



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
 DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
 DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

May 22, 2026

City of Coconut Creek
 Planning and Zoning Board
 4800 W Copans Road
 Coconut Creek, FL 33063

Re: Neighborhood Meeting Report for North Broward Preparatory School — Art and Innovation and Early Childcare Center; PZ Number: PZ-25110002

Dear Staff:

Please be advised that North Broward Preparatory School LLC (the Applicant) has conducted a neighborhood meeting and related follow-up outreach for the above-referenced project. The project proposes the development of a new Art and Innovation and Early Childcare Center within the Applicant’s approximately 70-acre campus generally located at 7600 Lyons Road, on the east side of Lyons Road, north of NW 74th Street, in the City of Coconut Creek (the Property).

The proposed improvements are intended to support the continued growth and modernization of the North Broward Preparatory School campus by providing enhanced educational, creative, and early childhood learning facilities. As discussed with the surrounding community, the project includes a new building program for arts, innovation, and early childcare uses on the existing school campus, together with associated site improvements, access, parking, circulation, landscape, and buffering elements. The Applicant also discussed its plans for temporary parking areas on campus during construction and project implementation, including measures intended to maintain safe and orderly campus circulation while minimizing impacts on surrounding residential properties.

Neighborhood Meeting

The Applicant held a community meeting to provide residents and property owners within the vicinity of the Property an additional opportunity to learn more about the project, review the proposed site plan and related improvements, and ask questions of the Applicant and its consultant team. Notice of the meeting was provided to property owners surrounding the subject property within a 700-foot radius of the Property. The meeting date, time, and location were as follows:

Meeting	Details
Date	Wednesday, February 18, 2026
Time	6:00 p.m. – 8:00 p.m.
Location	North Broward Preparatory School, Learning Commons/400 Building, 7600 Lyons Road, Coconut Creek, FL 33073

The neighborhood meeting commenced with a presentation providing an overview of the project, including the location of the proposed Art and Innovation and Early Childcare Center within the existing campus, the relationship of the project to existing school facilities, and the proposed site improvements associated with the development. The Applicant reviewed presentation graphics showing the project area, conceptual building and site layout, campus circulation, temporary parking areas, and proposed buffering and landscape conditions adjacent to neighboring properties. A copy of the presentation graphics is enclosed for Staff's review.

Following the presentation, the Applicant conducted a question-and-answer period to provide specific responses to questions and concerns raised by residents who attended the meeting. The Applicant and consultant team also met with individual residents during and after the formal presentation to provide additional clarification, obtain feedback, and identify items for continued follow-up.

Summary of Issues Discussed

The primary topics raised by members of the public attending the neighborhood meeting included: (i) buffering, screening, and views from neighboring residential properties; (ii) opportunities to prevent cut-through travel into adjacent communities; (iii) preservation and protection of the existing canal adjacent to the proposed temporary parking lot; (iv) traffic management, access, and enforcement concerns; and (v) the timing, location, and operation of temporary parking areas during project implementation.

In response, the Applicant reviewed the proposed landscape and buffer approach, discussed the intended separation between school improvements and nearby residences, and explained that the project would be designed and implemented with attention to neighborhood compatibility. The Applicant further discussed opportunities to enhance screening along shared property lines, protect adjacent natural or drainage features, and coordinate with City staff regarding traffic, enforcement, and circulation-related concerns.

Supplemental Outreach and Follow-Up Meetings

In addition to the February 18, 2026 neighborhood meeting, the Applicant engaged in supplemental outreach with neighboring residents and property owners who expressed interest in the project or requested additional information. These follow-up discussions were intended to address project-specific questions, provide updated information regarding plans and buffering, and continue the Applicant's coordination with the surrounding community.

On February 11, 2026, the Applicant spoke with Nick Rotenberg, who advised that he owns a property at 7555 NW 39th Avenue, Coconut Creek, Florida 33073, which backs up to the school with a preserve between the property and the campus. Mr. Rotenberg expressed support for the school and the pending application. In his correspondence, Mr. Rotenberg stated that he did not foresee any issues with the project and that he would "LOVE to see North Broward Prep grow." He also offered to assist in obtaining support for the project from owners of additional parcels in the area around North Broward Preparatory School.

