



HSQ GROUP, LLC.
Consulting Engineers • Planners • Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431
 (561) 392-0221 Phone • (561) 392-6458 Fax

July 11, 2022

City of Coconut Creek
 Department of Sustainable Development
 Development Review Committee
 4800 West Copans Road
 Coconut Creek, FL 33063

Re: Project Name: **MAINSTREET BLOCK 9**
 Project process: **SITE PLAN APPROVAL**
 HSQ Project Number: **1803-32**
 Location: **City of Coconut Creek, Broward County**

Dear All:

OVERVIEW:

GSR RE Partners, LLC (“Petitioner”) is the contract purchaser of the +/- 200 acre parcel generally located on the west side of Lyons Road between Wiles Road and West Sample Road (“Johns Parcel”) in the City of Coconut Creek (“City”), and the owner of the +/-6.9 acre parcel platted as the Lyons Commons Plat (“Lyons Parcel”). The Johns Parcel and Lyons Parcel are collectively referred to herein as the “Property” and are further identified by the folio numbers listed below:

4842 1801 0160	4842 1801 0240	4842 1801 0310	4842 1801 0360
4842 1801 0480	4842 1801 0250	4842 1801 0320	4842 1801 0370
4842 1801 0210	4842 1801 0260	4842 1801 0330	4842 1801 0390
4842 1801 0220	4842 1801 0270	4842 1801 0340	4842 1801 0170
4842 1801 0230	4842 1801 0280	4842 1801 0350	4842 1825 0010

The Property has a future land use designation of Regional Activity Center (“RAC”) and is currently zoned A-1, Agricultural District. Petitioner is proposing to develop the Property with a mixed-use project that includes a variety of residential dwellings, commercial uses and open space (“Project”).

On August 26, 2010, the City adopted Ordinance 2006-006 approving the Mainstreet @ Coconut Creek DRI (“DRI Development Order”) for the Property. The DRI Development Order provides approval for the following uses, subject to site plan review and approval demonstrating that the actual mix of residential, office, and commercial uses proposed is consistent with the City’s Mainstreet Design Standards:

- Commercial Uses: 1,625,000 square feet of gross floor area
- Office Uses: 525,000 square feet of gross floor area
- Residential: 3,750 residential units.

Petitioner is currently processing a DRI Amendment and PMDD Rezoning Application in order to allow for the Project. The PMDD Rezoning application proposes the following development program:

- 165 2-story Villas;
- 375 2-story Townhomes;
- 380 4-story Condominiums;
- 940 5-story Apartments;
- 105,000 square feet of Commercial Use;
- 80,000 square feet Institutional Use for a (1,300 student) Charter School;
- 25,000 square feet of private recreation; and
- City Civic space.

At this time, Petitioner is also seeking site plan approval for Block 9 of the PMDD. The Block 9 site plan consists of 76 two story front loaded townhomes on 7.64 acres. This Block is part of a larger master planned community called Mainstreet. The Mainstreet community consists of multiple uses to include residential, retail, restaurants, rental, schools and government civic services. The community includes pedestrian and bike trails, parks, lakes and other amenities that serve this site.

SITE DENSITY:

This property consists of 7.64 total acres but is part of the overall Mainstreet community consisting of approximately 200 acres. The Block 9 site consists of 76 residential units for a density of 10 units per acre. Parking is provided on site with a minimum of 2 parking spaces per unit. The overall site design has pedestrian sidewalks connecting bike racks and mail kiosks. Please see attached site plan for overall layout.

BUILDING ARCHITECTURE:

The proposed buildings on the site are a combination of front-loaded two-story townhomes with one car garages, driveways and on street parking. The two-story residential units include four-sided architecture to include a mixture of brick and stucco and undulated elevations combined with landscaping to visually create a high-end luxury living experience. The sidewalks are designed within the community to allow for easy pedestrian connectivity to amenities and neighbors. Please see attached building elevations for more information.

SITE ACCESS AND TRAFFIC:

Access to the property is per the Mainstreet master plan. The site has one main entrance off of NW 54th Avenue and is a gated community. NW 54th Avenue has direct access to Cullum Road and Sample Road. These lead to the major roads surrounding Mainstreet and to surrounding amenities and retail uses. The Mainstreet master plan provides pedestrian and bicycle connections to parks, civic uses, retail, schools, and other surrounding uses. These paths lead to mass transit locations nearby. The site is designed to meet parking requirements per the City's land development code. Please see attached site plan for more information. The PMDD provides more details on the overall traffic volumes and connectivity to surrounding uses.

DRAINAGE AND WETLANDS:

The overall site is in the Cocomar Drainage District. The district requires 15% lake/ water surface area. The master drainage plan provides the necessary storm water quantity and quality for this development within the lakes, dry detention areas, wetlands, and canals. Block 9 does not have on site lakes but is directly connected to the Mainstreet drainage system. Please see attached conceptual engineering plans for onsite drainage design.



