



# CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: March 14, 2024  
Time: 7:00 p.m.  
Meeting No. 2024-0314R

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## CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:08 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.

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. **24-036** A PROCLAMATION RECOGNIZING MARCH 2024 AS "IRISH AMERICAN HERITAGE MONTH."

Commissioner Brodie read the proclamation into the record and presented it to Ray Lynch, National Secretary of the Ancient Order of Hibernians. Mayor Rydell highlighted Coconut Creek Police Detective Shana Conley's recent recognition by the Emerald Society of Fort Lauderdale as recipient of the Loach an Phobal (Community Hero) Award during the annual St. Patrick's Day Gala.

2. **24-041** A PROCLAMATION RECOGNIZING MARCH 18-22, 2024, AS "GOVERNMENT FINANCE PROFESSIONALS WEEK."

Commissioner Wasserman read the proclamation into the record and presented it to Finance Director Peta-Gay Lake and Assistant Finance Director Karin Lu.

3. **24-037** A PROCLAMATION RECOGNIZING APRIL 2024 AS "EVERGLADES DARK SKY MONTH."

Commissioner Railey read the proclamation into the record and presented it to community environmental advocate Susan Steinhauser.

4. **24-030** A PROCLAMATION RECOGNIZING APRIL 1-7, 2024, AS "FOOD WASTE PREVENTION WEEK."

Vice Mayor Welch read the proclamation into the record and presented it to Susan Steinhauser, Dr. Jody Berman, and Denise McFall of the Climate Reality Project and Dustin Dubois of Filthy Organics.

### **INPUT FROM THE PUBLIC**

Nancy Fry, 5341 Flamingo Place, Coconut Creek, advised that she had launched a citizen-led Charter Amendment proposal to move City elections to the November election cycle with an elected Mayor. She stated the City required 50 petitions to start the process, and she had submitted 94 to the City Clerk along with the proposed amendment. She commented on election turnout numbers and asserted a March municipal election was not equitable. Mayor Rydell stated Ms. Fry had distributed a copy of the amendment and had also emailed it to the Commission ahead of the meeting.

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, referenced the Right to Clean Water petition from a few years ago, which asked the State to guarantee all Floridians the right to clean waterways. She stated the campaign was back and would be officially launching on Earth Day in an attempt to get on the 2026 ballot.

### **CONSENT AGENDA (Items 5, 6, 7, and 8)**

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

5.     **24-029**         A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2024-0208R)
  
6.     **RES**  
       **2024-040**         A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH OFFICEMOTIVE, INC. DBA CAPITAL TYPING TO PROVIDE LAW ENFORCEMENT TRANSCRIPTION SERVICES PURSUANT TO IFB NO. 01-24-21-11.
  
7.     **RES**  
       **2024-038**         A RESOLUTION AMENDING THE NEIGHBORHOOD ENHANCEMENT GRANT AWARD FOR THE KARANDA VILLAGE VII CONDOMINIUM ASSOCIATION APPROVED BY RESOLUTION NO. 2023-159 FOR A SIGNAGE ENHANCEMENT PROJECT.
  
8.     **RES**  
       **2024-043**         A RESOLUTION IN SUPPORT OF THE CITY’S REQUEST FOR COMMUNITY PROJECT FUNDING FOR FLEET BUILDING REHABILITATION AND A REDUNDANT FIBER OPTIC RING, WHICH SUPPORT THE CITY’S STRATEGIC GOALS OF SAFETY AND QUALITY OF LIFE, SUSTAINABLE ENVIRONMENT, AND HIGH PERFORMANCE GOVERNMENT.

**MOTION:** Welch/Wasserman – To approve Consent Agenda Items 5, 6, 7, and 8.

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

### **REGULAR AGENDA**

#### **Police Department**

9.     **RES**  
       **2024-037**         A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE SCHOOL RESOURCE OFFICER (SRO) AGREEMENT WITH

THE SCHOOL BOARD OF BROWARD COUNTY FOR A PERIOD  
COMMENCING AUGUST 14, 2023, AND ENDING AUGUST 2026.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Railey/Wasserman – To approve Resolution No. 2024-037.

