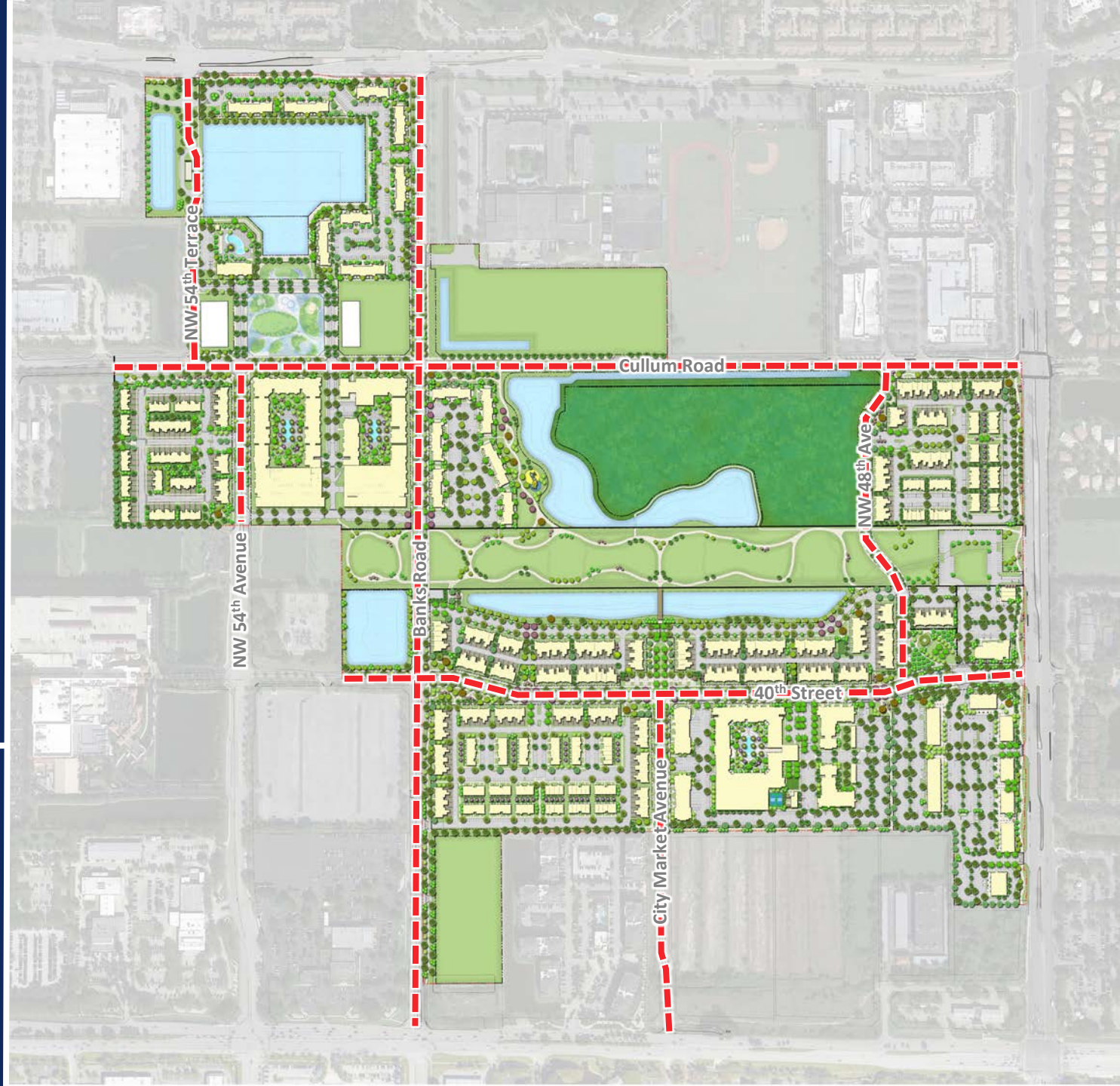




Roadways at mainstreet

live better.



Planning and Zoning Board Meeting
October 1, 2024

Partners & Consultants



13th FLOOR
HOMES

SCHMIER
PROPERTY
GROUP



DSBOCA
design studio boca

landscape architects
and planners

urban
design
studio



Kimley»»Horn

Property History



MainStreet Design Standards

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

RAC Adopted: December 20, 2005

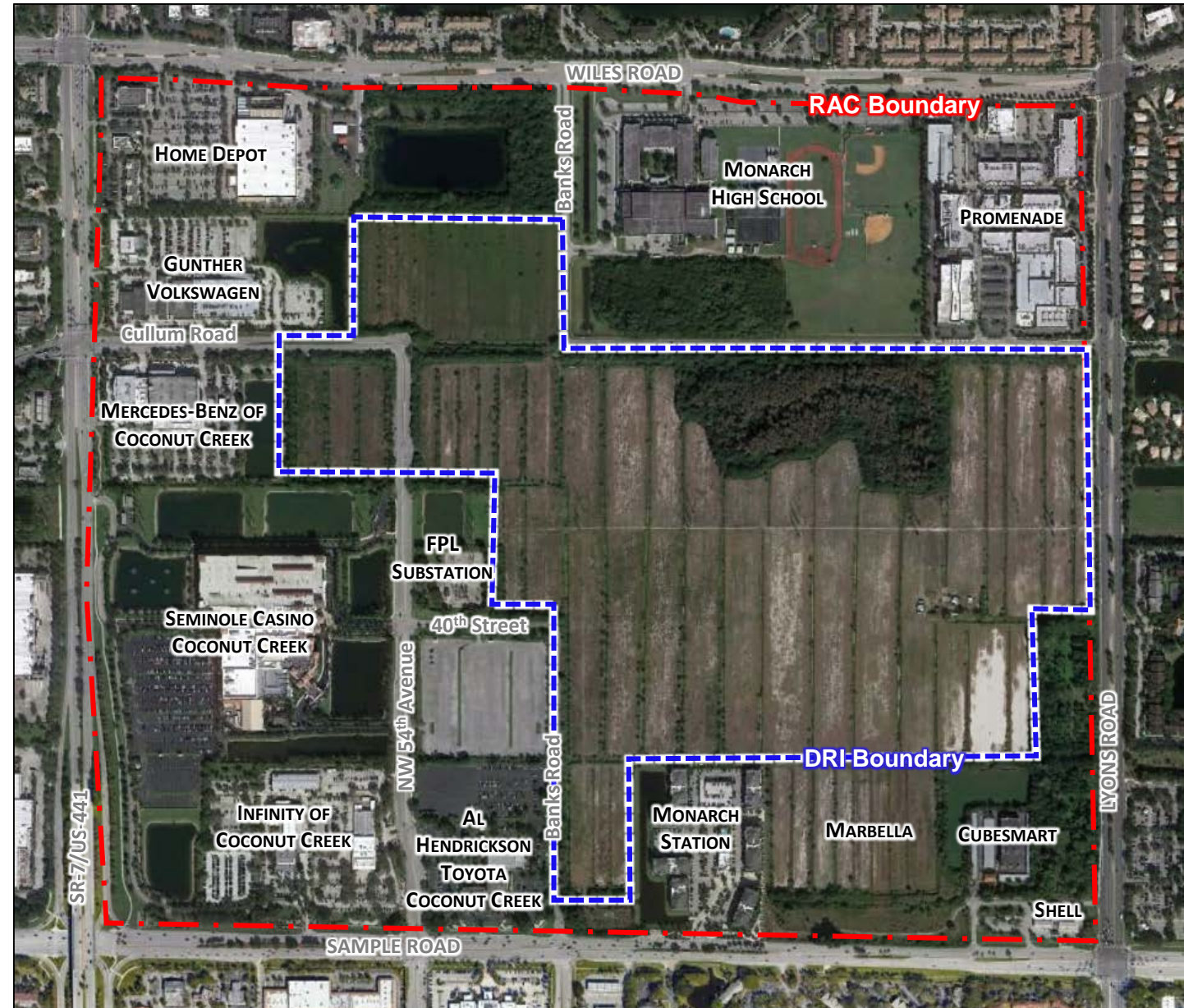
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

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



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
BLOCK 13 (CITY) CIVIC FITNESS COMPLEX
MONARCH HIGH SCHOOL
BLOCK 14 CIVIC PUBLIC SAFETY COMPLEX
BLOCK 11 4-STORY CONDO
BLOCK 10 MULTI-FAMILY APARTMENTS 8-STORY
BLOCK 9 2-STORY TOWNHOMES
VILLAGE GREEN
FPL SUBSTATION
BLOCK 7 LAKE # 4
BLOCK 6 2-STORY TOWNHOMES
BLOCK 8 2-STORY TOWNHOMES & VILLAS
MAIN PLAZA
BLOCK 5 2-STORY TOWNHOMES
BLOCK 4 5-STORY MULTI-FAMILY APARTMENTS
BLOCK 3 1-STORY COMMERCIAL
BLOCK 2 1-STORY COMMERCIAL
BLOCK 1 2-STORY TOWNHOMES & VILLAS

