



MAINSTREET

COCONUT CREEK

Mainstreet Workshop

September 12th, 2022



Presentation Overview

1. Introduction
2. Property History
3. Plan Overview
4. Outreach Schedule
5. Community Outreach Plan



Partners & Consultants





Property History & Past Submittals

MainStreet Originally adopted: December 9, 2004 & Amended November 13, 2008

RAC adopted: December 20, 2005

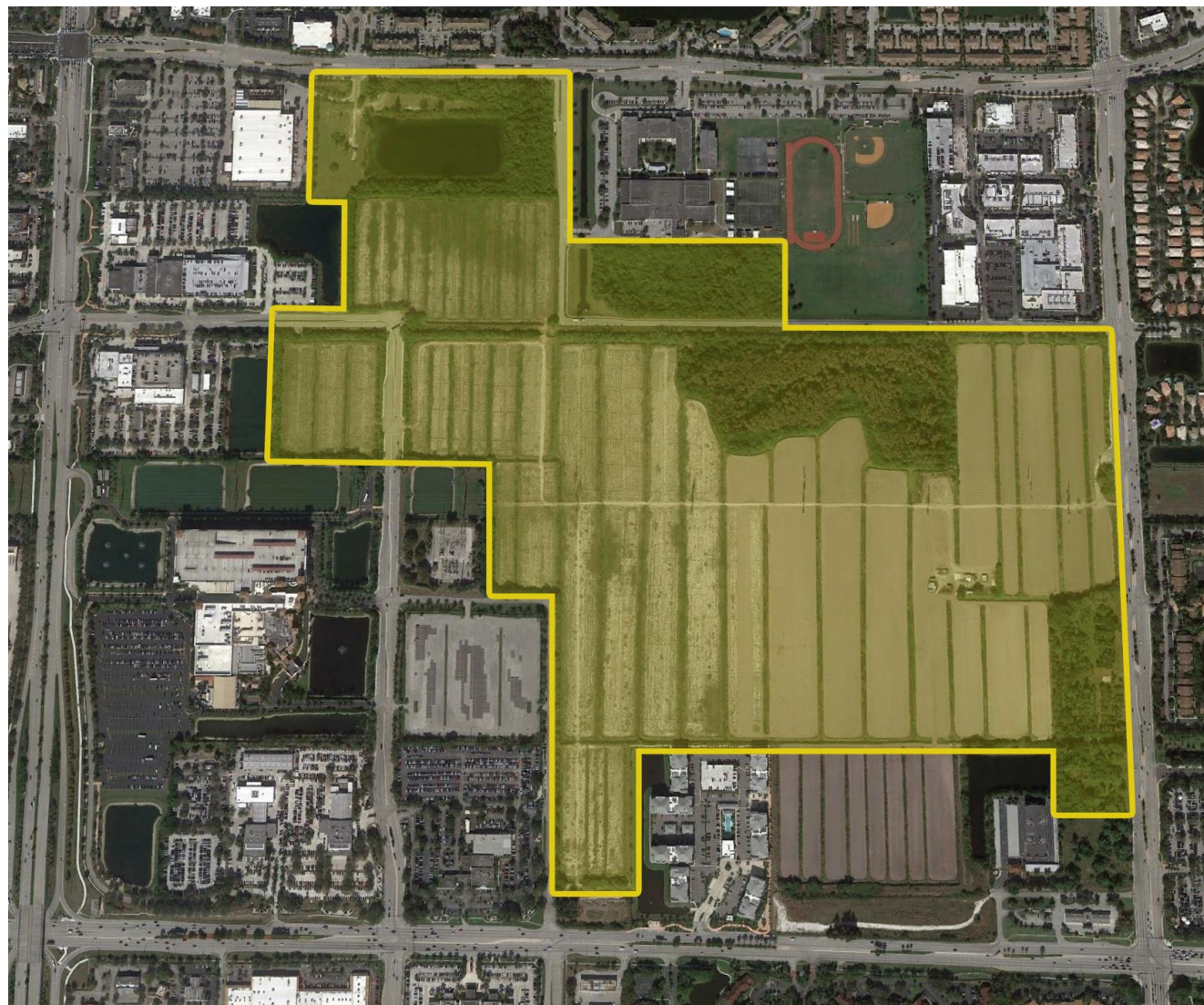
- 2,700 multi-family dwelling units
- 1,250,000 square feet commercial/office use
- 303,000 square feet community facilities
- 1,300 hotel rooms
- 14.7 acres conservation
- 5.0 acres minimum recreation and open space land uses

