



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: July 10, 2025
Time: 7:00 p.m.
Meeting No. 2025-0710R

CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:00 p.m.

PRESENT UPON ROLL CALL:

Mayor Jacqueline Railey
Vice Mayor Jeffrey R. Wasserman (via Zoom until 7:52 p.m.)
Commissioner Sandra L. Welch
Commissioner Joshua Rydell
Commissioner John A. Brodie
City Manager Sheila N. Rose
City Attorney Terrill C. Pyburn
City Clerk Joseph J. Kavanagh

Mayor Railey asked all to rise for the Pledge of Allegiance led by "State Rep for a Day" honoree Lennox Romer.

Mayor Railey recognized Coral Springs Commissioner Joseph McHugh and State Representative Christine Hunschofsky, who were in attendance.

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. **25-139** A PRESENTATION BY MARLIN ENGINEERING REGARDING THE LYONS ROAD MOBILITY SAFETY PEDESTRIAN LIGHTING PROJECT.

City Manager Rose thanked members of the Metropolitan Planning Organization (MPO) and Metropolitan Transportation Engineering and Construction Cooperative (MTECC) for their work on the City's behalf to secure federal funding for this project.

Public Works Senior Project Manager Todd Edge advised that the City was currently in the design phase of the federally-funded Lyons Road Mobility Safety Pedestrian Lighting Project. He introduced Project Engineer Armando Aguiar, Marlin Engineering, to provide an overview of the project, which included pedestrian lighting along the west side of Lyons Road from just south of the Sawgrass Expressway to just north of Atlantic Boulevard, following the path of existing infrastructure from a previous project.

Mr. Aguiar shared a *PowerPoint* presentation, highlighting the project limits, scope of work, materials description, funding breakdown, and anticipated schedule. He demonstrated the sample light fixture to be utilized for the project.

Commissioner Welch highlighted the two (2) Coconut Creek projects on the current MPO list and stated this project had been long anticipated. She asked for clarification on the base of the light. Mr. Aguiar explained the base would not extend beyond the concrete as shown in the images.

Commissioner Rydell asked staff how much this safety project would cost Coconut Creek taxpayers. Public Works Director Harry Mautte advised that the City's cost would be approximately \$35,000 and noted that the total cost of the project was \$3.5 million.

Mayor Railey opened the item to public comment.

Drew Phillips asked about the metal and paint to be used, as well as whether it was corrosive and how often repainting would take place. He commented it was awesome that the federal government was funding the project, but he had questions regarding maintenance. Mr. Aguiar advised that the poles would be painted aluminum and would have a warranty. Mr. Mautte added that the paint would be an antique bronze, which would look less chalky with age and estimated an approximate ten (10) year lifespan.

Leni Smith, 2465 Ginger Avenue, Coconut Creek, commented on the proximity of the lighting to the wall of the subdivision at Lyons Road and Copans Road, and asked how this light would affect the homes that back up to the sidewalk in this area. Mr. Aguiar stated the lights should not impact adjacent housing. He stated shields were being utilized for glare protection, the illumination would be toward the sidewalk and roadway, and noted the light had features that allow for adjustment.

There were no further questions or comments from the public.

2. 25-126 A SWEARING-IN CEREMONY FOR NEW POLICE OFFICER CHRISTOPHER L. CARMICHAEL.

Chief of Police Fred Hofer introduced new Police Officer Christopher L. Carmichael, providing a brief overview of his background. City Clerk Kavanagh administered the Oath of Office, followed by the badge pinning ceremony.

3. 25-145 A PRESENTATION BY STATE REPRESENTATIVE CHRISTINE HUNSCHOFSKY REGARDING THE 2025 STATE LEGISLATIVE SESSION.

State Representative Christine Hunschofsky provided an update regarding the 2025 State Legislative Session. She stated the session, normally sixty (60) days, was extended to one hundred five (105) days and shared that, in that time, she sponsored ten (10) successful bills. She thanked City staff for their work in response to proposed preemptions. She noted that appropriations secured for the City were vetoed by Governor Ron DeSantis and follow up communications were taking place to prepare for the next session. She highlighted legislation related to Accessory Dwelling Units (ADU), condominium regulations, the tax package, and the removal of business rent tax. She noted a Select Committee had been formed to review property taxes, which she was appointed to serve on, and pointed to the importance of educating residents on the impact of property taxes on the services they receive.

