



**MainStreet @ Coconut Creek DRI Amendment**

GSR RE Partners, LLC (“Petitioner”) is the contract purchaser of the +/- 157 acre parcel generally located on the west side of Lyons Road between Wiles Road and West Sample Road (“Johns Parcel”) in the City of Coconut Creek (“City”), and the owner of the +/-6.9 acre parcel platted as the Lyons Commons Plat (“Lyons Parcel”). The Johns Parcel and Lyons Parcel are collectively referred to herein as the “Property” and are further identified by the folio numbers listed below:

4842 1801 0160	4842 1801 0240	4842 1801 0310	4842 1801 0360
4842 1801 0480	4842 1801 0250	4842 1801 0320	4842 1801 0370
4842 1801 0210	4842 1801 0260	4842 1801 0330	4842 1801 0390
4842 1801 0220	4842 1801 0270	4842 1801 0340	4842 1801 0170
4842 1801 0230	4842 1801 0280	4842 1801 0350	4842 1825 0010

The Property has a future land use designation of Regional Activity Center (“RAC”) and is currently zoned A-1, Agricultural District. Petitioner is proposing to develop the Property with a mixed-use project that includes a variety of residential dwellings (including for-sale townhomes, condominiums, live/work units and rental apartments), commercial uses (including restaurants, neighborhood retail, services and a grocer), civic uses (including a private charter school) and open space (“Project”).

On August 26, 2010, the City adopted Ordinance 2006-006 approving the Mainstreet @ Coconut Creek DRI (“DRI Development Order”) for the Property. The DRI Development Order authorizes development of the following uses, subject to site plan review and approval demonstrating that the actual mix of residential, office, and commercial uses proposed is consistent with the City’s Mainstreet Design Standards:

- Commercial Uses: 1,625,000 square feet of gross floor area
- Office Uses: 525,000 square feet of gross floor area
- Residential: 3,750 residential units.

The DRI Development Order provides a conceptual Master Development Plan, which depicts the location of project access, natural areas, and a preservation area, while allowing the exact location and size of land uses to be determined during the site plan approval process. In addition, the DRI Development Order requires compliance with certain conditions of approval related to rezoning of the Property; payment of affordable housing fees; implementation of the City’s Public

Art, Cultural, and Urban Amenities Program; land dedication for public greenspace for public ownership and access; submittal of an Application for Development Approval; deadline for commencement of development; buildout date; downzoning date; stormwater management; water supply, water use and irrigation; energy conservation; wastewater management; solid waste management; landscaping, economic development; hazardous materials; air quality; fill; historic and archaeological sites; public safety; wetlands; transportation; schools; and expiration of the DRI Development Order.

Over time, the Mainstreet development program has evolved and Developer is proposing a Project significantly less dense and intense than what is otherwise permitted under the DRI. As such, Petitioner is proposing to amend the DRI to reflect the impacts of the current development program and City needs consistent with the draft DRI Amendment Ordinance enclosed. More specifically, the proposed development program includes 2,360 dwelling units and 225,000 square feet of non-residential uses. The residential component of the development is comprised of 2 story townhomes, 3 to 4 story condominiums (including ground floor live/work units), and 5 story mid-rise apartments. The townhomes are proposed to be located in the interior of the Project to insulate the lowest density use from the impacts of the existing commercial development and heavily trafficked thoroughfares surrounding the MainStreet area. The higher intensity condominium and apartment uses will be located between the townhome development areas and the commercial/civic uses lining the perimeter of the Property along Wiles Road, Lyons Road, and Sample Road. Several live/work condominium units are proposed to be located within Blocks 11 and 12 on the ground floor of the condominium buildings facing the Village Green and northern lake in order to provide a pedestrian oriented mixed-use component in close proximity to the civic and recreational areas.

Effective April 9, 2018, the statutory provisions in Chapter 380, Florida Statutes, related to developments of regional impact were amended to eliminate the state review process regarding changes to existing DRIs. This change was in addition to statutory changes in 2015 and 2016 that eliminated the DRI review process for certain new developments. Amendments to development orders for existing DRIs are now considered by the local governments that issue development orders, without state and regional review, pursuant to their local development review procedures. In accordance with Florida Statutes Section 380.06 any proposed change to a previously approved DRI shall be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. As such, state, FDOT and regional planning council review of DRIs is no longer required. Petitioner has also confirmed with Broward County that the county does not need to review or approve the proposed DRI Amendment.

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### Proposed Amendments

Petitioner is proposing the following amendments to the DRI Ordinance:

- *Reduction of overall Density & Intensity:* Prior to approval of the DRI Amendment and PMDD, Petitioner is proposing to significantly reduce the density and intensity for the DRI, consistent with the PMDD.
- *Green Space for DRI and PMDD:* The original DRI requires land dedication for public greenspace for the purpose of perpetual public ownership and access which includes a minimum 2 acre centralized Village Green, a minimum 1 acre Main Plaza and a minimum 5 acres of Residential and Leisure Parks in the form of parks, plazas and gathering areas. Further, these greenspace dedication requirements are notes as exclusive of the PMDD requirements. While Petitioner is proposing to meet the Residential and Leisure Park requirements to the greatest extent possible (exclusive of MSDS requirements), Petitioner is leaving the exact acreage open for continued discussions with City staff and intends on further exploring the use of some areas to satisfy MSDS requirements.

