

Blocks 15A & 15B mainstreet live better.

City Commission Meeting
October 10, 2024

Partners & Consultants



13th FLOOR
HOMES

SCHMIER
PROPERTY
GROUP

GILES
CAPITAL GROUP



urban
design
studio



PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS



Kimley»»Horn

Property History



MainStreet Design Standards

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

RAC Adopted: December 20, 2005

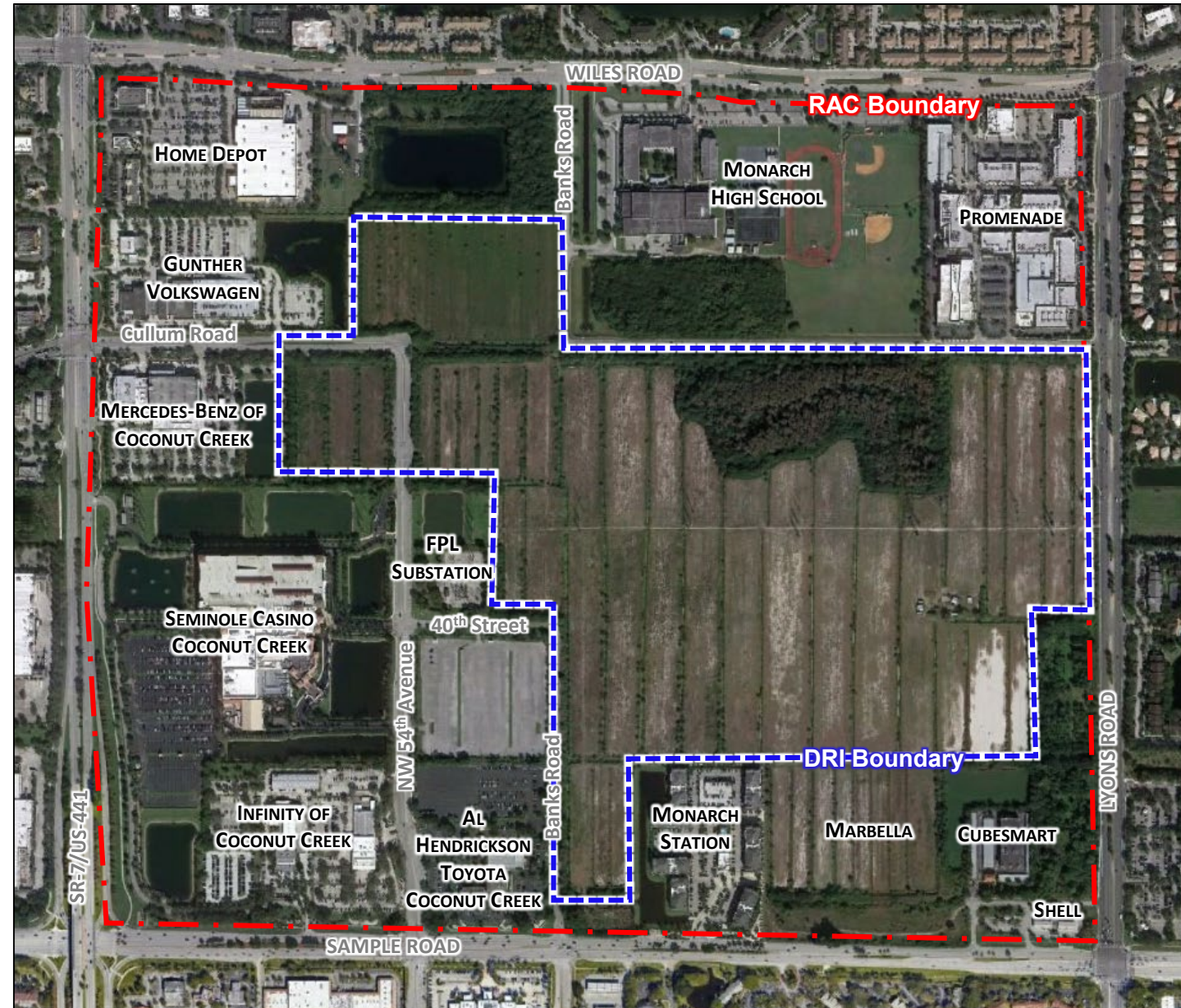
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

