



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: July 26, 2017
Time: 5:30 p.m.
Workshop Meeting**

CALL TO ORDER

Mayor Tooley called the meeting to order at 5:37 p.m.

PRESENT UPON ROLL CALL:

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

ALSO PRESENT:

Sheila Rose, Sustainable Development Director
Lizet Aguiar, Principal Planner
Linda Whitman, Senior Planner

The Site Plan Approval Process Discussion was heard first on the Agenda.

DISCUSSION – MAINSTREET DESIGN STANDARDS

City Manager Blasi noted that this would be the first of three workshops on the MainStreet Design Standards (MSDS), which would focus on the history of the MainStreet Project Area (MSPA) and the enactment and content of the MSDS. She stated that the second workshop would be a working meeting to discuss proposed changes to the MSDS, and the third workshop would be a review of a draft amendment to the MSDS.

Sustainable Development Director Sheila Rose began a *PowerPoint* presentation and gave a history of the establishment of the MSPA, beginning in 2002, and the adoption of the MSDS in 2004. She noted that the City acquired property in the MSPA during that time. In 2005, Broward County approved the City's application to change the land use for the MSPA from Industrial to Regional Activity Center (RAC), which provided the City with developmental jurisdiction over the area. She mentioned that the City received an Award of Excellence from the Florida Chapter of the American Planning Association (FAPA) in recognition of the MSDS. Ms. Rose spoke about school mitigation impact fees for the area and the approval of a Development of Regional Impact (DRI) for the Johns Family property in the center of the MSPA in 2010. Discussion continued regarding the approved entitlements for the area, including commercial, office, residential, community facility, and hotel uses.

Ms. Rose explained that the MSDS created legally-enforceable design standards for development within the MSPA, which were adopted as part of the City's Zoning Code. She discussed the rezoning process for property owners in the MSPA to address the design standards and comply with the Planned MainStreet Development District (PMDD) zoning requirements. She displayed a conceptual graphic that incorporated the core design elements envisioned for the area. Ms. Rose commented that market conditions and green technologies had changed since the adoption of the MSDS, which impact the implementation of several of the design standards, including:

- **Density / Intensity**

Ms. Rose reviewed the density sub-districts within the MSPA and the allowable densities for each district. She explained that each sub-district provided for density bonuses and proposed that they be removed because of the complexity with implementing them. She spoke about the vested entitlements in the DRI.

- **Green Building Requirements**

Senior Planner Linda Whitman spoke about several of the awards the City has received for being a leader in sustainability. She noted that the MSDS were developed with *LEED* design principles, which were the cutting-edge green design guidelines at the time of their adoption; but since that time, many advancements have been made under the Florida Building Code (FBC) and other green design programs like *Green Globes* and the *Florida Green Building Coalition*. She discussed the differences among the programs and the certification processes for each. Ms. Whitman explained the City's Green Plan and discussed how the City tracks its green initiatives. Discussion ensued regarding the cost differences for the certification programs.

- **Parking**

Principal Planner Lizet Aguiar reviewed the MainStreet parking requirements, including shared parking and parking ratios for commercial and residential uses. She discussed parking at *The Promenade* and provided a comparison of required parking in the MSDS and the Land Development Code (LDC). Discussion ensued regarding residential parking standards in the MSDS and the LDC. Ms. Rose noted that both documents could be updated to address the changing market conditions, specifically for the entertainment/retail uses. Discussion ensued regarding parking ratios.

- **Streetscape Design**

Ms. Rose spoke about changes in street design since the adoption of the MSDS and the development of Complete Streets design standards. She displayed the *Midtown* residences streetscape and spoke about the design improvements.

Mayor Tooley recommended that future workshops on the MSDS be held on non-Commission meeting nights to allow adequate time for discussion. Discussion ensued. Ms. Rose suggested holding separate meetings for discussion on the MSDS and the MainStreet DRI Development Order. Discussion ensued. Ms. Rose asked for guidance from the Commission related to building heights and commented on the mixed-use concept. Commissioner Welch suggested that security issues be included in future discussions, and Commissioner Sarbone requested that staff seek input from developers on future development in MainStreet.

Mayor Tooley opened the floor for public comment. Brenda Yates, Certified Planner for SouthStar Development Partners, stated that she liked the City's concept. She recommended increasing the parking provisions and explained that the height of the buildings is driven by market demand. She suggested that the City keep the focus on sustainability, green building, technology, and security. Discussion ensued.

Commissioner Belvedere left the meeting at 7:37 p.m.

Attorney Scott Backman of Dunay, Miskel, and Backman, representing property owner Alex Rosemurgy, was agreeable to participating in a developer forum to provide input on the process.

Vice Mayor Rydell asked that staff conduct more community outreach for future workshops on MainStreet.

DISCUSSION – SITE PLAN APPROVAL PROCESS

City Manager Blasi opened the discussion regarding an amendment to the City's Code to provide that after consideration by the Planning and Zoning Board, site plan approvals would receive final approval by the City Commission. Sustainable Development Director Sheila Rose distributed benchmarking data regarding the site plan approval process of other Broward County municipalities. Ms. Rose explained the proposed changes to the City's approval process. City Manager Blasi noted that currently only site plans in the MSPA are brought to the Commission for final approval. Discussion ensued regarding the appeal process. Ms. Rose discussed the thresholds for site plans subject to Commission approval and those subject to administrative approval. Discussion ensued. Ms. Rose explained the City's jurisdiction over the land use and entitlements in the MSPA and the necessity of approving the entitlements by Ordinance. Discussion ensued regarding the approval method for site plans outside of the MSPA. The Commission discussed the approval of variance and sign deviation applications, which receive final approval by the Planning and Zoning Board. Ms. Rose explained the application types and the potential impacts of modifying the approval process. Discussion ensued.

Consensus was given for staff to draft an amendment to the Land Development Code to add final action by the City Commission to the site plan, variance, and sign deviation approval processes.

ADJOURNMENT

The meeting was adjourned at 7:41 p.m.

Transcribed by Marianne Bowers

Leslie Wallace May, MMC
City Clerk

Dated