RAC Amended: September 21, 2010

- 6,450 multi-family units
- 3,300,000 square feet commercial use
- 1,094,500 square feet office use
- 303,000 square feet community facilities
- 1,300 hotel rooms
- 14.7 acres conservation
- 5.0 acres minimum recreation and open space land uses

DRI adopted: August 26, 2010

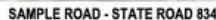
- 3,750 residential units
- 1,625,000 square feet of gross floor area for commercial use
- 525,000 square feet of gross floor area for office use





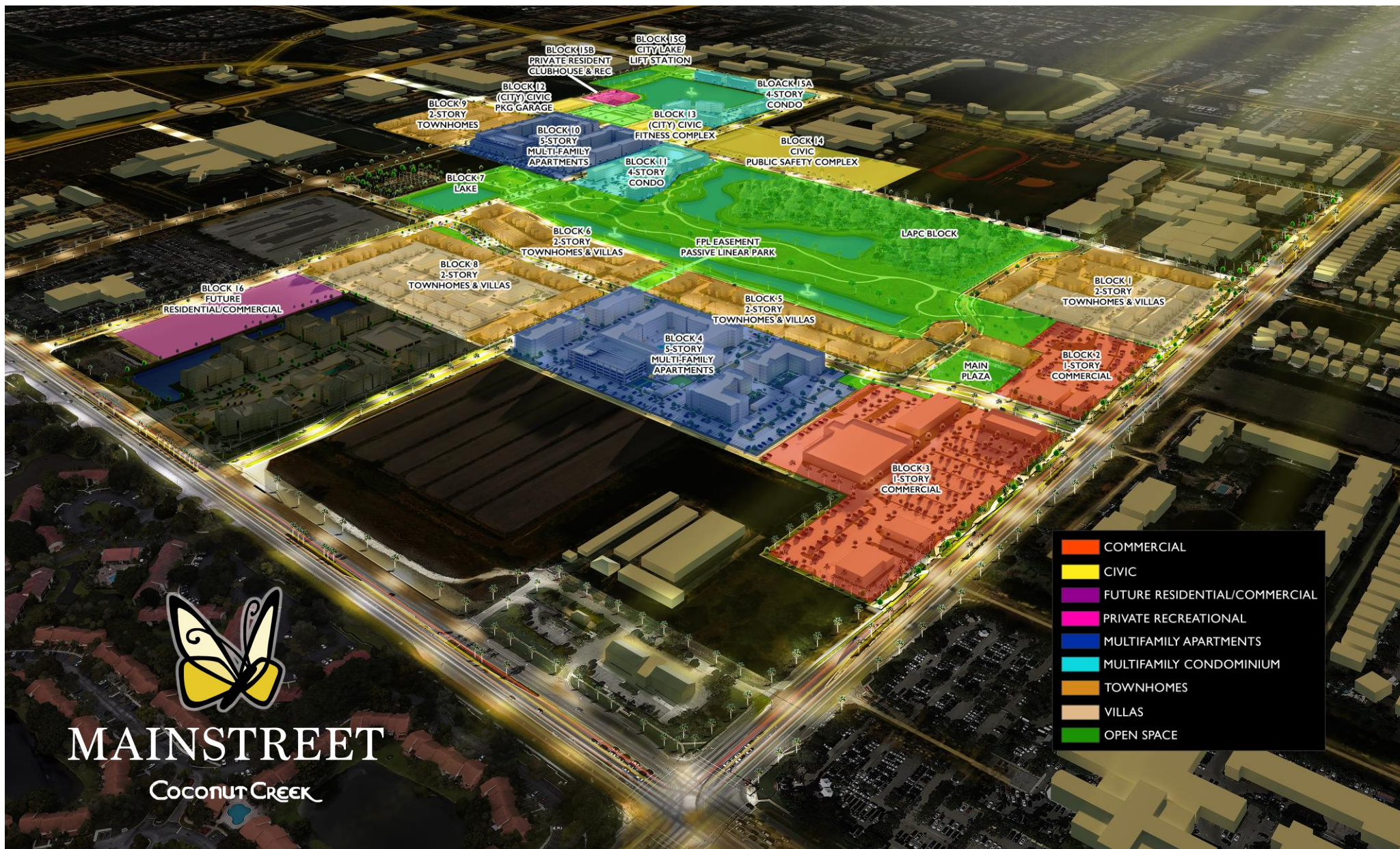
As compared to the DRI

Use	DRI Approvals	Mainstreet Plan	% Reduced
Commercial	1,625,000 Sq. Ft.	210,000 Sq. Ft.	87% Reduction
Residential	3,750 Units	1,860 Units	50% Reduction
Office	525,000 Sq. Ft.	0 Sq. Ft.	100% Reduction





