



**Block 1 and Plat at  
mainstreet**  
live better.

**City Commission Meeting**  
April 25, 2024

# Partners & Consultants



# Property History



## MainStreet Design Standards

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

## RAC Adopted: December 20, 2005

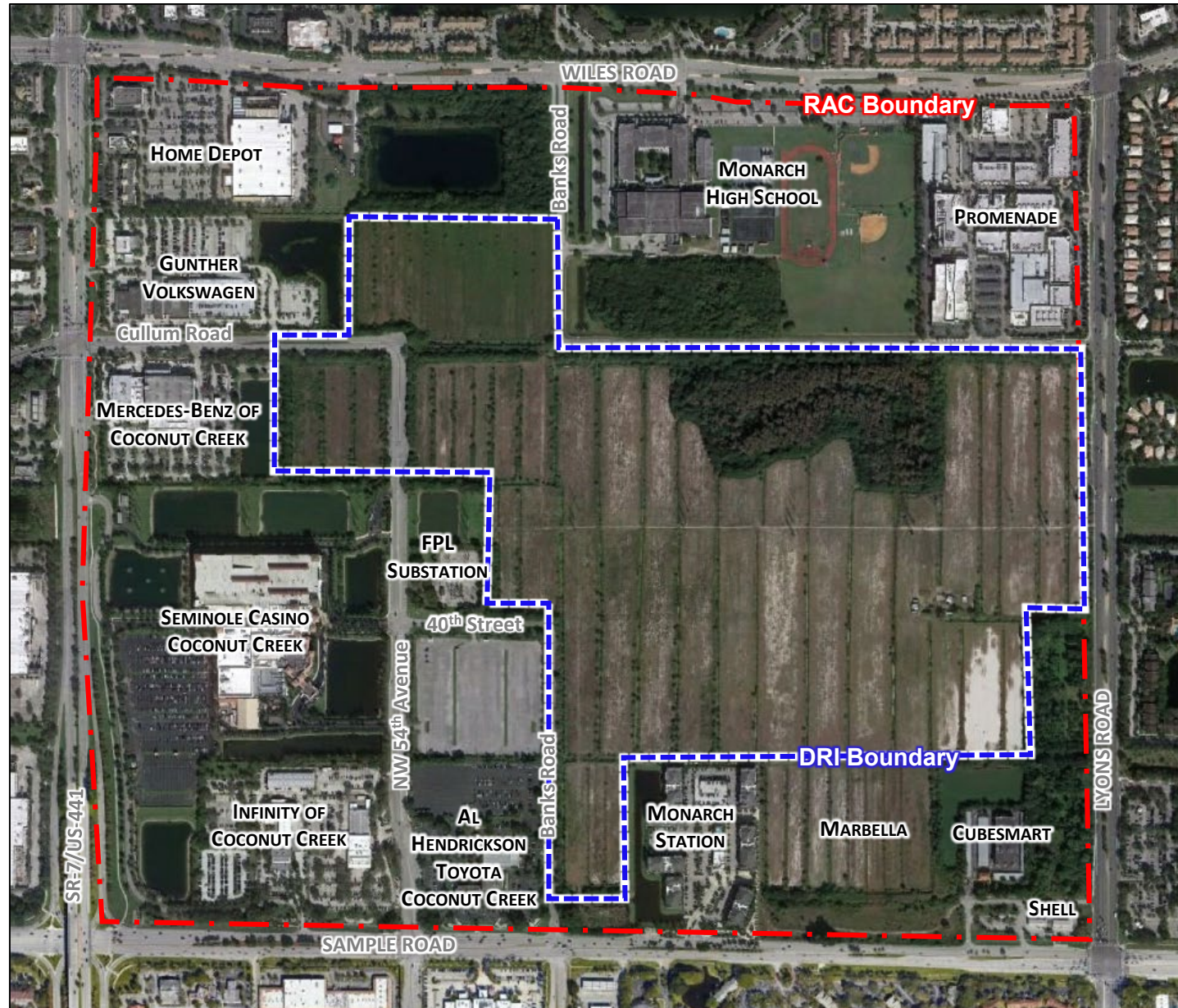
- 2,700 Multifamily Dwelling Units
- 1,250,000 SF Commercial/Office use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses

## 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






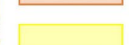

- 6,450 Multifamily Dwelling Units
- 3,300,000 SF Commercial Use
- 1,094,500 SF Office Use
- 303,000 SF Community Facilities
- 1,300 Hotel Rooms
- 14.7 acres Conservation
- 5.0 acres Min. Recreation and Open Space Land Uses





# MainStreet Overview



|   |                         |
|---|-------------------------|
|  | COMMERCIAL              |
|  | CIVIC                   |
|  | PRIVATE RECREATIONAL    |
| <b>RESIDENTIAL</b>  |                         |
|  | MULTIFAMILY APARTMENTS  |
|  | MULTIFAMILY CONDOMINIUM |
|  | TOWNHOMES               |
|  | VILLAS                  |



