



**Block 3 at
mainstreet**
live better.

Planning & Zoning Board Meeting

July 10, 2024

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

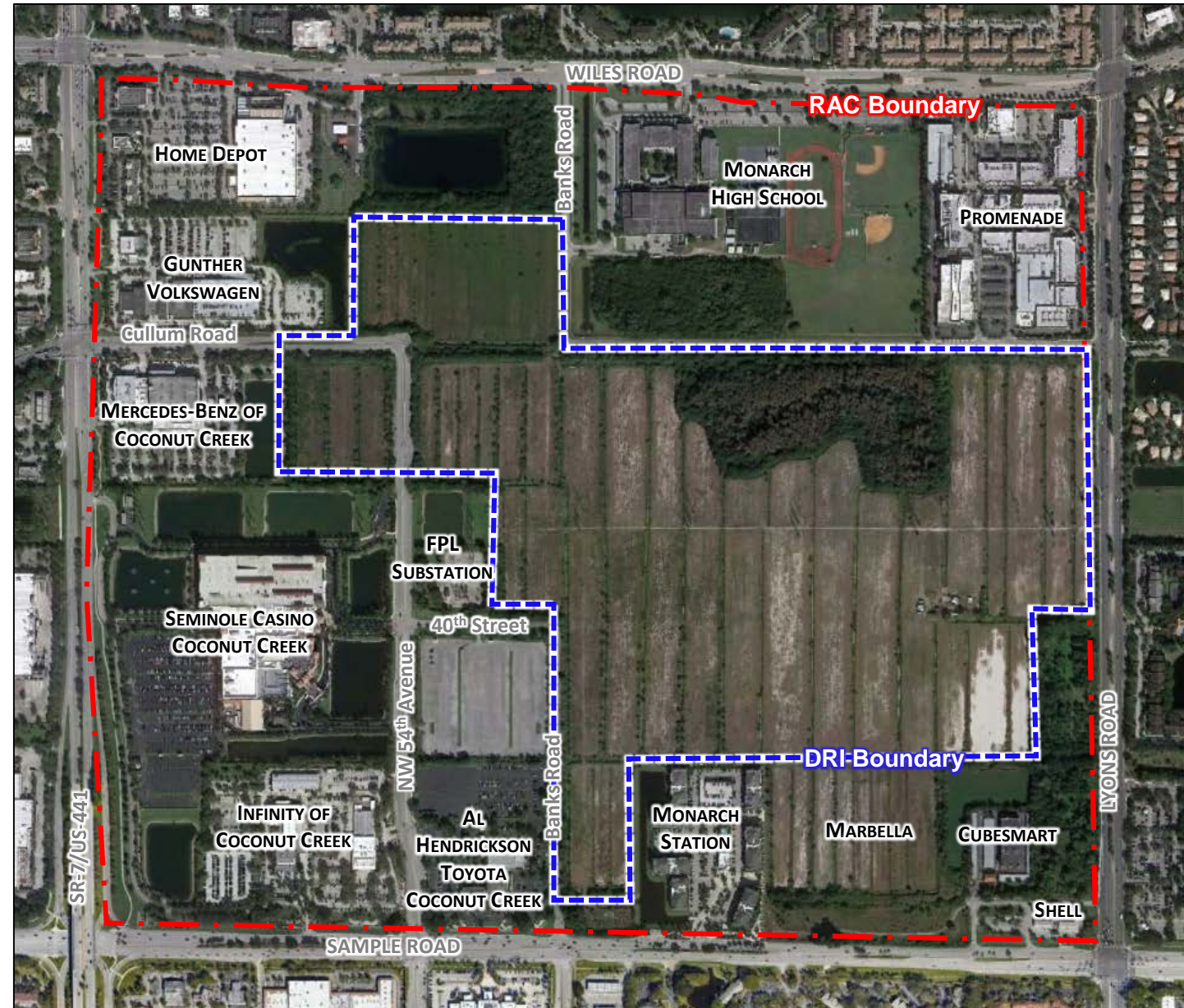
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