	COMMERCIAL
	CIVIC
	PRIVATE RECREATIONAL
RESIDENTIAL	
	MULTIFAMILY APARTMENTS
	MULTIFAMILY CONDOMINIUM
	TOWNHOMES
	VILLAS



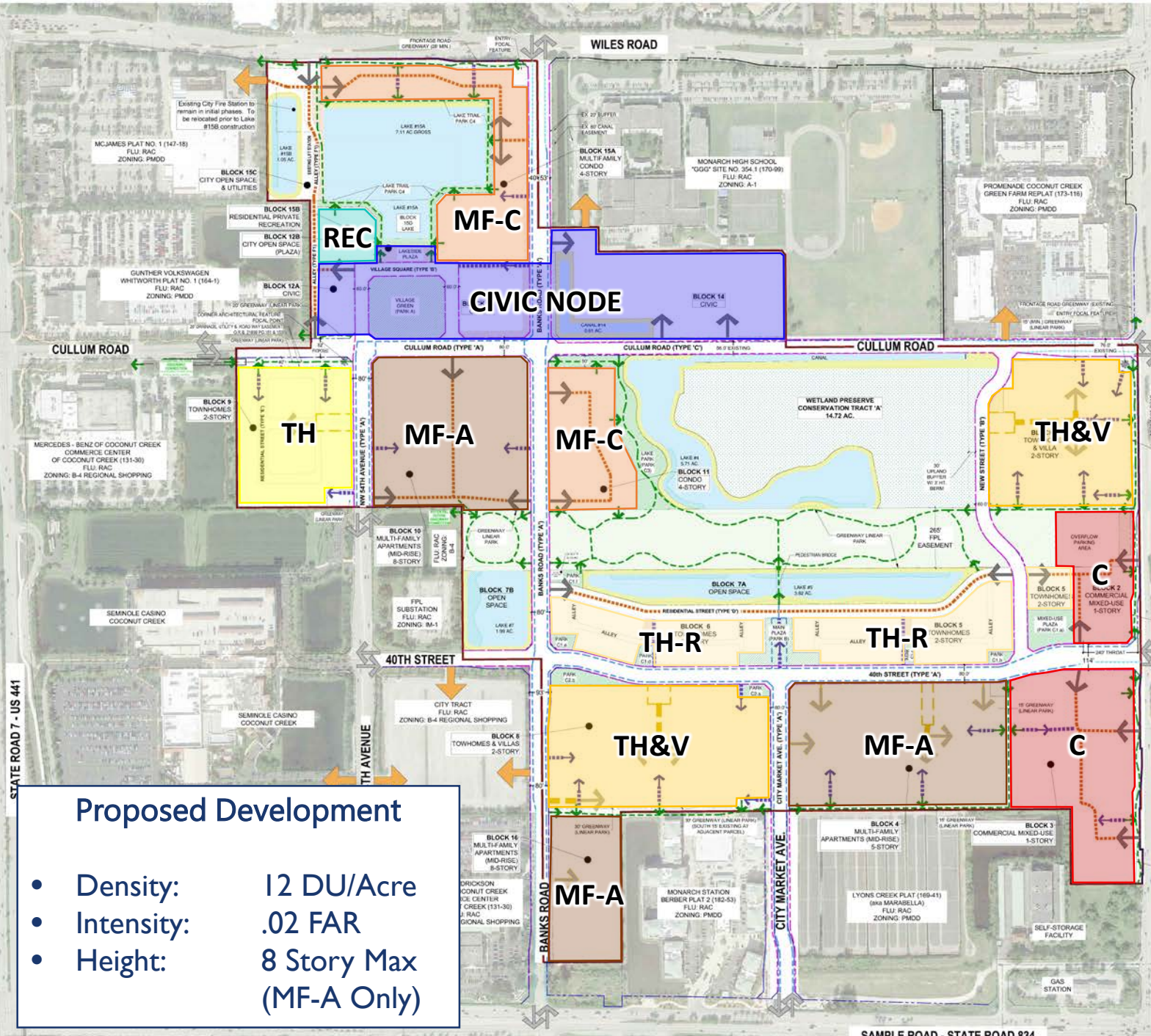
Approved Master Zoning Plan

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)



MAIN STREET 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
16	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	0.98	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

- VEHICULAR & PEDESTRIAN ACCESS
 - VEHICULAR DRIVEWAY WITH MIN. 6' SIDEWALK ALONG AT LEAST ONE SIDE
 - PUBLIC ACCESS
 - GATED ACCESS (RESIDENTIAL USE ONLY)
- ENHANCED PEDESTRIAN PASSAGE
 - RESIDENTIAL USE (MIN. 15' WIDE OPEN SPACE W/ MIN. 6' SIDEWALK); OR
 - NON-RESIDENTIAL USE (MIN. 8' WIDE SIDEWALK)
- GREENWAY TRAIL
 - MIN. 8'-12' WIDE PAVED WALKWAY
 - PEDESTRIAN CONNECTION TO GREENWAY

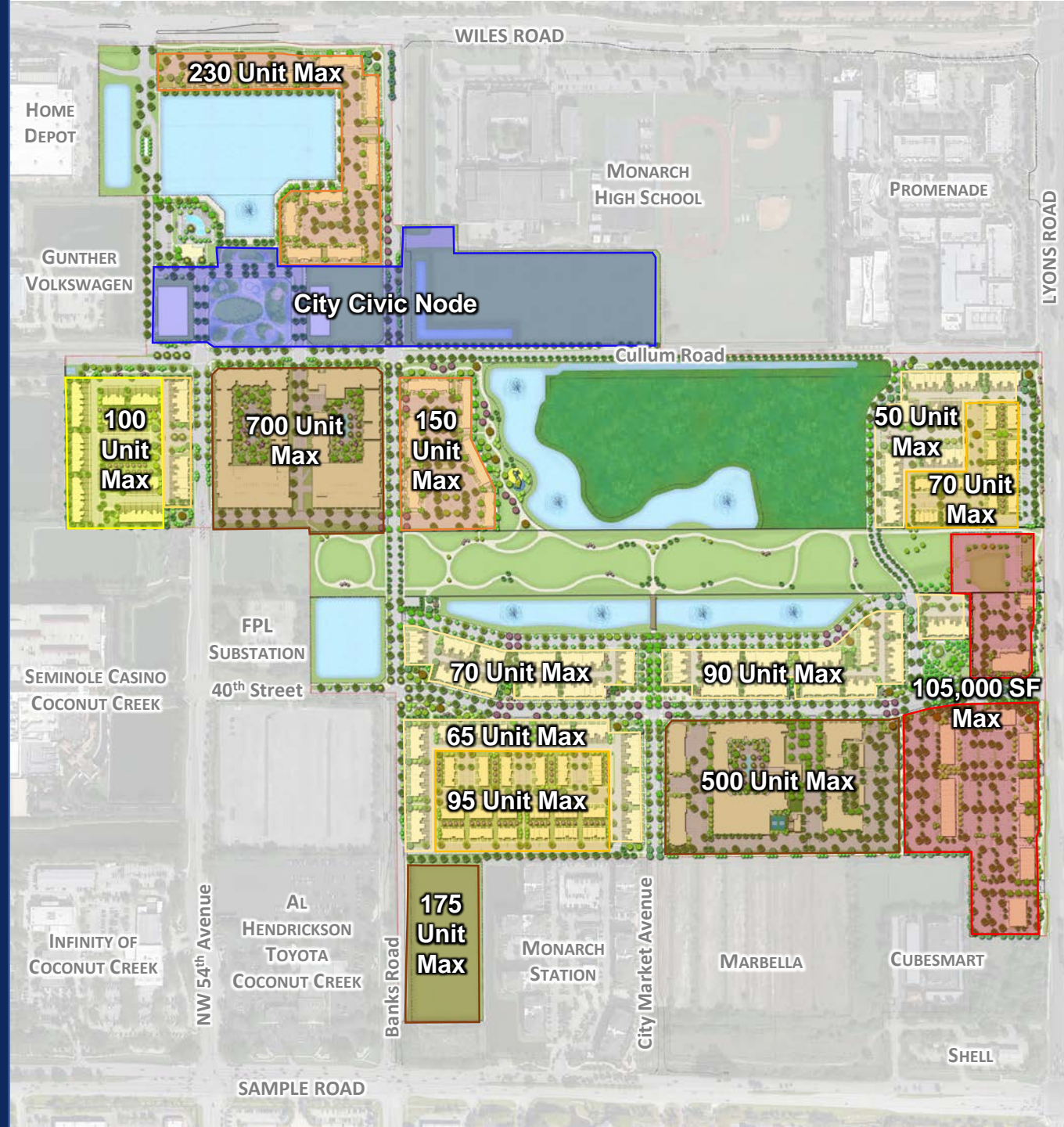
NOTE: THE GREENWAY TRAIL ALONG THE FOLLOWING ROADWAYS SHALL BE A MINIMUM 12' WIDE AND PAVED WITH COLORED CONCRETE (B&S VENEZIAN RED):

