



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

**Government Center
4800 W. Copans Road
Coconut Creek, Florida**

**Date: February 12, 2026
Time: 7:00 p.m.
Meeting No. 2026-0212R**

CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:01 p.m.

PRESENT UPON ROLL CALL:

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

Mayor Railey 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 Vice Mayor Wasserman participating via communications media technology. She explained the procedures for the meeting.

PRESENTATION(S)

- 1. 26-027** A PRESENTATION OF AN \$8,000 DONATION TO THE CITY FROM NORTH CREEK PRESBYTERIAN CHURCH FOR THE COCONUT CREEK POLICE EXPLORER PROGRAM.

Pastor Mark Bolhofner of North Creek Presbyterian Church presented an \$8,000 donation to the City for the Coconut Creek Police Explorer Program, noting funds were raised from the 17th Annual North Creek Explorer 5K Run and Walk held on December 6, 2025. He acknowledged the strong relationship with the Police Department, introduced members of the event planning committee in attendance, and extended an invitation to the Commission and the public to the church's First Responders Appreciation Sunday on March 22, 2026 at 10:30 a.m.

- 2. 26-018** A PROCLAMATION RECOGNIZING FEBRUARY 14, 2026, 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.

City Manager Sheila Rose read the proclamation into the record and presented it to Human Resources Director Pam Kershaw and Parkland City Commissioner Neil Kanterman. Ms. Kershaw highlighted the City's Creek Cares volunteer initiative that encourages employees to engage in community service to strengthen community bonds and well-being, honor those impacted by the tragedy at Marjory Stoneman

Douglas, and bring about positive action. Commissioner Kanterman thanked the City for the proclamation and remarked on the positive community actions that have taken place in the aftermath of the tragedy.

INPUT FROM THE PUBLIC

Tammy Lettieri, 3302 Carambola Circle South, Coconut Creek, addressed the Commission regarding universal healthcare. She cited statistics on medical debt and bankruptcies, advocating for a taxpayer-funded “Medicare for All” system. She noted that several other Florida cities and counties had signed a “Medicare for All” resolution and requested that the City of Coconut Creek consider doing the same.

CONSENT AGENDA

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

- 3. **26-010** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2026-0108R)

- 4. **RES** A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER, OR THEIR
 2026-021 DESIGNEES, TO EXECUTE THE ATTACHED SECOND AMENDMENT TO THE
 INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR PUBLIC
 IMPROVEMENTS AS PART OF THE HILLSBORO CORRIDOR
 REDEVELOPMENT AREA PROJECT.

MOTION: Rydell/Welch – To approve Consent Agenda Items 3 and 4.

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

REGULAR AGENDA

City Clerk

- 5. **RES** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO
 2026-019 EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH
 RONALD R. SCHULTZ FOR THE DEVELOPMENT AND PREPARATION OF
 GEOGRAPHIC BOUNDARIES OF CITY COMMISSION VOTING DISTRICTS
 FOR THE RE-DISTRICTING BOARD.

Mayor Railey read the Resolution title into the record.

MOTION: Rydell/Brodie - To approve Resolution No. 2026-019.

City Clerk Kavanagh presented the item, noting that the agreement was with Dr. Ronald R. Schultz for professional services related to the upcoming re-districting process. He explained the Charter requirement to convene the Re-Districting Board in 2026 and the role that Dr. Shultz and his team would have in the process of moving from five (5) Commission Districts to four (4) Commission Districts and an elected mayor. Continuing, he noted that there would be a frequently asked questions summary document provided to the residents outlining the board’s role, responsibilities, and overall intent for those who may be interested in serving on the Board.