DRI Adopted: August 26, 2010

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

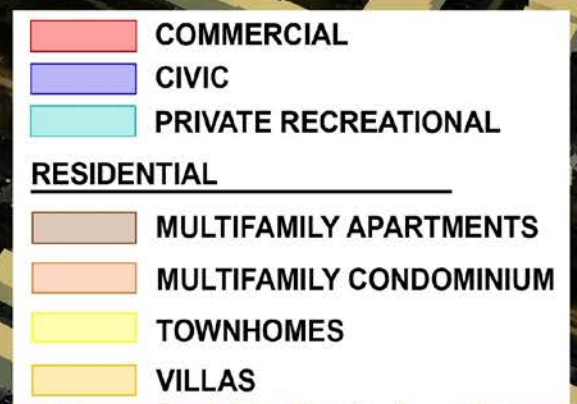
RAC Amended: September 21, 2010

- 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





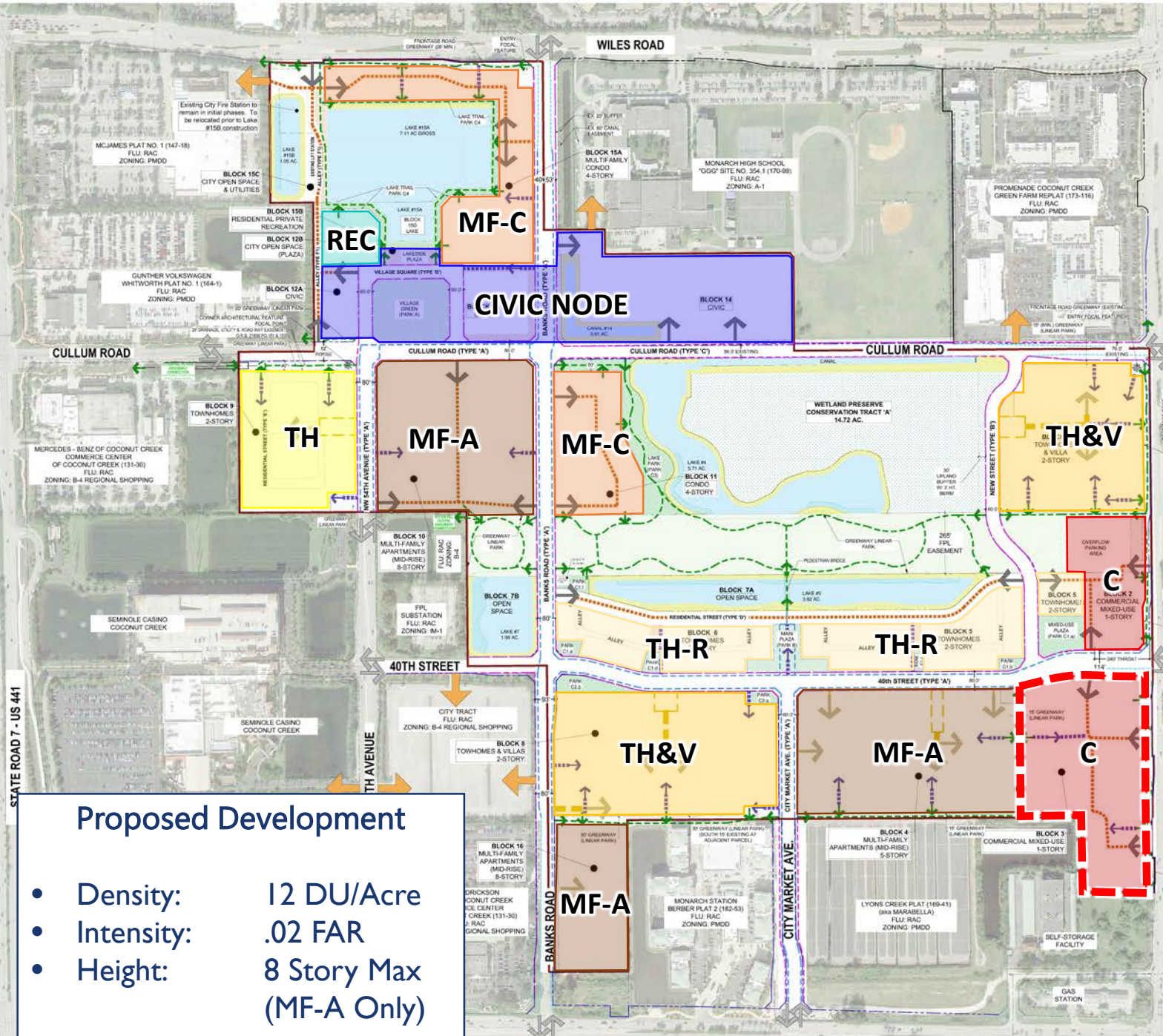
Master Zoning Plan: Block 3 Location

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)



MAINSTREET AT COCONUT CREEK 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	11.98	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	8.36	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	0.68	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			

