



**Block 3 Special
Land Use at
mainstreet**
live better.

City Commission Meeting

July 10, 2025

Partners & Consultants



13th FLOOR
HOMES

SCHMIER
PROPERTY
GROUP



DSBOCA
design studio boca
landscape architects
and planners



Property History



MainStreet Design Standards

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

RAC Adopted: December 20, 2005

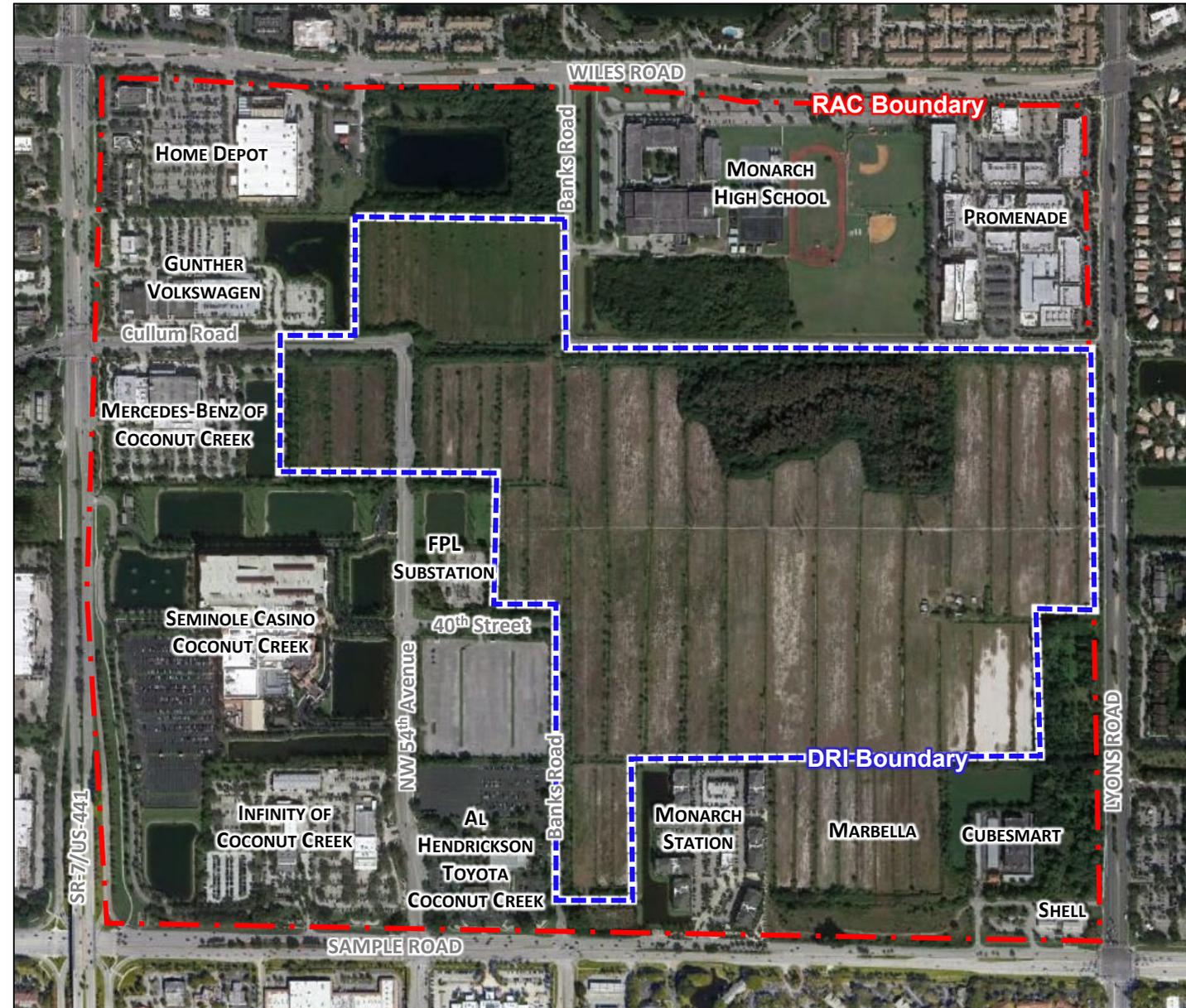
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

