



# CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: February 13, 2025  
Time: 7:00 p.m.  
Meeting No. 2025-0213R**

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## **CALL TO ORDER**

Mayor Sandra L. Welch called the meeting to order at 7:08 p.m.

## **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 led by residents from the Foundation for Independent Living.

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

## **PRESENTATION(S)**

- 1. 25-021** A PRESENTATION BY DR. STANLEY AND PEARL GOODMAN JEWISH FAMILY SERVICES OF BROWARD COUNTY, INC. HONORING THE CITY OF COCONUT CREEK AS A DEDICATED COMMUNITY PARTNER WITH ITS INAUGURAL APPLE AWARD.

Ronni Eisenberg, Grant and Foundation Manager, presented the City with the inaugural Apple Award, as a dedicated community partner to the Dr. Stanley and Pearl Goodman Jewish Family Services. Government Affairs Manager Bernadette Hughes accepted the award on behalf of the City.

- 2. 25-038** A PRESENTATION OF THE POLICE DEPARTMENT'S OFFICER OF THE YEAR AWARD FOR POLICE DETECTIVE CLINT E. COREY AND THE CIVILIAN OF THE YEAR AWARD FOR CAROLANN K. PAPA.

Chief of Police Fred Hofer recognized Coconut Creek Police Detective Clint E. Corey as Police Officer of the Year and CarolAnn K. Papa as Civilian of the Year for their outstanding service during the 2024 year.

- 3. 25-030** A PROCLAMATION HONORING THE RETIREMENT OF K-9 NOBLE.

Commissioner Wasserman read the proclamation into the record and presented it, along with Chief

Hofer and the Police Department Command Staff, to K-9 Noble and his handler, Sergeant Amanda Cummings.

4.     **25-026**           A PROCLAMATION RECOGNIZING FEBRUARY 14, 2025, 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.

Vice Mayor Railey read the proclamation into the record and presented it to Human Resources Director Pamela Kershaw and Government Affairs Manager Bernadette Hughes. Ms. Kershaw spoke briefly about the new initiative to encourage employees to engage in community service while inspiring others to do the same throughout the year.

### **INPUT FROM THE PUBLIC**

City Clerk Kavanagh advised that no one had signed in to speak on Non-agenda or Consent Agenda Items.

### **CONSENT AGENDA (Items 5 and 6)**

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

5.     **25-015**           A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0109WS AND 2025-0109R)
6.     **RES**  
       **2025-025**           A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO PREPARE AND SUBMIT A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE 2025 RECREATION TRAILS PROGRAM (RTP) FOR THE OAK TRAILS PARK TRAIL SYSTEM EXPANSION PROJECT; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO THE APPROPRIATE AGREEMENTS REQUIRED TO RECEIVE FUNDING.

**MOTION:** Railey/Brodie – To approve Consent Agenda Items 5 and 6.

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

### **REGULAR AGENDA**

#### **Public Works Department**

7.     **RES**  
       **2025-026**           A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH FSV CONSTRUCTION COMPANY TO RENOVATE THE CYPRESS PAVILION AT SABAL PINES PARK PURSUANT TO IFB NO. 11-27-24-11.

Mayor Welch read the Resolution title into the record.

**MOTION:** Wasserman/Brodie – To approve Resolution No. 2025-026.

Public Works Assistant Director Brian Rosen presented the item, noting that the primary goals of the renovation project were to fix a lower roof that was removed due to rotting, decorative aluminum to prohibit additional vandalism on the second floor, and additional improvements to allow the pavilion to be reopened to the public.

Commissioner Brodie asked how many bids were received for the project. Mr. Rosen advised there were three (3) responsive bids, and the lowest bidder was selected. Commissioner Brodie inquired about the scope of work and requested a breakdown of spending on the project. City Manager Rose explained the inclusion of the full plans in the bid package and the ebid process. She noted a link would be included in the background packet in the future. Mr. Rosen discussed the line-item breakdown briefly. Public Works Senior Project Manager Todd Edge provided additional details. Discussion ensued regarding the bid process, and Mr. Rosen noted that there were bonds in place.

Vice Mayor Railey reviewed the three (3) bids received and noted that FSV was \$160,000 less than the nearest bidder. She stated this represented significant savings to the residents. Mr. Rosen noted the bid had come in lower than the consultant's estimate. Discussion continued.

Mayor Welch shared that she had been waiting a long time for this project and stated that she had asked that a refillable water dispenser be included in the renovation.

Andrew Sanchez, President, FSV Construction Company, commented briefly.

