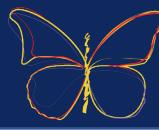




**Block 3 Special
Land Use at
mainstreet**
live better.

**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

l
ONE LINE
DESIGN STUDIO

Conway+

THOMAS
ENGINEERING GROUP

Kimley » **Horn**



Property History

MainStreet Design Standards

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

RAC Adopted: December 20, 2005

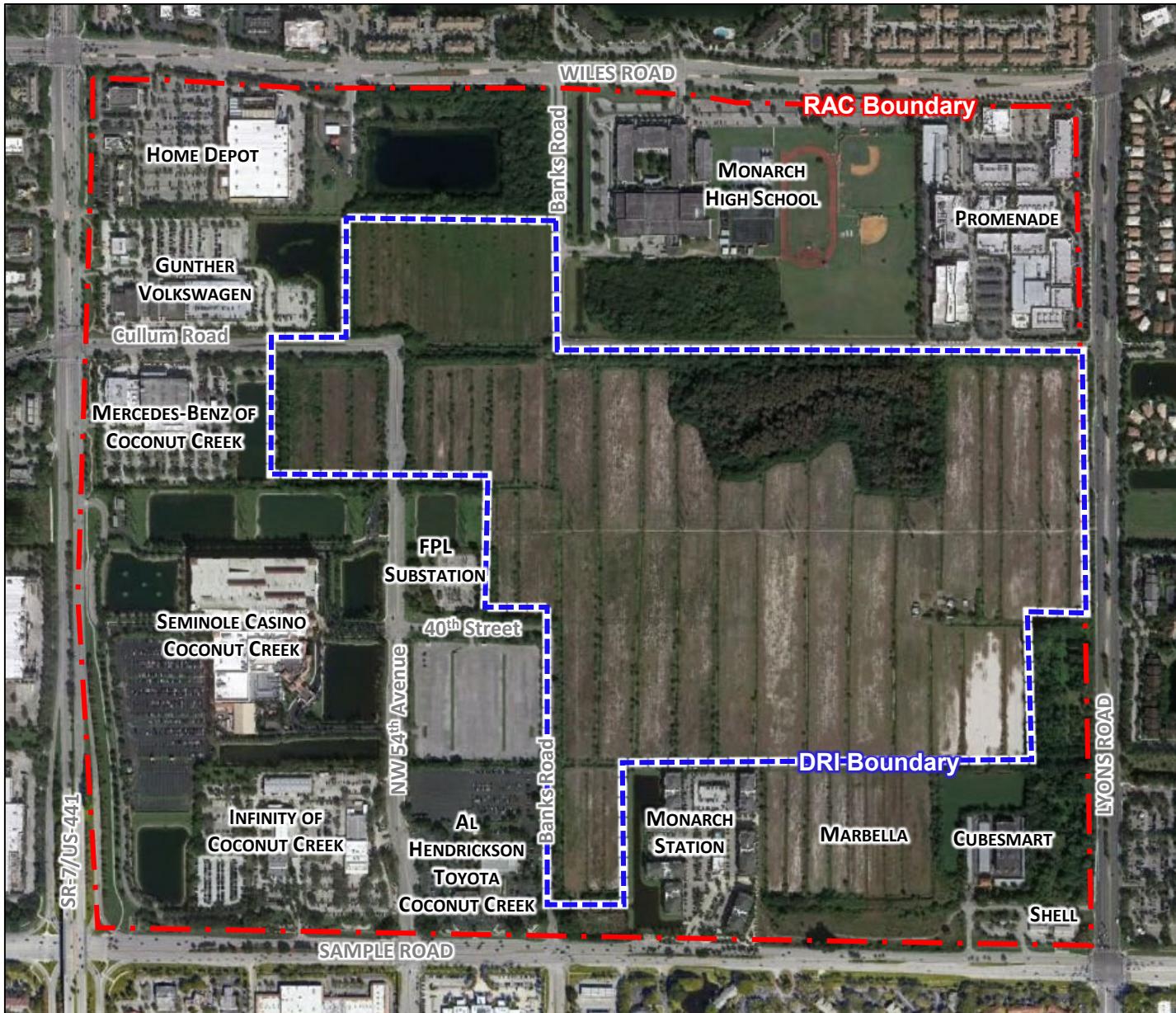
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