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BUFFERS AND AMENITIES:

The site plan is designed with a 25' wide buffer along the perimeter of the overall Mainstreet community to include Lyons and Cullum Road. The internal Block has local parks and amenities with pedestrian connectivity to the homes and surrounding uses. Block 9 has a linear park along NW 54th Avenue. An existing Cocomar Drainage ditch is located along Cullum Road. The West and South sides of the Block are adjacent to external properties that are not part of the Mainstreet master plan. Please see attached landscape plans for more information.

UTILITIES:

The water and sewer are provided by the City of Coconut Creek utilities department. The Mainstreet community is master planned to provide water and sewer to each use. The property also has re-use water for irrigation purposes. All other dry utilities such as electric and cable are under ground. Site lighting is designed to meet City code criteria.

CONCLUSION:

The site is part of the overall master plan called Mainstreet. This Block site plan is consistent with the PMDD requirements and criteria. The proposed residential units are designed to meet architectural criteria, green initiatives and the overall Mainstreet theme. The developer is requesting approval of the site plan to meet the residential needs in the area. Please see the attached submittal for more details.

If you have any questions or require additional information, please do not hesitate to call our office.

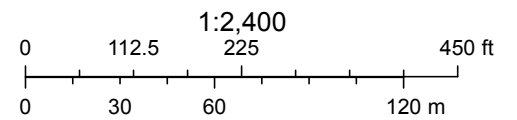
Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink that reads "Jay Huebner".

Jay Huebner, P.E., A.I.C.P.



January 18, 2021



Prepared by and return to:
Jonathan W. Shirley
171 Circle Drive
Maitland, Florida 32751
(407) 629-8333

CORRECTIVE QUIT CLAIM DEED

THIS **CORRECTIVE QUIT CLAIM DEED** is made as of the 25 day of February, 2011, by **Johns Family Partners, LLLP**, also known as, **Johns Family Partnership, LLLP**, a limited liability limited partnership (hereinafter referred to as "Grantor"), whose mailing address is 1700 SW 12th Avenue, Boca Raton, Florida 33486 and **Johns Family Partners, LLLP**, a limited liability limited partnership (hereinafter referred to as "Grantee") whose address is 1700 SW 12th Avenue, Boca Raton, Florida 33486.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WHEREAS, in 2005 various quitclaim deeds were recorded intending to convey the interests of several individuals and entities in certain parcels of real property in Broward County, Florida, to Johns Family Partners, LLLP, such parcels being more specifically described in those quitclaim deeds as follows:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60 and 73, Block 89, PALM BEACH FARMS, according to the Plat thereof as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida;

WHEREAS, in each of the quitclaim deeds referred to in the preceding paragraph the grantee was variously referred to as "Johns Family Partnership, LLLP", or "Johns Family Partners, LLLP", in each case further identifying the grantee as being a limited liability limited partnership under Florida law and having a mailing address of 2609 N.E. 27th Ave, Fort Lauderdale, Florida, 33306;.

WHEREAS, the true and correct name of the grantee referred to in each of the quitclaim deeds is "Johns Family Partners, LLLP", as reflected in the records of the Florida Secretary of State, and each of the quitclaim deeds that identified the grantee as "Johns Family Partnership, LLLP" was a misnomer and scrivener's error, each of those deeds being intended to indicate as the grantee "Johns Family Partners, LLLP";

WHEREAS, this **CORRECTIVE QUITCLAIM DEED** is being recorded to clarify in the public records that the intention and effects of those quitclaim deeds referred to herein to convey all of the interests of the respective grantors therein to Johns Family Partners, LLLP as grantee;

NOW, THEREFORE, Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said

②

Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of Grantor's interest in that certain parcel of land situate, lying and being in Broward County, Florida, being more particularly described as:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, and 73, Block 89, PALM BEACH FARMS, according to the Plat thereof as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida, subject to easements, reservations and restrictions of record and any previously deeded or dedicated rights-of-way.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Jonathan W. Shirley
Print Name: Jonathan W. Shirley

Gwendolyn Shirley
Print Name: Gwendolyn Shirley

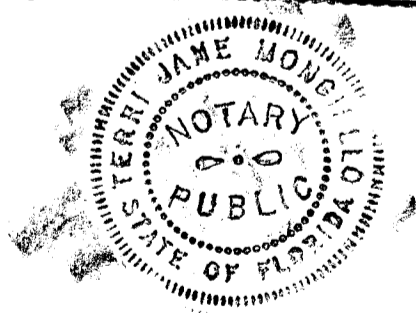
Marilyn Mahoney, manager
Marilyn Mahoney, Manager of Coconut Creek Ventures, LLC, the sole general partner of Johns Family Partners, LLLP (aka Johns Family Partnership, LLLP).

