

RESOLUTION NO. 2025-040

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP FOR THE CONSTRUCTION OF UP TO ONE HUNDRED AND FIFTY-TWO (152) TOWNHOMES AND VILLAS ON THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY DESCRIBED AS BLOCK 8 OF THE MAINSTREET AT COCONUT CREEK DEVELOPMENT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Scott Backman of Miskel Backman, LLP, on behalf of the property owner, David Auld of Johns Family Partners, LLLP ("Applicant"), is requesting Site Plan approval for property legally described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the Applicant is seeking Site Plan approval for the construction of up to one hundred and fifty-two (152) townhomes and villas within the existing MainStreet at Coconut Creek Planned MainStreet Development District (MainStreet PMDD); and

WHEREAS, the proposed improvements are consistent with the MainStreet PMDD, Land Development Code, and Comprehensive Plan of the City of Coconut Creek; and

WHEREAS, at its public hearing held on February 12, 2025, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City staff, together with the opinions and testimony stated at the public hearing, and has recommended approval of this item to the City Commission subject to conditions of approval; and

WHEREAS, the City Commission finds and determines that this Site Plan is in the best interest of the City and based upon the evidence presented at the public hearing,

and all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file, is consistent with the requirements of the MainStreet at Coconut Creek PMDD, Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

Section 2: Finding. That the City Commission finds and determines that the above described Site Plan complies with the MainStreet PMDD zoning regulations, the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

Section 3: Approval. That this Site Plan application for one hundred and fifty-two (152) townhomes and villas, as depicted in Exhibit "B," attached hereto and incorporated herein, is hereby approved 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. Private garages shall be used primarily for vehicle parking. Storage within the garage shall be limited and permitted only to the extent that it does not reduce or interfere with the ability to comply with required parking capacity. The garage must remain functional for parking the number of vehicles it was originally designed to accommodate. Except for storage as described in this condition and trash and recycling bins, conversion or use of the garage for additional living space(s), dwelling units, or other uses or purpose that prevents parking the number of required vehicles the garage was intended to park is not permitted. A restrictive covenant or HOA by-law enforcing this requirement must be recorded in public records, subject to City approval prior to recording.
3. This approval is subject to Public School Concurrency determination and mitigation required by the Broward County School Board and pursuant to the Regional Activity Center Educational Mitigation Agreement.
4. 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.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and the City Commission may revoke this resolution at any time upon a determination that the Applicant is not in compliance with the City Code or this resolution.

Section 5: Compliance with Applicable Codes and Development Agreement. That the final Site Plan and building plans shall comply with all applicable zoning regulations, building codes, and the terms and conditions of the MainStreet at Coconut Creek Development Agreement.

Section 6: Other Approvals. That this approval does not in any way create a right on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create liability on the part of the City for issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency or undertakes action that result in a violation of county, state or federal law.

Section 7: Direction to City Clerk. That the City Clerk, or designee, is hereby directed to incorporate the appropriate plat references contained in the legal description included as Exhibit "A," attached hereto, upon recordation of the MainStreet at Coconut Creek Plat.

Section 8: Severability. That should any section or provision of this resolution, or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 9: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 10: Effective Date. That this resolution shall be in full force and effect upon its adoption provided that the site plan approved herein shall not be effective until the applicant's sale of the property has closed and the MainStreet at Coconut Creek Development Agreement has become effective.

Adopted this _____ day of _____, 2025.

Jacqueline Railey, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

Railey _____

Wasserman _____

Welch _____

Rydell _____

Brodie _____

EXHIBIT "A"

LEGAL DESCRIPTION: BLOCK 8

A PARCEL OF LAND BEING A PORTION OF TRACT 7, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGE ____ OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST, NORTHWEST CORNER OF SAID TRACT 7;

THENCE SOUTH 0°25'06" EAST ALONG THE WEST LINE OF SAID TRACT 7 AND THE EAST RIGHT-OF-WAY LINE FOR BANKS ROAD, AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°37'34" EAST, A DISTANCE OF 831.64 FEET;

THENCE SOUTH 00°50'00" EAST, A DISTANCE OF 54.932 FEET;

THENCE NORTH 89°38'09" EAST, A DISTANCE OF 135.20 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7 AND THE WEST RIGHT-OF-WAY LINE FOR CITY MARKET AVENUE AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK;

THENCE SOUTH 00°24'34" EAST ALONG SAID EAST LINE AND RIGHT-OF-WAY LINE, A DISTANCE OF 452.99 FEET;

THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 93.97 FEET;

THENCE SOUTH 00°21'34" EAST, A DISTANCE OF 35.76 FEET;

THENCE SOUTH 89°38'27" WEST, A DISTANCE OF 886.17 FEET TO A POINT ON THE WEST LINE OF TRACT 8, OF SAID MAINSTREET AT COCONUT CREEK AND THE SAID EAST RIGHT-OF-WAY LINE OF BANKS ROAD;

THENCE NORTH 00°25'06" WEST, A DISTANCE OF 352.94 FEET;

THENCE NORTH 5°51'57" EAST, A DISTANCE OF 118.77 FEET;

THENCE NORTH 00°25'06" WEST, A DISTANCE OF 72.52 FEET. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE SAID WEST LINE AND THE SAID EAST RIGHT-OF-WAY LINE. SAID POINT ALSO BEING THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 520,388.50 SQUARE FEET, 11.9465 ACRES

CONTAINING 321,262.66 SQUARE FEET, 7.3752 ACRES