



## CITY OF COCONUT CREEK CITY COMMISSION WORKSHOP MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: June 22, 2023  
Time: 4:30 p.m.  
Meeting No. 2023-0622WS

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### CALL TO ORDER

Mayor Rydell called the meeting to order at 4:34 p.m.

### PRESENT UPON ROLL CALL:

Mayor Joshua Rydell  
Vice Mayor Sandra L. Welch  
Commissioner Jacqueline Railey  
Commissioner John A. Brodie  
Commissioner Jeffrey R. Wasserman  
City Manager Karen M. Brooks  
City Attorney Terrill C. Pyburn  
City Clerk Joseph J. Kavanagh

Mayor Rydell noted that the meeting was being conducted live with a quorum physically present and noted that the meeting was being broadcast on the City's website and YouTube channel. He welcomed the City of Margate City Manager Cale Curtis, Assistant City Manager Larry Vignola, and Commissioner Tommy Ruzzano.

### MAINSTREET DEVELOPMENT STATUS UPDATE AND DISCUSSION OF PROJECT CIVIC SPACE AND PUBLIC SAFETY COMPLEX

City Manager Karen Brooks noted the workshop would include a presentation on the developer's progress and planning associated with MainStreet and a discussion on considerations on the civic uses and spaces that were the City's responsibility. She noted the agreements associated with the plans would be presented at future meetings and there likely would be future workshops as the plans progress.

She introduced Attorney Scott Backman, Dunay, Miskel, Backman, and Blattner, LLP, representing the MainStreet development team, who began a *PowerPoint* on the status update of the project. He noted the members of the joint venture group and several of the consultants involved in the project were present. He provided a brief overview of the history of the MainStreet development and the changes to the plan that took place over time. Mr. Backman shared renderings of the proposed development. He discussed the sustainability elements individually, then reviewed greenspaces, trails, and pocket parks, noting that a greenspace masterplan was being developed. He briefly shared efforts toward branding the project. He closed by providing an overview of the construction progress and the application review process that will take place over the course of the upcoming year.

City Manager Brooks highlighted the impact of the large project and noted the City had been working on the MainStreet project and associated civic improvements since 2004. She stated it was originally envisioned as a major shopping destination; and over the years, the plan had been adjusted to provide destination experiences, a focused central space for the residents of Coconut Creek to meet and gather, and create a sense of place with a small town feel. City Manager Brooks discussed the planning efforts that took place, including having a public safety complex as a component of the project. She stated staff recommended planning for a public safety complex that would house both the Police Department and the Fire Rescue Department to provide for the sharing of critical infrastructure. She noted additional

workshops would be recommended to discuss specific aspects of the project.

Sustainable Development Director Scott Stoudenmire presented a vision for an affordable housing program to be integrated into the MainStreet development. He briefly discussed past partnerships and funding opportunities.

Continuing, Mr. Stoudenmire discussed the civic node at the north end of the MainStreet project area, including 10 acres slated for a public safety complex, land around the lake near the existing Home Depot, and the area to be dedicated by the developer, currently referred to as the Village Green. He noted there was a requirement within the Development of Regional Impact (DRI) for the dedication of two (2) acres to the City for specific recreation purposes. Mr. Stoudenmire shared images created by the development team that represented the ongoing dialogue between the City and developer, regarding ideas for the space. He discussed potential facilities, including a parking garage, mixed-use facility, and a museum. He noted the need for community input to develop the ideas further.

City Attorney Terrill Pyburn discussed proposed land swaps to move the MainStreet project forward. She noted that the Commission had approved, by way of a motion at the September 22, 2022, Commission meeting, authorization for the City Manager to do due diligence with regards to possible land swaps with the developer. She stated appraisers had been hired by both the City and the developer to appraise the north and south parcels based on the current highest and best use- currently multi-family. She shared a map of the potential swap and noted that any imbalance would be made up for through a contribution by the developer toward infrastructure on the City property and discussed the details of the hearings and agreements required.