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

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

### **Sustainable Development**

Mayor Welch advised that Agenda Item 8 was a City-initiated Quasi-Judicial application, and the procedures allowed for waiving of the right to a full Quasi-Judicial hearing if requested by staff. Sustainable Development Director Justin Proffitt requested that the full procedures be waived. There was no objection from the Commission.

- 8. ORD 2025-003** AN ORDINANCE APPROVING A REZONING APPLICATION FOR THE PROPERTIES LOCATED AT 4100 AND 4250 NW 74 STREET FROM A-1 (AGRICULTURAL) TO P (PARKS AND RECREATION) TO FACILITATE THE EXPANSION OF THE EXISTING OAK TRAILS PARK FACILITY, 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.

Commissioner Brodie moved the item for discussion, seconded by Vice Mayor Railey.

City Attorney Pyburn asked if there were any disclosures or ex-parte communications on behalf of the Commission, and there were none.

Mayor Welch opened the public hearing.

Liping Bright, 7400 NW 44 Terrace, Pompano Beach, stated she lived right beside the area to be

rezoned. She commented that she wanted to make sure the rezoning allowed for a pickleball court to be built in the park. She highlighted lines to play at other parks and stated this was a great chance to add courts.

Shawn Miannay, 7501 NW 44 Terrace, Pompano Beach, stated he had an issue with pickleball courts. He asked if there had been impact studies done regarding added traffic from the proposed new residential development in the area. He stated nature was being lost, and he did not like it.

There were no more questions or comments from the public, and Mayor Welch closed public the public hearing.

Commissioner Brodie addressed Mr. Miannay's comments and stated that the new residential development referenced was in unincorporated Broward County. He commented that every member of the Commission had been involved in opposing the development at Broward County, but they were overruled. He advised that the land for this Agenda Item had been purchased to preserve it as park land.

Commissioner Rydell commented that it has been a priority of the Commission to preserve as much as possible of the property in the area. He stated he had prioritized the passive nature of the park and, while he loved pickleball, sometimes it was not the right place for it in a particular park. He commented that the most low-impact, beneficial use had been created, and it would benefit not only District E, but all of Coconut Creek.

Mayor Welch stated that when the City purchased the five (5) acres on either side of Oak Trails Park, there had been a lot of excitement to be able to protect this number of acres and ensure there would be stability in its use. She noted there had been a lot of community input, and plans at this time were to move forward with only what was required by the grant received.

**MOTION:** Wasserman/Brodie – To adopt Ordinance No. 2025-003.

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

9. **ORD 2025-001** AN ORDINANCE ADOPTING THE IMPACT FEE STUDY ENTITLED, "CITY OF COCONUT CREEK IMPACT FEE STUDY" DATED JANUARY 15, 2025, PREPARED BY BENESCH, INC.; AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, LAND DEVELOPMENT CODE, ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 5 "IMPACT FEES," BY DELETING SECTIONS 118 THROUGH 126 RELATING TO IMPACT FEES, IN THEIR ENTIRETY AND CREATING A NEW SECTION 118, "FIRE-RESCUE, LAW ENFORCEMENT, AND PARKS AND RECREATION IMPACT FEES," TO ADOPT A NEW IMPACT FEE PROGRAM FOR FIRE-RESCUE, LAW ENFORCEMENT, AND PARKS AND RECREATION FACILITIES; AND BY AMENDING CHAPTER 13, LAND DEVELOPMENT CODE, ARTICLE II, "SUBDIVISION REGULATIONS," DIVISION 5, "SUBDIVISION DESIGN STANDARDS," TO DELETE SECTION 13-267, "PUBLIC SITES AND OPEN SPACES," IN ITS ENTIRETY TO DELETE DEDICATION REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS. (SECOND READING) (PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Wasserman/Railey – To adopt Ordinance No. 2025-001.

Sustainable Development Director Justin Proffitt explained that there was a 90-day implementation period upon adoption of the ordinance, which would be used to train staff and prepare for implementation.

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

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

### City Attorney

10. **RES 2025-028** A RESOLUTION AUTHORIZING THE CONFLICT RESOLUTION PROCEDURES OF CHAPTER 164, FLORIDA STATUTES, PRIOR TO INITIATING COURT ACTION AND PROVIDING FOR AUTHORITY, INITIATION OF CONFLICT RESOLUTION PROCEDURE, DUTY TO GIVE NOTICE, CONFLICT ASSESSMENT PHASE, JOINT PUBLIC MEETING, AND FINAL RESOLUTION RELATED TO ACTION ITEMS FOR EXPANSION OF THE MONARCH HILL LANDFILL.

