



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: April 9, 2026
Time: 7:00 p.m.
Meeting No. 2026-0409R**

CALL TO ORDER

Mayor Jeffrey R. Wasserman called the meeting to order at 7:03 p.m.

He advised that Vice Mayor Brodie had provided notice that he was unable to attend the meeting. Commissioner Railey made a motion to excuse Vice Mayor Brodie from the meeting, seconded by Commissioner Welch. The motion passed, and Vice Mayor Brodie was excused.

PRESENT UPON ROLL CALL:

Mayor Jeffrey R. Wasserman
Commissioner Sandra L. Welch
Commissioner Joshua Rydell
Commissioner Jacqueline Railey
City Manager Sheila N. Rose
Deputy City Attorney Kathy Mehaffey
City Clerk Joseph J. Kavanagh

EXCUSED:

Vice Mayor John A. Brodie

Mayor Wasserman asked all to rise for the Pledge of Allegiance and observation of a moment of silence in memory of Coral Springs Vice Mayor Nancy Metayer. Following the moment of silence, Mayor Wasserman recognized Vice Mayor Metayer's contributions to the community. He shared that members of the Commission and staff were wearing orange ribbons in her remembrance.

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

Mayor Wasserman exercised a moment of personal privilege to recognize former Mayor Jacqueline Railey and thank his wife and daughter for their support, as well as commenting on plans to continue to move Coconut Creek forward during his year as Mayor.

PRESENTATION(S)

- 1. 26-043** A PRESENTATION RECOGNIZING THE MEMBERS OF THE PARKS AND RECREATION ADVISORY BOARD AND PLANNING AND ZONING ADVISORY BOARD FOR THEIR SERVICE DURING THE 2025-2026 YEAR.

Mayor Wasserman thanked the following members of the City's advisory boards for their dedicated service to the City during the past year:

Parks and Recreation Advisory Board Gayle Daniel, Kenneth Forbes, Michael Guardino, Michael Madigan, Benjamin Nazario Vega, and Joel VanHemel

Planning and Zoning Advisory Board Solomon Briks, Alex Escoriza, Nancy Fry, Corinne Lajoie, Colleen LaPlant, and Jeffrey Light

2. 26-060 A PRESENTATION RECOGNIZING SECOND QUARTER EMPLOYEE MILESTONE ANNIVERSARIES FOR FISCAL YEAR 2026.

Human Resources Director Pamela Kershaw recognized the following employees, who reached a milestone anniversary during the second quarter of Fiscal Year 2026:

Five (5) Year Anniversary

Danielle Nowak, Administrative Coordinator, City Clerk Department
Jeremy Joseph, Accounting Clerk, Finance and Administrative Services
Melinda Lirette, Fire & Life Safety Specialist, Fire Rescue Department
Justin Proffitt, Director, Resilient Design & Development Department

Ten (10) Year Anniversary

Jacqueline Pomerantz, Supervisor, Parks & Recreation Department
Donald Davis, Police Lieutenant, Police Department
Kennard Garvey, Police Sergeant, Police Department
Aleesha Korth, Planner, Resilient Design & Development Department

Fifteen (15) Year Anniversary

Derrick Lockett, Senior Bus Driver, Public Works Department

Twenty-five (25) Year Anniversary

Lizet Aguiar, Assistant Director, Resilient Design & Development Department

Thirty (30) Year Anniversary

Linda Jeethan, Procurement Compliance Administrator, Finance and Administrative Services
Chad Hancock, Superintendent, Utilities & Engineering Department

3. 26-051 A PROCLAMATION CELEBRATING APRIL 2026 AS “FAIR HOUSING MONTH.”

Commissioner Welch read the proclamation into the record and presented it to Grants Administrator Dan Nelson.

4. 26-059 A PRESENTATION BY THE COMMUNITY FOUNDATION OF BROWARD REGARDING PARTNERSHIP OPPORTUNITIES TO SUPPORT PHILANTHROPIC INITIATIVES.