DRI Adopted: August 26, 2010

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

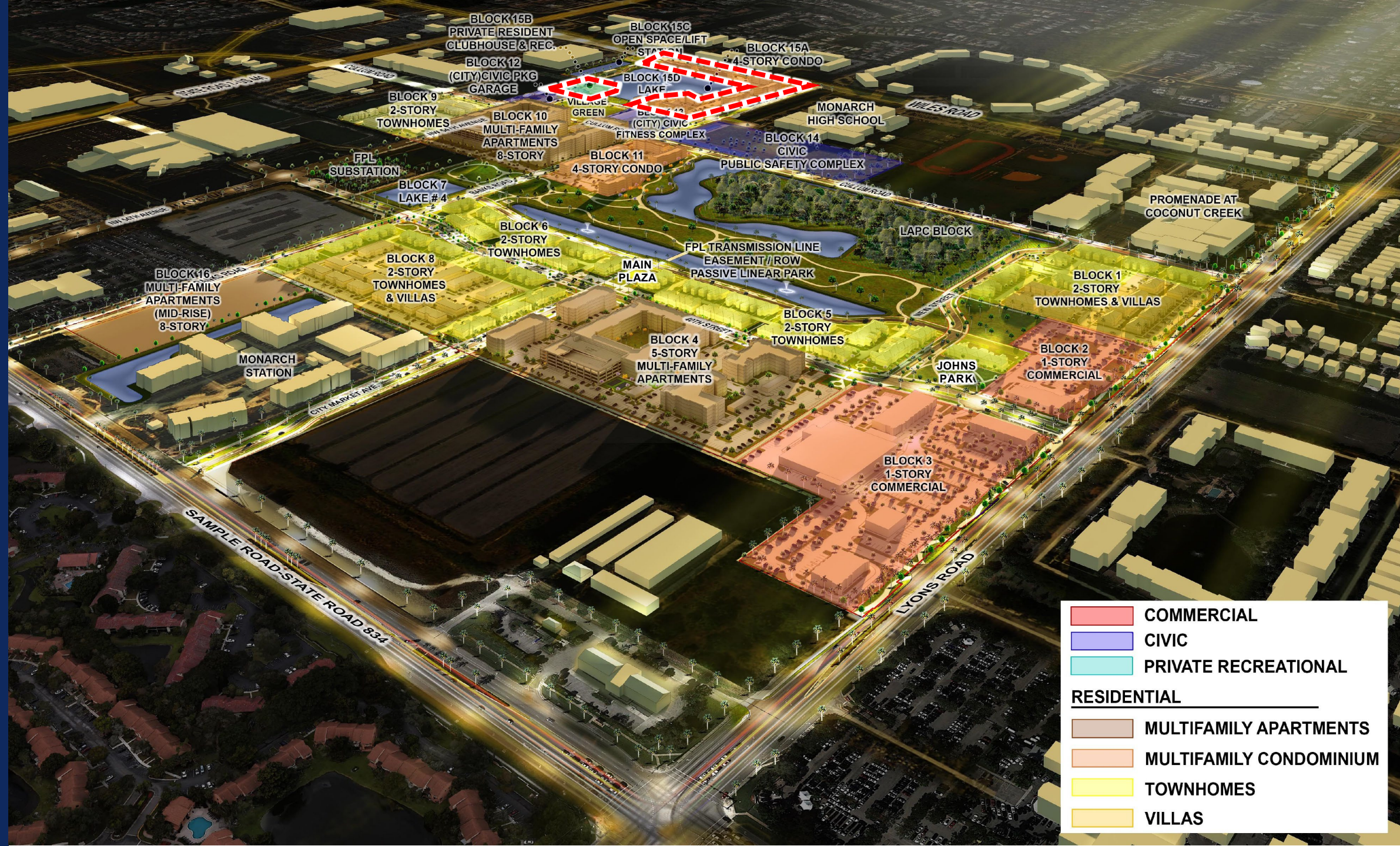
RAC Amended: September 21, 2010

- 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
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
FPL SUBSTATION
BLOCK 7 LAKE # 4
BLOCK 6 2-STORY TOWNHOMES
BLOCK 8 2-STORY TOWNHOMES & VILLAS
BLOCK 16 MULTI-FAMILY APARTMENTS (MID-RISE) 8-STORY
MONARCH STATION
MAIN PLAZA
BLOCK 4 5-STORY MULTI-FAMILY APARTMENTS
BLOCK 5 2-STORY TOWNHOMES
BLOCK 1 2-STORY TOWNHOMES & VILLAS
BLOCK 2 1-STORY COMMERCIAL
BLOCK 3 1-STORY COMMERCIAL
VILLAGE GREEN
FITNESS COMPLEX
PUBLIC SAFETY COMPLEX
FPL TRANSMISSION LINE EASEMENT/ROW
PASSIVE LINEAR PARK
LAPC BLOCK
JOHNS PARK
CITY CIVIC

