



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

City Commission Meeting

July 10, 2025

Partners & Consultants



13th FLOOR
HOMES

SCHMIER
PROPERTY
GROUP

GILES
CAPITAL GROUP



DSBOCA
design studio boca
landscape architects
and planners


ONE LINE
DESIGN STUDIO



Conway+

Kimley»Horn

Property History



MainStreet Design Standards

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

RAC Adopted: December 20, 2005

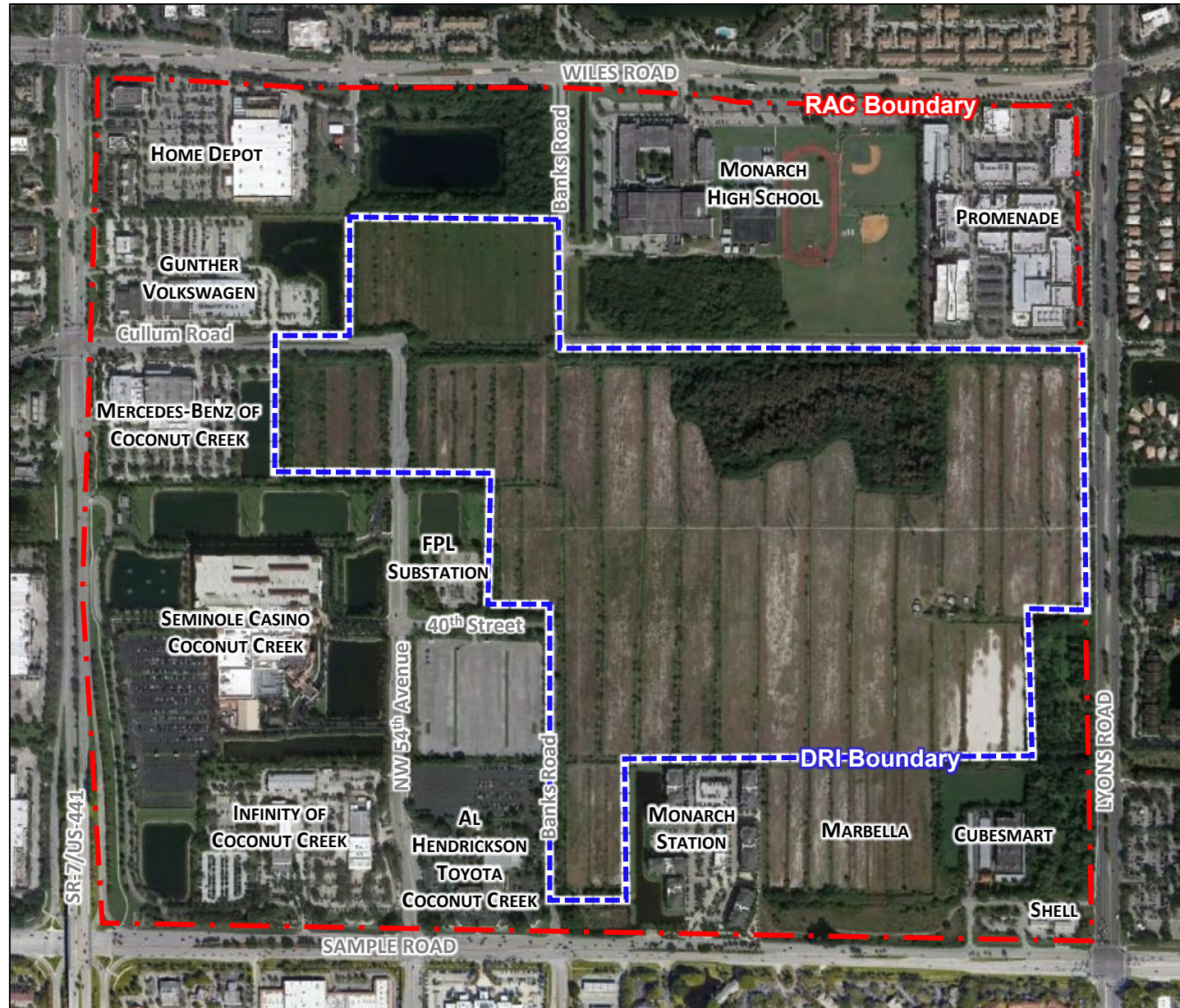
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

