



**Block 9 at
mainstreet**
live better.

City Commission Meeting

September 26, 2024

Partners & Consultants



13th FLOOR
HOMES

SCHMIER
PROPERTY
GROUP

GILES
CAPITAL GROUP



urban
design
studio



PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS



Kimley»»Horn

Property History



MainStreet Design Standards

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

RAC Adopted: December 20, 2005

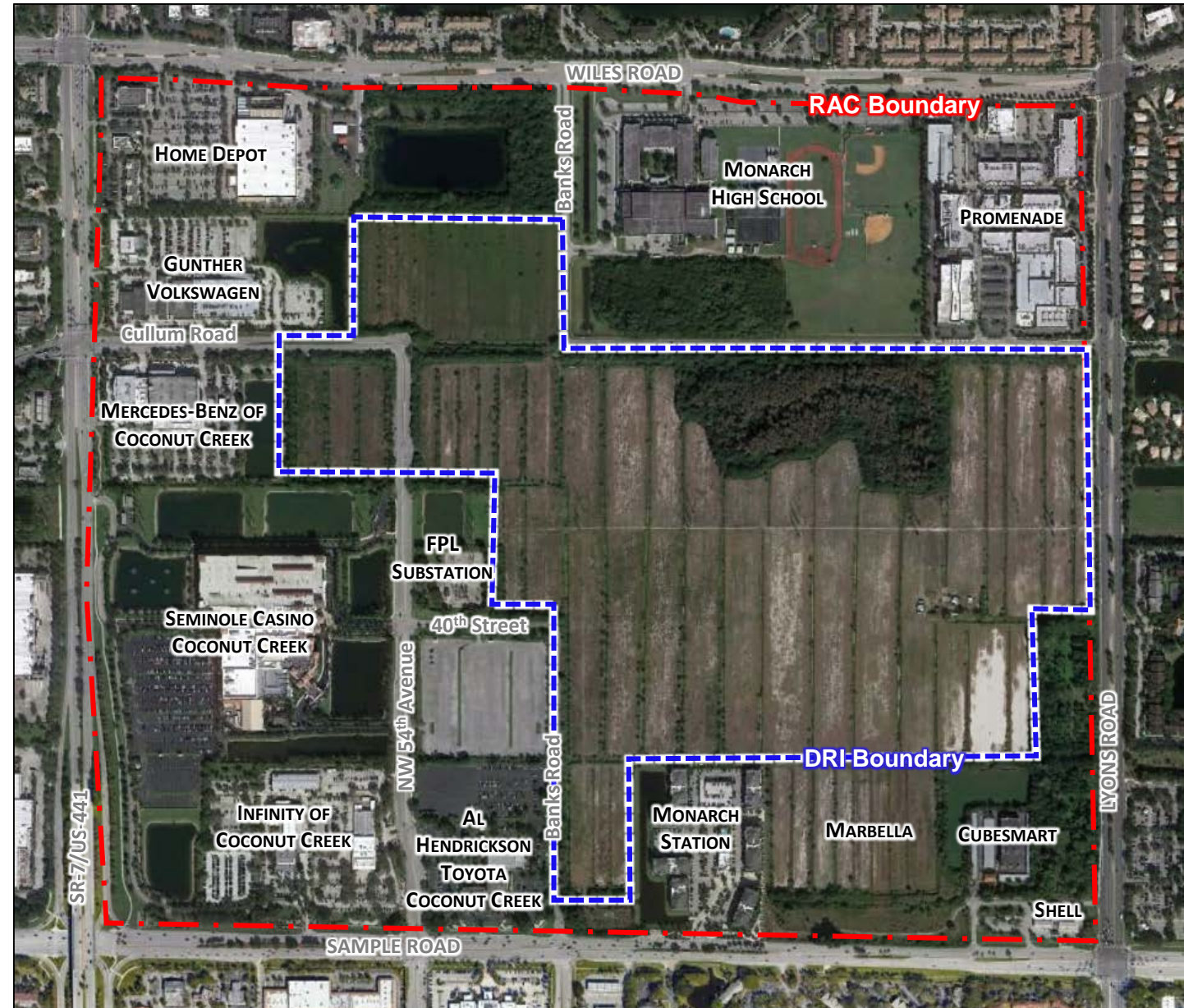
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