- LYONS ROAD
- WILES ROAD

SAMPLE ROAD - STATE ROAD 834



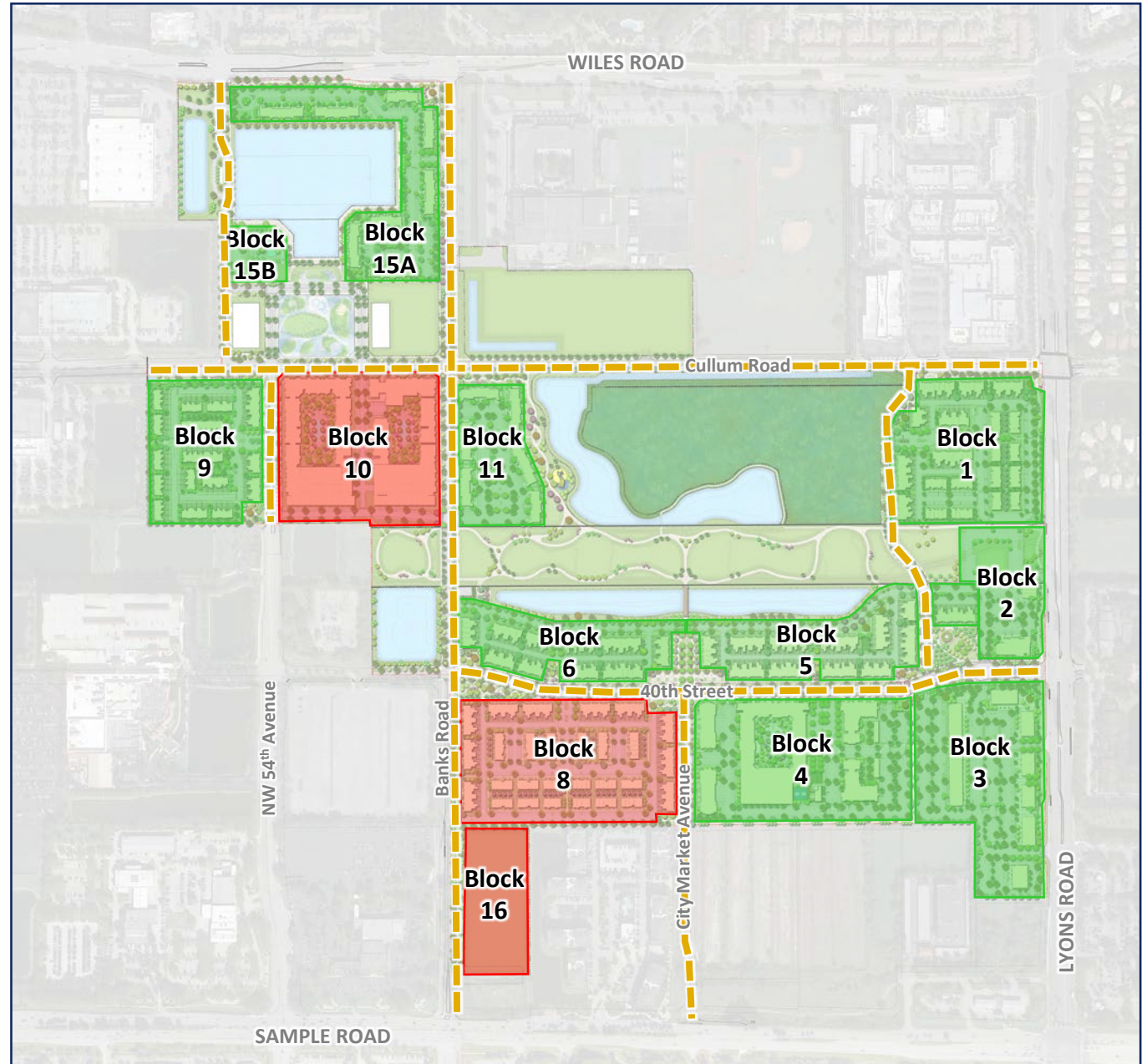
Proposed Master Conceptual Site Plan



Status of Site Plan Approvals Required



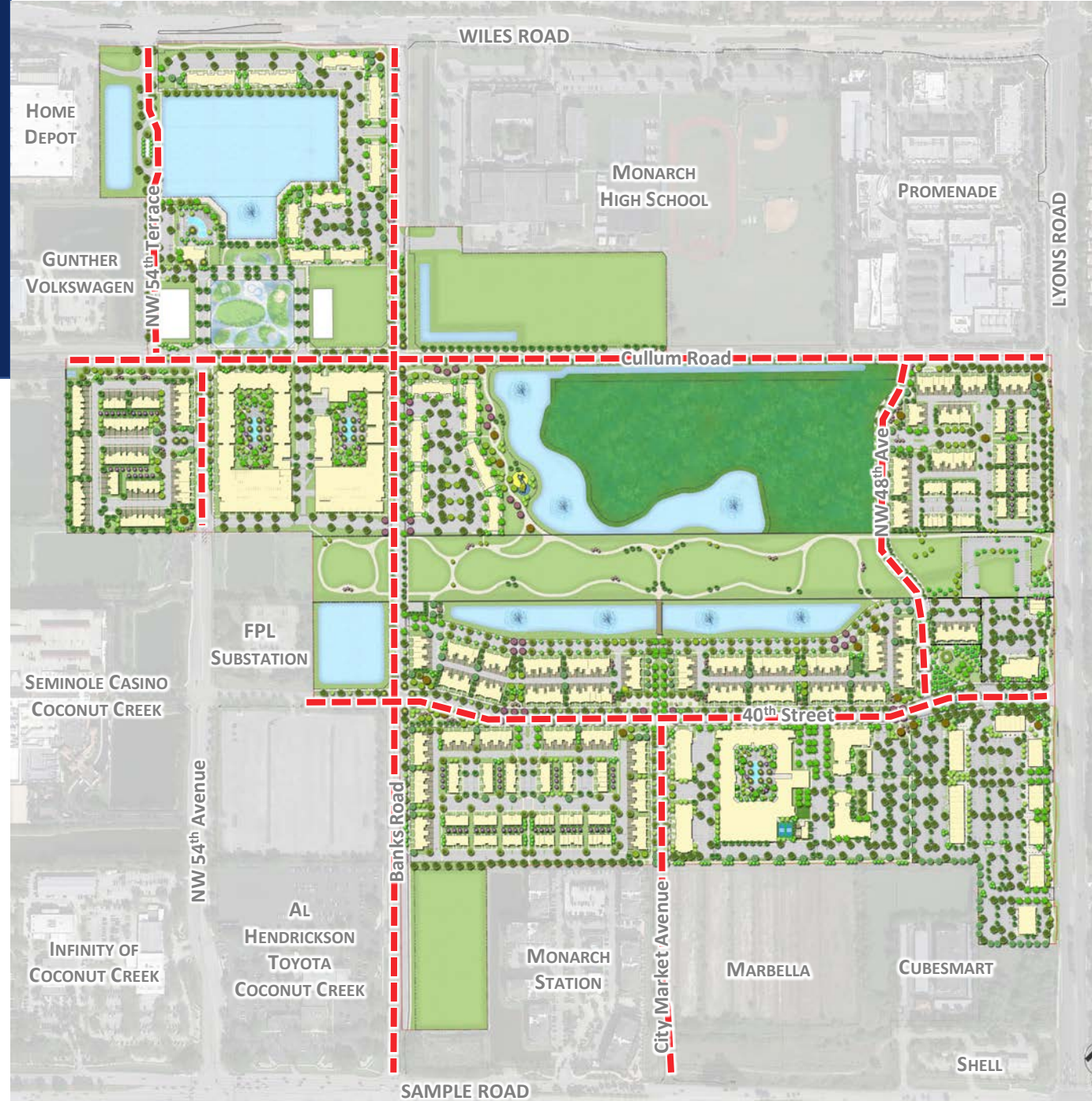
- ✓ Block 1 – Townhomes and Villas
- ✓ Block 2 – Commercial
- ✓ Block 3 – Commercial
- ✓ Block 4 – Multifamily Apartments
- ✓ Block 5 – Townhomes
- ✓ Block 6 – Townhomes
- Block 8 – Townhomes and Villas
- ✓ Block 9 – Townhomes
- Block 10 – Multifamily Apartments
- ✓ Block 11 – Multifamily Condominiums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