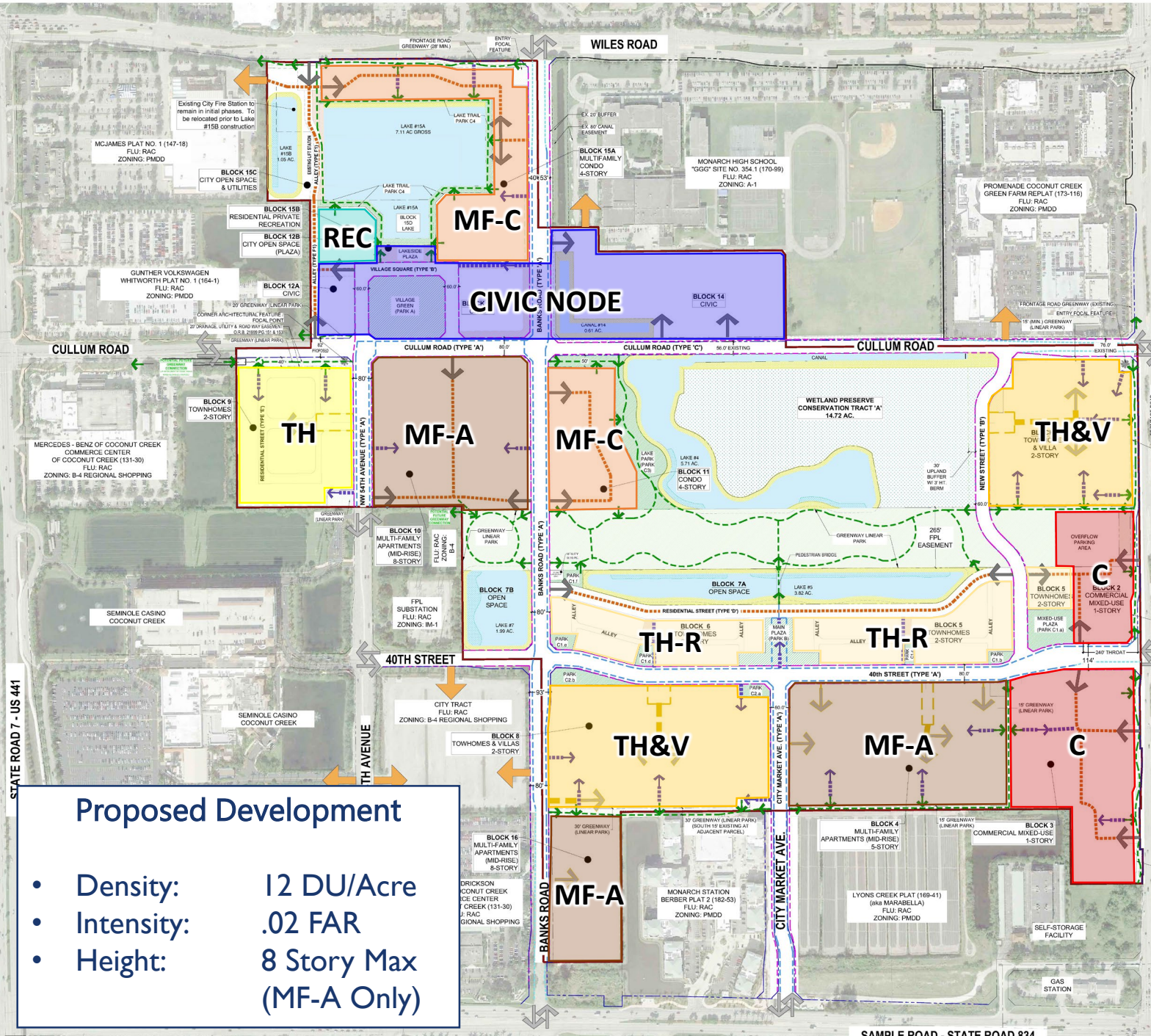
# Master Zoning Plan: Block I Location

## 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)



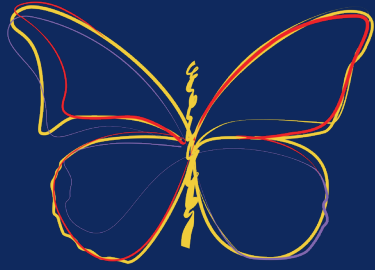
### MAIN STREET AT COCONUT CREEK PMDD DEVELOPMENT PROGRAM

| 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            | 11.55         | Multi-Family 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         | Multi-Family 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          | Multi-Family 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                       |
| <b>TOTAL</b> | <b>135.80</b> |   |             | <b>2,295</b>        | <b>105,000</b>            |
|              |               | 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.)            |             |                     |                           |
| <b>GROSS</b> | <b>200.98</b> | <b>GROSS LAND AREA</b>                          |             |                     |                           |

