



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: April 23, 2026
Time: 7:00 p.m.
Meeting No. 2026-0423R**

CALL TO ORDER

Mayor Jeffrey R. Wasserman called the meeting to order at 7:08 p.m.

PRESENT UPON ROLL CALL:

Mayor Jeffrey R. Wasserman
Vice Mayor John A. Brodie
Commissioner Sandra L. Welch
Commissioner Joshua Rydell
Commissioner Jacqueline Railey
City Manager Sheila N. Rose
City Attorney Terrill C. Pyburn
City Clerk Joseph J. Kavanagh

Mayor Wasserman asked all to rise for the Pledge of Allegiance led by the 2026 Citizens' Academy graduating class.

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. 26-066** A PRESENTATION RECOGNIZING THE 2026 CITIZENS' ACADEMY GRADUATING CLASS.

Community Relations Director Yvonne Lopez recognized the following graduates from the 2026 Citizens' Academy:

Samuel K. Clarke	Cathy Lauterhahn	Hebertny Perez
Georges Dauphin	Rose Marie Lewis	Dionne Powell
Millie Flores	Lynne Liebovitz	Catarina Rocha
Kobe Forman	Denisy Malden	Miren Rodriguez
Heath Gordon	Nyasia Maldonado	Annette Rose
Sandra Grimes	Carlos Marmolejos	Trina Rubano
Nicole Hall	Christine Mclver	Nye Schwartz
Lori Hamlin	Allegra Nolan	Nickesha Williams-Patterson
Sandra Horowitz	Carolina Palacios	Janice Zabel
Howard Horowitz	Rosemary Papagno	Aaron Zabel
Nadine Jackson	Oliver Patterson	Niang Zun
Leslie Jackson	John Perez	

2. **26-068** A PROCLAMATION RECOGNIZING APRIL 2026 AS “AUTISM ACCEPTANCE MONTH.”

Commissioner Welch read the proclamation into the record and presented it to Julliana Carranza Escobar and her son Gabriel. Mrs. Carranza Escobar briefly addressed the Commission, thanking the Police Department for their partnership in the Friend Responders Program.

3. **26-055** A PROCLAMATION RECOGNIZING APRIL 20-27, 2026, AS “CITY RESILIENCY WEEK 2026.”

Commissioner Railey read the proclamation into the record and presented it to Sustainability Manager Linda Whitman.

4. **26-061** A PROCLAMATION RECOGNIZING APRIL 23, 2026, AS “ARBOR DAY 2026.”

Commissioner Rydell read the proclamation into the record and presented it to Resilient Design & Development Director Justin Proffitt, Interim Parks and Recreation Director Danielle DeBarros, Parks and Recreation Superintendent Lenore Thomas, Urban Forester Mark Torok, and Business Process Analyst Valencia Massey. Mr. Proffitt shared details of the City’s annual Free Tree Giveaway event on Saturday, April 25.

5. **26-053** A PROCLAMATION RECOGNIZING MAY 3-9, 2026, AS “PROFESSIONAL MUNICIPAL CLERKS WEEK.”

Vice Mayor Brodie read the proclamation into the record and presented it to City Clerk Kavanagh and the City Clerk Department team.

INPUT FROM THE PUBLIC

City Clerk Kavanagh advised that no one had signed in to speak on Non-agenda or Consent Agenda Items.

CONSENT AGENDA (Items 6, 7, and 8)

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

6. **26-052** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2026-0326R).
7. **RES
2026-044** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED AGREEMENT WITH HOOVER PUMPING SYSTEMS, INC. FOR THE PURCHASE OF A NEW IRRIGATION PUMP STATION AT SABAL PINES PARK IN THE AMOUNT OF \$112,489.20.
8. **RES
2026-064** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH TT OF SAMPLE, INC. TO PROVIDE FOR TEMPORARY PARKING USE OF CITY PROPERTY.

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

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

REGULAR AGENDA

City Commission

9. **RES 2026-054** A RESOLUTION APPOINTING FIVE (5) REGULAR MEMBERS AND ONE (1) ALTERNATE MEMBER TO THE PLANNING AND ZONING BOARD FOR A TERM ENDING WITH THE NEXT APPOINTMENT IN 2027.

Mayor Wasserman read the Resolution title into the record.

Commissioner Welch moved the item for discussion, seconded by Commissioner Rydell.

