

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: February 12, 2025

Through Justin Proffitt, AICP 
Director of Sustainable Development

Subject: **MainStreet
Parks Site Plan**

From: Lizet Aguiar, Assistant Director of Sustainable
Development

Applicant/Agent:	Scott Backman, Miskel Backman, LLP
Owner:	David Auld, Johns Family Partners LLLP
Requested Action/Description:	PMDD Site Plan
Location:	MainStreet Project Area – West side of Lyons Road between Wiles Road and Sample Road
Legal Description:	See attached sketch and legal description
Size:	See attached sketch and legal description
Existing Zoning:	MainStreet at Coconut Creek PMDD, Planned MainStreet Development District
Existing Use:	Vacant Land
Future Land Use Plan Designation:	RAC, Regional Activity Center
Platted:	(As proposed) MainStreet at Coconut Creek Plat
Plat Restriction:	(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.

Requested Action:

The applicant, Scott Backman of Miskel Backman, LLP, on behalf of the owner, David Auld of Johns Family Partners LLLP, is requesting site plan approval for the construction of public and private parks and open spaces and other hardscape elements for the MainStreet at Coconut Creek development project.

Background:

The MainStreet at Coconut Creek PMDD (MainStreet PMDD) received Planning and Zoning Board approval on October 11, 2023, and City Commission approval on January 25, 2024. The MainStreet PMDD serves as a master plan and regulating document to guide proposed development within its boundaries establishing construction phasing, roadway and infrastructure design, uses, heights, setbacks, densities and intensities, architectural design, and development

regulations (among other development standards). The proposed parks site plan has been 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 related MainStreet area 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 3 site plan (8 individual commercial buildings)
- Block 4 site plan (472 multi-family units)
- Blocks 5 & 6 site plans (148 townhomes)
- Block 9 site plan (80 townhomes)
- Block 11 site plan (124 condominiums)
- Block 15A site plan (172 condominiums)
- Block 15B site plan (clubhouse and other private amenities)
- Roadways site plan (roadways, infrastructure, on-street parking and other hardscape elements)

Project Description:

The applicant is seeking site plan approval to construct parks, open spaces and hardscape features associated with the MainStreet at Coconut Creek development project. The MainStreet DRI required the creation of a Master Public Greenspace Plan (Parks) to provide greenspace and preservation dedication in addition to greenspace requirements in the MainStreet Design Standards. That Master Public Greenspace Plan was created and adopted in the MainStreet PMDD and this proposed Parks site plan implements part of the Plan. The proposed Parks site plan includes a variety of large, medium, small pocket parks, exercise trails, passive areas and multi-purpose elements as follows:

Larger parks and features:

1. Cypress wetland - In support of the City's ongoing preservation efforts, the existing 14.72+/- acre Cypress wetland will remain a protected ecological area in perpetuity. In coordination with Broward County, the applicant will remove invasive and exotic plant material, restore the wetland and implement a long-term management plan including erosion control measures to protect the wetland from the effects of stormwater runoff and erosion caused by construction and disturbance of natural water flows.

To enhance the wetland preserve, a transition zone will be established featuring a depressed swale, raised berm, continuous hedge (with occasional openings for scenic views) and upland native buffer plantings along the east side.

The Environmental Permitting Division (EPD) oversees the protection of water, soil, wetlands and tree resources in Broward County and manages environmental regulatory programs, including wetland permitting. Upon project completion, a conservation easement will be recorded in public records to preserve the Cypress wetland and permanently prohibit future development. The developer is responsible for complying with all EPD requirements, securing necessary permits and recording the easement while keeping the City informed throughout the process.

2. Florida Power & Light (FPL) Easement corridor - Another large park within MainStreet is the linear park in the FPL corridor. With more than 17.2 +/- acres of open space, the FPL Park will traverse the MainStreet Project Area starting at the east side of Block 11 to Lyons Road.

Due to access restrictions and construction constraints imposed by FPL, the FPL greenway will be cleared and graded as permitted to provide walking paths, low profile lighting, low growth landscaping, benches, parking, and dry retention. A linear lake along the southern boundary of the FPL corridor provides additional separation between the corridor and proposed residential Blocks 5 and 6.

3. Village Green – As part of the City’s Civic node on Cullum Road and Banks Road, a 2+/- acre Village Green Park is proposed. The City envisions this park as a communal space for music, art and movie events, with ample open space for play and gathering aimed at creating a vibrant civic core and recreation center for the MainStreet Project Area. The Village Green Park will serve as the centerpiece, adjacent to residential development and the City Public Safety Complex. The Civic Node and Village Green Park may offer expansive greenspaces, public plazas, and outdoor features such as a stage/screen or interactive water elements.

