



Blocks 5 & 6 at mainstreet

live better.

City Commission Meeting

April 11, 2024

Partners & Consultants



13th FLOOR
HOMES

SCHMIER
PROPERTY
GROUP



urban
design
studio



BIZI ARCHITECTURE
+ PLANNING
ARQ



Conway+

Kimley >> Horn

Property History



MainStreet Design Standards

- Adopted: December 9, 2004
- Amended: November 13, 2008

RAC Adopted: December 20, 2005

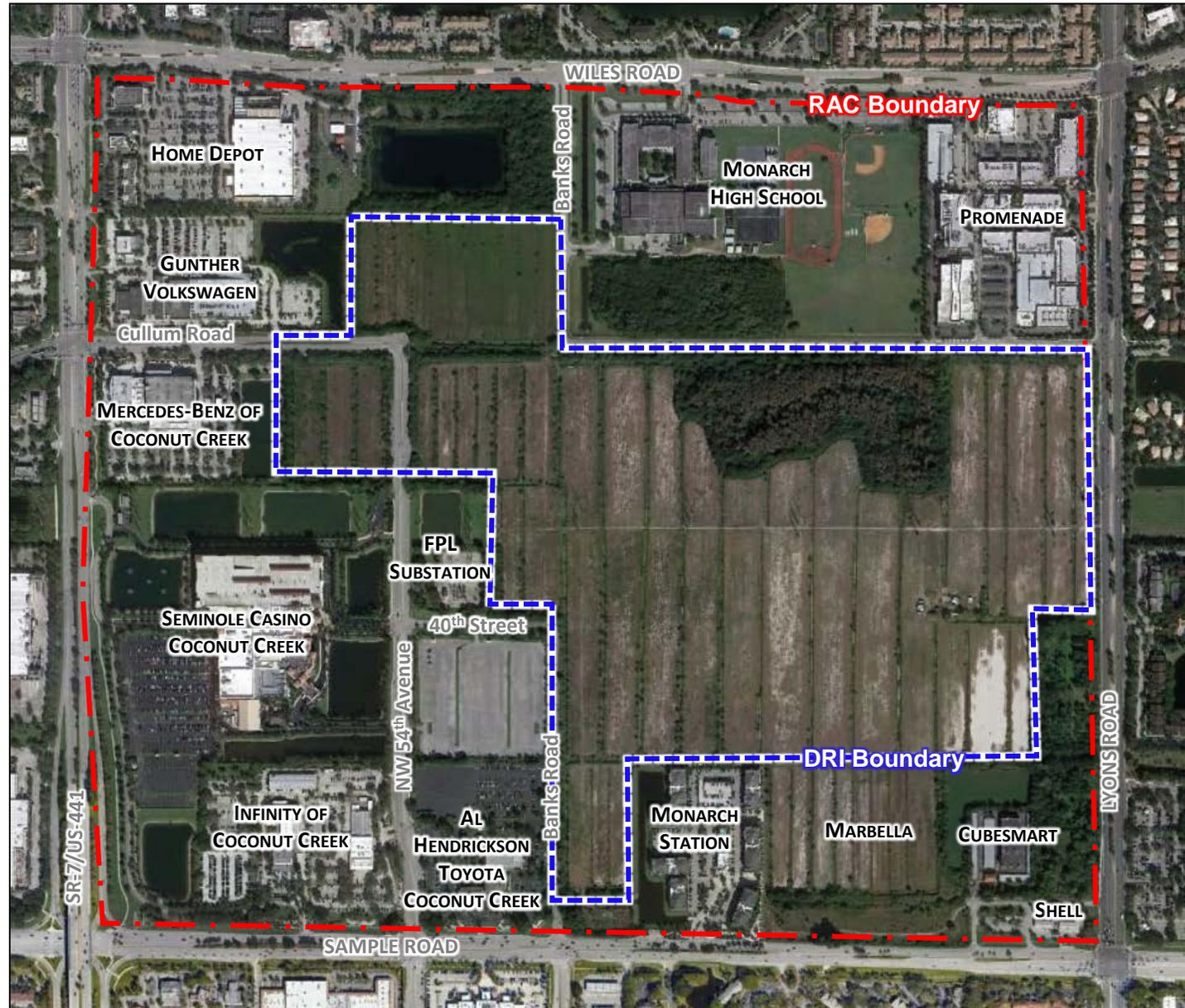
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