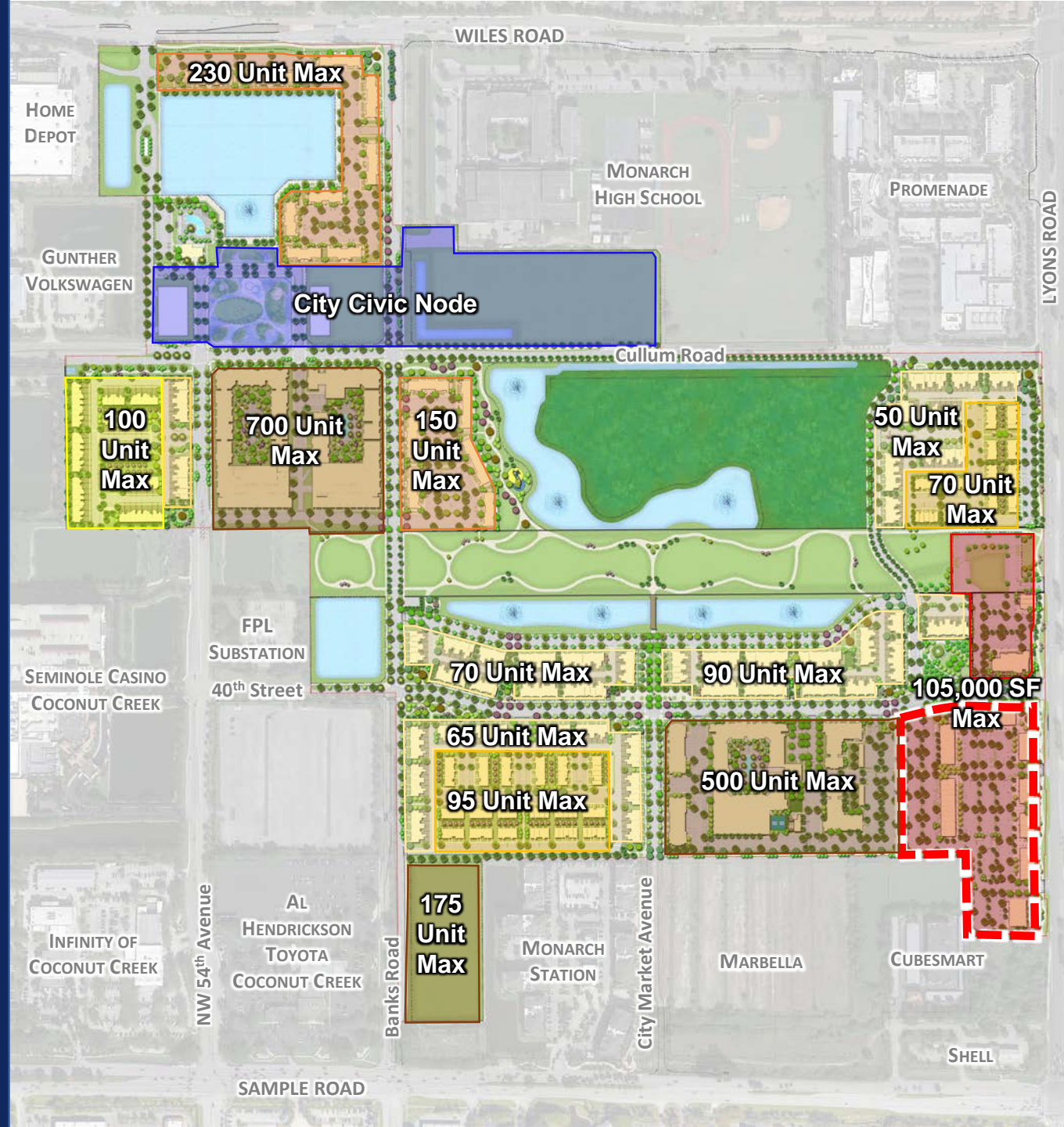
MASTER ZONING PLAN LEGEND

- ### GREENSPACE
- DRI LAND DEDICATIONS (REFER TO SHEET GSP-1 MASTER PUBLIC GREENSPACE PLAN)
 - PUBLIC GREENSPACE AREAS A, B & C
 - 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
 - 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 (BAY VENETIAN RED):
- LYONS ROAD
 - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