Intermediate parks, plazas and pocket parks:

1. Main Plaza (Park B) – Located at the north end of City Market Avenue (new road), this 0.88-acre plaza offers a lake view from Sample Road. Located between Blocks 5 & 6, the Main Plaza will feature public art, an open lawn, and connection to a pedestrian bridge leading to the passive FPL greenway.
2. Mixed Use Plaza (Park C1A) – Located between Townhomes on Block 5 and commercial development on Block 2, this 0.75-acre plaza offers passive play space and serves as a connection between residential and commercial blocks.
3. Lake Park (Park C3) – A 1.87-acre playground near Block 11, designed for children’s recreation serving the MainStreet community.
4. Lake Trail (Park C4) - Adjacent to Block 15, this 1.22-acre multi-use linear park provides active use opportunities along the lake and connection to the City’s Civic Node via pedestrian trails.

All parks within MainStreet offer a balanced mix of passive, active, and recreational spaces, featuring open areas, shaded benches and tree-lined pathways. Positioned along roadways and sidewalks, these parks enhance pedestrian safety and enjoyment. On street parallel parking adjacent to the parks provide shaded areas for residents to walk, park, and access park amenities. The Parks plan includes water retention areas that not only offer scenic water views but also enhance connectivity between residential and commercial Blocks. To accommodate growth in MainStreet, parks will be developed in phases as development throughout MainStreet unfolds. All parks in the proposed Parks Plan will be constructed by the MainStreet developer and maintained in perpetuity by the Property Owners Association or other approved entity.

Lastly, MainStreet is located within the Cocomar Drainage District. The City’s Engineering Department reviews all development plans to ensure that pedestrian amenities including sidewalks that abut or surround lakes, detention areas, wetlands, and canals comply with regulatory requirements while providing safe pedestrian access and connectivity.

Supporting the following Sustainable Elements:

- *Action 1.6:* Conspicuous display of green technology:
 - ❖ Electric vehicle ("EV") charging stations including ADA accessible EV charging.
 - ❖ Signs posted in conspicuous locations highlighting sustainable features.
 - ❖ Digital education brochures available via QR code to reduce the use of paper.
 - ❖ Solar "Flower"
 - ❖ Wind Turbine
- *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.
- *Reso. 2020-063:*
 - ❖ Two touchless water bottle filling stations to reduce single use plastic waste.
 - ❖ Signs conspicuously posted to educate residents on proper disposal of home chemicals.

Also incorporated into the project are sustainable elements as part of the overall larger education and sustainability plan for the MainStreet Project Area including:

- Installation of native and Florida friendly plants to conserve water and attract native wildlife.

Public Involvement:

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

The applicants key outreach efforts include:

- A dedicated website, www.mainstreetlivebetter.com, where historical City information and details of the proposed project are highlighted. The website includes color renderings, aerial images, a master site plan, a photo gallery, a frequently asked questions section and a contact page where the development team is available to answer questions via a Q&A portal.
- Six (6) 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 with invitations sent to the following groups:
 - 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.
 - 5) Wednesday, July 31, 2024, residents within 500 feet of the MainStreet @ Coconut Creek property boundary.
 - 6) Tuesday November 12, 2024, residents within 500 feet of the MainStreet @ Coconut Creek property boundary and the Coquina, Paloma Lakes, Evergreen Lakes, and Riviera Palms communities.

Site plans, renderings, and a summary of the multiple applications submitted to the City were presented at the Neighborhood Outreach meetings and residents were given an opportunity to ask questions “one-on-one” with the applicant. Since the date of preparing this staff memo, the City has received three (3) resident inquiries related to the project.

Staff Recommendation:

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

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to building permit issuance or as otherwise stated therein.

2. All parks shall be completed pursuant to the phasing plan in the MainStreet PMDD, or as otherwise stated in a MainStreet development block site plan resolution or the Development Agreement as most applicable.
3. The parks identified in this site plan shall be open to the public subject to any restrictions in the Development Agreement or by separate agreement between the developer and the City. A public access easement shall be provided by the Developer to the City, which shall be reviewed and approved by the City Attorney's Office and recorded in the public records of Broward County at the applicant's expense. A recorded copy shall be returned to the City.
4. Prior to the City Commission meeting, the applicant shall prepare an alternative landscape plan for the FPL Easement Corridor showing additional Category 2 or 3 trees in open sod areas exclusive of those areas where landscaping is not permitted by FPL Right of Way Use Guidelines to interrupt existing open views of the overhead power lines and screen them to the greatest extent possible to promote the desired park-like environment pursuant to the MainStreet at Coconut Creek PMDD Sec. B, 7,9, "Utilities" subject to FPL Approval.
5. Prior to the City Commission meeting, the applicant shall provide a plan to provide public art in the Mixed Use Plaza and the Main Plaza Park pursuant to the Plaza and Open Space Requirements in the MainStreet at Coconut Creek PMDD.
6. This approval is contingent on the applicant's sale of the property closing and shall not be effective until the effective date of the MainStreet at Coconut Creek Development Agreement.

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Attachments:

Aerial Photo
DRC Reports
Exhibits