CITY OF COCONUT CREEK
CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: March 13, 2025
Time: 7:00 p.m.
Meeting No. 2025-0313R

CALL TO ORDER

Mayor Sandra L. Welch called the meeting to order at 7:00 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, followed by a moment of silence in memory of Coconut Creek Resident Ray Lebowitz and the National Anthem sung by local student Valerie Bookman.

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. **25-058** A PROCLAMATION RECOGNIZING MARCH 2025 AS "SENIOR NUTRITION PROGRAMS MONTH."

Commissioner Wasserman read the proclamation into the record and presented it to Meals on Wheels Board Member Mary Adams.

2. **25-048** A PROCLAMATION RECOGNIZING MARCH 17-21, 2025, AS "GOVERNMENT FINANCE PROFESSIONALS WEEK."

Mayor Welch read the proclamation into the record and presented it to the Finance and Administrative Services team.

3. **25-032** A PROCLAMATION RECOGNIZING MARCH 24-28, 2025, AS "FIRST RESPONDER WELLNESS WEEK."

Vice Mayor Railey read the proclamation into the record and presented it to Chief of Police Fred Hofer and Fire Chief Brian Blizzard.

INPUT FROM THE PUBLIC

Susan Wanderman, 2006 Granada Drive, Coconut Creek, congratulated the recently re-elected Commissioners. She shared an interest in having more paths available for runners in Coconut Creek. She noted synthetic materials were better for running and asked if this could be considered with upcoming developments.

Roberto Montanez Jr., 5050 Wiles Road, Coconut Creek, highlighted the accomplishments of the Monarch High School football team and discussed the impact the program had on him growing up and as an adult. He stated the team would be on the national stage playing five (5) teams over the next year, and donations were needed to support the opportunity.

Monarch High School Student Juliana Zamorano spoke in support of the school's theater department and the importance of theater education in schools. She shared that opportunities for students depended on the sales of show tickets and invited residents to the Senior and Superior Showcase on March 14 at 6 p.m. at Monarch High School.

CONSENT AGENDA *(Items 4 and 5)*

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

Agenda Item 6 was pulled from the Consent Agenda by Mayor Welch and heard before the Regular Agenda.

4.	**25-050**	A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0213WS AND 2025-0213R)
5.	**RES 2025-038**	A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AND ALL FUTURE AGREEMENTS WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT (FDEM) FOR THE REIMBURSEMENT OF EXPENDITURES INCURRED AS A RESULT OF HURRICANE MILTON.

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

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

Public Works Department

6.	**25-055**	A MOTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPROVE P.L.A. ELECTRIC, INC. TO PURCHASE AND INSTALL NEW LED LUMINAIRES TO REPLACE THE EXISTING EXTERIOR SITE LIGHTING FIXTURES AT THE COMMUNITY CENTER.

MOTION: Wasserman/Brodie – To approve the motion.

Mayor Welch referenced dimming sensors mentioned in the agreement and asked where they would be utilized. Public Works Director Harry Mautte explained the option for motion sensor lights was included in the package for interior lights and would not apply to this purchase of exterior lights.

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

REGULAR AGENDA

Sustainable Development

7. **RES 2025-039** A RESOLUTION APPROVING THE CAYMAN VILLAGE CONDOMINIUM ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

Mayor Welch read the Resolution title into the record.

Vice Mayor Railey recused herself from the item and abstained from the vote due to her position on the Wynmoor Community Council.

MOTION: Brodie/Rydell – To approve Resolution No. 2025-039.

Sustainable Development Director Justin Proffitt presented the request for Neighborhood Enhancement Grant Program matching funds in the amount of $4,378.54 for security enhancements in the Cayman Village Condominium Association.

Commissioner Rydell acknowledged that the Board of the Cayman Village Condominium Association was present.

There were no questions or comments from the public.

Upon roll call, the Resolution passed by a 4-0 vote, with Vice Mayor Railey abstaining, a copy of which Form 8B is attached hereto.