Project Highlights





Retail

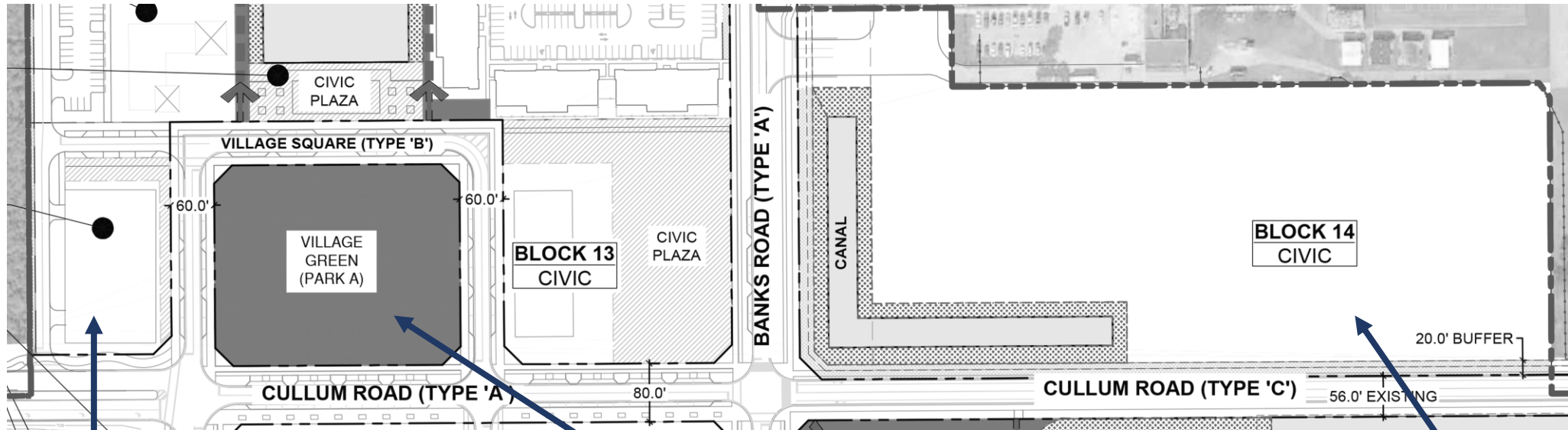




Residential



Civic Areas



Parking Garage



Village Green



Fire Station / Facility



Wetlands: Current Condition





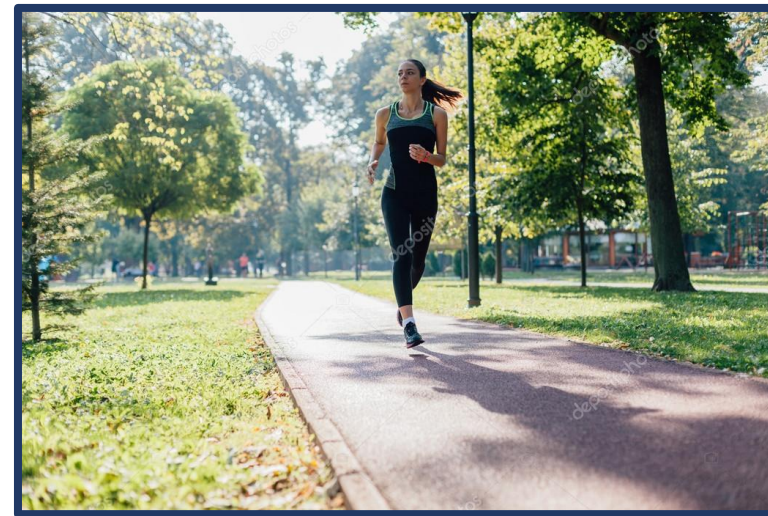
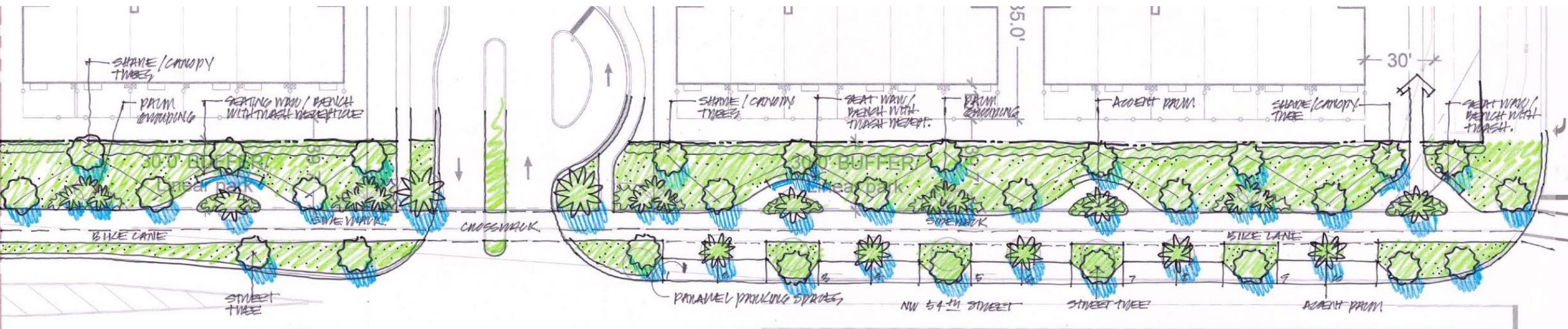
Wetlands: Restoration

Restoration in Progress



Examples of Restoration





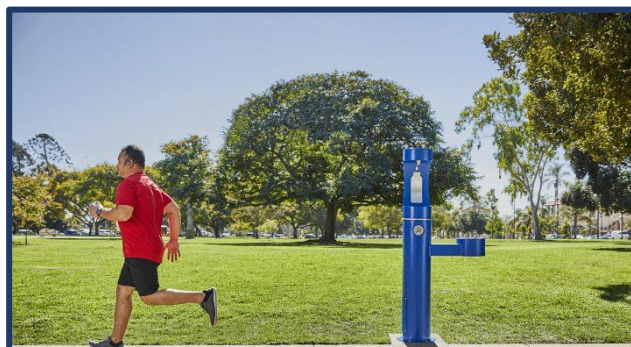


Mainstreet Sustainability

Developer to obtain a sustainable certification for the development. Developer to also include various conspicuous displays of green technology throughout Mainstreet.