Proposed Master Conceptual Site Plan



Application Request - Site Plan Approval for Block 3













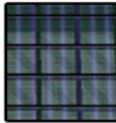
- +/- 9.78 Acres
- 8 Buildings totaling 65,200 SF
- 1-Story Height Proposed
- 17.8'-foot Setback along 40th Street (20-foot Maximum Required)
- 423 Parking Spaces Provided (196 Parking Spaces Required)
- 4 EV Spaces Provided (4 EV Spaces Required)
- 16 EV Ready Spaces Provided (16 EV Ready Spaces Required)
- 108 Bicycle Spaces Provided
- 22.3% Pervious Provided (16% Pervious Required)
- Pedestrian Connections to Block 2 Commercial, Johns Park, Block 4 Multifamily, 40th Street Streetscape, Internal Greenway, and Perimeter Greenway



Block 3: Retail Building A – 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	



1 BLOCK 3 - BUILDING A - EAST PERSPECTIVE
SCALE: 1/8" = 1'-0"

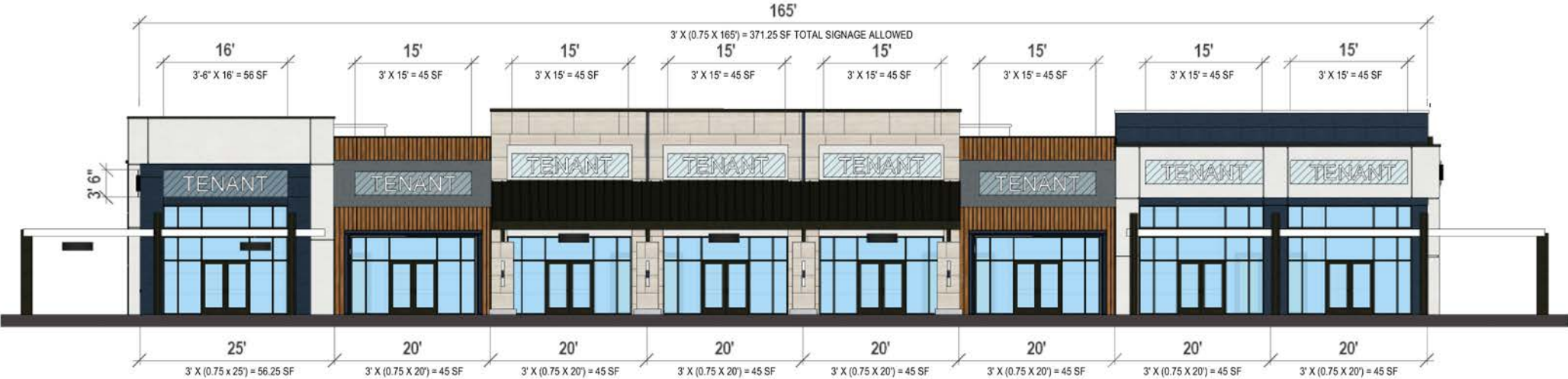


2 BLOCK 3 - BUILDING A - NORTH EAST PERSPECTIVE

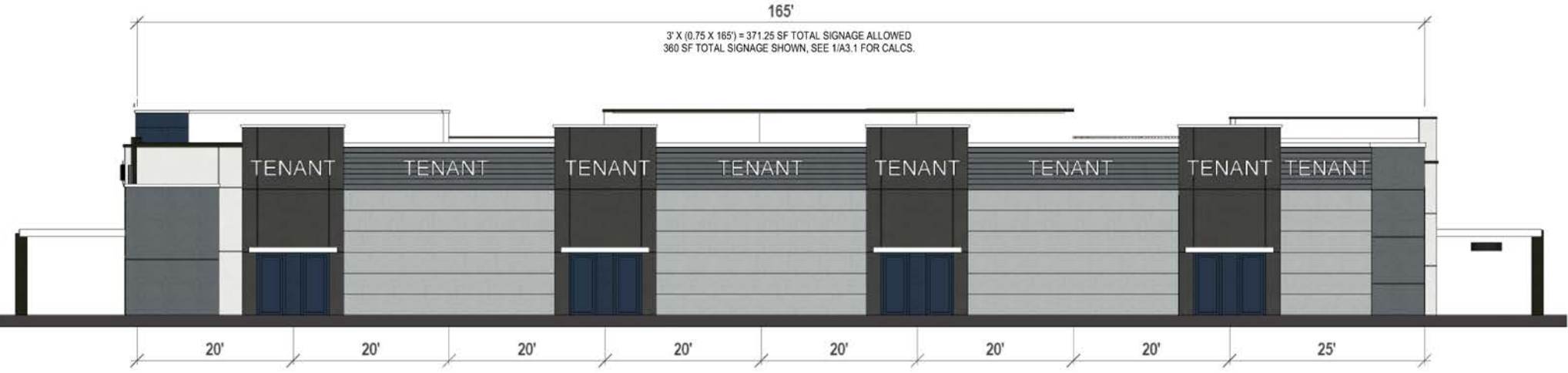


3 BLOCK 3 - BUILDING A - SOUTH EAST PERSPECTIVE

Block 3: Retail Building A – Architectural Elevations

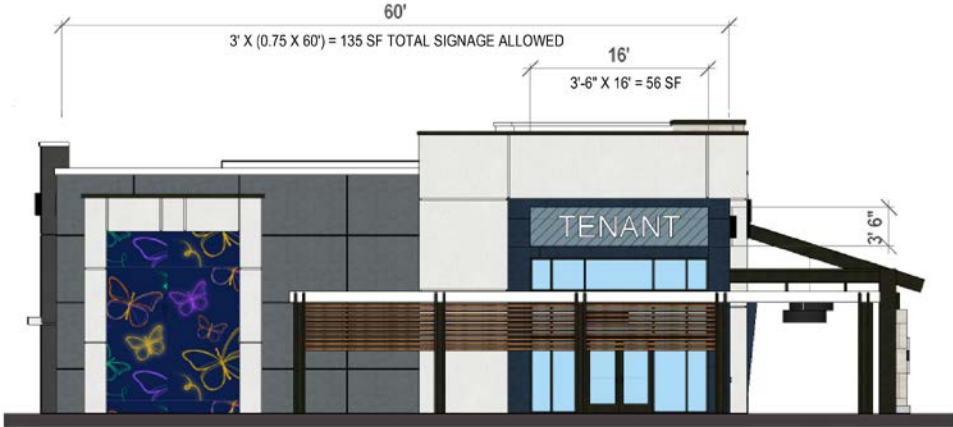


1 BLOCK 3 - BUILDING A - EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

Block 3: Retail Building A – Architectural Elevations



3 BLOCK 3 - BUILDING A - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"













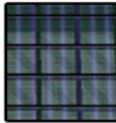
4 BLOCK 3 - BUILDING A - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Block 3: Retail Building B – 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	



