



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: May 11, 2023
Time: 7:00 p.m.
Meeting No. 2023-0511R**

CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:01 p.m. He noted that Agenda Item 4 had been postponed to the May 25, 2023, Commission meeting and would not be heard on this agenda.

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.

Mayor Rydell noted that the meeting was being conducted live with a quorum physically present, and City Attorney Terrill C. Pyburn explained the procedures for public participation and comment for the meeting.

PRESENTATIONS

- 1. 23-079** A PROCLAMATION RECOGNIZING MAY 2023 AS "MENTAL HEALTH AWARENESS MONTH."

Mayor Rydell read the proclamation into the record, and Joseph Mustipher accepted the proclamation on behalf of the National Alliance on Mental Illness (NAMI) Broward County.

- 2. 23-102** A PROCLAMATION RECOGNIZING MAY 12, 2023, AS "NATIONAL CHILD CARE PROVIDER APPRECIATION DAY."

Vice Mayor Welch read the proclamation into the record, and Ancel Pratt III, Senior Director of Communication and Outreach, Early Learning Coalition of Broward County, accepted the proclamation.

INPUT FROM THE PUBLIC

City Clerk Kavanagh stated there were no advanced public comments received for Non-Agenda or Consent Agenda items.

REGULAR AGENDA

City Clerk

3. **23-086** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0413R)

Mayor Rydell read the Motion into the record.

MOTION: Railey/Brodie – To approve the Minutes of the April 13, 2023, City Commission Meeting.

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

Public Works Department

4. ~~**RES**~~ ~~2023-090~~ A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY AND OTHER PARTICIPATING MUNICIPALITIES (ILA) PROVIDING FOR THE CITY TO PARTICIPATE IN THE SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA, ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "1," AUTHORIZING THE MAYOR TO EXECUTE SAME; AND AUTHORIZING THE EXPENDITURE OF FUNDS. (ITEM POSTPONED TO THE MAY 25, 2023, CITY COMMISSION MEETING.)

Vice Mayor Welch stated the Solid Waste Working Group had a meeting scheduled for May 12, 2023, to discuss and vote on changes to the language as originally drafted. She noted four (4) cities had already voted on the language.

Sustainable Development

5. **RES** **2023-089** A RESOLUTION APPROVING THE 3404 BIMINI CONDOMINIUM ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

MOTION: Brodie/Wasserman – To approve Resolution No. 2023-089.

Commissioner Railey stated she had a conflict of interest as the President of the Wynmoor Community Council and recused herself from the item.

Sustainable Development Director Scott Stoudenmire presented the item, noting the security enhancement project planned had been reviewed by staff and was consistent with the program guidelines. He shared this was the second Neighborhood Enhancement Grant reviewed this year, and others were pending.

Mayor Rydell asked what was being done to promote the program. Mr. Stoudenmire stated information had previously been disseminated through the Homeowners Associations (HOAs), and a social media campaign was in progress. Vice Mayor Welch suggested signage in the HOAs, and Mayor Rydell suggested adding a flyer in the meeting spaces at the Community Center and Recreation Complex.

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

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Items 6 through 10. City Clerk Kavanagh confirmed the public notice requirements for Agenda Items 6 through 10 had been met and swore in the witnesses.

Mayor Rydell asked if there were any objections from the applicant or staff to hear Agenda Items 6, 7, 8, 9, and 10 together, as they were related, and there were no objections.

Mayor Rydell stated the City was currently in the process of reviewing its quasi-judicial procedures in light of changes made during the COVID-19 pandemic. He asked whether the applicant understood this and waived the right to cross-examine any residents who had submitted public comments received in advanced of the meeting which would be read into the record.

Attorney Dwayne Dickerson, Dunay, Miskel, and Backman, LLP, representing Evan Mouhalis, Strada CC Development LLC, as the agent/applicant on behalf of Hamsa Hand Holding LLC, stated the applicant understood that the procedures were being reviewed and accepted the current process. He noted he had submitted written documentation to reflect this understanding prior to first reading of the items.