EV Charging Station



Touchless Water Bottle
Filling Stations



Littoral Plantings



Windmill



Solar Lighting



Solar Charging Benches



Recycling Bins



Mainstreet Coconut Creek

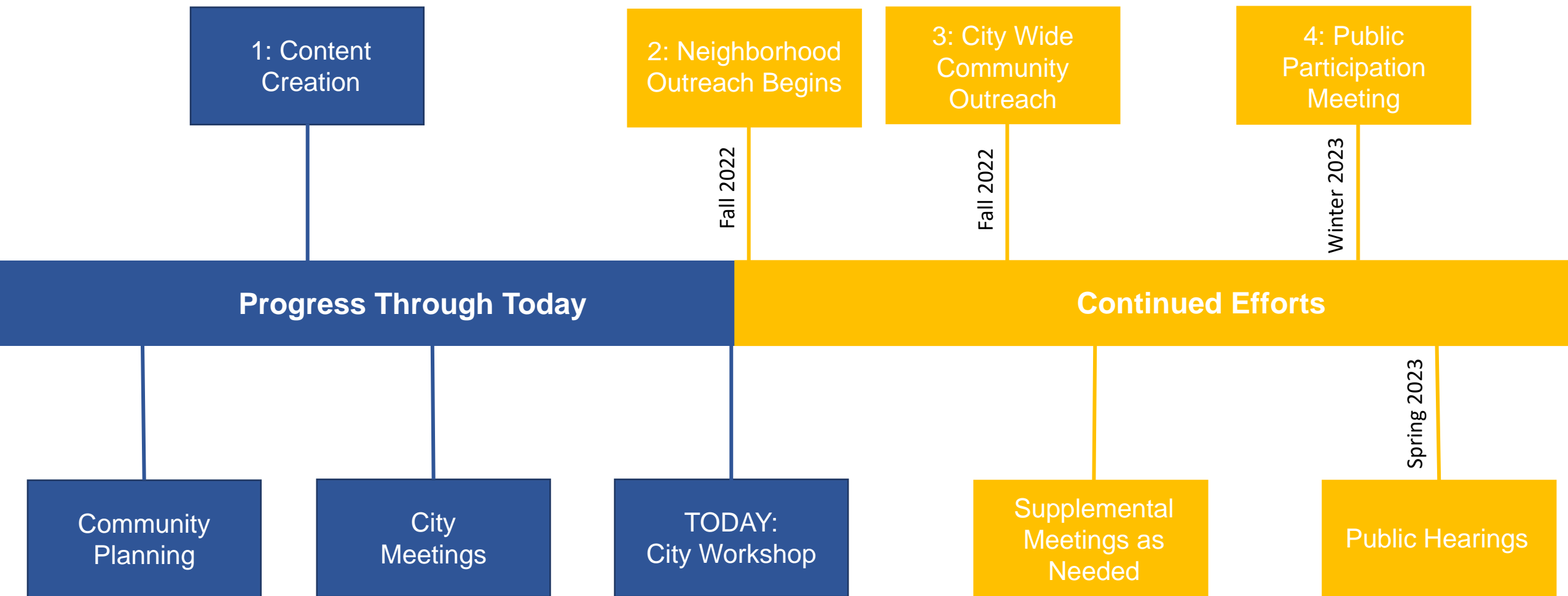


Community Outreach Plan For Public Participation





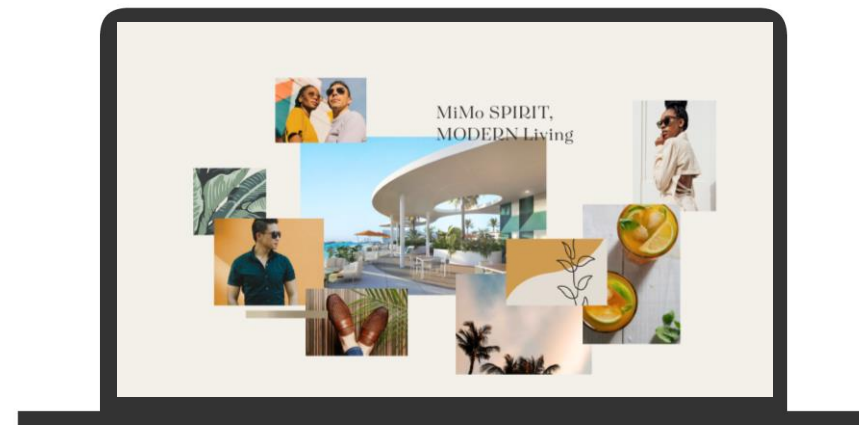
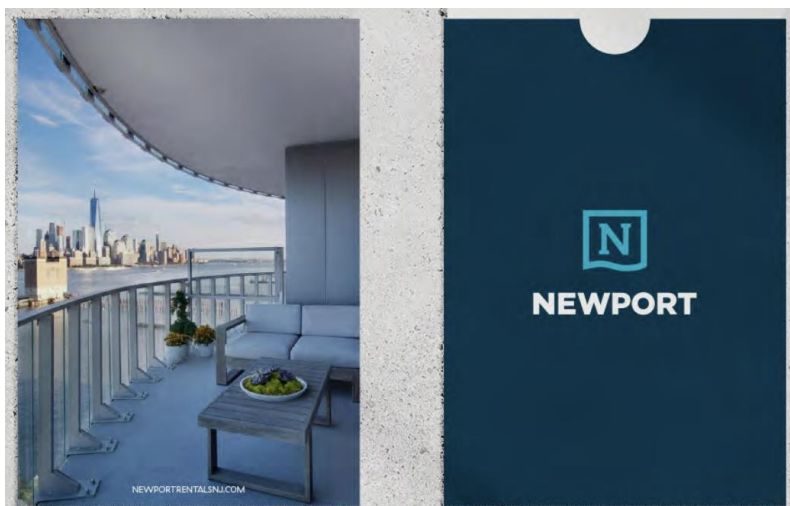
Our Plan