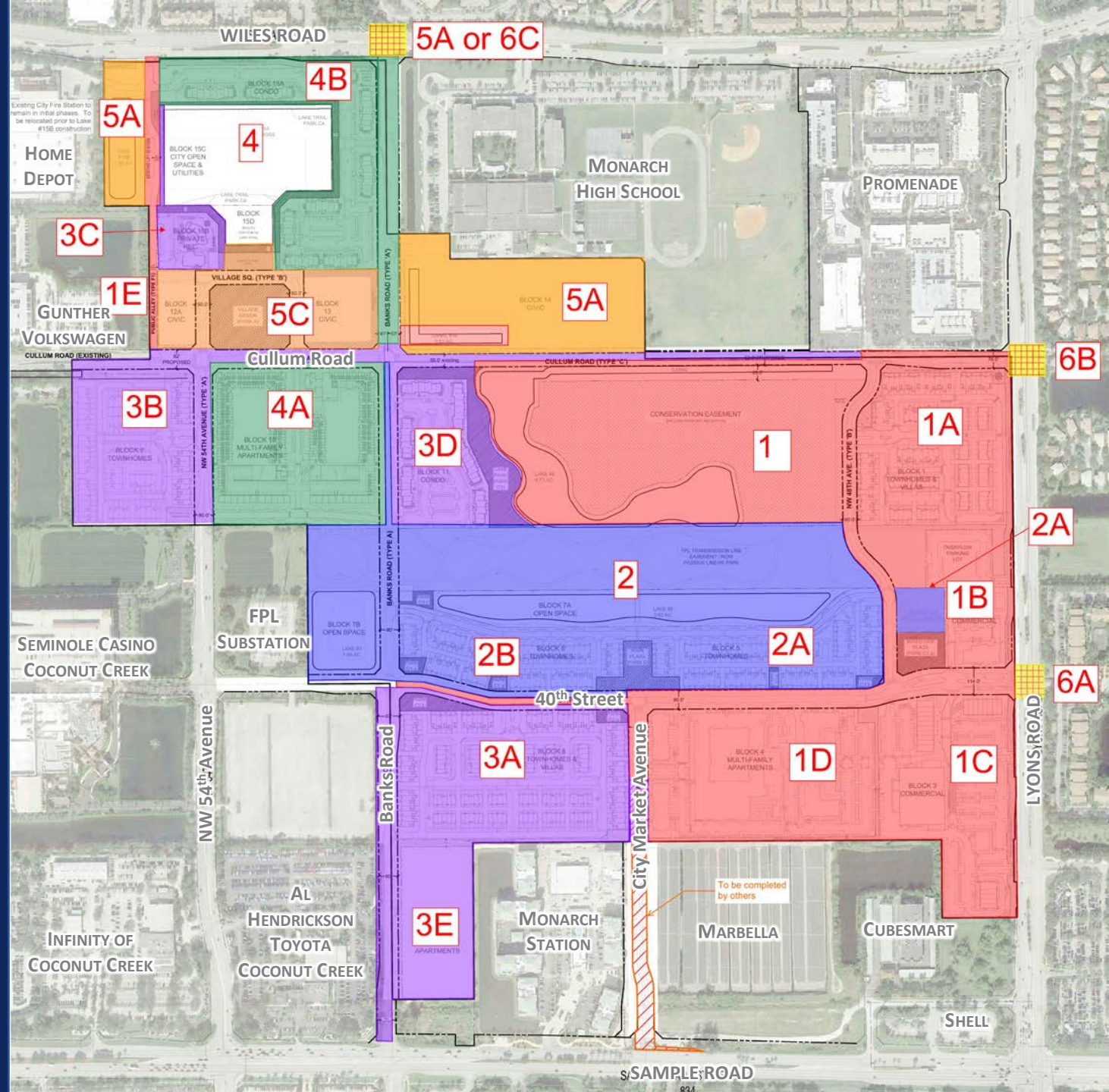
Application Request: Roadway Master Site Plan

- 7 Roadways
- 13 Intersections
- Streetscapes inclusive of:
 - Multi-Use Paths
 - Parallel Parking
 - Street Trees
 - Lighting
- Master Utility Infrastructure inclusive of:
 - Drainage
 - Water/Sewer
 - Water Reclamation Lines
 - Conduit for Electric, Cable, and Fiberoptics

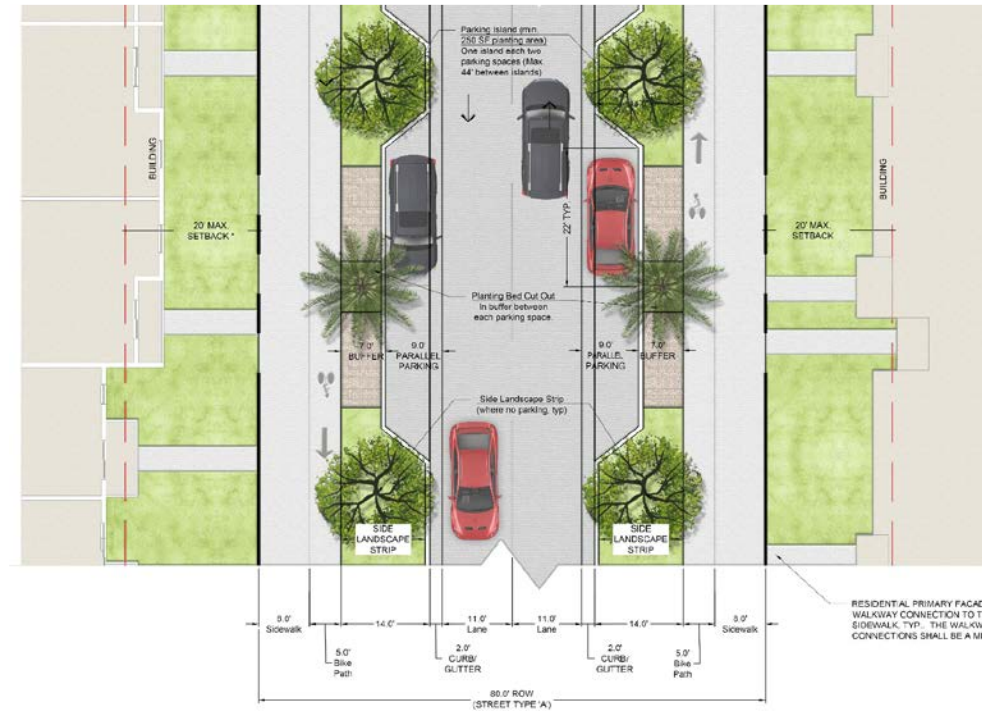
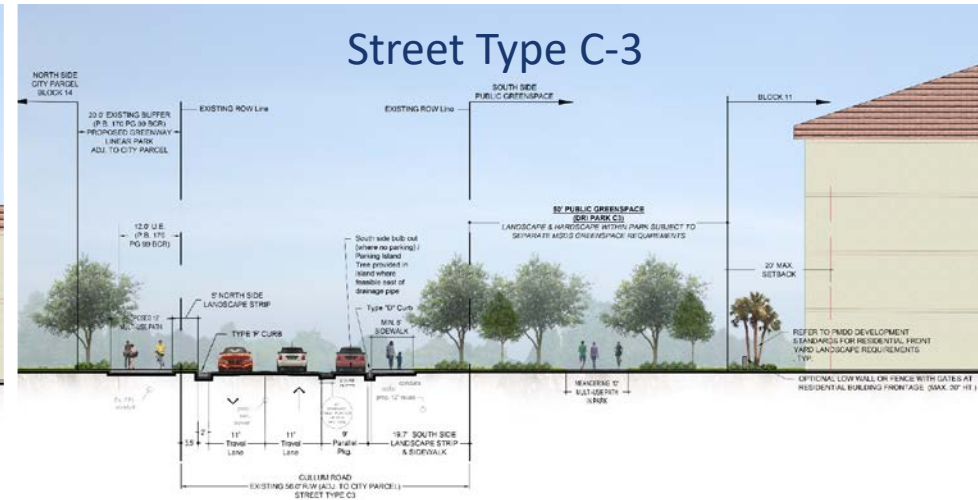
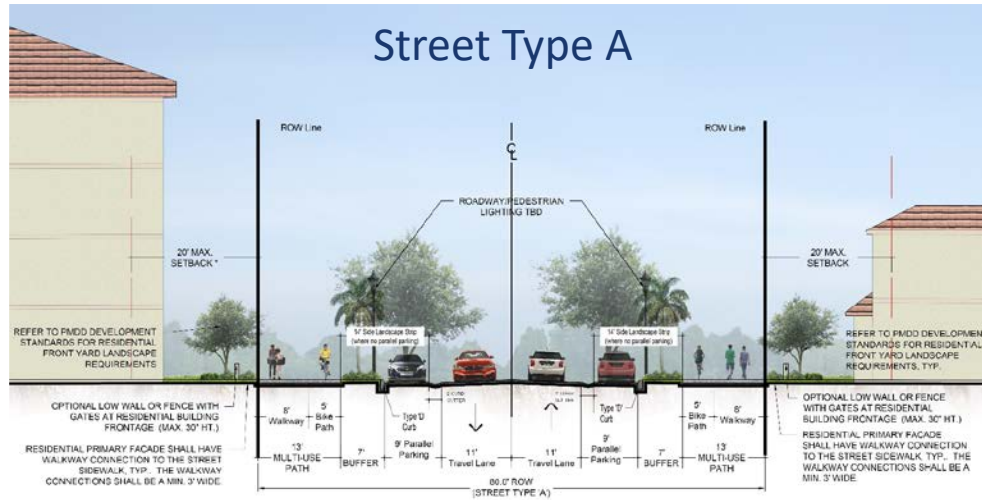




