



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: September 14, 2023  
Time: 7:00 p.m.  
Meeting No. 2023-0914R**

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### **CALL TO ORDER**

Mayor Joshua Rydell called the meeting to order at 7:06 p.m. He advised that Agenda Items 6, 7, and 8 had been postponed to the October 26, 2023, City Commission meeting at the request of the applicant, and that Agenda Item 14 had been postponed to the October 12, 2023, City Commission meeting at the request of staff. He reiterated these items would not be heard on the 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.

### **INPUT FROM THE PUBLIC**

Resident Jorge Mederos requested that the City take a hard stance against Senate Bill (SB) 102, known as the Live Local Act. He asserted the Act was a violation of the rights of the residents and of the Commissioners and they should fight back on this infringement by the State. He commented that cities and counties needed to draw a line in the sand, as Home Rule had been slowly eroded. Commissioner Railey replied that it was encouraging that a resident would stand up against such a blatant act of authority being taken from the City. She applauded Mr. Mederos.

### **PRESENTATION**

Laura McDermott Matheric, Coconut Creek Poet Laureate, made a presentation regarding her first year as Poet Laureate. She thanked the Commission for taking a chance on poetry and allowing her an opportunity to connect with the community. She shared a review of activities she had completed over the past year and projects proposed for the next year. Continuing, she explained she was applying for a Broward County grant to allow her work to continue and move forward. The Commission thanked Ms. McDermott Matheric for exceeding expectations in bringing cultural events to Coconut Creek. Vice Mayor Welch highlighted the value of the Poet Laureate programming and stated she hoped the City could help with costs. Mayor Rydell suggested programming through Parks and Recreation.

**CONSENT AGENDA (Items 1 through 3)**

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

1. **23-167** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2023-0807WS)
  
2. **RES 2023-149** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION WITH BERMELLO AJAMIL & PARTNERS, INC. TO PROVIDE DESIGN SERVICES FOR THE RENOVATION AND REHABILITATION OF THE RECREATION COMPLEX BUILDING IN ACCORDANCE WITH RFQ NO. 10-06-21-11.
  
3. **RES 2023-153** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE INTERAGENCY AGREEMENT WITH THE HILLSBOROUGH COUNTY SHERIFF’S OFFICE (HCSO) TO PROVIDE FOR THE SHARING OF LICENSE PLATE RECOGNITION EXTRACT FILES BETWEEN THE PARTIES.

**MOTION:** Wasserman/Brodie – To approve Consent Agenda Items 1, 2, and 3.

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

**REGULAR AGENDA**

**Sustainable Development**

4. **RES 2023-159** A RESOLUTION APPROVING THE KARANDA VILLAGE VII CONDOMINIUM ASSOCIATION, INC. APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD GRANT PROGRAM FOR ENTRANCE SIGN ENHANCEMENTS.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Brodie/Railey – To approve Resolution No. 2023-159.

Sustainable Development Director Scott Stoudenmire presented the item, explaining the Karanda Village VII neighborhood was requesting matching funds in the amount of \$1,414.67 for two (2) new entrance signs. He noted staff recommended approval.

Mayor Rydell opened the floor for public comment on the item. City Clerk Kavanagh stated that no advanced public comments were submitted for the item, and there was no one signed up to speak.

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

5. **RES 2023-160** A RESOLUTION APPROVING THE CAYMAN VILLAGE NEIGHBORHOOD ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD GRANT PROGRAM FOR SECURITY ENHANCEMENTS.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Wasserman/Brodie – To approve Resolution No. 2023-160.

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

Mr. Stoudenmire presented the item, explaining the Cayman Village Neighborhood was requesting \$4,378.55 in matching grant funds for a security enhancement project. He noted staff recommended approval.

Mayor Rydell opened the floor for public on the item. City Clerk Kavanagh stated that no advanced public comments were submitted for the item, and there was no one signed up to speak.