Community Foundation of Broward Board Chair Jonathan Allen and President and CEO Dr. Jennifer O’Flannery Anderson made a presentation, outlining the work of the organization and partnership opportunities in the City of Coconut Creek. They shared how endowed funds were established with other local municipalities to support local initiatives for the public benefit in those communities.

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 7)

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

Agenda Item 6 was pulled by Mayor Wasserman and heard before the Regular Agenda.

- 5. **26-042** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2026-0312WS AND 2026-0312R)

- 7. **RES**
 2026-053 A RESOLUTION AUTHORIZING PARTICIPATION IN THE COMBINED SETTLEMENT AGREEMENT WITH THE SIX (6) REMNANT DEFENDANTS, INCLUDING ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES); J M SMITH CORPORATION; LOUISIANA WHOLESALE DRUG COMPANY, INC.; MORRIS AND DICKSON CO.; NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC.; AND UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) RELATED TO THE NATIONAL OPIOID SETTLEMENT; AND AUTHORIZING THE CITY ATTORNEY, OR DESIGNEE, TO EXECUTE ALL NECESSARY PARTICIPATION DOCUMENTS.

MOTION: Welch/Rydell – To approve Consent Agenda Items 5 and 7.

Upon roll call, the Motion passed by a 4-0 vote.

City Commission

- 6. **26-057** A MOTION TO CANCEL THE JULY 9 AND AUGUST 13, 2026, REGULAR CITY COMMISSION MEETINGS.

Mayor Wasserman sought to move the item to the next Regular Meeting agenda to allow Vice Mayor Brodie to participate in the conversation.

MOTION: Rydell/Welch – To table the Motion to the April 23, 2026, meeting.

Upon roll call, the Motion to table the item passed by a 4-0 vote.

REGULAR AGENDA

City Commission

- 8. **RES**
 2026-034 A RESOLUTION ESTABLISHING A RE-DISTRICTING BOARD AND APPOINTING FIVE (5) MEMBERS, ONE (1) FROM EACH DISTRICT, TO THE RE-DISTRICTING BOARD FOR A TERM OF ONE HUNDRED TWENTY (120) DAYS, COMMENCING ON APRIL 9, 2026.

Mayor Wasserman read the Resolution title into the record.

Commissioner Railey moved the item for discussion, seconded by Commissioner Welch.

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

Commissioner Rydell nominated Craig Valvo for District E.

Commissioner Welch nominated Brandy Drabik Martin for District C.

Commissioner Railey nominated David Mintzes for District B.

City Manager Rose advised that Vice Mayor Brodie nominated Alex Escoriza for District D.

Mayor Wasserman nominated Alene “Leni” Smith for District A.

Mayor Wasserman restated the slate of nominees for the Re-Districting Board.

MOTION: Rydell/Welch – To approve Resolution No. 2026-034.

Upon roll call, the Resolution passed by a 4-0 vote.

Mayor Wasserman announced that the first meeting of the Re-Districting Board was scheduled for Tuesday, April 21, 2026, at 4 p.m. and invited the appointees who were present to receive their appointment letter from City Clerk Kavanagh.

9. **RES 2026-042** A RESOLUTION APPOINTING PETA-GAY LAKE AS A REGULAR MEMBER OF THE BOARD OF DIRECTORS FOR THE SEMINOLE COCONUT CREEK EDUCATION FOUNDATION, INC. PURSUANT TO THE COCONUT CREEK FEE TO TRUST LANDS MITIGATION AGREEMENT AND THE BYLAWS OF THE SEMINOLE COCONUT CREEK EDUCATION FOUNDATION.

Mayor Wasserman read the Resolution title into the record.

MOTION: Welch/Railey – To approve Resolution No. 2026-042.

Commissioner Rydell confirmed Ms. Lake’s availability to serve in the position.

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

Upon roll call, the Resolution passed by a 4-0 vote.