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



	COMMERCIAL
	CIVIC
	PRIVATE RECREATIONAL
RESIDENTIAL	
	MULTIFAMILY APARTMENTS
	MULTIFAMILY CONDOMINIUM
	TOWNHOMES
	VILLAS



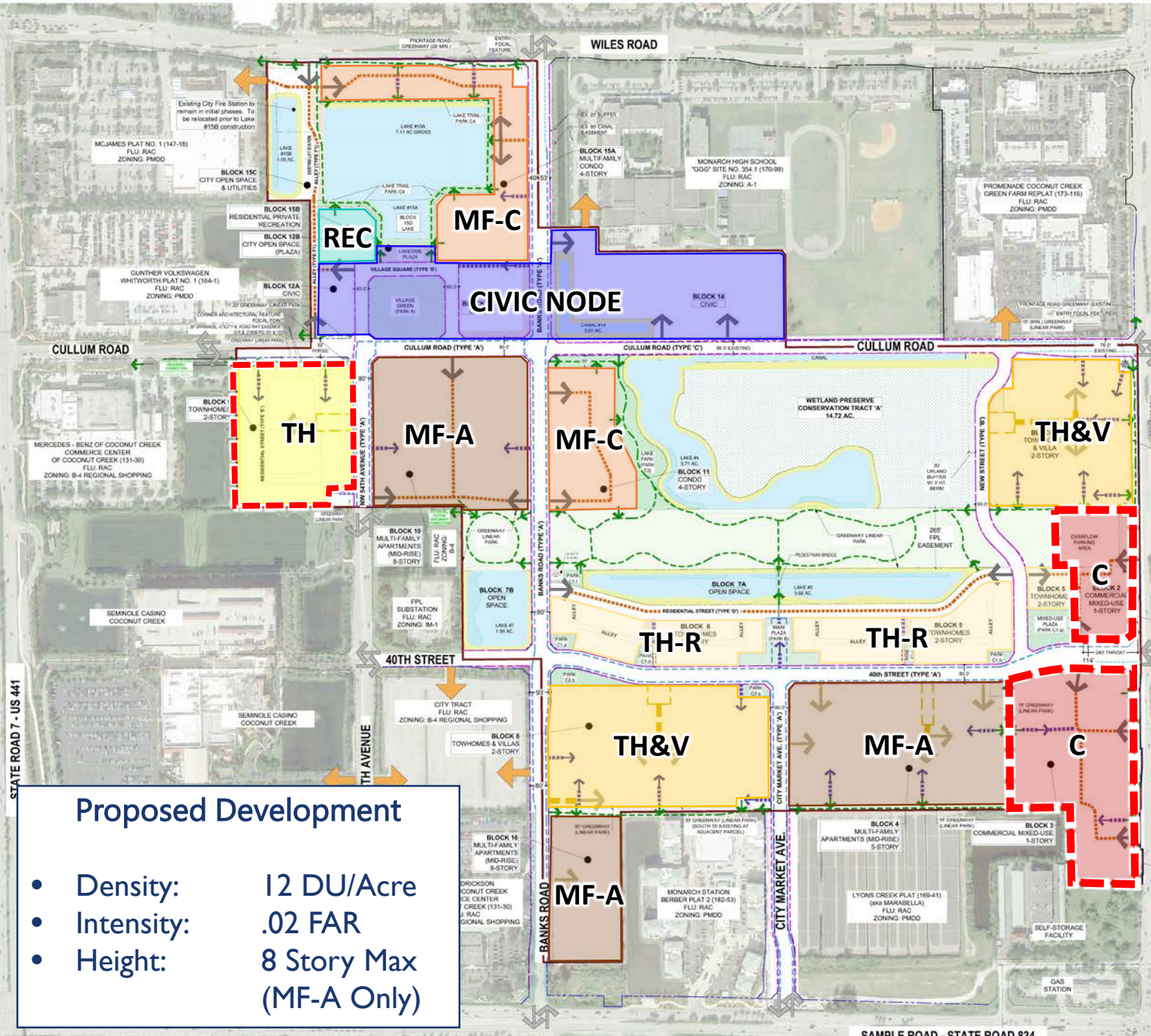
Master Zoning Plan: Block 9 Location

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)



