



CITY OF CORAL SPRINGS, FLORIDA
CITY COMMISSION SPECIAL MEETING

SUMMARY

Wednesday, March 22, 2017
6:30 PM

Coral Springs Charter School
3205 North University Drive

- **Call to Order**

The meeting was called to order at 6:30 PM in the Coral Springs Charter School, 3205 North University Drive, Coral Springs, FL.

- **Roll Call**

Attendee Name	Title	Status
Walter "Skip" Campbell	Mayor	Present
Dan Daley	Vice Mayor	Late
Joy Carter	Commissioner	Present
Lou Cimaglia	Commissioner	Present
Larry Vignola	Commissioner	Late
Erdal Dönmez	City Manager	Present
John J. Hearn	City Attorney	Present
Debra Thomas	City Clerk	Present

Also in attendance was Deputy City Manager Jennifer Bramley.

- **Pledge of Allegiance**

- **Moment of Silence**

- **Special City Commission Meeting**

1. **Discussion: Proposed Improvements by the Turtle Run Community Development District:**

Deputy City Manager Jennifer Bramley covered the history of the Turtle Run Community Development District (TRCDD), accompanied by a PowerPoint presentation. She explained the parameters of the District, pointing out the residential and commercial areas, along with a school, the roads and the significant network of lakes contained within its 472 acres--311 of which are assessable.

Deputy City Manager Bramley explained that the District was created in 1986 and gave a briefing of the intent of the City Commission at that time. She covered the District's 1987 Management Benefit Tax Bonds and the current 2017 Special Assessment Bonds that are intended to finance certain infrastructure improvements. The engineer's report and the assessment methodology are available for view on the TRCDD website. She provided a summary of improvements and also gave an overview of the Special Assessment Bond, which covered what would and would not be subject to the City's approval. Ms. Bramley stated that City staff would not support additional modifications to the roadways within the TRCDD. They

also would not support structures, such as gatehouses, in the City's right-of-way. All other improvements were potentially approvable.

Deputy City Manager Bramley presented a series of slides showing the tax impact on property owners. Random samples of both residential and commercial property tax bills were shown as examples.

Finally, she covered the status of police details and security cameras in the public rights-of-way. Ms. Bramley informed everyone that the City had mailed out almost 1,000 letters on behalf of the City Manager concerning this meeting. An e-mail address was provided in the letter and 71 e-mails were received. Of those e-mails, 69 were opposed to the issuance of the bond, one was in favor, and one was an *RSVP* to this meeting.

Public Comment:

George Hockenberger, 6355 NW 39 Court. He did not understand the need to narrow roads in the neighborhood, as there was enough congestion. He asked why there was consideration in spending money on a sound barrier wall and guard houses because unmanned houses do nothing for this neighborhood.

Rick Riley, 4366 NW 64 Avenue. He opposed the improvements and bond request. He believed that it is beautiful enough and that they are one of top communities in Coral Springs. He believed the board does a good job doing what they are responsible for.

For the benefit of the audience, the Mayor noted that the City was not issuing the bonds, it was the TRCDD.

Randy Dow of Boyd & Jenerette, P.A., on behalf of the Grove at Turtle Run apartment complex. He was initially opposed to the bonds. He noted that the streets are public right-of-ways and the public should not be kept out by gates. He pointed out the massive costs involved. As far as the park issue, it was already being funded by public dollars and he agreed that double taxation would be involved. The bond was wasteful, would cause additional expenditures and would have a negative impact on the City. He strongly urged the City to do whatever they could not to approve those measures and not to allow the District to waste money.

Wayne Clark, 6630 NW 31 Street. He agreed with the previous speaker and felt it was not fiscally responsible. The widening of the medians had not calmed traffic. There was additional cost for maintenance of the lawns and electricity due to the improvements. He was against it. For the residents that were looking to control their costs, an increase in taxes was not a good thing. It was less desirable for new residents who would be paying more taxes. Overall, it was not a good idea.