City Attorney Pyburn read the Ordinance titles into the record, and Mayor Rydell read the Resolution title into the record.

6. **ORD
2023-006** AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY HAMSA HOLDINGS, LLC TO AMEND THE EXISTING HALE PLANNED COMMERCIAL DISTRICT (PCD) TO REVISE DEVELOPMENT STANDARDS AND THE LIST OF PERMITTED AND SPECIAL LAND USES IN ORDER TO CONSTRUCT A GROCERY STORE, SELF-STORAGE FACILITY, AND FAST FOOD COFFEE SHOP WITH DRIVE-THRU FOR THE PROPERTY GENERALLY LOCATED AT 4808-4888 COCONUT CREEK PARKWAY, 1019 LYONS ROAD, AND 1049 LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING) (SECOND PUBLIC HEARING)

7. **ORD
2023-005** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 8, "MASTER BUSINESS LIST," TO CREATE SECTION 13-624, "MASTER BUSINESS LIST - PLANNED COMMERCE DISTRICT" AND ADOPT A LIST OF PERMITTED AND SPECIAL LAND USES FOR THE HALE PLANNED COMMERCE DISTRICT (PCD) GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD IN THE CITY OF COCONUT CREEK. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

8. **ORD
2023-007** AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY HAMSA HOLDINGS, LLC TO ALLOW A SELF-STORAGE FACILITY, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

9. **ORD 2023-008** AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY HAMSA HAND HOLDINGS, LLC TO PERMIT A DRIVE-THRU FOR A CALI COFFEE RESTAURANT FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)
10. **RES 2023-070** A RESOLUTION APPROVING THE SITE PLAN REQUEST FOR HAMSA HAND HOLDINGS, LLC, FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COCONUT CREEK PARKWAY AND LYONS ROAD, AS LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Vice Mayor Welch made a motion to move Agenda Item 6, seconded by Commissioner Brodie.

Vice Mayor Welch made a motion to move Agenda Item 7, seconded by Commissioner Brodie.

Commissioner Railey made a motion to move Agenda Item 8, seconded by Commissioner Wasserman.

Commissioner Brodie made a motion to move Agenda Item 9, seconded by Commissioner Wasserman.

Commissioner Brodie made a motion to move Agenda Item 10, seconded by Commissioner Wasserman.

City Attorney Pyburn asked if there were any applicable ex-parte disclosures from the Commission for Agenda Items 6, 7, 8, 9, or 10 since first reading, and the following disclosures were made:

- Commissioners Wasserman disclosed a phone call with Mr. Dickerson.
- Commissioner Brodie disclosed two (2) phone calls with Mr. Dickerson.
- Commissioner Railey disclosed a conversation with Mr. Dickerson.
- Vice Mayor Welch disclosed a phone call with Mr. Dickerson.
- Mayor Rydell disclosed a meeting with the applicant and team earlier in the week and a site visit earlier in the day.

Mr. Stoudenmire presented the item on behalf of staff, noting Agenda Items 6 through 9 had been approved on first reading and discussed points which had led to further discussion regarding Agenda Item 10, the site plan approval, including the building color and transparency of the windows. He stated the applicant had provided revised elevations, which made an effort to address the color concerns and asked that the applicant clarify the specifics of the window transparency during their presentation.

Mr. Dickerson presented on behalf of the applicant, highlighting the changes made between first and second reading, including adjustments to architectural components. He stated a significant portion of the red color was removed from the proposed elevation, and shared images to illustrate the change. He stated that the applicant agreed that no storage units would be visible through the windows and shared options to address that concern, including a partition inside the building or tinted glass.

Mayor Rydell opened the public hearing. City Clerk Kavanagh reiterated that the applicant had signed a waiver of cross-examination and read two (2) advanced public comments received by email into the record, copies of which are attached hereto and made a part hereof as Exhibit "1," as follows:

Doris Kristeff, Tradewinds Condominium in The Township, Coconut Creek, wrote to urge the Commission to deny the project.

Jose Marinas, Coconut Creek, wrote that he was happy the area would be developed, resulting in improved property values, but it was important to maintain the tranquility of the neighborhood.