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



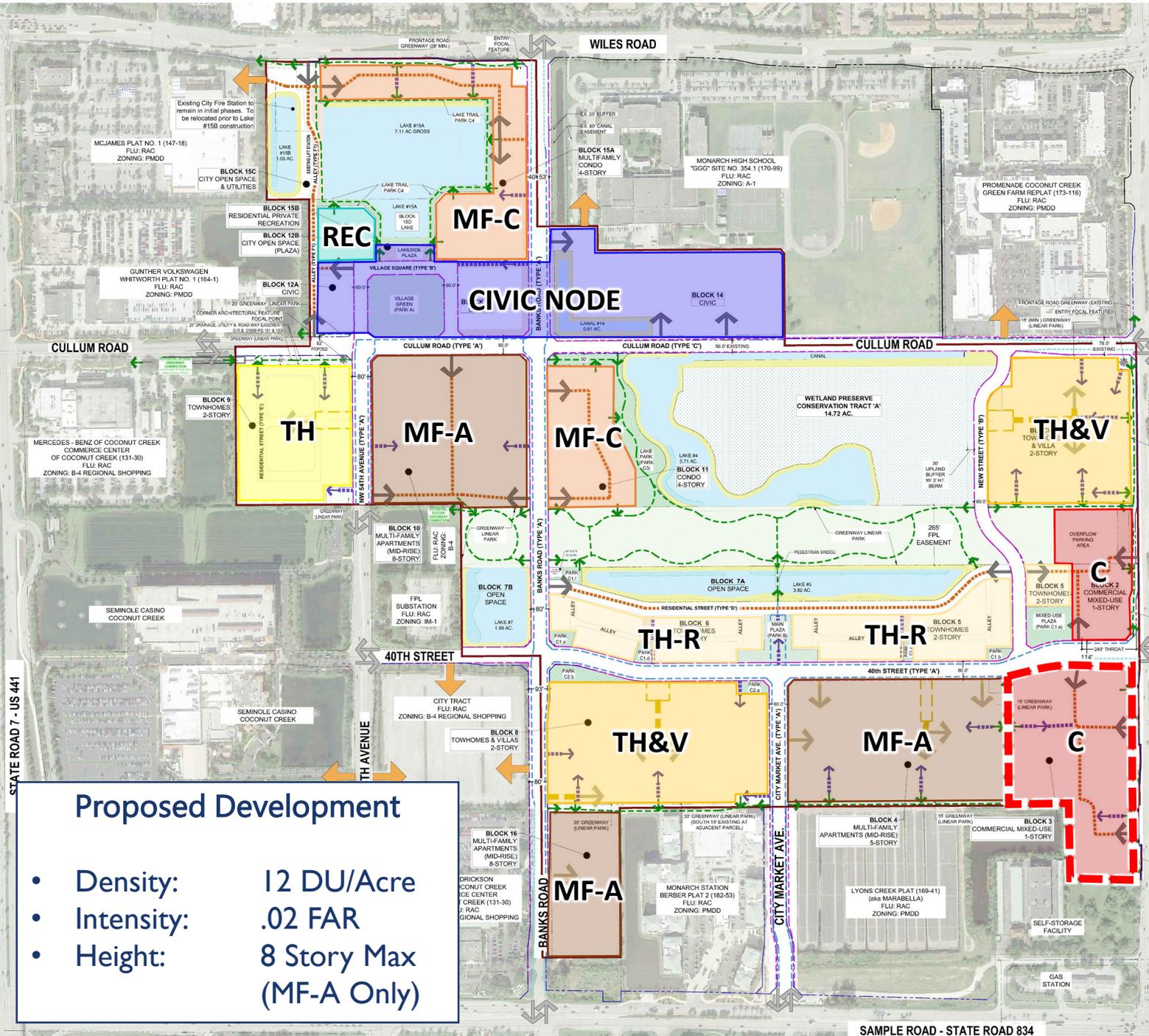
Approved Master Zoning Plan

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** Civic Node

Proposed Development

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



PMDD DEVELOPMENT PROGRAM

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	11.95	Multi-Family Apartments	5 story	500	0
5	7.46	Townhomes	2 story	90	0
6	5.61	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	Multi-Family Apartments	8 story	700	0
11	4.83	Condominium	4 story	150	0
15A	7.38	Condominium	4 story	230	0
15B	1.43	Private Recreation (Clubhouse / 25,000 SF)	2 story	0	0
16	4.49	Multi-Family Apartments	8 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	9.36	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
PARK A	2.10	DRI SEC. 5.a (VILLAGE GREEN)			
PARK B	0.88	DRI SEC. 5.b (MAIN PLAZA)			
PARK C	5.98	DRI SEC. 5.c (PUBLIC PARKS/PLAZAS)			
CONSERVATION	14.72	WETLAND PRESERVE (CONSERVATION TRACT 'A')			
GREENWAY	5.30	FRONTAGE ROAD & PERIMETER GREENWAYS			
FPL	15.32	FPL EASEMENT (PASSIVE LINEAR PARK)			
ROW	21.78	PUBLIC STREET RIGHT-OF-WAY (approx.)			
GROSS	200.98	GROSS LAND AREA			

