



Legislation Details (With Text)

**File #:** RES 2018-052      **Name:** MainStreet Zoning in Progress

**Type:** Resolution      **Status:** Passed

**File created:** 2/14/2018      **In control:** City Commission

**On agenda:** 3/8/2018      **Final action:** 3/8/2018

**Title:** A RESOLUTION INVOKING THE ZONING IN PROGRESS DOCTRINE AND DECLARING THAT THE CITY IS CONSIDERING AMENDMENTS TO ITS CODE OF ORDINANCES, CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," SECTIONS 13-360 THROUGH 13-362 TO PROVIDE FOR AMENDMENTS TO THE MAINSTREET REGIONAL ACTIVITY CENTER DESIGN STANDARDS FOR THE PURPOSE OF UPDATING SAME; CONTINUING THE ZONING IN PROGRESS UNTIL THE CITY AMENDS ITS LAND DEVELOPMENT CODE AS DESCRIBED HEREIN, OR UNTIL THE PASSAGE OF ONE HUNDRED AND EIGHTY (180) DAYS FROM THE DATE OF THIS RESOLUTION.

**Sponsors:**

**Indexes:** MainStreet Project Area, Resolution, Zoning in Progress

**Code sections:**

**Attachments:** 1. RESOLUTION 2018-052-MainStreet Zoning in Progress

Date	Ver.	Action By	Action	Result
3/8/2018	1	City Commission		

AGENDA ITEM REPORT

**TITLE:**

A RESOLUTION INVOKING THE ZONING IN PROGRESS DOCTRINE AND DECLARING THAT THE CITY IS CONSIDERING AMENDMENTS TO ITS CODE OF ORDINANCES, CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," SECTIONS 13-360 THROUGH 13-362 TO PROVIDE FOR AMENDMENTS TO THE MAINSTREET REGIONAL ACTIVITY CENTER DESIGN STANDARDS FOR THE PURPOSE OF UPDATING SAME; CONTINUING THE ZONING IN PROGRESS UNTIL THE CITY AMENDS ITS LAND DEVELOPMENT CODE AS DESCRIBED HEREIN, OR UNTIL THE PASSAGE OF ONE HUNDRED AND EIGHTY (180) DAYS FROM THE DATE OF THIS RESOLUTION.

**BACKGROUND:**

On December 9, 2004, the City Commission adopted the MainStreet Design Standards document, which establishes the vision for a mixed-use, downtown development in the center of Coconut Creek, bound by Wiles Road to the north, Lyons Road to the east, Sample Road to the south, and State Road 7 to the west. The document promotes the development of a pedestrian-oriented, mixed-use community, organized around substantial, centralized, and contiguous recreational open space. Fundamental criteria of the design standards include efficient development of land resources,

compact development with a variety of housing choices, flexibility in use and design, alternative transportation options, and green building techniques. Since the establishment of the MainStreet Regional Activity Center (RAC), there have been significant changes in the sustainable development industry pertaining to technology and design standards, and the vision of the downtown development of Coconut Creek has matured.

**DISCUSSION:**

City staff is in the process of updating the design standards and plans to propose amended regulations to assure impacts are minimized and the quality of life in the City is maintained within the MainStreet RAC and the surrounding community.

**RECOMMENDATION:**

Staff recommends approval of this Resolution.

**FISCAL IMPACT:** N/A