SAMPLE ROAD-STATE ROAD 834

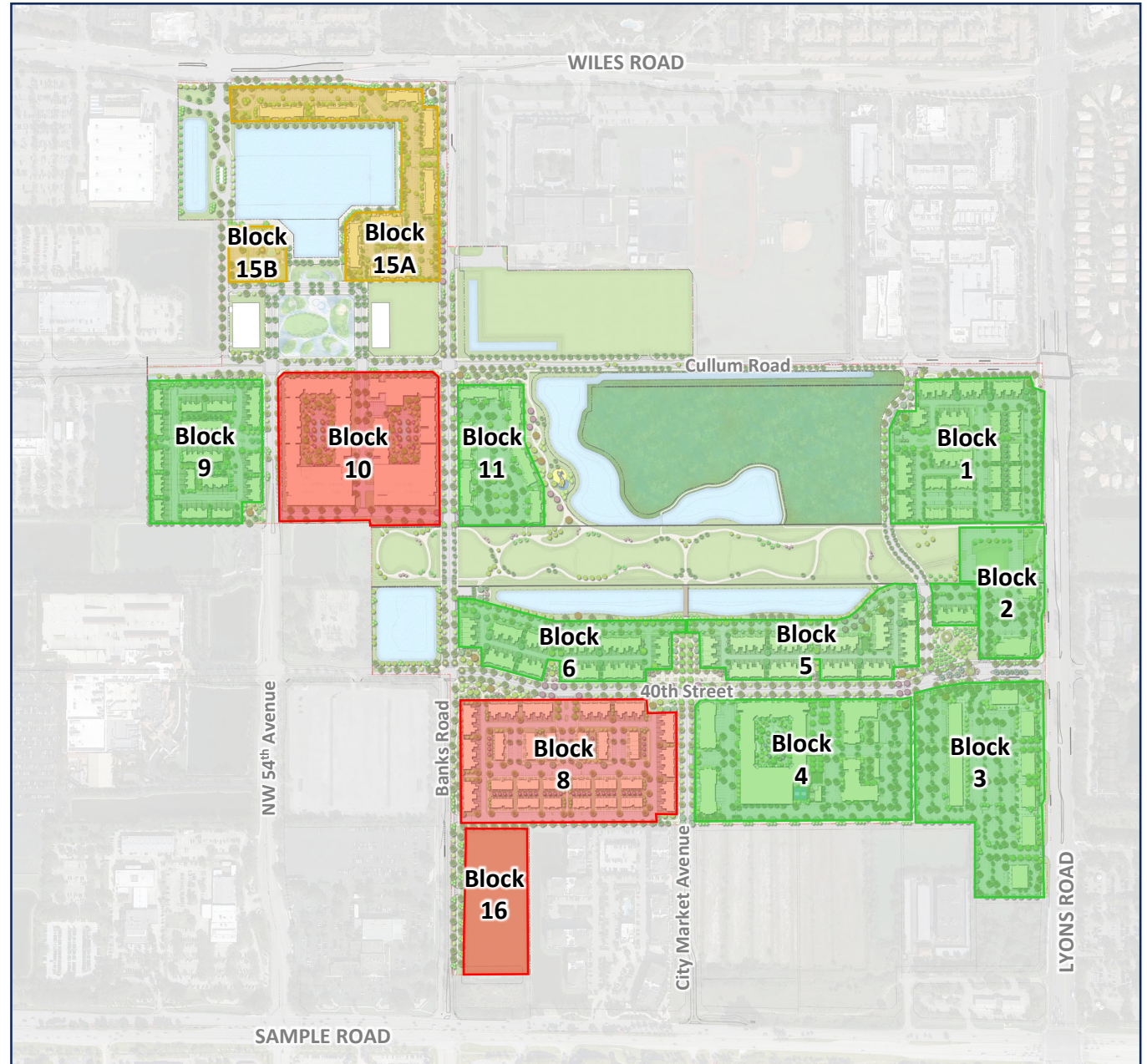
LYONS ROAD

PROMENADE AT COCONUT CREEK

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





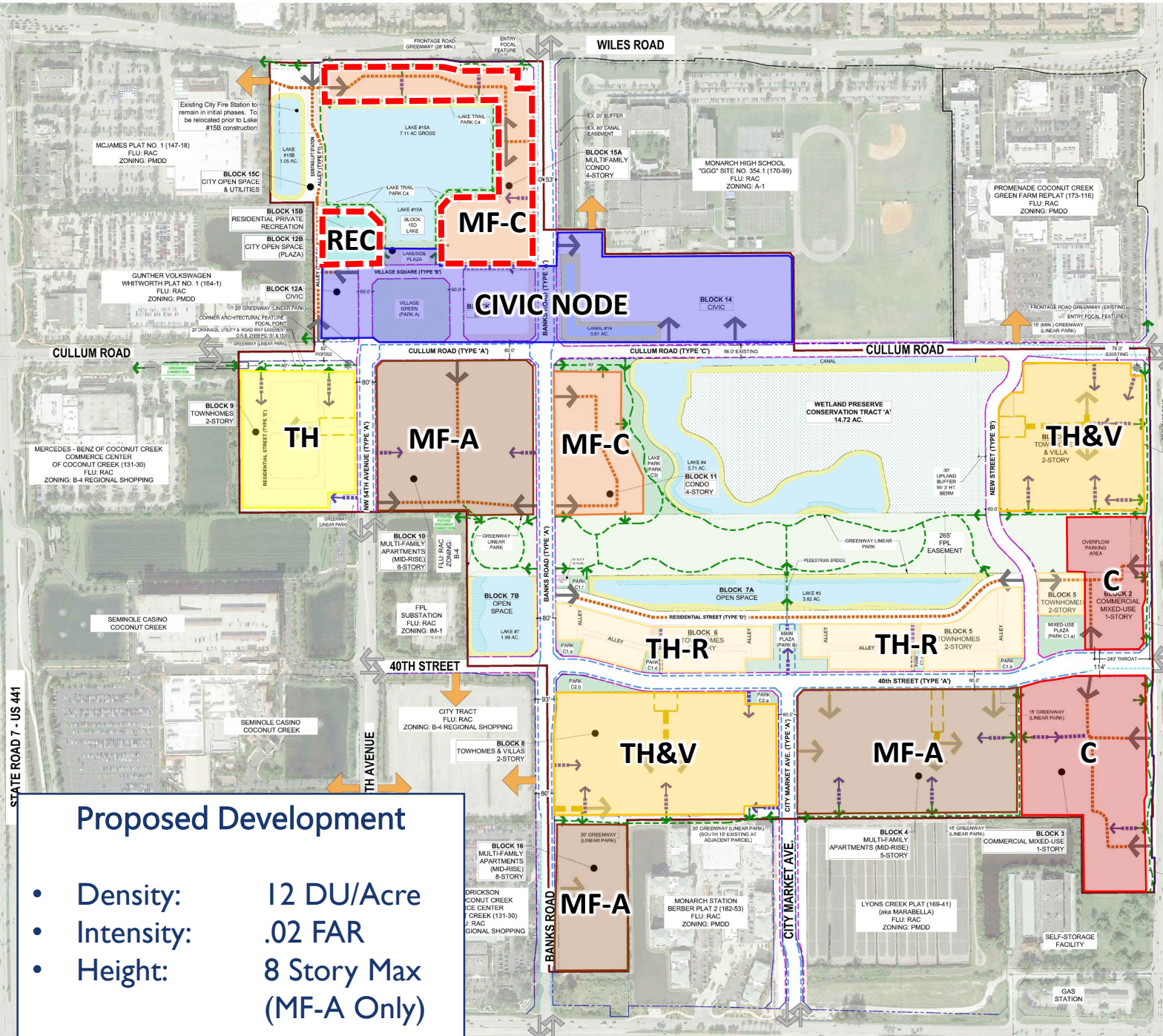
Master Zoning Plan: Block 15A & 15B Location

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 Civic Node

Proposed Development

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

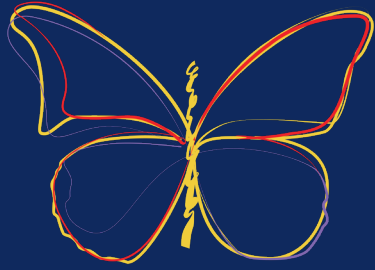


MAIN DEVELOPMENT PROGRAM						
BLOCK ID	ACREAGE	USE	MAX. HEIGHT	MAX. DWELLING UNITS	MAX. COMMERCIAL INTENSITY	
1	8.82	Townhomes / Villas	2 story	120	0	
2	2.02	Commercial	1 story	0	15,000	
3	9.76	Commercial	1 story	0	90,000	
4	11.55	Multi-Family Apartments	5 story	500	0	
5	7.46	Townhomes	2 story	90	0	
6	5.61	Townhomes	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 (City Plaza)				
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				