8. **RES 2024-035** A RESOLUTION ESTABLISHING A NEW CITY GRANT TITLED, "TREE CANOPY REPLACEMENT GRANT;" ADOPTING PROGRAM GUIDELINES, ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A;" AND AUTHORIZING FUNDING FROM THE TREE PRESERVATION TRUST FUND FOR PROGRAM IMPLEMENTATION. *(TABLED FROM 8/8/24 COMMISSION MEETING)*

Mayor Welch read the Resolution title into the record.

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

Sustainability Manager Linda Whitman advised that the item had been tabled with direction from the Commission to further review County requirements and clarify language in the grant. She reviewed a comparison between the County and City Codes, updated grant language, and example scenarios.

Mayor Welch opened the item to public comment.

Tammy Lettieri, 3302 Carambola Circle, Coconut Creek, thanked staff for the hard work to create the program. She highlighted differences between the City and County requirements and stated there were places where the City was more strict, while the County allowed the opportunity for some leniency internally. She stated people were hurting and anything that could be done would be appreciated. She asked whether two (2) open permits could be combined into a grant application in the same fiscal year provided they did not exceed the maximum amount.

Mr. Proffitt explained that if the trees covered by the permits were eligible for the program, they would be included. He discussed the differences between the City and County, advising that the beginning of the County Code was ambiguous, but the comparison chart provided additional details. He noted that a review of the Landscape Code was planned later in the year, and this may be an area where the policy could be clarified and defined. Commissioner Rydell agreed the Landscape Code needed to be looked at. He expressed his support for this grant program and stated it would benefit the community.

Mayor Welch noted a diseased palm tree situation in the Coco Lakes development and asked where that would fall into the example scenarios. Ms. Whitman advised that the issue would fall under category four (4), multiple or catastrophic, with a maximum award of $20,000. She added that staff was also monitoring a lethal bronzing issue in other communities. Mayor Welch discussed the use of the Tree Preservation Trust Fund for all of the widely affected areas of the community and finding a way to replenish the fund in the future.

Vice Mayor Railey commented on the need for early detection of lethal bronzing. She stated rolling back to the County regulations if they were less restrictive would provide relief and be greatly appreciated. Ms. Whitman advised that the City was bound to the requirements of Broward County, the only difference being that if an applicant were to put in a larger tree, they could be given more credit. She stated there was leeway, and there had been circumstances where a tree in decline was considered in determining replacement. Vice Mayor Railey commented that the damage a root system could cause was an issue in every neighborhood. She commented that in a lot of instances, they did not have the room to replace a tree in the same position without causing problems. Ms. Whitman shared two (2) options currently available outside of this program, including the Neighborhood Enhancement Grant, which pays 100 percent of the redesign for street trees, and a waiver that allowed for selection of a different tree.

Commissioner Wasserman stated it was a breath of fresh air that the City was able to adapt based on feedback from the residents.

Commissioner Brodie asked what would happen when a third tree dies in a location. Ms. Whitman explained that maintenance and fungal issues should be investigated, but the first option by Code was always to put a tree back in. She noted if the tree could not go back in the same location, placing a tree elsewhere or paying into the Tree Preservation Trust Fund would be options. Mr. Proffitt added that there was expertise on staff to assist in coming up with a solution. Discussion continued regarding tree replacement planning.

Commissioner Rydell followed up on Commissioner Brodie's question regarding a tree dying three (3) times in the same location. He argued a modification was needed, as in this case the homeowner should not be paying in to the fund. Commissioner Rydell asked who made the decision in terms of disease or maturity level of a canopy for replacement. Ms. Whitman advised that decisions were made by the City's Urban Forester. Commissioner Rydell asked about the appeal process. Ms. Whitman provided additional details. She noted residents were also able to hire an outside expert. Commissioner Rydell asked City Attorney Pyburn who made the ultimate decision under the language of the grant guidelines in this resolution. City Attorney Pyburn advised authority over the grant was with the Sustainable Development Director.

Mayor Welch opened the floor to additional public comment.

George Castillo, Crescent Creek HOA President, shared that his community was working toward a new site plan and had faced issues with the restrictions on tree canopy. He asserted the concerns were about cost but also had to do with common sense and commented that the rules

should be less restrictive.