Gregg Glickstein, 6533 NW 43 Court. He is a longtime resident who has seen a lot in the community. The District has been a very good custodian of our community. Turtle Run has aged more gracefully over the years compared to other communities in our city. He felt there were some discrepancies in what was described in the engineering report, dated February 6, 2017. He supported the District and the modifications to keep it nice. This is the northeast gateway to the city. He understood the City's objections to the components, but those that are not objected by the City, he supported.

Mark Braytenbah, 4377 NW 62 Avenue. Concerning the narrowing of the road, he said that if you lived there earlier, there was a problem in the circle with backed-up cars due to the school. It was only better when the police officers were present. He did not understand how they say a \$10 million bond would not increase taxes. When a homeowners association states they did not overspend the budget, they actually underspent year after year and the money was not given

back, it was put aside. He supported infrastructure building but he did not support the archways, it did not fit in. He noted that drainage, landscaping, irrigation and cameras did not fit into this category and were beyond the scope of what they were supposed to do. He felt that it was a terrible waste of money.

Stephen Melei, 6797 NW 44 Court. As a State certified general real estate appraiser for 30 years, he knew what created value in subdivisions. He said that when you mess with right-of-ways, you have to know what you are doing. His concern was the value. He used to pay \$400 to \$500 a year for his Turtle Run assessment and it moved up to over \$1,000 and continued to rise. Increasing drainage should be done. The wall close to the middle school would actually create value for those homeowners located along that wall and would silence the noise from the students. They might want to have special assessment for those affected by the proposed wall.

Oltea Vasica, 6300 NW 42 Court. She stated the taxes were way too high and had never seen them go down. She believed it was a bad idea to narrow the roads. She was not in favor of the arches and would like it left alone. She did not want to pay more money and noted that no one asked the owners. She felt there should be a due process and be asked before anything was signed.

Lonnie Dykes, 6499 NW 43 Street. He was opposed to some, but not all of the expenses that would occur. The expenses going forward concerned him, along with the tax implications.

Mayor Campbell explained that the notice placed on the mailboxes was not the one that the City sent. Notifications directly from the City were mailed out via metered U.S. mail and were delivered by the U.S. Postal Service.

David Chambers, 6263 NW 38 Drive. He really objected to and was very upset of what he considered \$7 million worth of fluff. There was no need to narrow the lanes, install street signs and guard houses; it was a total waste of money. He agreed with the drainage and infrastructure improvements. There had to be accountability of how the District's money was spent. The bond was a loan and he was completely against it.

Stuart Green, 6244 NW 42 Court. He was in agreement with the appraiser. He receives compliments on Turtle Run, so the property management companies do a great job of the upkeep. However, he did not agree with the amount of money spent on all these projects. He wanted tax bills to come down or as an alternative "if you guys want to mow our lawns and maintain the exterior of our houses", he would go for that.

Clifton Eserman, 4135 NW 67 Way. He moved here in October 2015 and he was not very familiar with the politics so he would speak about what he has seen. There were many areas, especially his, that pooled with flood waters. His property had flooded twice since moving in and he gets everyone's leaves deposited on his property after a good rain. He was against the bond in what it was being used for. He felt it was to make the community pretty. In his section, the lights had fallen on their side because the oak trees have grown so large that they were knocking over the lights. He felt there were not enough lights in the area to see at night. Since the Broward Sheriff's Office was no longer policing his area, the section had been hit by a crime wave and he felt it was contributed to the lack of lighting. He felt that the Commissioners should come out and speak to them concerning the bond.

Clarence Lohmann, 4040 NW 62 Lane. He really appreciated the elected officials holding this meeting. He noted that at the last meeting held at the library, an overwhelming amount of people were against what was being proposed. If you follow the District, and he only follows through the minutes and what he hears, they were unwilling to do anything other than \$10 million worth of spending. He asked that all matters subject to City approval, he hoped that the

City rejected them. He asked that the District find a way to work within its current budget to do the things they were designed to do.