Commissioner Rydell thanked Representative Hunschofsky for her brilliant and aggressive advocacy for Coconut Creek. He suggested an expanded update in August following the meeting of the Select Committee on property taxes. Discussion ensued briefly regarding changes made to bills late in the legislative session and the unintended consequences that may result from that process.

INPUT FROM THE PUBLIC

Christopher Washofsky, 6800 NW 39 Avenue, Lot 286, Coconut Creek, spoke regarding an issue with the lift station at Country Lakes Mobile Home Community. He stated the Utilities and Engineering Department had done a tremendous job trying to fix the issue, but any assistance the Commission could offer to remediate the problem would be greatly appreciated. Commissioner Rydell provided Mr. Washofsky with his contact information and connected him with Utilities and Engineering Assistant Director Randall Blanchette.

CONSENT AGENDA (Items 4 through 8)

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

- 4. **25-127** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0522R, 2025-0612WS, AND 2025-0612R)

- 5. **RES**
 2025-063 A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE A RECIPROCAL USE AGREEMENT WITH THE SCHOOL BOARD OF BROWARD COUNTY, PROVIDING FOR RECIPROCAL USE OF CITY FACILITIES AND SCHOOL BOARD FACILITIES FOR A TERM OF FIVE (5) YEARS.

- 6. **RES**
 2025-093 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AGREEMENT WITH OFFICER BRIAN J. VALENTI FOR THE PURCHASE OF A K-9.

- 7. **RES**
 2025-101 A RESOLUTION ACCEPTING CERTAIN UTILITY EASEMENTS OVER, ACROSS, THROUGH, IN, AND UNDER A PORTION OF LAND LYING WITHIN THE WORKINGMAN’S NURSERY PLAT, RELATING TO PARCEL NUMBER 484205090010, LOCATED IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED IN COMPOSITE EXHIBIT “1,” FOR THE 4161 HILLSBORO STORAGE PROJECT.

- 8. **RES**
 2025-102 A RESOLUTION AUTHORIZING THE MAYOR AND CITY THE CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE THE INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR BROWARD COUNTYWIDE INTEGRATED WATER RESOURCE PLAN FUNDING, PROVIDING COST-SHARE FUNDING TO SUPPORT THE CONSTRUCTION OF THE RECLAIMED WATER SYSTEM IN THE MAINSTREET DEVELOPMENT.

MOTION: Rydell/Brodie – To approve Consent Agenda Items 4, 5, 6, 7, and 8.

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

REGULAR AGENDA

Public Works Department

- 9. **ORD**
 2025-022 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, SUCCESSOR IN INTEREST TO AT&T WIRELESS

SERVICES OF FLORIDA, INC., WHICH PROVIDES FOR MODIFICATION OF THE EQUIPMENT ON THE TOWER AT LAKESIDE PARK. (SECOND READING)
(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Welch/Rydell – To adopt Ordinance No. 2025-022.

Public Works Director Harry Mautte presented the item, noting there were no updates to the ordinance for second reading.

Commissioner Rydell acknowledged that a representative of the City's telecommunications Consultant, CityScape, was present.

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

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

Utilities and Engineering

10. **RES 2025-103** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH CROM, LLC D/B/A CROM COATINGS AND RESTORATIONS TO PROVIDE LABOR AND MATERIAL FOR THE RELINING OF THE WATER STORAGE TANK LOCATED AT 4801 HILTON ROAD PURSUANT TO INVITATION FOR BIDS (IFB) NO. 05-28-25-11.

Mayor Railey read the Resolution title into the record.

MOTION: Rydell/Brodie – To approve Resolution No. 2025-103.

Utilities and Engineering Assistant Director Randall Blanchette presented the item, summarizing the history and maintenance of the Hilton Road water storage tank. He advised that relining of the tank was included in the Fiscal Year 2025 budget and outlined the bid process. He noted the bidder was the same company that initially designed and constructed the tank and installed the previous lining, which had surpassed its life expectancy. He stated that he and a representative of the vendor were present to answer any questions.

Commissioner Rydell stated this was a necessary, but high-dollar item, and discussed the long-range planning. Mr. Blanchette advised that the life expectancy of the second tank was being investigated and would also be included in planning. Commissioner Rydell recognized the Utilities and Engineering staff for being ahead of the curve and stated he would like to see this program included in the Capital Improvement Plan (CIP) for future planning. He noted he had been concerned there was a single bidder but had explored the background and agreed the vendor was qualified and the scope of work was unique and highly-specialized.