Subsequent meetings were also held with residents who shared concerns regarding buffering, views from neighboring properties. More specifically, additional follow-up outreach occurred on May 8, 2026, when Stuart Kopels and Aaron Roe met with neighboring residents Gary and Brenda Adkison. During that meeting, the Applicant advised that, upon approval of the project, it would install a windscreen along the fence line separating the two properties, including the area adjacent to the koi pond. The Applicant also offered to install silt fencing to provide additional protection during construction and related site work.

The Applicant also coordinated with the BSO officers that assist with traffic control during morning drop-off and afternoon pick-up hours to ensure parents and students are not traveling into the adjacent Tall Trees community for purposes of parking or dropping off children. During the community meeting, neighbors were provided contact information for outreach to school officials in the event they encountered further issues. The Applicant further coordinated with City staff to address traffic and enforcement concerns and to identify opportunities for improvements associated with project implementation.

Applicant Response and Ongoing Coordination

The Applicant remains committed to working cooperatively with neighboring residents, property owners, and City staff as the application proceeds through review. Based on the comments received, the Applicant has continued to evaluate appropriate project refinements and implementation measures, including enhanced screening where feasible, protection of adjacent drainage or preserve areas, construction-period controls, and coordination regarding traffic circulation and enforcement.

The Applicant's outreach efforts reflect its intent to maintain an open dialogue with the surrounding community while advancing improvements that support the educational mission and long-term campus needs of North Broward Preparatory School. The Applicant will continue to coordinate with Staff and provide additional information as may be requested during the City's review of the application.

If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CBilenki', written in a cursive style.

Christina Bilenki, Esq.
Miskel Backman LLP



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY SCHOOL ARTS + INNOVATION CENTER & EARLY CHILDHOOD CENTER

NEIGHBORHOOD MEETING

02.18.2026

Kimley»Horn





COMMON PROPERTY LINE

HILLSBORO CANAL

LYONS ROAD

NORTH BROWARD
PREPARATORY
SCHOOL

NW 74 STREET

CAMPUS CONTEXT AERIAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC
NEIGHBORHOOD MEETING | 02.18.2026



DITMAN
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648

HILLSBORO CANAL

COMMON PROPERTY LINE

LYONS ROAD

NORTH BROWARD
PREPARATORY
SCHOOL

~90'

~30'

Existing
Conservation
Area

~300'

Proposed Area of
Temporary Gravel Parking

Existing
Conservation
Area

~100'

