

# City of Coconut Creek InterOffice Memorandum

---

**To:** Planning and Zoning Board

**Date:** October 1, 2024

**Through** Justin Proffitt, AICP   
Director of Sustainable Development

**Subject:** **MainStreet @ Coconut Creek  
Roadways Site Plan**

**From:** Lizet Aguiar, Principal Planner

---

**Applicant/Agent:** Scott Backman, Miskel Backman, LLP

**Owner:** David Auld, Johns Family Partners LLLP

**Requested Action/Description:** 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 roadways, infrastructure, on-street parking and other hardscape elements for the MainStreet project area.

**Background:**

The MainStreet at Coconut Creek PMDD (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 roadways 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)

**Project Description:**

The applicant is seeking site plan approval to construct the proposed public roadways associated with the MainStreet Project master plan to include NW 40<sup>th</sup> Street, City Market Avenue, Banks Road, NW 48<sup>th</sup> Avenue, Cullum Road, NW 54<sup>th</sup> Avenue and NW 54<sup>th</sup> Terrace. Roadways shall include, but are not limited to, infrastructure, landscaping, on-street parking, bike paths, hardscape elements including benches and pavers, lighting, signage, EV charging stations, etc., per the City’s MainStreet Design Standards and per the approved MainStreet PMDD, to be known collectively in this report as roadways.

Kimley-Horn and Associates, on behalf of the applicant, prepared a traffic study to evaluate traffic operations on existing roads and intersections and proposed roadways within the MainStreet Project Area (MSPA), bounded on the north by Wiles Road, on the east by Lyons Road, on the south by Sample Road and on the west by SR 7/US 441. As a part of the overall development, certain roadway segments will be constructed or modified to add or complete missing “links” as follows:

- a. Access from Sample Road at three (3) north-south roads:
  - City Market Avenue
  - Banks Road
  - NW 54<sup>th</sup> Avenue
- b. NW 40<sup>th</sup> Street: An east-west road, providing access from Lyons Road to the east and intersecting with each north-to-south road from Sample Road as referenced above.
- c. Cullum Road: An east-west road, providing a secondary access from Lyons Road.
- d. NW 40<sup>th</sup> Street and Lyons Road intersection: At the eastern boundary of the MSPA, the road is designed with Commercial uses on the north and south sides.
- e. Greenways: Proposed along Wiles Road and Lyons Road to provide pedestrians and cyclists a connection along major roadways and define the perimeter of the MSPA.

Lastly, as part of the roadways plan, the applicant will construct public rights-of-way incorporating water and sewer utilities, drainage, protected bike paths, and landscaped streets with pedestrian pathways and gathering areas. The proposed roadway network has been designed to ensure that adequate emergency vehicle circulation can be accommodated subject to the City’s Development Review Committee outstanding comments and condition one below.

Commercial and residential blocks are designed with vehicular ingress and egress, pedestrian access to greenways, and bike paths. On-street parking is evenly distributed throughout the MSPA to serve parks and other public spaces, provide additional guest and resident parking for individual blocks (above onsite parking requirements that have been met in each of the approved site plans)

and to serve commercial sites. Landscaping, pavers, EV charging stations, benches and other hardscape will enhance the roadways overall.

The following off-site traffic/transportation improvements are outlined in the PMDD and Development of Regional Impact (DRI):

- Traffic Signal to be installed at Intersection of Lyons Road and Cullum Road if warranted and approved by Broward County Highway Construction and Engineering Division.
- Traffic Signal to be installed at Intersection of Lyons Road and 40<sup>th</sup> Street if approved by Broward County Highway Construction and Engineering Division.
- Traffic Signal to be installed at Intersection of Banks Road and Wiles Road if warranted and approved by Broward County Highway Construction and Engineering Division.
- Newly installed traffic signals shall be equipped with traffic signal pre-emption if approved by Broward County.
- Developer shall contribute a proportionate share of the cost of improvements for a traffic circle/roundabout at the intersection of NW 40<sup>th</sup> Street and NW 54<sup>th</sup> Street in accordance with the requirements for off-site improvements in the DRI.

The PMDD and DRI for the master development plan calls for intersection signalization to occur on a specified schedule when warranted. However, the City and the developer in coordination with Broward County are currently working on a plan to accelerate the timeline for the installation of traffic signals at Cullum and Lyons and NW 40<sup>th</sup> Street and Lyons Road. The City and the developer's desire is to have these signals installed as soon as possible and faster than currently stated in the PMDD and DRI.

The MSPA is located within the Cocomar Drainage District, which requires a minimum of 15% lake/water surface area for drainage. The master drainage plan provides the necessary storm water quantity and quality for this development within the lakes, dry detention areas, wetlands, and canals. Roadways will utilize inlets and underground pipes to connect to the master drainage system lakes and for water re-use for irrigation purposes.

#### **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.
- *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:*
  - ❖ Touchless water bottle filling stations in common areas 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.
- Buildings that meet standards for LEED, USGBC or Green Globes Building Certification.

#### **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](http://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.
- Five (5) 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 15, 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.

An additional meeting is tentatively scheduled for November 12, 2024.

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 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 roadway and infrastructure improvements 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.

LA\JP\ae

S:\Data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\P&Z memos\MainStreet\2024\m-24071 MainStreet Roadways Site Plan Staff Memo 09-16-24 FINAL.docx

Attachments:

- Aerial Photo
- DRC Reports
- Exhibits