Commissioner Rydell asked for clarification on the scope of work, specifically concerning the population and Certificate of Occupancy (CO) data to be used. He emphasized the importance of including the projected population from the approved entitlements for residential units in the MainStreet development, rather than relying solely on currently occupied units. City Attorney Pyburn confirmed that the contract specified that the consultant would consider land use entitlements and issued building permits. She stated that the MainStreet development had entitlements to construct 1,182 residential units, not including Blocks 10 and 16, as they were entitled, but not yet site planned, with a potential for approximately 1,500 units if all blocks were included. Commissioner Rydell stressed that he did not want maps that did not take MainStreet into account, further suggesting that all blocks should be included.

Commissioner Welch concurred, stating it was critical to include the maximum land use entitlements for the area, taking all blocks into account to ensure the new districts were representative of the City's future population. City Attorney Pyburn affirmed that all entitled blocks would be included in the analysis.

Vice Mayor Wasserman and Mayor Railey agreed that MainStreet be included in the data analysis for re-districting.

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

Police Department

6. **RES 2026-014** A RESOLUTION AUTHORIZING THE USE OF STATE LAW ENFORCEMENT TRUST FUNDS IN THE AMOUNT OF FIVE THOUSAND DOLLARS (\$5,000) FROM THE STATE FORFEITURE FUND FOR A DONATION TO THE POLICE EXPLORER POST.

Mayor Railey read the Resolution title into the record.

MOTION: Rydell/Brodie – To approve Resolution No. 2026-014.

Chief of Police Fred Hofer presented the item, noting that the funds would be used for expenses such as competition travel, uniforms, and equipment for the Police Explorer Program.

Commissioner Rydell asked about the fund balance in the trust. Chief Hofer responded that funds remaining totaled \$50,000 and the program had an average annual expenditure of \$12,000 to \$14,000. He also noted that several former explorers have become police officers, with at least four (4) currently serving with the Coconut Creek Police Department.

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

Resilient Design & Development

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Item 7 as follows (verbatim):

First, I want to remind everyone to silence your mobile devices. Florida courts have determined that there are certain types of matters, including Agenda Item 7 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. Proper decorum is required and will be maintained at all times. Please refrain from vocal outbursts, jeering, cheering, or applause.

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. Will the Clerk please confirm compliance with the notice requirements?

City Clerk Kavanagh confirmed the public notice requirements had been met for Agenda Item 7 and swore in the witnesses.

7. **RES** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF JILLIAN
 2026-016 KONARSKI WITH GREENBERG FARROW FOR THE CONSTRUCTION OF A
 610 SQUARE FOOT ADDITION TO THE EXISTING TEXAS ROADHOUSE
 RESTAURANT GENERALLY LOCATED AT 5951 LYONS ROAD, AND LEGALLY
 DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART
 HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Mayor Railey read the Resolution title into the record.

Commissioner Welch made a motion to move Agenda Item 7 for discussion, seconded by Commissioner Brodie.

City Attorney Pyburn asked for any disclosures or ex-parte communications on behalf of the Commission for Agenda Item 7, and the following disclosure was made:

- Commissioner Welch stated that she has visited the restaurant.

Resilient Design & Development Director Justin Proffitt presented the item. He summarized the request from the applicant to construct a 610-square-foot addition to the existing Texas Roadhouse restaurant located at 5951 Lyons Road, noting that the purpose of the addition was to provide more seating. He advised that staff found the application was in compliance with the City Code and recommended approval subject to the outstanding Development Review Committee comments, adding that the Planning and Zoning Board unanimously recommended approval of the request at its January 14, 2026, meeting.

Jim Evans with Greenberg Farrow, presented on behalf of the applicant, stating the addition would add approximately forty (40) seats to the dining room. He commented that the project also included the installation of a new Electric Vehicle (EV) charging station, as well as bringing the landscaping and irrigation up to code. He stated that the new construction would blend with the existing building's architecture and stated that construction would be scheduled before the restaurant opened at 3:00 p.m. each day to avoid disturbing patrons. Mr. Evans responded to questions and confirmed that staffing would be adequate to accommodate the additional seating.

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

MOTION: Rydell/Welch – To approve Resolution No. 2026-016.