Proposed Area of New Buildings

NW 74 STREET



PROJECT CONTEXT AERIAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



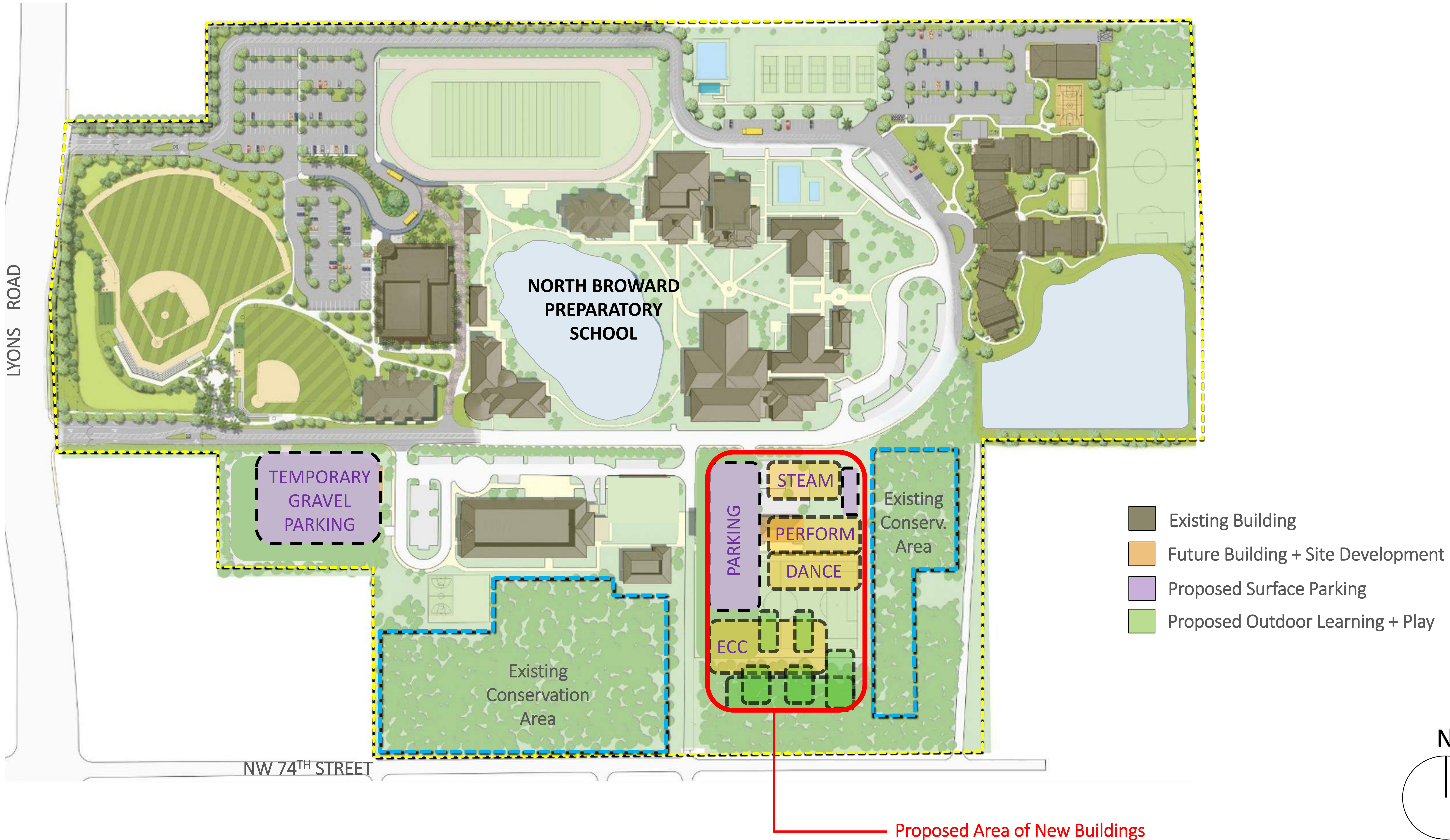
NORTH BROWARD PREPARATORY
AIC + ECC

NEIGHBORHOOD MEETING | 02.18.2026



**DITMAN
ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648



2022-2028 MASTER PLAN, CONSISTENT WITH CAMPUS VISION

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



NORTH BROWARD PREPARATORY SCHOOL
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC

NEIGHBORHOOD MEETING | 02.18.2026



DITMAN
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648

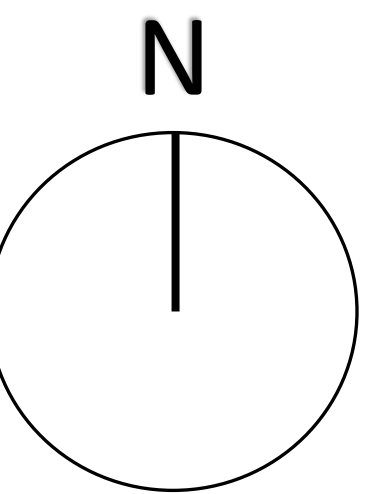
**PARKING
CONCEPTUAL SITE PLAN**



TEMPORARY GRAVEL LOT
+/- 140 PARKING SPACES

MAINTAIN EXISTING
CREEK / WATER BODY

LANDSCAPE BUFFER



ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC

NEIGHBORHOOD MEETING | 02.18.2026



DITMAN
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648

SPEED TABLE, SAFE PEDESTRIAN CROSSING

EXISTING CAMPUS DRIVE

ARTS + INNOVATION CENTER

BUILDING 1: 1-STORY

"STEAM", 25', ~8,000 GSF

BUILDING 1

BUILDING 2: 1-STORY

"PERFORMANCE", 50', ~13,000 GSF

BUILDING 2

Existing Conservation Area

10 PARKING SPACES AND SERVICE DRIVE

DANCE & DRAMA, 25', ~13,000 GSF

~300'

