



CITY OF COCONUT CREEK CITY COMMISSION WORKSHOP MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: August 26, 2021
Time: 5:30 p.m.
Meeting No. 2021-0826WS

CALL TO ORDER

Vice Mayor Joshua Rydell called the meeting to order at 5:36 p.m.

PRESENT UPON ROLL CALL:

Mayor Rebecca A. Tooley (virtually)
Vice Mayor Joshua Rydell
Commissioner Lou Sarbone
Commissioner Sandra L. Welch (at 5:43 p.m.)
Commissioner Jacqueline Railey
City Manager Karen M. Brooks
City Attorney Terrill C. Pyburn
Interim City Clerk Marianne E. Bowers

Vice Mayor Rydell noted that the meeting was being conducted live with a quorum physically present and participation by one Commissioner using communications media technology.

DISCUSSION – MAINSTREET

Director of Sustainable Development Scott Stoudenmire began a brief *PowerPoint* presentation regarding the MainStreet development area and development applications recently submitted to the City. He explained the purpose of the Workshop was to discuss the development in concept only, noting the applications were Quasi-Judicial and would be noticed for public hearing before the Planning and Zoning Board and the City Commission at a future date. He provided a history of the development area and where the conversation had left off in July 2018. Director Stoudenmire introduced the consultant assisting the City with the project, Joseph Kohl of Dover, Kohl, and Partners, and reviewed the ways in which Mr. Kohl had helped staff to identify priorities for MainStreet. He discussed the civic spaces and other public benefits of the proposed project designed to provide enhanced public safety, security, sustainable development, recreational opportunities, and sense of place for the City's town center, including:

- Public safety facility (Fire/Police Department buildings)
- Open spaces, public parks, plazas, waterways, and greenways
- Outdoor entertainment/civic spaces
- Environmental preservation areas
- Underground utilities, roadway and intersection improvements, bike lanes, tree-lined sidewalks, FPL easement enhancements

Attorney Scott Backman presented on behalf of the four (4) developers partnering on the project, including Giles Capital Group, Rosemurgy Properties, Schmier Property Group, and 13th Floor Investments. He briefly reviewed their local involvement and recent projects. Mr. Backman reiterated Director Stoudenmire's comments that the presentation was purely conceptual. He shared a *PowerPoint* presentation reviewing the project area briefly, including the existing conditions and constraints.

Mr. Backman shared the conceptual master plan, to include commercial, multifamily residential, townhomes and villas, civic, preserve, green space, and parking uses. He discussed modifications to the

housing and density which had been made as a result of discussions with staff and reviewed proposed amenities. Mr. Backman discussed the idea of adding a charter school to the project and noted it was an area he would like more feedback on. He shared the vision for the street framework, pedestrian and bicycle connectivity, and greenway connectivity. He showed a collection of conceptual photos of gathering areas and discussed sustainability efforts.

Commissioner Sarbone provided feedback on the proposal. He stated that, like any business in the community, it was not up to the Commission to determine whether a charter school was a good fit; It was up to the developer to determine whether there was enough business to justify it. He also stated that it was also up to the developers, in his opinion, if gated communities would be in demand and enhance the project.

Vice Mayor Rydell commented on the density of the project and the perceptions surrounding it. He stated he had been a proponent of charter schools, especially given that Broward County is not opening any additional schools. He noted schools being at capacity was a major issue for Coconut Creek residents, and school choice was important to young families. Continuing, Vice Mayor Rydell stated he liked the gated communities, but agreed with Commissioner Sarbone that the Commission was not directing that.

Vice Mayor Rydell asked staff to comment on the angle of gridwork of the project, noting the roads did not skew north and south. Deputy City Manager Sheila Rose responded briefly, explaining the project had moved from a shopping strip development to strong nodes off the center, focusing on a direct view into the civic node.

Commissioner Welch asked for clarification on the number of for-sale housing products versus rental and lease housing products. Mr. Backman stated the conceptual plan was a little over 1000 units for sale and 800 for rent.

Commissioner Welch commented on the overall number of acres available for development and stated residents would very much appreciate the undeveloped spaces. Mr. Backman agreed and clarified his comments.

Commissioner Welch stated she had previously shared her thoughts on the charter school and still felt that if a charter school was going to be in that location it should be a school the City had some control over. She asserted she was not a fan of charter schools taking funds away from the public schools and noted there were legitimate charter school companies out there, but also some that were not.

Vice Mayor Rydell asserted that an educational component was important to him, especially when considering the number of residential units the proposal would add. He asked if Commissioner Welch supported an educational component to the project. Commissioner Welch responded that she did, with a caveat.

Commissioner Welch commented on the land swap portion of the project. Deputy City Manager Rose explained the City and developer were miles apart on the discussion regarding land swap, and pointed the Commissioners to the presentation for details. Mr. Backman added that he agreed the City would control the programming of its property.

Commissioner Railey expressed concern regarding traffic, parking, and safety issues associated with the charter school concept. She noted the size of the school would be important to her. Commissioner Railey asked if the rental properties would have different levels of rent. Mr. Backman responded, explaining the apartments would be rentals and the remaining products would be for sale. He stated there would be varying prices with different types and sizes of units. Discussion continued regarding the differentiation of value in gated communities. Commissioner Railey noted Wynmoor is a gated community, and stated people do like that sense of security.

Mr. Backman stated it sounded as though there was interest in continuing the discussion regarding a charter school and asserted that comments such as traffic and parking would be addressed with a site plan. Discussion on charter school concepts and requirements ensued.

State Representative Dan Daley discussed the Coral Springs and Pembroke Pines charter schools briefly, explaining the differences in operational models and his experience. He noted for the record that he was present in capacity as an attorney for 13th Floor Investments, not as a State Representative.

Mayor Tooley asked the developer to address parking. She stated she did not want to see street parking, as it gets in the way of emergency vehicles. Mr. Backman responded that Mayor Tooley's previous comments regarding parking had been taken into consideration and the experts present were listening. He stated that with the exception of the parallel parking proposed along MainStreet, there would be garages, driveways, structured parking, and significant parking. He noted once the site plans were presented, he thought Mayor Tooley and staff would be satisfied.

Mayor Tooley stated she did not know that enough space for Parks and Recreation was included in the plan and pointed to the Parks and Recreation Master Plan for review. Mr. Backman reiterated that the plan was high level and conceptual and pointed to park areas represented throughout. Discussion ensued regarding the park space and the request for an outdoor concert area.

Mayor Tooley stated she was firm in wanting to see the parking garages. Mr. Backman confirmed they would be included in the proposed development.

Mayor Tooley shared information from the Florida League of Cities meeting and stated in looking at the charter school, the developer may want to consider that younger generations are not having children in the same way as previous generations.

Mr. Backman thanked the Commission for the opportunity to present and discuss the proposal.

Vice Mayor Rydell asked staff to discuss a future Workshop to review the project. Mr. Backman explained the goal was to submit an application package in 30-45 days. Discussion ensued on the process and the potential frequency of public meetings.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Marianne Bowers, CMC
Interim City Clerk

Dated