Following advanced public comments, Resident Jorge Mederos commented that the developer of the existing public storage in Coconut Creek had chosen to blend into the community, but Strada had chosen not to conform, sharing images of several storage uses in the northern part of the City. He asked why it was necessary to blend into the community in North Coconut Creek, but not in South Coconut Creek.

Resident Lourdes Mederos commented that she was not opposed to economic growth or development, but was supportive of smart growth in South Coconut Creek. She acknowledged that self-storage facilities provided a service, and commented that a facility built in Coconut Creek should follow the City's "small town with a personal touch" branding. She shared images of other businesses that had chosen color pallets to match the community.

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek commented that she sees every issue through a climate and environmental lens, and hoped the developers would pay attention to the environmental impact. She noted the lack of solar panels on the elevations. She commented that she hoped the City would pass electric vehicle-ready and solar-ready ordinances, and that she hoped the developer would consider solar panels. She expressed concern with the Cali Coffee drive-thru in the face of a solid waste management crisis and asked for an environmental pledge.

Jeff Marder, 4501 Cedarhill Road, Coconut Creek, commented that he had spoken in opposition to the project but believed there had been some reasonable concessions made. He noted he appreciated the changes that made the self-storage building look more like an office building. He asked that the Commission stand firm on the changes.

Resident Angelina Mederos commented that Coconut Creek was the *Butterfly Capital of the World* and loud colors, like the red planned for the storage facility, distracted butterflies. She asked that the Commission stand up for the little guys in the community.

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

Vice Mayor Welch asked for clarification on the proposal for the windows and whether they would actually be see-through. She asked that someone from Cali Coffee address the environmental concerns brought up during the public hearing, noting based on their previous presentation she believed they were an environmentally friendly company. Finally, she asked for confirmation that there would be no rental trucks available at the self-storage location.

Mr. Dickerson referenced the renderings and explained options for the partition. He stated metal or drywall could be used, but the intent was that a solution be found to ensure there was no visibility. He asked that any applicable condition be that there is no visibility, giving the applicant

an opportunity to work with staff to find an appropriate solution. Discussion ensued regarding options for the window screening.

Mr. Dickerson addressed the environmental concerns, noting that Coconut Creek had clear direction in its Code regarding environmental initiatives. He stated there was not a representative of Cali Coffee present, but he agreed that, based on previous presentations, the company was progressive in its environmental efforts.

Mr. Dickerson confirmed there would be no rental vehicles at the self-storage facility, and Mr. Stoudenmire added that rentals would require an additional special land use, which required separate approval.

Commissioner Wasserman stated he respected the changes made on such short notice. He suggested vinyl window coverings to avoid light reflection at night.

Mayor Rydell stated this was a low-impact use, especially in comparison to past proposals. He thanked the applicant for being willing to make changes and doing so on short notice. He commented he was comfortable with staff working with the applicant to come up with an appropriate solution for the windows, and asked for direction on what to include in the motion. City Attorney Pyburn clarified. Mayor Rydell added that he appreciated knowing who the tenants would be at the time of review.

Commissioner Railey thanked the Mederos family for their comments. She read an excerpt from the Land Development Code and commented that she did not believe the self-storage building met Coconut Creek standards and would like to see changes to make it blend in more.

Neither staff nor the applicant had closing remarks.

Discussion ensued regarding an amendment to the window visibility for the self-storage facility. City Attorney Pyburn clarified that the motion would apply to Agenda Items 8 and 10, and Mr. Stoudenmire confirmed that was correct. Mr. Dickerson noted the ground floor offices would have visible windows and asked for confirmation that the motion was that there should be no visibility of the storage units. Discussion ensued regarding the location of storage units and offices on the first floor. Vice Mayor Welch stated that no storage units should be visible from the outside. Mr. Stoudenmire stated staff had no objection to windows in office spaces and noted it would be a security benefit.

AMENDMENT: Welch/Wasserman – To amend Ordinance No. 2023-007 to direct the applicant to work with staff to ensure there is no visibility of the storage units from the outside, with the materials to be determined by staff.

