invitation to ride to neighboring communities. She wished everyone happy holidays.

Mayor Welch spoke about the landfill and the items that Waste Management did not want to disclose. She said if those conducting the study would look along the roadside, they would see a lot of the items that go into the landfill. She wished Commissioner Rydell luck in obtaining a seat on the Solid Waste Authority Executive Board, and Commissioner Rydell noted that City Manager Rose would be circulating a list of the middle cities to continue advocacy efforts for Coconut Creek's representation on the board. Mayor Welch inquired if the City could incentivize residents who recycle at the City's drop off centers. She noted that she had attended the Metropolitan Planning Organization (MPO) and was allowed to discuss two (2) items regarding Florida's Turnpike that pertain to Coconut Creek, with regard to objections to anything more than eight (8) lanes from Atlantic Boulevard up to the Broward County Line. She said the Turnpike Enterprise had chosen not to consider alternatives and that every expansion would be from the center line of Florida's Turnpike and to the west and directly affecting the City's most vulnerable population. She mentioned that at the conclusion of the recent School Board workshop in regard to Coconut Creek Elementary being considered for K through 8<sup>th</sup> Grade, Chair Hixon mentioned that the transition was to include all of the funding, accommodations, and logistics that it would take to

have a middle school on a campus. She noted that she reached out to School Board Member Nora Rupert's office and the Coconut Creek Elementary School principal to find out how the City could advocate for Coconut Creek Elementary to have those components and financial commitments in place. Mayor Welch noted that Congressman Moskowitz had marked up a bill that was already presented in Congress about individual zip codes to include Coconut Creek and noted that she was waiting for a copy of the draft bill. City Manager Rose noted that she would forward the draft. Mayor Welch commented that with regard to MainStreet and the postponements, if the project stalled again, she suggested that the City hold out and take a stand. City Manager Rose advised that the MainStreet project was a quasi-judicial item and conversation should be limited. Commissioner Rydell commented that incentive packages should be policy level decisions regarding the MainStreet project, and while he appreciated City Manager Rose speaking to each of the Commissioners about options, ultimately the City Commission would need to meet in a noticed, quasi-judicial meeting to discuss the financial impacts related to the development of MainStreet. There was consensus of the City Commission to schedule a meeting after January 1, 2025, to discuss MainStreet. Mayor Welch commented that she looked forward to the upcoming charity basketball game and the holiday caravan and wished everyone happy holidays.

**ADJOURNMENT**

The meeting was adjourned at 8:31 p.m.

The seal of the City of Coconut Creek, Florida, is circular. It features a palm tree in the center, with the words "CITY OF COCONUT CREEK" around the top and "FLORIDA" at the bottom. The year "1967" is also visible. The seal is partially obscured by a signature and a horizontal line.  
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Joseph J. Kavanagh, MMC  
City Clerk

*1/19/2025*  
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Date