Jack Comly, 6631 NW 41 Street. He agreed with most people. During the road narrowing project, the CDD removed live oak trees from the Turtle Run Boulevard median, east of the roundabout, without City permits. The Turtle Run Foundation sandblasted metal covers and storm drains without City permits and then the CDD wanted to pay for these permits, which was not their responsibility. The CDD painted traffic light poles, which was not their property, at the corner of Sample Road and Turtle Run Boulevard without City and County permits. They broke codes and covenants regarding the intersection site triangle requirements at NW 31 Street and Turtle Run Boulevard. The requirements called for an area two feet above grade to six feet above grade to be clear of fences, trees and bushes. As far as the road narrowing project, they installed cast concrete street sign poles and signs on Turtle Run Boulevard that did not meet Broward County Code. The bottom of all signs, in areas where pedestrians were expected to walk, must be a minimum of 7 feet 4 inches above grade. Their signs overhang the sidewalk and were less than seven feet high to the bottom of the sign. This was the second set of new sign poles installed since he moved in. The first set were cast metal. Concrete benches were located behind a TRCDD "No Trespassing" sign. Anyone sitting there was in violation of the law. The sign should be relocated or removed. It was brought to the TRCDD's attention and still had not been corrected. Brick pavers near the Grove apartments were sinking. (The speaker's time ran out).

Juliet Merino, 6222 NW 42 Court. She asked how they could stop the CDD from issuing the bonds if they had not been issued.

Mayor Campbell explained that the City Commission was not there to answer those questions and that residents would have to talk to lawyers. The City could not stop the issuance.

Claudio Costa, 4453 NW 67 Avenue. He wanted to know why they are paying BSO when they have the Coral Springs Police Department. He lives behind the school and he did not care, he could put up a fence if he wanted to. The price on other things was overpriced. He was definitely against most of the stuff. He gave his thanks because this was the first time someone was trying to do something on their behalf. He asked that in the next election, for everyone to try to do something instead of signing proxies.

Laura Higgins, 4352 NW 67 Avenue. She wanted everyone on the same page to understand what was going on. It was not the City of Coral Springs that was conducting the changes. The CDD was a separate entity and was run by the same people who run the Estates of Turtle Run HOA. The people in charge of the bonds were elected officials. She suggested going to CDD meetings and to get involved. It was time to take the neighborhood back; get the right people in there and your taxes would go down.

Josephine Comly, 6631 NW 41 Street. She opposed all the items on the bond; in particular, the lighting. Her understanding was that the lamp post lighting would be in the median strip only and they would keep the existing FPL lighting poles. She read the minutes of November 28. "We determined based on the classifications that this is more aesthetics" according to William Pino. Her understanding was that the light posts on the median strips would be their responsibility to maintain. It costs \$2 million and there would be two sets of lights. The earlier roads would not allow new lamp posts there. Her concern was money spent on unnecessary projects. It was astronomical for the residents. The new wall was over budget 100% (The speaker's time ran out).

Leo Rossi, 6711 NW 44 Street. He was new to the community and he moved here because it was one of best communities. He understood changes were needed and supported some of them. He said that they all have to work as a team.

Matthew Fornaro, 11555 Heron Bay Boulevard, Suite #200 on behalf of the 110 owners and the Board of Directors of Harbor Island at Turtle Run. The Board of Directors supported the TRCDD for most of the changes. One major issue that the community faced that none of the others do is that they were at the southern edge of Turtle Run where residential meets commercial. There was a massive amount of crime there and there were many undercover drug investigations, illegal truck parking, etc., in that area. That was one of the main points, the traffic on Terrapin Lane, where residential meets commercial property. Terrapin Lane already narrowed down to one lane by Sample Road. It was a major route to drive get-away vehicles. It actually costs this community \$45,000 each year in extra security to supplement the regular security. For safety reasons, they supported narrowing of the street and most of the improvements. As a former six-year resident of Turtle Run, he attested that there is a traffic problem on Terrapin Lane.