Mayor Railey asked how staff came to the realization that the liner needed replacement. Mr. Blanchette explained that periodic spot maintenance was performed, which helped extend the life of the liner, but that was no longer adequate.

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

Vice Mayor Wasserman joined the dais at 7:52 p.m.

11. **RES 2025-084** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF MARGATE, PROVIDING FOR COORDINATION BETWEEN THE CITY OF COCONUT CREEK'S SOUTH CREEK NEIGHBORHOOD IMPROVEMENTS PROJECT AND THE CITY OF MARGATE'S WATERMAIN IMPROVEMENTS PROJECT IN THE SOUTH CREEK AREA LOCATED BETWEEN LYONS ROAD AND FLORIDA'S TURNPIKE AND BETWEEN COCONUT CREEK PARKWAY AND ATLANTIC BOULEVARD.

Mayor Railey read the Resolution title into the record.

MOTION: Welch/Wasserman – To adopt Resolution No. 2025-084.

Mr. Blanchette presented the item, noting that South Creek falls within Coconut Creek's municipal boundaries and Margate's water and wastewater service area. He stated the City of Coconut Creek had approached the City of Margate to discuss coordination of the remaining phases of the ongoing watermain improvement project and the South Creek improvement plan currently in the planning stages, noting that this coordination would minimize disruption to residents. He reported that the agreement was approved by the Margate City Commission at its June 28, 2025, meeting.

Vice Mayor Wasserman expressed appreciation for the City Manager and staff for pursuing this agreement. He stated there was a lot of misinformation regarding the projects and this would help provide peace of mind for residents on the improvements and completion schedule.

Commissioner Welch stated it took a village to reach this point. She noted residents had been waiting for remilling and traffic calming devices. She asked if all of The Ranches had potable water lines to their homes. Mr. Blanchette stated he would investigate and report back.

Commissioner Rydell commented that there was discussion in the community regarding traffic calming measures. He asked if the details of this would be hashed out later. City Manager Rose advised that a traffic calming study had been completed several years earlier and temporary devices were installed, but this project would allow for permanent installations. She noted there would be formal design as part of this process and that would include specific locations and public engagement opportunities. Vice Mayor Wasserman asked if there was a tentative timeline for public outreach. City Manager Rose stated this would be part of the design process for the resurfacing project and would likely take place in 2027.

Mayor Railey commented on the collaboration between the two (2) cities to save their residents time and money.

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

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Items 12 and 13 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 12 and 13 on tonight's agenda, that are to be treated differently than other items considered by the Commission. In these quasi-judicial applications, the Commission is applying existing rules and policies to a factual situation and is therefore acting like a

Judge and Jury do in a trial held in the courtroom. In such cases, the courts have decided that due process and fundamental fairness require that more formal procedures be followed.

The City Commission's decision must be based on the evidence and information that is presented at the public hearing including the agenda materials, Planning and Zoning Board recommendation, testimony presented at the public hearing, and the deliberations of the City Commission. The quasi-judicial procedures require that the Commission consider the evidence presented to it and base their decision on the applicable law and primarily on credible evidence presented whether by staff, the applicant, or members of the public.

In a quasi-judicial proceeding, the City Commission is not allowed to take into consideration public sentiment or the popularity of a particular development proposal or application. The City Commission may only consider competent substantial evidence. This means testimony or other evidence that a reasonable mind would accept as credible and adequate to support a conclusion. Florida courts have made it clear that mere generalized statements of opposition are to be disregarded, but fact-based testimony can be considered competent and substantial evidence. This can include eyewitness observation testimony about relevant facts and documentary evidence, including photographs, aerials, and maps. Citizens who want to participate in a quasi-judicial hearing can testify as to factual matters and any element of the case that would not require specialized training or specific academic degrees. Their testimony will be considered provided their testimony is backed up by established facts, studies, or evidence that is not conjecture or just based on a feeling. The quasi-judicial hearing process is not a popularity contest. The strict rules of evidence do not apply during the public hearing, but any comments must be relevant to the agenda item. Proper decorum is required and will be maintained at all times. Please refrain from vocal outbursts, jeering, cheering, or applause.

