


# City of Coconut Creek InterOffice Memorandum

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**To:** Planning and Zoning Board  
**Through** Justin Proffitt, AICP   
Director of Sustainable Development  
**From:** Lizet Aguiar, Principal Planner

**Date:** July 10, 2024  
**Subject:** **MainStreet  
PMDD Block 3 Site Plan**

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<b>Applicant/Agent:</b>	Scott Backman, Miskel Backman, LLP
<b>Owner:</b>	David Auld, Johns Family Partners LLLP
<b>Requested Action/Description:</b>	PMDD Site Plan
<b>Location:</b>	MainStreet Project Area – West side of Lyons Road between Wiles Road and Sample Road
<b>Legal Description:</b>	See attached sketch and legal description
<b>Size:</b>	9.78 +/- Acres
<b>Existing Zoning:</b>	PMDD, Planned MainStreet Development District
<b>Existing Use:</b>	Vacant Land
<b>Future Land Use Plan Designation:</b>	RAC, Regional Activity Center
<b>Platted:</b>	(As proposed) MainStreet at Coconut Creek Plat
<b>Plat Restriction:</b>	(As proposed) Restricted to 540 townhouse units, 1,820 mid-rise units with ancillary uses, 225,000 square feet of commercial use, and 50,000 square feet of governmental use.

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**Requested Action:**

The applicant, Scott Backman of Miskel Backman, LLP, on behalf of the owner, David Auld of Johns Family Partners LLLP, is seeking site plan approval for the construction of eight (8) individual commercial buildings on Block 3 of the MainStreet at Coconut Creek Planned MainStreet Development District (MainStreet PMDD). Block 3 is generally on the southwest corner of NW 40<sup>th</sup> Street (to be constructed) and Lyons Road.

**Background:**

The MainStreet PMDD received Planning and Zoning Board approval on October 11, 2023, and City Commission approval on January 25, 2024. The approved PMDD establishes uses, densities and intensities, architectural design, and development regulations (among other development standards). The Block 3 site plan is one of two commercial blocks designed pursuant to the development regulations and design criteria in the approved MainStreet PMDD.



To date, the Planning and Zoning Board has considered and favorably recommended approval of the following development applications:

- Development of Regional Impact (DRI)
- Plat (MainStreet at Coconut Creek Plat)
- MainStreet at Coconut Creek PMDD Rezoning
- Block 1 site plan (48 townhomes & 56 villas)
- Block 2 site plan (9,317 sf restaurant & 3,900 sf retail)
- Block 4 site plan (472 multi-family units)
- Blocks 5 & 6 site plans (148 townhomes)
- Block 11 site plan (124 condominiums)

**Project Description:**

The subject property, known as Block 3 in this report, consists of approximately 9.78 +/- acres proposed for commercial development. The applicant is seeking site plan approval to construct eight (8) retail buildings ranging in size from 6,000 to 14,100 square feet with multiple bays to allow for a diverse mix of restaurant, neighborhood retail, personal services and other commercial uses. Covered pedestrian plazas along each building front are connected via a pedestrian network that includes ample walkways, landscaping, lighting, benches and wayfinding signage while providing shade and protection from inclement weather. In addition, covered patios will provide outdoor dining opportunities throughout the site with views of the park on NW 40<sup>th</sup> Street, internal plazas and the Lyons Road Greenway.

Two ingress/egress access points are proposed on NW 40<sup>th</sup> Street and two on Lyons Road. Required parking is distributed throughout the site and adjacent to each building. Pursuant to the City’s adopted MainStreet Design Standards and the approved MainStreet PMDD, commercial parking shall be provided at three (3) parking spaces for each 1,000 square feet of development.

The following provides required versus provided parking spaces for Block 3:

	Required	Provided	Surplus
Retail buildings:	196	409	213
ADA parking:	14	14	0
EV & EV ready (10%):	20	20	0
<b>Total:</b>	<b>230</b>	<b>443</b>	<b>213</b>

Architecture is contemporary with varying textured finishes and a neutral color palette which are consistent with design standards provided in the adopted MainStreet PMDD. Because only commercial development is proposed, Block 3 is not subject to Public School Concurrency determination and mitigation requirements by the Broward County School Board. As part of all concurrent site plan applications, staff continues to review proposed roadways, sidewalks, driveways, utilities, etc., proposed by the applicant to ensure compliance with ADA standards, the City’s Utilities and Engineering Standards Manual and the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

The property owner proposes to install drainage as part of the overall development pursuant to Cocomar Water Control District regulations. The City’s engineering department continues to review all site plan applications for compliance with the City’s Floodplain Regulations. The developer is required to meet all Broward County drainage requirements as part of the final engineering review and prior to City Engineering permit issuance.