Derek Goldie, 6171 NW 41 Drive. Spoke about narrowing of lanes especially in Creekside. There were a lot of accidents in the rear of Target and what would happen when the roads were narrowed? He felt narrowing the road would be worse. He asked how to get a traffic light there because somebody could get killed.

Efrain Cortes, 4393 NW 67 Avenue. He supported the wall and would pay his fair share if the School Board approved. Right now his property was a dumpster for students, throwing garbage and even bicycles. He opposed most of the other issues.

Len Goldstein, 4233 NW 64 Avenue. Every year there are improvements. Residents have been battling the CCD and the HOA for years. He said that residents really wanted to lower their taxes but felt that it was really not worth the fight for what they would save compared to the benefits that they have. There should have been coach lights in the beginning but residents ended up with FPL poles instead. He wanted a better functioning neighborhood and seemed to support the bond. He wanted the City to support it.

Robert Kaye of Kaye, Bender and Rembaum, attorney representing the Turtle Run Foundation (master association handling four residential and commercial properties). They fully support all of the proposals that had been put forth. It was the opinion of Board of Directors that the community was in need of enhancements from both an aesthetic perspective and a functional one. Safety issues were going to be included in the proposal. The community had experienced increased vandalism and other criminal conduct which the proposals were believed to be of a nature that would lessen the likelihood of these things. The entranceway would be esthetic and contribute to the safety issues. It had not been discussed so far, but police could use facilities to their benefit for the safety of the community. Improvements to the roadway, curbing and walkways could be brought more into compliance with ADA which were not currently in place. On behalf of the Board, he asked that all the requirements that the CDD was proposing be approved.

Commissioner Vignola asked for and later received the Foundation Board member names.

Howard Goodman, 3944 NW 63 Terrace. He mentioned that what you put on the medians, you would be responsible for. The City would be responsible if someone hit a lamp post that was put there. If the road was narrowed towards Wal-Mart, there would be a terrible back-up. He said that you represent the people and the people had spoken. He was against this and it was only going to hurt them. He asked what good an unmanned guardhouse would be. It would only hurt the people in the city.

Bradley Bates, 6374 NW 39 Street. He mentioned that he missed the Board of Directors meeting. He said that there may be only 1 out of 110 who would agree with that attorney (a previous speaker). He wanted to be shown something that would provide improvement and lower taxes. The necessities--do them. He was worried about his taxes being so high he would not be able to sell his home if he moved in two years. Crime--narrowing the road would not lower crime. Crime happens everywhere, every day. If there was a community with zero crime he would move there.

Steve Greenbaum, 6550 NW 43 Street. He thought it was abundantly clear that the majority of people present, and the emails they received, are against the concept of bonds. Out of projects deemed necessary, it would cost \$992,000. Everyone wanted to live in a nice community. Our District has a budget of \$1.8 million a year. Of that, there was roughly \$700,000 of surplus funds. Those funds could be allocated to pay for the bond. There was no need for a bond. Our taxes would go up. He mentioned that there was the same core group of people that run Turtle Run. Recently, the District Chairman was talking to a resident who was concerned about taxes going up after the bond and he said it is May 9, 2016, page 22, it is the Board's plans for the next three years, until these budgets are done, we plan on no tax increase. We worked the whole system out to the point where we don't believe we will have to. We didn't raise taxes for eight years and we don't get any credit for that. He stated they were assessed \$3,450/acre from 2008-2016; it was now \$5,950/acre. He had all the documentation, had a problem with that, and would submit this documentation. How could a board that oversees \$1.8 million and wanted to borrow \$10 million tell the residents that they have taxes that have not gone up when in fact they have gone up by 73%. (The speaker's time ran out).

Mayor Campbell informed Mr. Greenbaum to submit any documentation he wished to the City Clerk's Office.