DRI Adopted: August 26, 2010

- 3,750 Residential Dwelling Units
- 1,625,000 SF Commercial Use
- 525,000 SF Office Use

RAC Amended: September 21, 2010

- 6,450 Multifamily Dwelling Units
- 3,300,000 SF Commercial Use
- 1,094,500 SF Office Use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses





MainStreet Overview



	COMMERCIAL
	CIVIC
	PRIVATE RECREATIONAL
RESIDENTIAL	
	MULTIFAMILY APARTMENTS
	MULTIFAMILY CONDOMINIUM
	TOWNHOMES
	VILLAS

BLOCK 15B PRIVATE RESIDENT CLUBHOUSE & REC.
BLOCK 15C OPEN SPACE/LIFT STATION
BLOCK 15A 4-STORY CONDO
BLOCK 12 (CITY) CIVIC PKG GARAGE
BLOCK 15D LAKE
BLOCK 13 (CITY) CIVIC FITNESS COMPLEX
MONARCH HIGH SCHOOL
BLOCK 9 2-STORY TOWNHOMES
BLOCK 10 MULTI-FAMILY APARTMENTS 8-STORY
BLOCK 11 4-STORY CONDO
BLOCK 14 CIVIC PUBLIC SAFETY COMPLEX
VILLAGE GREEN
FPL SUBSTATION
BLOCK 7 LAKE #4
BLOCK 16 MULTI-FAMILY APARTMENTS (MID-RISE) 8-STORY
BLOCK 8 2-STORY TOWNHOMES & VILLAS
MONARCH STATION
BLOCK 4 5-STORY MULTI-FAMILY APARTMENTS
BLOCK 5 2-STORY TOWNHOMES
BLOCK 3 1-STORY COMMERCIAL
BLOCK 2 1-STORY COMMERCIAL
BLOCK 1 2-STORY TOWNHOMES & VILLAS
FPL TRANSMISSION LINE EASEMENT/ROW
PASSIVE LINEAR PARK
LAPC BLOCK
MA PLAZA
CITY MARKET AVE
SAMPLE ROAD STATE ROAD 834
LYONS ROAD
VILLES ROAD
PROMENADE AT COCONUT CREEK



