



**City of Coconut Creek
Planning and Zoning Board Meeting
May 08, 2024
Minutes – Excerpt**

10. MAINSTREET @ COCONUT CREEK BLOCK 11: A SITE PLAN APPLICATION TO CONSTRUCT 124 CONDOMINIUMS WITHIN THE MAINSTREET PROJECT AREA. (QUASI-JUDICIAL)(PUBLIC HEARING)

Deputy City Attorney Mehaffey asked for any disclosures or ex-parte communications related to Agenda Item 10, and there were no disclosures.

Mr. Proffitt presented the item, summarizing the site plan request and briefly reviewing the phase one (1) approvals for the MainStreet project to date. He noted that the applicant was proposing to develop 124 condominiums on Block 11 of the MainStreet Master Plan. He noted this request was also contingent upon final adoption of the MainStreet at Coconut Creek Development Agreement by the City Commission. He advised that the staff found the site plan to be in compliance with the site plan application review standards, the MainStreet Planned MainStreet Development District (PMDD) regulations, MainStreet Design Standards, the City's Land Development Code, and the City's Comprehensive Plan, and recommend approval subject to the conditions outlined in the staff memorandum.

Christina Bilenki, Miskel Backman, LLP, representing Johns Family Partners, LLLP, presented on behalf of the applicant. She provided a *PowerPoint* presentation, including an overview of the MainStreet area. She highlighted the allowable and proposed densities and the intent to focus on neighborhood design. She advised that Block 11 was approximately 4.83 acres at the corner of Cullum Road and Banks Road, and the proposal was for 124 condominiums, made up of one (1), two (2), and three (3) bedroom units across six (6) buildings, each four (4) stories in height, with an adjacent park and wetland preserve. She advised the block had 218 parking spaces, electric vehicle (EV) charging stations, and bicycle racks throughout. She shared elevations and renderings and commented on features of the condominiums briefly.

Vice Chair Barker opened the public hearing on the item. There were no questions or comments from the public, and Vice Chair Barker closed the public hearing.

Board Member Alex Escoriza referenced the renderings and asked if the parallel parking spots shown were included in the total parking count for the plan. Ms. Bilenki advised the on-street parking would be reviewed as part of the Master Roadway Plan. Mr. Escoriza noted that the four (4) EV charging stations represented two (2) percent of the total parking for the block and asked the reason behind that number. Ms. Bilenki stated there were more EV spaces throughout MainStreet, noting the townhouses with garages were all EV ready. Mr. Proffitt added that additional on-street EV charging would also be included in the plan. Mr. Escoriza inquired about the location of and security at the ingress and egress of the buildings. Ms. Bilenki explained there was a stairwell to the upper floors, as well as an elevator in the center court. She advised there was no separate security in those areas.

Ms. Fry asked if parking would be designated for residents or would be first come, first served. Ms. Bilenki stated parking was specific to residents of this building. Ms. Fry inquired as to the square footage of units. Landon Massel, 13th Floor Homes, explained the condominiums ranged from about 1,000 to 1,500 square feet. Ms. Fry asked for

clarification on placement of two (2) story units and Mr. Massel clarified.

Vice Chair Barker asked if gutters and downspouts were integrated architecturally into the buildings. Mike Nunziata, 13th Floor Homes, stated there would be gutters on the building, and advised that details would be confirmed with the architect, but they would be placed in a way that was not offensive.

Mr. Escoriza asked about price range. Ms. Bilenki advised it would be a market rate product, but it was difficult to know the range at this point in the process.

Ms. Fry asked if there would be restrictions on leasing or short-term vacation rentals. Mr. Proffitt advised that the City had an ordinance which regulated vacation rentals, and in many cases Homeowners Associations prohibit them or establish strict rules. Mr. Nunziata explained each block would have its own Association, and short-term rentals would be restricted at that level. He stated renting units for periods longer than six (6) months would typically be allowed.

Neither staff nor the applicant had closing remarks.

MOTION: Fry/Escoriza – To recommend approval of Agenda Item 10, as presented.

Upon roll call, the Motion passed by a 3-0 vote.