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

- Commissioner Rydell nominated Colleen LaPlant.
- Commissioner Welch nominated Jeffrey Barker.
- Commissioner Railey nominated Jeffrey Light.
- Vice Mayor Brodie nominated Alex Escoriza.
- Mayor Wasserman nominated Solomon Briks as Regular Member and Troy Gras as Alternate Member.

Mayor Wasserman re-stated the slate of nominees for the Planning and Zoning Board.

Commissioner Welch asked for clarification on overlap with the Re-Districting Board. City Attorney Pyburn clarified there was an exception for the Re-Districting Board and Charter Review Board that allowed dual office holding with another board.

MOTION: Rydell/Welch – To approve Resolution No. 2026-054.

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

Mayor Wasserman announced that the next meeting of the Planning and Zoning Board was scheduled for Wednesday, May 13, 2026, at 7 p.m.

10. **RES 2026-055** A RESOLUTION APPOINTING FIVE (5) REGULAR MEMBERS AND ONE (1) ALTERNATE MEMBER TO THE PARKS AND RECREATION ADVISORY BOARD FOR A TERM ENDING WITH THE NEXT APPOINTMENT IN 2027.

Mayor Wasserman read the Resolution title into the record.

Commissioner Welch moved the item for discussion, seconded by Vice Mayor Brodie.

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

- Commissioner Rydell nominated William Gallagher.
- Commissioner Welch nominated Michael Madigan.
- Commissioner Railey nominated Benjamin Nazario Vega.
- Vice Mayor Brodie nominated Corey Guerrero.
- Mayor Wasserman nominated Robbin VanHemel as Regular Member and Linda Rondinone as Alternate Member.

Mayor Wasserman re-stated the slate of nominees for the Parks and Recreation Advisory Board.

MOTION: Rydell/Welch – To approve Resolution No. 2026-055.

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

Mayor Wasserman announced that the next meeting of the Parks and Recreation Advisory Board was scheduled for Wednesday, May 20, 2026, at 6:30 p.m.

Agenda Item 11 was heard following Agenda Item 15.

11. **26-057** A MOTION TO CANCEL THE JULY 9 AND AUGUST 13, 2026, REGULAR CITY COMMISSION MEETINGS. *(CONTINUED FROM APRIL 9, 2026, CITY COMMISSION MEETING.)*

Mayor Wasserman read the Motion into the record.

MOTION: Rydell/Welch – To approve Motion No. 26-057.

City Manager Rose reviewed options for the cancellation of meetings to allow for a summer break.

Mayor Wasserman proposed canceling the two (2) July meetings and moving the August 13 meeting to the afternoon to allow for attendance at the Florida League of Cities Conference. Discussion ensued, and consensus was to cancel both Regular City Commission Meetings in July and hold the August 13 Regular City Commission Meeting in the afternoon.

Commissioner Rydell highlighted that if an issue were to arise during this time that required action, the Commission would meet.

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

Public Works Department

12. **RES 2026-060** A RESOLUTION APPROVING THE FIRST AMENDMENT (FACILITIES AMENDMENT) TO THE INTERLOCAL AGREEMENT (ILA) WITH BROWARD COUNTY AND OTHER PARTICIPATING MUNICIPALITIES PROVIDING FOR THE CITY TO PARTICIPATE IN THE SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA; AND AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE SAME.

Mayor Wasserman read the Resolution title into the record.

MOTION: Rydell/Welch – To approve Resolution No. 2026-060.

Public Works Director Harry Mautte introduced the item, explaining that the Solid Waste Authority of Broward County (SWA) was preparing to move from the planning stage to implementation. Public Works Solid Waste Project Manager Michael Heimbach made a presentation reviewing the SWA Facilities Amendment and Master Plan, including division of responsibilities related to collection, disposal and processing, an overview of the facilities amendment provisions, and the Master Plan goals, deliverables, implementation, funding flow, maximum service charges for materials processing, and decreased tipping fees.

SWA Interim Director Samuel May added brief comments regarding pricing and noted that Commissioner Rydell was an influential and well-educated member of the SWA and its Governing Board and invited Commissioner Rydell to continue the presentation on behalf of the Board.

Commissioner Rydell shared that Coconut Creek was the second municipality reviewing the amendment. He stated the mission of the SWA had shifted since its creation to less of a facility-based plan to more of a collective-bargaining based plan, which would move Broward County forward. He highlighted guests in the audience, including Plantation Councilmember and Broward League of Cities President Denise Horland and Broward League of Cities Executive Director Mary Lou Tighe. He discussed the low recycling rates in Broward County and stated this amendment was the first step of solving a waste problem at the lowest cost to residents. He noted Coconut Creek's position as a leader on environmental causes and in waste, and other cities were looking to them for leadership.