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of February, 2011, by Marilyn Mahoney, who is personally known to me or has produced FL Drivers License # M500-558-53-960-0 as identification.

Terrri Jane Mongiello

Print Name of Notary
Notary Public - State of Florida
Commission Number:
My Commission Expires:



Statement of Interest in Property and Authorization to File Petitions

ELSTER/ROCATICA LLC certifies that it is the Owner of property generally located on the west side of Lyons Road approximately 600 feet north of West Sample Road, identified as folio number 484218250010 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, GSR RE PARTNERS, LLC, as agent, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Print Name LARRY ELSTER
Signature [Handwritten Signature]

Address 17150 Grand Bay Drive
Boynton 17A 3348

City/State/Zip
954 234 4020
Phone

State of NC

County of Henderson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of June, 2022, by Larry Elster, an individual, who is personally known to me or who has produced _____ as identification and who can take an oath.

NOTARY PUBLIC:

Sign: [Handwritten Signature]

Print: Summer E Beckdingfield

My Commission Expires: 4/28/23
WPB:131026:39



Statement of Interest in Property and Authorization to File Petitions

GSR RE PARTNERS, LLC certifies that it is the Contract Purchaser and designated Agent for properties generally located on the west side of Lyons Road between Wiles Road and West Sample Road, identified as folio numbers: 484218010160, 484218010480, 484218010210, 484218010220, 484218010230, 484218010240, 484218010250, 484218010260, 484218010270, 484218010280, 484218010310, 484218010320, 484218010330, 484218010340, 484218010350, 484218010360, 484218010370, 484218010390, 484218010170, and 484218250010 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, JJ GOLDASICH AND ASSOCIATES, INC, as agent, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Alexander S. Rosemurgy II

Print Name

Alexander Rosemurgy II
Signature

Address

City/State/Zip

Phone

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of JUNE, 2022, by Alexander Rosemurgy an individual, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Jennifer S. Vanyi

Print: Jennifer S. Vanyi

My Commission Expires:



DESCRIPTION OF DEVELOPER INTEREST

Johns Family Partners, LLLP is the owner of the property, which is generally located on the west side of Lyons Road between Wiles Road and West Sample Road, as more particularly described in the subject applications. GSR RE Partners, LLC is the contract purchaser for the property. 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC are the proposed developers for the project which includes a mix of residential, retail, and open space uses consistent with the DRI and MainStreet district. Once closed on the property, GSR RE Partners will become a joint venture entity of which 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC will be members.

LEGAL DESCRIPTION: BLOCK 9

A PARCEL OF LAND BEING A PORTION OF TRACT 42, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 44 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT G, COMMERCE CENTER OF COCONUT CREEK ACCORD TO TH PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 89°37'50" WEST, A DISTANCE OF 513.85 FEET TO THE SOUTHEAST CORNER OF PARCEL A, SAWGRASS RANCH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 00°21'18" WEST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 639.86 FEET TO THE SOUTH RIGHT OF WAY LINE FOR CULLUM ROAD;

THENCE NORTH 89°37'33" EAST ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 443.72 FEET;

THENCE SOUTH 60°55'53" EAST, A DISTANCE OF 79.91 FEET TO A POINT OF THE WEST RIGHT OF WAY LINE FOR N.W. 54TH AVENUE;

THENCE SOUTH 00°24'20" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 600.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 327,253.18 SQUARE FEET, 7.5127 ACRES



SITE PLAN CHECK LIST

All items must be checked and addressed **BEFORE** submittal.

REQUIREMENT CHECKLIST		
	Checklist / Documents	File Name and Type SQ# - Sequential Numbers, see User Guide
GENERAL PART 1	<input checked="" type="checkbox"/> Pre-DRC meeting <i>prior</i> to submittal	
	<input checked="" type="checkbox"/> Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	<input checked="" type="checkbox"/> Letter of transmittal (list docs submitted) INCLUDE detail summary of request	Transmittal.pdf
	<input checked="" type="checkbox"/> Legal description (if current survey is not provided)	Legal Description.pdf
	<input checked="" type="checkbox"/> Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	<input checked="" type="checkbox"/> Agent authorization from property owner	Authorization.pdf
	<input checked="" type="checkbox"/> Description of developer interest, if different than owner	Developer Interest.pdf
	<input checked="" type="checkbox"/> Justifications statement demonstrating that the site plan meets the aesthetic design criteria as established in the City's Land Development Code Section 13-37 (<i>please see following page for form</i>)	Aesthetic Design.pdf
PLAN DOCUMENTS PART 3	<input checked="" type="checkbox"/> Signed and sealed survey	SQ#-SURV-Project Name.pdf
	<input type="checkbox"/> Recorded Plat (24x36)	SQ#-PLAT-Project Name.pdf
	<input checked="" type="checkbox"/> Site plan submissions shall be prepared in accordance with the standards established in the City's Land Development Code Section 13-548 "Required form and information on site plan," (1) through (4). Applicant shall follow these standards. Refer to Municode at the following link: http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE_S13-547REPR	Refer to e-Plan User Guide for the proper naming and order
	<input checked="" type="checkbox"/> Sustainable Building requirements https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO	To be included in the site plan package
*** Refer to User Guide for the complete description for the proper File Naming Convention ***		
FEES		
	\$2000 Base fee	
	\$ 100 Per acre over 10 acres	





SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	<p><i>Harmonious and efficient organizations.</i> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The proposed residential development is part of a master planned community called MainStreet. This development is purposely providing the residential requirements consistent with the MainStreet PMDD guidelines. The intent and purpose of this section of the MainStreet Design Standards is to inform the overall development organization and planning of the district, and to ensure a cohesive, pedestrian oriented urban environment that incorporates significant public open space and opportunities for a successful mix of uses. The overall development program allows a maximum of 1,860 dwelling units and 210,000 square feet of non-residential uses. The residential component of the development is comprised of 2 story villas and townhomes, 3 to 4 story condominiums, and 5 story mid-rise apartments. The townhomes are generally proposed to be located in the interior of the Project to insulate the lowest density use from the impacts of the existing commercial development and heavily trafficked thoroughfares surrounding the MainStreet area. The higher intensity condominium and apartment uses will be located between the townhome development areas and the commercial/civic uses lining the perimeter of the Property along Wiles Road, Lyons Road, and Sample Road.</p>
2.	<p><i>Preservation of natural state.</i> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</p> <p>The proposed development is purposely situated to preserve the wetlands, located nearby. The existing site is farm land with little mature vegetation not utilized for farming purposes. The proposed design enhances the natural flow of water and maintains the interconnectivity of the surrounding properties. The wetland preserve will also be restored and enhanced with a wide preserve transition zone including a depressed swale and raised berm with a continuous hedge and upland native buffer plantings along the east side of the Cypress wetland.</p>
3.	<p><i>Enhancement of residential privacy.</i> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>The property is located near commercial type uses. The proposed perimeter of the master planned community provides for a pedestrian oriented buffer adjacent to major arterial streets providing the necessary buffer to existing residential properties in the general area.</p>
4.	<p><i>Emergency access.</i> Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</p> <p>The proposed building layout provides access to all four sides of the buildings with emergency vehicles or pedestrian walkways. Further, the proposed master planned community provides for multiple access drives together with additional turn lanes and signalized intersections to improve the accessibility and safety for vehicles and pedestrian traffic. Primary entry points are provided from Sample Road and Lyons Road and a secondary entrance shall be provided from Wiles Road. A grid pattern has been created and designed to ensure that adequate emergency vehicle circulation is accommodated..</p>
5.	<p><i>Access to public ways.</i> Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</p> <p>The proposed design provides vehicular, bicycle and pedestrian access to the surrounding public streets and public transportation. As part of the larger MainStreet Project, a Greenway is proposed along the perimeter of the Property adjacent to Wiles Road and Lyons Road to provide pedestrians and cyclists a comfortable area for movement along the major roadways that define the perimeter of the MainStreet development area. A +/- 1.0 acre Main Plaza is proposed on the north side of 40th Street immediately west of the Commercial Mixed-Use to link the residential and non-residential uses through open space. The Main Plaza also connects to the FPL Easement, which will be improved as a passive linear park. Lakes are proposed along the north and south sides of the FPL Easement to improve the pedestrian experience within the park and also serve drainage needs. The passive linear park in the FPL easement will provide a pleasant pedestrian-oriented open space connection from the Main Plaza to the wetland preserve and to the City Market Avenue/Main Street roadway to access the Village Green. The proposed interconnected open space and pedestrian network will provide opportunity for an active lifestyle defined by options for community interaction and engagement and access to natural recreation opportunities. The site plan offers connections from the residential buildings to these areas for the safe enjoyment of future residents.</p>





