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City Commission
Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

**RE: MainStreet PMDD
Changes to PMDD Document and Exhibit between 1st Reading and 2nd Reading**

Dear Mayor, Vice Mayor, and Commissioners:

The MainStreet Planned Mainstreet Development District (“PMDD”) materials were updated and resubmitted to the City on November 6, 2023, in order to address the 7th round of Development Review Committee comments issued on October 4, 2023, in advance of the Planning and Zoning Board meeting on October 11, 2023. The materials in this binder have been updated to include the revised PMDD submitted on November 6th. The majority of the changes in the updated PMDD document and exhibits address the comments received on October 4th, as well as follow up meetings that occurred between our team and City staff before the formal PMDD resubmittal in early November. We have prepared the following summary of changes to the PMDD document and exhibits in order to facilitate your review in advance of the 2nd reading of the PMDD Rezoning on January 25, 2024.

Summary of Changes to PMDD Document and Exhibits:

- Clarification of approval process for the locations of buildings, parking, sidewalks, landscape areas, open spaces, and other associated development areas to be modified through administrative site plan applications.
- Clarification that bonding requirements may be established in the Developers Agreement.
- Clarification that the PMDD exhibits are conceptual and that modifications to the public facilities exhibits (drainage, potable water, sanitary sewer, street network, water re-use, and mass transit) will be completed through the applicable permit process, and/or administrative site plan modification, if needed.
- Phasing:
 - Addition of requirements for partial completion of roadways to ensure fire access through all stages of development
 - Addition of turn lane requirements
 - Addition of definition of completion for purposes of release of CO

- Landscape Requirements:
 - Relocation of Root Barrier requirements from Public Facilities Section to Landscaping Section
 - Allowance for shrubs and hedges to be located within easements
 - Relocation of tree classification, canopy area calculations, and structural soil requirement from Open Space Section to Landscaping Section
 - Updates to references to the Landscape Code to the newly adopted version
 - Clarification of requirement for any streetscape trees that can't be placed within the planting islands to be provided within adjacent buffers or greenspace
 - Requirement for City lift station screening to meet City Code
 - Modification of structural soil requirement to require 3 cubic feet per foot of tree canopy
 - Addition of allowance for deviations to be requested through City waiver process
 - Clarification of building foundation/screening requirements
 - Clarification of tree location/light separation requirement

- FPL Undergrounding – clarification that aerial FPL lines south of the FPL easement may remain above ground, unless otherwise approved by FPL.

- Streets:
 - Addition of requirement for clear visual identifier of multi-use path at intersections
 - Addition of allowance for changes to streetscape sections through Master Roadway Site Plan Approval process
 - Change of Multi-Use Path width from 13' to 12' and Buffer/Planting bed widths from 7' to 8'

- Plazas and Open Spaces:
 - Addition of recycling containers
 - Addition of 40% tree canopy coverage and 25% shrub/groundcover requirements in FPL Easement Linear Park outside of restricted areas
 - Addition of requirement for creative, and aesthetically pleasing transition from existing Venetian Red pathways
 - Relocation of Frontage Road Greenway requirements from Setback Section to Plazas and Open Space Section

- Building Design Standards:
 - Addition of shade trees as option for meeting shading requirements for commercial uses
 - Addition of prohibition of hurricane or security shutters except in limited circumstances when a Notice of Acceptance or Florida Product Approval is not available
 - Clarification of screening requirements for commercial uses
 - Addition of requirement for site lighting, including light poles and landscape lighting, to be reviewed at time of Site Plan Approval.
 - Addition of reference to code compliance for lighting standards
 - Clarification of parking placement requirements
 - Addition of bicycle parking requirements for commercial and private recreational uses
 - Modification of requirements for placement of parking at front, sides, and rear of project
 - Combination of Multifamily Apartment and Multifamily Condominium requirements for parking

In addition to the changes to the PMDD document described above, changes were made to the Exhibits to address the PMDD comments received prior to Planning and Zoning Board review. The primary changes were to expand the width of the landscape buffer strip and landscape islands in the rights-of-way by 1 foot and reduce the width of the multi-use pathway by 1 foot for certain “A”, “B”, type street section types and to update the base for all of the exhibits listed for consistency.

- Exhibit G – Master Zoning Plan:
 - Modification of Development Program tabular data as follows:
 - Block 3 acreage changed from 9.76 acres to 9.78 acres to ensure consistency with the pending plat, as the Lyons Road right-of-way is proposed to remain at its current width with no additional dedication for turn lane)
 - Block 5 acreage changed from 7.46 acres to 7.45 acres to correct previous rounding error
 - Total block area and right-of-way acreages updated based on above change in block acreages
 - Update to base plan to reflect modification to streetscape design noted above.
- Exhibit H – Master Conceptual Site Plan:
 - Update to base plan to reflect modification to streetscape design noted above.
- Exhibit I – Master Phasing Plan:
 - Update to base plan to reflect modification to streetscape design noted above.
- Exhibit O – Master Conceptual Public Dedication Plan:
 - Addition of notes identifying the northern portion of lake 15A within the City’s Block 15C and southern portion of Lake 15A within developer’s Block 15D
 - Update to right-of-way acreage and total public dedication acreage based on changes in block acreages described above
 - Update to base plan to reflect modification to streetscape design noted above
- Exhibit Q – Master Open Space Plan:
 - Update to calculation table for ‘OTHER PERVIOUS AREAS’ acreages to match acreages on the revised Exhibit G development program, including associated update to open space calculation
 - Update to base plan to reflect modification to streetscape design noted above
- Exhibit R – Master Greenspace Plan:
 - Update to base plan to reflect modification to streetscape design noted above
- Exhibit U – Master Street Network Plan:
 - Update to all sheets to reflect modification to streetscape design (sidewalk and landscape strip dimensions) noted above
 - Addition of notes to Sheet MSNP 4.0, Type C2, regarding south side parking island where parking occurs (as clarification), and flexibility note added per meeting city planning, engineering and traffic and City Commission direction that the Cullum lane configuration may change as part of the Master Roadway Site Plan review

- Modification to Sheet MSNP 4.1, as follows:
 - Update to Street Type C3 planting requirements include south side parking island note as requested in City DRC comment letter
 - Addition of Street Type C4 flexibility note per meeting city planning, engineering and traffic that the Cullum lane configuration may change as part of the Master Roadway Site Plan review & update to planting requirements, divider median requirements to address City DRC comment
- Update to Sheet MSNP 7.0, Type F1 – North Typical Section, to clarify the notes to address City DRC comments
- Exhibit V – Sustainability:
 - Update to base plan to reflect modification to streetscape design noted above
- Exhibit ZA – Block Length Diagram:
 - Update to base plan to reflect modification to streetscape design noted above

Subsequent to the resubmittal of the MainStreet PMDD on November 6, 2023, DRC comments were received on December 12, 2023. The applicant has reviewed and prepared responses to these DRC comments, which were provided to staff via email on January 8, 2024. The changes proposed also address many of the comments made by the City Commission at the December 14th meeting. A copy of the January 8, 2024 DRC comment responses are also included in this updated binder to ensure that these responses and the additional proposed changes to the PMDD are memorialized prior to final approval by the City Commission.

Please do not hesitate to contact me directly at (561) 405-3325 should you have any questions or need additional information at this time. Thank you.

Sincerely,



Scott Backman, Esq.
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