+/- 80 PARKING SPACES

SENSORY GARDEN

EARLY CHILDHOOD CENTER

BUILDING 3: 1-STORY

PRE-K + K, 25', ~25,000 GSF

BUILDING 3

OUTDOOR LEARNING POD

Existing Conservation Area

NATURE PLAY

OUTDOOR LEARNING POD

SECURE PLAY POD

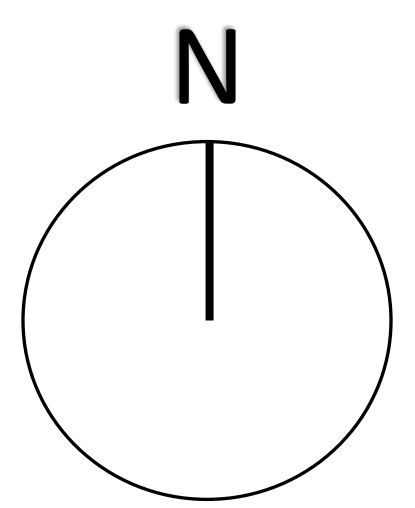
EXISTING FIRE LANE / FIRE ACCESS ONLY

~100'

~50'

Native Species Buffer

PROPERTY LINE



SW 74th STREET

EXPANSION CONCEPTUAL SITE PLAN

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



NORTH BROWARD PREPARATORY SCHOOL
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC

NEIGHBORHOOD MEETING | 02.18.2026



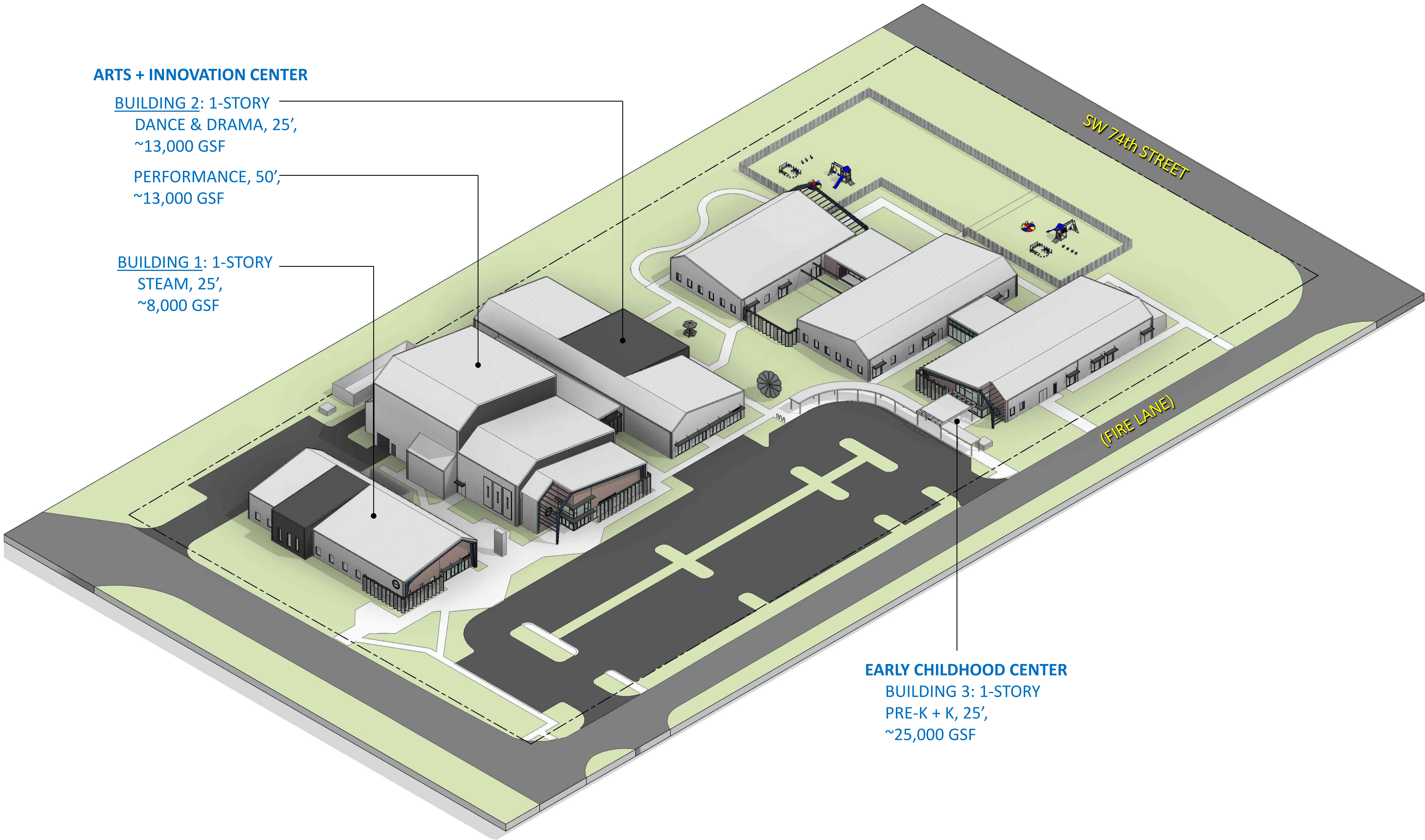
DITMAN ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648