Vice Mayor Brodie highlighted concern with the County representation on the SWA and asked if the City was able to pull out of the organization should issues arise. Commissioner Rydell advised that the City could opt out at any time and explained the vehicle for dissolution of the SWA. City Attorney Pyburn confirmed.

Commissioner Welch thanked Commissioner Rydell for his leadership on the issue and noted she had followed it for nearly eight (8) years. She commented that it was a monumental day to see this agreement on paper, and pointed out there were safeguards in place. She acknowledged staff for the effort and stated she was proud to be a partner in the first step toward a regional solution to keep the garbage out of landfills.

Commissioner Railey thanked everyone involved and stated she had started out skeptical but sees now that standing united was the only solution.

Commissioner Rydell thanked Community Relations Director Yvonne Lopez for taking a leadership role among the Public Information Officers on messaging related to solid waste.

Mayor Wasserman opened the item to public comment.

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, shared gratitude for all of the energy put into the SWA. She noted there were many residents who believed the City did not recycle, despite efforts to promote the drop-off sites. She stated face-to-face communication was the way to get it done and acknowledged this would be a huge lift. She asked that "pay as you throw" be considered.

Vice Mayor Brodie pointed out the need to make composting part of the equation, and discussion ensued.

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

Resilient Design & Development

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Items 13 and 14 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 13 and 14 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 notice requirements had been met for Agenda Items 13 and 14 and swore in the witnesses.

- 13. **ORD 2026-006** AN ORDINANCE APPROVING THE REZONING REQUEST MADE BY JAY DOUCETTE OF SPRING ENGINEERING, INC. FROM B-4 (REGIONAL SHOPPING DISTRICT) TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) (AL HENDRICKSON PMDD) TO REDEVELOP THE EXISTING AL HENDRICKSON TOYOTA AUTOMOBILE DEALERSHIP LOCATED AT 5201 WEST SAMPLE ROAD. (QUASI-JUDICIAL)(SECOND READING)(SECOND PUBLIC HEARING).

- 14. **ORD 2026-007** 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 13-626, “MASTER BUSINESS LIST - PLANNED MAINSTREET DEVELOPMENT DISTRICT,” TO ADOPT THE LIST OF PERMITTED AND SPECIAL LAND USES FOR THE AL HENDRICKSON TOYOTA PLANNED

MAINSTREET DEVELOPMENT DISTRICT, GENERALLY LOCATED AT 5201 WEST SAMPLE ROAD. (QUASI-JUDICIAL)(SECOND READING) SECOND PUBLIC HEARING).

Mayor Wasserman asked if there were any objections to hearing Agenda Items 13 and 14 together, as they were related, and there were no objections.

City Attorney Pyburn read the Ordinance titles into the record.

Commissioner Welch moved Agenda Item 13 for discussion, seconded by Commissioner Rydell.

Commissioner Railey moved Agenda Item 14 for discussion, seconded by Commissioner Welch.

City Attorney Pyburn asked if there were any disclosures or ex-parte communications on behalf of the Commission for Agenda Items 13 and 14, and there were none.

Resilient Design & Development Director Justin Proffitt noted that between first and second reading of Ordinance No. 2026-006 there had been a revision to the Planned MainStreet Development District (PMDD) document included in the exhibits to allow for thirteen (13) display vehicles instead of fifteen (15) addressing a condition of approval contained in the Ordinance.

Attorney Dennis Mele, Greenspoon Marder, was present on behalf of the applicant.

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

Neither the applicant nor staff had closing remarks.

Commissioner Rydell asked for clarification on whether the amendment mentioned by Mr. Proffitt was codified, and Mr. Proffitt confirmed.

MOTION: Welch/Railey – To adopt Ordinance No. 2026-006.

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

MOTION: Railey/Welch – To adopt Ordinance No. 2026-007.

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

City Attorney

15. **ORD 2026-005** AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 5, “ANIMALS,” SECTION 5-12, “RETAIL SALE OF DOGS AND CATS,” TO AMEND THE DEFINITION OF HOBBY BREEDER TO CLARIFY THAT HOBBY BREEDERS ARE NOT PET STORES. (SECOND READING) (PUBLIC HEARING).

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Welch/Rydell – To adopt Ordinance No. 2026-005.