1 BLOCK 3 - BUILDING B/C - EAST PERSPECTIVE
SCALE: 1/8"=1'-0"



2 BLOCK 3 - BUILDING B/C - SOUTH EAST PERSPECTIVE

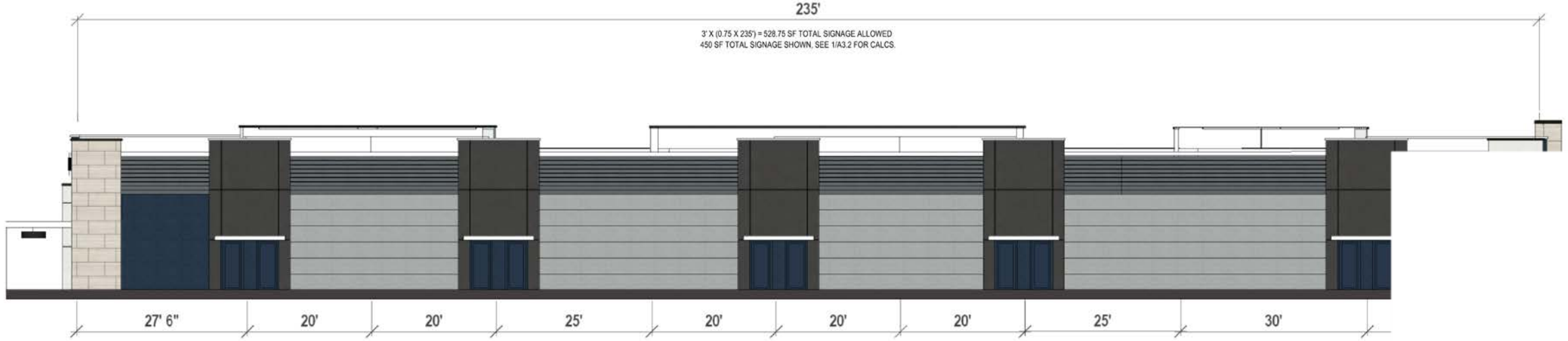


3 BLOCK 3 - BUILDING B/C - NORTH EAST PERSPECTIVE

Block 3: Retail Building B – Architectural Elevations



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



2 BLOCK 3 - BUILDING B/C - WEST ELEVATION
SCALE: 1/8" = 1'-0"

Block 3: Retail Building B – Architectural Elevations



3 BLOCK 3 - BUILDING B/C - NORTH ELEVATION

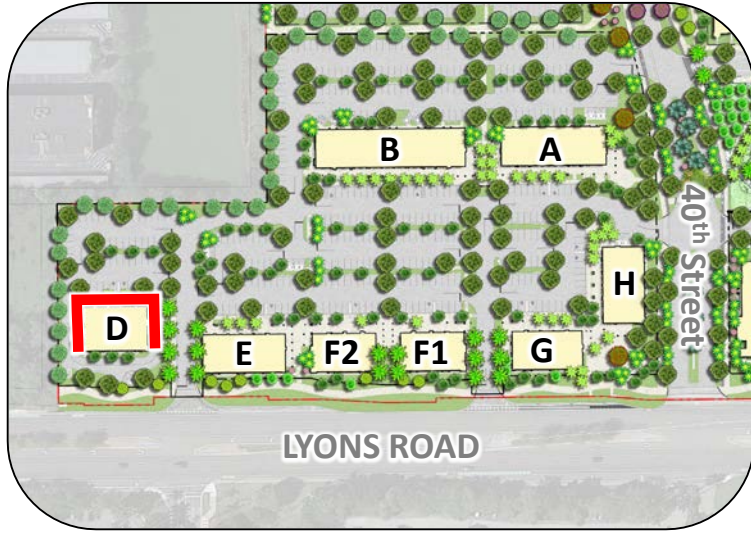
SCALE: 1/8" = 1'-0"



4 BLOCK 3 - BUILDING B/C - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Block 3: Retail Building D – 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



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**

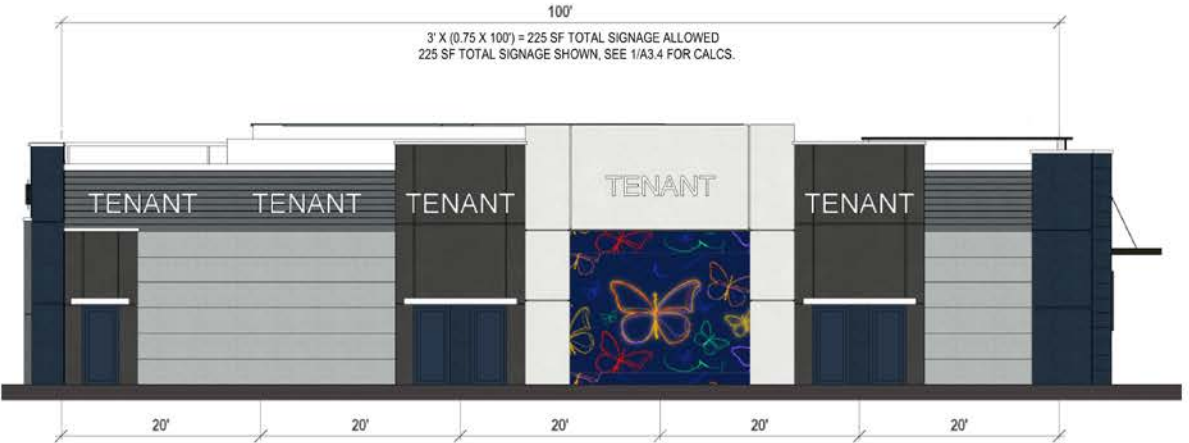
Block 3: Retail Building D – Architectural Elevations



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



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



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



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

Block 3: Retail Building E – 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	



1 **BLOCK 3 - BUILDING E - WEST PERSPECTIVE**
SCALE: 1/8" = 1'-0"



2 **BLOCK 3 - BUILDING E - NORTH WEST PERSPECTIVE**



3 **BLOCK 3 - BUILDING E - SOUTH WEST PERSPECTIVE**

Block 3: Retail Building E – Architectural Elevations



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



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



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



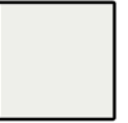










4 BLOCK 3 - BUILDING E - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Block 3: Retail Building F1 – 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	



1 BLOCK 3 - BUILDING F1 - WEST PERSPECTIVE
SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING F1 - NORTH WEST PERSPECTIVE