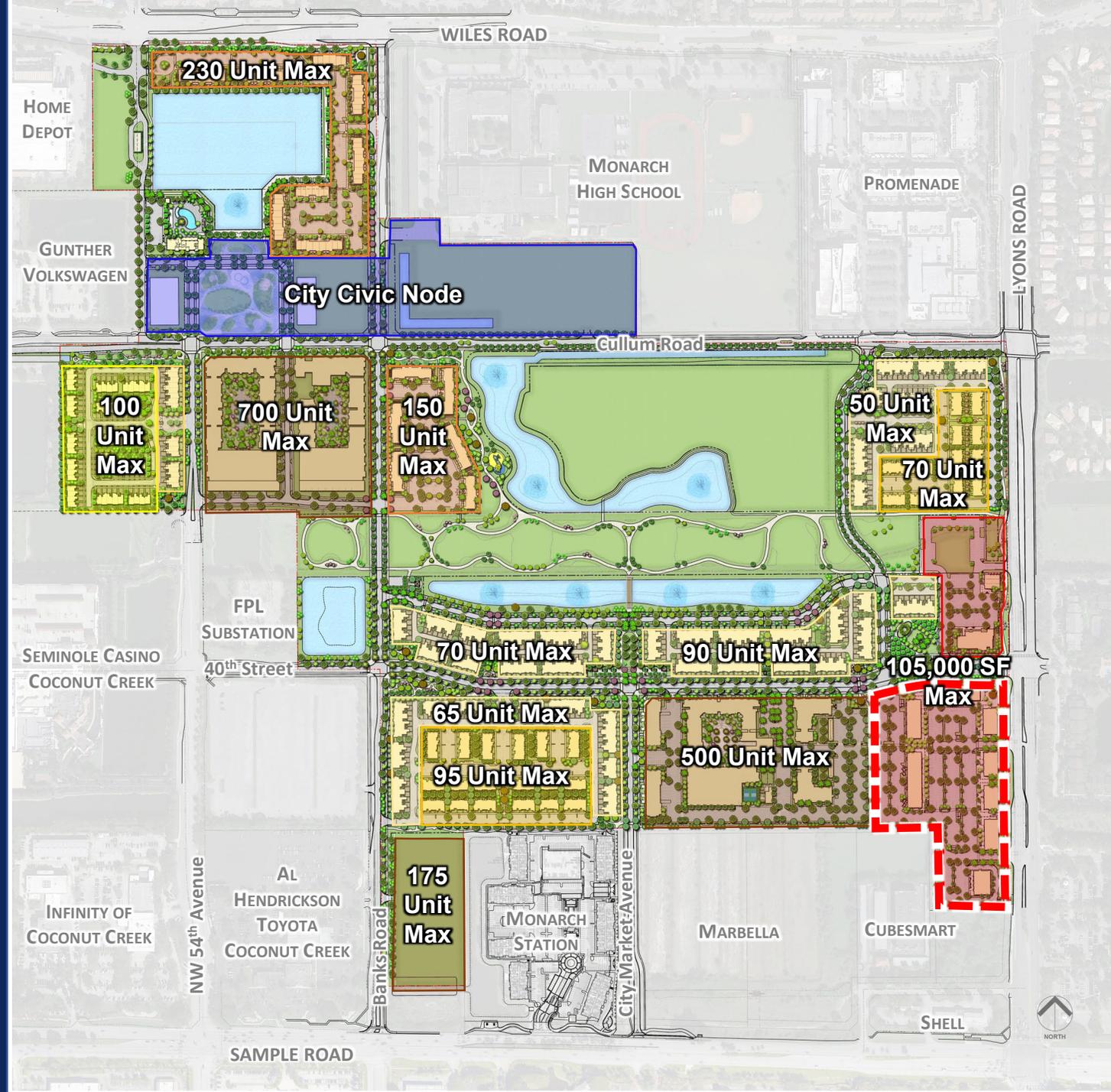
MASTER ZONING PLAN LEGEND

- ### GREENSPACE
- DRI LAND DEDICATIONS (REFER TO SHEET GSP-1 MASTER PUBLIC GREENSPACE PLAN)
 - PUBLIC GREENSPACE AREAS A, B & C
 - MSDS GREENSPACE (REFER TO SHEET GSP-2 MSDS 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
 - = 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 (#415 VENEZIAN RED):
- LYONS ROAD
 - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



