



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: May 8, 2025  
Time: 7:00 p.m.  
Meeting No. 2025-0508R**

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### CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:02 p.m. She advised that Agenda Item 7 had been removed from the agenda and Agenda Item 12 had been continued, so neither item would be heard on the agenda.

### PRESENT UPON ROLL CALL:

Mayor Jacqueline Railey  
Vice Mayor Jeffrey R. Wasserman  
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.

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. **25-099** AN ANNUAL CEREMONY RECOGNIZING EXEMPLARY STUDENTS AT COCONUT CREEK HIGH SCHOOLS.

Mayor Railey welcomed all in attendance to the City's Sixteenth Annual Student Awards Ceremony. She acknowledged the efforts of the parents, extended family members, and caregivers, followed by the school staff, teachers, and administrators.

Government Affairs Manager Bernadette Hughes thanked Parks and Recreation staff for their efforts to bring the event together. The following students were selected by the teachers and administrators for their outstanding achievements in academics, character, leadership, and community service:

**Atlantic Technical High School** (Vicky LaPorte, Assistant Director): Aisha Acluche, Sofia De Los Santos, Jonathan Fleury, Anthony Rubio, and Ruth St. Cyr.

**Coconut Creek High School** (Dr. Nicole Nearor, Principal): Rhaniya Allen, Youvica Limage, Paris Nicolas, Jorneily Pirela, and Michelle Ponce.

**College Academy at Broward College** (Camille Cameron, Assistant Principal): Giovanni Barnes, De-Marion Brown, Kristen Fitzpatrick, Miliana Fonte, and Sarah Offhaus.

**Dave Thomas Education Center** (Synithia Crawford, Principal): Nashia Cyriaque, Aiden Heuser, and Ethan Johnson.

**Monarch High School** (James Cecil, Principal): Emily Baker, Rethzana Joseph, Catherine Pang, Melany Rivas, and Janicia Stephens.

**North Broward Preparatory School** (Tanya Lynch, Principal): Luke Diamond, Brandon Moldof, Hrish Patel, Zoe Reisman, and Ashlee Wang.

Ms. Hughes thanked everyone for coming to honor the students and wished the students a wonderful and successful future.

*Mayor Railey called for a recess at 7:34 p.m., and the meeting reconvened at 7:47 p.m.*

2.     **25-106**           A PRESENTATION OF A \$7,000 DONATION TO THE CITY FROM NORTH CREEK PRESBYTERIAN CHURCH FOR THE COCONUT CREEK POLICE EXPLORER PROGRAM.

Pastor Mark Bolhofner, North Creek Presbyterian Church, presented a \$7,000 donation for the Coconut Creek Police Explorer Program to Police Chief Fred Hofer, noting that the funds were raised from the Sixteenth Annual North Creek Explorer 5K Run and Walk held on December 7, 2024.

#### **INPUT FROM THE PUBLIC**

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, commented on how inspirational the presentations had been. She referenced a video on the City website, regarding the Foundation for Independent Living and thanked the City for its support of the organization. She commented that the City did an excellent job of bringing people together and encouraged residents to participate. She thanked staff for the removal of Agenda Item 7 and shared details of an opportunity to donate extra mangoes to the Fruitful Field, a community-based organic garden providing produce to food-insecure individuals.

#### **CONSENT AGENDA (Items 3, 5, and 6)**

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

*Agenda Item 4 was pulled from the Consent Agenda by Commissioner Rydell and heard before the Regular Agenda.*

3.     **25-096**           A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0410R)
5.     **RES**  
       **2025-072**           A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A WORK AUTHORIZATION FOR ARCHITECTURE, LANDSCAPE ARCHITECTURE, PLANNING AND URBAN DESIGN SERVICES WITH CRAVEN THOMPSON & ASSOCIATES INC. TO PROVIDE ENGINEERING PLAN REVIEW SERVICES FOR THE MAINSTREET PROJECT IN ACCORDANCE WITH RFQ NO. 10-06-21-11.
6.     **RES**  
       **2025-073**           A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE PINELLAS COUNTY SHERIFF'S OFFICE (PCSO) FOR INFORMATION SHARING AND USE OF LICENSE PLATE READER (LPR) FILES.

**MOTION:** Wasserman/Welch – To approve Consent Agenda Items 3, 5, and 6.

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

**Public Works Department**

4.     **RES**           A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO  
       **2025-065**       EXECUTE THE FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT  
                          WITH BROWARD COUNTY FOR COMMUNITY SHUTTLE SERVICE.

