



## CITY OF COCONUT CREEK RE-DISTRICTING BOARD MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: May 5, 2026  
Time: 4:00 p.m.  
Meeting No. 2026-0505

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### 1. CALL TO ORDER

The meeting was called to order by Chair Alex Escoriza at 4:01 p.m.

### 2. PRESENT UPON ROLL CALL

Chair Alex Escoriza – District D  
Vice Chair Craig Valvo – District E  
Brandy Drabik Martin – District C  
David Mintzes – District B  
Alene Smith – District A

Present from the consulting team: Ronald R. Schultz, Ph.D., Professor Emeritus, Department of Geosciences, FAU; and James Gammack-Clark, M.A., Ph.D. Candidate, University Instructor, Department of Geosciences, FAU.

Also present: Vice Mayor John A. Brodie, Deputy City Attorney Kathey Mehaffey, City Attorney Terrill C. Pyburn, and City Clerk Joseph J. Kavanagh

Chair Escoriza noted that the meeting was being conducted live with a quorum physically present and explained the procedures for the meeting.

### 3. APPROVAL OF MINUTES

A MOTION APPROVING THE MINUTES FROM PREVIOUS RE-DISTRICTING BOARD MEETING(S). (2026-0421)

**MOTION:** Mintzes/Smith – To approve the minutes from the April 21, 2026, Re-Districting Board Meeting, as presented.

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

### 4. POPULATION ESTIMATES AND PROJECTION METHODOLOGY

Ronald R. Schultz, Ph.D., Professor Emeritus, Department of Geosciences, FAU, reviewed the population data being utilized to create the projections, including United States Census records, City Certificates of Occupancy, and entitlements.

Vice Chair Valvo asked for clarification on the entitlements included. Discussion ensued regarding the MainStreet development project. City Attorney Pyburn provided additional details.

**5. REVIEW ALTERNATIVE SCENARIOS**

James Gammack-Clark, M.A., Ph.D. Candidate, University Instructor, Department of Geosciences, FAU, made a presentation including maps previously requested by the Board to show neighborhoods and subregions, goals, and primary drivers. He reviewed three (3) alternative scenarios, utilizing various boundaries and discussed population deviation in each scenario.

The Board discussed the alternative scenarios provided and the desire to keep neighborhoods together, including the desire to not split the Township. Mr. Gammack-Clark and Dr. Schultz responded to questions and comments and clarified the reticence to make projections beyond 2032.

Board Member Alene Smith inquired as to whether the Board was tasked with selecting one (1) choice to present to the City Commission, as they would ultimately make the decision. City Attorney Pyburn stated the Re-Districting Board typically provided a recommendation, but a ranking of the scenarios was an option. Dr. Schultz noted past recommendations had not always been unanimous.

Board Member David Mintzes asked the reasoning behind the change from Alternative 1 to Alternative 1A. Mr. Gammack-Clark explained the intent was to give MainStreet more room to grow. Discussion continued.

**MOTION:** Drabik Martin/Mintzes – To remove Alternative 2 from consideration.

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

Chair Escoriza opened the item to public comment.

Susan Blatt, Coconut Creek, commented that there were a number of associations in the City, and breaking up the Township should not be a concern. She stated issues would come up when shifting voters to a new polling place and asked that this be considered.

Dr. Schultz explained the election of City Commissioners was at large, so representation was by district, but voting was not; therefore, precincts were not involved. City Attorney Pyburn provided confirmation and clarified the changes that would take place with the 2029 municipal election.

Vice Mayor Brodie noted he was present to learn rather than to influence the outcome. He advised the Board of the role of the consultants and pointed out that Commissioners needed to live in the districts they were elected from. He encouraged the Board to consider the data in hand, as there would be a new Census in 2030 and a new Re-Districting Board in 2032.

Board Member Brandy Drabik Martin suggested a change to Alternative 3 to sever the Pebblebrook Manor portion of Banyan Trails and move it to District 2, excluding Banyan Pointe Apartments, which would remain with District 3, and to revert District 4 to that shown in Alternative 1. City Attorney Pyburn clarified the suggestion and asked the consultants to review the change for future discussion. Discussion continued regarding creation of Alternative 3A.

**MOTION:** Drabik Martin/Smith – To direct the consultant to modify Alternative 3 to create Alternative 3A, as discussed.

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

Chair Escoriza suggested an Alternative 3B that would move all of Banyan Trails, including Banyan Pointe Apartments, from District 3 to District 2 and shift the Hammocks from District 4 to District 3. City Attorney Pyburn clarified the suggestion.

**MOTION:** Valvo/Smith – To direct the consultant to modify Alternative 3 to create Alternative 3B, as discussed.

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

Vice Chair Valvo asked if forming a district from the large communities of Wynmoor and the Township had been considered. Dr. Schultz described issues that would be created in the South Creek neighborhood with this option. Discussion continued as to whether to eliminate additional alternatives at this time.

**6. CONFIRM DATE OF NEXT MEETING**

City Attorney Pyburn stated the next meeting of the Re-Districting Board was scheduled for Tuesday, May 19, 2026, at 4 p.m., and the final meeting was scheduled for June 2.

Ms. Smith pointed out there was a meeting regarding the proposed turnpike expansion scheduled for May 19 at 5:30 p.m. in Fort Lauderdale.

**MOTION:** Drabik Martin/Smith – To move the May 19 meeting from 4 p.m. to 3 p.m.

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

Dr. Schultz noted the districts in the scenarios created were numbered, which would allow the City Commission the opportunity to assign the letter designations in the future.

**7. ADJOURNMENT**

The meeting was adjourned at 5:26 p.m.



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Joseph J. Kavanagh, MMC  
City Clerk

5/20/2025  
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Date