Public Works Director Harry Mautte explained that in 2002, the City had anticipated that the Police Department would outgrow its current facility. At that time, a Capital Improvement Program (CIP) was created, and a 10-acre parcel was acquired. He reviewed the recommended components of the proposed public safety complex, including a permanent Fire Station and Police Station with a crime lab and detention facility, parking with an integrated sallyport, administrative offices for approximately fifteen (15) Fire Rescue Department staff, an Emergency Operations Center (EOC), a server room, and a small arms firing range, with construction rated for a Category 5 hurricane. He stated preliminary cost estimates were \$60 to \$80 million. Mr. Mautte noted the proposed location in Block 13 of the MainStreet area and outlined progress made toward developing the scope of the project. He shared concepts from the City of Hollywood and stated staff was following that development closely. He recommended moving forward with a conceptual design for the complex and to develop a budget level estimate with maximum flexibility to be constructed in phases.

City Manager Brooks acknowledged the potential for sticker shock at the cost estimates for the public safety complex, and confirmed staff had been doing due diligence to ensure costs were reasonable and accurate. She stated staff had been exploring a variety of funding sources, and noted that the City's history of being aggressive in securing grants and appropriations would continue. She commented that an impact fee study was underway and stated any changes to those fees would likely be considered for assets needed rather than the facilities themselves. She discussed the Seminole funding available through two (2) existing agreements, the associated debt capacity, and additional considerations for utilizing those dollars. She reviewed the option of a general obligation bond to fund the project. She stated this would be a transparent mechanism, which would require voter referendum. She reviewed a potential timeline for the public safety complex project, noting that if a bond were to be pursued, it would be on the November 2024 ballot.

Mayor Rydell opened Commission discussion regarding Mr. Backman's presentation and any questions of the developer.

Commissioner Wasserman asked for clarification on whether townhouses would be for sale or rent. Mr.

Backman explained all of the townhouses would be for sale. Discussion ensued regarding the maximum unit count and potential changes within the site plan process. Commissioner Wasserman inquired regarding traffic calming. Mr. Backman explained that, in addition to the green space master plan, a roadway master plan was also in progress. He noted the plan had been submitted, comments were generated, and conversations were ongoing regarding traffic calming efforts. Commissioner Wasserman asked for clarification on the electric vehicle (EV) charging stations included in the plan. Mr. Backman stated there would be EV charging stations throughout the community and discussed plans for commercial and residential access. Discussion continued regarding solar features.

Commissioner Brodie noted the opportunity to utilize solar options to provide charging capabilities for residents at picnic tables and bus stops, as well as ride share spaces to allow for pick-ups off the road. Mr. Backman highlighted ways the suggestions had been planned for. He discussed mobility planning briefly. Commissioner Brodie stated he believed it would be wise to connect with the wireless carriers to plan for cellular infrastructure within the development to provide coverage into the future. Mr. Backman agreed this was an important consideration and stated the team would be coordinating with multiple carriers. Mr. Stoudenmire noted this was also an inclusion within the master planning.

Commissioner Railey asked whether fiber optics would be included in the ground work for the development. Mr. Backman confirmed that they would and that all utilities would be underground. Commissioner Railey stated the concept reminded her of Battery Park City in Manhattan, and it was very exciting. She noted that the residential units be laid out to be welcoming to all Coconut Creek residents and asked for clarification on accessibility and parking. Deputy City Manager Sheila Rose provided additional details on parking plans. Mr. Backman reviewed accessibility and parking within the renderings briefly.

Vice Mayor Welch asked for clarification on the total number of townhomes included in the plan. Mr. Backman stated there were 375 townhomes, 165 villas, 380 condominiums, and 1,350 apartments proposed. Vice Mayor Welch stated she looked forward to the community input, as that would be the most important part of the process. Mr. Backman explained the team was ready to make presentations when the appropriate time came within the process. Vice Mayor Welch commented on the pocket parks and easements and stated they were a homerun. She stated she hoped the bridges would be wide enough to accommodate all kinds of access and noted the solar utilization throughout the project. She highlighted roundabouts as a potential traffic calming factor and stated the residents near Cullum Road and Lyons Road would be happy to see a traffic light at the intersection. Continuing, Vice Mayor Welch referenced the renderings and stated she would like to see more upscale elements to match what the project would be.