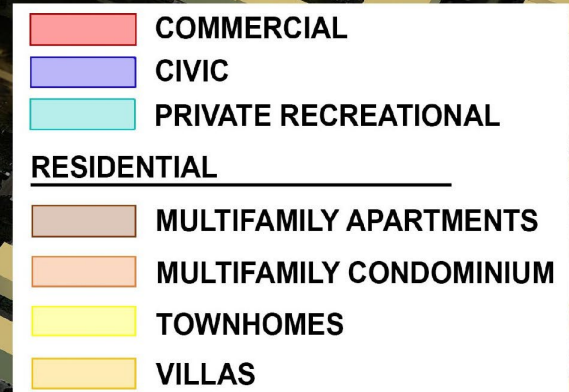
DRI Adopted: August 26, 2010

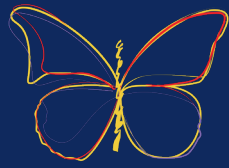
- 3,750 Residential Dwelling Units
- 1,625,000 SF Commercial Use
- 525,000 SF Office Use

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







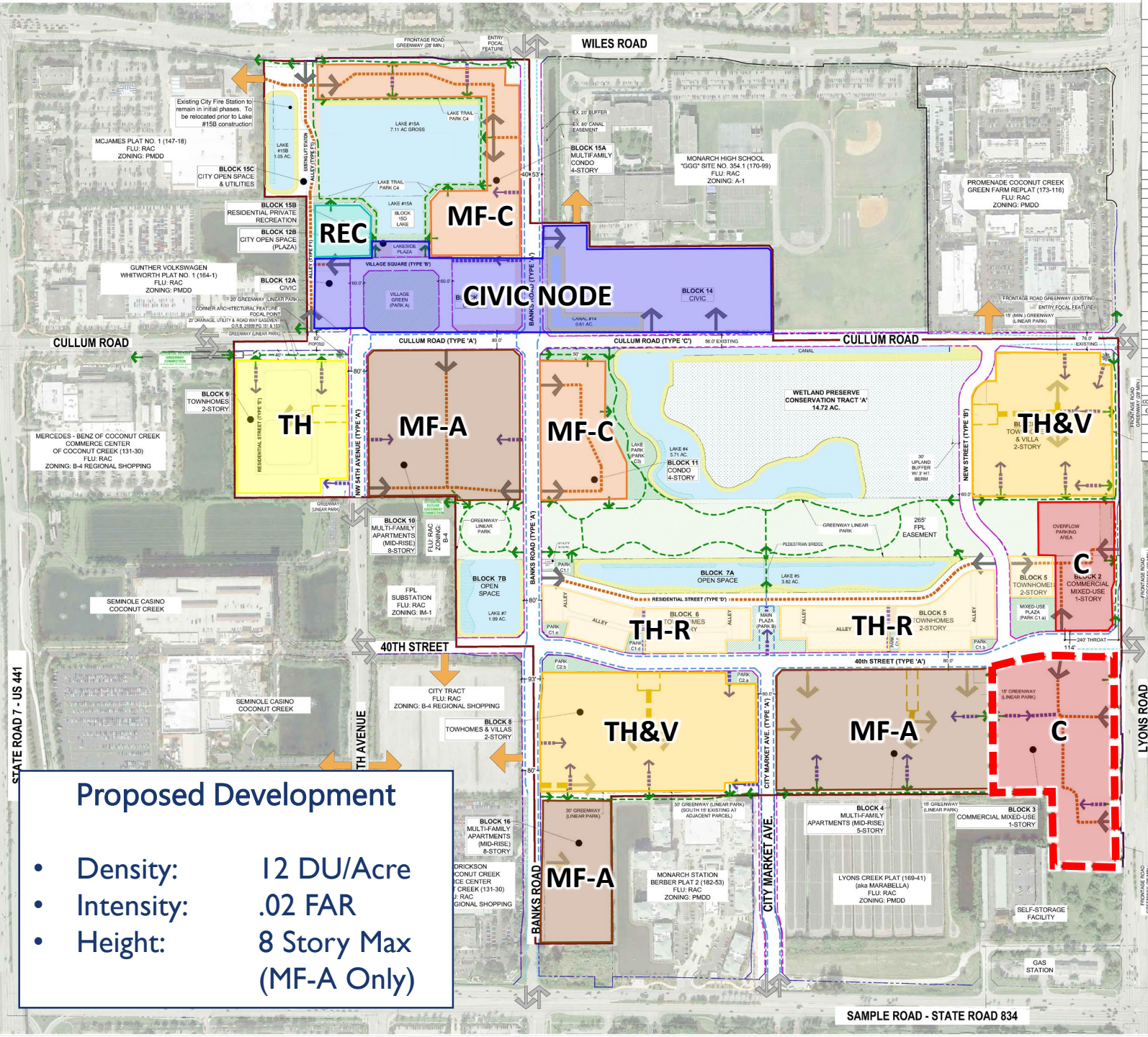
Approved Master Zoning Plan

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**