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			

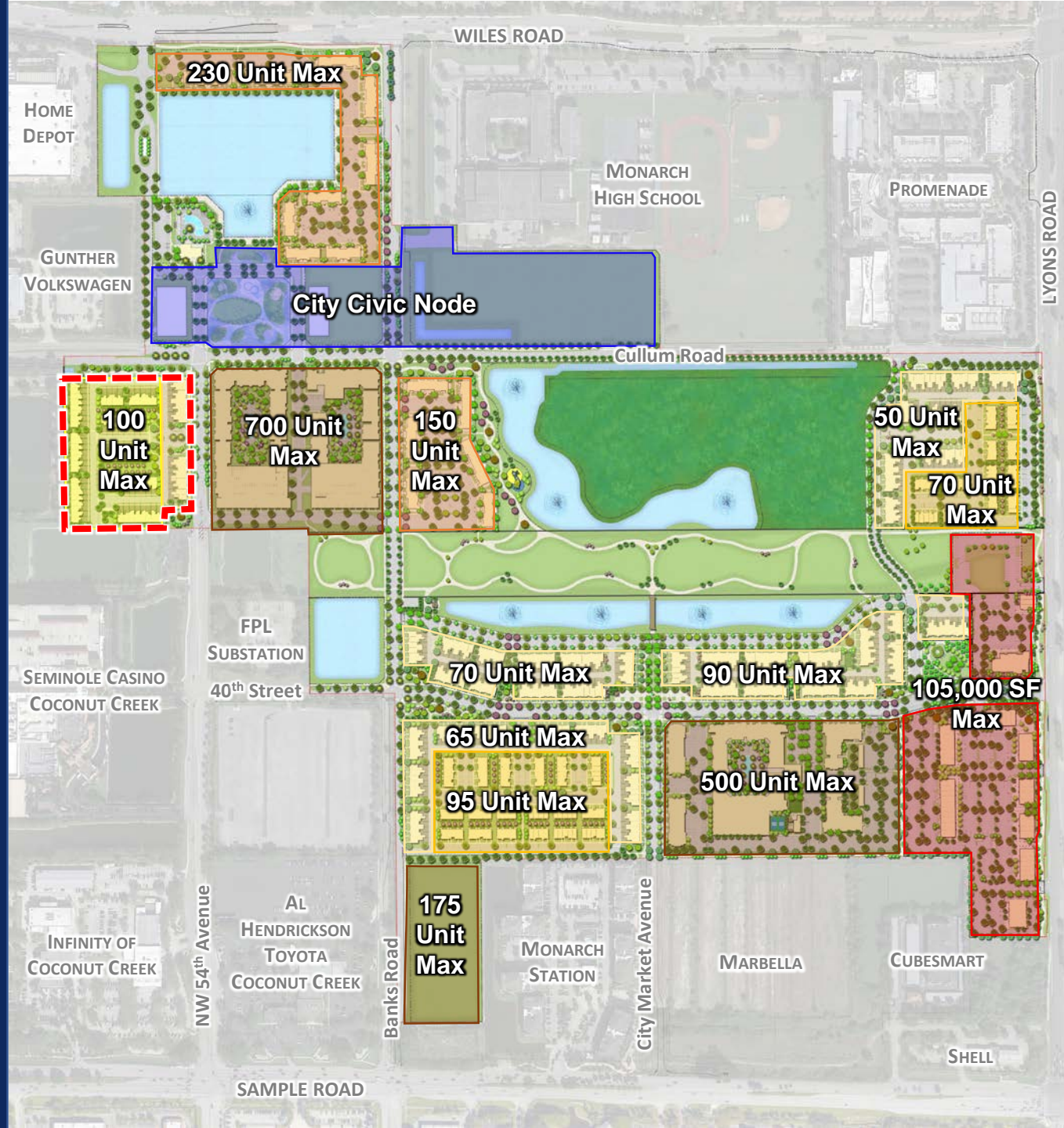
MASTER ZONING PLAN LEGEND

- ### 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 (R415 VENEZIAN RED):
- LYONS ROAD
 - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