Police Chief Albert A. “Butch” Arenal presented the item, explaining the agreement was the culmination of Broward County Public Schools Superintendent Dr. Peter Licata’s commitment to getting a contract in place for School Resource Officers (SRO). He stated the agreement was for three (3) years at a five percent (5%) increment, and a working group had been established to work through issues before the end of the contract period.

Mayor Rydell stated the Commission had provided direction that they were willing to accept less in reimbursement funds in order to keep the City’s police officers in the local schools, and credited Chief Arenal for his work on the matter.

Mayor Rydell opened the floor for public comment, and City Clerk Kavanagh stated no one had signed in to speak on the item.

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

**Sustainable Development**

10. **24-031** A REPORT BY KIMLEY-HORN AND ASSOCIATES TO THE CITY COMMISSION REGARDING THE DRAFT FINDINGS OF THE CITY’S TRANSIT MASTER PLAN.

Senior Project Manager Michael Righetti explained that, in 2023, City staff had been tasked with preparing a Transit Master Plan, identifying a ten (10) year vision that enhanced the City’s multimodal connectivity while promoting an increase in transit ridership. He recognized the team of City staff instrumental in contributing to the project, along with consultant Kimley-Horn and Associates. He reviewed the goals and objectives of the Transit Master Plan briefly and introduced the consultants.

John Lafferty, Senior Transit Planner, and Ryan Suarez, Senior Project Manager, Kimley-Horn and Associates, shared a *PowerPoint* presentation reviewing draft findings in the City’s Transit Master Plan and discussed next steps for implementation of the plan.

Mayor Rydell commented on County funding of the current transit routes and asked whether there were any cities studied that had been able to substitute the funding on community bus schedules for micro-transit services. Mr. Suarez stated there were cities that had substituted for community shuttle-type services, but commented that he could not speak for Broward County. Mayor Rydell stated what was most important for him was to be in a position to be able to say that Broward County was giving the City money for a community bus schedule that was underachieving, and transfer those dollars to a micro-transit system. Mr. Suarez advised that there were many examples of municipalities that had taken fixed route services and converted them to on-demand services, specifically micro-transit services using technology. He discussed an example from Sarasota County.

Deputy City Manager Sheila Rose clarified that the community shuttle was currently funded by Broward County Transit, underwritten by the Transportation Surtax. She stated in the current

agreement with the County, micro-transit was not an eligible expense, but in the proposed draft agreement, it was. She noted the proposed draft had not been vetted by the County, but this was the direction cities were urging the County to take. Discussion ensued.

Vice Mayor Welch asked staff to explain how the City gets surtax dollars. Ms. Rose advised that there were two (2) focuses, including grants to fund micro-transit and surtax dollars from Broward County. She advised the request would be for Broward County to increase its participation and open the program to alternatives to community shuttles. Vice Mayor Welch inquired about Florida Department of Transportation (FDOT) funding that had been discussed at the Metropolitan Planning Organization (MPO) meeting earlier in the day. Ms. Rose noted that there were pilot programs available for approximately three (3) years.

Mayor Rydell commented that Hollywood had received Federal dollars for their micro-transit program under fleet services. He noted that program had been so successful it was no longer free of charge but had a one dollar (\$1) fare.

Vice Mayor Welch pointed out Lauderdale-By-The-Sea had also been extremely successful with their on-demand transit in a small area.

Commissioner Railey asked whether on-demand transit would be similar to the Transportation Options Program (TOPS!) paratransit service through Broward County. Mr. Rydell provided additional clarification regarding the city-based micro-transit options in other communities.

Commissioner Wasserman inquired as to whether the rides would be shared. Mr. Suarez advised that shared rides would be the way to get the most efficiency out of the program.