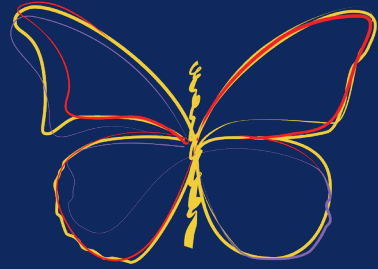
Proposed Development

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

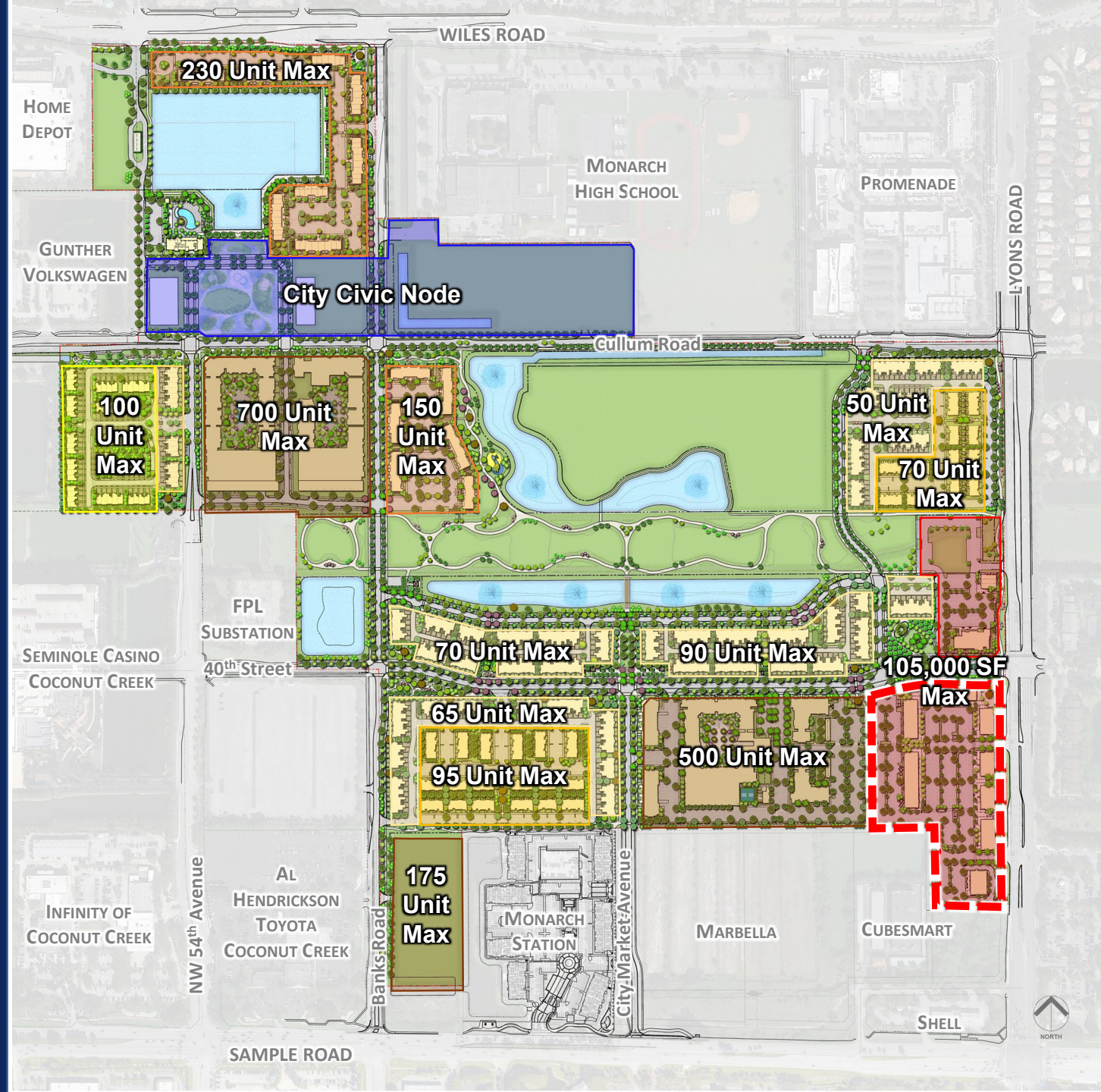


MAIN STREET AT COCONUT CREEK PMDD DEVELOPMENT PROJECT					
BLOCK ID	ACREAGE	USE	MAX. HEIGHT	MAX. DWELLING UNITS	MAX. COMMERCIAL INTENSITY
1	8.82	Townhomes / Villas	2 story	120	0
2	2.02	Commercial	1 story	0	15,000
3	9.76	Commercial	1 story	0	90,000
4	11.55	Multifamily Apartments	5 story	500	0
5	7.46	Townhomes	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	Multifamily 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	Multifamily 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	
→ = PUBLIC ACCESS	
→ = GATED ACCESS (RESIDENTIAL USES 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 (4:15 VENEZIAN RED):	
• LYONS ROAD	
• WILES ROAD	