DRI Adopted: August 26, 2010

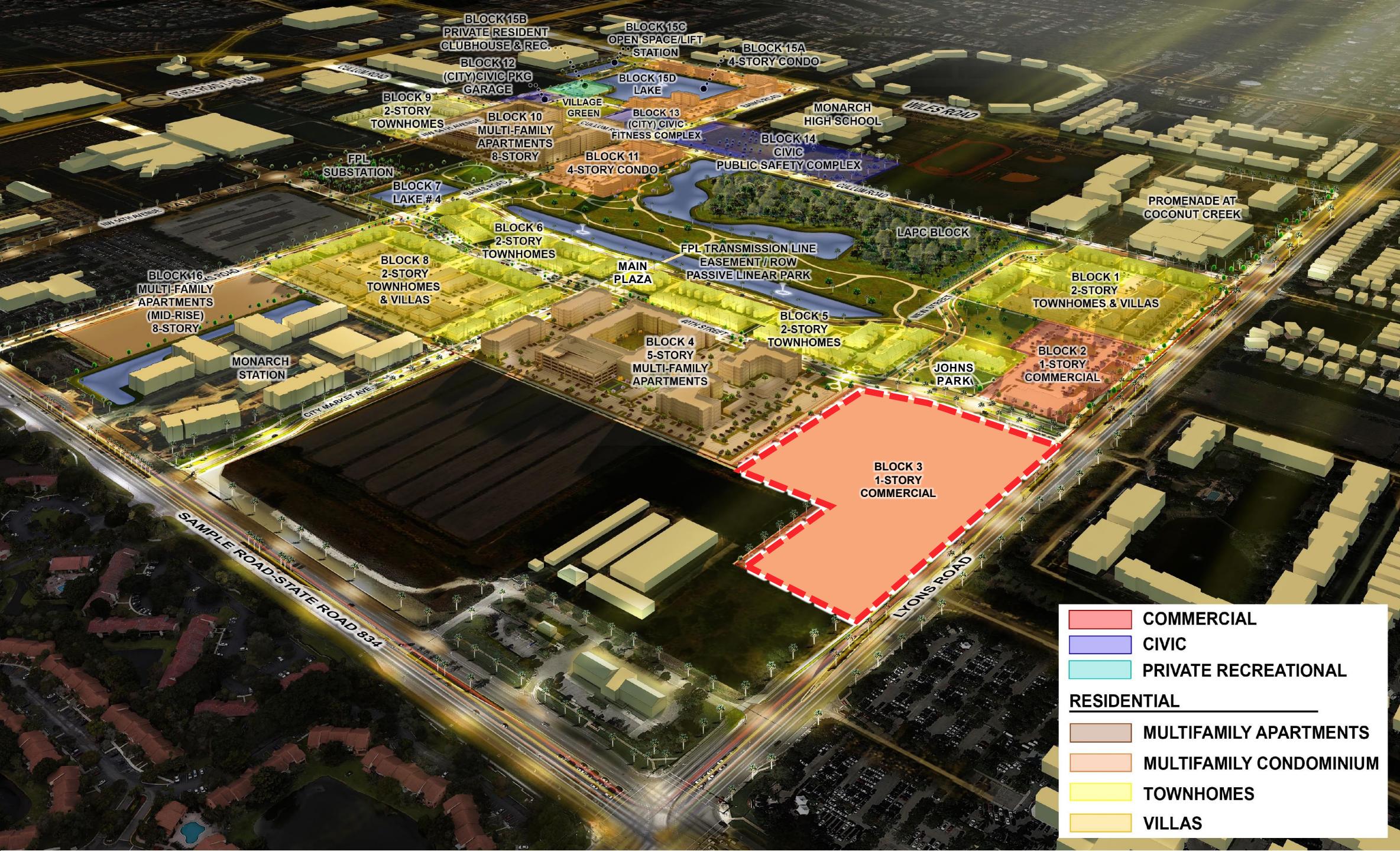
- 3,750 Residential Dwelling Units
- 1,625,000 SF Commercial Use
- 525,000 SF Office Use

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





Approved Master Zoning Plan

Zoning Legend

C | Commercial

MF-A Multifamily Apartments

MF-C Multifamily Condominiums

The image contains two separate logo elements. The top logo, 'TH&V', is enclosed in a yellow square with a black border. The bottom logo, 'TH-R', is enclosed in an orange square with a black border.