Mayor Rydell stated the Florida Power & Light (FPL) lines should be included in future renderings. He noted issues with the proximity of the northernmost block to high voltage lines. Continuing, Mayor Rydell referenced the project timeline and stated items associated with phase one (1) should be included on Commission agendas to allow the development to keep to its timeline. He noted the actual site plans would come later. Discussion ensued regarding the components of the first phase.

Mayor Rydell commented that since the beginning, he had set the expectation to see an educational component in the development. He stated the Commission needed to have a real conversation about what they would be doing with the Butterfly Lot, as an education facility would not have the option to purchase land at current market rates. Commissioner Railey shared that the Broward Planning Council meeting held earlier in the day had included a presentation from the Broward County School District, and schools were nowhere near capacity. She stated enrollment was down, and a study was going to be done to look at the possibility of reusing schools. She stated this could present a challenge. Commissioner Wasserman agreed that enrollment was down across Broward County schools. He asked for clarification on Mayor Rydell's vision for the site. Mayor Rydell stated he was suggesting a chartered institution as an educational choice to accommodate the increased population stemming from the development. Discussion

continued.

Mr. Backman clarified that the developer had brought forward the idea of a charter school at an August 2021 Commission Workshop as they were interested in pursuing the opportunity. He stated they had explored the idea thoroughly, and there were reputable charter schools that were interested in being a part of the development, but the issue that had arisen was cost. He noted the developer was interested in having a school and was happy to participate in further discussions; but it was not financially feasible given the price per acre. Commissioner Railey stated she worried about the traffic associated with a school and the safety of the residents and students. Vice Mayor Welch asserted that she thought the school was still on the table and options were being considered.

Mayor Rydell sought and received consensus to direct staff to pursue options for an educational component in the MainStreet development. Commissioner Wasserman and Commissioner Railey were not in favor.

Mayor Rydell asked whether the residential components of the development would be private and secure. Mr. Backman stated they would all be private and secured but would not all be fully gated. He outlined the combination of gated, partially gated, and ungated plans.

Police Chief Albert A. "Butch" Arenal referenced the previous question regarding the width of the bridge and inquired as to whether the community would be golf cart and side-by-side friendly. Mr. Backman confirmed with the project civil engineer that it would be. He clarified that the bridge was specifically a pedestrian bridge and was not intended for vehicular traffic.

Mayor Rydell opened Commission discussion regarding staff's presentation and any questions regarding the affordable housing component of the development. Commissioner Wasserman stated he was in support of the affordable housing component and looked forward to further discussion on the details. Mr. Stoudenmire stated program guidelines would ultimately be brought before the Commission for approval. Commissioner Brodie asserted there was an opportunity to work with the Foundation for Independent Living (FIL) and asked that the dialogue be opened. Mr. Stoudenmire stated he would reach out. Commissioner Railey asked what percentage of the development they were discussing was for affordable housing. Mr. Stoudenmire responded that the number of units was not established at this time and the City would work side-by-side with the developer to create a purchase assistance program.

Vice Mayor Welch noted that the FIL project did not have to be within the MainStreet area, and programs exist which could be utilized for that purpose. She stated she was in support of the affordable housing component of the development. Mayor Rydell stated he was also in support of the affordable housing component. Discussion continued regarding opportunities to work with FIL.

Mayor Rydell opened Commission discussion regarding the Village Green and the land swap parcels.

Commissioner Wasserman suggested a walking history piece along the FPL easement rather than having a full museum. Mr. Stoudenmire stated the opportunity was there. Commissioner Wasserman asked for clarification on plans for a dog park. Mr. Stoudenmire stated there were no specific details at this time; it was just a question as to whether this was a desired use. Commissioner Brodie stated he was floored by the great concepts, especially of the pocket parks. He noted the thought of the parking garage with a projection was tremendous. Commissioner Railey noted she would love to see a museum/art center/expo center somewhere on the property to draw people to the City. She commented on the need for shade.