**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.**

*Agenda Items 6, 7, and 8 were postponed at the request of the applicant and not heard on the agenda.*

6. ~~ORD~~ ~~2023-012~~ AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY COOLIDGE, INC. TO AMEND AND RENAME THE EXISTING COCOMAR PLAZA PLANNED COMMERCE DISTRICT (PCD) TO THE GREYSTAR COCOMAR PCD AND TO REVISE DEVELOPMENT STANDARDS AND THE LIST OF PERMITTED AND SPECIAL LAND USES IN ORDER TO CONSTRUCT A LIGHT INDUSTRIAL, FLEX SPACE, AND WAREHOUSE DEVELOPMENT FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)
7. ~~ORD~~ ~~2023-013~~ 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 13-624, "MASTER BUSINESS LIST - PLANNED COMMERCE DISTRICT" TO ADOPT THE PERMITTED AND SPECIAL LAND USES FOR THE GREYSTAR COCOMAR PLANNED COMMERCE DISTRICT. (QUASI-JUDICIAL)
8. ~~RES~~ ~~2023-097~~ A RESOLUTION APPROVING THE SITE PLAN REQUEST OF COOLIDGE, INC. FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD, LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Items 9, 10, and 11. City Clerk Kavanagh confirmed the public notice requirements for Agenda Items 9, 10, and 11 had been met and swore in the witnesses.

Mayor Rydell asked if there were any objections from staff, the applicant, or the Commission to hear Agenda Items 9, 10, and 11 together, as they were related, and there were no objections. City Attorney Pyburn read the Ordinance titles into the record.

9. **ORD 2023-016** AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY TT OF SAMPLE, INC. TO AMEND THE EXISTING INFINITI PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) TO CHANGE THE NAME TO INFINITI-LINCOLN OF COCONUT CREEK PMDD AND REVISE THE DEVELOPMENT STANDARDS TO INCLUDE A NEW LINCOLN AUTOMOBILE DEALERSHIP FOR THE PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SAMPLE ROAD, BETWEEN STATE ROAD 7/U.S. 441 AND NW 54 AVENUE (WOCHNA BOULEVARD), LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)
10. **ORD 2023-017** 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 13-626, “MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT,” AND ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE INFINITI-LINCOLN OF COCONUT CREEK PLANNED MAINSTREET DEVELOPMENT DISTRICT. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)
11. **ORD 2023-018** AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF TT OF SAMPLE, INC. FOR THE PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF SAMPLE ROAD, BETWEEN STATE ROAD 7/U.S. 441 AND NW 54 AVENUE (WOCHNA BOULEVARD), LEGALLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING)

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

Commissioner Railey made a motion to move Agenda Item 10 for discussion, seconded by Commissioner Brodie.

Commissioner Brodie made a motion to move Agenda Item 11 for discussion, seconded by Commissioner Railey.

Mayor Rydell asked if there were any applicable ex-parte disclosures from the Commission, and there were none.

Mr. Stoudenmire stated the applicant made a thorough presentation on first reading for the Agenda Items related to the new Lincoln dealership. He stated he and the applicant were present to answer any questions.

Mayor Rydell opened the public hearing on Agenda Items 9, 10, and 11 together. There were no questions or comments from the public, and Mayor Rydell closed the public hearing.

Neither staff, nor the applicant, had closing remarks.

Vice Mayor Welch thanked the applicant for expanding in the community and helping to make Sample Road look good.

**MOTION:** Railey/Brodie – To adopt Ordinance No. 2023-016.

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

**MOTION:** Wasserman/Brodie – To adopt Ordinance No. 2023-017.

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

**MOTION:** Brodie/Railey – To adopt Ordinance No. 2023-018.

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

12. **ORD 2023-002** AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, CHAPTER 13, “LAND DEVELOPMENT CODE,” RELATED TO LANDSCAPING STANDARDS, REQUIREMENTS, AND FEES. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Brodie/Wasserman – To adopt Ordinance No. 2023-002.

Mr. Stoudenmire presented the item, noting there had been extensive discussion on the first reading of the ordinance, and consensus was to have staff revisit the fee structure for the waiver process. He stated staff had made changes, which included a reduction of the application fee for the waiver to \$50 and heavier fees on the inspection process should the waiver proceed. He noted as a result of State legislation regarding areas impacted by hurricanes, a change was also made to the number of lot trees required in the RS-1 zoning district.

Mayor Rydell asked whether the separation of the waiver application fee from the permit created an additional obstacle or process for staff. Mr. Stoudenmire stated he believed it would simplify things for staff.