Upon roll call, the Amendment for Agenda Item 8 passed by 5-0 vote.

AMENDMENT: Welch/Wasserman – To amend Resolution No. 2023-070 to direct the applicant to work with staff to ensure there is no visibility of the storage units from the outside, with the materials to be determined by staff.

Upon roll call, the Amendment for Agenda Item 10 passed by 5-0 vote.

MOTION: Welch/Railey – To adopt Ordinance No. 2023-006.

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

MOTION: Welch/Wasserman – To adopt Ordinance No. 2023-005.

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

MOTION: Welch/Brodie – To adopt Ordinance No. 2023-007, as amended.

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

MOTION: Welch/Brodie – To adopt Ordinance No. 2023-008.

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

MOTION: Welch/Brodie – To approve Resolution No. 2023-070, as amended.

Upon roll call, the Resolution, as amended, passed by a 4-1 vote, with Commissioner Railey voting nay.

City Commission

11. **23-072** A MOTION TO APPOINT A DIRECTOR, ALTERNATE, AND SECOND ALTERNATE TO ATTEND AND VOTE AT ANY 2023-2024 BROWARD LEAGUE OF CITIES BOARD OF DIRECTORS OR REGULAR MEMBERSHIP MEETINGS.

Mayor Rydell read the Motion into the record.

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

Mayor Rydell opened the item to public comment, and there were no comments from the public.

Vice Mayor Welch stated this was an opportunity for someone to be actively engaged in the Broward League of Cities and to move up in the organization. Mayor Rydell agreed and noted he was interested in serving in a leadership role in the organization. Discussion ensued regarding how to best fill the roles.

- Vice Mayor Welch nominated Mayor Rydell to serve as the Director, seconded by Commissioner Railey.
- Commissioner Wasserman nominated Commissioner Brodie to serve as Alternate, seconded by Mayor Rydell after passing the gavel to Vice Mayor Welch.
- Commissioner Brodie nominated Commissioner Wasserman to serve as Second Alternate, seconded by Vice Mayor Welch.

MOTION: Welch/Wasserman – To approve the slate of nominees.

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

12. **23-073** A MOTION TO APPOINT A VOTING DELEGATE TO ATTEND AND VOTE AT THE FLORIDA LEAGUE OF CITIES (FLC) ANNUAL BUSINESS SESSION TO BE HELD DURING THE ANNUAL CONFERENCE ON AUGUST 10-12, 2023.

Mayor Rydell read the Motion into the record.

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

Mayor Rydell opened the item to public comment, and there were no comments from the public.

There was consensus that all members of the Commission were authorized to attend the Florida League of Cities Annual Conference.

Vice Mayor Welch made a motion to nominate Commissioner Railey as the voting delegate, seconded by Commissioner Brodie.

MOTION: Welch/Wasserman – To approve the nomination.

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

CITY MANAGER REPORT

City Manager Brooks shared an update regarding Florida's Turnpike expansion project, noting that FDOT public meetings were scheduled for July 19 virtually and July 20 in-person related to the proposed expansion. She noted staff submitted a request to FDOT to move the meeting dates to August, but they had not received a response as of yet. She explained final plans were not yet available, but staff was aware that there had not been significant changes since the previous review. City Manager Brooks stated, from a global perspective, staff was concerned the expansion encouraged more traffic on local streets in lieu of urging a shift to alternative transportation options. She discussed particular areas of concern on the eastern side of Coconut Creek and stated, as in the past, staff planned to mount an objection. She asked the Commission to provide direction regarding options for continued opposition, including the option of litigation. She noted a need to manage expectations.