ARTS + INNOVATION CENTER

BUILDING 2: 1-STORY
DANCE & DRAMA, 25',
~13,000 GSF
PERFORMANCE, 50',
~13,000 GSF

BUILDING 1: 1-STORY
STEAM, 25',
~8,000 GSF



EARLY CHILDHOOD CENTER
BUILDING 3: 1-STORY
PRE-K + K, 25',
~25,000 GSF

AXONOMETRIC AERIAL

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC

NEIGHBORHOOD MEETING | 02.18.2026



DITMAN
ARCHITECTURE

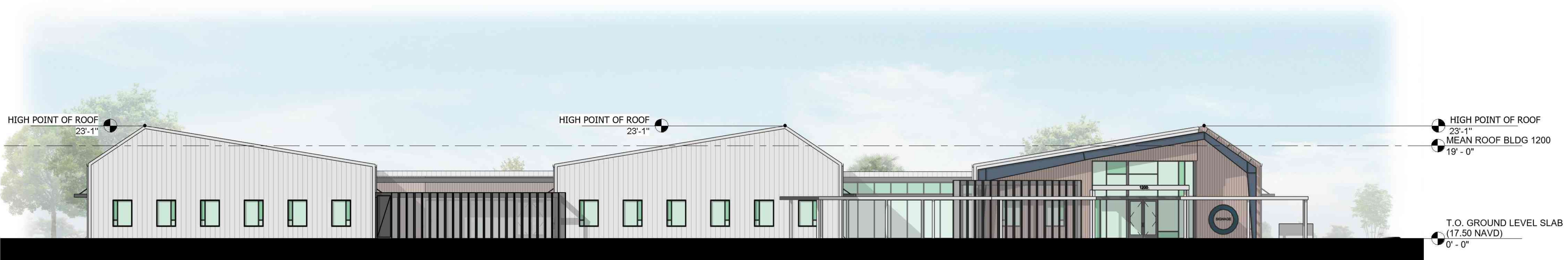
1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648



AIC - BUILDING 1 "STEAM"



AIC - BUILDING 2 "PERFORMANCE"