Commissioner Brodie asked about maintenance of the micro-transit fleet. Mr. Lafferty explained staff had met with a few vendors to learn more about the services they provide and the associated obligations. He advised there were a number of options, and discussion continued regarding contract options.

Mayor Rydell asserted that the Commission would be supportive of a micro-transit program that was funded, and suggested staff provide direction on how to lobby for the Broward County Surtax dollars to be used for this purpose. Vice Mayor Welch added that the timeline of anticipated site plan approvals and shovels in the ground on the MainStreet project should be considered.

Commissioner Wasserman asked about the vehicles, noting there were golf carts in the presentation. Mr. Lafferty advised that micro-transit vehicles were selected for compatibility with the location so they would be looking at enclosed vehicles with air conditioning.

11. **RES 2024-035** A RESOLUTION ESTABLISHING A NEW TREE CANOPY REPLACEMENT GRANT PROGRAM; ADOPTING THE TREE CANOPY REPLACEMENT GRANT PROGRAM GUIDELINES, ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A;" AND AUTHORIZING FUNDING FROM THE TREE PRESERVATION TRUST FUND FOR PROGRAM IMPLEMENTATION.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Railey/Brodie – To approve Resolution No. 2024-035.

Sustainable Development Director Scott Stoudenmire presented the item, noting that the

program was brought forward following direction given at the January 11, 2024, Commission meeting. He reviewed the guidelines associated with tree removal, tree replacement, and canopy replacement for native and non-native trees in the Landscape Code and noted the Code could not be suspended or made less stringent due to County regulations. He stated after hearing residents speak on the hardships they were experiencing due to unexpected expenses and escalating costs, staff created this program as a means to provide financial assistance.

Vice Mayor Welch noted the differentiation between native, non-native, and invasive species and pointed out they were sometimes intermingled in discussion. Mr. Stoudenmire stated that in terms of tree preservation, there was no difference in requirements between native and non-native trees, but there were for invasive species. He noted that invasive species were not addressed in the proposed program.

Sustainability Manager Linda Whitman provided a summary of the proposed program, noting that it mirrored the Neighborhood Enhancement Grant (NEG) program due to its proven model. She reviewed the eligible project categories, grant limits, and application requirements.

Mayor Rydell highlighted the NEG standards and commented that the process was not simple. He asked whether the tree canopy replacement grant program needed to be as intensive of a process. Ms. Whitman responded and noted the likelihood for an arborist to make a recommendation for removal. Discussion continued.

Vice Mayor Welch asked for clarification on how often a Homeowners Association (HOA) could apply for the grant. Ms. Whitman advised the rule contemplated was the same as for the NEG program, which was five (5) years. Vice Mayor Welch asked for clarification on matching funds for infrastructure disruption projects. Ms. Whitman noted matching funds were not required for that category type, and Mr. Stoudenmire clarified the award maximum was \$20,000, which included neighborhood sidewalks.

Mayor Rydell opened the floor for public comment.

Tammy Lettieri, 3302 Carambola Circle South, Coconut Creek, commented the canopy replacement program was discriminatory and oppressive, targeting HOAs and not single-family homes. She commented that Broward County staff told her they have zero jurisdiction over what Coconut Creek does with their tree canopy, and commented that the grant program was not enough. She commented on the number of trees in her HOA and asserted it was a result of the City's Code. She stated the City needed to go to the County Commission and demand they work with the City to meet the needs of the HOAs.

Jeralyn Salomon, 3358 Carambola Circle South, Coconut Creek, discussed three (3) trees on the edge of her property and stated she and her husband had spent more money watering the trees than their replacement had cost.

There were no further questions or comments from the public on the item.

Commissioner Wasserman commented on the tree replacement requirements and noted the grant was a step in the right direction, but not the end of solving the issue. He asserted that if the City was going to have high standards for its Landscaping Code, they also had to have the means to assist the HOAs. He asked if there would be replenishment of the fund once the \$250,000 was expended. Mr. Stoudenmire noted the Tree Preservation Trust Fund was made up of mitigation dollars from developers, which grows as there were mitigation impacts. He explained there was approximately \$500,000 in the account. He asserted staff was committed to

finding creative ways to assist, and this was the start.