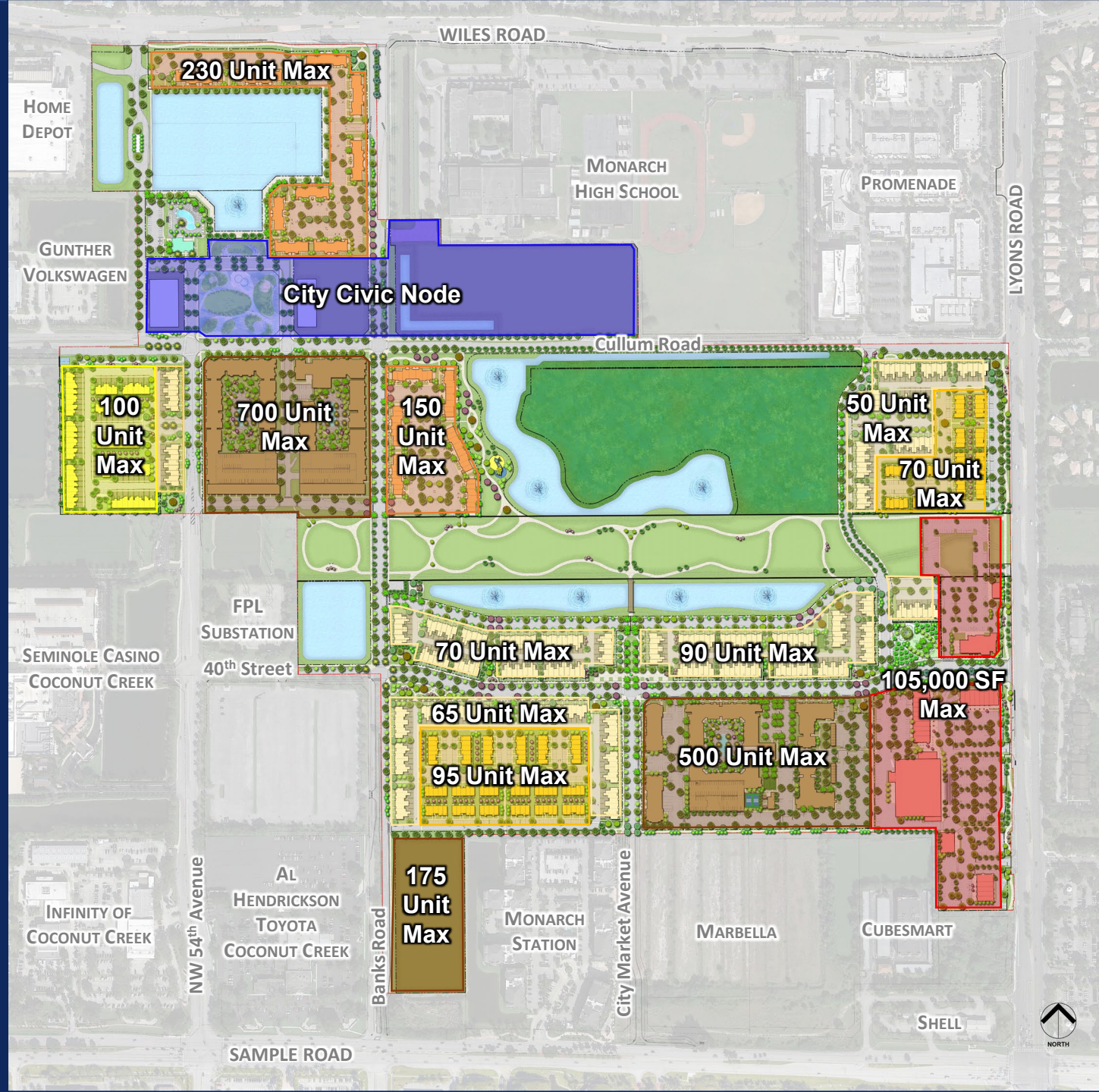
## MASTER ZONING PLAN LEGEND

- ### 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
- 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 (#415 VENETIAN RED):
- LYONS ROAD
  - WILES ROAD