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

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

13. **ORD 2023-025** AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE III, “ZONING REGULATIONS,” DIVISION 3, “ZONING DISTRICT REGULATIONS AND TABLES,” TO CREATE SECTION 13-363, “QUALIFYING DEVELOPMENT PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES, UNDER THE LIVE LOCAL ACT,” AND AMENDING DIVISION 5, “SITE PLAN REVIEW REQUIREMENTS,” BY AMENDING SECTION 13-546, “APPROVAL REQUIRED,” AND CREATING SECTION 13-551, “SITE PLAN REVIEW PROCEDURES FOR APPLICATIONS PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES,” TO PROVIDE FOR DEVELOPMENT REGULATIONS AND ADMINISTRATIVE REVIEW OF CERTAIN AFFORDABLE HOUSING PROJECTS PURSUANT TO STATE LAW; AND BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE I, “ADMINISTRATION, REGULATIONS AND PROCEDURES,” DIVISION 3, “IMPLEMENTATION PROCEDURES,” SECTION 13-34, “APPEALS,” TO PROVIDE FOR CITY COMMISSION REVIEW OF ADMINISTRATIVE DECISIONS. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Brodie/Railey – To approve Ordinance No. 2023-025 on first reading.

Mr. Stoudenmire presented the item, explaining the ordinance was in response to the Live Local Act legislation, which passed in the State Legislature earlier in the year. He thanked the City Manager's Office and City Attorney's Office for their collaboration with his department on how best to address the issue.

Sustainable Development Assistant Director Justin Proffitt shared a *PowerPoint* presentation, detailing the two (2) amendments to the Land Development Code related to the Live Local Act. He explained the main goal of the Act was to promote the development, availability, and opportunities for affordable housing statewide. He provided a brief summary of the Act and highlighted the preemptions within the Act related to land use, zoning, and planning. Mr. Proffitt explained that a qualified development under the Act would be permitted outright on commercial, industrial or mixed-use properties and the projects could only be reviewed administratively by the City, with no Planning and Zoning Board or City Commission public hearings. He noted those projects would follow the Development Review Committee (DRC) process to meet the requirements. Mr. Proffitt explained the maximum density and height permitted under the law for qualified developments and summarized how the provisions would apply in Coconut Creek, noting the highest allowable density in the City was forty (40) dwelling units per acre within the MainStreet project area and heights vary depending on the location of the development. He advised that beyond the preemptions noted, the requirements for landscaping, setbacks, parking, and concurrency would still apply. Mr. Proffitt outlined the need for an ordinance to fill the gap between the requirements of the Live Local Act and the City's existing Land Development Code, including setting minimum standards for non-residential uses in mixed-use and multi-family developments. He reviewed income limits on affordable housing and maximum rent rates. Continuing, he shared a map of potentially eligible properties in Coconut Creek. He stated the Planning & Zoning Board had recommended a change to the language of the ordinance to send appeals to the Board prior to Commission review, but staff's recommendation was approval of the ordinance as proposed, including the existing section related to appeals.

Vice Mayor Welch asked whether there was a minimum acreage for a Live Local Act project. Mr. Proffitt responded that there was not. Discussion ensued briefly regarding City-owned properties and development on small parcels. Vice Mayor Welch asked for clarification on the minimum size of a unit and rent rates. Mr. Proffitt referred to a chart to illustrate rents on various types and sizes of projects. Vice Mayor Welch inquired as to the enforcement tools included in the ordinance. Mr. Proffitt noted the projects would be subject to Code Enforcement and projects would be required to execute a deed of restrictive covenants for the property.

Mayor Rydell suggested an increase to the parking requirements. He agreed that the change to the appeal section within the ordinance should remain as drafted by staff so appeals move directly to the City Commission. He suggested increasing the minimum square footage of dwelling units, with the understanding the City Commission could allow smaller unit sizes. Deputy City Attorney Kathy Mehaffey stated that changing the unit size was within the purview of the Commission, but she would need to do additional research to evaluate the question. Mayor Rydell asserted that Coconut Creek was a family-friendly, forward-thinking community, and he would like to see higher square footage per unit.

Commissioner Railey asked for clarification on the correlation between density and square footage per unit. Mr. Proffitt provided additional detail. Commissioner Railey asked if the State was providing for enforcement or oversight of the affordable housing requirements. Deputy City Attorney Mehaffey advised that the State provided a number of reporting requirements and tools for appraisal, but most of those were tied to the tax incentives through the Broward County

Property Appraisers Office. She noted the City did not have any control over those, and they did not have any impact on the City's zoning concessions.

Commissioner Brodie asked for an overview of the discussion at the Planning & Zoning Board meeting. Mayor Rydell explained the issue that had been brought to him was whether or not the Board should have a seat at the table in the case of an appeal. Discussion ensued, and Mr. Stoudenmire clarified this had been a narrow concern of the Board and they had been supportive of the remainder of the ordinance.