Vice Mayor Welch suggested the initial amounts in the pilot program be increased. She noted the Commission had heard of a number of extenuating circumstances recently.

Commissioner Railey commented that she believed it was less about the monetary value of the trees, but the burden was the number of trees that have to be replaced. She asked if there was any way that the City could be more liberal in addressing the replacement of palm trees or non-native trees. Ms. Whitman advised that the County did not have a distinction between native and non-native trees in canopy replacement. She stated there was not an avenue to reduce the amount of canopy going back in. She discussed alternate considerations in the Code for payment into the Tree Preservation Trust Fund, which would negate the grant assistance. She stated that it would be the City's first choice to replace the tree canopy in the community.

Mayor Rydell stated there were policy issues to look at, including single family residences versus HOAs and the tree canopy requirements, but the grant program was a separate issue. He discussed issues brought forward by a number of HOAs in the community and asserted the issue needed to be looked at more deeply.

**MOTION:** Brodie/Railey – To table Resolution No. 2024-035 and hold a Workshop for further discussion.

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

12. **ORD 2023-026** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES BY AMENDING CHAPTER 5, "ANIMALS," SPECIFICALLY SECTIONS 5-2, "DEFINITIONS," 5-3, "ADOPTION OF COUNTY ANIMAL CONTROL ORDINANCE," 5-5, "KEEPING AGRICULTURAL AND FARM ANIMALS," 5-6, "PROHIBITION ON NUISANCES; RUNNING AT LARGE, VICIOUS DOGS, DOGS HAVING BITTEN OR ATTACKED," 5-7, "PROHIBITION OF CRUELTY TO ANIMALS," 5-8, "WILD ANIMALS, WATERFOWL, AND RELATED NUISANCES," AND 5-9, "IMPOUNDING, DISPOSITION OF ANIMALS," TO CLARIFY DEFINITIONS, PROHIBIT PUBLIC NUISANCES CAUSED BY UNNATURAL CONGREGATIONS OF WILDLIFE, AND UPDATE LANGUAGE TO BE CONSISTENT WITH STATE LAW. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Wasserman/Welch – To adopt Ordinance No. 2023-026.

Sustainable Development Director Scott Stoudenmire explained there had been a modification to the draft language between first and second reading of the ordinance to provide for up to six (6) chickens in the residential zoning districts. He stated there had also been a request to strengthen the requirements for dogs kept outside, but staff had some concerns related to enforcement and creation of nonconforming properties, including the City's kennel structure at the Police Department. He advised that staff's recommendation was to allow the City's Animal Services Officer to continue to enforce the City's very stringent shelter criteria to ensure that no dogs were treated in a cruel or inhumane manner. He note that if it remained the direction of the Commission to strengthen the language, suggested language was included for review.

Mayor Rydell advised that he had circulated letters from Patricia Snyder and Colleen LaPlant to the members of the Commission and staff. He asked how roosters were addressed in the

ordinance. Mr. Stoudenmire stated they were prohibited. Animal Services Officer Jennifer Shoffner outlined the enforcement mechanism under the Code, explaining that a compliance date would be issued. Discussion ensued.

Mayor Rydell asked the City Attorney whether there was concern with the legal enforceability of the additional language regarding dogs being kept outside, and City Attorney Pyburn confirmed. Commissioner Wasserman stated he was not happy with the ordinance unless the further restriction of dogs outside was included. City Attorney Pyburn advised that the issues were as stated by Mr. Stoudenmire, regarding the creation of non-conforming properties throughout the City. Commissioner Wasserman inquired as to whether the Police Department shelter was temporary or permanent. Ms. Shoffner stated it was temporary. Commissioner Wasserman asserted this was different from a permanent kennel at someone's home. He stated the temporary kennel was outside until animals could be brought to their owners or to an appropriate shelter. He asked whether there was a difference between temporary and permanent in the language. Mr. Stoudenmire responded that as it was written, there was not. City Attorney Pyburn advised that if language as it related to dogs was to be added, staff would need to evaluate further. She noted a business impact statement may be required under State Statute, but that had not been investigated at this time.