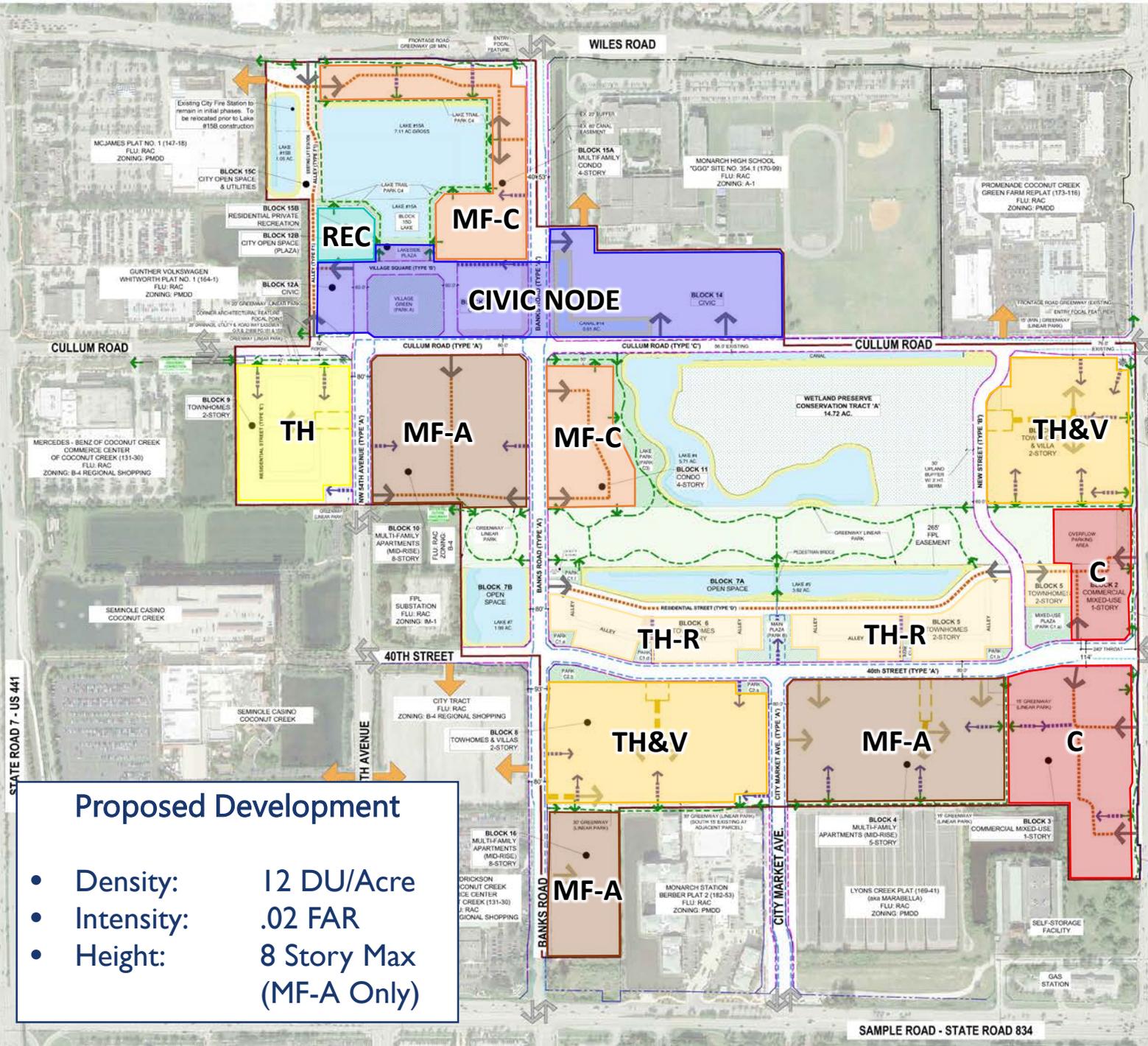
Master Zoning Plan: Block 5 & 6 Location

Zoning Legend

- C Commercial
- MF-A Multifamily Apartments
- MF-C Multifamily Condominiums
- TH&V Townhomes and Villas
- TH-R Rear Load Townhomes
- TH Front and Rear Load Townhomes
- REC Private Recreation
- Civic Node

Proposed Development

- Density: 12 DU/Acre
- Intensity: .02 FAR
- Height: 8 Story Max (MF-A Only)



BLOCK ID	ACREAGE	USE	MAX. HEIGHT	MAX. DWELLING UNITS	MAX. COMMERCIAL INTENSITY
1	8.82	Townhomes / Villas	2 story	120	0
2	2.02	Commercial	1 story	0	15,000
3	9.76	Commercial	1 story	0	90,000
4	11.98	Multifamily Apartments	2 story	500	0
5	2.46	Townhomes	2 story	90	0
6	5.63	Townhomes / Villas	2 story	70	0
8	11.95	Townhomes / Villas	2 story	160	0
9	7.11	Townhomes	2 story	100	0
10	10.73	Multifamily Apartments	2 story	700	0
11	4.83	Condominiums	4 story	150	0
15A	7.38	Condominiums	4 story	230	0
15B	1.43	Private Recreation (Clubhouse / 25,000 SF)	2 story	0	0
15	4.49	Multifamily Apartments	2 story	175	0
7A	5.73	Open Space (Lake)			
7B	2.44	Open Space (Lake)			
15D	0.83	Open Space (Lake)			
LAPC	8.23	Open Space (Lake/Canal)			
PARKING	1.67	Overflow Parking within FPL Easement			
UTILITY	0.10	Regional Wastewater Lift Station Easement			
12A	1.15	Civic (City Parking)	TBD	0	TBD
12B	0.45	Open Space (City Plaza)	TBD	0	TBD
13	2.39	Civic (City Fitness Complex)	TBD	0	TBD
14	8.96	Civic (City Public Safety Complex)	TBD	0	TBD
15C	10.00	Open Space & Utility (City Lake & Lift Station)	n/a	0	TBD
TOTAL	135.80			2,295	105,000
		Maximum Density/Commercial Intensity		2,360	225,000
		Remaining Density/ Commercial Intensity		65	120,000

