



**Block 11 at
mainstreet**
live better.

Planning & Zoning Board Meeting

May 8, 2024

Partners & Consultants



Property History



MainStreet Design Standards

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

RAC Adopted: December 20, 2005

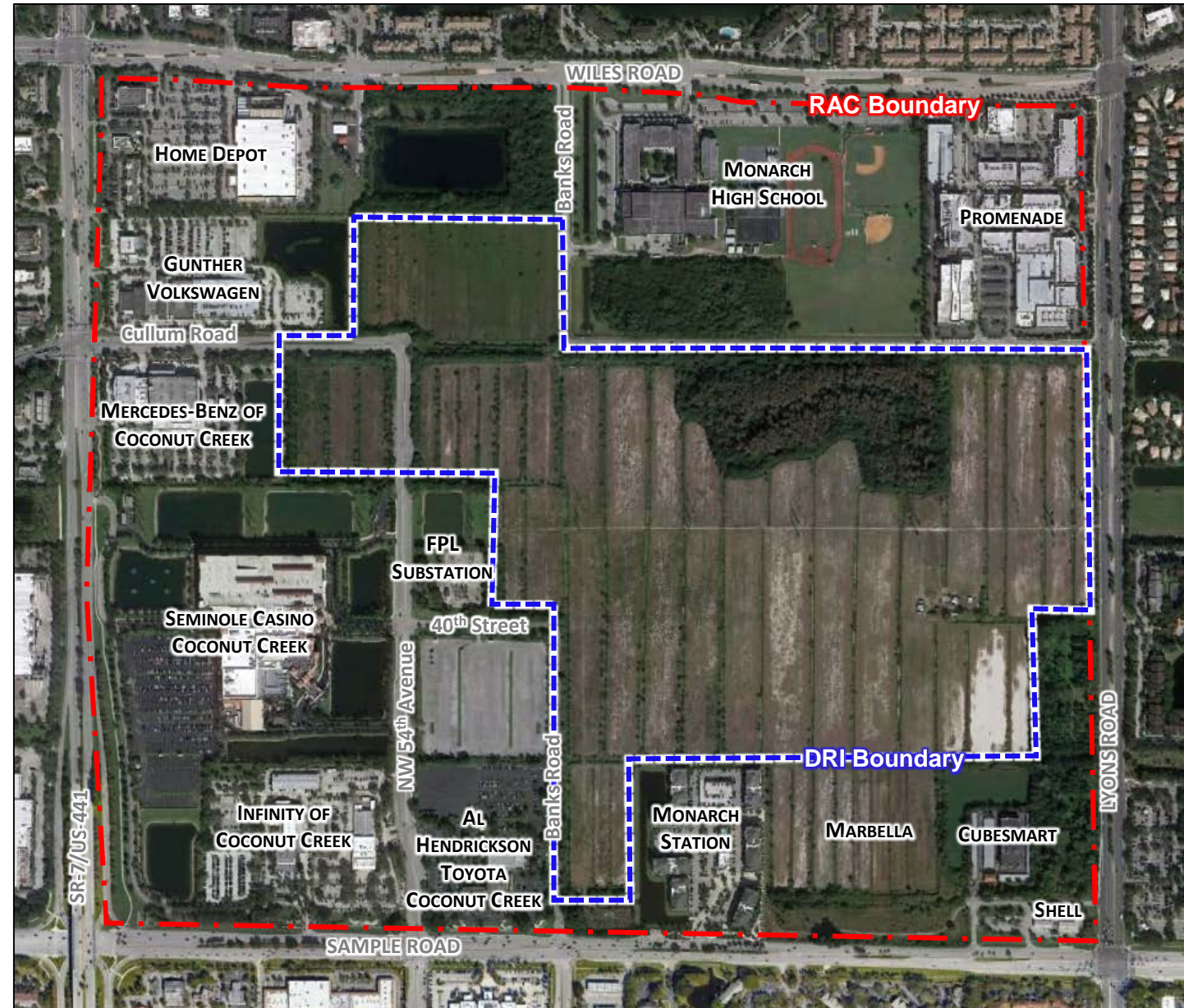
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