Vice Mayor Welch asked whether the City had oversight over amenities included in the units, and whether the amenities would be impacted by a change to the minimum unit size. City Attorney Pyburn stated that the ordinance provided for the affordable units to have the same fixtures and amenities as the market rate units, but the City did not get to dictate what the overall amenities were for the project.

Mayor Rydell sought and received consensus to direct staff to conduct additional analysis on residential square footage of market-rate units in the City. Vice Mayor Welch asked that rents also be reviewed.

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

Mayor Rydell sought and received consensus that the appeal process remain as written in the recommendation by staff.

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

*Agenda Item 14 was postponed at the request of staff and not heard on the agenda.*

- ~~14. **ORD 2023-026** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 5, "ANIMALS," SPECIFICALLY SECTIONS 5-2, "DEFINITIONS," 5-3, "ADOPTION OF COUNTY ANIMAL CONTROL ORDINANCE," 5-5, "KEEPING AGRICULTURAL AND FARM ANIMALS," 5-6, "PROHIBITION ON NUISANCES; RUNNING AT LARGE, VICIOUS DOGS, DOGS HAVING BITTEN OR ATTACKED," 5-7, "PROHIBITION OF CRUELTY TO ANIMALS," 5-8, "WILD ANIMALS, WATERFOWL, AND RELATED NUISANCES," AND 5-9, "IMPOUNDING, DISPOSITION OF ANIMALS," TO CLARIFY DEFINITIONS, PROHIBIT PUBLIC NUISANCES CAUSED BY UNNATURAL CONGREGATIONS OF WILDLIFE, AND UPDATING LANGUAGE TO BE CONSISTENT WITH STATE LAW.~~

#### City Manager

15. **ORD 2023-027** AN ORDINANCE AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH BROWARD COUNTY FOR THE LEASE OF REAL PROPERTY LOCATED AT 4900 WEST COPANS ROAD FOR A 911 EMERGENCY DISPATCH CENTER. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Railey/Welch – To approve Ordinance No. 2023-027 on first reading.

Deputy City Manager Sheila Rose presented the item, explaining the agreement related to the 911 Emergency Dispatch Center located in the Public Works Building. She noted the City would like to have the space back because of its own space needs, commenting space was being leased for the Fire Department in another location. She stated in negotiation of the lease, it had been recognized that the space was unique and was critical infrastructure to the County, which could not be summarily displaced. Deputy City Manager Rose advised that the amendment before the Commission included an escalation of the rate for leasing the space and provided for fifty percent (50%) of the cost of improvements required. She noted the term was two (2) years with a premium for exceeding that term.

Commissioner Brodie asked for additional background on the issue, and City Manager Brooks stated this discussion had been ongoing for some time. She noted that when the City expressed an interest in leaving Broward County for its emergency dispatch, the previous County Administrator had indicated that if that were to happen, the County would vacate the City space. She explained the City had been involved in extensive negotiations, and it had become clear that the County would be unable to vacate by the end of the existing lease term on September 30. City Attorney Brooks noted recent conversations had indicated the County needed two (2) years to make the move. She stated the agreement was before the Commission without approval from the County, as the parties had not been able to come to an agreement, and the end of the lease was imminent.

Mayor Rydell shared additional detail and commented that he was shocked that negotiations between the City and County were \$80,000 apart. He agreed that the City was not in a position to kick the County out because of the essential services but added that he believed the agreement presented was too generous. He asserted City staff had bent over backwards to make the agreement cost neutral, and the County had not met them in the middle.

Commissioner Railey asked what the month-to-month rate would be if the lease expired. Deputy City Manager Rose explained it would be the total amount of the lease with an escalating additional amount beginning at \$10,000 in month one (1). Discussion continued regarding the lease extension.

Vice Mayor Welch stated the County had been kept informed of the City's position for a long time, and there should be no consideration for the County not planning for the change. City Manager Brooks noted the City would have to be prepared to deal with the County not agreeing to the terms, and know what would be done in case of the need for conflict resolution.

Commissioner Railey asserted that it would cost the County less to stay than to set up a new facility, even with the penalties.

Commissioner Brodie asked whether there were penalty clauses in the current lease. City Manager Brooks stated there were not, and it expired on September 30.