Everyone who seeks to speak on an item will be given an opportunity to speak. If you intend to provide testimony as to any of the applications to be considered tonight, you will be sworn in before your testimony is taken. Please know if you speak, you may be subject to cross examination; the City Commission may comment or ask questions of persons addressing the Commission at any time. If you refuse to either be cross-examined or to be sworn, your testimony will be considered in that context and given its due weight. The general public will not be permitted to cross examine witnesses, but may request that the Commission direct questions on their behalf to the applicant or staff. Will the Clerk please confirm compliance with the notice requirements?

City Clerk Kavanagh confirmed the public notice requirements had been met for Agenda Items 12 and 13 and swore in the witnesses.

- 12. ORD 2025-026** AN ORDINANCE ADOPTING THE "VINKEMULDER NEIGHBORHOOD MASTER PLAN" PREPARED BY BERMELLO AJAMIL; AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 1, "GENERALLY," SECTION 13-295, "DEFINITIONS," PROVIDING FOR NEW DEFINITIONS, AND DIVISION 2, "ZONING CLASSIFICATIONS AND GENERAL REQUIREMENTS," SECTION 13-319, "ZONING OVERLAY AREAS," BY ENACTING SUBSECTION 13-319(C)(4), "VINKEMULDER EQUESTRIAN NEIGHBORHOOD OVERLAY AREA," ADOPTING A ZONING OVERLAY AREA FOR THE AREA GENERALLY LOCATED SOUTH OF WILES ROAD, WEST OF TRADEWINDS PARK, NORTH OF THE FLORIDA POWER AND LIGHT EASEMENT, AND EAST OF LYONS ROAD, AND EXCLUDING THE SAN MELLINA AND COQUINA SUBDIVISIONS, AND IMPLEMENTING THE STANDARDS AND POLICIES THAT GUIDE DEVELOPMENT WITHIN THE PROPERTY LEGALLY DESCRIBED IN THE ENACTING LANGUAGE. (QUASI-JUDICIAL)(FIRST READING)(FIRST PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

Commissioner Rydell made a motion to move the item for discussion, seconded by Commissioner Welch.

City Attorney Pyburn asked the Commissioners for any disclosures or ex-parte communications, and there were no disclosures.

Sustainable Development Director Justin Proffitt presented the item. He thanked the residents of the Vinkemulder neighborhood, who had participated in the community planning effort over the past two (2) years. He provided a brief overview of the neighborhood, and its proximity to the equestrian facilities at Tradewinds Park, where plans were in place for additional enhancements. He stated the adoption of the overlay was complementary to that effort. He advised that in 2023, the City Commission recognized the uniqueness of this area and initiated a neighborhood study to identify ways to preserve it, as well as its equestrian and rural character. He introduced Joshua Rak, Senior Planner with Bermello Ajamil & Partners, who led the study.

Mr. Rak shared a *PowerPoint* presentation, summarizing the Vinkemulder Master Plan and overlay district. He briefly reviewed the project scope of work, key objectives, milestones, and community engagement. Mr. Rak highlighted the five (5) guiding themes developed through community input, including traffic management and safety, equestrian amenities and trail management, neighborhood identity and character preservation, infrastructure connectivity improvements, and environmental and community concerns. He reviewed the recommendations developed through analysis of the guiding themes and summarized the zoning overlay district.

Mr. Proffitt highlighted budget estimates for the neighborhood improvement recommendations to be considered, including fencing or alternate barrier along Wiles Road and trail enhancement signs. Mr. Proffitt advised that staff found the Master Plan consistent with the Land Development Code, rezoning standards, and standards for establishing an overlay ordinance. He stated the Master Plan, rezoning, and overlay were also consistent with the City's Comprehensive Plan. He noted that two (2) public hearings were held by the Planning and Zoning Board, and the Master Plan and overlay ordinance were approved at the Board's February 12, 2025, meeting. Mr. Proffitt advised that significant changes to the overlay ordinance had been made between Planning and Zoning Board approval and this hearing in response to newly-adopted State legislation. He stated that even with the changes, the overlay would serve an important function moving forward.

Mayor Railey opened the public hearing on the item.

Joe Pastura, 4060 Vinkemulder Road, Coconut Creek asked how the ordinance would affect property taxes. City Manager Rose stated there was no expectation that this item would have any direct impact on property taxes. Mr. Pastura stated it was often difficult to hear what was being said from the dais and asked that the sound quality issues be addressed.