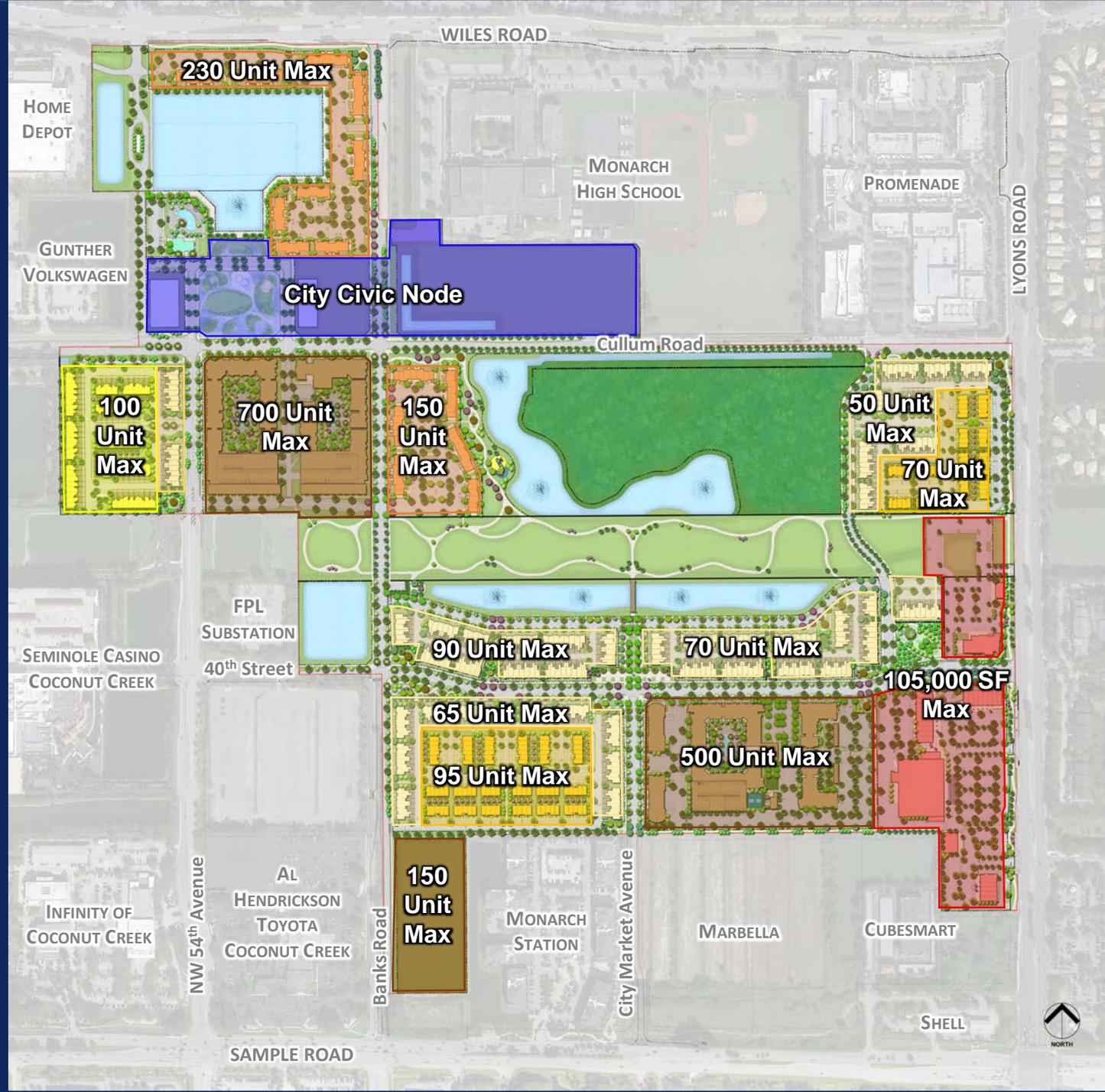
MASTER ZONING PLAN LEGEND

- GREENSPACE**
- DRI LAND DEDICATIONS (REFER TO SHEET GSP-1 MASTER PUBLIC GREENSPACE PLAN)
 - PUBLIC GREENSPACE AREAS A, B & C
 - MSOS GREENSPACE (REFER TO SHEET GSP-2 MSOS GREENSPACE PLAN)
 - CONSERVATION EASEMENT (WETLAND PRESERVE & BUFFER)
 - GREENWAYS, LINEAR PARKS & BUFFERS
 - LAKE BANKS
 - PUBLIC PARKS / PLAZAS / GATHERING AREAS
- CONNECTIVITY**
- ← OPPORTUNITY FOR CROSS CONNECTIVITY TO ADJACENT PROJECTS WITHIN THE RAC (VEHICULAR &/OR PEDESTRIAN)
 - COMMUNITY STREET NETWORK (STREET TYPE A, B, C)
 - COMMUNITY STREET SIDEWALK GRID
 - BUFFERED BIKE PATH
 - ON STREET BIKE LANE
- BLOCK CIRCULATION NETWORK**
- 1) VEHICULAR & PEDESTRIAN ACCESS: VEHICULAR DRIVEWAY WITH MIN. 6' SIDEWALK ALONG AT LEAST ONE SIDE
 - PUBLIC ACCESS
 - GATED ACCESS (RESIDENTIAL USE ONLY)
 - 2) ENHANCED PEDESTRIAN PASSAGE
 - RESIDENTIAL USE (MIN. 15' WIDE OPEN SPACE W/ MIN. 6' SIDEWALK); OR
 - NON-RESIDENTIAL USE (MIN. 8' WIDE SIDEWALK)
 - 3) GREENWAY TRAIL
 - MIN. 8'-12' WIDE PAVED WALKWAY
 - PEDESTRIAN CONNECTION TO GREENWAY
- NOTE: THE GREENWAY TRAIL ALONG THE FOLLOWING ROADWAYS SHALL BE A MINIMUM 12' WIDE AND PAVED WITH COLORED CONCRETE (R415 VENEZIAN RED):
- LYONS ROAD
 - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



Proposed Master Conceptual Site Plan



Application Request – Site Plan Approval for Blocks 5 & 6



- 13.06 Acres Total
 - Block 5 – 7.45 acres
 - Block 6 – 5.61 acres
- 23 Buildings with 4 to 8 Units Each
- 148 Dwelling Units Proposed (160 Max Allowed)
 - Block 5 – 84 Rear Load Townhomes
 - Block 6 – 64 Rear Load Townhomes
- 2-Story Height Proposed
- 20-foot Maximum Setback Provided along more than 40% of the Street Frontages
- 445 Parking Spaces Provided (326 Parking Spaces Required)
- 4 EV Spaces Provided (All Garages EV Ready)
- 24 Bicycle Spaces Provided (22 Bicycle Spaces Required)
- 30% Pervious Provided (16% Pervious Required)