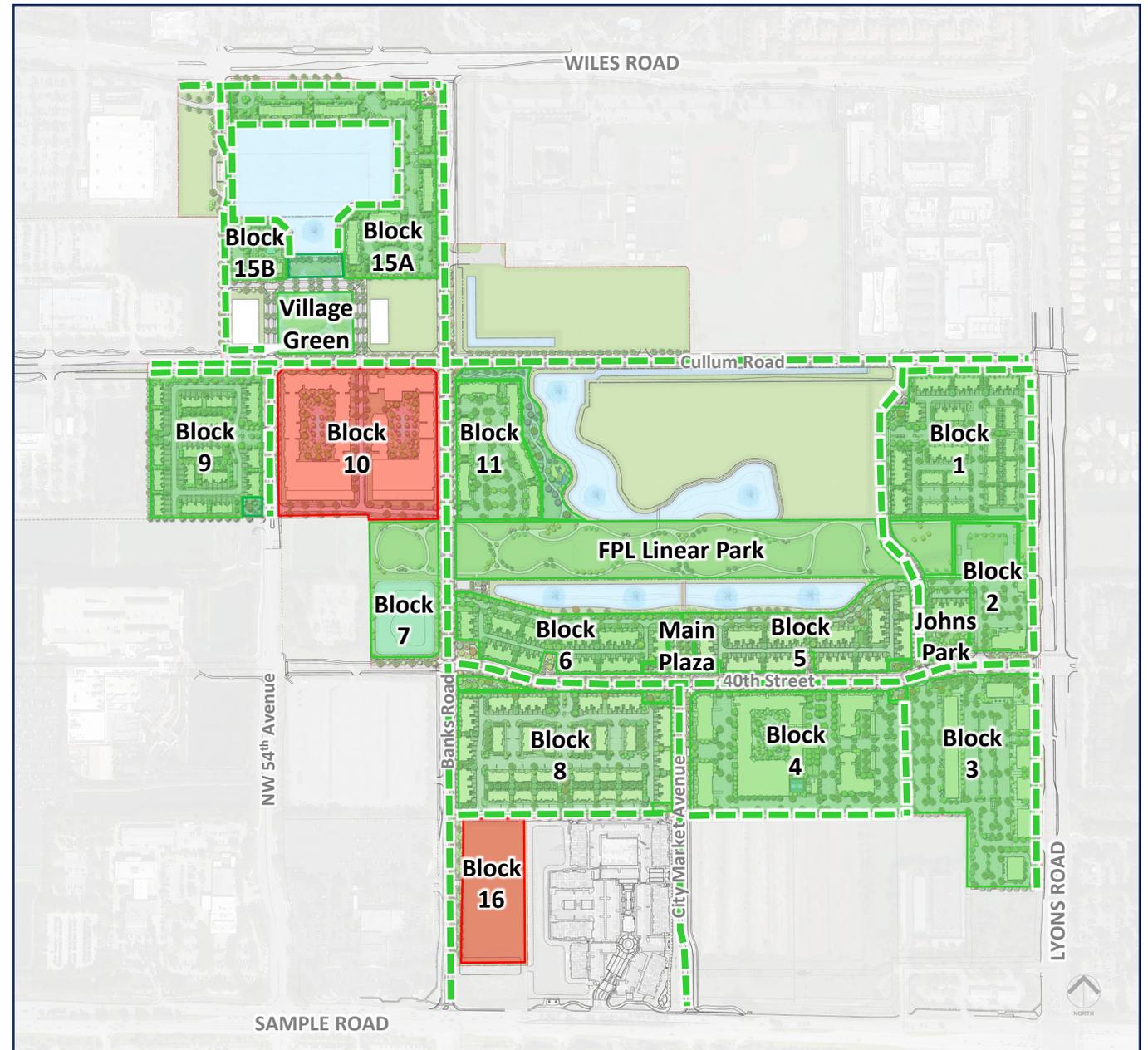
Approved Master Conceptual Site Plan



Status of Site Plan Approvals Required



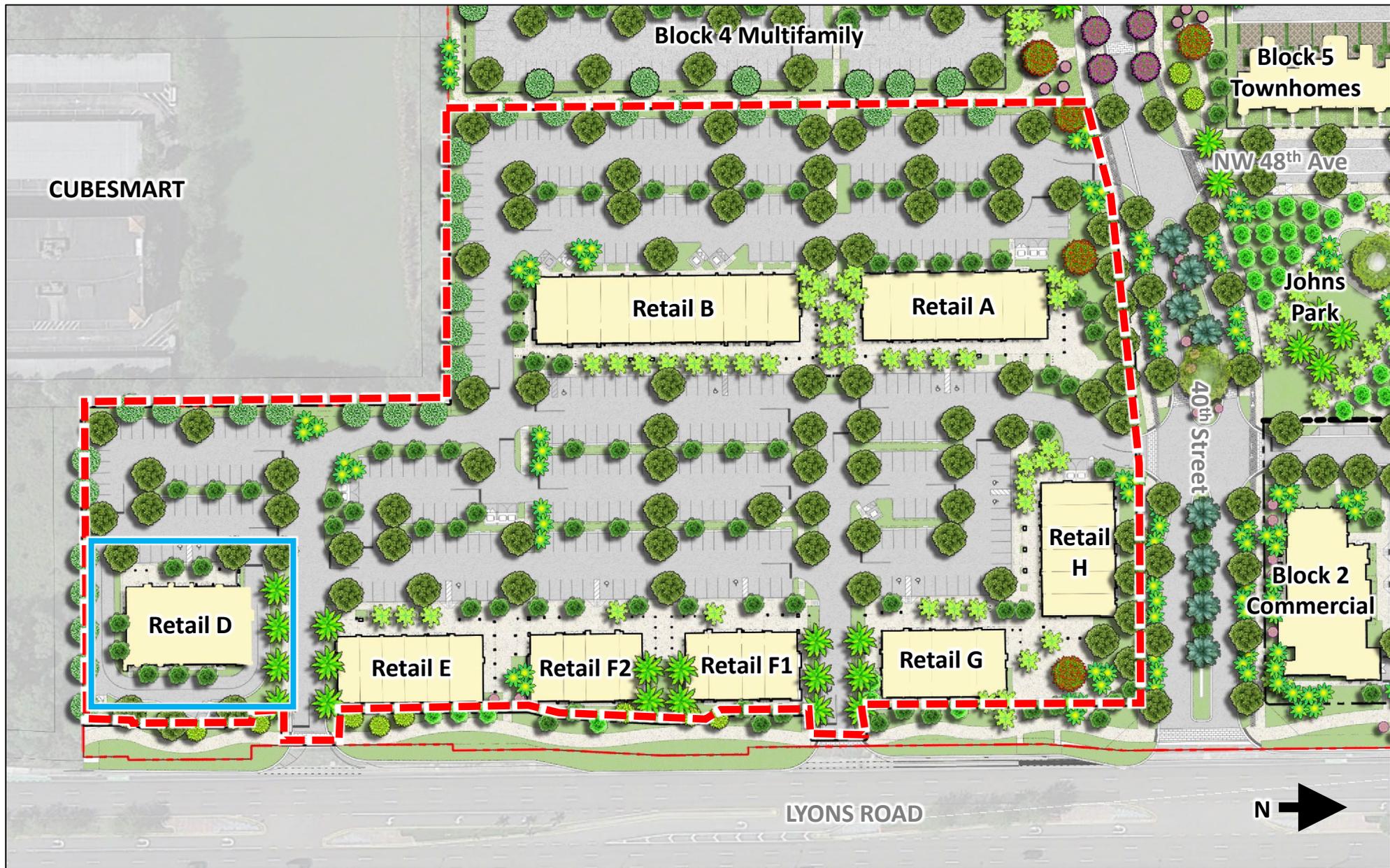
- ✓ Block 1 – Townhomes and Villas
- ✓ Block 2 – Commercial
- ✓ Block 3 – Commercial
- ✓ Block 4 – Multifamily Apartments
- ✓ Block 5 – Townhomes
- ✓ Block 6 – Townhomes
- Block 8 – Townhomes and Villas
- ✓ Block 9 – Townhomes
- Block 10 – Multifamily Apartments
- ✓ Block 11 – Multifamily Condominiums
- Block 15A – Multifamily Condominiums
- Block 15B – Private Recreation
- Block 16 – Future Development
- Master Roadway Site Plan
- Master Greenspace Site Plan



Application Request



Special Land Use
for Drive Thru for
Fast Casual
Restaurant or
Coffee Shop
in Building D