As shown in the table below, the proposed development program generates less than half the population contemplated by the approved DRI. For the purposes of this analysis under the proposed development, the provided green space is assumed to be 20% per the MSDS inclusive of the green space areas required by the DRI. This requires +/- 40.22 acres of green space throughout the development. Given the anticipated population of 4,766 people (calculated using the latest census data), this results in a provision of a minimum of 8.44 acres of green space per 1,000 people, which is 3.19 acres of green space per 1,000 people more than provided under the approved DRI.

**Analysis of Green Space Required/Provided under Approved vs Proposed DRI**

	Gross Acreage	REQ. PMDD Green Space (Acres)	REQ. DRI Green Space (Acres)	Total Green Space REQ.	# of Units (PMDD)	Density (DU/Acre)	Persons Per Household (U.S. Census 2015-2019)	Projected Population (No. of People)	Green Space (Acres/1,000 People)
Proposed PMDD	200.98	40.20	8.00	48.20	1890.00	9.40	2.59	4895.10	9.85
Approved DRI	157.00	31.40	8.00	39.40	3750.00	23.89	2.59	9712.50	4.06
<b>Difference</b>	<b>43.98</b>	<b>8.80</b>	<b>0.00</b>	<b>8.80</b>	<b>-1860.00</b>	<b>-14.48</b>		<b>-4817.40</b>	<b>5.79</b>

The City's Comprehensive Plan was also analyzed to determine how the Project compares by way of compliance with the standard park requirements. The City's Comprehensive Plan requires 3 acres of community level parks per 1,000 residents. The Project significantly exceeds this minimum requirement with the provision of more than double the park space to meet the level of service required. As such, the Project as proposed will contribute to the City's ability to meet the minimum level of service for both the Project development and the City as a whole. Please see below for a table showing

the estimated community park acreage proposed to meet and exceed the level of service established by the Comprehensive Plan.

<b>"Community Parks" Provided</b>	
<b>Area</b>	<b>Acreage</b>
FPL Easement Linear Park	15.07
Cypress Head Preserve	14.72
Public Parks/Plazas/Gathering Areas	1.23
Village Green	2.10
Main Plaza	0.88
Residential and Leisure Parks	5.05
<b>TOTAL</b>	<b>39.05</b>
<b>Acres/1,000 People</b>	<b>7.98</b>

- *Phasing for Project in accordance with Phasing Plan to be approved through PMDD:* With such a large project, it is difficult for all products to be constructed simultaneously. Petitioner has met with City engineering staff to discuss project phasing and has submitted a Phasing Plan with the PMDD application. The phasing plan will ensure priority areas and utilities are developed in the initial phases, while utilities serving particular blocks can be constructed in conjunction with the block developments.
- *Adjustment to Buildout Date:* Petitioner is proposing an update to the build-out date to align with the effective date of the amended DRI Ordinance.
- *Use of “commercially reasonable efforts” to provide natural gas and renewable energy sources for water heating, space heating, air cooling and light control:* Petitioner is proposing this simple change to allow for flexibility where such sustainable energy requirements are not commercially feasible.
- *Biennial Reporting requirements:* The biennial status report has been revised to provide that a DRI Status Report shall be provided to the City every year.
- *Modifications to Transportation Requirements:* Petitioner is in the process of preparing a Traffic Impact Analysis to address the proposed modifications to the DRI related to traffic improvements and additional justification for the proposed modifications is forthcoming. Petitioner has submitted the proposed traffic methodology to the City, which is currently under review. Due to the significant reduction in density and intensity of the Project, it is anticipated many of the improvements previously required by the DRI will no longer be warranted. Petitioner has submitted an initial TRIPS analysis for initial review in support of these changes. Petitioner will provide supplemental detail and justification for the proposed amendments through the traffic impact analysis. An initial trips analysis has been prepared for staff review.

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The requested DRI Amendment is consistent with the City's Comprehensive Plan. In October 2007, the City of Coconut Creek adopted an updated Comprehensive Plan. The Property is located within City's RAC land use category, which applies to approximately 500 acres of the MainStreet area. The parcels adjacent to the Property and along the south side of Wiles Road, the east side of N State Road 7, the north side of W Sample, and along the west side of Lyons Road all share the RAC future land use designation.

The City's RAC Future Land Use designation permits the following uses:

- Commercial Uses: 3,300,000 Square Feet;
- Office Uses: 1,094,500 Square Feet;
- Residential: 6,450 Dwelling Units;
- Hotel: 1,300 Rooms;
- Community Facilities: 303,000 Square Feet;
- Recreation: 5 Acres;
- Conservation: 14.7 acres.

In addition to the Comprehensive Plan, the DRI amendment is consistent with the City's Land Development Code ("Code"). More specifically, the amendment is consistent with Section 13-360 and the intent of the MainStreet RAC to create a pedestrian-friendly urban core area and to foster the creation of a district that will attract and retain sustainable development through a mix of uses that may include commercial, office and residential uses. The amendment is further consistent with Section 13-361 and the MainStreet Project Area Design Standards as detailed in the PMDD Rezoning application.