6.	<p><i>Pedestrian circulation. A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</i></p> <p>The proposed site includes sidewalks to all buildings with direct connection to Lyons Road, Cullum Road, Sample Road, Banks Road and State Road 7. In addition, the master planned community provides multinodal paths interconnecting all uses and public open spaces. More specifically, a Greenway is proposed along the perimeter of the Property adjacent to Wiles Road and Lyons Road to provide pedestrians and cyclists a comfortable area for movement along the major roadways that define the perimeter of the MainStreet development area. A +/- 1.0 acre Main Plaza is proposed on the north side of 40th Street immediately west of the Commercial Mixed-Use to link the residential and non-residential uses through open space. The Main Plaza also connects to the FPL Easement, which will be improved as a passive linear park. Lakes are proposed along the north and south sides of the FPL Easement to improve the pedestrian experience within the park and also serve drainage needs. The passive linear park in the FPL easement will provide a pleasant pedestrian-oriented open space connection from the Main Plaza to the wetland preserve and to the City Market Avenue/Main Street roadway to access the Village Green. The proposed interconnected open space and pedestrian network will provide opportunity for an active lifestyle defined by options for community interaction and engagement and access to natural recreation opportunities. The circulation allows for direct access to public transportation and public sidewalks to adjacent properties.</p>
7.	<p><i>Design of access and egress drives. The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</i></p> <p>The proposed master planned community provides for multiple access drives together with additional turn lanes and signalized intersections to improve the accessibility and safety for vehicles and pedestrian traffic. Primary entry points are provided from Sample Road and Lyons Road and a secondary entrance shall be provided from Wiles Road. A grid pattern has been created and designed to ensure that adequate emergency vehicle circulation is accommodated..</p>
8.	<p><i>Coordination with off-site vehicular and pedestrian circulation systems. The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</i></p> <p>The proposed design circulation system allows for access to other internal Mainstreet uses as well as the surrounding uses. The proposed master planned community provides for multiple access locations to adjacent commercial uses and major roadways. The internal multiuse paths provides for access to all adjacent uses to include parks, schools, restaurants and retail.</p>
9.	<p><i>Stormwater control. Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.</i></p> <p>The proposed site is in the Cocomar drainage district which has requirements for on site lakes. This particular site provides additional drainage connections to the adjacent properties allowing them to flow thru Mainstreet to the Cocomar canal system. All the water from Mainstreet flows North past Wiles Road. The internal drainage design has positive drainage system of quickly move the rainwater from the streets into the proposed lakes and canals to avoid temporary ponding during rain events.</p>
10.	<p><i>Exterior lighting. Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.</i></p> <p>The proposed lighting is designed to meet City code requirements with full cut off LED fixtures to protect the night sky and zero light spillage to neighboring properties. The lights will also be on timers that dim the lights after hours to further reduce lighting on site.</p>
11.	<p><i>Protection of property values. Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.</i></p> <p>The proposed development is part of the Mainstreet master plan which has been designed as a sustainable community that will have a positive impact on the surrounding communities. MainStreet is in an ideal infill location with adjacent uses providing existing commercial, educational and entertainment opportunities including the Promenade at Coconut Creek Shopping Center, the Seminole Casino Coconut Creek, and Monarch High School. MainStreet is designed to provide a mix of living options including villas, townhomes, apartments, and luxury condominiums with convenient pedestrian access to shopping, entertainment, institutional, civic, and recreational uses. The community is designed to be pedestrian and bicycle friendly with bike paths, wide sidewalks, greenway walking paths, and tree-lined streets. MainStreet will promote green development and sustainability principles for land development and building construction, and will have a positive impact to the surrounding areas.</p>

July 12, 2022
 Revised September 11, 2024

Mr. Michael Righetti
 City of Coconut Creek
 4800 W. Copans Road
 Coconut Creek, FL 33063

**RE: *Main Street Coconut Creek – Block 9 Traffic Generation Statement
 Coconut Creek, Florida
 Kimley-Horn # 140924000***

Dear Mike:

The following trip generation calculation has been undertaken to evaluate the number of trips being generated by the development of Block 9 in comparison to the overall thresholds proposed in this project's master plan. The overall site is located within an area bordered on the east by Lyons Road, the south by Sample Road, the west by SR 7/US 441, and the north by Wiles Road. Figure 1 illustrates the location of the overall site and the location of Block 9 within the site.

The proposed plan of development for Block 9 includes 80 multifamily low rise dwelling units. Table 1 below provides a summary of the total proposed entitlements for the site, the increment of development proposed for other blocks within the DRI, the increment of development proposed for Block 9 and the subsequent remaining entitlements available for other blocks within the master plan.

Table 1: Main Street – Entitlement Summary

Use		Retail	Multi-Family Mid-Rise	Multi-Family Low-Rise
Total Master Plan		225,000 SF	1,775 DU	605 DU
Previously Submitted	Block 1	--	--	104 DU
	Block 2	11,917 SF	--	--
	Block 3	86,051 SF	--	--
	Block 4	--	475 DU	--
	Block 5/6	--	--	146 DU
	Block 8	--	--	152 DU
	Block 10	--	480 DU	--
	Block 11	--	124 DU	--
	Block 15B	--	--	--
Block 15A	--	172 DU	--	
Proposed Block 9		--	--	80 DU
<i>Remaining Entitlements</i>		<i>127,032 SF</i>	<i>524 DU</i>	<i>123 DU</i>

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the number of trips that would be generated by the Block 9 development. A summary has also been prepared to compare this volume of trips to the total approved trip generation potential of the overall site master plan and the number of trips remaining to be built. Table 2 provides this summary.