Commissioner Rydell commented that he supported the amendment and asked for an update on the discussion of transitioning to a different transportation model. He asked that the effort to expand the use of County funds for transportation be tracked. City Manager Rose shared that Broward County was in the process of completing a Master Transit Plan, which would later tie in with a City plan, as well as a third amendment to the Surtax Agreement that would allow the City to shift from the community shuttle model to the on-demand transit model, as proposed by the Master Plan. She stated the shuttle was not currently meeting Broward County ridership requirements, but funding had been maintained.

Commissioner Welch advised that the third amendment to the Surtax Agreement had been discussed at the Broward Metropolitan Planning Organization (MPO) meeting earlier in the day. She asked for clarification on the terms of the proposed third amendment. City Manager Rose explained the term sheet included designated funds for resurfacing projects, moving to a formula-based model for allocating surtax funding, and providing for on-demand transit models. Discussion ensued.

**MOTION:**       Rydell/Welch – To approve Resolution No. 2025-065.

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

**REGULAR AGENDA**

*Agenda Item 7 was removed and not heard on the agenda.*

**Police Department**

7.     ~~**RES**~~           ~~A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO~~  
       ~~**2025-075**~~       ~~ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE UNITED STATES~~  
                          ~~IMMIGRATION AND CUSTOMS ENFORCEMENT, A COMPONENT OF THE~~  
                          ~~DEPARTMENT OF HOMELAND SECURITY, FOR IMMIGRATION~~  
                          ~~ENFORCEMENT.~~

**Public Works Department**

8.     **ORD**           AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SECOND  
       **2025-014**       AMENDMENT TO THE LEASE AGREEMENT WITH CELLCO PARTNERSHIP  
                          D/B/A VERIZON WIRELESS, WHICH PROVIDES FOR THE MODIFICATION OF  
                          THE CITY'S TELECOMMUNICATION TOWER AT LAKESIDE PARK. (SECOND  
                          READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Rydell/Welch – To adopt Ordinance No. 2025-014.

Assistant Public Works Director Brian Rosen noted there were no updates to the item since First Reading, and he was available to answer questions, if necessary. There were no additional questions or comments from the Commission or the public.

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

## Utilities and Engineering

9. **ORD 2025-016** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE II, "SUBDIVISION REGULATIONS," DIVISION 5, "SUBDIVISION DESIGN STANDARDS," SECTION 13-236, "PURPOSE; ADOPTION OF UTILITIES AND ENGINEERING STANDARDS MANUAL," IN ORDER TO REFERENCE THE 2025 EDITION OF THE UTILITIES AND ENGINEERING STANDARDS MANUAL. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Welch/Brodie – To approve Ordinance No. 2025-016 on first reading.

Utilities and Engineering Director Osama Elshami presented the item, explaining that the ordinance would amend the Utilities and Engineering Standards Manual section of the City Code. He noted the current version of the manual was issued in 1999, and since that time there had been updates and new industry standards.

There were no questions or comments from the Commission or the public.

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

10. **ORD 2025-017** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 20, "UTILITIES," ARTICLE III, "WATER AND WASTEWATER REGULATIONS," SECTION 20-35, "TYPE AND MAINTENANCE," IN ORDER TO PROVIDE FOR MAINTENANCE COMPLIANCE OF PRIVATE WATER AND WASTEWATER SYSTEMS TO PREVENT INFLOW AND INFILTRATION INTO THE SYSTEM. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Wasserman/Brodie – To approve Ordinance No. 2025-017 on first reading.

Mr. Elshami presented the item, explaining the ordinance would allow City staff to look into private water and wastewater systems to determine if there were issues with inflow and infiltration into the City's system. He stated the inspections would stem from irregularities and advised that it would result in a reduction in costs for treating clean water, as well as a reduction in environmental impacts.

Commissioner Rydell asked if Mr. Elshami, as the Utilities and Engineering Director, was comfortable with the final language included in the ordinance, and Mr. Elshami confirmed.

Commissioner Welch thanked the Utilities and Engineering staff for their response to a water line

break in her neighborhood over the weekend.

There were no further questions or comments from the Commission or the public.

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

### **Sustainable Development**

11.     **RES**             A RESOLUTION APPROVING THE LUCAYA VILLAGE I CONDOMINIUM  
       **2025-071**       ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE  
                          NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY  
                          ENHANCEMENTS.

Mayor Railey read the Resolution title into the record. She stated she had a conflict of interest as the President of the Wynmoor Community Council and recused herself from the item. She passed the gavel to Vice Mayor Wasserman.

**MOTION:**       Brodie/Rydell – To approve Resolution No. 2025-071.

Sustainable Development Director Justin Proffitt noted he was available to answer questions on the item, and Commissioner Rydell confirmed members of the Lucaya Village I Condominium Association Board were present.