10. **26-058** A MOTION TO APPOINT A DIRECTOR, ALTERNATE, AND SECOND ALTERNATE TO ATTEND AND VOTE AT ANY 2026-2027 BROWARD LEAGUE OF CITIES BOARD OF DIRECTORS OR GENERAL MEMBERSHIP MEETINGS.

Mayor Wasserman read the Motion into the record.

Commissioner Welch moved the item for discussion, seconded by Commissioner Railey.

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

Commissioner Welch encouraged the Director nominee to apply for a leadership position on the Broward League of Cities Board.

Commissioner Rydell nominated Commissioner Railey to serve as Director, seconded by Commissioner Welch.

Commissioner Railey nominated Vice Mayor Brodie to serve as Alternate, seconded by Commissioner Welch.

Commissioner Welch nominated Mayor Wasserman to serve as Second Alternate, seconded by Commissioner Rydell.

Mayor Wasserman re-stated the slate of nominees for the Broward League of Cities Board of Directors.

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

Upon roll call, the Motion passed by a 4-0 vote.

Finance and Administrative Services

11. **26-062** A MOTION TO ACCEPT FOR FILING AS THE RECORD COPY WITH THE CITY CLERK THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR), WHICH ALSO INCLUDES THE OTHER INDEPENDENT AUDITOR'S REPORTS, FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025.

Mayor Wasserman read the Motion into the record.

MOTION: Rydell/Welch – To approve Agenda Item 11.

Finance and Administrative Services Director Peta-Gay Lake advised that the City had completed another successful audit with no findings or recommendations and closed Fiscal Year 2025 (FY25) in a strong financial position with reserves within policy targets. She thanked the Finance Department for their dedication and hard work.

Stephen Emery, Auditing Partner, Citrin Cooperman, presented an overview of the FY25 audit, as well as the resulting unmodified opinion and report.

Commissioner Railey congratulated the Finance Department on a wonderful job. She asked Mr. Emery to clarify riskier areas studied in the audit. Mr. Emery discussed areas that would be considered higher risk, such as surtax funding, and stated nothing reportable was identified while reviewing the high-risk areas.

Commissioner Welch highlighted the lack of need for auditor journal entries and thanked the Finance Department for their work.

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

Upon roll call, the Motion passed by a 4-0 vote.

Resilient Design & Development

12. **RES 2026-045** A RESOLUTION APPROVING THE MARTINIQUE I CONDOMINIUM ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

Mayor Wasserman read the Resolution title into the record.

MOTION: Welch/Rydell – To approve Resolution No. 2026-045.

Commissioner Railey recused herself from the item, noting that the Martinique I Condominium Association was part of the Wynmoor community, where she serves as the President of the Wynmoor Community Council.

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

Commissioner Welch confirmed members of the Martinique I Condominium Association Board were present.

Upon roll call, the Resolution passed by a 3-0 vote, with Commissioner Railey abstaining, a copy of which Form 8B is attached hereto.

Deputy City Attorney Mehaffey explained the City's quasi-judicial procedures that would be applied to Agenda Items 13, 14, and 15 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 Items 13, 14, and 15 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 notice requirements for Agenda Items 13, 14, and 15 had been met and swore in the witnesses.

Mayor Wasserman asked if there were any objections to hearing Agenda Items 13, 14, and 15 together, as they were related, and there were no objections.

13. **ORD 2026-006** AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY JAY DOUCETTE OF SPRING ENGINEERING, INC. FROM B-4 (REGIONAL SHOPPING DISTRICT) TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) (AL HENDRICKSON PMDD) TO REDEVELOP THE EXISTING AL HENDRICKSON TOYOTA AUTOMOBILE DEALERSHIP LOCATED AT 5201 WEST SAMPLE ROAD. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)
14. **ORD 2026-007** 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 AMEND SECTION 13-626, “MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT,” TO ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE AL HENDRICKSON TOYOTA PLANNED MAINSTREET DEVELOPMENT DISTRICT, GENERALLY LOCATED AT 5201 WEST SAMPLE ROAD. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)
15. **RES 2026-057** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF JAY DOUCETTE, SPRING ENGINEERING, INC., ON BEHALF OF COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC, TO REDEVELOP AN EXISTING AUTOMOBILE DEALERSHIP GENERALLY LOCATED NORTH OF SAMPLE ROAD BETWEEN NW 54 AVENUE AND BANKS ROAD, LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Deputy City Attorney Mehaffey read the Ordinance titles into the record, and Mayor Wasserman read the Resolution title into the record.