Deputy City Manager Rose pointed out that the agreement was adopted by ordinance which required two (2) readings. Mayor Rydell clarified that the figures could be adjusted between readings. Discussion ensued regarding the ramifications if the parties did not come to an agreement.

Mayor Rydell urged his colleagues to speak with the County Commissioners regarding this issue. City Manager Brooks explained the County had concerns that changes to this agreement would impact their agreements for the other two (2) facilities they lease for dispatch services. Mayor Rydell sought and received consensus to direct staff to be more aggressive in negotiation of

increased lease amounts and to provide staff with flexibility in negotiating terms. Commissioner Railey stated the lease should not cost the residents of Coconut Creek a dime. City Manager Brooks pointed out that they do pay through County taxes.

Mayor Rydell opened the floor for public comment, and there were no questions or comments from the public.

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

## **CITY MANAGER REPORT**

City Manager Brooks shared that, since the last update, the consultant hired to assist with the employee survey had interviewed over seventy (70) City employees. She stated the investigator shared an expression of appreciation from the employees for the opportunity to be heard. She noted the final report would go to the City Attorney and Commission.

City Manager Brooks advised that the public hearing for the expansion of Florida's Turnpike was scheduled for September 21. She reviewed the latest proposal to reduce the expansion from ten (10) lanes to eight (8) lanes and noted staff recommended approval with conditions of a revised version of the proposal rather than an all-or-nothing approach that may impact conversations related to future projects. Mayor Rydell highlighted ongoing fights regarding egress, access, buffering, sound walls, directional traffic, and other issues, and stated even if the Commission acquiesced to eight (8) lanes instead of ten (10), public participation was still necessary. City Manager Brooks added that the need for an additional two (2) lanes would not happen for another sixteen (16) years, and a lot could happen in that period as it related to technology and mass transit. Commissioner Wasserman stated he did not support agreeing to the proposal at this time, prior to the public meeting and continued negotiations. He asserted the City should continue to fight. Commissioner Brodie acknowledged Commissioner Wasserman's position and stated he was comfortable with accepting the eight (8) lane proposal as long as the City kept the fight up for the noise buffers and other concessions. He stated it was his feeling that if they continued to fight on everything, it would backfire. Discussion ensued briefly regarding the proposed Texas Turnaround. Commissioner Railey stated that, in her opinion, there was no more important fight than this right now. She asserted the additional two (2) lanes and the ensuing construction in the back yards of residents would impact their quality of life. Deputy City Manager Rose provided additional detail regarding the City's understanding of the current proposal. Discussion continued regarding the plan and alternatives. Mayor Rydell commented on the difficult decision facing the Commission and noted the breadth of options available in arguing the individual points of the issue. He provided historical context and highlighted the importance of considering the greater good. Vice Mayor Welch discussed the scenarios and stated everything north of the Sawgrass Expressway was destined for ten (10) lanes, and she was not clear how it would come down to eight (8) lanes through Coconut Creek. Deputy City Manager Rose stated that plans had not been received, and the public hearing was to be held before those plans were completed. She noted the City's request to extend the public hearing was denied, and options were limited following the conclusion of the public hearing process. City Attorney Pyburn explained there were two (2) hearings scheduled for the next week on September 20 (virtually) and September 21 (in person), and the City's options were to launch an all-out fight, or to say that they recognized Florida's Turnpike attempt to provide some type of compromise with the eight (8) lanes; however, the City reserved its rights until it had the opportunity to see the cross section proposed. Discussion continued. City Manager Brooks noted that the City had been able to put off expansions of the Turnpike for many years and advised that the City should be looking to get what they can and not end up with an expansion to ten (10) lanes now. Mayor Rydell sought and received consensus on moving forward with the position outlined by City Attorney Pyburn regarding the compromise of eight (8) lanes. Commissioner Wasserman opposed. Commissioner Railey

invited everyone to visit Wynmoor and see what the residents were going through. She asserted it also did not make sense to do construction on the east and west separately.

City Manager Brooks stated she had been asked to outline the City's backup audiovisual process for meetings. She reviewed the options on Granicus, YouTube, and the localized audio archive. She noted staff had evaluated the requests for an extra camera at the lectern and placing the agenda on the screens during the meeting, and found additional equipment would be required, including a mixer and adding an additional staff person. She stated, as a result, staff was unable to accommodate the requests, but there would be additional funding in the Fiscal Year 2025 budget for equipment. Mayor Rydell pointed out that in courtrooms, they have something called an Owl Labs Meeting Camera, which automatically turns to focus on the person talking.