Mayor Welch read the Resolution title into the record.

**MOTION:** Railey/Wasserman – To approve Resolution No. 2025-028.

City Attorney Pyburn presented the item, summarizing Waste Management's 2020 request for a Land Use Plan Amendment and associated Comprehensive Plan Amendment in order to provide for a 24-acre horizontal expansion of the Monarch Hill Landfill and their 2024 request for a 100-foot height increase of the landfill. She noted that Broward County initiated an amendment to provide for limitations on the types of waste that may be disposed of in the landfill. She stated that the ordinances were scheduled for final hearing on Tuesday, February 25, and explained that despite the City's submission of alternative language and both written and verbal objections over the years related to the adverse impacts on the City of the ordinances if they were approved, the City and the County were unable to resolve the disputes related to the ordinances. She noted that approval of this resolution was the first step to initiating conflict resolution procedures, and Ralph DeMeo, Guilday Law, would be assisting the City with the process at a rate of \$325 per hour.

Commissioner Wasserman stated he was in favor of doing anything and everything to stop the expansion. He asked if there was a pathway to evict Broward County Sheriff's Office (BSO) from Coconut Creek property if they are going to continue to go down the path of not taking care of the City's residents as their own. City Manager Rose advised that the City had a lease with Broward County through September 2025, and there were extension provisions within the lease that trigger larger payments. She noted a status letter was sent this week, and staff was not prepared for an eviction but was working toward having BSO out of the building. Discussion continued regarding the lease. Commissioner Brodie stated he agreed with Commissioner Wasserman's position.

Commissioner Rydell shared that the workshop for the Solid Waste Authority Executive Committee was the previous Monday, and regrettably the discussion on how to proceed was tabled to three (3) days before the County Commission meeting on the matter. He expressed concern that the proposal from Waste Management was not in conjunction with the Broward

County Master Plan or with the work of the Solid Waste Authority. He asked whether notice of this action would be delivered prior to the County Commission meeting, and City Attorney Pyburn confirmed. She noted the City was legally required to provide notice within five (5) days by certified mail.

Vice Mayor Railey commented that the City had been fighting the expansion for years, and it was time that serious action be taken.

Mayor Welch stated she thought the timeline would fit in suitably, and hoped it would help get some traction on the issue.

Mayor Welch opened the item to public comment, and there were no questions or comments from the public.

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

## **CITY MANAGER REPORT**

City Manager Rose thanked the Commission for their support through a complicated topic at the workshop earlier in the day. She shared that staff had submitted a Building Resilient Infrastructure and Communities (BRIC) grant for \$1.9 million to the State for the Fleet Facility. She stated the Memorial Bench program was set to be rolled out in June with three (3) locations and would be handled in-house. She advised that a “no” vote at the County Commission regarding the landfill expansion would continue to be pursued, and buses were planned for the meeting on February 25.

## **CITY ATTORNEY REPORT**

City Attorney Pyburn stated that her office had filed a response to the petitioner’s motion for written opinion in the Fourth District Court of Appeals in the Henry Hage and Greystar case and were waiting on the court to rule.

*Commissioner Rydell left the meeting at 8:16 p.m.*

## **COMMISSION COMMUNICATIONS**

Commissioner Wasserman commented on the Holocaust event and thanked Ms. Hughes and the full team for putting on an amazing day. He stated it was nice to see the City doing good service. He highlighted the “Day of Service and Love” proclamation and suggested, in the future, that someone from Marjory Stoneman Douglas High School be invited to accept. He wished his wife Kristin a happy Valentine’s Day.

Commissioner Brodie wished his wife a happy birthday.

Vice Mayor Railey stated Wynmoor would have buses on February 25 to bring residents to the County Commission meeting. She noted there would be a Relay for Life event at Wynmoor. She recognized those involved in the Butterfly Run and thanked staff for doing a great job in bringing the community together.

Mayor Welch provided a brief recap of the Broward Metropolitan Planning Organization (MPO) meeting. She stated she was happy to have learned that Miramar was hosting a Do the Right Thing event. She

advised there was discussion of the Safe Streets for Broward grant with eleven (11) corridors listed as a priority following workshops throughout the County and noted focus areas included traffic signaling, as well as lighting and pedestrian crossings. She shared an administrative item related to the Florida's Turnpike improvements.

**ADJOURNMENT**

The meeting was adjourned at 8:23 p.m.

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Joseph J. Kavanagh, MMC  
City Clerk

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Date