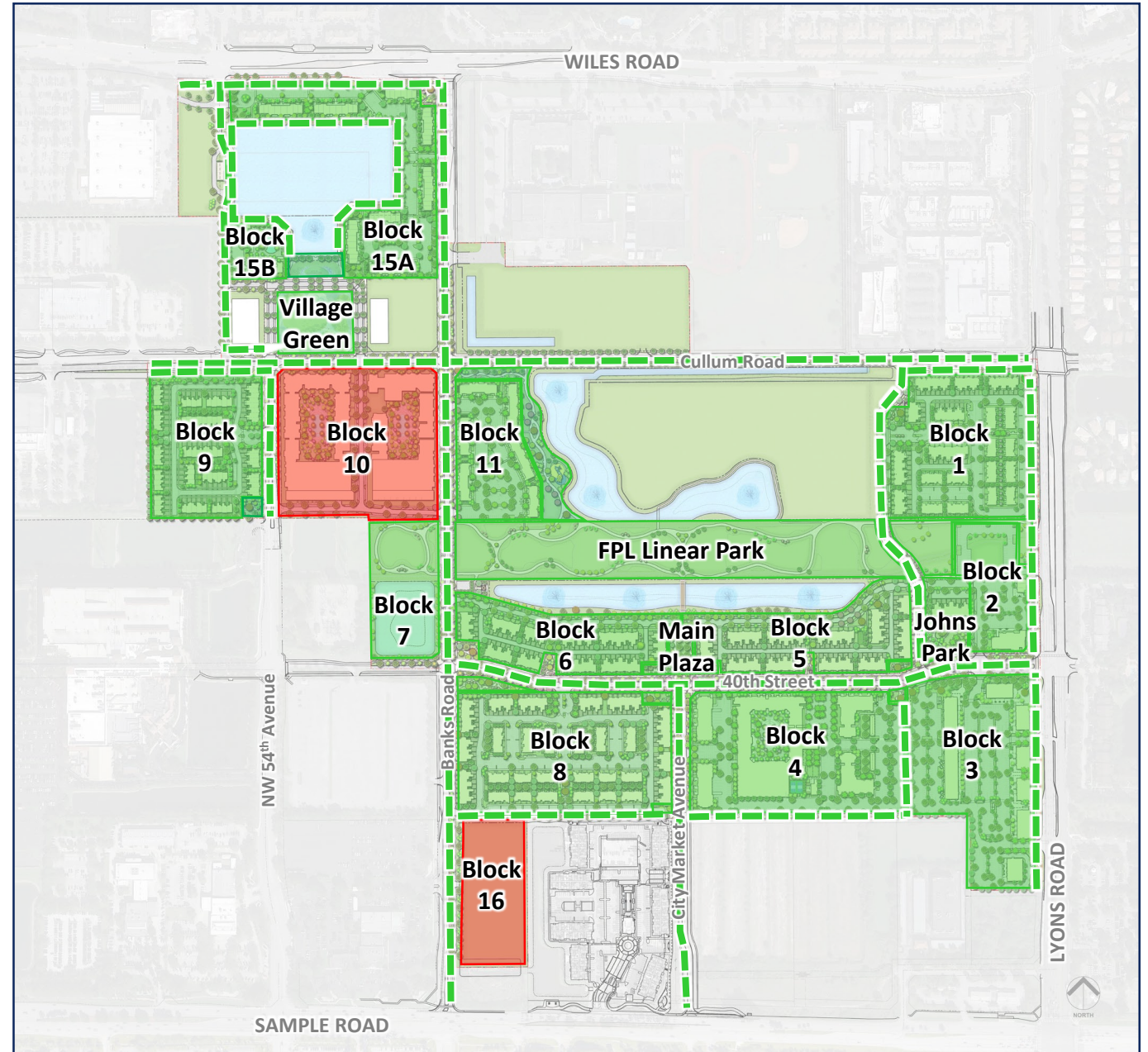
Approved Master Conceptual Site Plan



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



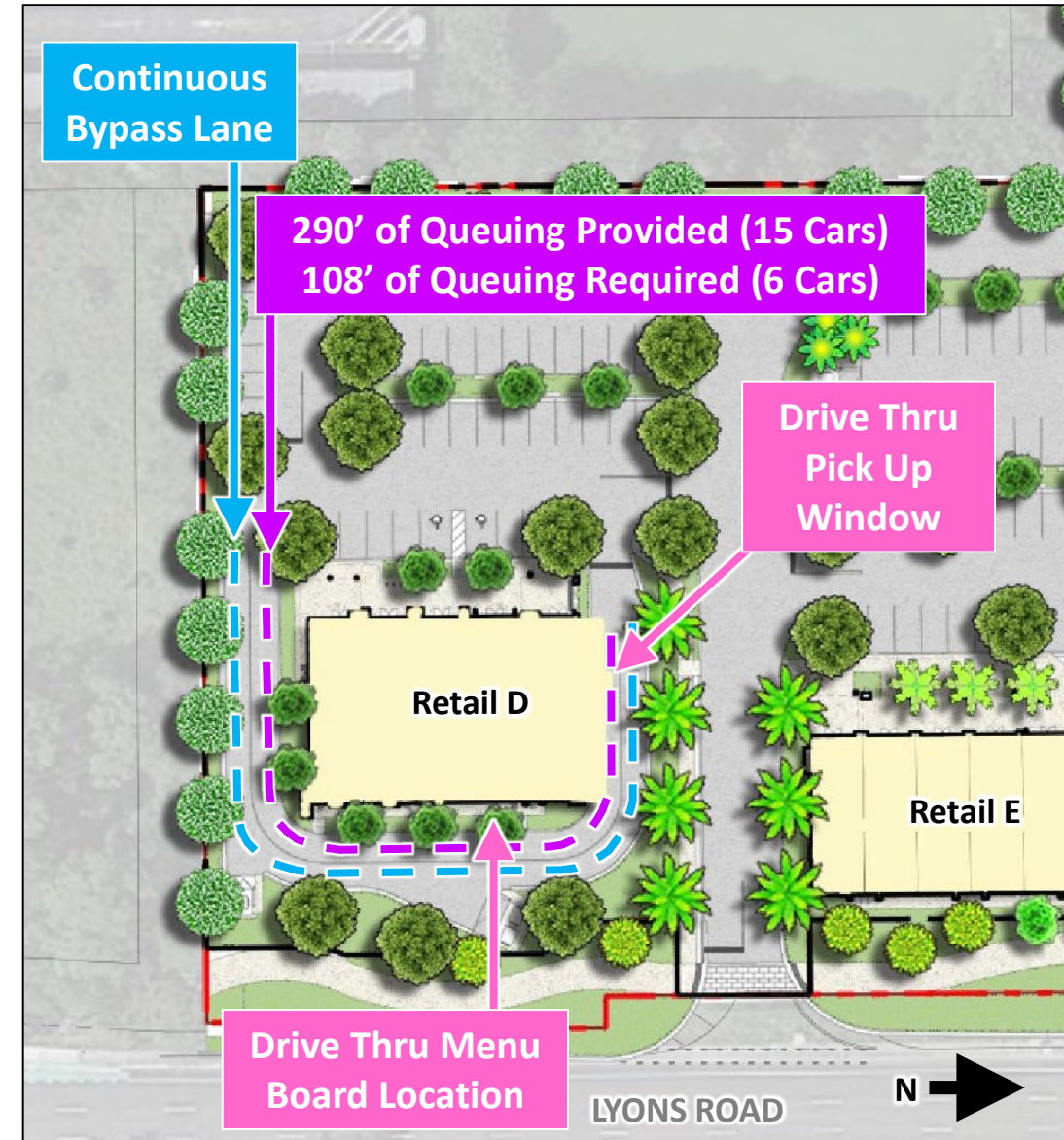
Proposed Drive Thru Facility



“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



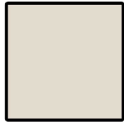