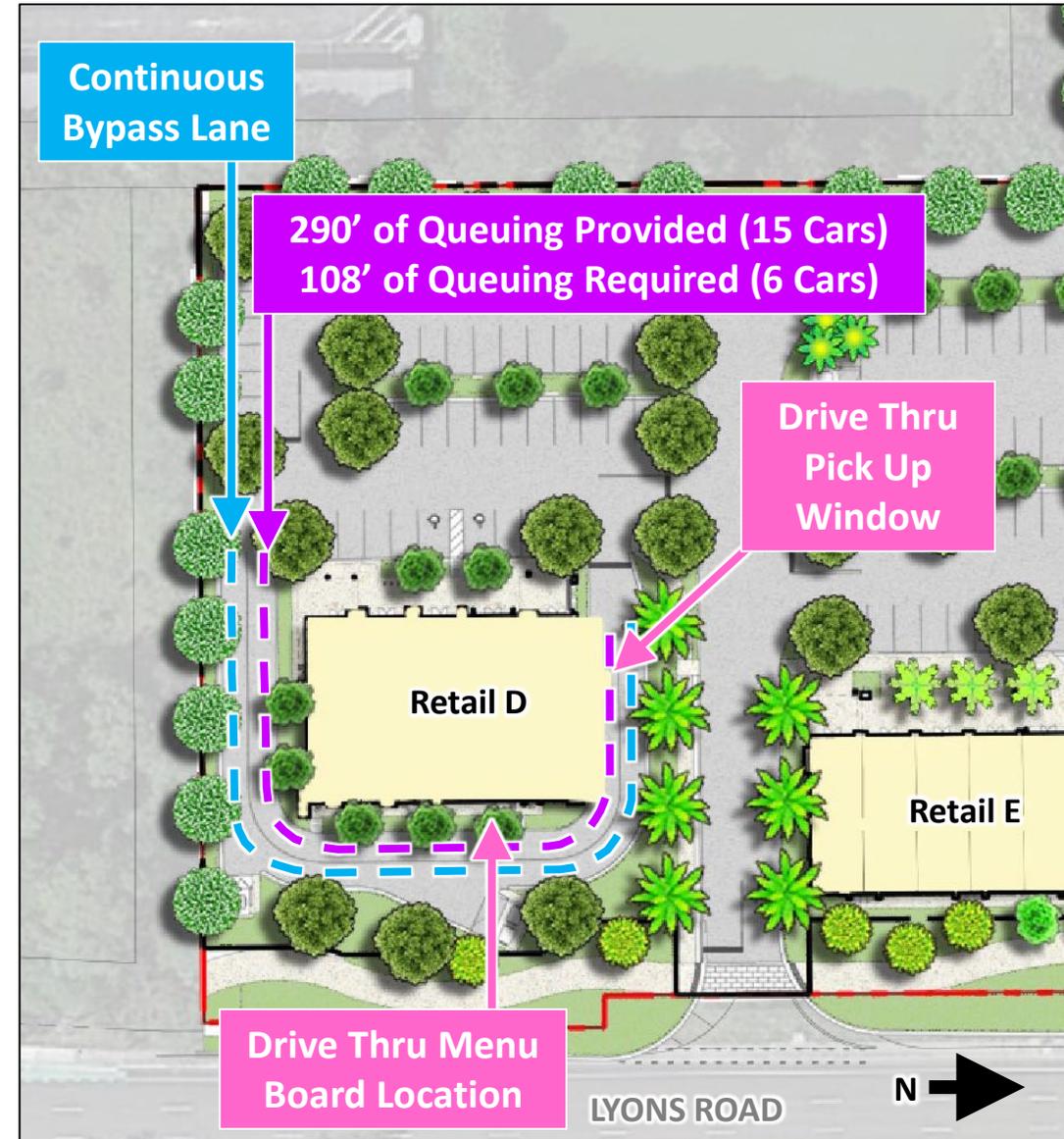
Proposed Drive Thru Facility



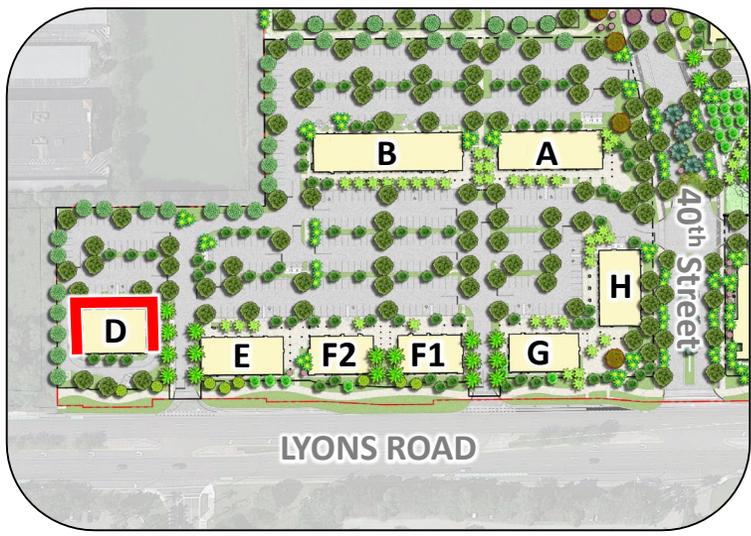
“Fast Casual Restaurant” - a restaurant with no (or very limited) wait staff or table service and the following characteristics:

- Customer typically orders by walking up to a counter, fax, online, or in the drive thru, and seats themselves
- Menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant or allows the customer to create their own meal by selecting individual items/ingredients from a list of pre-cooked ingredients
- Most patrons eat their meal within the restaurant, but many can be carry-out, mobile pickup, or drive-thru orders
- Typically serves lunch and dinner; some serve breakfast
- Typical duration of stay for an eat-in customer is 40 minutes or less
- Typical examples include, but are not limited to Just Salad, Chipotle, Cava, Habit Burger, Panera, Sweetgreen, etc.
- Examples of non-fast casual restaurants are: McDonalds, Taco Bell, Wendy’s, Burger King, Chick Fil A, etc.

“Coffee Shop” - a coffee and donut restaurant that has a drive-through window and a walk-in entrance area where a patron can purchase and consume items. The restaurant sells freshly brewed coffee (and coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages.



Block 3: Special Land Use – Architectural Perspectives



COLOR & MATERIALS LEGEND

					
A1 TBD Artwork Placeholder	M1 Lorin ColorIn Anod. Alum. BlackMatt Short Line Brush	P1 Sherwin-Williams SW 7006 Extra White	P2 Sherwin-Williams SW 9586 White Sesame	P3 Sherwin-Williams SW 7663 Monorail Silver	P4 Sherwin-Williams SW 7075 Web Gray
					
P5 Sherwin-Williams SW 7069 Iron Ore	P6 Sherwin-Williams SW 9185 In The Navy	T1 TBD Large Tiles	W1 TBD Alum. Wood Grain Panels, or sim. Red Cedar	Z1 TBD Solar Panel System	

Drive Thru
Pick Up
Window



1 **BLOCK 3 - BUILDING D - WEST PERSPECTIVE**
SCALE: 3/16" = 1'-0"