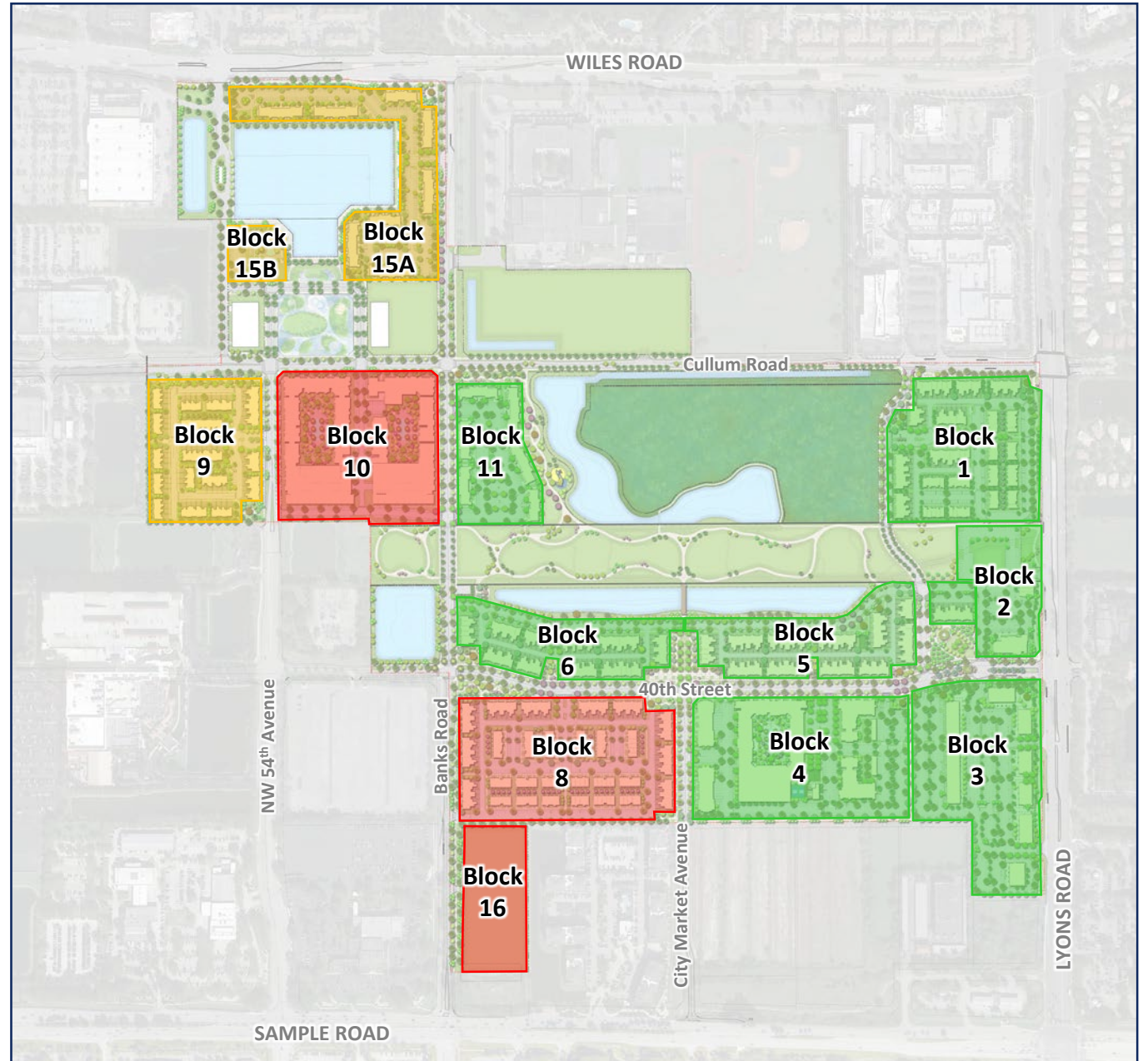
Proposed Master Conceptual Site Plan



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 - Site Plan Approval for Block 9



- 7.11 Acres
- 16 2-Story Buildings w/ 4 to 8 Units Each
- 80 Dwelling Units Proposed (100 Max Allowed)
 - 17 Rear Load Townhomes
 - 63 Front Load Townhomes
- 2-Story Height Proposed
- 249 Parking Spaces Provided (176 Parking Spaces Required)
- 2 EV Spaces Provided (All Garages EV Ready)
- 12 Bicycle Spaces Provided
- 21% Pervious Common Area Provided (16% Pervious Required)



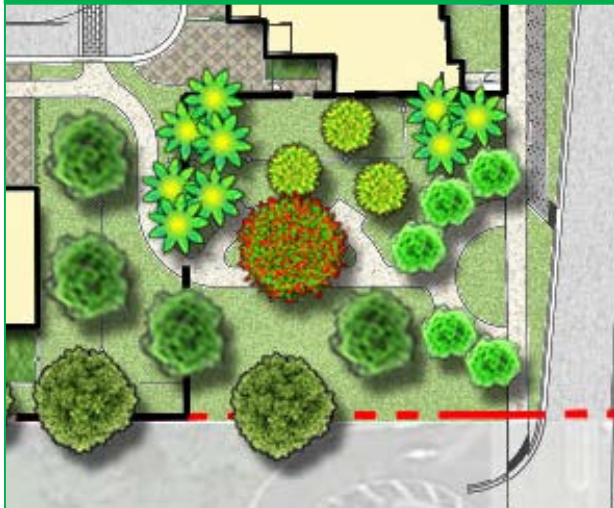
Block 9 - Design Features



Trellis Entry Features



Pocket Park



Block 9 - Nearby Amenities



Block 9: Architectural Elevations – 4 Unit Front Loaded



BODY	WINDOW SILL	FASCIA	FRONT KNEE WALL & TRIM	BRACKETS	GARAGE DOORS
SW 7757 HIGH REFLECTIVE WHITE	SW 7661 REFLECTION	SW 7615 SEA SERPENT	SW 7757 HIGH REFLECTIVE WHITE	SW 7019 GAUNTLET GRAY	SW 7615 SEA SERPENT

IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE	SLIDING DOORS BRONZE	FLAT CEMENT ROOF TILE	COACH LIGHTS 12" CYLINDER STYLE BRONZE	REAR PRIVACY FENCE VERTICAL PICKET FENCE 74.75" HIGH WHITE PVC	FRONT DOOR	SHUTTERS
REFER TO ELEVATIONS FOR WINDOW TYPE LOCATION	SW 7019 GAUNTLET GRAY	BORAL SAXONY 900 SLATE CHARCOAL BLEND			NATURAL WOOD	SW 7661 - NATURAL REFLECTION WOOD

Block 9: Architectural Elevations – 5 Unit Rear Loaded

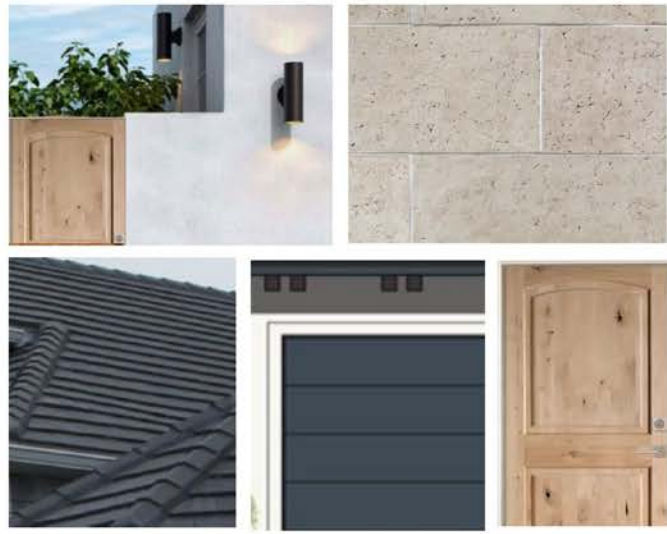


BODY		ACCENT COLOR		FASCIA	FRONT KNEE WALL & TRIM:	BRACKETS	GARAGE DOORS	
SWING AND SLIDING DOORS BRONZE	FLAT CEMENT ROOF TILE	STUCCO BOARD AND BATTEN SIDING	COACH LIGHTS 12" CYLINDER STYLE BRONZE	IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES BRONZE	ALUMINUM FENCES AND GATES BRONZE	FENCE VERTICAL PICKET FENCE 4' HIGH BRONZE	FRONT DOOR	SHUTTERS
SW 7019 GAUNTLET GRAY	BORAL SAXONY 900 SLATE CHARCOAL BLEND			REFER TO ELEVATIONS FOR WINDOW TYPE LOCATION			NATURAL WOOD	NATURAL WOOD

Diversity in Block Designs



BLOCK 9



- Bronze Cylinder Coach Lights
- Natural Wood Doors
- Accent Limestone
- Sea Serpent Garage Doors
- Flat Roof Tiles Charcoal

BLOCK 1



- Bronze Square Coach Lights
- Board & Batten Siding
- Gauntlet Gray Doors
- Bronze Front Gates
- Modern White Accents

BLOCK 8



- Blue Rain Shutters
- Blue Front Doors
- Bronze Cylinder Coach Lights
- Popular Grey Accents
- White Stucco Siding

BLOCK 5 & 6



- Traditional Stone Accents
- Stone Pillared Entry Gate
- Red Shutters
- Board & Batten Siding
- Red Doors

Block 9: Typical Interiors at Scale



6 Building Types

| 10 Unit Types

| 2,010 SF Average Unit

| 3 & 4 BR Units



Primary Bedroom



Primary Bathroom



Secondary Bedrooms



Living Room



Kitchen

Block 9: Architectural Renderings – Entry from 54th



Block 9: Architectural Renderings – Townhomes on 54th



Block 9: Architectural Renderings – Townhomes on 54th



Block 9: Architectural Renderings – Pocket Park on 54th





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

- Block 8
- **Block 9**
- Block 15A (10/10 Commission)
- Block 15B (10/10 Commission)
- Development Agreement
- Master Greenspace Site Plan
- Master Roadway Site Plan (10/1 P&Z)

Q1 2024

Q2 2024

Q3 2024

Q4 2024

- ✓ Block 5
- ✓ Block 6
- ✓ Plat

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

- Block 10
- Block 16







Approved Phasing Plan