### **CITY ATTORNEY REPORT**

City Attorney Pyburn shared that the United States District Court of Appeals in the District of Columbia Circuit Court had recently entered an order denying the plaintiff's motion for rehearing in the case of West Flagler and Associates versus and the Seminole Tribe of Florida, which essentially upheld the Seminole Compact. She noted staff continued to watch the case, as it could be appealed to the U.S. Supreme Court.

### **COMMISSION COMMUNICATIONS**

Commissioner Wasserman wished L'Shana Tova, Happy New Year, to the Jewish residents of Coconut Creek. He suggested a budget discussion at the Ambassador program to combat misinformation regarding the City budget. City Manager Brooks agreed. Commissioner Wasserman referenced Weston University, a program for juniors and seniors to learn about local government, and stated a program in Coconut Creek could help to engage young people. City Manager Brooks stated the Citizen's Academy had been offered to high school students years ago, and staff would be happy to look at it again.

Commissioner Brodie recognized the 9/11 memorial events, and noted he had the honor of participating in the Stair Climb Challenge in two (2) locations this year. He highlighted the work of the 917 Society, which gives out constitutions to eighth graders on September 17 of each year. He noted 25,000 constitutions were distributed in Broward County this September. Continuing, Commissioner Brodie shared that he had spoken at a recent School Board meeting in support of November as Veterans Month in Broward County Schools, and the issue had passed unanimously.

Commissioner Railey stated she had attended an amazing event at the Township, where they dedicated and displayed a piece of the World Trade Center steel in the library. She recognized City staff and the Multicultural Circle for the ArtsFest event, featuring the cultural highlights of Mexico. Continuing, Commissioner Railey stated Wynmoor would be providing buses for the Turnpike Expansion public hearing on September 21 and encouraged any resident who wanted to attend to sign up.

Vice Mayor Welch commented on the Township's 9/11 memorial event that Commissioner Railey had referenced, and stated it was a professional tribute, but she wanted to be sure all of the protocol was being followed for the display of the City's World Trade Center steel. Continuing, Vice Mayor Welch stated she had attended the MainStreet community meeting as a resident and found there had been a few surprises. She noted the proposal looked good and people liked the ideas. Continuing, Vice Mayor Welch shared a brief update on area schools. She stated this was the first year that Dave Thomas Education Center had only high school students on campus, with the middle school students piloting another campus. She noted she had been alarmed to find Monarch High School was short staffed for gate security, and there had been issues with getting everyone identification cards. She advised that

Coconut Creek High School had a huge turnout of parents and grandparents at the School Advisory Council (SAC) meeting, and enrollment was up from projections. She stated Creek Tech Academy has 250 students and had good administrators associated with the program. Vice Mayor Welch provided an update from the most recent Metropolitan Planning Organization (MPO) meeting, including a presentation regarding expansion of the airport. She stated Coconut Creek had been highlighted during discussion of penny surtax projects and the need to set aside funding for small cities without the same resources.

Mayor Rydell agreed that the 9/11 memorial event at the Township had been really moving and noted presentations in Miramar and at North Broward Preparatory School. He suggested a partnership with the Township to be more formal in highlighting their event moving forward. He agreed additional support was needed to be in compliance with the mandate accompanying the piece of the World Trade Center steel. City Manager Brooks noted the long-term vision was to move the piece into a special place in MainStreet, and in the meantime the intent was that it be mobile. Mayor Rydell stated ArtsFest had been great, but there were issues with parking. He suggested a crossing guard or other coordination next year. Commissioner Railey noted Representative Christine Hunschofsky had hosted a mental health summit, and the panel of experts had provided a beneficial program. Mayor Rydell played a video which had gone viral on social media related to an incident at Lyons Creek Middle School. He highlighted the City's continued commitment to better Police involvement to get to students before issues escalated and suggested there was a need for more programming. Discussion ensued. Commissioner Wasserman provided additional detail on reporting requirements at schools and stated that records could be requested to better understand what happened. Vice Mayor Welch suggested that the School Resource Officers (SROs) in Lyons Creek Middle School would be the best place to start a conversation.

**ADJOURNMENT**

The meeting was adjourned at 10:04 p.m.

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Joseph J. Kavanagh, MMC  
City Clerk

\_\_\_\_\_  
Date