SAMPLE ROAD - STATE ROAD 834



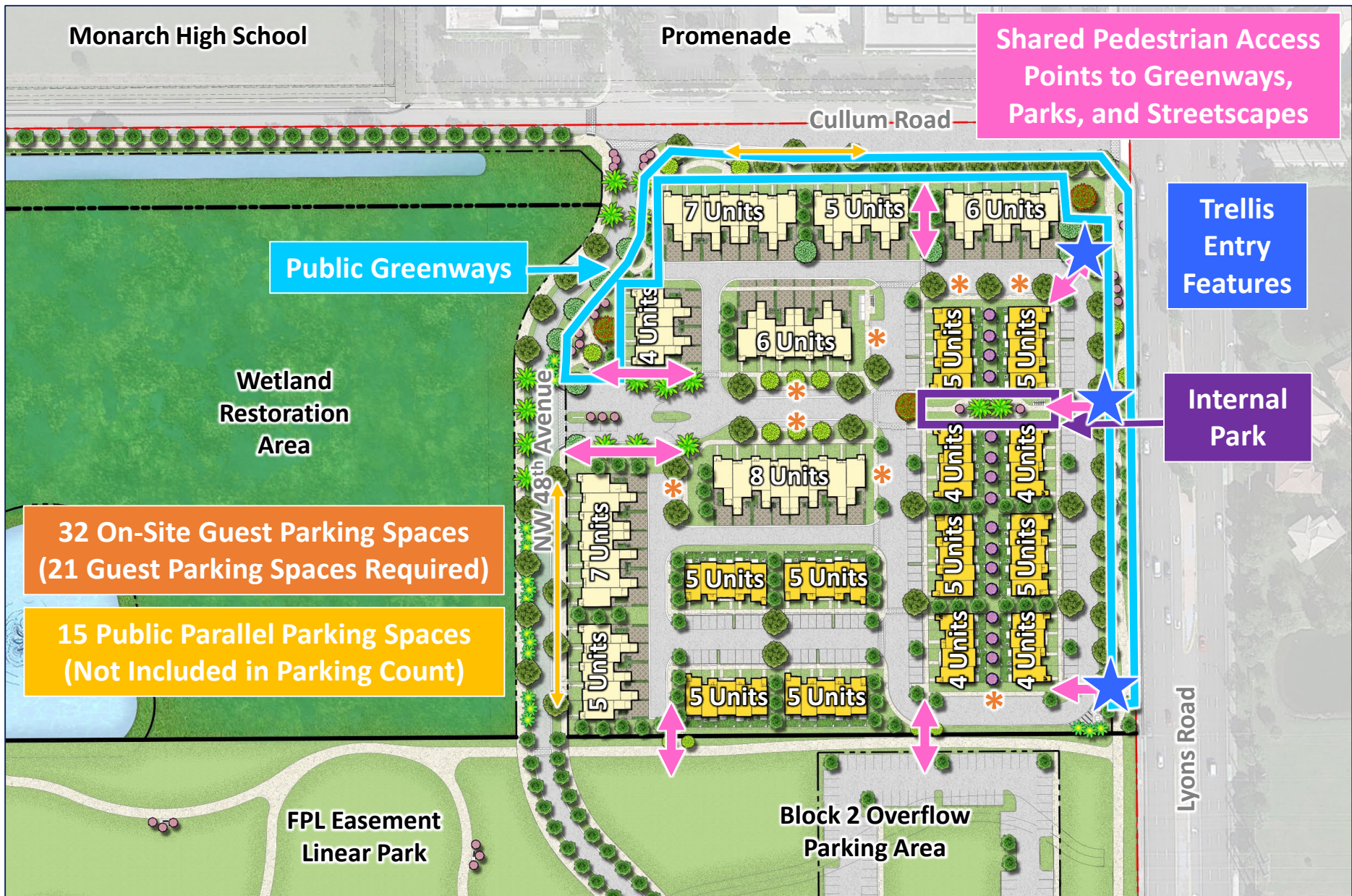
# Proposed Master Conceptual Site Plan



# Application Request - Site Plan Approval for Block 1



- 8.82 Acres
- 20 Buildings w/ 4 to 8 Units Each
- 104 Dwelling Units Proposed (120 Max Allowed)
  - 48 Rear Load Townhomes
  - 56 Villas
- 2-Story Height Proposed
- 20-foot Maximum Setback Provided along more than 40% of the Street Frontages for Cullum Road and NW 48<sup>th</sup> Avenue
- 240 Parking Spaces Provided (229 Parking Spaces Required)
- 1 EV Space Provided (All Garages EV Ready)
- 16 Bicycle Spaces Provided (14 Bicycle Spaces Required)
- 29% Pervious Provided (16% Pervious Required)



# Block I Residential: View from NW 48<sup>th</sup> Avenue



Block 1 Townhomes





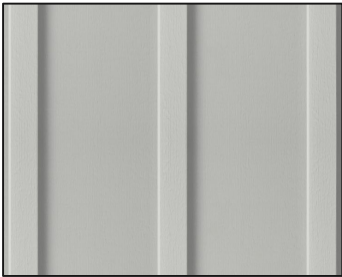
# Block I Residential: View from Lyons Road