Approved PMDD Phasing Plan



PMDD Approved Roadway Sections

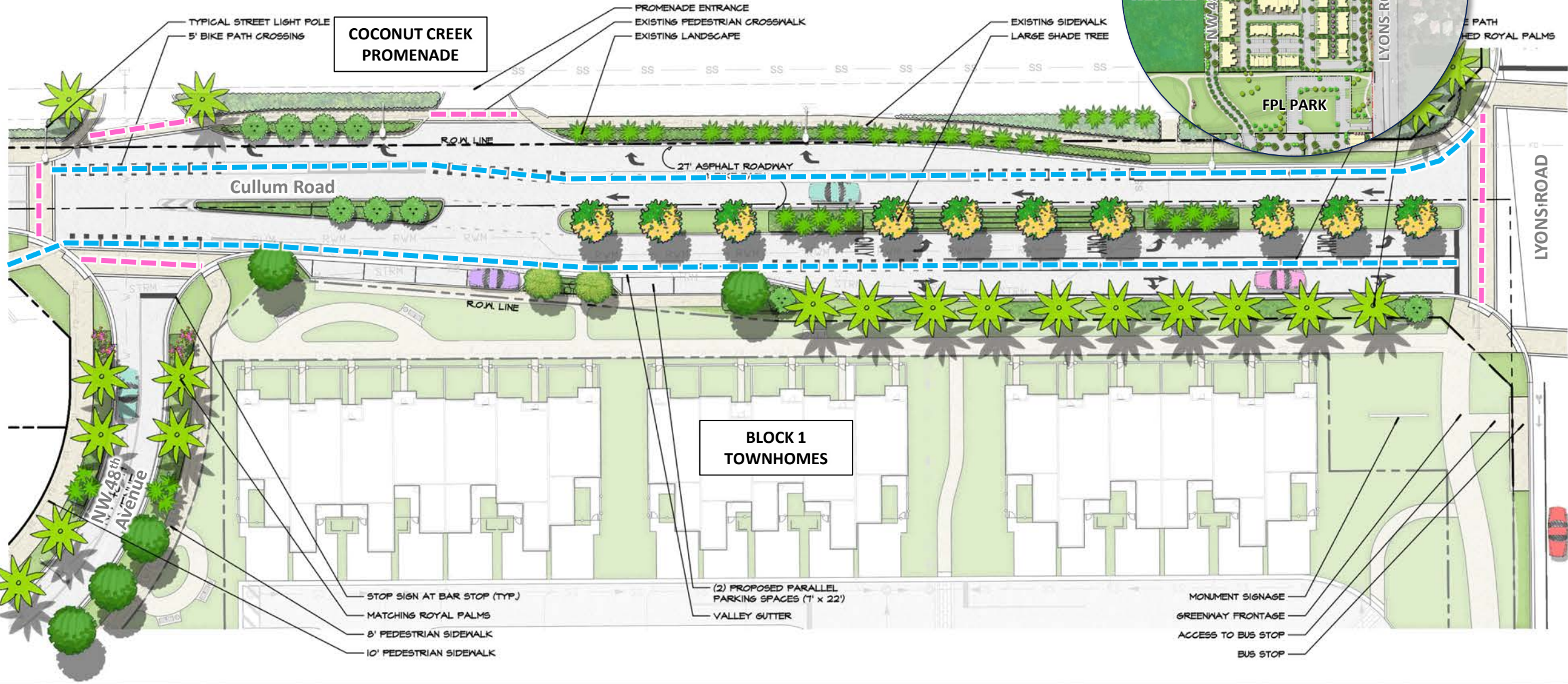


Roadway Master Plan: Cullum @ Lyons Road



PEDESTRIAN CROSSING

BIKE LANE



COCONUT CREEK
PROMENADE

TYPICAL STREET LIGHT POLE
5' BIKE PATH CROSSINGS

PROMENADE ENTRANCE
EXISTING PEDESTRIAN CROSSWALK
EXISTING LANDSCAPE

EXISTING SIDEWALK
LARGE SHADE TREE

Cullum Road

21' ASPHALT ROADWAY

BLOCK 1
TOWNHOMES

STOP SIGN AT BAR STOP (TYP.)
MATCHING ROYAL PALMS
8' PEDESTRIAN SIDEWALK
10' PEDESTRIAN SIDEWALK

(2) PROPOSED PARALLEL
PARKING SPACES (7' x 22')
VALLEY GUTTER

MONUMENT SIGNAGE
GREENWAY FRONTAGE
ACCESS TO BUS STOP
BUS STOP

LYONS ROAD

WETLAND

PROMENADE

Cullum Road

BLOCK 1

FPL PARK

WALKWAY
MATCHING ROYAL PALMS

Roadway Master Plan: Cullum Road @ Banks Road



PEDESTRIAN CROSSING

BIKE PATH



BLOCK 13 CIVIC

BLOCK 14 CIVIC

- PEDESTRIAN ACCESS TO CARS - DECORATIVE PERMEABLE PAVERS
- DOUBLE TRUNK ACCENT PALM
- VALLEY GUTTER
- TYPICAL BIKE PAVEMENT MARKINGS - SAM CUT LINE TO DISTINGUISH BETWEEN SIDEWALK AND BIKE PATH
- TYPICAL STREET LIGHT POLE