ECC - BUILDING 3

PRELIMINARY CONCEPTUAL EXTERIOR STUDIES

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC

NEIGHBORHOOD MEETING | 02.18.2026

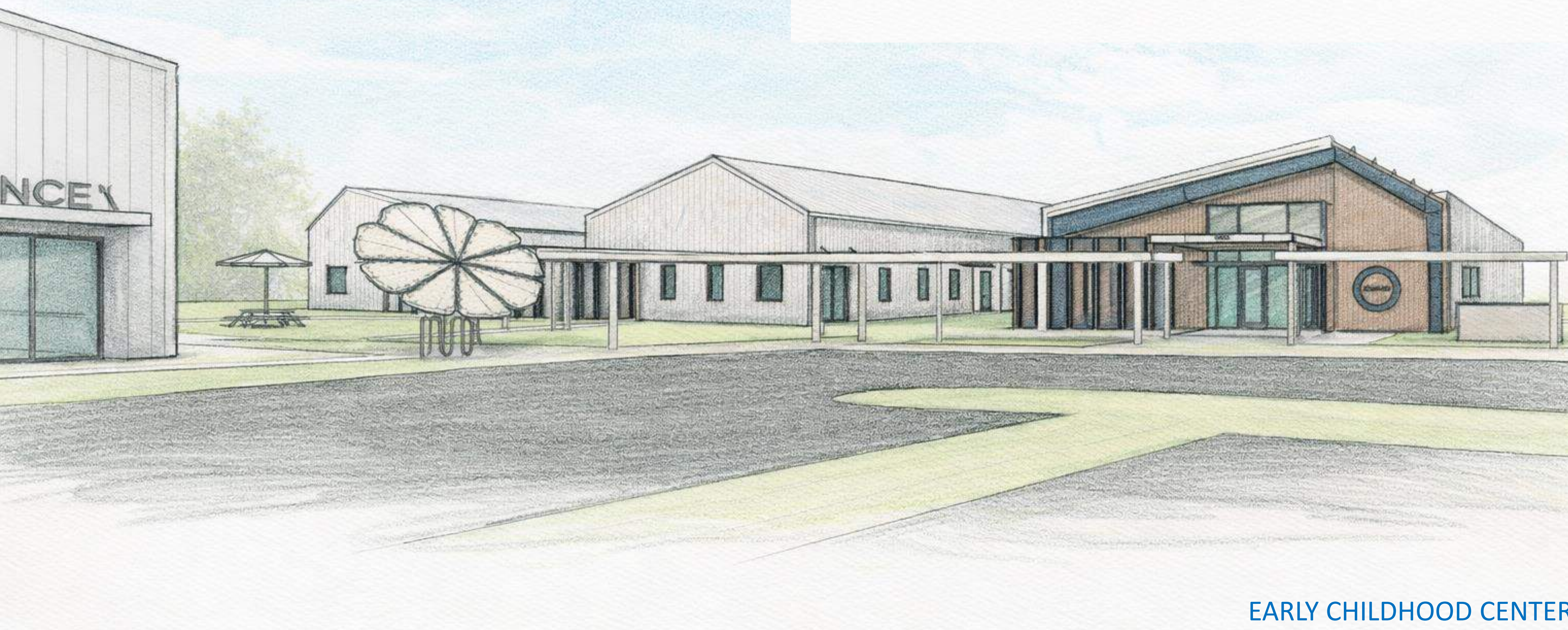


**DITMAN
ARCHITECTURE**

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648



ARTS + INNOVATION CENTER



EARLY CHILDHOOD CENTER

ARTISTIC SKETCHES

ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC
NEIGHBORHOOD MEETING | 02.18.2026



DITMAN
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648



THANK YOU



ALL PLANS AND ARRANGEMENTS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT. THE IDEAS, DRAWINGS AND DESIGN SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH BROWARD
PREPARATORY SCHOOL**
A NORD ANGLIA EDUCATION SCHOOL