2 **BLOCK 3 - BUILDING D - SOUTH WEST PERSPECTIVE**



3 **BLOCK 3 - BUILDING D - NORTH WEST PERSPECTIVE**

Block 3: Special Land Use – Architectural Elevations

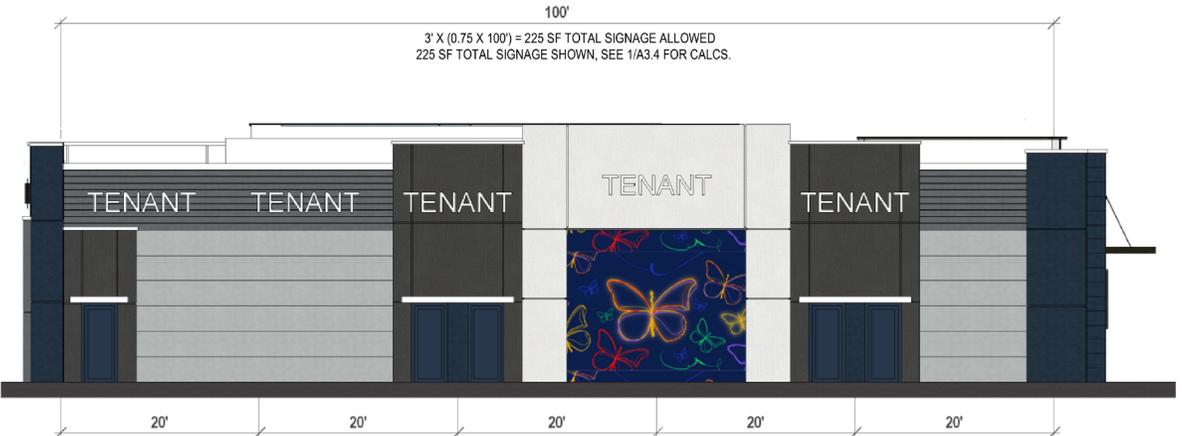


1 BLOCK 3 - BUILDING D - WEST ELEVATION
SCALE: 1/8" = 1'-0"

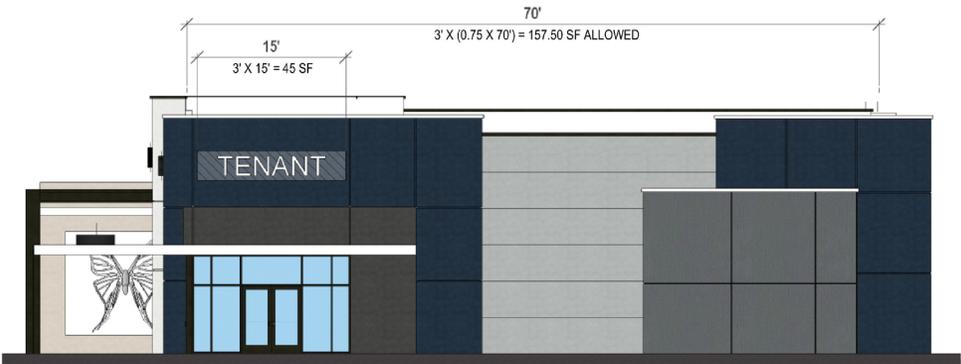


2 BLOCK 3 - BUILDING D - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Drive Thru Pick Up Window



3 BLOCK 3 - BUILDING D - EAST ELEVATION
SCALE: 1/8" = 1'-0"



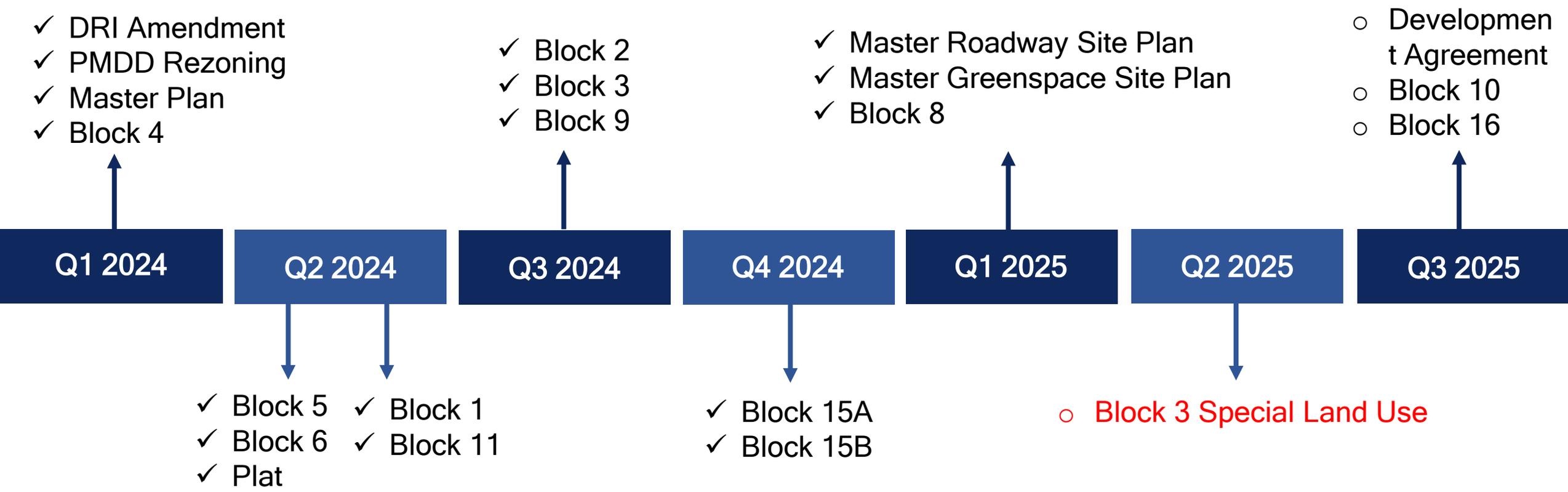
4 BLOCK 3 - BUILDING D - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Staff Recommendation:

City staff finds, subject to conditions, that the special land use application complies with the MainStreet at Coconut Creek PMDD, the City's Land Development Code, including Section 13-35 "Special Land Use", and the MainStreet Design Standards, and is consistent with the applicable goals, objectives, and policies of the City's Comprehensive Plan. If the application is recommended for approval by the Planning and Zoning Board or approved by the City Commission, City staff recommends approval subject to conditions.

Anticipated Approval Schedule & Approvals Required





MainStreet Traffic Analysis



The Special Land Use traffic is accounted for within the trips approved through the MainStreet Master Plan Traffic Analysis

Table 3: Main Street – Trip Generation Summary

Scenario	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Master Plan Trips	1,213	378	835	1,604	894	710
Block 1 Trips	36	8	27	39	23	15
Block 2 Trips	10	6	4	31	16	15
Block 3 Trips	258	144	114	480	251	229
Block 4 Trips	204	46	157	150	87	63
Block 5/6 Trips	50	12	38	54	33	21
Block 8 Trips	52	12	40	57	34	22
Block 9 Trips	26	6	20	28	17	11
Block 10 Trips	166	38	128	122	71	51
Block 11 Trips	53	12	41	39	23	16
Block 15A Trips	129	29	100	95	55	40
Block 15B Trips	0	0	0	0	0	0
Subtotal	984	313	669	1,095	610	483
Remaining Trips	229	65	166	509	284	227