3 BLOCK 3 - BUILDING F1 - SOUTH WEST PERSPECTIVE

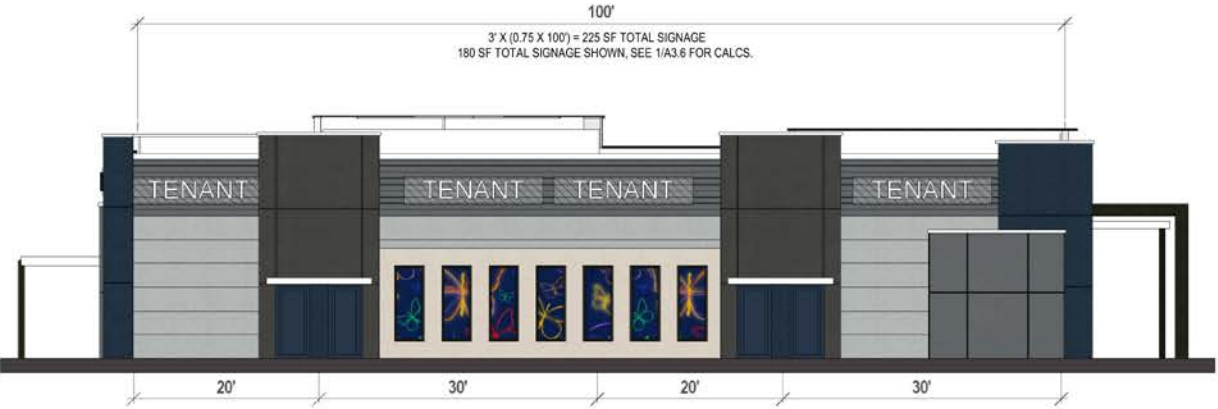
Block 3: Retail Building F1 – Architectural Elevations



1 BLOCK 3 - BUILDING F1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING F1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BLOCK 3 - BUILDING F1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BLOCK 3 - BUILDING F1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Block 3: Retail Building F2 – 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



1 BLOCK 3 - BUILDING F2 - WEST PERSPECTIVE
SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING F2 - NORTH WEST PERSPECTIVE



3 BLOCK 3 - BUILDING F2 - SOUTH WEST PERSPECTIVE

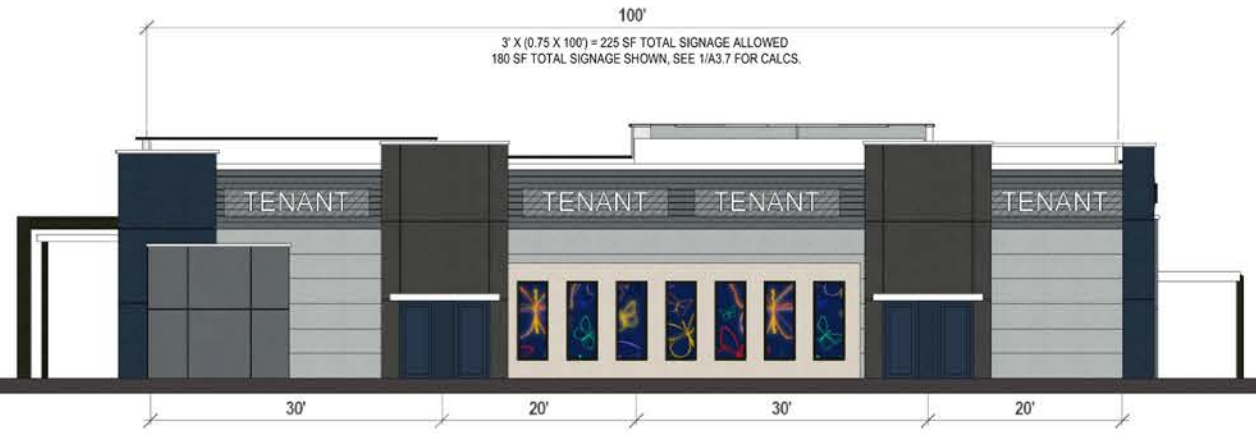
Block 3: Retail Building F2 – Architectural Elevations



1 BLOCK 3 - BUILDING F2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING F2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BLOCK 3 - BUILDING F2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"














4 BLOCK 3 - BUILDING F2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Block 3: Retail Building G – 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	



1 BLOCK 3 - BUILDING G - WEST PERSPECTIVE
SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING G - NORTH WEST PERSPECTIVE