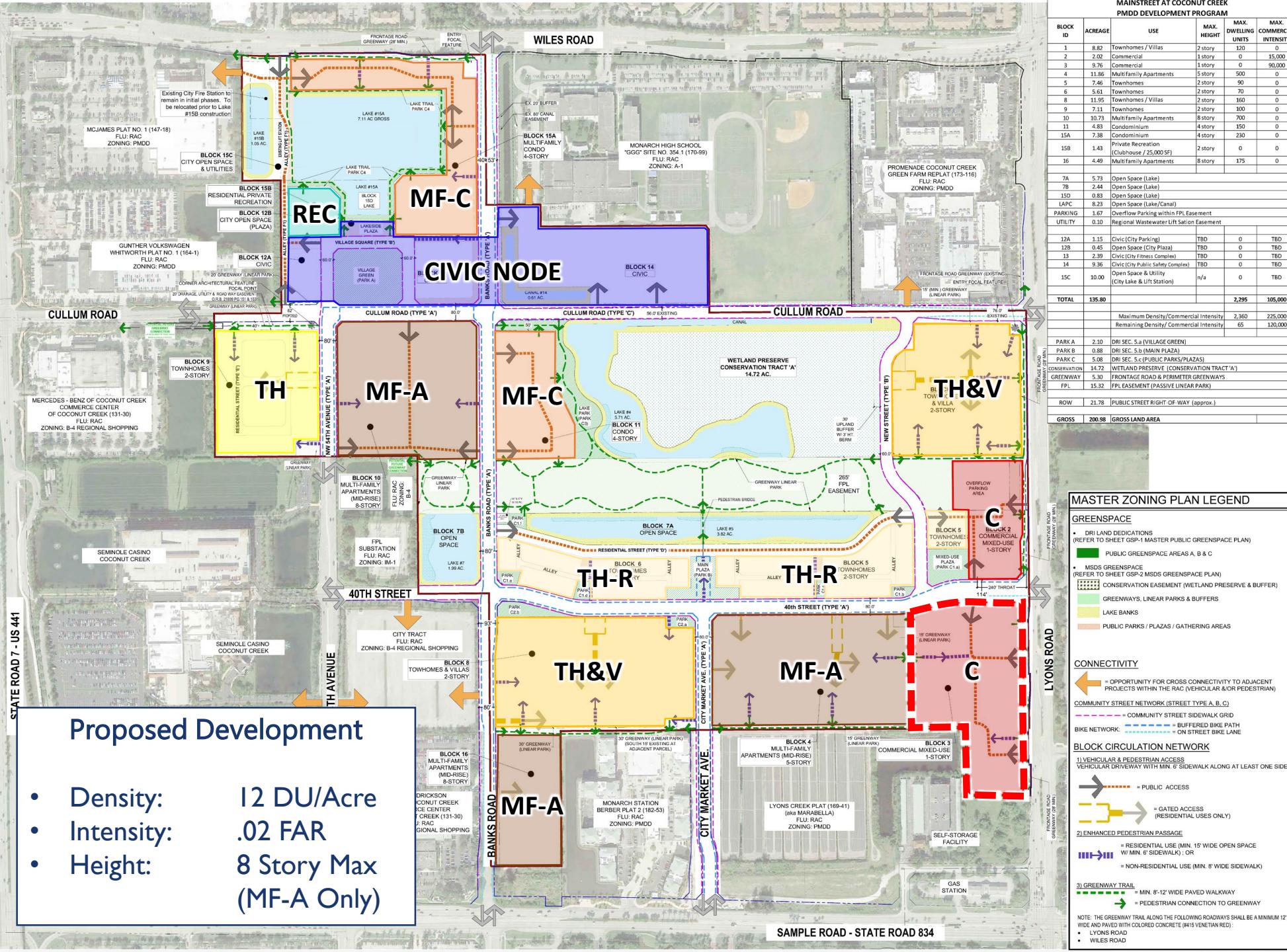
TH Front and Rear Load Townhomes

REC Private
Recreation

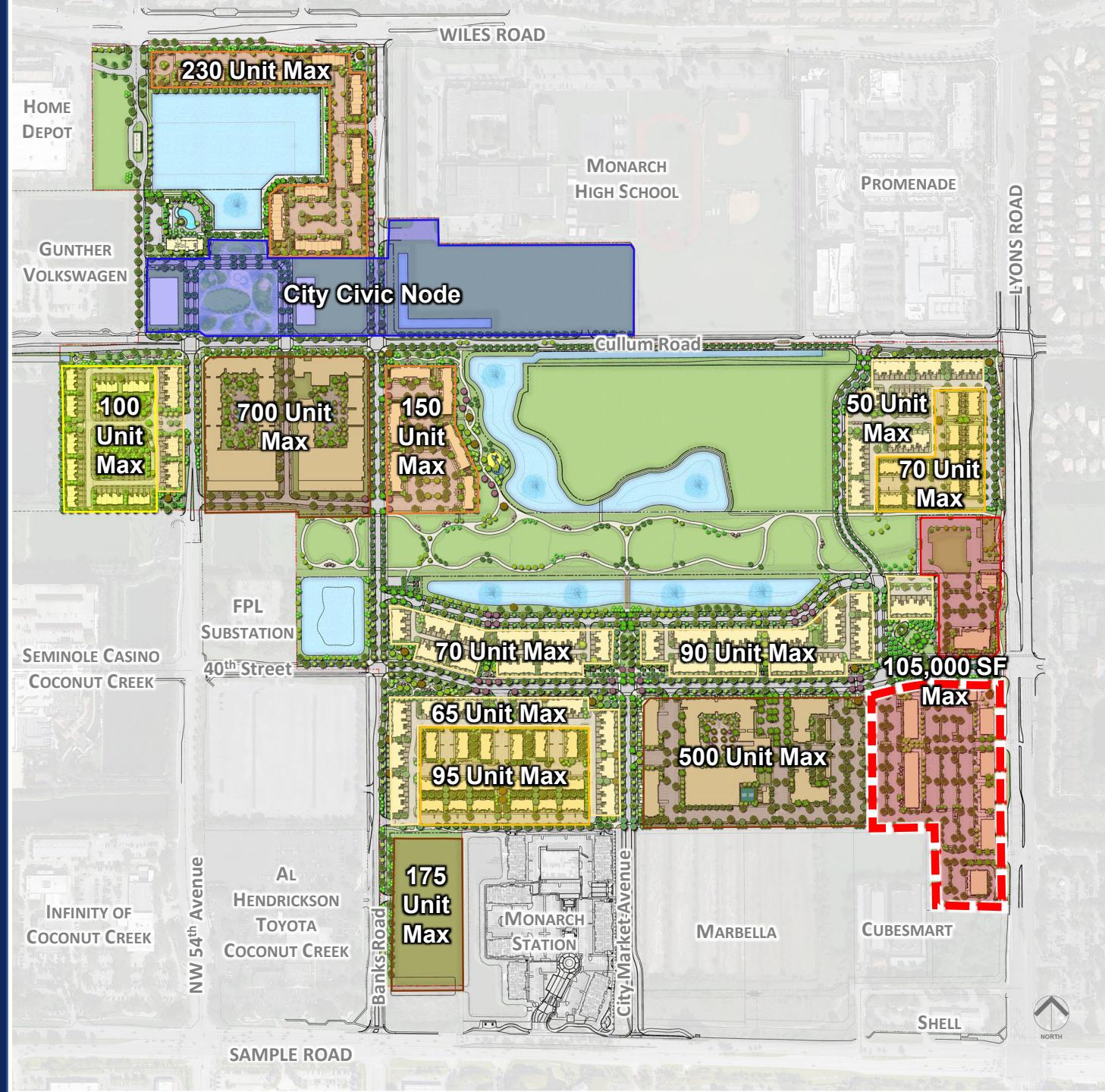
Civic Node

Proposed Development

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