A1
TBD
Artwork
Placeholder



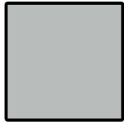
M1
Lorin
ColorIn Anod. Alum.
BlackMatt Short
Line Brush



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

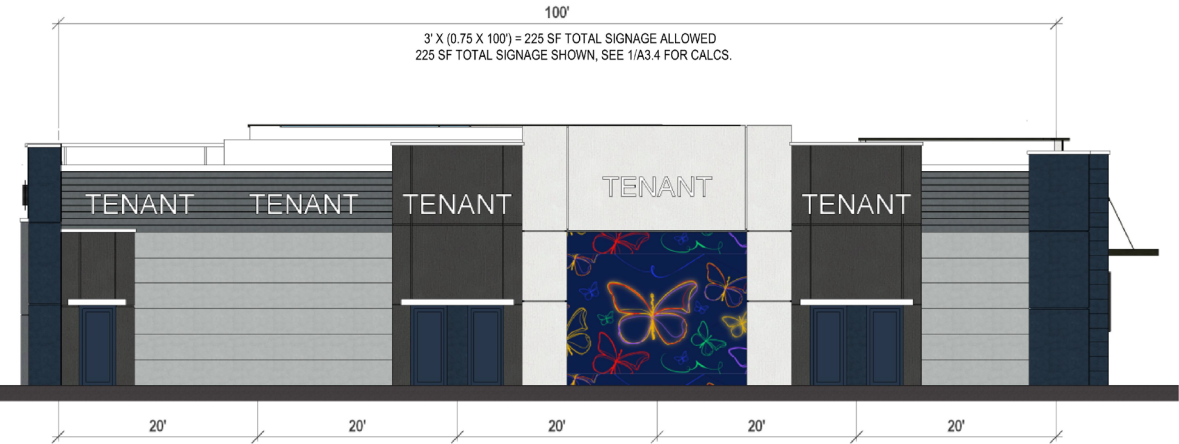


1 **BLOCK 3 - BUILDING D - WEST ELEVATION**
SCALE: 1/8" = 1'-0"