Glen Pierson, 6460 NW 42 Court. For the most part, he agreed with most of the previous speakers. He did not agree with the lawyer that spoke. He thanked the Commission for listening to them and hoped they were not swayed by one or two representing hundreds.

William Ellis Peacock, 6640 NW 41 Street. He thanked the Association officers for their hard work. He spoke about the roundabouts in the community and making them beautiful. He thought there were too many signs--\$100,000 a year could be saved on signs.

Lynn Kapish thanked the City Commission for holding the meeting, and thanked everyone for coming. Whether people were for or against, she felt everyone would agree it was a beautiful community and wanted crime to come down. Others compliment the neighborhood. The Board members have made it nice because they love it here. She wants to keep it vibrant and alive. (The speaker's time ran out).

Alan Silver, 6075 NW 41 Drive. He was one of the first people responsible for the installation of surveillance in his development. Some of the issues on the bond were obviously related to securing the development and that would translate directly to all the property values--need to increase and preserve property values. He was in agreement with most speakers, it was frivolous and irresponsible to spend money the way they wanted to. Elaborate archways were not needed and cameras could be put on poles. Being on the eastern end of Turtle Run, he felt that they were the bastard children, as more money was spent on the more expensive estate homes. He likened the scenario to a reverse Robin Hood. He said he was opposed (The speaker's time ran out).

Christine Skyrpek, 4233 NW 67 Terrace. She appreciated being in attendance. She was enlightened by Deputy City Manager Bramley's presentation and what the CDD was supposed to be doing. She felt that they were going above and beyond what they were supposed to be

doing. She opposed the projects except for drainage and landscaping--keeping their community nice and not adding to what they already had, just maintaining it. She was opposed to lighting, walls, guard gate and widening the medians. These projects went beyond the scope of what should be done. Regarding Mr. Kaye from the Foundation, she had not been able to learn the dates of the Foundation meetings. As homeowners pay for the attorney or spokesman from the Foundation, she asked to be notified so that members of the community could sit in on these meetings. She was concerned that there were a few filings with the Secretary of State (The speaker's time ran out).

Vincent "Jim" Costa, 4333 NW 67 Terrace. He said that the District had to do a better job of communicating. He did not believe that all the projects would be approved and they should not look at \$7 million for the whole thing. He spoke about a bond from 1972 for the City concerning water and sewer service. He suggested looking again at the bond to see what could be done with it (The speaker's time ran out).

Mike Pawelczyk, of Billing, Cochran, Lyles, Mauro & Ramsey law firm, 515 East Las Olas, Sixth Floor, Fort Lauderdale. He was the District Council for the TRCDD. He was not present to advocate for any projects. He was looking at the projects based on Staff comments received today and would take that back and look at it. He said that there were many entities out there and lots of confusion. This was about the CDD and they were not connected to the Foundation or any HOAs. The CDD was a completely separate entity. It was all done in the Sunshine and meetings were advertised on the website. Some of the misinformation was from lack of attending the meetings or not asking the right people questions. The CDD had nothing to do with providing security and did not pay BSO, the City of Coral Springs for off-duty details, or the Highway Patrol. Whether the Foundation or the Estates did, the District does not provide that service. They have limited powers by resolution and wanted to make sure everyone had all the information. He noted that Mr. Hearn or Mr. Dönmez could call his office and speak to Dennis, the District Manager, and he would provide the information. As far as powers go, the District's powers were governed by an ordinance and pursuant to State Statute 190 (The speaker's time ran out).

Commissioner Vignola posed several questions regarding Board meetings and attendance. Mr. Pawelczyk responded that the board meetings were held on the second and last Monday of every month at 5385 North Nob Hill Road in Sunrise. The website "TurtleRunCDD.com" listed the meetings. The meetings were held in Sunrise because there was no cost to have meetings in the District Manager's office. An average of one person attends the meetings. He said that he represents 133 CDDs and on average, people do not come to the meetings. Their elected officials take the actions for them. If residents did attend the meetings, Florida law states they have three minutes on any item before it was voted on. This would be under Audience Comment and they would be recognized after they raised their hand. The meetings begin at 6:00 p.m.