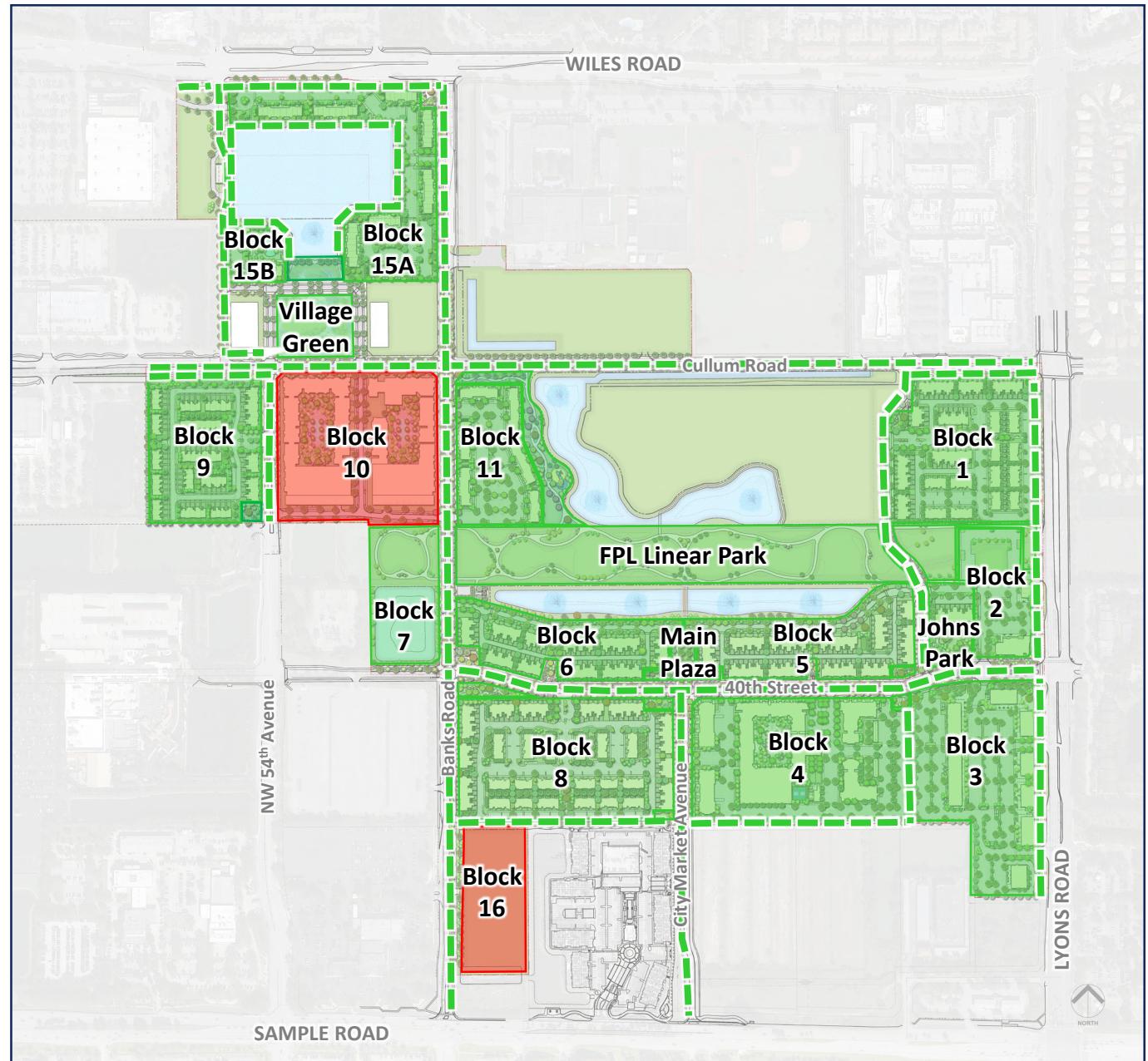
Approved Master Conceptual Site Plan





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



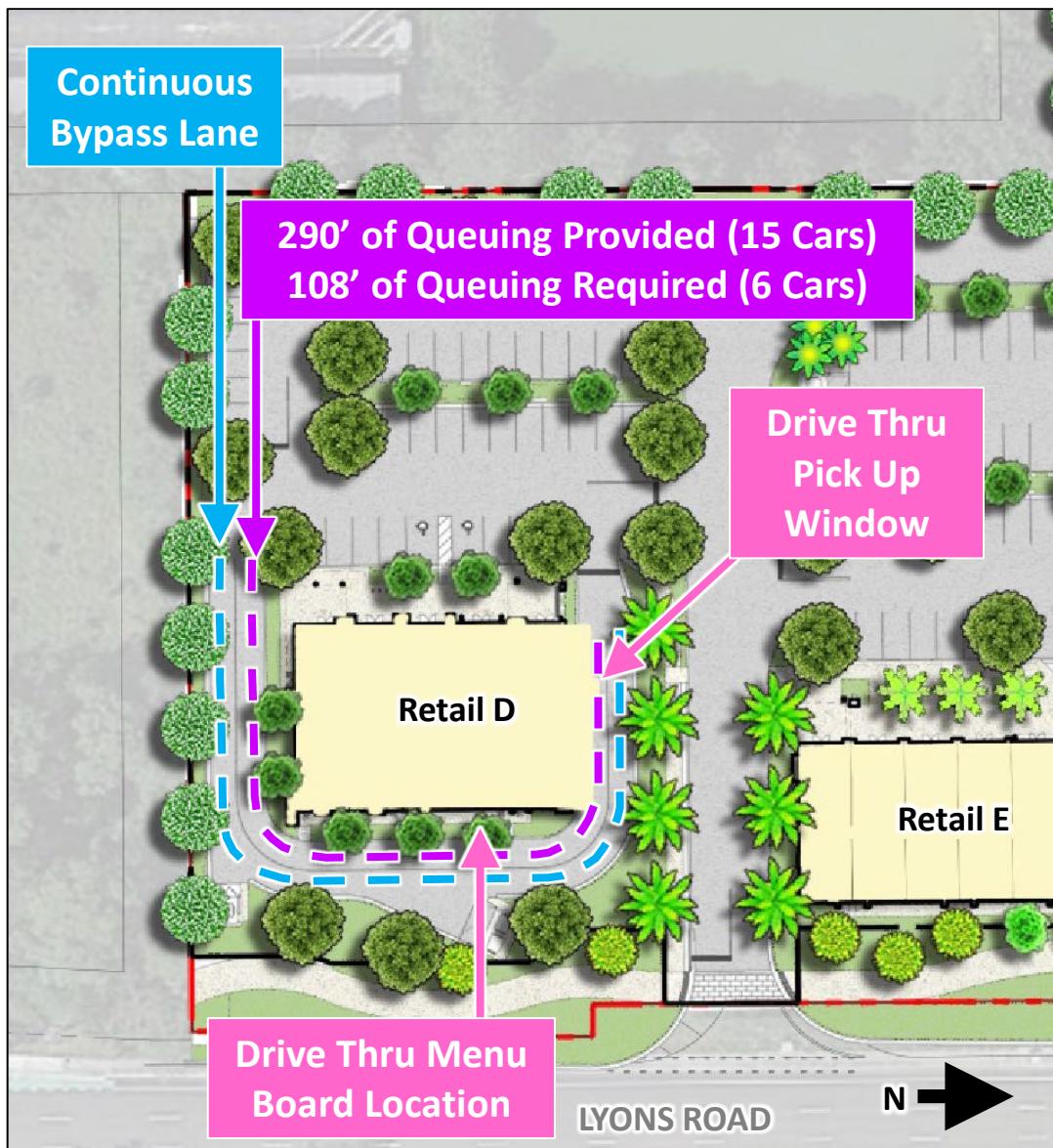