Ms. Lettieri stated the resolution provided that upon maturity, the canopy must be equal to the tree that was removed, but they were being made to immediately put back the lost canopy rather than allowing it to grow in. She stated there were also differences between the City and County policies when two (2) trees die in the same place and in the reporting time.

Erik Brinkman, 4059 Crescent Creek Court, Coconut Creek, stated that he was a director on the Crescent Creek HOA Board, and they were having problems because of the trees. He commented on the requirement to address trees when remodeling a bathroom and asserted this was overreach. He stated this was a situation that needed to be addressed.

Commissioner Rydell stated that he supported the Tree Canopy Replacement Grant Program. He referenced issues brought up during public comments and his personal experience with damage caused by trees and asked if this resolution was the area to address concerns with how the City moves forward with replacement of trees. Mr. Proffitt advised that this grant would help multi-family communities, but some of the issues brought forward affect single-family homes, which have a different set of rules. City Manager Rose added that an ordinance amendment to Chapter 13 would be considered. Commissioner Rydell asked that a staff member go to HOA meetings to let single-family home neighborhoods know the real rights that they have. Mayor Welch agreed. She stated this had been done before with water, including metering and bills, and people were able to get questions answered on their individual situations.

Commissioner Rydell sought and received consensus to place an item on a future agenda to discuss a Code amendment.

Vice Mayor Railey highlighted root barriers and stated it was important for residents to know of their effectiveness.

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

9. **ORD 2025-008** AN ORDINANCE ESTABLISHING THE MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS OF FACT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE (5) PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CONSENT FOR THE EXERCISE OF CERTAIN POWERS; AND PROVIDING FOR CONDITIONS OF APPROVAL. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Wasserman/Rydell – To approve Ordinance No. 2025-008 on first reading.

Mr. Proffitt presented the petition filed by GSR RE Partners, LLC, to create a Community Development District (CDD) within the MainStreet at Coconut Creek development. He stated the property represented 180 acres within the boundaries of the Regional Activity Center. He shared a map of the area and described the purpose of a CDD briefly. He explained the CDD would be proposing public infrastructure improvements as summarized in the petition, including the City-owned public parking garage, Village Green Park, and Lakeside Plaza Park, which would be subject to a separate agreement in the future. He advised that the total estimated costs of the proposed improvements were $84 million. Mr. Proffitt stated that staff found that the MainStreet CDD petition met the minimum submission requirements outlined in Section 190.005, Florida

Statutes, and satisfied the criteria for establishing a new CDD under the Statutes. He stated staff recommended approval of the ordinance with the conditions outlined in the staff report.

Ginger Wald, Billing, Cochran, Lyles, Mauro, & Ramsey, presented on behalf of the petitioner. The presentation included a CDD overview, review of permissible CDD actions, governing and financing of a CDD, and benefits. She discussed transparency for the public and shared details of maintenance, including examples from other CDD projects. She shared the boundaries of the proposed MainStreet CDD and eligible costs.

Commissioner Rydell asked for clarification on differences between the eligible costs as outlined in the presentation and those in the meeting materials. City Manager Rose explained staff had done a more complete cost estimate related to the public parking garage, changing the estimated cost from $9 million to $11 million to accommodate the screening and design standards for MainStreet. Ms. Wald provided additional details. She stated there were revision pages to be added to the petition before second reading to accommodate the changes. Continuing, Ms. Wald shared the documents the developer would be creating to ensure those buying property in the CDD were provided with the information and understood the requirements of the CDD.

Mayor Welch referenced the comparison between assessments for a buyer and ongoing costs provided, including ongoing City services and condominium fees, and stated new homebuyers were often surprised by what their first property tax bill ended up being. She asked if this information, along with the offset for the HOA, which would not show on the tax bill, would be included in the information provided to buyers. Landon Massel, 13th Floor Homes, confirmed the amounts were included in the disclosures to buyers. He clarified the components of a CDD and what would show on the tax bill. Discussion continued regarding the tax bill and its inclusions.