Mayor Campbell recalled an offer to use Sartory Hall at Mullins Park to hold the meetings. Mr. Pawelczyk stated it would be a decision of the Board. This was the first time that anybody came to him concerned that the meetings were fifteen minutes down the road. He added that if anyone had anything for the Board, the manager was very easy to contact and that most of the Board members were very accessible. He also noted that residents could send an e-mail to the manager, just like he could send an e-mail to the City Clerk and ask to distribute information to the City Commission.

Juan Taveras, 4333 NW 64 Avenue. He felt that in the end, the Board themselves decided what to do. The proposal was already sent to the City. Regarding the wall behind the school, the people who live near it should pay for it. On Turtle Run Boulevard, the two-lane section near Sample Road, the bike lane abruptly stops. It was poorly designed, and the lighting was

not working in some of the communities. The taxes will go up \$100 a year per house which totals \$30,000 for the area.

Lance Morgan, 4170 NW 66 Avenue. He has served on the board of the CDD for approximately 14 years. He noted that a year ago, the City and TRCDD met regarding the projects and the City said that they could not do anything. Aesthetic improvements had been made to the infrastructure for the entire community. The businesses were involved and they paid 60% of the taxes to the CDD – more than half of the taxes they pay. The homeowners only pay 20% of their taxes to the CDD (The speaker's time ran out).

Lenora Seiler, 4533 NW 67 Avenue. If the proposed improvements did not cost residents one red dime, they would not be here. She understood that people get up in arms when it involves money. Taxes will probably increase from the City, but not the CDD or HOA. She had not seen a major increase in 30 years. She did not see anyone else standing up to do these jobs on the boards--there is no pay for it. They are trying to make improvements for everyone. (The speaker's time ran out).

Matthew Maricic, 6455 NW 43 Street. He believed in moderation and responsibility in spending money in the community. If the improvements were needed, that was okay, but not improvements that go above and beyond. If it affected our taxes, let it affect it moderately. The businesses that pay a lot see the value of a nice community--they are big businesses. The communication concerning the time and location of the meetings needed to be changed. The website needed work. He felt people were frustrated (The speaker's time ran out).

Debra Devlin, 4482 NW 67 Avenue. She asked if the prior speaker had the time to maintain the website for free. She trusted the Board members and they have done a great job with what they have done. The meetings were for the convenience of the Board members, not the residents, and residents should make time to attend them. She was in favor.

Skip Carney, 4111 NW 64 Avenue. He has served the community for many years in many areas. On November 8, 2016, he was re-elected to serve on the board of the TRCDD. He was attending the meeting not only as a Board member, but also as a homeowner. He believed that the majority of homeowners were very pleased with the direction of the community, as shared in the outcome of the election. He believed that, as homeowners, if you wanted things to improve, you had to invest your time to change it. Keeping our neighborhood beautiful, safe and secure was a number one priority. Nothing would take place if we sit on our hands and did nothing about it. To keep values up, we need to stay one step ahead of the competition. The infrastructure is 30 years old and many things need to be done to update it. He suggested visiting the website for all the information about the community. There may be different opinions, but we are all neighbors.

Mayor Campbell thanked for everyone for coming out and expressing their opinions and reminded them that nothing would be voted on at this meeting.

- **Adjournment**

The meeting adjourned at 8:32 PM.



Debra Thomas, CMC
City Clerk

This meeting was recorded and a recording is on file in the Office of the City Clerk for five years pursuant to Florida law and City policy. These minutes are a permanent public record of the City of Coral Springs maintained in the Office of the City Clerk.

If a person decides to appeal any decision made by the City Commission with respect to these matters, he or she must ensure that verbatim record of the proceedings is made. The record should include the testimony and evidence upon which the appeal is to be based.