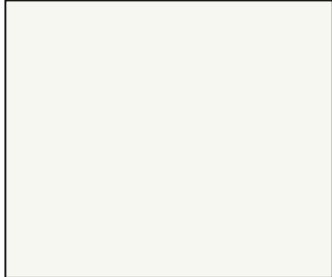
# Block 1: Architectural Elevations



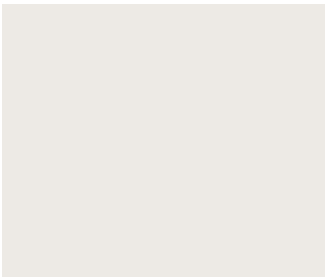
5 UNIT REAR LOAD TOWNHOME



BOARD & BATTEN



HIGH WHITE



SNOWBOUND



REFLECTION



IMPACT WINDOWS

# Block 1: Architectural Elevations



**5 UNIT VILLA**



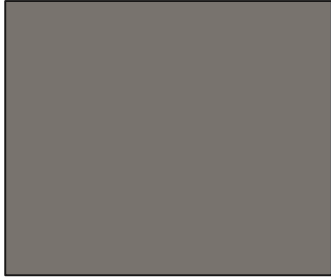
**LIMESTONE**



**HIGH WHITE**



**SNOWBOUND**

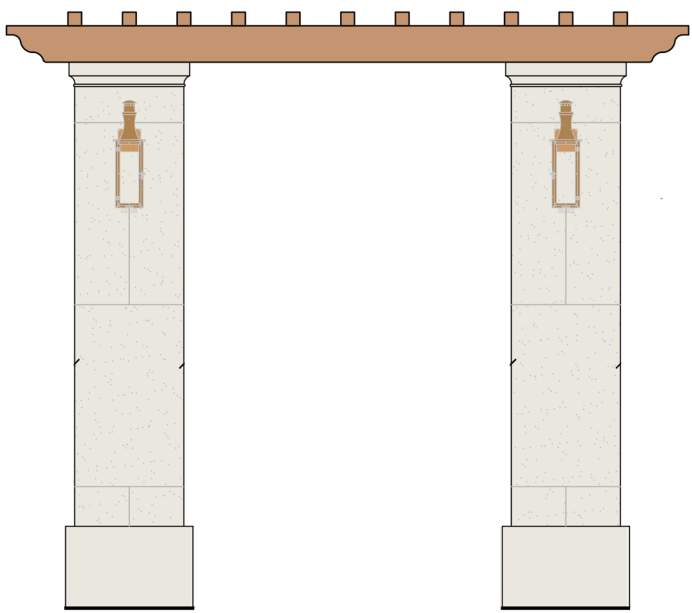


**GAUNTLET GRAY**

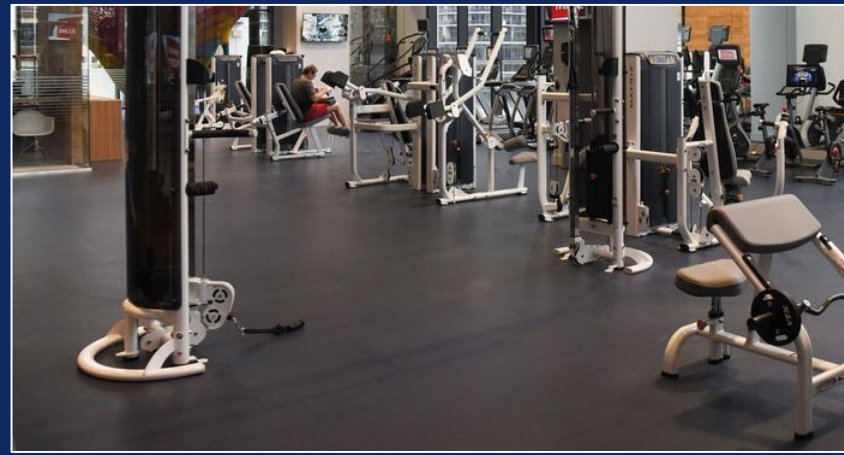


**IMPACT WINDOWS**

# Trellis & Paver Entry Features from Lyons Road Greenway



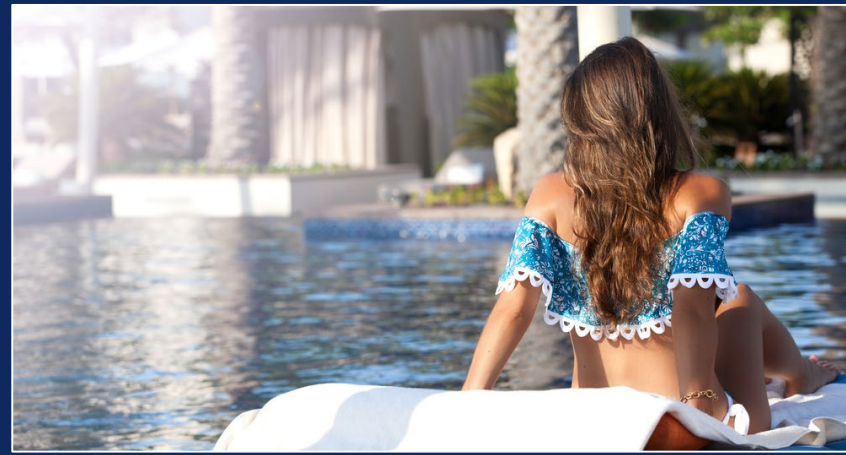
# Blocks 1 Residential: Amenities



Fitness Center at Block 15B



Gathering Area at Block 15B



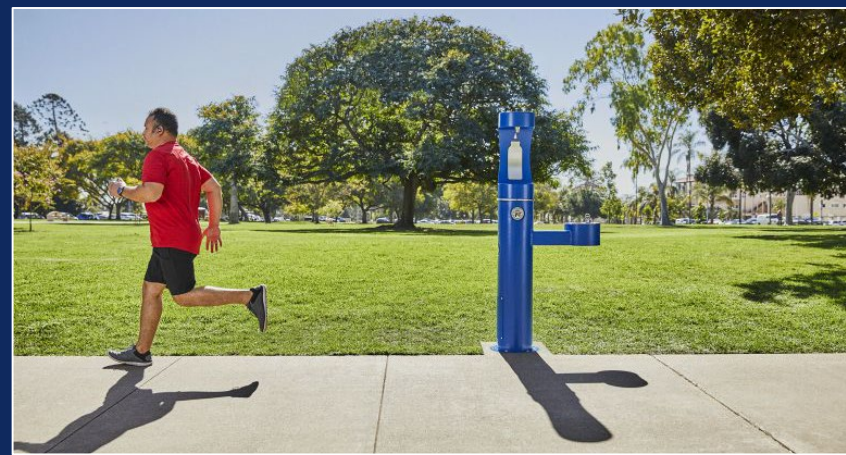
Resort Pool at Block 15B



Proximate to Retail at 2 & 3

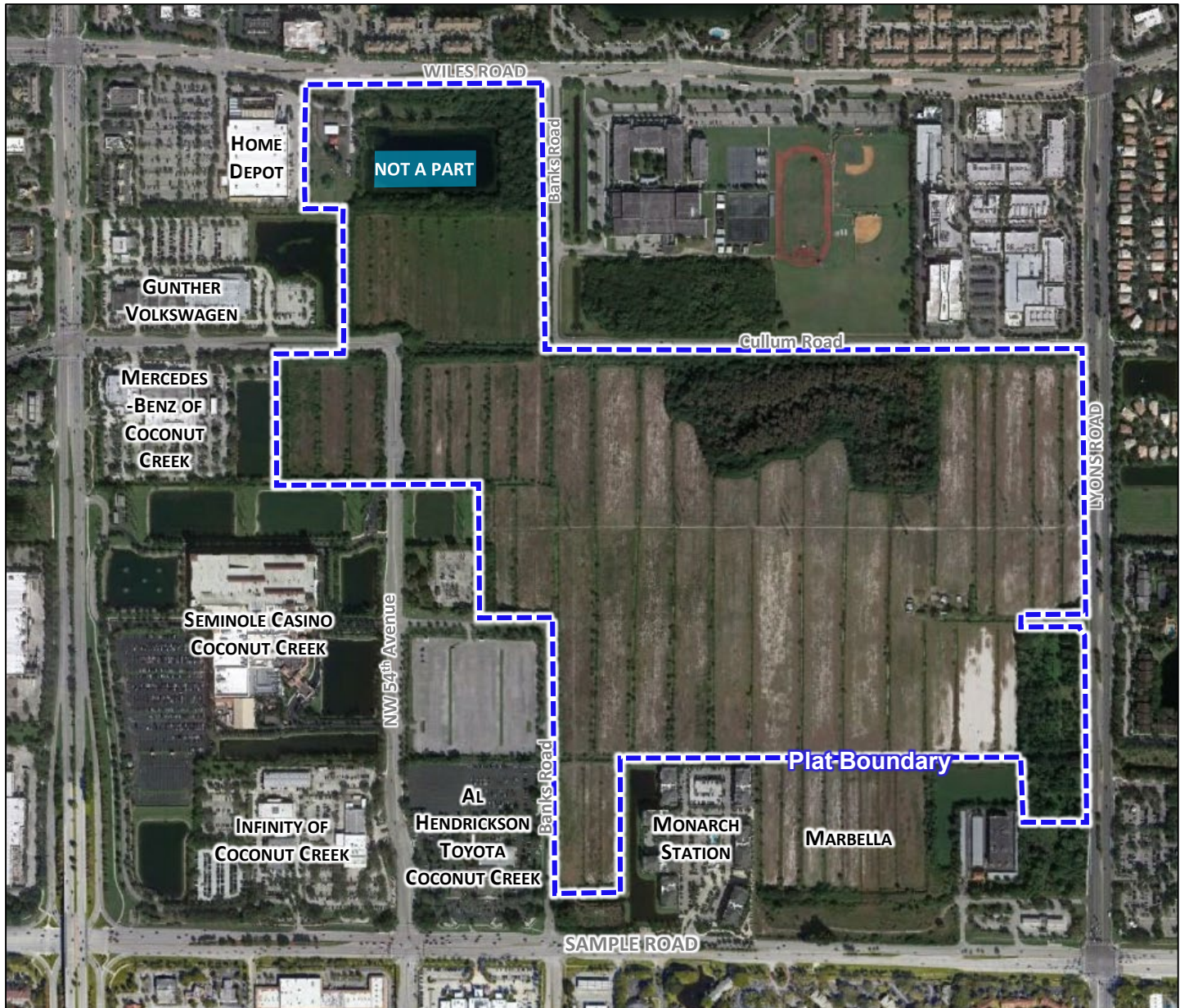


Close to John's Park, Main Plaza, & Linear Park



Connections to Greenway Parks

# Proposed Plat Boundary



# Existing Plats



## MAINSTREET at COCONUT CREEK

A REPLAT OF A PORTION OF BLOCK 89, THE PALM BEACH FARMS CO'S PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS; AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGES 183-184; & MCJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18, AND ALL OF OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19; BROWARD COUNTY RECORDS; AND PORTIONS OF WILES ROAD, CULLUM ROAD, LYONS ROAD, BANKS ROAD & WUCHNA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS  
SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA  
NOVEMBER 2022

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 4 OF 9 SHEETS

R.M. GREEN CORPORATION PLAT

MC JAMES PLAT NO.1

WHITWORTH  
PLAT NO. 1

SAWGRASS  
RANCH

PALM BEACH FARMS

COMMERCE CENTER OF  
COCONUT CREEK

LYONS COMMONS

STATE PLANE COORDINATE  
EXHIBIT

HIGH SCHOOL "GGG"  
SITE No. 354,1

GREEN FARM  
REPLAT



### PLAT NOTES:

- THIS PLAT IS RESTRICTED TO 540 TOWNHOUSE UNITS AND 1,820 MID-RISE UNITS WITH ANCILLARY USES, 235,000 SQUARE FEET OF COMMERCIAL USE, 50,000 SQUARE FEET OF GOVERNMENTAL USE.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREIN SHALL INDICATE THE APPROVED DEVELOPMENT PLAN FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE STOKER-KEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. SAID BEARINGS ARE REFERENCED TO A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S 1/4) AND THE SOUTHWEST CORNER OF SECTION 18-50-42 AS DELINEATED HEREON HAVING A BEARING OF NORTH 88°54' WEST.
- EASEMENTS SHALL NOT COVER PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SNEGS, POLES, FENCES, TREES, SHRUBS, HEDGES, PLANTS, AND LANDSCAPING, EXCEPT UTILITIES, PUBLIC IMPROVEMENTS AND SOA ARE ALLOWED.