NORTH BROWARD PREPARATORY
AIC + ECC

NEIGHBORHOOD MEETING | 02.18.2026

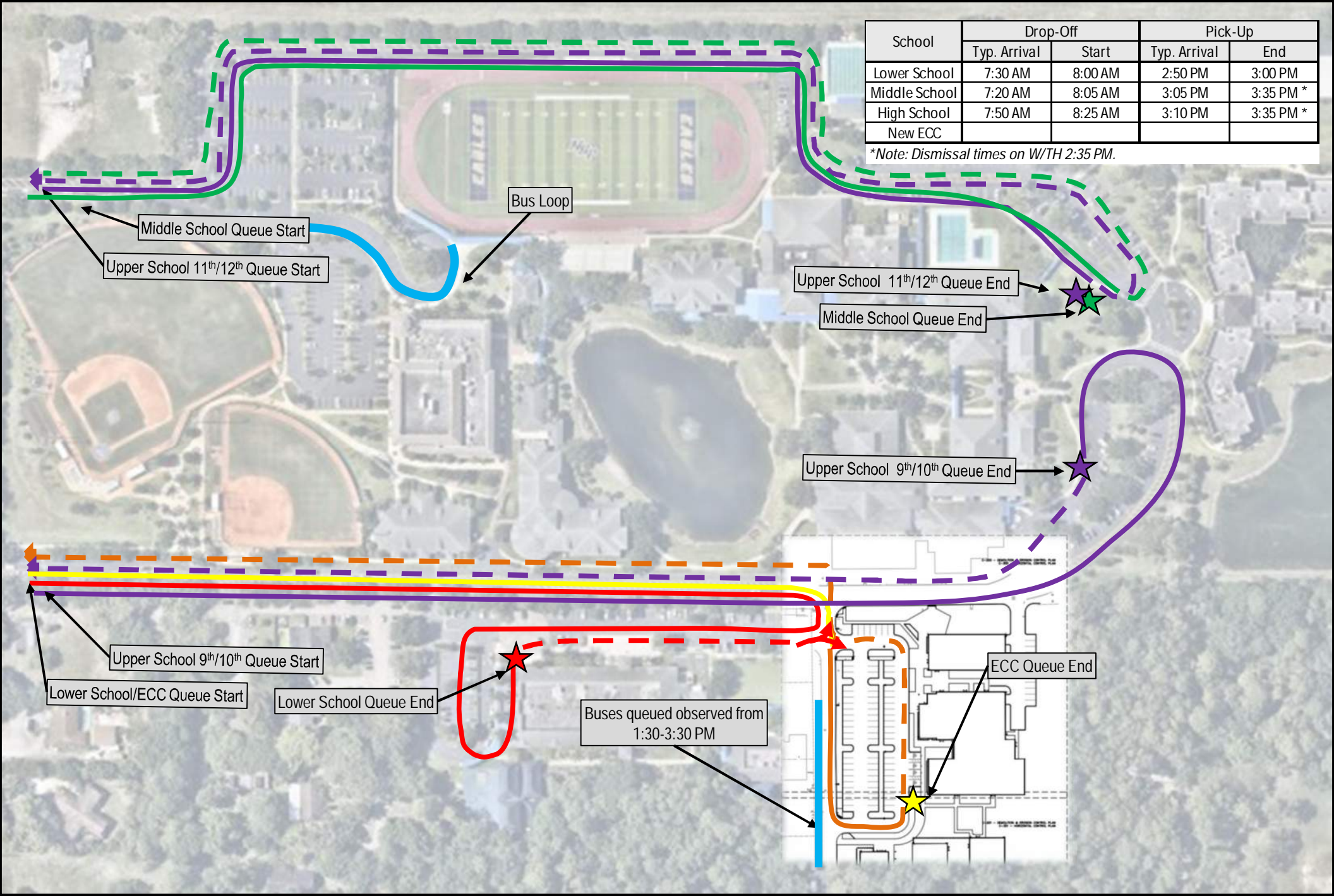


DITMAN
ARCHITECTURE

1358 W NEWPORT CENTER DR SUITE B
DEERFIELD BEACH FLORIDA 33442
954.379.3015
AA26003648

School	Drop-Off		Pick-Up	
	Typ. Arrival	Start	Typ. Arrival	End
Lower School	7:30 AM	8:00 AM	2:50 PM	3:00 PM
Middle School	7:20 AM	8:05 AM	3:05 PM	3:35 PM *
High School	7:50 AM	8:25 AM	3:10 PM	3:35 PM *
New ECC				

*Note: Dismissal times on W/TH 2:35 PM.