Table 2: Main Street – Trip Generation Summary

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	69	43	26	224	119	106
Block 4 Trips	204	46	157	150	87	63
Block 5/6 Trips	50	12	38	54	33	21
Block 8 Trips	74	17	57	54	31	23
Block 10 Trips	206	47	159	151	88	63
Block 11 Trips	53	12	41	39	23	16
Block 15B Trips	0	0	0	0	0	0
Block 15A Trips	74	17	57	54	31	23
Block 9 Trips	27	6	21	30	18	12
<i>Remaining Trips</i>	<i>410</i>	<i>164</i>	<i>248</i>	<i>778</i>	<i>425</i>	<i>353</i>

As shown, the site will have trips remaining to generate a total of 410 total AM peak hour trips and 778 total PM peak hour trips remaining following development of the currently proposed Block 9 along with the other blocks previously proposed.

TRAFFIC OPERATIONS

An overall traffic study was performed for the PMDD of both internal and external transportation facilities. That study provides a comprehensive review of off-site and on-site impacts, including elements such as traffic control and turn lanes. Development of Block 9 is contemplated in that analysis and has therefore been accounted for in that evaluation.

SUMMARY

As noted herein, the incremental development of 80 multifamily low-rise dwelling units on Block 9 has been accounted for in the overall master plan for the Main Street project. This statement quantifies the Block 9 development in the context of the overall approved threshold of trips for the entire master plan.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this information.

Sincerely,

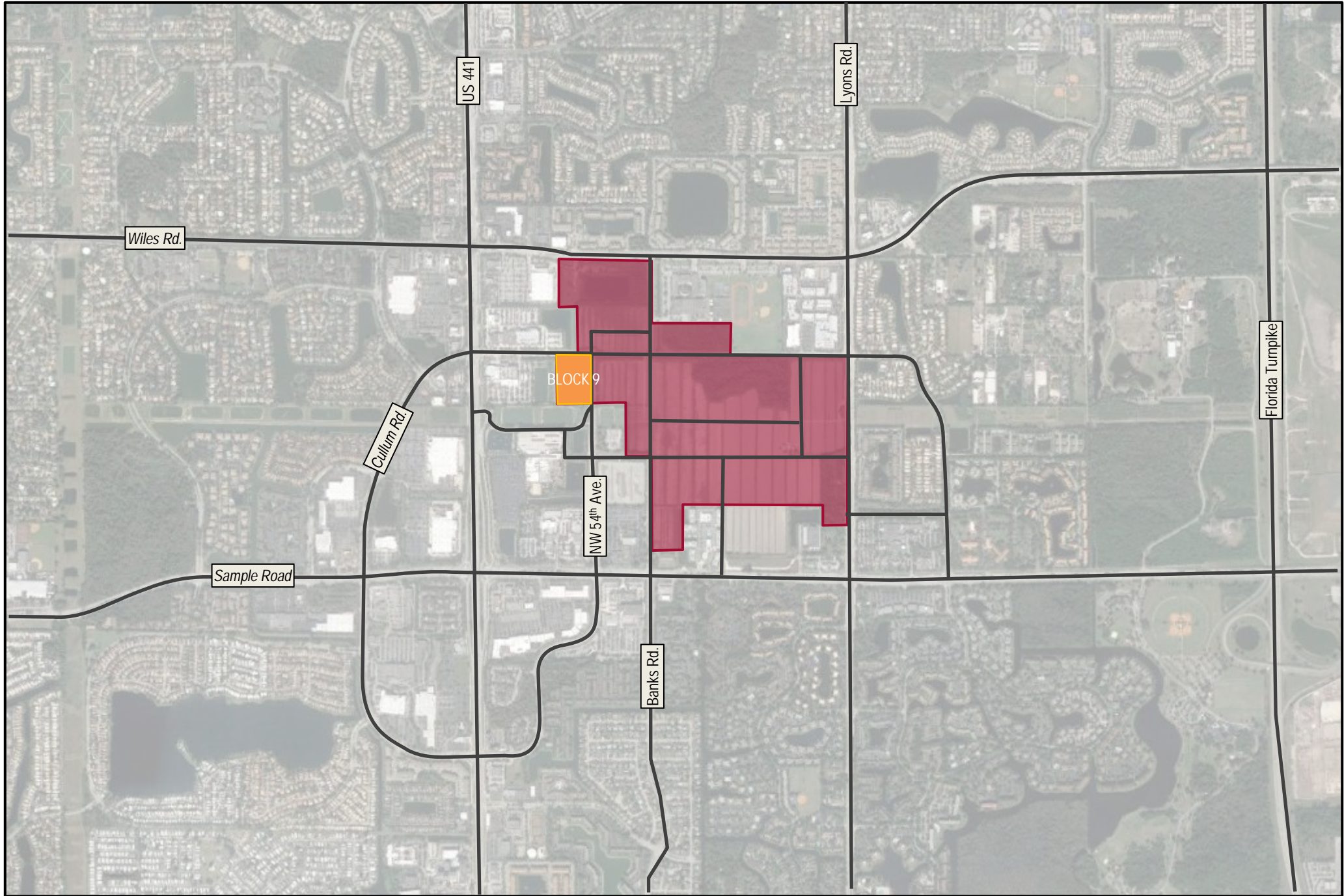
KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Registry No. 35106