### LEGEND

- N INDICATES NORTHING
- E INDICATES EASTING
- N.A.S.D. INDICATES NORTH AMERICAN DATUM

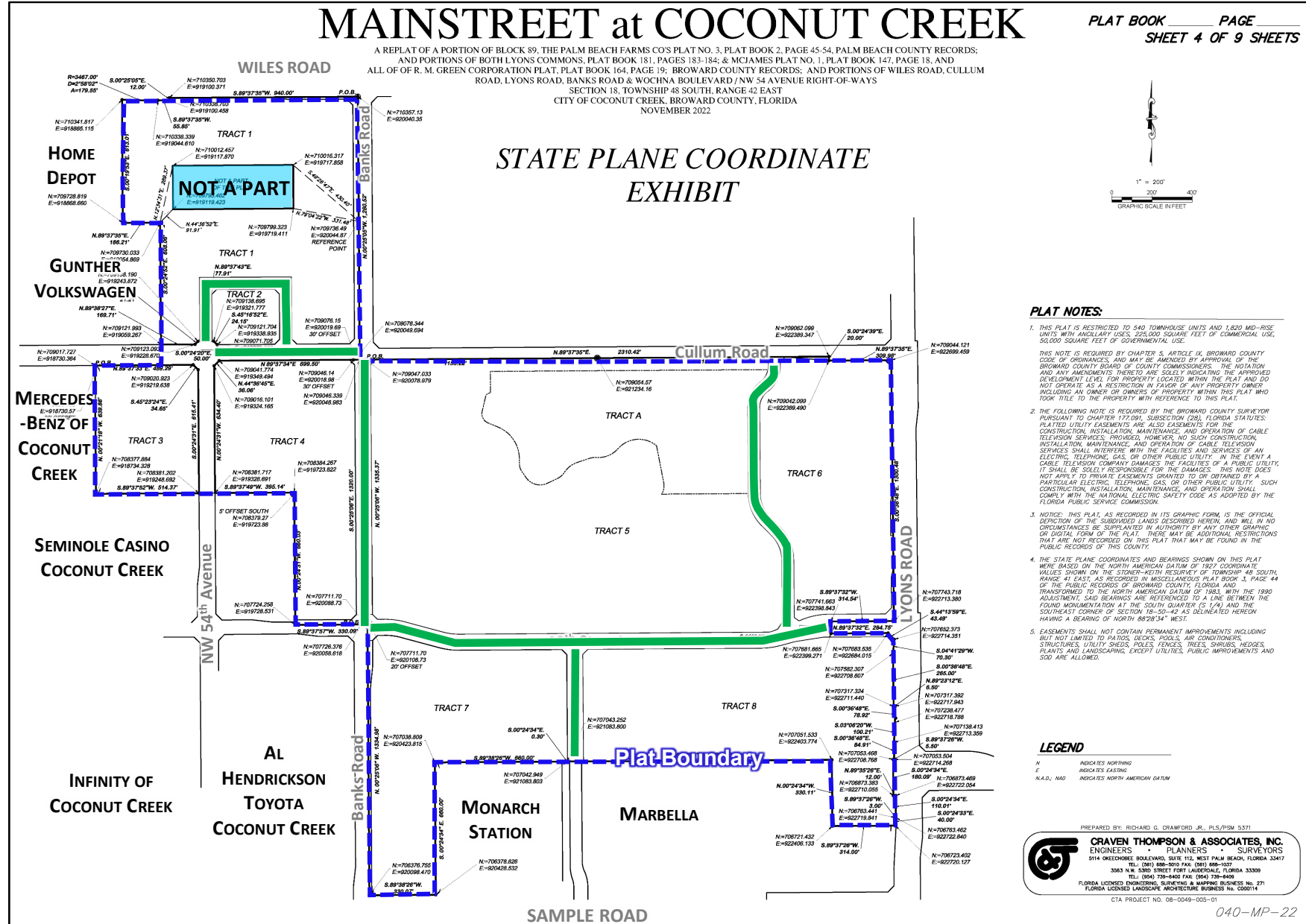
PREPARED BY: RICHARD G. DRAWFORD, JR., PLS./PSM 5371  
**Craven Thompson & Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 5104 OXCHERIE WOODWAY, SUITE 101 WEST PALM BEACH, FLORIDA 33411  
 TEL: (561) 888-3052 FAX: (561) 888-1037  
 3363 N.W. 43RD STREET, SUITE 100, BOCA RATON, FLORIDA 33309  
 TEL: (561) 798-6402 FAX: (561) 798-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 371  
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