Proposed Drive Thru Facility

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

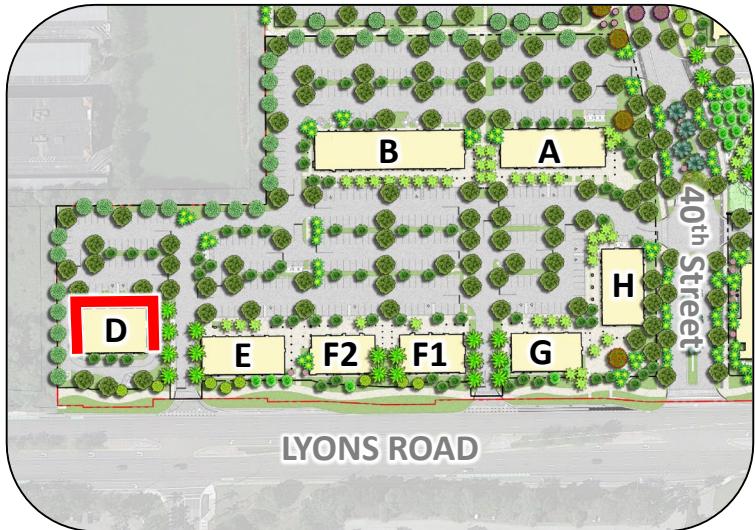
- Customer typically orders by walking up to a counter, fax, online, or in the drive thru, and seats themselves
- Menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant or allows the customer to create their own meal 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