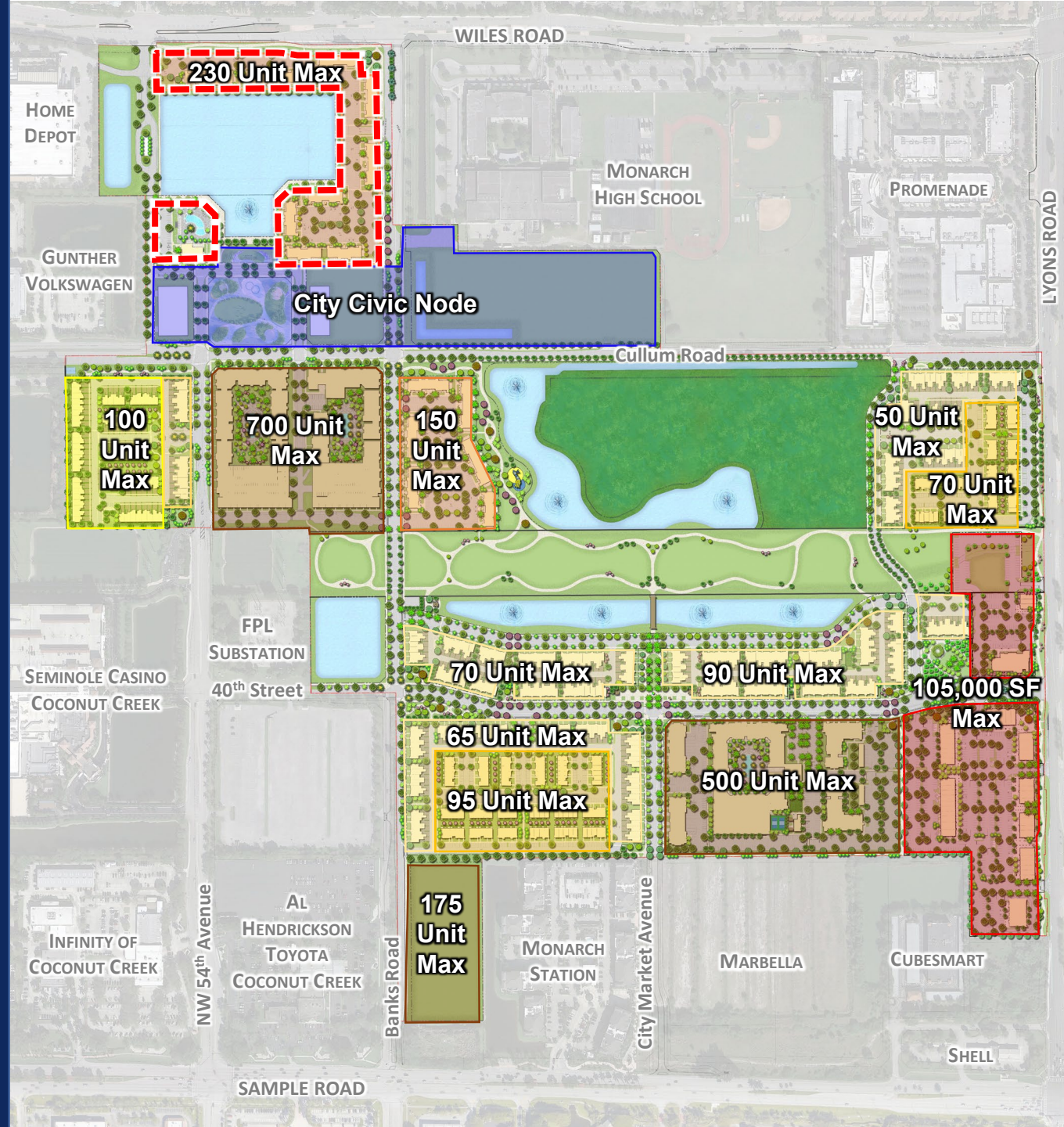
MASTER ZONING PLAN LEGEND

- 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
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 VENETIAN RED):
- LYONS ROAD
 - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



Proposed Master Conceptual Site Plan



Application Request – Site Plan Approval for Block 15A



- 7.38 Acres
- 8 Buildings w/ 16 to 24 Units Each
- 172 Dwelling Units Proposed (230 Max Allowed)
- 4-Story Height Proposed
- 293 Parking Spaces Provided (284 Parking Spaces Required)
- 15 EV and 14 EV Ready Spaces Provided (4 EV and 25 EV Ready Spaces Required)
- 20 Bicycle Spaces Provided (17 Bicycle Spaces Required)
- 30% Pervious Common Area Provided (16% Pervious Required)