Commissioner Welch moved Agenda Item 13 for discussion, seconded by Commissioner Railey.

Commissioner Welch moved Agenda Item 14 for discussion, seconded by Commissioner Railey.

Commissioner Railey moved Agenda Item 15 for discussion, seconded by Commissioner Welch.

Deputy City Attorney Mehaffey asked if there were any disclosures or ex-parte communications on behalf of the Commission for Agenda Items 13, 14, and 15, and the following disclosures were made:

- Commissioner Rydell advised that he had communications with the developer, the owner, and conducted site visits.
- Mayor Wasserman and Commissioner Welch each stated they had a meeting with the developer approximately a year prior.

Resilient Design & Development Director Justin Proffitt noted that staff was recommending a revision to the language provided in the Site Plan Resolution No. 2026-057, included in Condition of Approval Numbers 18 and 20 to replace the words “building permit” with “Certificate of Occupancy.”

Resilient Design & Development Assistant Director Lizet Aguiar, presented the Agenda Items on behalf of staff, outlining the applications for the AI Hendrickson Toyota property located at 5201 West Sample Road. Ms. Aguiar advised that staff found the applications to be in compliance with the MainStreet Design Standards, the Land Development Code, Site Plan requirements, and the City’s Comprehensive Plan. She noted staff recommended approval subject to the conditions of approval outlined in the items.

Liz Somerstein, Greenspoon Marder, presented on behalf of the applicant. She commented that the project would modernize the dealership and was a critical component to maintain compliance with corporate requirements. She reviewed the existing and proposed site, including the addition of a parking garage and modern features, and reviewed proposed renderings.

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

Commissioner Rydell commented that the improvements were exciting and would modernize one of the top dealerships in the country. He stated that he looked forward to the project.

Commissioner Welch agreed, noting she was grateful the site plan included the parking garage. She stated she understood that if the artificial greenery on the garage façade deteriorated over time, it would be replaced, and Ms. Somerstein confirmed. She asked how the connection to Block 8 of the MainStreet project would be addressed. Mr. Proffitt explained that it would depend on the timeline for construction of Block 8 and the underground infrastructure along Banks Road. He stated this phase of the project would include the construction of the reclaimed water line, and connection was required as included in the conditions of approval. Commissioner Welch asked for clarification on the area where vehicles would be displayed. Ms. Somerstein referenced the renderings and described the display of cars in the plazas. Commissioner Welch inquired as to whether there was consideration for where the food trucks would be parked and suggested they be out of sight of Sample Road as they were intended for internal use. Ms. Somerstein stated she would convey the comments to the owner. Commissioner Welch confirmed no test driving would take place on the internal roads, and Ms. Somerstein confirmed, reviewing a map of the test drive route. Commissioner Welch reiterated that she was thrilled this investment was being made in Coconut Creek.

Commissioner Railey asked whether there were plans for a restaurant within the dealership. Ms. Somerstein advised that she was not aware of a plan for a restaurant component. Commissioner Railey asked about the projected timeframe. Ms. Somerstein stated she estimated that construction would start in approximately six (6) months upon completion of permitting, then continue for 12-18 months due to phasing to keep the dealership operational through construction.

Discussion ensued briefly among the Commission, regarding the potential for display of elevated vehicles, food truck location, and support for the success of the business.

Mayor Wasserman spoke in support of the investment in improvements to the dealership.

Mr. Proffitt clarified that an allowance for operating food trucks beyond the existing allowances in the Code was not included in these applications, but there was a process in which the applicant

could request this in the future. He reviewed options briefly.