Assistant City Attorney Cassandra Harvey explained that the amendment to the Code related to retail sale of dogs and cats would clarify the definition of hobby breeder and distinguish those

operations from pet stores, as well as remove an exemption from the prohibitions that could result in allowing for puppy mills. She noted there were no changes between first and second reading of the Ordinance.

Commissioner Rydell commented that the Commission had received a number of form emails related to this issue and none were from Coconut Creek residents. Ms. Harvey confirmed she had seen an email on the topic.

Mayor Wasserman opened the public hearing on the item.

Brandon Johnson, 8051 Arch Corporate Drive, Raleigh, North Carolina, representing the American Kennel Club, stated the organization had a vested interest in the welfare of animals in Coconut Creek and shared their concerns with the ordinance, including the definition of hobby breeder. He asked that preservation and sport breeders not be included in hobby breeders, asserting that there were nuances between breeds as to the number of healthy litters per year, and asked that veterinary care be considered. He referred to pending State legislation regarding animal protections and stated the organization would like to be a partner on the issue.

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

Commissioner Rydell thanked Mr. Johnson for attending and asked what changes he would suggest to the language of the Ordinance. Mr. Johnson stated the exemption being removed had been in place since 2014, and noted removal would have an impact. He suggested language aligned with State law if the intent was animal welfare.

Commissioner Rydell sought to table the Ordinance to allow for effective changes to be submitted by the representative of the American Kennel Club.

MOTION: Rydell/Railey – To table Ordinance No. 2026-005.

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

CITY MANAGER REPORT

City Manager Rose shared that there had been a meeting of the Cocomar Water Control District earlier in the day and a significant reorganization was proposed due to budget cuts. She advised that staff would be working on guidelines for advocacy on the matter. She stated a Legislative Special Session to review the budget had been announced for May 12 through May 29, and there was still no clarity related to property taxes. She reported that the last of the Parks and Recreation Department employee focus groups would be held on April 24 and shared that Fire Chief Brian Blizzard had announced his retirement.

CITY ATTORNEY REPORT

City Attorney Pyburn stated she had the pleasure of speaking earlier in the day at the Florida Bar City County Local Government Conference, and it had gone well. She shared an update on the City's lawsuit against the expansion of Florida's Turnpike, noting the City had filed its response to the Florida Department of Transportation (FDOT) motion to dismiss and hearing dates were pending.

COMMISSION COMMUNICATIONS

Commissioner Rydell commented that he heard positive things about City Attorney Pyburn’s presentation. He stated that over the past weeks he had received calls from two (2) restaurants and a store in the Promenade regarding the resurgence of issues. He thanked Chief of Police Fred Hofer for creating a plan to handle it and noted he wanted to issue whatever support possible. He thanked the Commission on behalf of the SWA and recognized Fire Chief Blizzard for the culture he had instilled in the department.

Commissioner Welch echoed comments on Fire Chief Blizzard’s job well done. She stated she had also stopped at the Promenade to thank the management company for working diligently with the Police Department and met with a business owner. She highlighted Administrative Professionals Day and thanked City staff for being the glue that keeps the City together all year. She stated after the Solid Waste and Recycling Workshop and the approval of the SWA Facilities Amendment that she hoped the efforts of those using the recycling drop-off voluntarily be published. She recognized the Citizen’s Academy graduates and thanked Ms. Lopez for continuing to keep the program fresh.

Commissioner Railey shared her experience visiting the Promenade and stated she felt encouraged by the progress made over the past weeks. She thanked the Police Department for their diplomatic effort and stated she wanted to make sure they were diligent to keep the issues from spilling over into other areas. She commented on Coral Springs Vice Mayor Nancy Metayer’s celebration of life and stated it had been an amazing show of respect and love. She reported on the meeting of the Broward County Planning Council held earlier in the day and stated a plan to approve development in parks and open spaces had received an outpouring of outrage and had been removed from the agenda. She also shared that a planned development of 540 two (2)-story units in Margate had been reapproved. She thanked Fire Chief Blizzard for everything he continued to do for the Fire Rescue Department and wished him well in retirement. She congratulated the Citizen’s Academy graduates.

Vice Mayor Brodie stated he had visited the Promenade on Friday and Saturday nights, and the Police Department was providing diligent and polite service. He advised that he was preparing a report on composting following his visit to a successful facility. He shared that he would be on the Breakthrough radio show on 1170 WAVS on Sunday.

Mayor Wasserman had no comments.

ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date