



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:	26-547
Owner/Applicant:	GSR RE Partners 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:	June 9, 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>Original Condition Number 35:</p> <p>The owner of this plat shall fully execute and deliver a standard Traffic Signalization Agreement (CAF456). The Traffic Engineering Division will perform the required studies to determine the need for signalization and should a traffic signal be warranted or required by the Traffic Engineering Division, the applicant shall construct the signal within two (2) years.</p>		
Modification Request:	<p>To modify condition 35 to allow for approval of a non-standardized Traffic Signalization Agreement and for the early installation of facilities and infrastructure of the traffic signals and to provide for consistency with the MainStreet at Coconut Creek DRI related to the timing for installation of the traffic signals.</p>		

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 signalization improvement requirements and recommendations were included in the Development Review Report.

The applicant is requesting to modify condition 35 in that Highway Construction and Engineering Memorandum to allow for the early installation of facilities and infrastructure of the traffic signals and to provide for consistency with the MainStreet at Coconut Creek DRI related to the timing for installation of the traffic signals.

2. Access

Staff from the Highway Construction and Engineering Division and the Traffic Engineering 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 April 30, 2026, supporting the modifications **(Exhibit 3)**.

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.

[JL]