

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
Block 8 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: 11.95 +/- Net Site Area

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 seeking site plan approval for the construction of one hundred and fifty two (152) single-family townhomes and villas on Block 8 of the MainStreet at Coconut Creek PMDD within the City’s MainStreet Project area. Block 8 is generally located at the southeast corner of NW 40th Street (new road) and Banks Road.

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 established uses, densities and intensities, architectural design, and development regulations (among other development standards).

The proposed Block 8 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 proposes to develop Block 8 as a for-sale, single-family residential townhome community. As proposed, Block 8 will contribute to meeting the City's long term housing needs by providing additional housing options to residents. Block 8 will feature one hundred fifty two (152) single-family townhomes comprised of sixty (60) two-story, 3 or 4 bedroom units with a rear-loaded 1-car garage and ninety-two (92) two-story, 2 or 3 bedroom villas with 2 reserved off-street parking spaces. Block 8 will provide a total of 346 parking spaces including:

- 60 1-car garage spaces at townhomes
- 60 driveway spaces at townhomes
- 184 spaces in front of the villas
- 32 guest spaces
- 9 EV ready spaces based on demand and 1 designated EV space

Pedestrian access to Block 8 will be provided from Banks Road (west) and City Market Avenue (new road on east) via pocket parks with sidewalk connections. A greenway proposed along the southern property line will link both roads. Once constructed, NW 40th Street will add connectivity within the MainStreet roadway network and provide an additional vehicular access point from the north. Block 8 includes bike lanes, a multi-use path, landscaping, lighting, paver crosswalks and other hardscape improvements as outlined in the approved MainStreet PMDD.

Block 8 will include a park with bench seating, bike racks and landscaping that can be seen from the main entrance. The park will serve as an attractive focal point for the community and pedestrian connection to the greenway along the southern property line.

Architecture features include an earth tone color palette, cement tile roofs, shutters and textured finishes aligning with other proposed townhome Blocks and the approved MainStreet PMDD.

As a residential project, Block 8 is subject to the Educational Mitigation Agreement, requiring the applicant to provide proof that student station payments to Broward County have been 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 8 for compliance with flood plain regulation, stormwater drainage system, City engineering standards, Cocomar Water Control

District, and Broward County requirements. All final engineering and infrastructure design plans will undergo a comprehensive review during the permitting process. An Engineering Permit will be issued to ensure compliance before construction begins and inspections are completed.

Vehicle Use Area (VUA) Landscape Waiver

Due to constraints internal to the site for utilities and a platted flowage easement for drainage along the southern property line the applicant requested a waiver from the required eight (8) foot VUA landscape buffer. Pursuant to Section 7.B.2.b.4 of the MainStreet at Coconut Creek PMDD (Planned MainStreet Development District) regulating document:

The VUA buffer width and/or the planting requirements may be reduced or eliminated by the Department of Sustainable Development Director where the VUA abuts a publicly dedicated greenspace area that is fifteen (15) feet or greater width, and adequate screening is provided within the public greenspace.

The Director granted a waiver to reduce the width of the southern boundary VUA landscape buffer from the required eight (8) feet to five (5) foot, nine (9) inches in width and to move eighteen (18) of the required twenty-three (23) trees to the greenway along the southern boundary of the Block 8 development.

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, 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.

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 additional resident inquiries related to the project.

Staff Recommendation:

City staff finds that the Block 8 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. Private garages shall be used for vehicle parking. Storage within the garage shall be limited to the extent that it does not interfere with the required parking capacity. The garage must remain functional for parking the intended number of vehicles. Except for trash and recycling bins, any use or conversion to 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 rule must be recorded in public records, subject to City approval prior to recording in the public record.
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.

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<file:///N:\Common\Documents\PLANNING%20&%20ZONING\Project%20Coordinator\P&Z%20memos\MainStreet\2025\m-25003%20MainStreet%20Block%208%20site%20plan%20staff%20memo%20DRAFT.docx> Attachments:

- Aerial Photo
- DRC Reports
- Exhibits