Commissioner Railey stated she was not in support of allowing six (6) chickens in a residential area. She asserted there were issues chickens create in an environment where families live close together, including attraction of other animals that could put small domestic animals and children in danger. Vice Mayor Welch commented on her experience raising chickens, noting they clipped their wings to keep the chickens from going into the neighbors' yards. She suggested if chickens were allowed in a back yard, there should be language to require this. Mayor Rydell commented that he supported allowing chickens but would suggest bringing the number down from six (6).

Mayor Rydell opened the public hearing.

Stanley Daemer, 4100 NW 8 Street, Coconut Creek, spoke in opposition to the number of chickens allowed in a residential neighborhood. He stated the way the lots were in South Creek, the limit should be less.

Patricia Snyder, 4140 NW 9 Court, Coconut Creek, commented that there was a multitude of articles advising against chickens in residential areas because of noise, smell, disease, waste management, rats, coyotes, and other issues. She asked that the Commission consider the whole picture before approving the proposed changes. She encouraged those who want to show their children where their food comes from visit a farm and discussed issues with the chickens in the yard behind hers.

Richard Snyder, 4140 NW 9 Court, Coconut Creek, commented that the Commission needed to recognize that the homes in South Creek were on roughly two-tenths of an acre, and six (6) chickens allowed to run freely would be appalling.

Becky Tooley, 4411 Coconut Creek Boulevard, Coconut Creek, shared that her neighbors had chickens and previously roosters, and the chickens ran wild. She commented that often the chickens were in her yard and the neighbor's yard. She asserted six (6) chickens was too many and asked that chickens be cooped.

Sandra Henry, 810 NW 42 Avenue, Coconut Creek, stated her daughter has chickens, but she lives in a rural area. She commented that South Creek was no place for chickens and noted she

agreed with all of the previous comments.

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

Mayor Rydell explained that he supported having chickens and caring for them in an appropriate way, but the problem was that bad actors ruin it for everyone. He suggested a restriction to allow up to four (4) chickens on a lot larger than one-half acre. Commissioner Wasserman asked what was currently allowed. Ms. Shoffner explained the current ordinance allowed up to four (4) chickens per acre, with one (1) chicken allowed on lots less than one (1) acre. Commissioner Wasserman stated he proposes two (2) chickens on properties of at least one-quarter acre. He commented that the behavior of those without respect for laws and ordinances should not hold them back from doing the right thing. Ms. Shoffner pointed out that in addition to people not following the ordinances, she also dealt with a substantial number of coyote issues. She stated it was not just a matter of bad actors, but also an environmental issue. Assistant City Attorney Eve Lewis provided additional clarification on the language in the original proposed ordinance.

**MOTION:** Wasserman/Welch – To table Ordinance No. 2023-026 to allow for further investigation of the business impacts of outside dogs and to reevaluate the acreage for chickens.

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

13. **ORD 2024-008** AN ORDINANCE ACCEPTING A QUITCLAIM DEED CONVEYING TITLE TO A PORTION OF THE RIGHT-OF-WAY FOR CULLUM ROAD FROM BROWARD COUNTY TO THE CITY OF COCONUT CREEK. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Welch/Railey – To adopt Ordinance No. 2024-008.

Mr. Stoudenmire reported that there were no updates since first reading of the ordinance.

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

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

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Item 14 as follows (verbatim):

Florida courts have determined that there are certain types of matters, including Item 14 on tonight's agenda, that are to be treated differently than other items considered by the Commission. In these quasi-judicial applications, the Commission is applying existing rules and policies to a factual situation and is therefore acting like a Judge and Jury do in a trial held in the courtroom. In such cases, the courts have decided that due process and fundamental fairness require that more formal procedures be followed.