Andy Cody, 4000 NW 43 Street, Coconut Creek listed several properties that he owned in the Vinkemulder neighborhood. He stated only four (4) residences in the community were not businesses. He commented that he was not opposed to improving the neighborhood, but he did not participate in the meetings and felt they were a moot point because many of the residents who had participated were gone. He asserted there was no reason for signage when Tradewinds Park was already providing signs. He stated the biggest improvement to the area would be a bigger turnaround on the City-owned five (5) acre parcel. He stated that he had invested millions of dollars in the neighborhood in the last year and pointed out that Commissioner Brodie served

on the board of Tomorrow's Rainbow and was an active participant in the community.

Ejola Cook, 4201 Vinkemulder Road, Coconut Creek, thanked the City and consultants for taking a lot of time on the plan. She commented on traffic concerns and stated she thought the proposed improvements would be wonderful for the community. She stated this was a gem in the center of Broward County that needed to be held onto. She highlighted ordinance language in the definition of non-residential farm building that did not match State Statute.

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

Commissioner Rydell provided historical context, regarding the City's conversations surrounding preserving the equestrian character of the Vinkemulder neighborhood in 2020. He recognized that Mr. Cody was not involved in the process because he did not yet own the affected property but was now a significant property owner. He stated he believed Mr. Cody's vision for the property fit within the City's goals to protect something that was unique and move it forward in a positive way.

Commissioner Welch shared additional historical context and noted that she would love to see the neighborhood keep its genuine uniqueness. She stated the gem should be preserved and asked that staff clarify what was meant by language in the ordinance related to special conditions. Mr. Proffitt explained that a typical overlay ordinance would address development standards, density standards, and other types of Land Development Code provisions that may be unique to the particular area; however, Senate Bill 180 precluded that. He stated the language was informational as to what an overlay district entailed and stated that the ordinance did not include any additional or more restrictive Code provisions than already existed. Mr. Proffitt provided examples noting that a previous draft of the ordinance had a more restrictive density of one (1) home per two (2) acres, required screening of vehicle areas, and required additional landscaping to enhance trails and swales in front of homes. He noted these items were no longer part of the ordinance due to changes in State Law. He clarified that the ordinance only incorporated the master plan and established the overlay district. Commissioner Welch referenced the Capital Improvement Plan funding for the neighborhood improvements, and City Manager Rose clarified that staff had hoped to budget the neighborhood enhancements in FY26, but due to a tighter than expected budget, staff would be proposing to fund the improvements in FY27. Commissioner Welch commented that the enhancements were important to help identify and preserve the neighborhood identity. She thanked the neighborhood for coming out to participate in the meetings.

Commissioner Brodie spoke about the active participation of the neighborhood to identify their needs and help develop the plan. He stated he had no financial connection to Tomorrow's Rainbow and was an unpaid volunteer Board member. He asserted that he has nothing more to do with the neighborhood than direction of the nonprofit organization.

Vice Mayor Wasserman stated this was good government, listening to residents and doing everything possible to be transparent. He recognized Mr. Proffitt and staff and the residents who put in the time to show up for the meetings.

Mayor Railey recognized an exceptional job of listening to the residents. She stated this was a unique neighborhood and this plan would only enhance and preserve it.

City Attorney Pyburn advised that staff would review the definition of non-residential farm building between first and second reading.

MOTION: Brodie/Wasserman – To approve Ordinance No. 2025-026 on first reading.

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

13. **RES 2025-106** A RESOLUTION APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY SCOTT BACKMAN OF MISKEL BACKMAN, LLP TO PERMIT AN APPROXIMATELY 2,800 SQUARE FOOT RESTAURANT WITH A DRIVE-THRU USE WITHIN BLOCK 3 OF THE MAINSTREET AT COCONUT CREEK DEVELOPMENT, LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(PUBLIC HEARING)

Mayor Railey read the Resolution title into the record.

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

City Attorney Pyburn asked the Commissioners for any disclosures or ex-parte communications on Item 13, and the following disclosures were made:

- Mayor Railey stated she had a meeting with Attorney Scott Backman, Brian Schmeier, and City Attorney Pyburn.
- Vice Mayor Wasserman stated he also had a meeting with Attorney Scott Backman, Brian Schmeier, and City Attorney Pyburn.
- Commissioner Welch stated she also had a meeting with Attorney Scott Backman, Brian Schmeier, and City Attorney Pyburn.
- Commissioner Rydell state he had conversations with Mr. Backman.
- Commissioner Brodie stated he also had conversations with Mr. Backman.