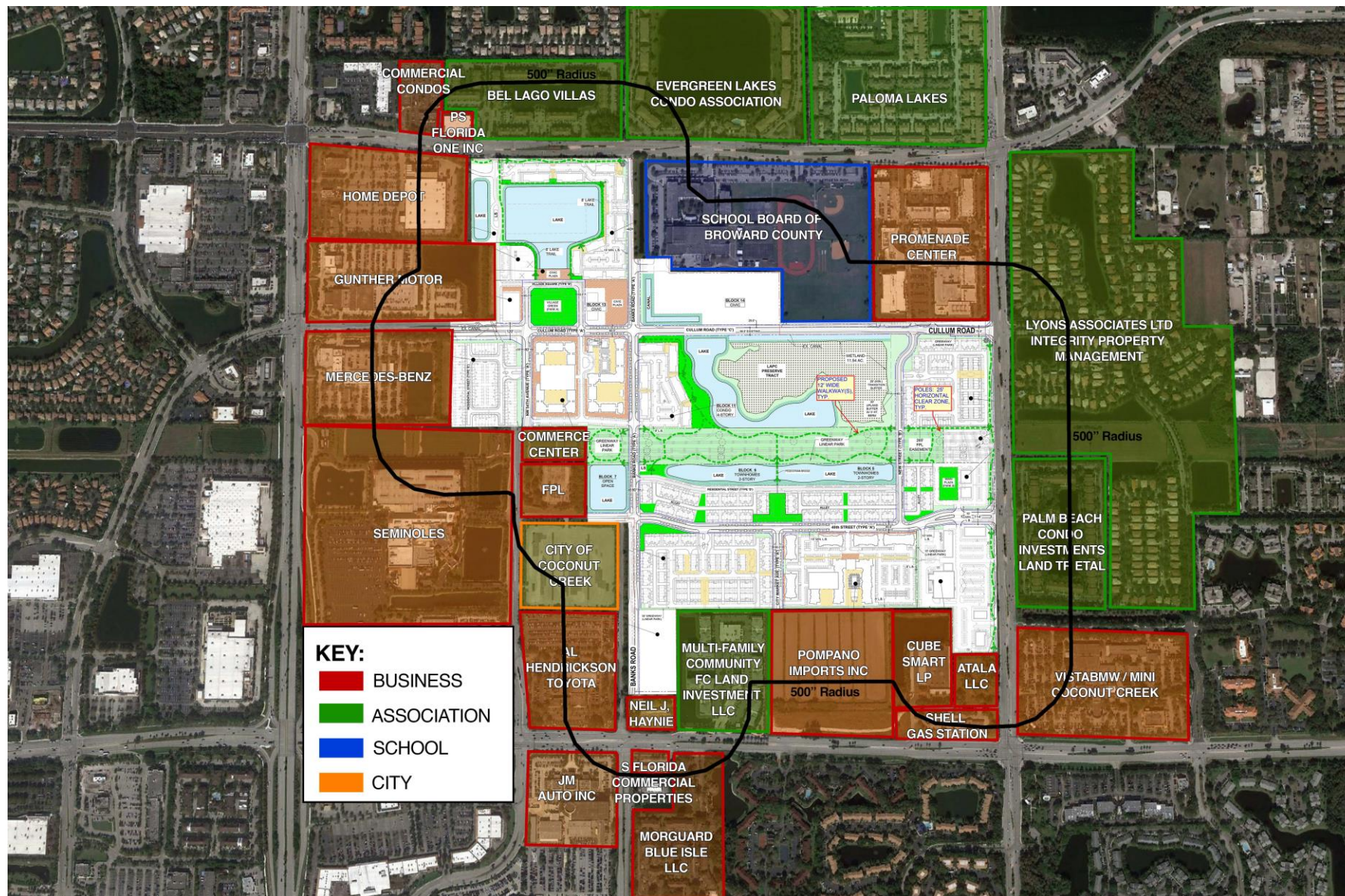
1: Content Creation

- Website: Including project details, FAQ, imagery and contact form
- Explanation of required applications and approval process
- Renderings
- Project Video
- Brochure/Fact Sheet
- Dedicated email address & phone number for project inquiries





2: Outreach to Neighboring Properties





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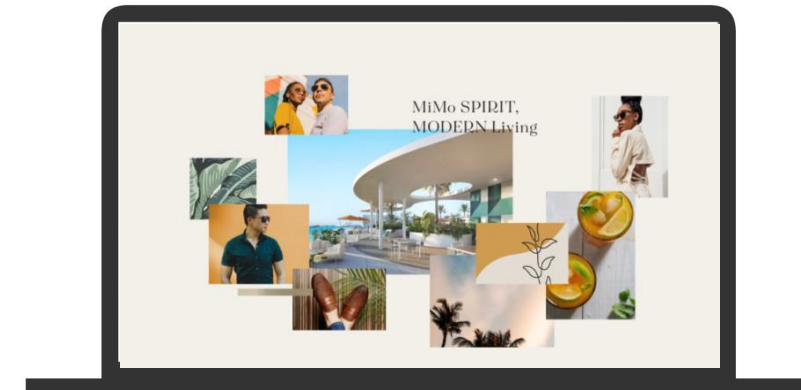
- Hold individual meetings with each of the highlighted HOA Boards and Commercial Owners.
- Introduce the project, take feedback into account, answer questions and address concerns.
- Provide Association Boards/businesses with project website and contact information to distribute to their community and/or staff.
- Hold supplemental meetings in-person and via zoom upon request.





