



Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
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DEVELOPMENT REVIEW REPORT FOR MODIFICATIONS TO CONDITIONS OF PLAT APPROVAL

Project Description			
Plat Name:	Mainstreet at Coconut Creek	Application Number:	040-MP-22
Application Type:	Modifications of Plat Approval	Legistar Number:	25-1567
Owner/Applicant:	Elster/Rocatrica LLC	Commission District:	2
Authorized Agent:	Miskel Backman LLP	Section/Twn./Range:	18/48/42
Location:	East side of Lyon Road, between Wiles Road and Sample Road	Folio Number (s):	4842-18-25-0010
Municipality:	City of Coconut Creek	Platted Area:	179 Acres
Previous Plat:	Lyons Commons (Plat Book 181, Page 183)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	January 22, 2026		

A location map of the plat is attached as **(Exhibit 2)**.

The Application is attached **(Exhibit 3)**. The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat History and Development Rights			
Plat Board Approval:	October 22, 2024	Plat Book and Page Number:	Unrecorded
Date Recorded:	Unrecorded	Current Instrument Number:	N/A
Existing Plat Approval Conditions:	<p>NON-VEHICULAR ACCESS LINE REQUIREMENTS</p> <p>2. Along the ultimate right-of-way for Lyons Road except at the following:</p> <p>C) A 50-foot opening with a centerline located approximately 1,642 feet south of the north plat limits. This opening is restricted to right turns only.</p> <p>D) A 50-foot opening with a centerline located approximately 2,030 feet south of the north plat limits. This opening is restricted to right turns only.</p>		
Modification Request:	To modify conditions C and D to allow for left-turn-in movements and the corresponding restriction be revised to reflect "OUT BOUND LEFT PROHIBITED"		

1. Request to Modify Conditions

On October 22, 2024, the Board approved the Mainstreet at Coconut Creek plat with certain conditions that were related to the future development of the plat. At the time of plat approval, certain Non-Vehicular Access Line requirements and recommendations were included in the Development Review Report.

The applicant is requesting to modify Conditions C and D in the Highway Construction and Engineering Memorandum, as shown below, to allow for left-turn-in movements and the corresponding restriction be revised to reflect "OUT BOUND LEFT PROHIBITED." The subject openings currently line up with existing left-turn lanes that have already been constructed within Lyons Road right-of-way and contemplated for development of the subject property.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

Condition C) A 50-foot opening with a centerline located approximately 1,642 feet south of the north plat limits. This opening is restricted to no left turns out.

Condition D) A 50-foot opening with a centerline located approximately 2,030 feet south of the north plat limits. This opening is restricted to no left turns out.

2. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum, (**Exhibit 4**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

3. Municipal Review

The City of Coconut Creek has submitted a Letter of No Objections dated September 4, 2025, supporting the modifications (**Exhibit 5**).

RECOMMENDATIONS

Staff recommends that the Board authorize the Mayor to sign an order approving this agenda item.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that results in a violation of state or federal law.

[CLD]