Commissioner Wasserman stated that in looking at the principal and interest, he did not like to see the residents paying off the loan. He asked if the information would be on the website before construction. Mr. Massel confirmed the website would have disclosure information on the CDD and the assessments associated with the CDD. He noted sales professionals were trained so they could speak about the details of a CDD and ensure that potential homebuyers understood what they were buying into. He asserted financing through the CDD was cheaper for the buyer than a mortgage rate.

Commissioner Wasserman asked if there were estimates on what HOA fees would be and what they would cover. Mr. Massel explained reasons an HOA was needed, including enforcement of conditions of approval and internal block maintenance. He stated for the townhomes and villas, the monthly estimate was $150 per home, and for a condo the estimate was $400. He noted this difference was because of statutory requirements on reserves. Commissioner Wasserman stated they were trying to attract young people, but this was a lot of money per month, and he hoped the consumer was informed as promised. He advised that his vote was based on the fact that consumers would have a choice.

Vice Mayor Railey commented that it should be clear there were expenses no matter what home you buy. She stated it was important to break down the CDD fees individually, and what residents would get for it. She asked if the CDD was a fixed percentage. Ms. Wald advised the bonds were issued at a specific interest rate and it would be a fixed amount. Vice Mayor Railey asked if insurance was covered by the HOA fees. Mr. Massel stated it was. Vice Mayor Railey stated the CDD would maintain the upkeep of the common areas, parks, parking garage, and everything surrounding the homes. She asked what maintenance the homeowner would be responsible for. Mr. Massel advised that in the townhome communities, the HOA would take care

of everything, including lawn care and irrigation. He noted a resident would be responsible for their own enclosed backyard.

Mayor Welch asked if the exterior and roof of the townhomes and villas were covered. Mr. Massel stated they would be covered through the HOA.

Commissioner Rydell noted that in Wynmoor, residents pay a fee to their building, as well as to the Master Association. He pointed out that insurance was a large expense, which was covered. He commented that Turtle Run was an example of a local CDD. Ms. Wald stated the Turtle Run CDD was 40 years old. She explained they had paid off their bonds at 30 years, and the ongoing CDD had taken out additional bonds for smaller amounts to improve their stormwater system and roadways. Commissioner Rydell stated he highlighted the example because the neighborhood had great facilities and was well maintained. He stated there were great comments about the need to be explicit with the consumers, but there were great amenities built into the CDD. He shared that he wanted to have a conversation about what this would look like in 40 or 60 years but had learned placing restrictions at this time would impact the ability to get a bond. Commissioner Rydell asked for clarification on the selection of the initial CDD Board members. Ms. Wald stated the Statute called for the developer to name five (5) directors initially and then a landowners' election within 90 days and then at staggered times thereafter. Ms. Wald explained that the statutory deadline for a CDD to become resident controlled was six (6) years and 250 registered voters. She discussed example scenarios and factors associated with the conversion of the Board. Ms. Wald expanded on an example scenario where the landowners were able to take over the Board before the statutory deadline. Mayor Welch noted property insurance was less expensive on new construction, and Coconut Creek had not had any new construction available recently.

Commissioner Wasserman reviewed an example scenario for the costs associated with a $600,000 home in the CDD. Mr. Massel agreed that it was expensive to own a home and highlighted that the only fee on the chart that was unique to MainStreet would be the CDD. Commissioner Wasserman asked if there would be a Master Association. Mr. Massel stated the CDD would function as the maintenance and operations entity. Discussion ensued regarding correlations with other communities.

Commissioner Rydell asked if the amenities were included in the CDD. Mr. Massel said they were included. He stated the repayment of the bonds was largely the responsibility of the developers, and a small fraction was being passed on to the homeowners. Commissioner Rydell stated the MainStreet development was self-created, and the people who choose to live there would pay for it, costs would not be passed on to residents of other parts of the City. Ms. Wald stated this was correct. Discussion continued.

City Manager Rose clarified that the City's expenditures, including the parking garage and park improvements, would be covered in a subsequent Interlocal Agreement and the Developers Agreement. She noted these costs would be repaid by the City.

Mayor Welch opened the item to public comment; however there being no one to speak, she closed public comment.