The City Commission's decision must be based on the evidence and information that is presented at the public hearing including the agenda materials, Planning and Zoning Board recommendation, testimony presented at the public hearing, and the deliberations of the City Commission. The quasi-judicial



procedures require that the Commission consider the evidence presented to it and base their decision on the applicable law and primarily on credible evidence presented whether by staff, the applicant, or members of the public.

In a quasi-judicial proceeding, the City Commission is not allowed to take into consideration public sentiment or the popularity of a particular development proposal or application. The City Commission may only consider competent substantial evidence. This means testimony or other evidence that a reasonable mind would accept as credible and adequate to support a conclusion. Florida courts have made it clear that mere generalized statements of opposition are to be disregarded, but fact-based testimony can be considered competent and substantial evidence. This can include eyewitness observation testimony about relevant facts and documentary evidence, including photographs, aerials, and maps. Citizens who want to participate in a quasi-judicial hearing can testify as to factual matters and any element of the case that would not require specialized training or specific academic degrees. Their testimony will be considered provided their testimony is backed up by established facts, studies, or evidence that is not conjecture or just based on a feeling. The quasi-judicial hearing process is not a popularity contest. The strict rules of evidence do not apply during the public hearing, but any comments must be relevant to the agenda item.

Everyone who seeks to speak on an item will be given an opportunity to speak. If you intend to provide testimony as to any of the applications to be considered tonight, you will be sworn in before your testimony is taken. Please know if you speak, you may be subject to cross examination; the City Commission may comment or ask questions of persons addressing the Commission at any time. If you refuse to either be cross-examined or to be sworn, your testimony will be considered in that context and given its due weight. The general public will not be permitted to cross examine witnesses but may request that the Commission direct questions on their behalf to the applicant or staff.

City Clerk Kavanagh confirmed the public notice requirements had been met for Agenda Item 14 and swore in in the witnesses.

- 14. ORD 2024-007** AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP TO PERMIT A MAXIMUM OF 472 MULTI-FAMILY RESIDENTIAL UNITS FOR THE PROPERTIES LEGALLY DESCRIBED IN EXHIBIT "A," AND GENERALLY DESCRIBED AS BLOCK 4 OF THE MAINSTREET @ COCONUT CREEK DEVELOPMENT. (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 Agenda Item 14 for discussion, seconded by Commissioner Railey.

City Attorney Pyburn asked if there were any disclosures or ex-parte communications on behalf of the Commission for Agenda Item 14 since first reading of the ordinance, and the following disclosures were made:

- Commissioner Wasserman disclosed a meeting with Scott Backman and Alexander Rosemurgy.
- Commissioner Railey disclosed a meeting with Scott Backman and Alex Rosemurgy.
- Vice Mayor Welch disclosed a meeting with Scott Backman, Alexander Rosemurgy, and Lauren Edwards.
- Commissioner Brodie stated he had a phone call with Scott Backman.
- Mayor Rydell disclosed a meeting with Scott Backman, Alexander Rosemurgy, Mike Nunziata, and Landon Massel.

Mr. Stoudenmire stated there had been a lengthy discussion at first reading, and the ordinance was approved on first reading. He advised that the applicant had prepared a modified presentation to address the comments from first reading.

Scott Backman, Miskel Backman, LLP, representing Johns Family Partners, LLLP, presented on behalf of the applicant. He shared a *PowerPoint* presentation, highlighting the amenities package for Block 4 of the MainStreet project.

Alex Rosemurgy, Rosemurgy Properties, discussed the attention to detail going into each block of the project. He shared the intent to create an amenity set that best served the residents and stated he hoped the Commission would be proud of the project.

Susan LaFleur, One Line Design Studio, walked through the amenities package, including interior design, interior and external amenities, and highlighted the experience of arriving in the building.

Mr. Backman shared an updated timeline for the project and stated public participation meetings would be held quarterly to keep the community informed of the progress.