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



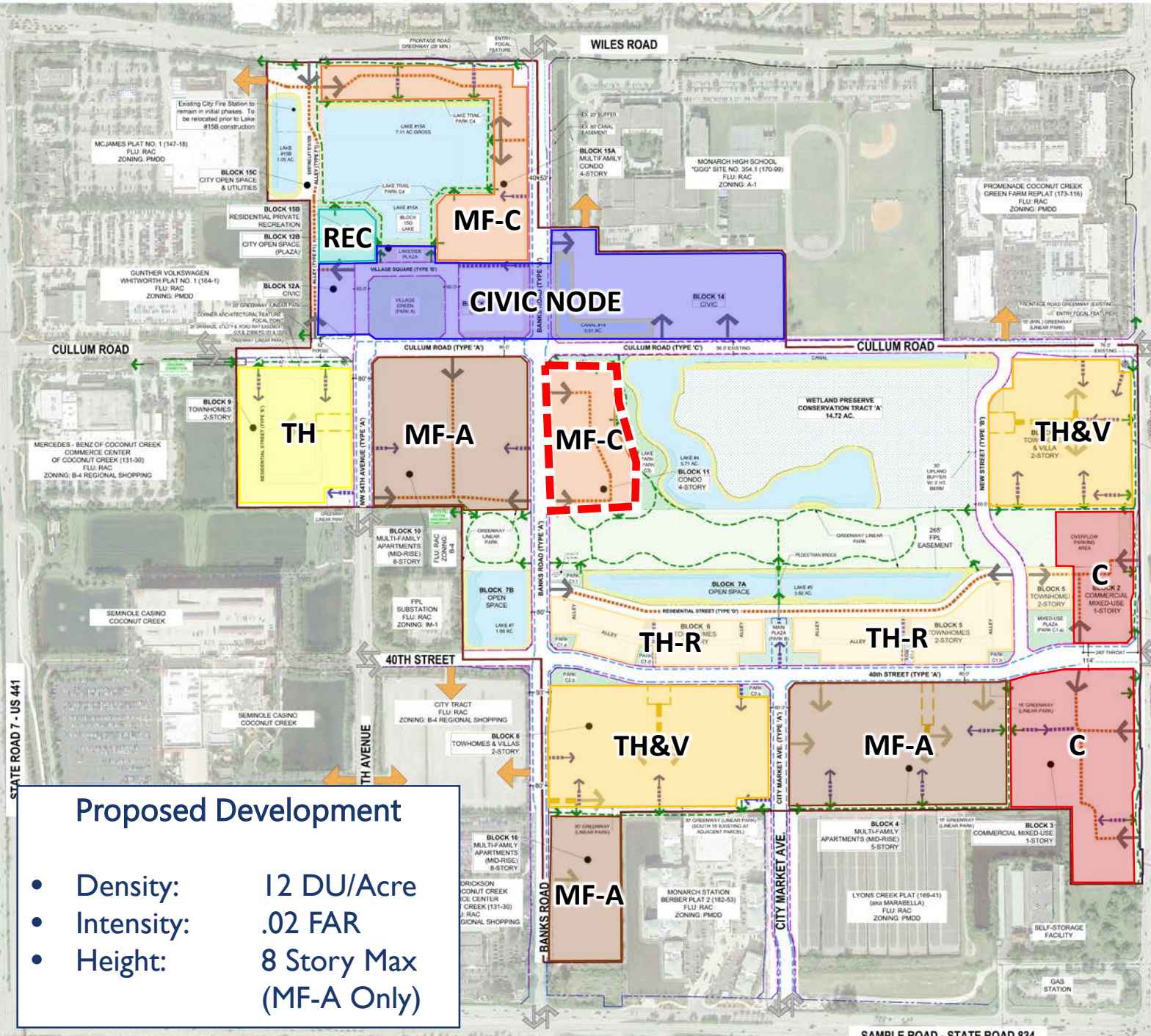
Master Zoning Plan: Block 4 Location

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)



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	11.96	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			