Kimley»Horn

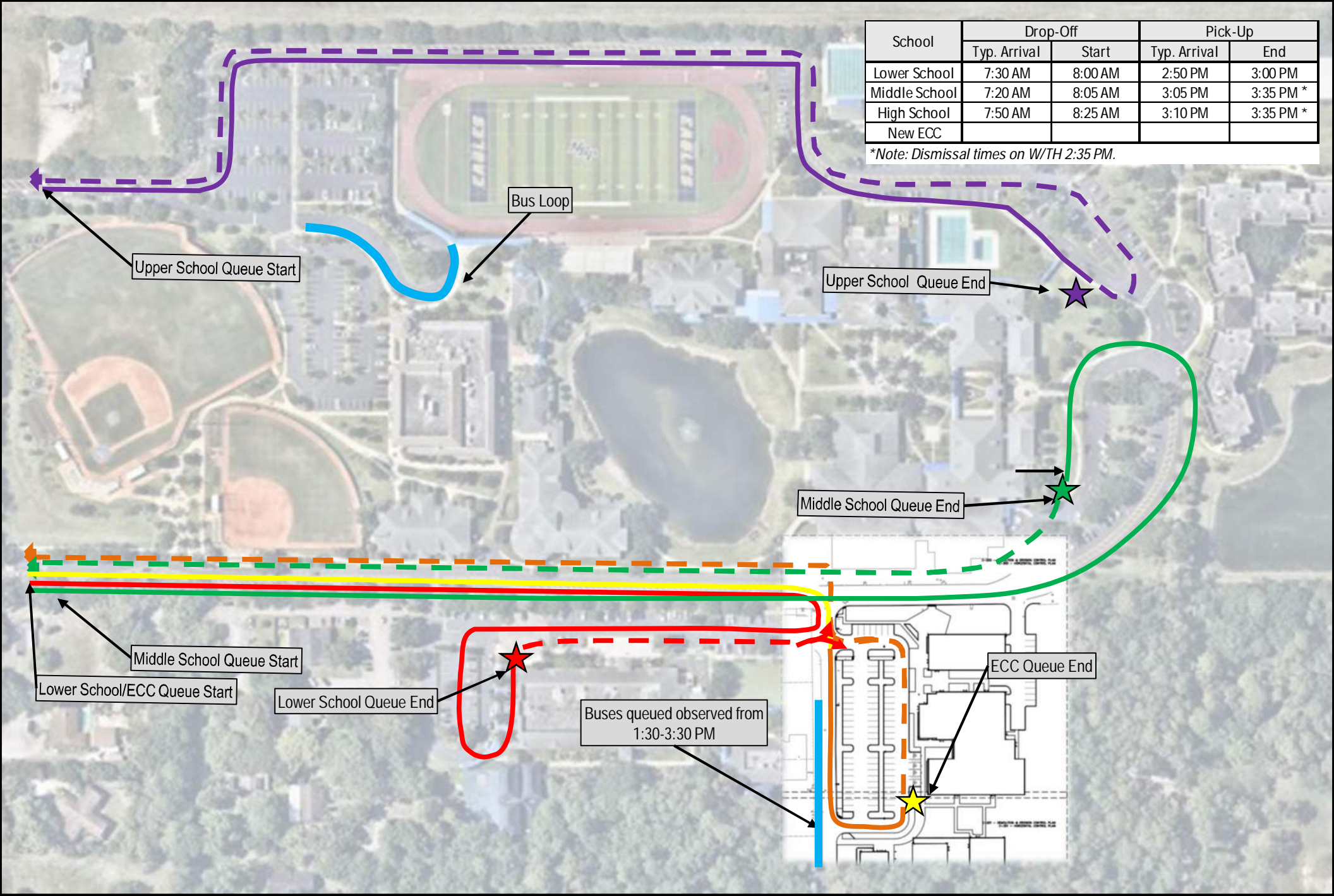
LEGEND

- Lower School Route
- Middle School Route
- Upper School Route
- ★ Point of Pick-up/Drop-Off
- Combined Lower School/ECC School Route
- ECC School Route

Figure 7
North Broward Preparatory School
Existing/Proposed Queuing Routes - Arrival
KH# 140518015

School	Drop-Off		Pick-Up	
	Typ. Arrival	Start	Typ. Arrival	End
Lower School	7:30 AM	8:00 AM	2:50 PM	3:00 PM
Middle School	7:20 AM	8:05 AM	3:05 PM	3:35 PM *
High School	7:50 AM	8:25 AM	3:10 PM	3:35 PM *
New ECC				

*Note: Dismissal times on W/TH 2:35 PM.



Kimley»Horn

LEGEND

- Lower School Route
- Middle School Route
- Upper School Route
- ★ Point of Pick-up/Drop-Off
- Combined Lower School/ECC School Route
- ECC School Route

Figure 8
North Broward Preparatory School
Existing/Proposed Queuing Routes - Dismissal
KH# 140518015