Upon roll call, the Ordinance passed on First Reading by a 5-0 vote.

CITY MANAGER REPORT

City Manager Rose congratulated the newly re-elected Commissioners. She announced that the Florida League of Cities conference was in August and asked that the Commissioners determine whether they would like to attend. Consensus was that all five (5) members would attend. City Manager Rose stated the Budget Strategic Planning Workshop was scheduled for March 25 at 6 p.m. She shared the Public Art Master Plan for the City Hall Campus and highlighted the first phase, which would be a memorial area. She stated staff would seek to purchase art rather than commission a piece and advised that options would be brought to the Commission.

CITY ATTORNEY REPORT

City Attorney Pyburn congratulated the newly re-elected Commissioners. She provided an update on the Chapter 164 meeting with Broward County administrative staff the previous day as part of the conflict assessment phase of the dispute proceeding related to the Monarch Hill landfill expansion. She stated nothing was resolved; however, the parties agreed to continue the conflict assessment phase with a goal to meet in early April, depending on availability of staff from Deerfield Beach. Continuing, she stated Broward County recently passed Ordinance 2025-09, regarding Broward County Ethics Code complaints which were found to have malicious intent.

COMMISSION COMMUNICATIONS

Commissioner Rydell congratulated Mayor Welch and Vice Mayor Railey on their re-election and stated he looked forward to continuing to serve with them for the next four (4) years. He discussed the election briefly, recognizing City Clerk Kavanagh's team on its outreach effort. He stated a lot of residents mailed ballots that were never received, and asserted City Hall should have a return box for ballots. He commented that this was a simple thing the Broward County Supervisor of Elections could do to improve voter turnout. He added that he did not believe there should be polling places in schools while they were in session, as the City had enough resources and public spaces to utilize for elections. Commissioner Rydell stated significant lobbying efforts were needed for the April meeting of the Broward County School Board when the potential traffic pattern change at Lyons Creek Middle School would be discussed. He shared that the Solid Waste Authority had a workshop scheduled for March 14 from 8 a.m. to noon and invited the other Commissioners to attend.

Commissioner Wasserman commented that polling location resources for the municipal elections were spread out when only four (4) locations were needed, and agreed that eliminating the two (2) schools would be advantageous. He shared that he had pride in Coconut Creek, and seeing fighting on social media over the election was embarrassing and discouraging. He commented that he was proud of City staff for staying above the fray and noted he was happy to move forward.

Commissioner Brodie congratulated the newly re-elected Commissioners and stated they handled the election with class and dignity. He reminded everyone that the Foundation for Independent Living would be hosting a basketball game against the Coconut Creek Police Department on March 14 at 6:30 p.m. and invited everyone to attend. He highlighted the 40-year history of the organization in the community.

Vice Mayor Railey congratulated Commissioner Rydell and Mayor Welch on their re-election. She stated the last four (4) years have been wonderful and she looked forward to the next four (4) years. She commented on the challenges of the election and stated everyone had risen above. She noted the residents were a tight-knight group that cared about each other, and it is heartwarming to live in Coconut Creek. Discussion continued regarding the election cycle.

Mayor Welch congratulated Commissioner Rydell and Vice Mayor Railey on their re-election and stated it was a privilege to serve with them. She noted Sprouts grocery store had a hiring clinic, which went well, and a grand opening was planned in the near future. She stated she had visited the Mazda dealership and taken a tour, and what she saw was state-of-the-art. Mayor Welch referenced Commissioner Rydell's comments regarding the election and asked how individual complaints should be reported. Commissioner Rydell sought and received consensus of the Commission to direct staff to draft a letter to the Broward Supervisor of Elections, highlighting the deficiencies and asking for modifications in the future. City Manager Rose stated she would handle the letter.

Mayor Welch shared that the Mayors' Chess Challenge was on Saturday, and as she had not met the challenge to learn to play chess, she had appointed a stand-in from the chess classes to act on her behalf.

ADJOURNMENT

The meeting was adjourned at 9:37 p.m.

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Joseph J. Kavanagh, MMC
City Clerk

Date