Attachments

k:\wpb_tpto\1409\140924000 - main street coconut creek\traffic statements\block 9\2024-9-11 msc block 9 traffic.docx



LEGEND

 Site Location

FIGURE 1
Main Street Coconut Creek
KH #140924000
Site Location

Total Mainstreet Coconut Creek Entitlements - Trip Generation Calculations

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Multifamily Low-Rise	725 DU	4,723	248	60	188	332	209	123
Multifamily Mid-Rise	1635 DU	7,752	605	139	466	638	389	249
Charter School (K-12)	1,300 Students	3,224	1,079	550	529	221	95	126
General Commercial	245.000 KSF	12,261	278	172	106	1,076	516	560
	<i>Subtotal</i>	27,960	2,210	921	1,289	2,267	1,209	1,058
Internal Capture								
Multifamily Low-Rise		778	3	1	2	69	51	18
Multifamily Mid-Rise		1276	8	3	5	130	96	34
Charter School (K-12)		245	162	83	79	33	14	19
General Commercial		2,054	11	7	4	198	52	146
	<i>Subtotal</i>	4,353	184	94	90	430	213	217
Pass-By Capture								
Multifamily Low-Rise	0.0%	0	0	0	0	0	0	0
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
Charter School (K-12)	0.0%	0	0	0	0	0	0	0
General Commercial	29.0%	2,960	77	48	29	255	135	120
	<i>Subtotal</i>	2,960	77	48	29	255	135	120
Driveway Volumes		23,607	2,026	827	1,199	1,837	996	841
Net New External Trips		20,647	1,949	779	1,170	1,582	861	721
Proposed Net External Trips-Existing Net New External Trips		20,647	1,949	779	1,170	1,582	861	721
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>			<u>Pass By</u>		
Multifamily Low-Rise	T = 6.41(X)+75.31	T = .31(X)+22.85 (24% in, 76% out)	T = .43(X)+20.55 (63% in, 37% out)			0.0%		
Multifamily Mid-Rise	T = 4.77(X)-46.46	T = .44(X)-11.61 (23% in, 77% out)	T = .39(X)+.34 (61% in, 39% out)			0.0%		
Charter School (K-12)	2.48 trips/Stud*	.83 trips/Stud (51% in, 49% out)	0.17 trips/Stud (43% in, 57% out)*			0.0%		
General Commercial	T = 26.11(X)+5,863.73	T = .59(X)+133.55 (62% in, 38% out)	Ln(T) = 0.72*Ln(X)+3.02 (48% in, 52% out)			29.0%		

*Rates and equations were used from ITE Land Use 532 since where ITE Land Use 538 data was incomplete.



July 11, 2022

Mrs. Liz Aguiar
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: **Mainstreet Block 9 green components**
HSQ Project Number: **1803-32**

Dear Liz:

Per the site plan city code requirements to build to LEED standards and obtain USGBC LEED certification please find the following alternative design measures for this development.

1. Sustainable site development.

The proposed development is one of many blocks within the Mainstreet master planned community. The specific Sustainable components proposed for the overall development are detailed in the PMDD report. This block is consistent with the Mainstreet master plan sustainable site criteria. The site includes pedestrian connectivity, recycling pick up, on street lighting designed to reduce light pollution, conservation of water, reduced heat islands and green education initiatives.

2. Construction pollution prevention.

The site construction area will be protected from construction pollution prevention with best management practices.

3. Construction site materials recycling.

The contractor will be mandated to recycle construction waste materials as much as possible.

4. Stormwater management.

The existing site has a stormwater master plan for overall Mainstreet project. This site connects to the proposed lake system (located outside of this Block). The master stormwater system consists of lakes, wetlands and canals providing on site water quality and quantity to meet local and state requirements.

5. Alternative transportation.

The site is located near Cullum and State Road 7 which has Broward County mass transit route #31 and the City of Coconut Creek community "N" service route stop at the corner of Cullum Road and Lyons Road. The Master planned community provides sidewalks and multi nodal paths internally and along Lyons and Cullum Road to interconnect the surrounding commercial uses with the new residential units. Bike racks are provided in the common areas of the site to promote bicycle transportation.