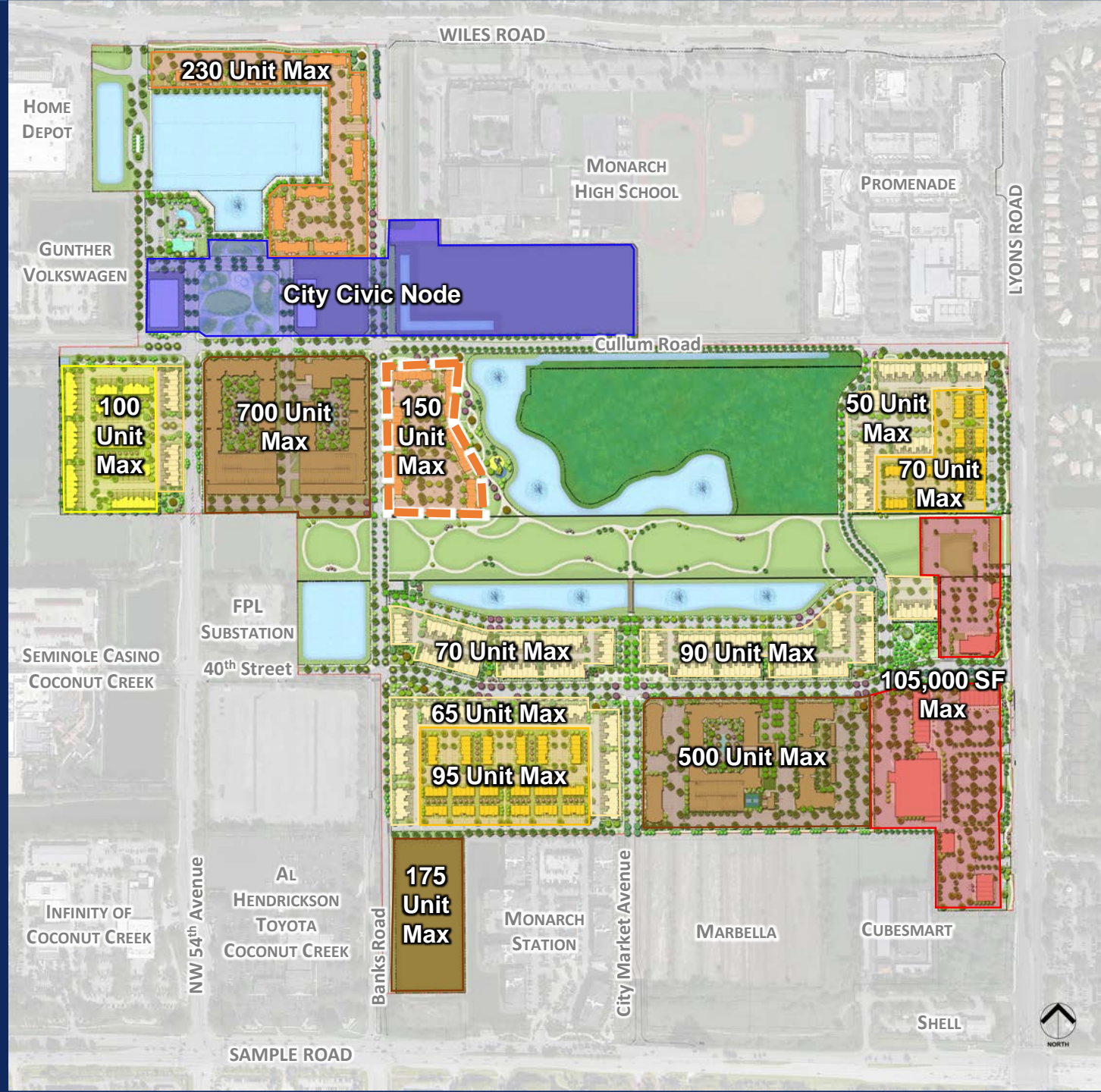
MASTER ZONING PLAN LEGEND

- ### 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 (B&S VENETIAN RED):
- LYONS ROAD
 - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



Proposed Master Conceptual Site Plan



Application Request - Site Plan Approval for Block 11



- 4.83 Acres
- 6 Buildings with 16-20 units each
- 124 Dwelling Units Proposed (150 Max Allowed)
- 4-Story Height Proposed
- 55-foot Setback from Cullum & Significant View Corridor to the East and South
- 218 Parking Spaces Provided (205 Parking Spaces Required)
- 4 EV Space Provided
- 24 Bicycle Spaces Provided (14 Bicycle Spaces Required)
- 23% Pervious Provided (16% Pervious Required)
- Community Park Adjacent to Site with Trail Connectivity



Block II Residential:View



Block I | Residential:View



Block 11 Residential:View



Block II Residential:View



Block 11: Interior Renderings



Block 11: Interior Renderings





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.”

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



Block 11: Architectural Elevation



MAINSTREET CONDOS
20 UNIT BUILDING