Sustainable Development Assistant Director Lizet Aguiar presented the item, summarizing the application for Special Land Use approval to permit a drive-thru use at the Block 3 retail building D of the MainStreet development project. She reviewed the list of permitted uses and stated restaurants were permitted, but a drive-thru was considered a special land use. She advised that the Site Plan for Block 3 reflected the potential use for a drive-thru when approved by the Planning and Zoning Board on July 10, 2024, and the City Commission on August 8, 2024. She noted that Block 3 was approved with eight (8) buildings, but only one (1) building was proposed for a drive-thru, and the MainStreet Planned MainStreet Development District (PMDD) only allowed one (1) drive-thru in the block. She stated the Planning and Zoning Board held a public hearing and unanimously recommended approval of the application at its June 11, 2025, meeting. She advised that staff found the Special Land Use application compliant with the PMDD regulations, MainStreet Design Standards, special land use requirements, the City's Land Development Code, and the City's Comprehensive Plan, and recommend approval subject to the conditions of approval outlined in the staff memorandum, including hours of operation.

Christina Bilenki, Miskel Backman, LLP, representing Johns Family Partners, LLLP, shared a *PowerPoint* presentation, providing an overview of the MainStreet area. She reviewed plans for Block 3 and retail building D, noting it was the southernmost building within the block. She stated the site plan was unchanged, so parking, landscaping, and other aspects of the block would remain as previously approved. She explained the applicant was restricting potential tenants for the drive-thru space to fast casual restaurants or coffee shops. She shared elevations and renderings and reviewed justification for the project against the Special Land Use criteria. Mayor Railey opened the public hearing. There were no questions or comments for the public, and the public hearing was closed.

Vice Mayor Wasserman asked about potential conflict between Coral Tree Circle and the entrance to the drive-thru. City Manager Rose advised that Coral Tree Circle was further south. Vice Mayor Wasserman asked what traffic patterns would be for residents leaving the Riviera Palms neighborhood. Mr. Proffitt and Ms. Bilenki discussed planned turn restrictions. Brian Schmeier provided additional details on the traffic patterns. Vice Mayor Wasserman shared that there was concern among residents regarding traffic safety, and he hoped that a plan was in place to make sure there was no misunderstanding.

Commissioner Rydell noted this was an approved site plan, and the request was for an enhancement. He stated he was supportive of the limitations on the drive-thru and asked how that would be restricted in the future. City Attorney Pyburn advised that the restrictions were a condition of approval of the Special Land Use. Commissioner Rydell suggested that the hours of operation opening time should be 5:30 a.m., not 6 a.m., to better accommodate coffee shops.

Commissioner Welch asked for clarification on the size of the restaurant space. Ms. Bilenki advised that the analysis had been conducted based on a restaurant of 2,800 square feet. Commissioner Welch stated queuing was a concern, but the applicant had gone above and beyond and planned for more than twice what was required.

Commissioner Brodie commented on media coverage regarding what kind of business could and could not go into the drive-thru space and stated he looked forward to shovels in the dirt. Mr. Schmeier responded briefly and highlighted his excitement about potential tenants and delivering on the vision of MainStreet.

Mayor Railey recognized the development team and staff for a job well done.

AMENDMENT: Rydell/Wasserman – To amend Resolution No. 2025-106 to change the hours of operation opening time to 5:30 a.m. on all days for all uses.

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

MOTION: Welch/Rydell – To approve Resolution No. 2025-106, as amended.

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

- 14. **RES 2025-099** A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE THIRD AMENDMENT TO THE TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE BROWARD COUNTY CITY MANAGER'S ASSOCIATION, INC., AND THE CITY OF COCONUT CREEK.

Mayor Railey read the Resolution title into the record.

MOTION: Brodie/Rydell – To approve Resolution No. 2025-099.

Sustainable Development Senior Project Manager Michael Righetti presented the item, advising that the amendment was driven by the Broward County City Manager's Association in an effort to make distribution of surtax funds more equitable and strengthen the associated definitions. He reviewed example projects, funding mechanisms, and grant matching opportunities briefly. He shared that, since the implementation of the surtax in 2019, the City received in excess of \$20 million in funding.