The Block 3 project supports the following Sustainable Elements:

- *Action 1.6:* Conspicuous display of green technology:
  - ❖ Electric vehicle ("EV") charging stations.
  - ❖ Signs posted in conspicuous locations highlighting sustainable features.
  - ❖ Digital education brochures available via QR code to reduce the use of paper.



- *Action 2.2:* Light colored roof finish to reduce heat island effect.
- *Action 2.3:* Greenway connection with high-albedo multi-use path to promote walking and biking and minimize heat absorption.
- *Action 5.1:* Dedicated recycling facilities for plastic, glass, paper products, and cardboard.
- *Action 5.3:* Recycling of construction debris.
- *Action 6.2:* Bike racks placed at strategic locations throughout the development project.
- Installation of native and Florida friendly plants to conserve water and attract native wildlife.
- Buildings that meet standards for LEED, USGBC or Green Globes Building Certification.
- Connection to transit opportunities.

**Public Involvement:**

As part of the application review process, the applicant was required to perform community outreach and provide project information to neighboring property owners and hear and address concerns and issues raised through this process. A Community Outreach Summary for the project was submitted which is included as part of the agenda backup for this application.

Key efforts resulting from the applicants outreach effort include:

- A dedicated website, [www.mainstreetlivebetter.com](http://www.mainstreetlivebetter.com), where historical City information and details of the proposed project are highlighted. The website includes color renderings, aerial images, master site plan, photo gallery, a frequently asked questions section and contact page where the development team is available to answer questions via a Q&A portal.
- Four public Neighborhood Outreach meetings, conducted in an Open House format, were held at the Residence Inn by Marriott, 5730 N State Road 7, from 5:00 to 7:00 pm as follows:
  - 1) Monday, August 28, 2023, Evergreen Lakes and residents within 500 feet of the property.
  - 2) Tuesday, August 29, 2023, Riviera Palms residents.
  - 3) Wednesday, August 30, 2023, Coquina residents.
  - 4) Monday, April 16, 2024 residents within 500 feet of the MainStreet @ Coconut Creek property boundary.

**Additional public outreach meetings are scheduled by the applicant: Wednesday July 31, 2024 from 4-6pm and Tuesday November 12, 2024 from 12pm-2pm . These meetings will be held at the Residence Inn Coconut Creek: 5730 N State Rd 7, Coconut Creek, FL 33073. These meetings are open to all members of the public.**

Site plans and renderings were presented at the Neighborhood Outreach meetings and residents were given an opportunity to ask questions “one-on-one” with the applicant.

**Staff Recommendation:**

City staff finds, subject to the conditions of approval, that the site plan application complies with the MainStreet at Coconut Creek PMDD, the City’s Land Development Code, the MainStreet Design Standards, and it is consistent with the applicable goals, objectives, and policies of the City’s Comprehensive Plan. City staff also finds that the site plan application, subject to the conditions of approval, complies with the site plan review requirements in Section 13-548 of the City of Coconut Creek Land Development Code and recommends approval with these conditions:

1. Prior to the issuance of a final certificate of occupancy for Block 3, the developer shall design, construct, and receive acceptance by the City up to the first lift of asphalt for the purpose of fire and police vehicles for: 1) the roadway segment of NW 40<sup>th</sup> Street from Lyons Road to the Block 3 west property line; 2) the roadway segment of NW 48<sup>th</sup> Street from Cullum Road to the intersection of NW 40<sup>th</sup> Street if not already constructed as a part of Blocks 1, 2, 5, or 6.

2. If, at any time, the property owner or a tenant uses a valet parking operation, a valet parking operation plan shall be submitted to the City for review and approval by city staff prior to it becoming operational.
3. The alternative site plan sheets 034-C-10.1, 034-C-10.2, LP-2.1 labeled as "Alternative" plans are conceptual and shall not be a part of this site plan approval.
4. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the first City Commission meeting or as otherwise stated therein.

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**Attachments:**

- Aerial Photo
- DRC Reports
- Exhibits