Mayor Rydell asked whether the amenities reviewed could be a condition of site plan approval. Mr. Backman and Mr. Stoudenmire agreed.

Mayor Rydell commented on the vision Commissioner Wasserman shared at first reading with a request for rooftop amenities. He stated Mr. Rosemurgy had suggested he visit the rooftop of the casino parking garage, and he did, where he learned that all you can see was a garbage dump. He commented on the request for competitive products.

Commissioner Wasserman thanked the development team for sharing the amenities and stated the proposed speakeasy accomplished what he was looking for in the rooftop. He asked for clarification on when pricing would be set. Mr. Rosemurgy stated the rent would fluctuate based on the market and other factors.

Commissioner Brodie asked about the infrastructure of the property, noting the Commission had not seen any of those plans yet, to include drainage, sewer and water lines, and roadways. Mr. Backman stated the underground infrastructure and Roadway Master Plan were among the items in the development review process. He noted the engineering associated with Block 4 was included in this proposal and tied into the larger plan. Mr. Stoudenmire added the Commission would review the full Roadway Master Plan as part of future approvals. Commissioner Brodie asked whether the property was still an active farm, as he had seen trucks going in and out of the site. Mr. Backman advised that he would investigate and report back. He noted there had been an issue with illegal dumping, and the development team coordinated with staff and the Johns family to ensure it had been addressed immediately. Rick Stephano, Rosemurgy Properties, advised that vehicles have been going in and out of the property for geotechnical and environmental engineering testing procedures. Commissioner Brodie suggested providing the workers with a letter in case they were stopped by the Police Department.

Vice Mayor Welch thanked the applicant for filling in the blanks with one-on-one meetings with the Commissioners and an effective presentation. She followed up on two (2) questions she had asked previously, including the potential for alternate parking lot surfaces and recycling of construction and demolition debris locally. Mr. Stephano stated recycling was a commitment made by the team through not only the site development process, but within each individual block. He stated the companies to be utilized were local to the community. He briefly discussed

the drainage system and limitations on the application of pervious concrete in parking lots. Vice Mayor Welch asked Mr. Stoudenmire his opinion on alternate paving materials for the parking lots. Mr. Stoudenmire advised that the drainage issue on the property was well handled. He noted the use of that type of material could be considered as a conspicuous display of green to promote the overall sustainability of the area, but in this instance, they have chosen many other options.

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

Staff nor the applicant had closing remarks.

Mayor Rydell commented on the quality of the amenities and the commitment to make them a condition of the site plan was significant. He acknowledged the volume of work that remained on the project, and commended the applicant for putting it together.

**AMENDMENT:** Welch/Wasserman – To amend Ordinance No. 2024-007 to provide as a condition of approval the amenities package as presented and displayed in the presentation, as well as for the ongoing operation and maintenance of the amenities package.

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

**MOTION:** Welch/Brodie – To adopt Ordinance No. 2024-007, as amended.

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

## City Manager

### 15. 24-045 A DISCUSSION REGARDING THE CITY MANAGER POSITION.

Vice Mayor Welch made a motion to move the item for discussion, seconded by Commissioner Wasserman.

Mayor Rydell stated that City Manager Brooks would be retiring effective April 6, and noted there was only one (1) more Commission meeting prior to that date. He commented on the City's priorities and the importance of sustainable development. He advised that he believed the City had a succession plan in place for a reason, and that the right person was in line to steer the ship. He stated Deputy City Manager Sheila Rose should be the next City Manager, and invited discussion as to next steps for the role.

Vice Mayor Welch agreed and shared brief comments in support of Ms. Rose. She commended City Manager Brooks for appointing Ms. Rose as Deputy City Manager. Commissioner Railey credited the succession planning to City Manager Brooks's leadership. She discussed the growth of the City, and shared that it was the envy of many cities thanks to the work of staff. Commissioner Brodie commented that MainStreet had been a focus of conversation in the City for decades, and the name that comes up associated with it was Ms. Rose. He thanked her for her leadership and for sharing the depth of her knowledge. Commissioner Wasserman commented on Ms. Rose's knowledge on the regional issues coming over the next few years and spoke in her support.

