



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

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

**Date: December 11, 2017  
Time: 5:30 p.m.  
Workshop Meeting**

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### **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 Sandra L. Welch  
City Manager Mary C. Blasi  
City Attorney Terrill C. Pyburn  
Deputy City Clerk Marianne Bowers

Vice Mayor Rydell moved to excuse Commissioner Mikkie Belvedere until her arrival. All were in favor, and the motion carried. Commissioner Belvedere arrived at 5:45 p.m.

### **ALSO PRESENT:**

Karen Brooks, Deputy City Manager/CFO  
Sheila Rose, Assistant City Manager/Sustainable Development Director  
Scott Stoudenmire, Sustainable Development Deputy Director  
Lizet Aguiar, Principal Planner  
Linda Whitman, Senior Planner  
Francisco Porras, Information Technology CIO  
Jeffrey Gary, Fire Marshal  
Bernadette Hughes, Assistant to the City Manager

### **DISCUSSION – PROPOSED MODIFICATIONS TO MAINSTREET DESIGN STANDARDS**

Assistant City Manager/Sustainable Development Director Sheila Rose opened the discussion and noted that this was the second workshop in the series to discuss the MainStreet Design Standards (MSDS). She began a *PowerPoint* presentation and explained that staff had been working to develop recommendations for modifications to the MSDS to ensure the design guidelines were current and reflected new market conditions. She highlighted several concepts that staff was recommending to modify within the MSDS, including:

- Implementation;
- Green Building Requirements;
- Building Height, Density, and Intensity;
- Streetscape and Road Cross Sections;
- Smart City Technology and Security; and
- Parking.

Sustainable Development Deputy Director Scott Stoudenmire explained that implementation related to the Planned MainStreet Development District (PMDD) zoning process. He summarized the approved projects on the perimeter of the MainStreet Project Area (MSPA) and spoke about the unplatted land on the interior of the MSPA. He commented that the larger, interior tracts of land would require a master planning effort to provide specific densities and intensities for phased development in the area. He noted that staff was recommending to modify the MSDS to provide for a master PMDD zoning process to establish fundamental design standards for each development phase. He explained that following the master PMDD development plan, each project would have a detailed project PMDD and site plan. Discussion ensued regarding phasing and multi-developer construction. Ms. Rose noted that Brenda Yates was present on behalf of the contract purchaser of the Johns Family property within the MSPA, who would serve as the master developer for the property. Ms. Yates commented that a master plan would ensure a cohesive development and assist in the platting process. Ms. Rose added that the master plan approach would provide for the roadway network and drainage system prior to the development of the individual parcels. Discussion ensued. The Commission gave consensus for staff to prepare an amendment to the MSDS to provide for a master PMDD zoning process.

Senior Planner Linda Whitman showed a cost comparison for various green building certifications and discussed green roof requirements and issues. Discussion ensued regarding LEED certification. The Commission gave consensus for staff to prepare an amendment to the MSDS to provide for alternate green building certification through Green Globes and the Florida Green Building Coalition and to amend the provisions for green roofs.

Ms. Rose spoke about density allowances in the MSPA sub-districts and stated that staff was recommending to remove density bonuses in MainStreet. She commented that the MS-P sub-district was too narrow to accomplish quality development and stated that staff was recommending to modify the MS-P district boundary from 300 feet to 600 feet. Discussion ensued regarding the requirement for a residential-to-commercial ratio for the sub-district. Ms. Rose spoke about the MS-C sub-district and explained that the area was the core of the MSPA, which provided for the highest density of 30 units to the acre. She stated that staff was recommending reducing the building height in the MS-C sub-district from ten stories to six stories with the flexibility to allow varying heights in some areas. Discussion ensued regarding building height. Ms. Rose explained the alternate design solution process provided for in the MSDS, and discussion ensued. Vice Mayor Rydell asked staff to provide creative amendments to the alternate design solution process for the next workshop.

Ms. Rose discussed the existing Intensity and Density Program for the MainStreet Regional Activity Center (RAC) and noted that the intent of the Program was to provide for a quality mix of uses. She explained that the traffic studies completed for MainStreet relied on the mix of uses. Ms. Rose spoke about street cross sections and noted that they were in need of amendment. Principal Planner Lizet Aguiar displayed a graphic showing proposed median concepts for Commerce Boulevard and discussed potential landscape material and streetscape features. Discussion ensued. Ms. Rose reviewed road cross section concepts for Main Street and Banks Road and explained that the design process would ensure that there was adequate right-of-way reserved for the street design. Ms. Yates discussed conceptual streetscape designs for the *Main Street @ Coconut Creek* Development of Regional Impact (DRI). Ms. Rose noted that the DRI may be amended as development applications were being processed for the property.

The Commission gave consensus for staff to prepare amendments to the MSDS in the following areas:

- Implementation procedures to provide for a master PMDD zoning process;
- Alternate green building certification through Green Globes and the Florida Green Building Coalition and amended provisions for green roofs;
- Maximum four story building height in the MS-P sub-district; and
- Maximum six story building height in the MS-C sub-district with the flexibility for varying heights with alternate design solutions.

Ms. Rose noted that staff would continue to study parking solutions. She discussed smart city technology, and the Commission gave consensus for staff to further study and develop standards for smart city technology in MainStreet.

Ms. Rose opened the floor for public comment. Christina Bilenki of Dunay, Miskel, and Backman, LLP commented that her firm was interested in following the process on behalf of the developers they represent who own property in MainStreet. There were no further questions or comments from the public.

City Manager Blasi noted that the next workshop to further discuss the MSDS would be scheduled in January 2018.

### **ADJOURNMENT**

The meeting was adjourned at 7:04 p.m.

Transcribed by Marianne Bowers

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Leslie Wallace May, MMC  
City Clerk

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Dated