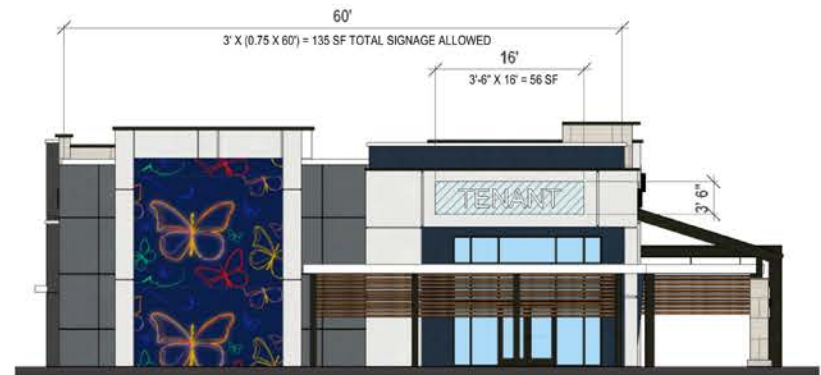


3 BLOCK 3 - BUILDING G - SOUTH WEST PERSPECTIVE

Block 3: Retail Building G – Architectural Elevations



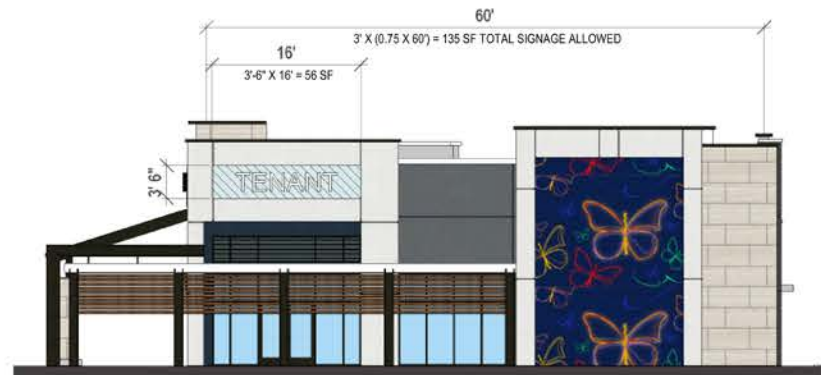
1 BLOCK 3 - BUILDING G - WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

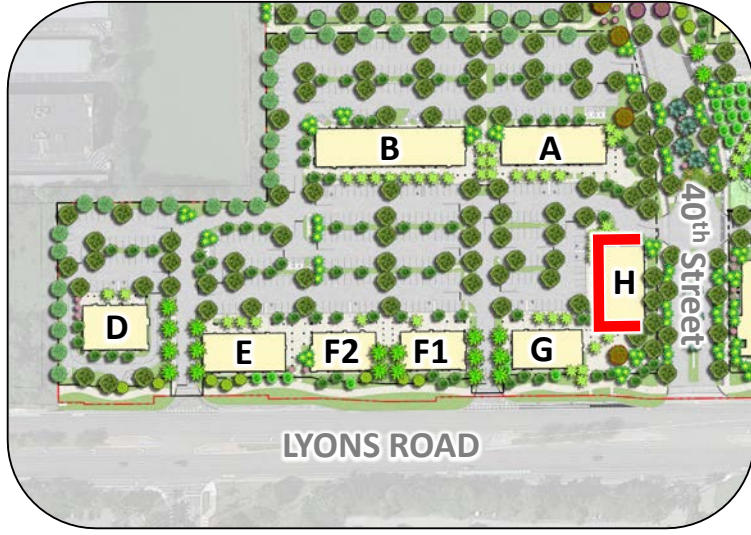


3 BLOCK 3 - BUILDING G - EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

Block 3: Retail Building H – 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



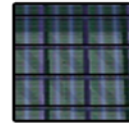
P6
Sherwin-Williams
SW 9185
In The Navy



T1
TBD
Large Tiles



W1
TBD
Alum. Wood Grain
Panels, or sim.
Red Cedar



Z1
TBD
Solar Panel System



1 BLOCK 3 - BUILDING H - SOUTH PERSPECTIVE
SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING H - SOUTH WEST PERSPECTIVE



3 BLOCK 3 - BUILDING H - SOUTH EAST PERSPECTIVE

Block 3: Retail Building H – Architectural Elevations



1 BLOCK 3 - BUILDING H - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING H - WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 BLOCK 3 - BUILDING H - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLOCK 3 - BUILDING H - EAST ELEVATION

SCALE: 1/8" = 1'-0"

Block 3 Commercial: Sustainability Elements



1. QR code signage that educates on sustainable products.



3. Bicycle Racks



5. Solar Panel Awning



6. Rainwater Harvesting



2. Recycling Containers



4. Electric Vehicle Charging Stations and EV Ready Parking



*Conceptual Sustainability Images shown for illustrative purposes only. Final selections will be made during permitting.



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 8
- Block 9
- Block 15A
- Block 15B
- Development Agreement
- Master Greenspace Site Plan



Q3 2024

- ✓ Block 5
- ✓ Block 6
- ✓ Plat



Q2 2024

- ✓ Block 1
- ✓ Block 2
- Block 3
- ✓ Block 11
- Master Roadway Site Plan



- Block 10
- Block 16



Q4 2024

