



CITY OF COCONUT CREEK RE-DISTRICTING BOARD MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: April 21, 2026
Time: 4:00 p.m.
Meeting No. 2026-0421

1. CALL TO ORDER

The meeting was called to order by City Clerk Joseph J. Kavanagh at 4:05 p.m.

2. PRESENT UPON ROLL CALL

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

Present from the Consulting Team: Ronald R. Schultz, Ph.D., Professor Emeritus, Department of Geosciences, FAU; James Gammack-Clark, M.A., Ph.D. Candidate, University Instructor, Department of Geosciences, FAU; and Michael Stamm, Jr., MURP, Adjunct Faculty, Department of Urban and Regional Planning, FAU

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

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

3. INTRODUCTION OF BOARD MEMBERS, CONSULTANT, AND STAFF

Board members, the consultants, and staff introduced themselves in turn.

Agenda Item 4 was heard after Agenda Item 5.

4. OATH OF OFFICE

City Clerk Kavanagh administered the Oath of Office to the members of the Re-Districting Board.

5. OVERVIEW OF FLORIDA'S SUNSHINE LAW, PUBLIC RECORDS LAW, AND ETHICS LAWS

Deputy City Attorney Mehaffey provided an overview of the following topics related to Board business and guidelines for compliance with the relevant laws:

- Sunshine Law;
- Public Records Law – Chapter 119, Florida Statutes;
- Social Media;

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- Ethics for Public Officers and Employees; and
- Board Basics.

City Attorney Pyburn encouraged the Board Members to contact the legal department with any questions.

6. REVIEW OF TASKS AND DUTIES OF RE-DISTRICTING BOARD

City Attorney Pyburn provided a brief overview of the responsibilities of the Re-Districting Board. She noted the Board would be reviewing the City's current five (5) districts and, with the help of the Consultant Team, develop four (4) districts in order to effectuate the voter-approved Charter Amendment in November 2024, providing for an at-large elected Mayor and four (4) voting districts by the March 2029 Municipal Election. She noted considerations for creating the new districts, including the importance of keeping neighborhoods together by using natural or manmade boundaries as much as practical, as well as equitable population distributions. She noted Dr. Schultz and his team would bring forth recommendations for the Board to discuss and make a final recommendation to the City Commission. She explained that the changes would not take effect until the March 2029 Election where all five (5) seats, an elected Mayor and four (4) district Commissioners, would be up for election.

7. PRESENTATION OF CONSULTANT, DR. RONALD R. SCHULTZ

Dr. Schultz distributed copies of a report entitled, "Consultant Report: City of Coconut Creek First Meeting of the Redistricting Board." Mr. Gammack-Clark shared a *PowerPoint* presentation, highlighting the following topics:

- The Redistricting Team;
- Data utilized;
- Redistricting Parameters;
- District Population Analysis and Projection;
- Regional review of population changes;
- MainStreet; and
- Geographic patterns that shape future districts.

Board Member Alene Smith asked for clarification on population versus eligible voters. Dr. Schultz explained how residents were counted by the 2020 U.S. Census.

Board Member Alex Escoriza inquired about projections for 2032. Discussion ensued regarding the data and uncertainty in the future, as well as the next re-districting process planned. Dr. Schultz, Mr. Stamm, and City Attorney Pyburn provided additional details.

Ms. Smith asked if the districts could be reviewed earlier than 2032 if there were major changes. City Attorney Pyburn explained the process and noted the City Commission could convene the Re-Districting Board sooner if it were to become necessary, due to changing circumstances. She discussed the inclusion of MainStreet in the projections.

Board Member Craig Valvo commented on efforts to provide for a re-districting plan that would have the maximum shelf life possible. Mr. Gammack-Clark responded briefly, regarding deviations built into the projections. Discussion ensued. Continuing, he asked about the inclusion of granular

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data. Mr. Gammack-Clark explained the process would include presentation of recommended options based on the data. Mr. Stamm provided additional details and discussion continued regarding the process and objectives.

Mr. Escoriza noted they were not starting from scratch and asked to see options for staying as close to the current districts as possible while moving from five (5) districts to four (4) districts. Discussion ensued regarding population data, neighborhoods, the challenges of geography, and other legal considerations for criteria.

Mr. Valvo asked about the inclusion of demographic details. Mr. Gammack-Clark explained the inclusion of the information on race and ethnicity in the appendix for review. Mr. Stamm noted that information on race and ethnicity utilized 2020 Census data rather than making projections.

8. ELECTION OF CHAIR

City Attorney Pyburn opened the floor for nominations for the position of Board Chair.

Board Member Brandy Drabik Martin nominated Alex Escoriza as Chair, seconded by Ms. Smith. There being no further nominations, Mr. Escoriza was named Chair.

9. ELECTION OF VICE CHAIR

Chair Escoriza opened the floor for nominations for the position of Board Vice Chair.

Ms. Drabik Martin nominated Craig Valvo as Vice Chair, seconded by Mr. Mintzes. There being no further nominations, Mr. Valvo was named Vice Chair.

10. ESTABLISHMENT OF MEETING SCHEDULE

The Board agreed to the following tentative meeting schedule:

Tuesday, May 5, 4 p.m.

Tuesday, May 19, 4 p.m.

Tuesday, June 2, 4 p.m.

Chair Escoriza asked if Artificial Intelligence (AI) was being utilized as part of the process. Mr. Gammack-Clark stated the consultants were not using AI.

11. ADJOURNMENT

The meeting was adjourned at 5:29 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date