Ms. Rose expressed her appreciation and thanked City Manager Brooks for her leadership and

direction. She advised that she was very committed to the job and to the City.

City Manager Brooks shared her pleasure that this was the direction of the City Commission. She stated the City had a great leadership team, and every department director was committed to the City. She commented that staff appreciated maintaining continuity with all of the big issues the City was facing, and noted they would continue to work hard to accomplish the Commission's vision.

Mayor Rydell sought and received consensus to direct City Attorney Pyburn to negotiate a preliminary contract over the next week with Ms. Rose, and then tentatively include it on the March 28 Commission meeting.

## **CITY MANAGER REPORT**

City Manager Brooks shared an update on the Monarch Hill landfill. She stated in the City's continued effort to limit the expansion of the landfill, staff developed a few alternative uses for the property and organized a working meeting with surrounding cities on March 19 to discuss ideas. She advised that the intent was to reach a consensus on opposition to the Waste Management Land Use Plan Amendment (LUPA) application. Discussion continued regarding the land fill project.

## **CITY ATTORNEY REPORT**

City Attorney Pyburn provided an update on speed zone cameras for school zones. She stated the City planned to piggyback the Plantation contract once it was finalized and noted the selection committee recently met to create a shortlist of the top five (5) highest scoring firms to review presentations.

Mayor Rydell asked why the City was using a piggyback contract. City Manager Brooks advised that it was a procurement methodology that was efficient and successful. Mayor Rydell expressed concern with piggybacking the procurement policies of a Strong Mayor city and stated he thought the City should make their own assessment. Vice Mayor Welch asked if that would delay the process, and whether the City could vet the five (5) finalists. City Manager Brooks stated once the procurement process was complete, other cities had the ability to piggyback off that contract because a competitive process had been followed. She explained this method presented significant savings to those not going through the process. She advised there would be flexibility in the options in the agreement. Discussion continued regarding the preference for a cancellation clause in the agreement.

## **COMMISSION COMMUNICATIONS**

Commissioner Wasserman condemned a recent manifestation of antisemitism in the Wynmoor community. He stated he had met with a School Board member recently and advised that he would continue to lead the charge to make sure Coconut Creek Elementary School was not closed due to low enrollment. He thanked Ms. Rose for her work on the effort and discussed plans for continued advocacy. He asserted the area continued to get younger, and it was important to have that neighborhood school for local students.

Commissioner Brodie highlighted the one (1) year anniversary of Commissioner Wasserman and himself on their election to the Commission. He asked that staff explore a cross walk with a button on Winston Park Boulevard near the entrance to the Winston Park shopping center. He shared his experience at the Touch-A-Truck and Wellness events and stated staff did a great job.

Commissioner Railey reiterated Commissioner Wasserman’s comments regarding the anti-Semitic incident at Wynmoor.

Vice Mayor Welch commented on the new City merchandise now for sale at City Hall and stated the following day she would be able to put the first glass in the new glass recycling dumpster. She thanked staff and the Commission. Vice Mayor Welch advised that she had signed up to speak at the School Board meeting regarding the school repurposing and stated she would be happy to allow Commissioner Wasserman if he would prefer. She shared that the MPO meeting had included a discussion of high crash intersections across the County and commented on the number of uninsured drivers involved in accidents. She thanked resident Nancy Fry for going to the effort to bring her petition forward and stated the work was commendable.

Mayor Rydell stated the ballot initiative would be discussed at future meetings. He highlighted that Relay for Life would be held on April 6 at the Coral Springs Sportsplex and encouraged everyone to participate.

**ADJOURNMENT**

The meeting was adjourned at 10:43 p.m.

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Joseph J. Kavanagh, MMC  
City Clerk

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Date