3: City Wide Community Outreach

- Developer to participate in City Workshop and the City Ambassador Program.
- Project website / contact us form to be regularly updated and available to public.
- Materials to be made available to the City for display.
- Developer to hold an advertised public participation meeting.
- Developer to hold individual meetings in-person and via zoom upon request.
- Developer to hold office hours based on demand.





4. Required Public Participation Meeting

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable Development
Date: February 8, 2017
Subject: Land Development Code
Amendment – Implementation
Procedures
Agenda No. 5

ec. 13-31
Notify by regular mail to property
owners within five hundred (500)
feet in all directions

neighborhood meeting... shall
include all property owners
(individuals, neighborhood groups,
business owners, and homeowners
associations) within a minimum of
500' of subject property

Code Section	Application Type	Public Hearing	Direct Notification requirement
ec. 13-31	Land Use Plan Map Amendment (currently there is no required direct notice to property owners.)	Planning and Zoning Board, City Commission	Notify by regular mail to property owners within five hundred (500) feet in all directions. Post a four-foot by four-foot sign on the property fourteen (14) days prior to the public hearing.
	Special Land Use	Planning and Zoning Board	Notify by regular mail property owners within three five hundred (3500) feet in all directions. Notify by regular mail property owners within three five hundred (3500) feet in all directions. Post a four-foot by four-foot sign upon the street or alley fourteen (14) days prior to the public hearing.

ec. 13-31
Post a four-foot by four-foot sign
on the property fourteen (14)
days prior to public hearing

In addition to the proposed amendments listed above, staff has also developed the policy below related to neighborhood meetings, which we have already implemented. Please note these requirements are above and beyond the recommended code amendments.

The purpose of the neighborhood meeting is to provide information regarding proposed development to the neighboring property owners and neighborhood associations, which shall include all property owners (individuals, neighborhood groups, business owners, and home owners associations) within a minimum of 500' of subject property. Based upon the size and/or nature of the project, the Director of Sustainable Development may require that these individuals and groups be notified by the applicant via mail and/or email (where email addresses have been provided) of the scheduled neighborhood meeting. Such notification shall be provided at least ten 10 days prior to the meeting. Applicants shall bear the cost of such notification and shall provide the City with a certification that such mailing/email notices occurred within the above specified time frame. Additional neighborhood meetings may be scheduled by the applicant, but are not required.

If a neighborhood meeting is held on a weekday, this meeting shall be held after 5:00 pm. It shall be held in close proximity to the subject property or in a location conveniently accessible to the invitees.

This neighborhood meeting shall not occur until after the first Development Review Committee (DRC) review and the Applicant shall submit a neighborhood meeting report to the Director of Sustainable Development or her designee prior to being scheduled for the Planning and Zoning Board and/or City Commission.

The neighborhood meeting report shall include:

1. Copy of mailed or e-mailed notice and a certification that such notice was provided,
2. Date, location and copy of sign-in sheets of all neighborhood meetings/ activities,
3. Digital copy of all content shown to participants at the neighborhood meeting,
4. Summary of all concerns and issues discussed,
5. If the Applicant is proposing changes to the meeting, then a list of proposed changes,
6. If the Applicant is not proposing changes to the meeting(s), then the Applicant shall list the concerns and issues raised at the meeting,
7. Additional Development Review Committee review of any revised document submitted for Development after the neighborhood meeting.

The meeting report shall be summarized in memorandums and City Commission agenda items.

Based on the above overview and explanation, staff is recommending the amendments as proposed. Attached please find the amendments in strikethrough/underline format which will be presented to the Planning and Zoning Board and City Commission.

Additional neighborhood
meetings may be scheduled by
the applicant, but are not
required.

WSS:jw

\\cityofcoconutcreek\Development Services\Current Documents\PLANNING & ZONING\Project Coordinator\PLZ memo\02-17-2017\02-17-2017 Implementation Procedures (2-8-17).docx



4: Required Public Participation Meeting





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