MOTION: Welch/Railey – To approve Ordinance No. 2026-006 on first reading.

Upon roll call, the Ordinance passed on first reading by a 4-0 vote.

MOTION: Welch/Railey – To approve Ordinance No. 2026-007 on first reading.

Upon roll call, the Ordinance passed on first reading by a 4-0 vote.

AMENDMENT: Rydell/Welch – To amend Resolution No. 2026-057 to update the language in Conditions of Approval 18 and 20 related to the issuance of a Certificate of Occupancy.

Upon roll call, the Amendment passed by a 4-0 vote.

MOTION: Rydell/Welch – To approve Resolution No. 2026-057, as amended.

Upon roll call, the Resolution, as amended, passed by a 4-0 vote.

City Attorney

16. **ORD 2026-005** AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 5, “ANIMALS,” SECTION 5-12, “RETAIL SALE OF DOGS AND CATS,” TO AMEND THE DEFINITION OF HOBBY BREEDER TO CLARIFY THAT HOBBY BREEDERS ARE NOT PET STORES. (FIRST READING)

Deputy City Attorney Mehaffey read the Ordinance title into the record.

MOTION: Rydell/Welch – To approve Ordinance No. 2026-005 on first reading.

Deputy City Attorney Mehaffey explained that the Code amendment related to the retail sale of dogs and cats and would amend the definition of hobby breeder to distinguish those operations from pet stores, as well as remove an exemption from the prohibitions that could have resulted in puppy mills.

Commissioner Railey clarified that the ban on the sale of dogs and cats by pet stores had been in place since 2014, and this was an amendment to that ordinance. Deputy City Attorney Mehaffey confirmed this was correct and noted that there were not any stores in the City that sold cats or dogs or any current issues, only that a potential loophole had been identified in the Code. Commissioner Rydell provided additional details on identification of the loophole by a commissioner from another city.

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

Upon roll call, the Ordinance passed on first reading by a 4-0 vote.

CITY MANAGER REPORT

City Manager Rose reported that focus group meetings with the Parks and Recreation Department had been scheduled with the consultant on April 22, 23, and 24. She shared that fifty-three (53) applications

had been received for the Parks and Recreation Director position and interviews would begin the following week. She stated that staff would reach out to the Commission members to schedule a two (2) hour strategic discussion related to leadership on various regional issues.

CITY ATTORNEY REPORT

Deputy City Attorney Mehaffey had no report.

COMMISSION COMMUNICATIONS

Commissioner Rydell commended his colleagues on their nominations for the Re-Districting Board and noted it would be an engaged panel. He thanked staff and the Commissioners who participated in Relay for Life. He shared that he would be attending the funeral for Coral Springs Vice Mayor Nancy Metayer. He advised that, at the next Commission meeting, Coconut Creek would be among the first cities to bring the Solid Waste Authority Interlocal Agreement Facilities Amendment forward for consideration.

Commissioner Welch noted the Solid Waste Authority discussion would take place on the same day as the Workshop regarding solid waste and recycling. She shared brief comments, regarding the loss of Vice Mayor Metayer and the importance of continuing the many issues she championed in her life. Commissioner Welch recognized Benefits Program Manager Laeticia Larrieux for her follow-through on an issue related to insurance and noted that City staff goes above and beyond. She highlighted the great job being done on the MainStreet development. She thanked staff for the update on the commercial food waste diversion program and noted the engagement really made a difference. She commented on the implementation of the school zone cameras, noting the initial numbers reflected how the cameras were a good investment and allowed Police Officers to be where they are needed.

Commissioner Railey stated Vice Mayor Metayer had been a joy to know, and the world was a better place because she was a champion for her causes. She congratulated the Finance Department on the successful ACFR and audit and wished Mayor Wasserman a great year in the role of Mayor.

Mayor Wasserman thanked everyone for a successful meeting. He highlighted the support of the City Clerk Department in preparing him for running his first meeting as Mayor.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date