GREENWAY BUFFER

22' ASPHALT ROADWAY

Cullum Road

22' ASPHALT ROADWAY

LINEAR PARK

WETLAND PRESERVE LAKE

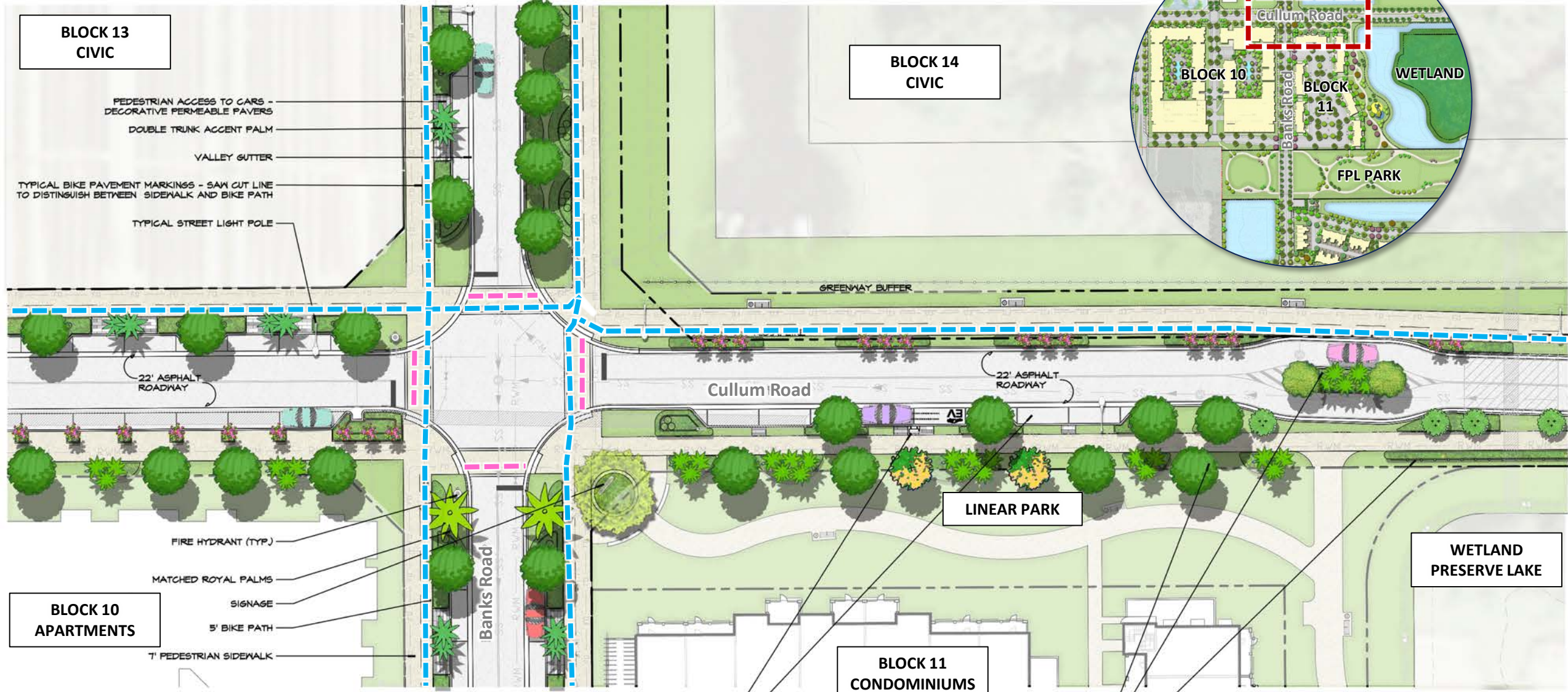
BLOCK 10 APARTMENTS

BLOCK 11 CONDOMINIUMS

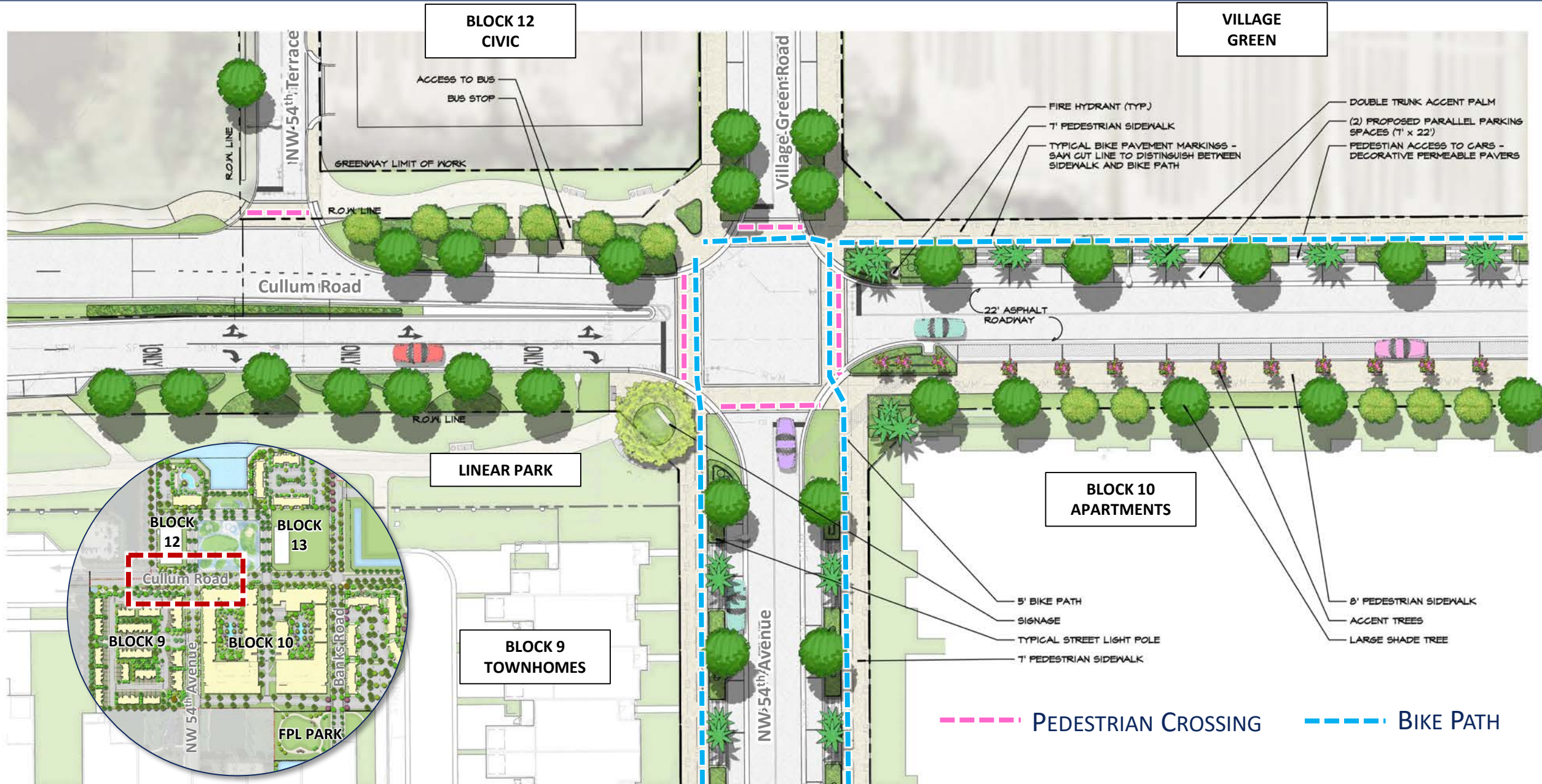
- FIRE HYDRANT (TYP.)
- MATCHED ROYAL PALMS
- SIGNAGE
- 5' BIKE PATH
- 7' PEDESTRIAN SIDEWALK

TYPICAL E.V. STATION LOCATION
(2) PROPOSED PARALLEL PARKING SPACES (7' x 22')