Block 15A – Design Features



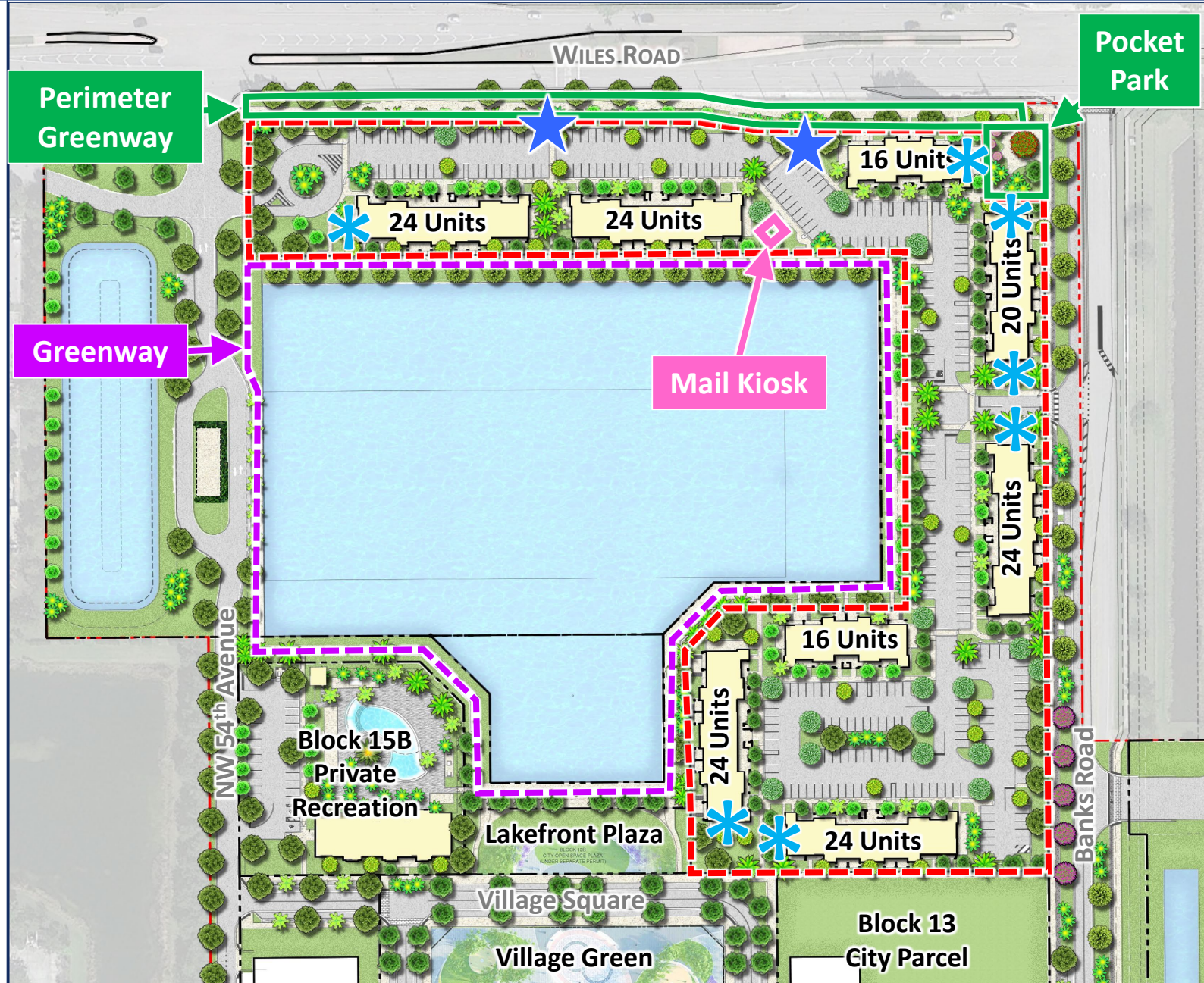
Connection Feature



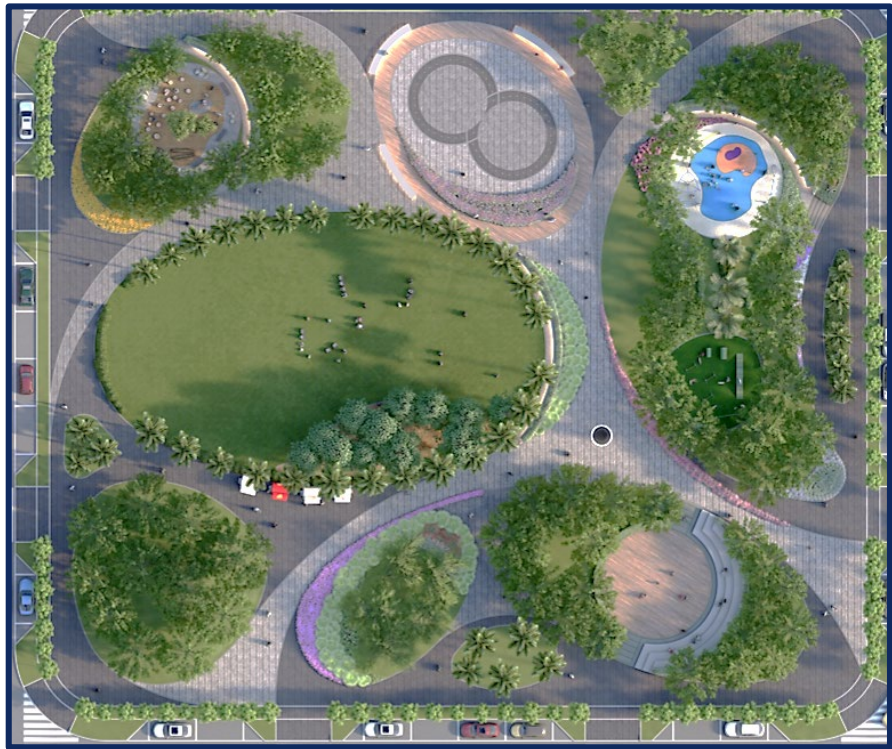
Trellis Entry Feature



Pocket Park



Block 15A – Nearby Amenities



Block 15A: Architectural Elevations – 24 Unit Building



BODY AND WINDOWSILL LEDGE
SW 7757
High Reflective White

FASCIA
SW 7075 Web Gray

ACCENT COLOR & WALL TRIM
SW 7071 Gray Screen

BRACKETS
SW 7075 Web Gray

VERTICAL PICKET FENCE 4' HIGH BRONZE

FRONT DOOR AND SLIDING DOORS BRONZE
SW 7019
Gauntlet Gray

FLAT CEMENT ROOF TILE
BORAL SAXONY 900 SLATE
CHARCOAL BLEND

STACKED STONE BRICK AMERICA WHITE FROST

COACH & PENDANT LIGHTS 12" CYLINDER STYLE BRONZE

IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE

REFER TO ELEVATION FOR LIGHT TYP. LOCATION

REFER TO ELEVATIONS FOR WINDOW TYPE LOCATION

ALUMINUM FENCES AND GATES BRONZE

FRONT DOORS & SHUTTERS DETAILS
SW 7658
African Gray