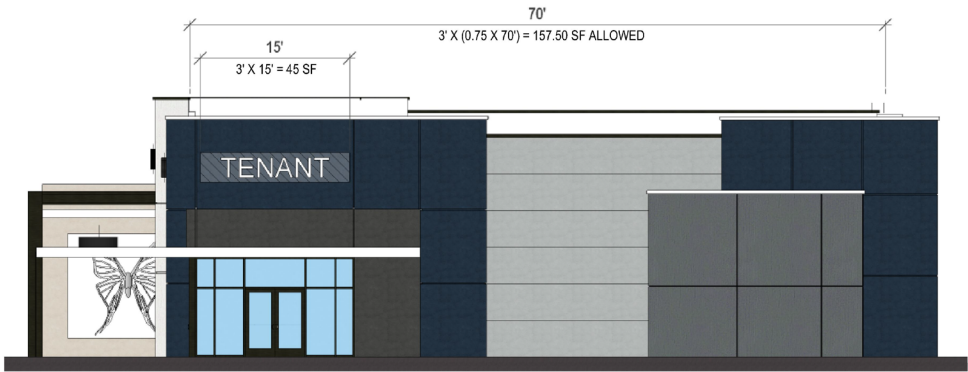


2 **BLOCK 3 - BUILDING D - NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

Drive Thru Pick Up Window



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



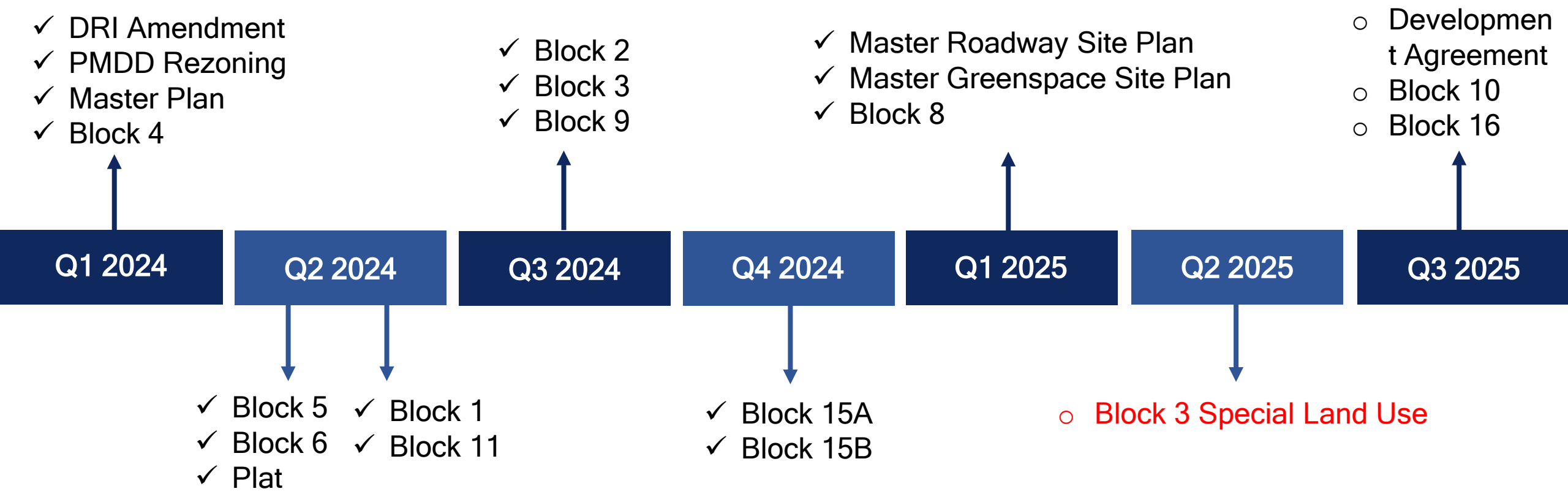
4 **BLOCK 3 - BUILDING D - SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



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





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