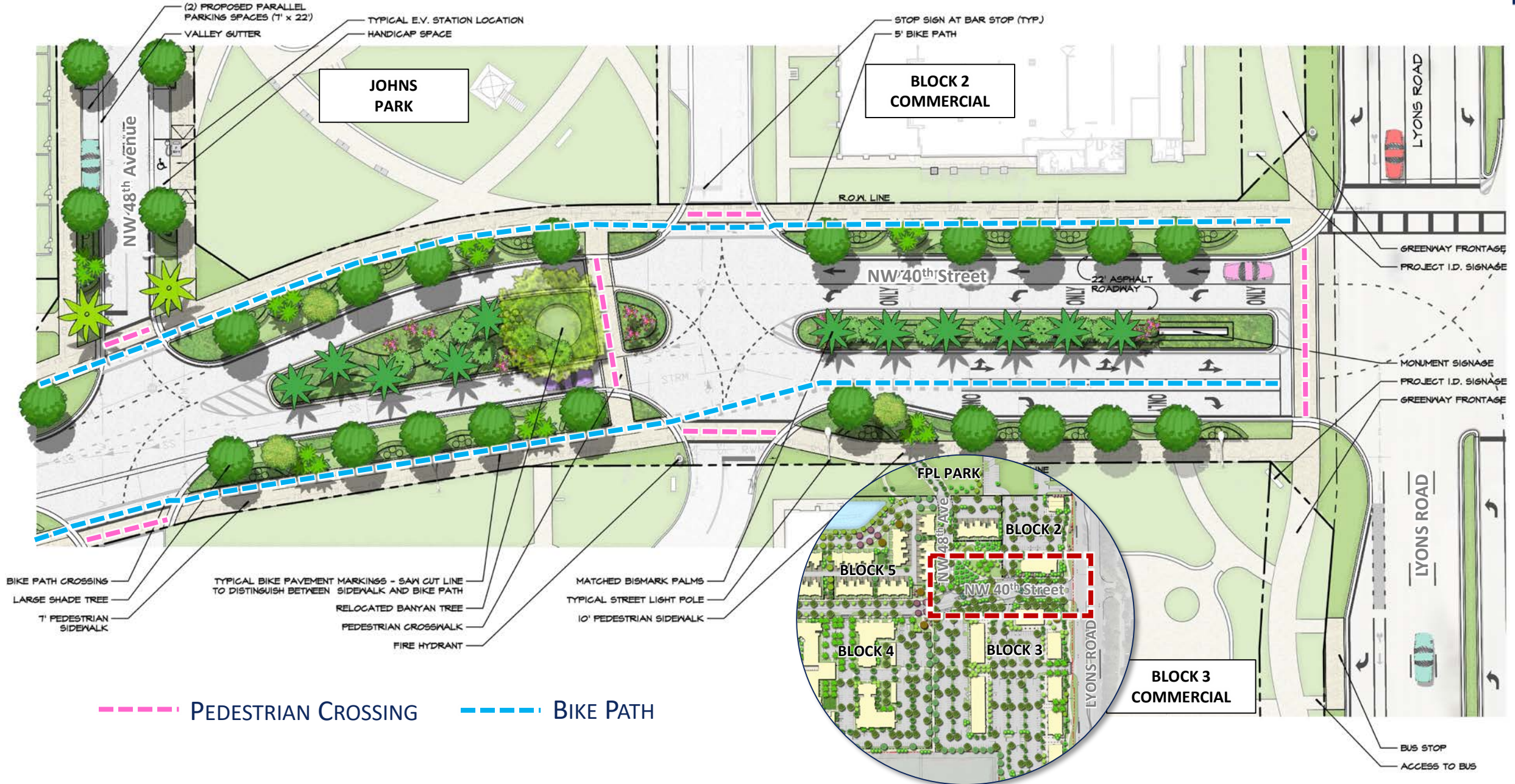
LARGE SHADE TREE
TRAFFIC CALMING MEDIAN (10' x 50')
EXISTING GUARDRAIL



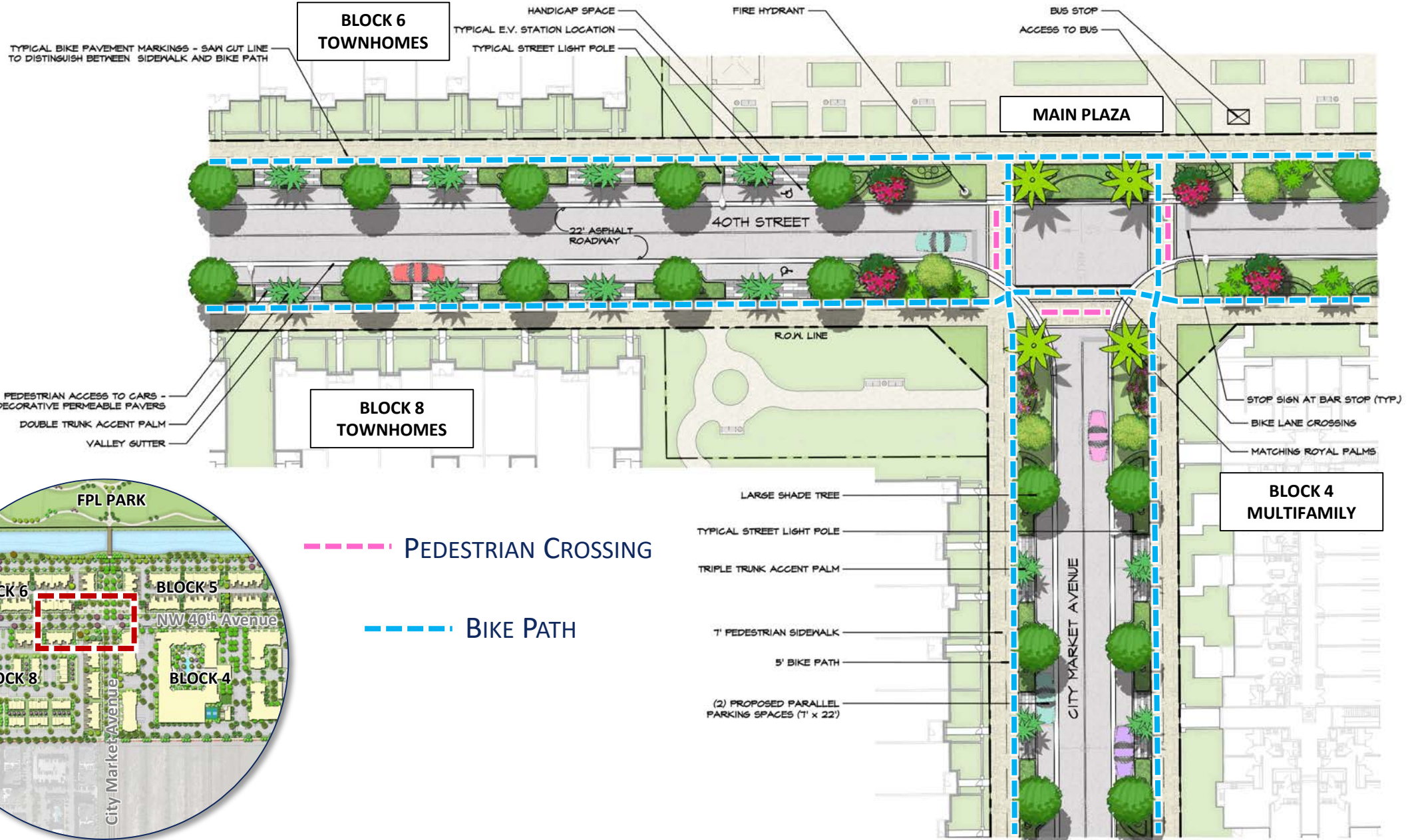
Roadway Master Plan: Cullum Road @ NW 54th Avenue



