

# City of Coconut Creek InterOffice Memorandum

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

**Date:** May 8, 2024  
**Subject:** **MainStreet  
PMDD Block 11 Site Plan**



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**Applicant/Agent:** Scott Backman, Miskel Backman, LLP  
**Owner:** David Auld, Johns Family Partners LLLP  
**Requested Action/Description:** PMDD Site Plan  
**Location:** Southeast corner of Cullum Road and Banks Road, within the MainStreet Project Area (West side of Lyons Road between Wiles Road and Sample Road)  
**Legal Description:** See attached sketch and legal description  
**Size:** 4.83 +/- Net Acres  
**Existing Zoning:** 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.

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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 124 two (2) and three (3) bedroom condominium units on Block 11 of the MainStreet at Coconut Creek PMDD within the City's MainStreet Project area.

**Background:**

The MainStreet at Coconut Creek PMDD (MainStreet PMDD) received Planning and Zoning Board approval on November 8, 2023, and City Commission approval on February 8, 2024. The PMDD established uses, densities and intensities, architectural design, and development regulations (among other development standards).

The applicant has submitted multiple development applications to the City that are currently under staff review. To date, the Planning and Zoning Board has considered and favorably recommended approval of four of those applications including the Plat, Block 1 site plan, Block 4 site plan and Blocks 5 & 6 site plan.

**Project Description:**

The subject property shall be known in this report as Block 11. The approved MainStreet PMDD serves as a master plan and regulating document to guide proposed development within its boundaries. Block 11 has been designed pursuant to the regulations of the approved MainStreet PMDD.

The Block 11 development program consists of six (6) four-story buildings with a total of 124 residential 2 & 3 bedroom for-sale condominiums (condos).

Building types are as follows:

- o Buildings 1, 5 and 6 - 20 units each (4 townhomes / 16 condos)
- o Buildings 2 and 3 - 24 units each (4 townhomes / 20 condos)
- o Building 4 - 16 units (4 townhomes / 12 condos)

As designed, each building includes two, 2-story, ground-floor townhomes at each end for a total of four townhomes at each of the six buildings. Single story condos make up the balance of the units and are located at the center between the townhomes on the ground floor and throughout floors 2 through 4. The allowance of compact development combined with the proposed layout provides a vertical mix of residential product promoting diversity in housing types and is consistent with the adopted MainStreet PMDD and the City's MainStreet Design Standards.

Block 11 will connect to the overall interior roadway and greenway network providing efficient access to other residential neighborhoods, commercial uses, City civic areas, parks and major rights-of-way within the City. Vehicular access for Block 11 is provided from Banks Road thus maintaining an uninterrupted pedestrian greenway connection along Cullum Road to promote walkability.

Parking is located at the center of the site with residential buildings at the perimeter to help conceal the parking from adjacent roadways. Additional on-street public parking will be located on Banks Road as well. Facades have varying textured finishes, window sizes, balconies and neutral colors.

Public recreational park amenities abut the property on the east and the City's proposed Civic Node and Village Green are located to the north. Block 11 is subject to the Educational Mitigation Agreement. The applicant is responsible for providing documentation from Broward County confirming that the student station payment was paid prior to the issuance of a building permit or certificate of occupancy by the City.

The City Utilities and Engineering Department has reviewed Block 11 to ensure that the preliminary utilities, flood plain regulations, and the stormwater drainage system comply with the City's engineering standards, Cocomar Water Control District, and Broward County requirements. Additionally, all final engineering and infrastructure design plans will be reviewed again during the permitting process and issued a City Utilities and Engineering Permit to ensure compliance prior to construction and inspections.

**The following supports the City's Sustainability goals:**

- *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.

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;
- Construction to meet standards of the Florida Green Building Coalition or other similar sustainability criteria and certification program;
- Extensive open space and trail system to connect Block 11 to other areas of MainStreet and the City which will promote walking and cycling as alternatives to vehicular travel;
- Electric vehicle recharging stations and bike racks to encourage the use of alternative vehicles;
- Conspicuous use of green technology; and
- Significant environmental education component.

**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 and is included as part of the agenda backup for this application.

The applicant’s 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.
- Four (4) 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.

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 not received any resident inquiries related to the Block 11 project.

**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 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. 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. 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.
3. This approval is contingent on the applicant's sale of the property and 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