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

CITY MANAGER REPORT

City Manager Rose reported that a complaint from a resident regarding the Casa Palma apartment complex had been referred to the Chief of Police for review and follow-up. She informed the Commission of an emergency road repair at the main entrance to City Hall to replace a collapsed pipe between the two (2) lakes that would take approximately three (3) weeks to complete. She shared that the City was honored by Broward County with the 2026 Interagency Collaboration Award for its extensive work with the County on various projects. She noted there was a desire from the community for additional input regarding the ball fields, and that staff was preparing more information to move decisions forward. She addressed an incident at Gerber Park regarding a staff member and a permit holder and stated that the staff member had been counseled on following the proper chain of command.

CITY ATTORNEY REPORT

City Attorney Pyburn reported that the court had granted the Florida Department of Transportation's (FDOT) motion to dismiss the City's lawsuit concerning Florida's Turnpike expansion. She explained that the court granted the City thirty (30) days to amend its complaint. She stated that staff would proceed with amending and refile the complaint.

COMMISSION COMMUNICATIONS

Commissioner Rydell discussed the Casa Palma complaint, suggesting that the City educate residents on the proper governing bodies to contact, such as the Florida Department of Business and Professional Regulation. He provided an update on the Solid Waste Authority, noting an upcoming meeting to discuss the facilities amendment and how fees would be collected. He received consensus from the Commission to direct the City Attorney to draft an amendment to the City's "puppy mill" ordinance for future consideration in order to close a loophole in the ordinance that could be exploited by individuals using out-of-state

breeders to circumvent the City's prohibition on pet sales from such sources. Commissioner Rydell reminded the Commission and staff that he would be in Tallahassee for Legislative Committee Weeks during the next Commission meeting.

Commissioner Welch shared her experience attending Broward Days in Tallahassee, noting the beneficial advocacy efforts. She suggested that future advocacy efforts happen during Legislative Committee Weeks for one-on-one advocacy opportunities. She mentioned that Broward County Property Appraiser Marty Kiar attended the recent Northwest Council of Elected Officials meeting hosted by the City of Parkland and was interested in having him speak before the Commission. City Manager Rose confirmed that he would be attending the next Commission meeting on February 26. Commissioner Welch spoke about the progress of the MainStreet development and praised the contractor who was performing the clearing and grub work for handling it in a quiet and clean manner. She recognized Coconut Creek High School Principal Nicole Nearor for being nominated for Principal of the Year and praised her efforts at the school. She also highlighted the extensive services provided to Coconut Creek seniors and veterans by the Area Agency on Aging. She praised State Representative Christine Hunschofsky for arranging meetings with the Florida Department of Environmental Protection administration while in Tallahassee regarding landfill issues and septic to sewer funding in the Vinkemulder area.

Commissioner Brodie wished his wife a happy birthday and provided an update on his medical treatment. He shared advocacy efforts in Tallahassee on bills related to Homeowners Association reform, vehicle registration tags, and housing for homeless veterans. He addressed the incident at Gerber Park with the Parks and Recreation staff, commenting it had been an ongoing issue for over two years. He suggested that the City hold an open community forum to allow residents to provide direct feedback on the issues. Discussion ensued, and there was consensus from the Commission to have the consultant meet first with Parks and Recreation employees to gather their input, followed by a publicly-noticed community forum for resident and stakeholder input where the Commission would be present to listen.

Vice Mayor Wasserman had no report.

Mayor Railey received consensus from the Commission to direct the City Attorney to proceed with amending and refiling the lawsuit against FDOT. She commented on the positive experience of attending Broward Days in Tallahassee and highlighted recent media coverage on the proposed property tax reform. She spoke about the positive pedestrian improvements along the Hillsboro Corridor, as well as the valuable outreach services offered by the Area Agency on Aging. She also praised the JROTC program at Monarch High School after attending a recent event at the school.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date