Mayor Rydell stated he would like to see an evaluation of what litigation would look like. Vice Mayor Welch asked whether litigation would include the request to relocate residents of the Sunshine Drive townhouses, as a significant number of those were owned by corporations. She stated she was in favor of moving forward with an evaluation of the situation. Commissioner Railey asserted that as much as she sympathized with Sunshine Drive, the City had to consider residents in other areas also. She stated the City should come up with a plan for the entire project and all areas affected. She noted that the majority of residents impacted would be in Wynmoor, commenting that five (5) years of construction could be a lifetime for some residents. She spoke of her long time involvement in this issue and desire to continue seeing it through. She stated she believed litigation was the right way to go at this time. Commissioner Brodie stated the City needed to use every tool in the toolbox to win this fight. Commissioner Wasserman agreed that litigation was likely the direction the City needed to go in. He noted this was among the most talked about issues in the community. Discussion continued regarding the residents and homes impacted by the project.

CITY ATTORNEY REPORT

City Attorney Pyburn pointed out that the Florida Legislature had recently passed House Bill 425, which increased funding and reduced requirements for FDOT projects, impacting the proposed Turnpike expansion project. She asked for direction regarding utilizing the services of an outside environmental law firm for assistance and the attorney used prior for assistance on the matter. Discussion ensued and direction was given to research additional law firms, including Shutts & Bowen.

COMMISSION COMMUNICATIONS

Commissioner Wasserman thanked everyone for their support following the recent loss of his grandmother. He thanked the Mederos family for their advocacy for the butterflies and for sharing their viewpoints.

Commissioner Brodie shared his pride in seeing recent positive recognition of law enforcement via email and social media. He stated Coconut Creek's Police and Fire Rescue Departments were made up of amazing people. He noted he had visited the Moving Wall exhibit recognizing Vietnam Veterans, and recognized the City of Coral Springs for making it happen.

Commissioner Railey congratulated the students who were recognized earlier in the evening for their accomplishments. She thanked the residents who had taken the time to voice their opinions related to the Strada development project. She shared that she would be sworn in by the County Commission later in the week to the Broward County Planning Council. She wished all of the women a happy Mother's Day.

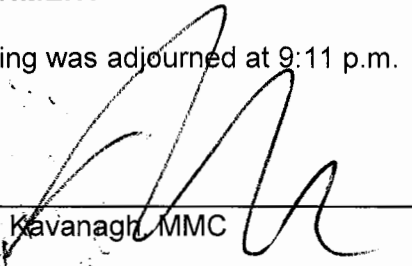
Vice Mayor Welch shared an update from the Metropolitan Planning Organization (MPO) meeting held earlier in the day. She stated she had made a motion to increase the contribution of the participating cities, noting the comparative contribution of other organizations in the state and the impact that could be made with additional funding. She noted the funds were used for advocacy and not salaries. Continuing, she stated there had been a presentation regarding technology that conducts safe intersection analysis of all corridors and noted a recommendation was pending. She commented the technology would have been useful during the recent flooding. Vice Mayor Welch shared an email she sent to City Manager Brooks regarding the considerations for the Veteran's Park Memorial, which requested that the African American servicemen in the Civil War be recognized and that the park be inclusive of all veterans not just those who served in a recognized war. Vice Mayor Welch thanked City Manager Brooks for taking a tour of the community with her. She shared a request from the group that oversees the garden outside the Community Center to consider another community garden. She stated she had suggested SOS Villages and facilitated a meeting. She noted recent successes of the School Resource Officers and school administrators. She commended staff members Bernadette Hughes, Yvonne Lopez, and Leo Moleiro for assisting the Teen Political Forum students with an additional opportunity to practice before the May 17 event. Commissioner Brodie shared regarding Vice Mayor Welch's comments on Veteran's Park, commenting as a veteran, there was no differentiation between those involved in combat or not, or those of various races. He noted the memorials in Veterans Park were specific in order to allow veterans to tie themselves to the conflict they were involved with. Discussion continued.