Blocks 5 & 6: Architectural Elevations



TH 5 UNIT



5 UNITS

TH 6 UNIT



6 UNITS

TH 6 UNIT SIDE



6 UNITS

Blocks 5 & 6: Architectural Elevations



7 UNITS



8 UNITS

Block 5 Residential: View from 40th Street



Block 5 Townhomes



Block 5 Perspective from 40th Street



Block 5 Townhomes



Block 5 Townhomes



Blocks 5 and 6 Perspective from Main Plaza



Block 6 Townhomes

Block 5 Townhomes



Block 5 Perspective from Main Plaza



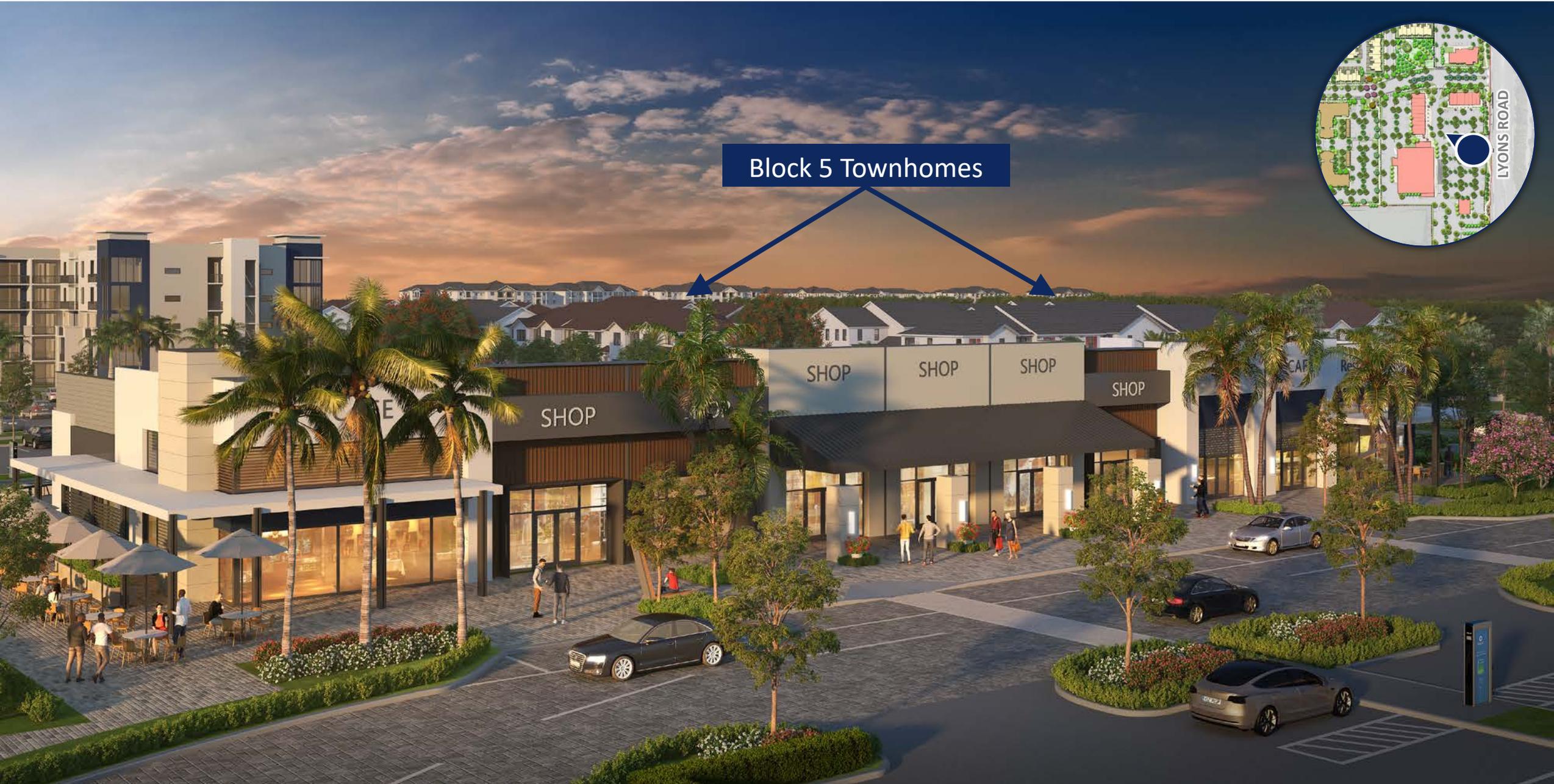
Block 5 Townhomes



Block 5 Perspective from Block 3



Block 5 Townhomes



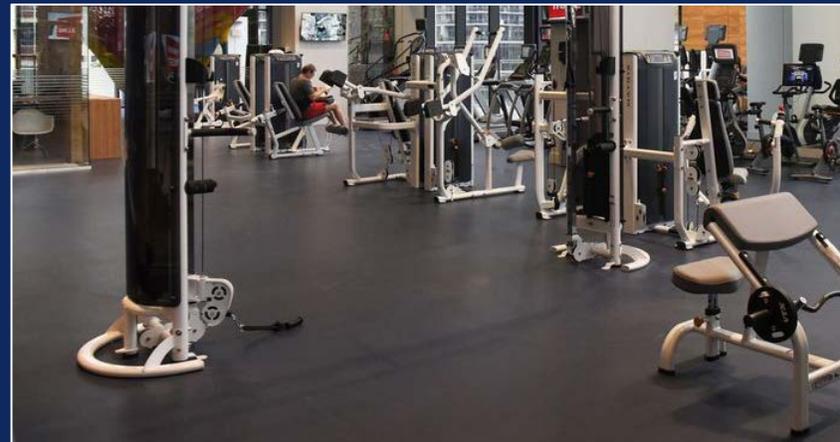
Block 6 Residential: View from 40th Street and Banks Road



Block 6 Townhomes



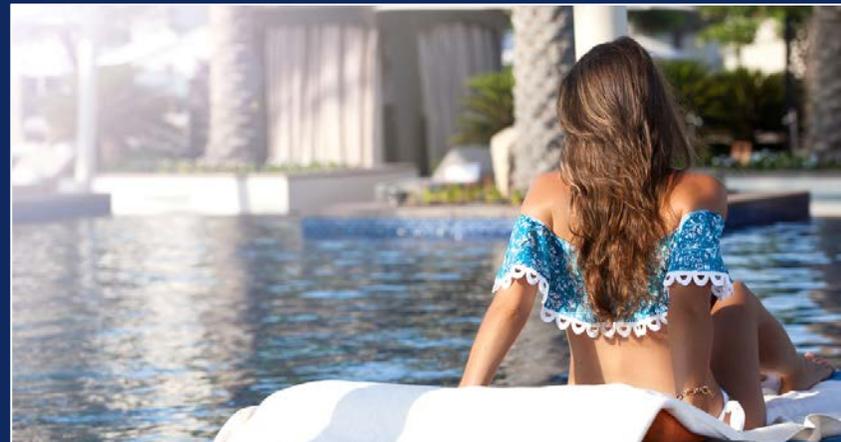
Blocks 5 & 6 Residential: Amenities



Fitness Center at Block 15B



Gathering Area at Block 15B



Resort Pool at Block 15B



Proximate to Retail at 2 & 3



Close to John's Park, Main Plaza, & Linear Park



Connections to Greenway Parks

Blocks 5 & 6 Site Plan Application

Staff Recommendation:

City staff finds, subject to the conditions of approval, that the site plan application complies with the MainStreet at Coconut Creek PMDD, the City's Land Development Code, and the MainStreet Design Standards, and is consistent with the applicable goals, objectives, and policies of the City's Comprehensive Plan. City staff also finds that the site plan application, subject to the conditions of approval, complies with the site plan review requirements in Section 13-548 of the City of Coconut Creek Land Development Code and recommends approval subject to these conditions:

Anticipated Approval Schedule & Approvals Required



- ✓ DRI Amendment
- ✓ PMDD Rezoning
- ✓ Master Plan

Fall 2023

Site Plan Approvals:

- Block 1
- Block 2
- Block 3
- ✓ Block 4

Winter 2024

Site Plan Approvals:

- Block 8
- Block 9
- Block 15B
- Block 16

Summer 2024

Winter 2024

Development Agreement
Master Roadway Site Plan
Master Greenspace Site Plan
Plat

Spring 2024

Site Plan Approvals:

- **Block 5**
- **Block 6**
- Block 11

Fall 2024

Site Plan Approvals:

- Block 10
- Block 15A