Commissioner Welch thanked Mr. Righetti for his work on the program. She stated she was proud that Coconut Creek had risen to the top in the funding received.

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

City Attorney

15. **ORD 2025-023** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," SECTION 13-16, "PLANNING AND ZONING BOARD," TO ADD QUALIFICATIONS IN THE FIELD OF ECONOMIC DEVELOPMENT TO THE BOARD MEMBER COMPOSITION. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Welch/Rydell – To approve Ordinance No. 2025-023 on first reading.

City Attorney Pyburn presented the item, explaining that when the Charter Review Board made its recommendations, it had suggested the addition of economic development to the list of disciplines recognized as optional qualification selection criteria for service on the Planning and Zoning Board.

Mayor Railey noted the added qualification was an option but not a requirement. City Attorney Pyburn agreed and advised that it would provide the Commission with flexibility.

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

City Commission

16. **25-134** 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 14-16, 2025.

Mayor Railey read the Motion title into the record.

MOTION: Rydell/Welch – To approve Motion 25-134.

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

Commissioner Rydell nominated Commissioner Welch, seconded by Vice Mayor Wasserman.

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

CITY MANAGER REPORT

City Manager Rose reported that great progress was being made on the budget. She sought direction from the Commission regarding the preliminary millage, fire assessment, and single-family solid waste rates to submit for inclusion on the Broward County Truth in Millage (TRIM) notice to inform taxpayers of the potential property tax and assessments for the upcoming year. She stated that, per Florida Statutes, the actual rates approved may be lower than the rates included on the TRIM notice but could not be higher. City Manager Rose stated final recommendations would be brought forward at the Budget

Workshop scheduled for August 11, 2025, along with a more detailed discussion.

City Manager Rose sought and received consensus to submit a millage rate of 6.8988 (representing no increase), a fire assessment rate of \$333.26 per single family home (representing a 10% increase), and a single-family solid waste assessment rate of \$326.54 (representing 3.5% increase).

CITY ATTORNEY REPORT

City Attorney Pyburn advised that she sent a memorandum to the Commission on June 26 with an overview of 2025 state legislation that impacts the City and advised that she is available for questions.

COMMISSION COMMUNICATIONS

Commissioner Rydell wished Mayor Railey a belated happy birthday. He highlighted forthcoming updates regarding the Solid Waste Authority and Waste Management that he would forward as information became available. He stated issues had come up regarding artificial turf and swales, which were global concerns that staff was working on and would be addressed at a future meeting. Commissioner Rydell noted that the upcoming Solid Waste Authority meeting on July 18 may be rescheduled due to a lack of quorum of the two (2) previous meetings. He shared his frustration with lack of participation and involvement in the process by other communities.

Commissioner Welch shared that the retirement for Officer Brian Valenti was incredible and fitting. She stated Atlantic Technical College was exploring options for food waste diversion programs and may be interested in being a part of the pilot program. She sought and received consensus to participate in the inaugural Project Civility National Summit at the end of September in Carmel, Indiana.

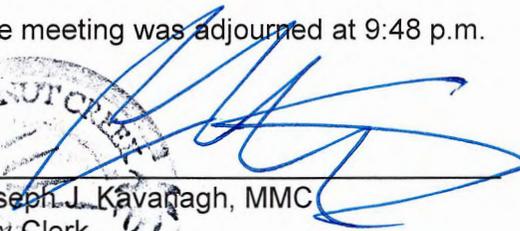
Commissioner Brodie had no report.

Vice Mayor Wasserman commented on issues with parking at Coconut Creek Plaza in front of the new Burlington and asked staff to work with the owner regarding beautification of the parking area. Deputy City Manager Scott Stoudenmire stated there were Code cases in place at the plaza related to the conditions of the parking lot, and phased improvements were planned. Vice Mayor Wasserman highlighted the rollout of the Creek Cuisine series on August 7. Discussion ensued briefly regarding a recent meeting to discuss parking in Lakewood East and coordination of Commission attendance at community meetings through the City Manager's office.

Mayor Railey stated the retirement party for Officer Valenti was exceptional.

ADJOURNMENT

The meeting was adjourned at 9:48 p.m.



Joseph J. Kavanagh, MMC
City Clerk



8/7/2025

Date