ALUMINUM RAILING BRONZE

ALUMINUM LOUVERS BRONZE

PERGOLA
SW 9542 Natural White

Road



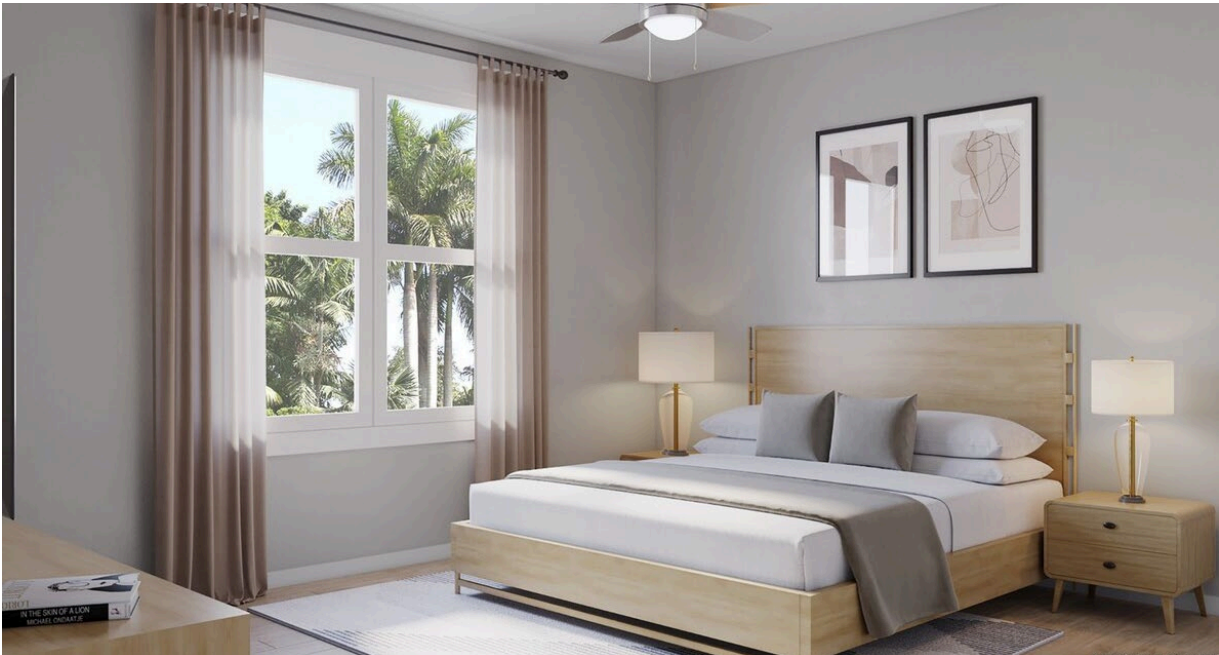
Block 15A: Renderings – View from North Side of Lake



Block 15A: Rendering – View to SE from North Side of Lake



Block 15A: Interiors



Block 15A: Bedroom Dimensions



Unit	Sq. Ft.	Primary Bed	2 nd Bed	3 rd Bed	Bathrooms	Balcony / Terrace
I	1,799 Sq. Ft.	14'5" x 11'0"	10'0" x 10'6"	10'0" x 10'6"	2.5	20'4" x 4'3" Terrace
J	1,747 Sq. Ft.	14'5" x 11'0"	10'0" x 11'0"	10'0" x 11'0"	2.5	20'4" x 4'3" Terrace
F	1,721 Sq. Ft.	15'6" x 13'9"	10'4" x 12'0"	10'4" x 12'0"	2	19'0" x 4'0" Balcony
G	1,368 Sq. Ft.	13'0" x 11'4"	10'3" x 10'0"	N/A	2	13'0" x 10'0" Terrace
G-1	1,295 Sq. Ft.	13'0" x 11'4"	10'3" x 10'0"	N/A	2	13'0" x 5'0" Balcony
H	1,266 Sq. Ft.	13'0" x 13'4"	10'3" x 10'9"	N/A	2	13'0" x 10'0" Terrace
H-1	1,193 Sq. Ft.	13'0" x 13'4"	10'3" x 10'9"	N/A	2	13'0" x 5'0" Balcony