# Proposed Plat



## Plat Note:

- 540 Townhouse Units
- 1,825 Mid-Rise Units
- 225,000 square feet of Commercial
- 50,000 square feet of Governmental Use
- Right-of-Way Dedications provided for all public streets and turn lanes





# Proposed Street and Park Names

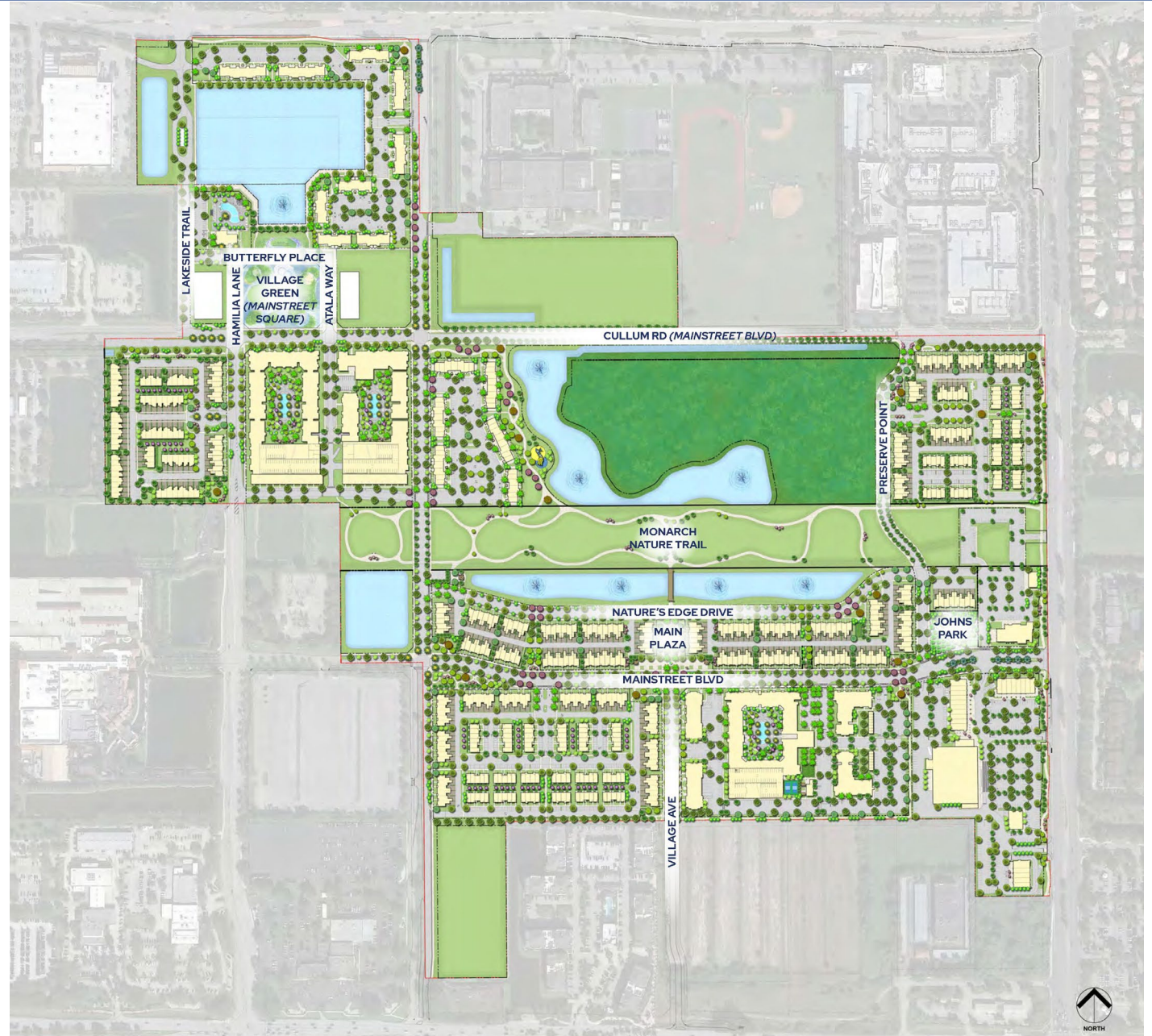


## Street Names

1. Lakeside Trail
2. Butterfly Place
3. Hamilia Lane
4. Atala Way
5. Cullum Rd (Mainstreet Blvd)
6. Nature's Edge Drive
7. Mainstreet Blvd
8. Village Way
9. Preserve Point

## Park Names

1. Village Green (Mainstreet Square)
2. Monarch Nature Trail
3. Main Plaza
4. Johns Park





## Block 1 Site Plan

### 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, and 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 these conditions:

## Plat

### Staff Recommendation:

City staff has reviewed the application and finds the proposed plat application, based on the above overview and explanation, to be in compliance with Section 13-166 of the City of Coconut Creek Land Development Code, and is recommending approval as proposed 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
- Block 15B
- Development Agreement
- Master Greenspace Site Plan

Q1 2024

Q2 2024

Q3 2024

Q4 2024

- ✓ Block 5
- ✓ Block 6

- **Block 1**
- Block 2
- Block 3
- Block 11
- **Plat**
- Master Roadway Site Plan

- Block 10
- Block 16

Thank You!

# Blocks 1 Residential: Amenities

