



CITY OF COCONUT CREEK CITY COMMISSION WORKSHOP MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: September 12, 2022
Time: 7:00 p.m.
Meeting No. 2022-0912WS

CALL TO ORDER

Mayor Joshua Rydell called the meeting to order at 7:02 p.m.

PRESENT UPON ROLL CALL:

Mayor Joshua Rydell
Vice Mayor Sandra L. Welch
Commissioner Rebecca A. Tooley
Commissioner Jacqueline Railey
Commissioner John A. Brodie
City Manager Karen M. Brooks
City Attorney Terrill C. Pyburn
City Clerk Joseph J. Kavanagh

Mayor Rydell noted that the meeting was being conducted live with a quorum physically present. He explained that the meeting material was available online, and the meeting was being broadcast live on the City's website and YouTube channel.

DISCUSSION – MAINSTREET UPDATE

Staff Overview

Sustainable Development Director Scott Stoudenmire discussed the timeline since the Commission last met to discuss updates on the MainStreet development and noted the progress made since that time in the overall master plan for the project. He provided a brief overview of the applications received and commented that staff had been working with the development team in a collaborative effort over the past year through multiple submittals and review comments. He discussed the objectives for the meeting related to the overall master plan and community engagement efforts and stated the need for future workshops related to civic space programming and other site specific issues.

Mayor Rydell noted there had been extensive publicly-noticed meetings regarding the MainStreet project over the past year.

Applicant Presentation

Attorney Scott Backman, Dunay, Miskel, and Backman, presented on behalf of the development team. He shared a *PowerPoint* presentation updating on progress made within the proposed development. Mr. Backman provided an overview of the team, including partners and consultants contributing to the project. He reviewed the parameters and history of the proposal and discussed previous submittals and amendments, then continued into a discussion of the proposed project's components, including retail, residential (villas, multifamily, condominium, and townhome), passive green areas, civic areas, wetlands restoration, greenways, and bike paths. He shared example photos of concepts being discussed within the project.

Continuing, Mr. Backman stated the developer was responsible to obtain a sustainable certification for the

development, along with various conspicuous displays of green technology throughout MainStreet.

Mr. Backman shared the team's community outreach plan for public participation and an associated timeline of activities to obtain community input as the project develops. He noted the importance of input from the Commission and City staff in further developing the plan.

Mayor Rydell stated he thought it was prudent to include the City's Ambassador Program in the community outreach plan. He noted Monarch High School was above capacity and stated a school component would be necessary. Mayor Rydell thanked the team and stated he believed the City had found the right set of people to put in the work to fulfill the City's vision.

Commissioner Tooley asserted resident input meetings should be held in multiple neighborhoods so that different residents had the opportunity for input. She stated she had been waiting 19 years so she was looking forward to the plan moving forward.

Commissioner Brodie pointed to the plan and stated there was not a main street involved in the project and asserted there should be. Mr. Backman provided more detail on the project history. Mr. Stoudenmire noted as time went on, the project had evolved into a "nodal" plan with less density. He pointed to traffic issues with having a main thoroughfare. Discussion continued regarding the street names.

Commissioner Brodie inquired regarding the number of parking garages planned. Mr. Backman pointed to the City-owned garage on the plan and stated there were three (3) additional parking garages planned. He noted there would be parallel parking on all the streets and asserted there would be plenty of public parking throughout the project.

Commissioner Brodie stated everyone was excited about the development of the last large piece of property in Coconut Creek. He suggested historical elements be incorporated to bring in Coconut Creek's history and recognizing those who came before.

Commissioner Railey thanked the team for their flexibility in working with City staff. She asked about the height of the parking garages planned. Mr. Backman stated the garages would be multi-level but would be a part of the residential blocks and not open to the public. He described the locations briefly.

Commissioner Railey commented on the separation between commercial traffic and the residential neighborhood. Mr. Backman provided additional detail.

Commissioner Railey suggested community outreach at Wynmoor and stated visual components were very helpful when presenting to the public.

Vice Mayor Welch stated it would be helpful to know more about the team members and the parts of the project that they were a part of. Mr. Backman invited some of those present to introduce themselves and stated he would provide backup material outlining the full team. Representatives of the development team introduced themselves and shared a brief review of their backgrounds and other projects. Vice Mayor Welch asked questions as appropriate.

Vice Mayor Welch agreed with Commissioner Tooley's feedback on the locations for community meetings and noted individual homeowners' associations should be included. She referenced Mayor Rydell's comments regarding a school component and stated that grades six to twelve (6-12) needed to be addressed with the addition of the residential units.

Mr. Backman discussed conversations with potential charter schools to be part of the project. Mayor Rydell asked whether it should be the topic of a future workshop. Discussion continued.

Vice Mayor Welch referenced Commissioner Brodie's comments regarding the lack of a main street and commented that in her view the nucleus of the project would be the gathering area.

Commissioner Tooley asked whether firefighters, police officers, teachers, and others would be able to afford to rent in the MainStreet area, or if it would be all high-end. She asserted that would bother her. Mr. Backman stated they would be offering market rate apartments similar to other communities in the area.

Mayor Rydell stated there could also be discussions on a commitment that a portion of the project would be set aside as affordable housing.

Commissioner Brodie stated he would be more comfortable if the notice area were expanded to include the entire Winston Park area. Mr. Backman stated they were planning to go beyond the required notice area. He added that the team needed to discuss the issue with staff, but there were ways to notify a large area without the prohibitive cost of mailing to each home in the City.

Commissioner Railey asked if it was too early in the process to put a rendering of the MainStreet project on the City website. Mr. Backman stated they were within 60-90 days of being ready for that step.

Mayor Rydell stated it was clear the team was personally invested, and that they had made nice products which had changed localized communities.

Mayor Rydell disagreed with Commissioner Brodie's comments regarding a main street, stating the name was disingenuous to him. He asked whether there was an intention to incorporate the residential blocks. Mr. Backman explained that process was underway, and there would be a master property owners' association for maintenance and a variety of other items.

Mayor Rydell asked that staff schedule future workshops on civic space and education components. He stated the City was committed to a schedule of workshops to keep the dialogue going. Mayor Rydell asked about swimming pools in the development. Mr. Backman reviewed the planned locations of swimming pools and other amenities.

Commissioner Railey asked for renderings that would show how the transformers would be somehow camouflaged. Mr. Backman stated a world-renowned landscape architect was working hard on making sure the design was attractive and usable, but there was no way to hide or screen the lines. He stated that was by far the biggest development restraint connected with integrating the south side and north side.

Commissioner Brodie stated the passion for the project was recognized and the Commission knew they were in good hands to create a shining jewel in the middle of the City. Mr. Stoudenmire thanked staff for their contributions to the project and noted there is a lot of work remaining.

ADJOURNMENT

The meeting was adjourned at 8:38 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date