Vice Mayor Welch stated the site offered versatility for a variety of activities and open possibilities. She noted if there was a dog park, it should not be an afterthought. She acknowledged that she was a fan of the museum previously, but thought there was an opportunity to place historic and noteworthy things outside rather than confined into a museum. Ms. Rose noted an item staff hoped the Commission would

ponder was the use of the space between the public safety complex and the central green. Discussion continued regarding potential uses, including a potential commercial lease. Mayor Rydell noted Margate's covered field and stated it was an asset. He stated the Commission was open to a number of municipal uses.

Mayor Rydell opened Commission discussion regarding the public safety complex. He stated he could not in good faith support the spending when the Commission had not seen any ideas for potential renovation of the existing Police Department. He noted a Fire Station was needed but that portion could be done for a fraction of the cost estimated. He added that he also would not support placing a bond on the ballot, which would increase the taxes to residents.

Vice Mayor Welch stated Fire Station 113 was needed. She asserted the Hollywood Police Department was three (3) times the size of Coconut Creek's, and their building was \$77 million. She asked whether the estimates provided were inclusive of both Fire and Police. Mr. Mautte confirmed they were. He noted the construction industry was experiencing high inflation and the estimates provided were conservative. Vice Mayor Welch stated the City had talked about expanding and improving its Fire Rescue services for as long as she had been on the Commission, and this was the opportunity to put all of the public safety in the middle of the City where it can be collaborative as needed. She stated she was in support of the complex and asked staff what the impact of a general obligation bond would be on residents. City Manager Brooks stated a \$60 million general obligation bond on a \$300,000 house would be approximately \$215 annually for 30 years. She briefly discussed educational and accountability components of the bond process.

Commissioner Railey stated she had toured the Police Department facility, and it would be a benefit to the residents and the employees if they were working more efficiently and had more space and equipment. She noted she was in support of moving forward.

Commissioner Brodie stated he was concerned with the cost of the facility when the City had not explored what it would take to gut and remodel the existing Police Station and expand into the storage bay. Police Chief Arenal stated staff had previously looked at revamping the current facility, and the concept was deemed to be cost prohibitive. Commissioner Brodie asserted that he could not in good conscience support the plan without looking at alternatives, especially in the current economy. He suggested a substation in the MainStreet area and phasing to help offset the cost.

Mayor Rydell stated he did not remember the Commission being presented with renovation proposals for the Police Department. Vice Mayor Welch stated there was information in the CIP at different points, and the previous Director of Public Works had presented opportunities.

Commissioner Brodie commented the City had an Emergency Operations Center (EOC), and noted he did not like the idea of moving the Police Department away from City Hall.

Commissioner Wasserman discussed the difference between needs and wants, and stated at that at the price tag the public safety complex felt like a want. He noted he did like the idea of a potential substation in the MainStreet area, he was for looking at refurbishment, and the Fire Station was needed.

Commissioner Railey asked whether there were cost estimates for the Fire Station. Mr. Mautte discussed factors of the estimate and suggested \$10-\$15 million. Commissioner Railey stated Coconut Creek did not need a facility on par with what was being built in Hollywood and asked if staff had any solid figures to put the Police Department into that building. Mr. Mautte discussed the factors to be considered in adding the police department to the building, and City Manager Brooks noted the study referenced earlier would help to identify the numbers and provide options. Commissioner Railey asserted the Police Department was busting at the seams, and the MainStreet development would lead to needing additional officers, so they needed to explore options. City Manager Brooks stated the existing building had been built 30 years ago, and all departments have come a long way in that time. She stated there had been a number of

technological advancements, which the facility simply did not have.

Mayor Rydell asked each of the presenters if there was any further clarification or direction needed, and none was identified.

**ADJOURNMENT**

The meeting was adjourned at 6:42 p.m.

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Joseph J. Kavanagh, MMC  
City Clerk

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Date