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

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

*Agenda Item 12 was continued and not heard on the agenda.*

- ~~12.     **25-090**       A MOTION TO ACCEPT THE LAKEWOOD EAST NEIGHBORHOOD PARKING  
                          STUDY THAT WAS PREPARED, WRITTEN, AND REVIEWED BY THE  
                          CORRADINO GROUP AND CITY STAFF, AND RECOMMENDING THE  
                          FOLLOWING PARKING LOCATIONS: NW 10 STREET, NW 6 STREET, NW 49  
                          AVENUE, NW 7 COURT AND NW 8 STREET. (CONTINUED)~~

### **CITY MANAGER REPORT**

City Manager Rose shared that the Public Employees Appreciation Luncheon had been held earlier in the day and was spectacular. She thanked staff from Parks and Recreation, Public Works, and Human Resources for organizing the event and the Commission for their support. She stated confirmation had been received from Redstone Ranch that the event planned for Saturday had been canceled. She provided an update on the school zone speed detection cameras, advising that permitting and installation was moving forward, and the expectation was that the warning period would begin with the start of the new school year and last for sixty (60) days.

### **CITY ATTORNEY REPORT**

City Attorney Pyburn provided an update on the Chapter 164 Intergovernmental Dispute process filed against Broward County, noting there had been a conflict assessment meeting with Broward County and Deerfield Beach having to do with the landfill on May 7. She noted that Pembroke Pines, Coral Springs,

Fort Lauderdale, the Broward League of Cities, and Greg Ross had also been represented at the meeting. She explained that the staff level conflict assessment phase had been concluded without resolution, and the process would continue to the joint board meeting stage dependent on scheduling. She advised that she had also attended the San Mellina Homeowners Association meeting and spoke regarding the County's approvals of the four (4) ordinances to expand the landfill and would keep the Commission updated.

## **COMMISSION COMMUNICATIONS**

Commissioner Rydell urged his colleagues to prioritize scheduling for the joint meeting with the County Commission. He stated he was troubled because there had been no response to a letter sent by Mayor Railey to Broward County Vice Mayor Mark Bogen regarding the purchase of land associated with the landfill expansion. City Manager Rose stated she had spoken with a member of Vice Mayor Bogen's staff to ask that the item be moved forward. Commissioner Rydell stated the Solid Waste Authority final master plan was being published, and the Commissioners would each receive a copy this week. He advised that the Executive Committee meeting would be held on May 21 and asked that his colleagues attend. He thanked Finance and Administrative Services Director Peta-Gay Lake and her staff for the provided data, regarding water rates.

Commissioner Welch stated that she had attended the Climate Change Task Force meeting earlier in the day, and Broward County Mayor Beam Furr had spoken regarding the draft Solid Waste Master Plan. She shared her frustration with the task force and stated she was rethinking her involvement. Commissioner Welch commented that she had recently asked staff to look into the issue of electric scooters and bikes, but the Broward MPO had already done so. She advised that a survey of thirty (30) cities had been conducted, and she would provide a link to the information gathered. She thanked City Manager Rose for confirming that the traffic study associated with the Mazda dealership would be conducted prior to the end of the school year rather than during the summer. She wished all mothers and mother-like figures a Happy Mother's Day.

Commissioner Brodie recognized the staff that put together the Public Employees Appreciation Luncheon and commented on the comradery amongst the employees. He highlighted the Monarch High School Softball Regional win earlier in the day and encouraged everyone to support the team. He shared positive experiences touring Cusano's Bakery and the new Lyons Creek Middle School art and band room. He shared that Bike Safety Night would be held at Sabal Pines Park on Friday, May 9, at 5 p.m., followed by the Grub and Groove event.

Vice Mayor Wasserman stated he had asked that Agenda Item 12 be pulled from the agenda due to feedback received from Lakewood East residents, who had requested more time to review the draft study. He shared that the new Sprouts grocery store ribbon cutting was scheduled for Friday, May 9, at 6:30 a.m. He stated he had spoken with staff regarding improvements at Coconut Creek Plaza and requested data to determine whether there had been a reduction in 911 calls over the past year. He suggested the creation of a taskforce to talk about issues in Homeowners Associations (HOA).

Mayor Railey commented that it was heart-warming to see all of the things Coconut Creek students were accomplishing. She highlighted the upcoming 105<sup>th</sup> birthday of a resident and wished everyone a Happy Mother's Day. She advised that Wynmoor had previously hosted roundtable discussions for HOA issues and noted she would share the details, regarding updated legislation.

## **ADJOURNMENT**

The meeting was adjourned at 8:41 p.m.

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Joseph J. Kavanagh, MMC  
City Clerk

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Date