Mayor Rydell thanked staff for scheduling the upcoming workshop to discuss MainStreet and for a successful Arbor Day event. He requested staff review opportunities to provide something similar to the Neighborhood Enhancement Grant program in South Coconut Creek where there was no formal HOA to apply for funding. Deputy City Manager Sheila Rose noted there may be some opportunities in the MAP Broward funding for the South Creek Neighborhood Improvement Project for aesthetic enhancements. Mayor Rydell recognized all mothers in advance of Mother's Day. He discussed the recent consensus to name the Cocoplum room as Jaime's Room and noted a procedural issue had come up. He acknowledged the difficulty with dedications and memorials, and asserted this situation was different because of the mural in the room in honor of Jaime Guttenberg and the County movement to recognize the tragedy at Marjory Stoneman Douglas High School. He stated he believed the room should be named for Jaime Guttenberg. Vice Mayor Welch noted the City's relationship with Friendship Journey to provide inclusive programming for children and adults with special needs and pointed out much of this programming happened in the Cocoplum room. She shared her experience sitting in the room and thinking of Jaime, and commented it truly was Jaime's room. City Manager Brooks stated the

Commission had discussed adding a plaque outside the room calling it Jaime's Room so that the Cocoplum room would have a dual purpose, noting the existing glass that delineated the room as the Cocoplum room. She commented that maintaining both names was a fair way of handling the sensitive nature of the topic. Commissioner Wasserman stated he did not believe the dual name would be suitable in appropriately representing the matter. He noted he was not on the Commission at the time of the decision but felt that consensus had been to properly rename the room. He asserted Cocoplum should be phased out to properly pay tribute to Jaime. Discussion continued and consensus was to transition the name. Mayor Rydell congratulated Commissioner Railey on her appointment to the Broward County Planning Council.

ADJOURNMENT

The meeting was adjourned at 9:11 p.m.



Joseph J. Kavanagh, MMC
City Clerk

6/8/2023
Date

EXHIBIT "1"

From: [Brodie, John](#)
To: [Brooks, Karen](#); [Pyburn, Terrill](#)
Subject: Fwd: Rezoning Property at Lyons Road
Date: Friday, April 28, 2023 9:21:13 AM

Fyi

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: dkristeff@aol.com <dkristeff@aol.com>
Sent: Thursday, April 27, 2023 5:44:08 PM
To: jbrodie@coconutcreek.net <jbrodie@coconutcreek.net>
Subject: Rezoning Property at Lyons Road

Commissioner Brodie - I am reaching out to you regarding the proposal to rezone the property located at the corner of Lyons Road and Atlantic Boulevard to accommodate a grocery store, self-storage facility, and a coffee shop. If it is not already too late, I respectfully urge you and the entire Coconut Creek Commission to deny this project.

According to the City of Coconut Creeks' website: "Coconut Creek, the 'Butterfly Capital of the World', is a well-planned city with a unique environmental consciousness nestled between Miami and Palm Beach." Paving over this rare parcel to make way for warehouse and office space is hardly consistent with that description.

Should you and the other Commission members vote to approve this project, I regret that I cannot in good conscience vote for your reelection. You will have betrayed the citizens who trust you to act to preserve and improve the quality of life we enjoy and expect in our beautiful city of Coconut Creek.

Doris Kristeff
Tradewinds Condominium, The Township, Coconut Creek

EXHIBIT "1"

From: [JOSE MARINAS](#)
To: [DRC](#)
Subject: STRADA DEVELOPMENT. REQUEST FOR REZONING
Date: Tuesday, May 2, 2023 5:02:56 PM

As an owner and neighbor in Coco Parc I am happy that the area is developing, which will give more value to our properties. I think the most important thing is to maintain the tranquility of our neighborhood. I would suggest that between the Coco Parc properties and the area under discussion, a noise suppressor be placed, be it a wall and/or trees that allow to mitigate the sound of the activities of the new commercial area.

Sincerely,

**José Leonardo Mariñas
JLNR LLC
jlrinvestors@gmail.com
786 671 7835
Owner of 611 Lyons Rd Unit 8202.**

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline Railey, hereby disclose that on May 11, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of Wynmoor Community Council, Inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Resolution No. 2023-089 approves matching grant funds from the Neighborhood Enhancement Grant Program for the 3404 Bimini Condominium Association, which is located within the Wynmoor Community, to complete security enhancements. I am the President of the Master Association, Wynmoor Community Council.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5-16-2023
Date Filed

Jacqueline Railey
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.