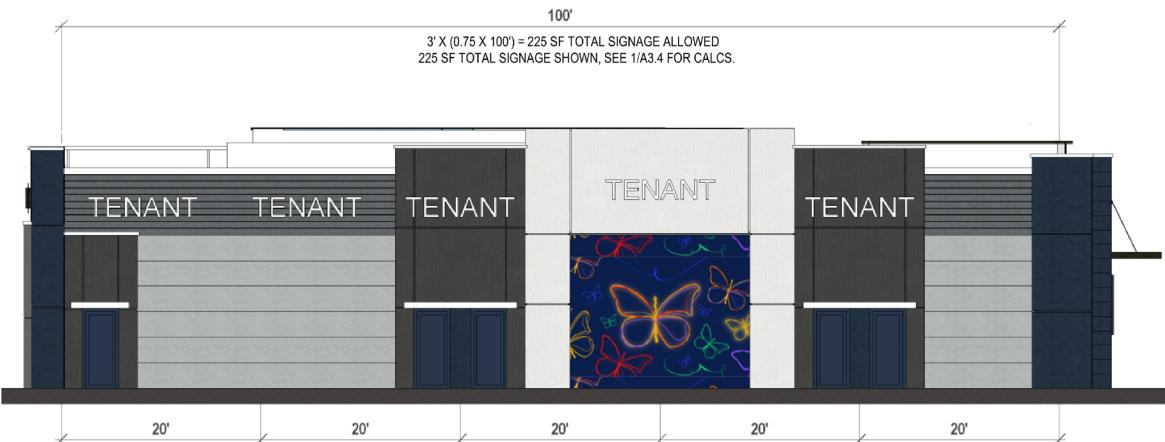
SCALE: 1/8" = 1'-0"



2 BLOCK 3 - BUILDING D - NORTH ELEVATION

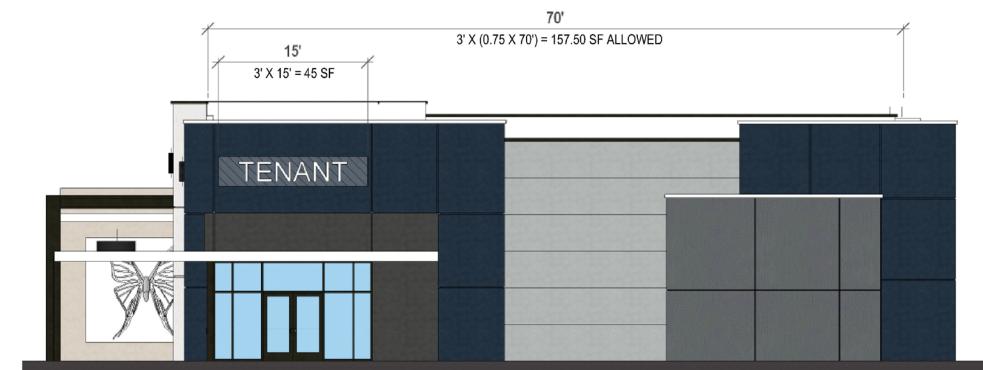
SCALE: 1/8" = 1'-0"

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

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

- ✓ Block 2
- ✓ Block 3
- ✓ Block 9

- ✓ Master Roadway Site Plan
- ✓ Master Greenspace Site Plan
- ✓ Block 8

- Development Agreement
- Block 10
- Block 16



- ✓ Block 5
- ✓ Block 6
- ✓ Plat
- ✓ Block 1
- ✓ Block 11

- ✓ Block 15A
- ✓ Block 15B

- Block 3 Special Land Use

MainStreet Traffic Analysis



Table 3: Main Street – Trip Generation Summary

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

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