Application Request – Site Plan Approval for Block 15B



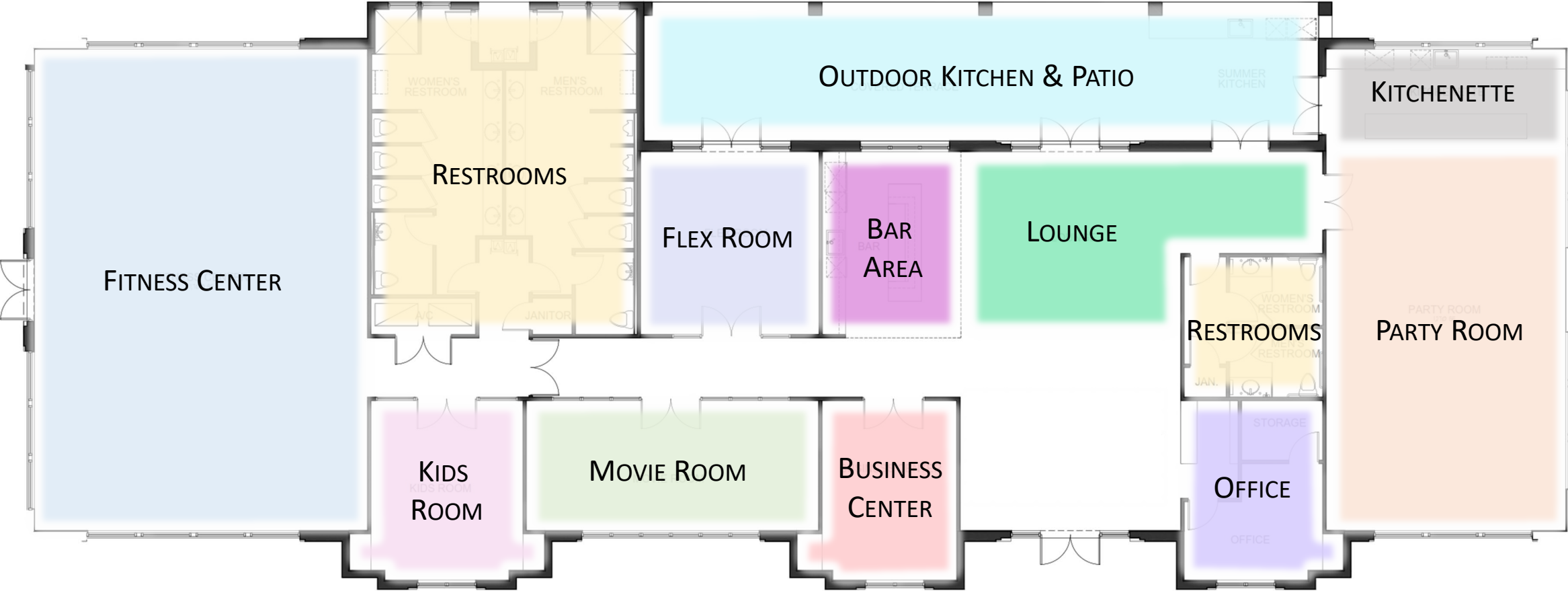
- 1.43 Acres
- 8,779 Square Foot Clubhouse with Resort-Style Pool, Gazebo, Cabanas, and Outdoor Dining Areas
- 1-Story Height Proposed
- 27 Parking Spaces Provided (27 Parking Spaces Required)
- 1 EV Space Provided
- 18 Bicycle Spaces Provided (5 Bicycle Spaces Required)
- 30% Pervious Area Provided (16% Pervious Required)



Block 15B: Location Context



Block 15B: Clubhouse Floor Plan



- Fitness Center
- Kids Room
- Flex Room
- Lounge
- Office
- Kitchenette
- Restrooms
- Movie Room
- Bar Area
- Business Center
- Party Room
- Outdoor Kitchen & Patio

Block 15B: Room Dimensions



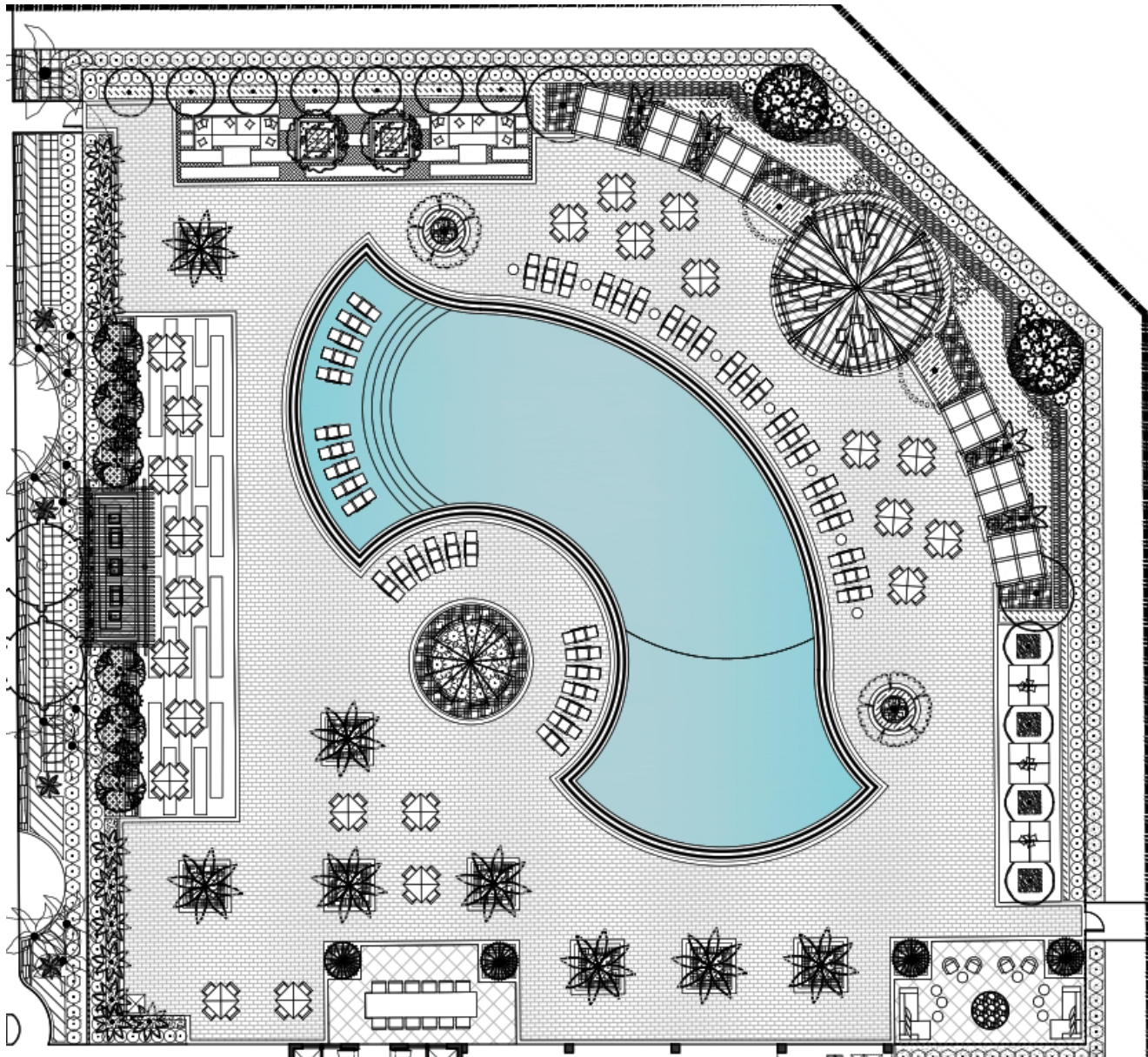
Clubhouse Size: 8,779 Sq. Ft.
Total Occupancy: 431 People

