



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: January 12, 2017
Time: 6:00 p.m.
Commission Workshop**

CALL TO ORDER

Mayor Belvedere called the meeting to order at 6:06 p.m.

PRESENT UPON ROLL CALL:

Mayor Mikkie Belvedere
Vice Mayor Joshua Rydell
Commissioner Lou Sarbone
Commissioner Rebecca A. Tooley
Commissioner Sandra L. Welch
City Manager Mary C. Blasi
City Attorney Terrill C. Pyburn
City Clerk Leslie Wallace May

DISCUSSION - HILLSBORO BOULEVARD CORRIDOR VISIONING

Sustainable Development Director Sheila Rose introduced the team working on the Hillsboro Boulevard Corridor Visioning project, including Deputy Director of Sustainable Development Scott Stoudenmire, Senior Planner Lizet Aguiar, Housing and Grants Specialist Dan Nelson, Senior Planner Linda Whitman, Planner Natasha Josiah, and Consultants Victor Yue and Karina Blanco of Dorsky Yue International, LLC.

Ms. Rose began a *PowerPoint* presentation and explained that staff had been working with the property owners along the Hillsboro Boulevard Corridor to build consensus on a development concept. She discussed the assembly of natural areas along the corridor that make the area unique and the commercial development challenges. She summarized the timeline of public meetings and data collection for the project.

Broward County Senior Natural Resource Specialist Linda Briggs Thompson spoke about the six natural areas along Hillsboro Boulevard. She explained that they were purchased through the 1989 and 2000 Broward County Bond Programs and gave an overview of each of the six natural areas: 1) Hillsboro Pineland, 2) Willow Pond at Hillsboro Pineland, 3) Saw Palmetto Natural Area, 4) West Creek Pineland, 5) Helene Klein Pineland Preserve, and 6) Crescent Trail Natural Area. She discussed the recreational programming that takes place at the sites and the goals of the conservation programs, including:

- improving the habitat and functional quality of natural areas;
- improving native plant and animal species abundance and diversity;
- protecting cultural and archaeological resources and values; and

- providing educational and recreational opportunities consistent with the resources.

Deputy Director Scott Stoudenmire discussed the grant opportunities staff was researching to incentivize the project. He explained the requirements and application process of the Broward Redevelopment Program (BRP) funded by Broward County and noted the three key requirements of the Program were a defined redevelopment area, a finding of blight, and an identifiable project that demonstrates measurable economic development. Ms. Rose noted that the application cycle for this year was not open yet, but staff was preparing the necessary data and reports in preparation for when it becomes available. Mr. Stoudenmire discussed the statutory definition of blight and the process for finding of blight. He reviewed several of the criteria from the statutory definition that apply to the Hillsboro Boulevard Corridor.

The City's consultant, Victor Yue, discussed implementing architectural design standards for Hillsboro Boulevard to bring cohesiveness to the corridor. He commented that developing a common theme for the area creates a sense of place and establishes connectivity among the sites along the corridor. He explained that the design standards provide guidelines for elements such as sidewalks and pathways, pedestrian plazas, signage, design materials, windows, colors, lighting, parking, public art, site-specific zoning, and landscaping. Ms. Rose spoke about the landscaping needs in the area and the importance of ensuring that the landscape material used on the corridor are seamless between the natural areas and commercial developments. She noted that an overlay district would be required for the area to be able to address these landscaping needs. She concluded that staff would be soliciting project partners to strengthen the grant opportunities.

Discussion ensued regarding the funding for the project and the City's economic development strategy. Ms. Rose spoke about the site conditions of the Hillsboro Marketplace commercial plaza and the challenges with the new property owner. Discussion also ensued regarding an overlay district for the Hillsboro Boulevard Corridor and redevelopment opportunities.

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.

Transcribed by Marianne Bowers

Leslie Wallace May, MMC
City Clerk

Dated