Roadway Master Plan: 40th Street @ Lyons Road

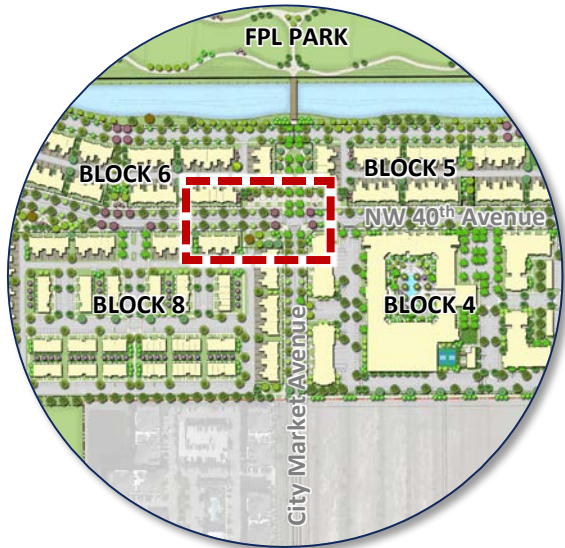


Roadway Master Plan: 40th Street @ City Market Avenue

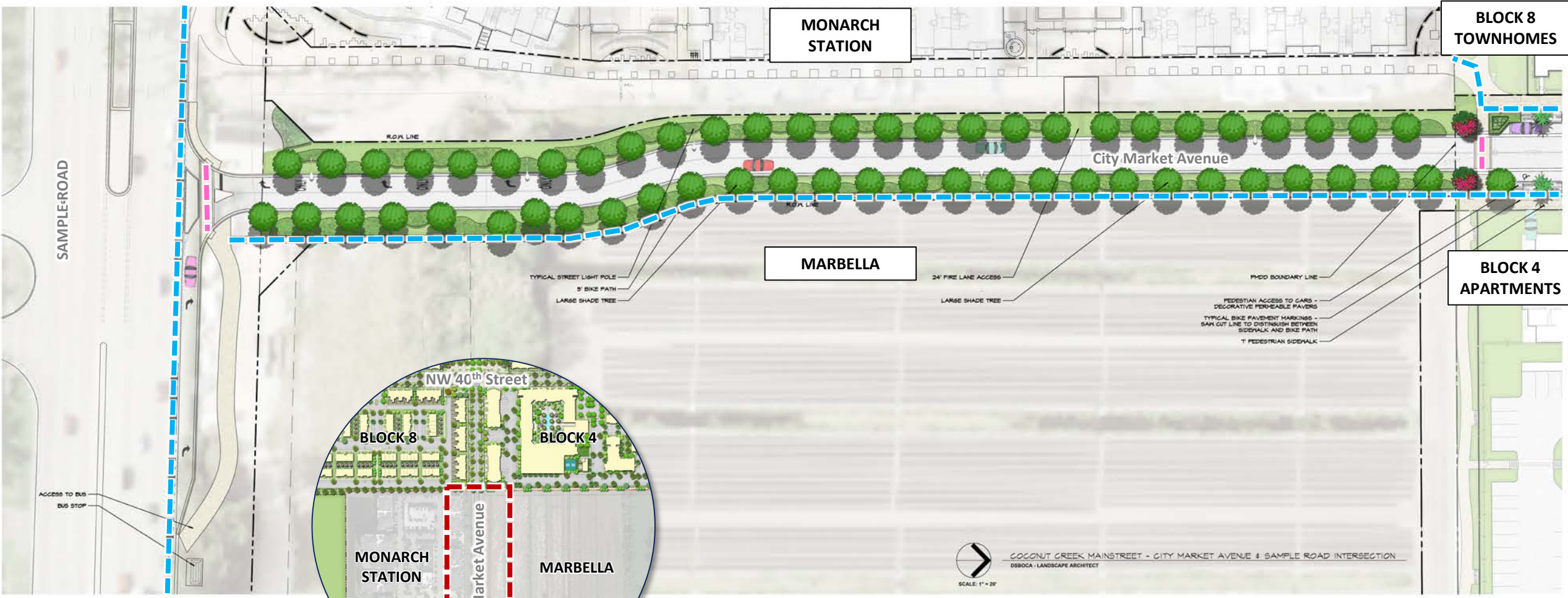


--- PEDESTRIAN CROSSING

--- BIKE PATH



Roadway Master Plan: City Market Avenue @ Sample Road



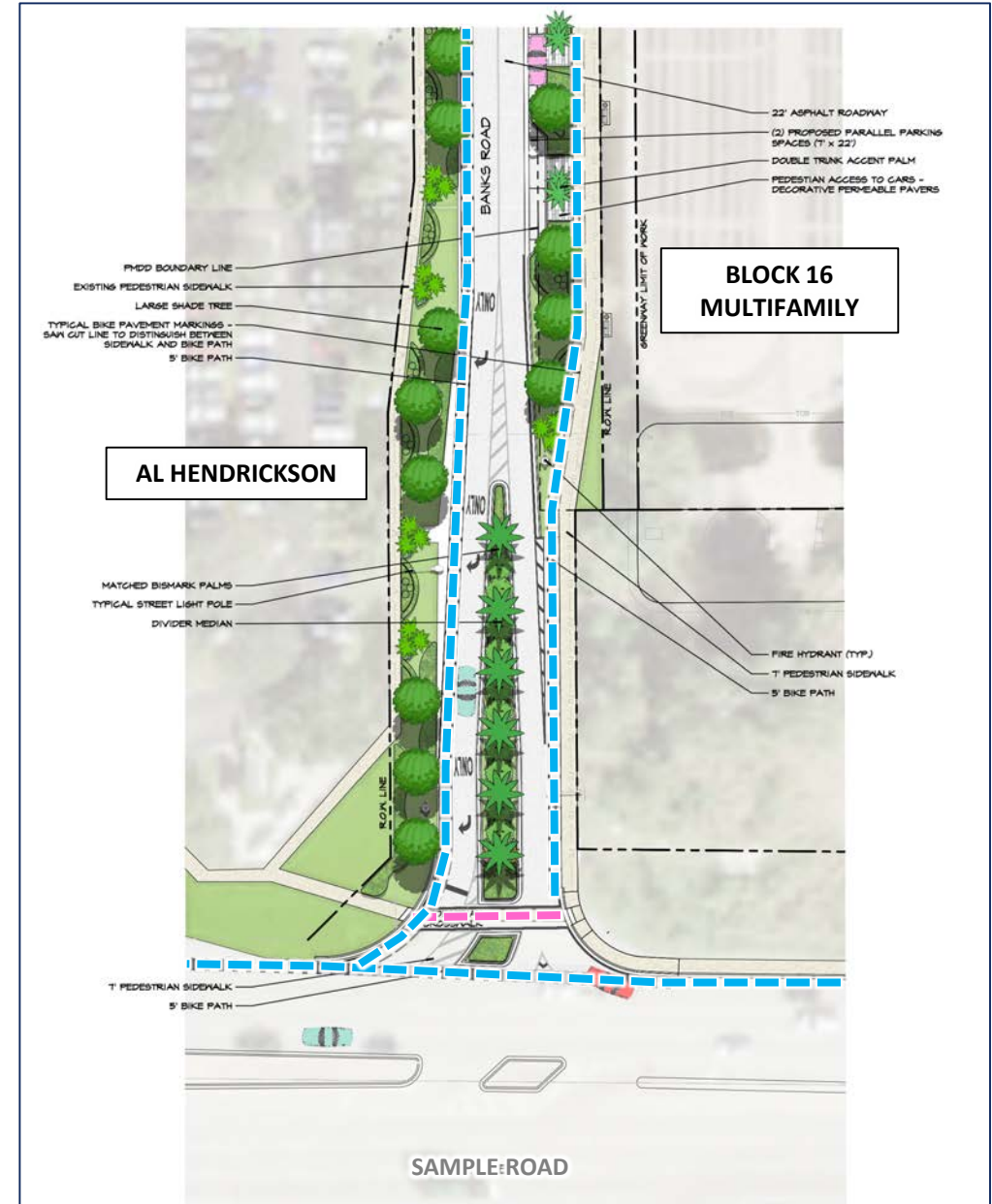
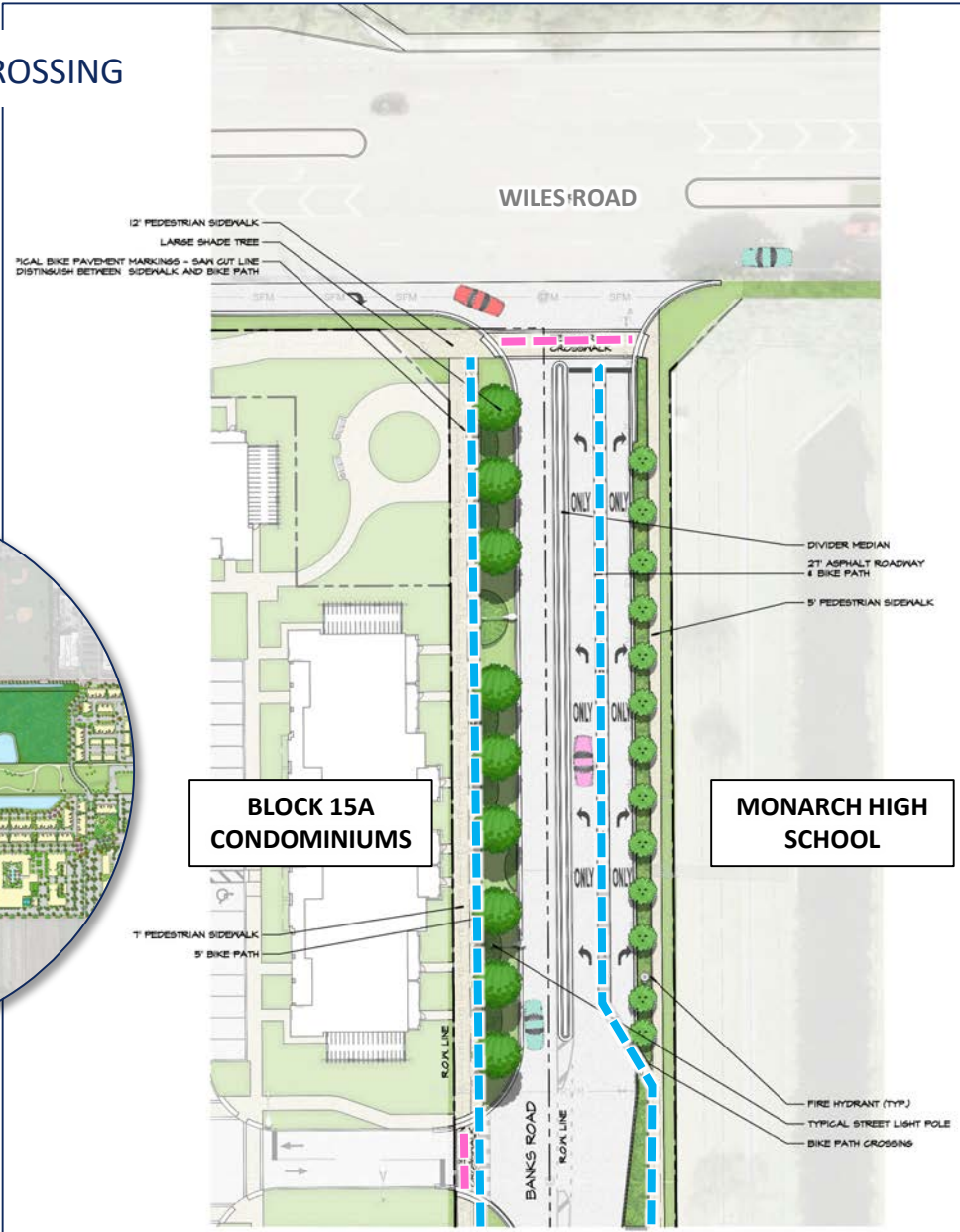
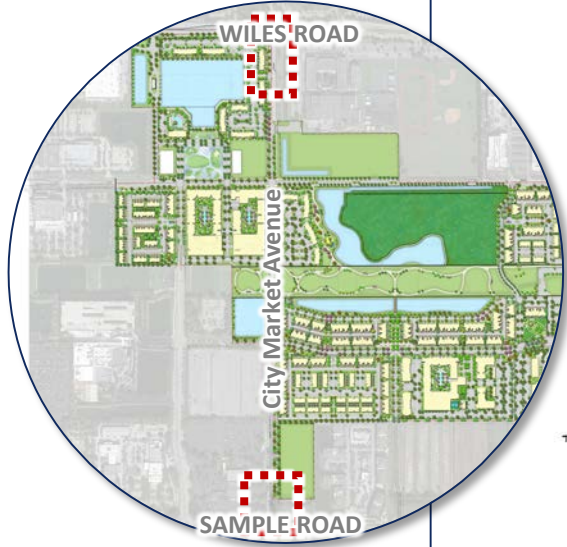
COCONUT CREEK MAINSTREET - CITY MARKET AVENUE & SAMPLE ROAD INTERSECTION
DSBOCA - LANDSCAPE ARCHITECT
SCALE: 1" = 20'

--- PEDESTRIAN CROSSING --- BIKE PATH

Road



- - - PEDESTRIAN CROSSING
- - - BIKE PATH





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
- Master Roadway Site Plan



Q3 2024

- ✓ Block 5
- ✓ Block 6
- ✓ Plat



Q2 2024

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



- Block 10
- Block 16



Q4 2024