Room	Sq. Ft.	Dimensions	Occupancy
Fitness Center	1,629 Sq. Ft.	33'7" x 48'6"	109 People
Kids Room	290 Sq. Ft.	15'4" x 18'1"	20 People
Movie Room	358 Sq. Ft.	29'6" x 13'1"	26 People
Business Center	253 Sq. Ft.	13'7" x 18'1"	2 People
Party Room	954 Sq. Ft.	24'2" x 39'6"	137 People
Lounge	846 Sq. Ft.	22'2" x 24'9"	57 People
Bar	261 Sq. Ft.	13'11" x 18'9"	2 People
Flex Room	331 Sq. Ft.	18'0" x 18'5"	23 People
Kitchenette	217 Sq. Ft.	24'2" x 9'0"	2 People
Terrace	7,126 Sq. Ft.	50'11" x 14'0"	48 People
Summer Kitchen	239 Sq. Ft.	17'2' x 14'0"	2 People

Block 15B: Clubhouse Amenities



Block 15B: Pool Deck Plan



By Comparison

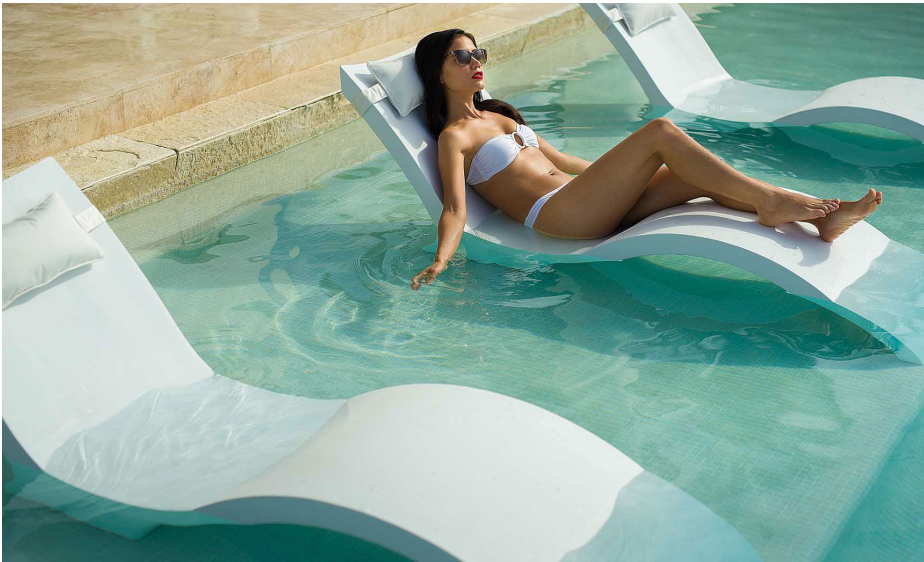


Feature	Mainstreet
Community Size	780 Homes
Pool Size	3,845 SF
Pool Capacity	77 People
Pool SF / Home	4.9 SF / Home



Feature	Township
Community Size	5,307 Homes
Pool Size	5,045 SF
Pool Capacity	100 People
Pool SF / Home	0.95 SF / Home

Block 15B: Pool Area Amenities



Block 15B: Rendering - View from North Side of Pool Deck



Block 15B: Rendering - View from Southwest



Block 15B: Rendering - View from East (From Greenway)



Block 15B: Rendering - View from Southwest



Block 15B: Rendering - View from Southwest of Pool Deck





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, 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 the conditions of approval.

Anticipated Approval Schedule & Approvals Required



- ✓ DRI Amendment
- ✓ PMDD Rezoning
- ✓ Master Plan
- ✓ Block 4



Q1 2024

- ✓ Block 5
- ✓ Block 6
- ✓ Plat



Q2 2024

- ✓ Block 1
- ✓ Block 2
- ✓ Block 3
- ✓ Block 11



- ✓ Block 9



Q3 2024

- **Block 15A**
- **Block 15B**
- Development Agreement
- Master Greenspace Site Plan
- **Master Roadway Site Plan**
- Block 8



Q4 2024

Block 15A: Rendering – View from West (Clubhouse)



John Burns Top Amenities



John Burns Real Estate Consulting performed a survey of more than 20,000 new home shoppers. Below are the amenity preferences ranked by three different generations of new home shoppers. Mainstreet incorporates all preferred amenities.

Rank	Boomers		Gen X		Gen Y	
1	Grocery Nearby	✓	Grocery Nearby	✓	Grocery Nearby	✓
2	Restaurant Nearby	✓	Restaurant Nearby	✓	Restaurant Nearby	✓
3	Walking Trails	✓	Walking Trails	✓	Fitness Center	✓
4	Fitness Center	✓	Fitness Center	✓	Walking Trails	✓
5	Village Square	✓	Rec Center	✓	Children's Park	✓
6	Shopping	✓	Village Square	✓	Shopping	✓
8	Wi-Fi Access	✓	Shopping	✓	Rec Center	✓
9	Fast Internet	✓	Wi-Fi Access	✓	Wi-Fi Access	✓
10	Community Events	✓	Fast Internet	✓	Community Events	✓

Comparison to Other Communities



Feature	Parks at Delray	Mainstreet
Pool Size	3,976 sf	3,845 sf
Pool Deck	12,369 sf	13,939 sf
Covered Terrace	1,180 sf	953 sf



Feature	Oak Tree	Mainstreet
Clubhouse Size	7,419 sf	8,779 sf
Pool Size	2,471 sf	3,845 sf
Pool Deck	7,578 sf	13,939 sf