6. Minimizing heat island effect.

The proposed development provides landscape islands, buffers and internal green parks with proposed shade trees to minimize the heat island effect on the proposed pavement.

Water efficiency.

1. Innovative water technologies.

The proposed homes are designed with water efficient fixtures and appliances to reduce water usage.

2. Water efficient landscaping.

The proposed irrigation system utilizes re-use water provided by the City. This is part of the overall sustainability plan of the Mainstreet development plan for all irrigation systems. Plant material provided are Native and Florida friendly.

Energy efficiency.

1. Minimum energy performance.

Windows with low-e glazing will reduce solar heat gain in the facility. The envelope will be insulated to meet Florida Energy Code standards. The HVAC system will be high efficiency to conserve power use. All lighting will be LED, reducing the power demand for lighting systems. The residential units with garages will be outfitted with 240 Volt outlets in the garages allowing electric vehicle charging from home. Homes are designed to FGBC or USGBC standards.

2. On-site renewable energy.

The proposed design utilizes solar power for the pedestrian lighting on NW 54th Avenue and internal landscape amenities. Homes will be electrically wired to allow for solar panels if the resident wishes to install panels in the future.

Indoor environmental quality.

1. Indoor air quality.

Low emitting materials will be used for ceiling and wall systems, paints and coating. Low-VOC paints and coatings are specified for a healthier indoor environment.

Materials and recycling.

1. Recycling of demolition waste.

During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. The general contractor will contract with a recycling and waste management company to provide weekly pick up.

2. Storage and collection of recyclables post-occupancy.

The development has a dumpster area with recycling and solid waste pick up.

3. Building reuse.

The proposed design does not have any impact to the existing building therefore no building reuse proposed for this submittal.

4. Regional materials.

Any building materials that originate within a 500 mile radius of the Subject Property will be incorporated into the expansion.

Please do not hesitate to contact our office for more information.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive, flowing style.

Jay Huebner, P.E., A.I.C.P.

Florida Green High-Rise Residential Building Standard

Version 4: Revised 8/26/22

Final Application Form

Project Information

Project Name:	Mainstreet Block 9		
Address:	Lyons Road & N.W. 40th St		
City & Zip:	Coconut Creek / 33073		New or Existing: New
County:	Broward		Number of Floors: 2
Size (SF):	554,300		Number of Units: 76
Occupancy Type:	Condo community		Website: 0

Building Owner Contact Information

Name:	Landon Massel		
Company:	13th Floor Investments		
Address:	2850 Tigertail Avenue		
City / Zip:	Miami / 33133		
Phone:	954-656-6733		
Fax:			
E-mail:	lmassel@13fi.com		

Designated Professional Contact Information

Name:	Bryan Amos		
Company:	RunBrook		
Address:	313 Datura St Suite 200		
City / Zip:	West Palm Beach / 33401		
Phone:	321-266-8400		
Fax:			
E-mail:	bamos@runbrook.com		

Total Fee Due:	\$5,000	Refer to "Instructions" tab for Application Fees
Deposit Paid:	\$1,500	Amount paid with initial project registration
Member Discounts:	10%	Total % Discount Rate (5% or 10%) Refer to "Instructions" tab for Application Discounts
Amount Due:	\$3,000	Balance Due Must Be Submitted with Final Application

Project Point Summary

Category	Your Score	Required Min
<small>Minimum Points to Qualify (may be over 100 if a Category minimum is missed) Currently this project needs</small>		
Category 1: Project Management	20	5 Points
Category 2: Energy	25	15 Points (75 point max)
Category 3: Water	21	10 Points
Category 4: Site	19	5 Points
Category 5: Health	25	10 Points
Category 6: Materials	7	5 Points
Category 7: Disaster Mitigation	6	2 Points
Innovation	0	
Total:	123	
Total Needed:	100	
Final Score	123	
Certification Level	Bronze	

To

Bronze	0 - 30 points over the project's adjusted required minimum
Silver	31 - 60 points over the project's adjusted required minimum
Gold	61 - 90 points over the project's adjusted required minimum
Platinum	91 > points over the project's adjusted required minimum



751 NW 31st Avenue, Fort Lauderdale, FL 33311
O (954) 583-1830; F (954) 327-9521 republicservices.com

May 29, 2024

HSQ Group
1001 Yamato Road, Suite 105
Boca Raton, FL 33431

RE: Mainstreet At Coconut Creek Trash Service

To Whom It May Concern,

This is to confirm that Republic Services, in the capacity of franchise trash hauler for the city of Coconut Creek, reviewed the plans presented to us on April 19, 2024, for the referenced location, and hereby confirm that Republic services can provide trash services as outlined.

Republic Services is a reliable, environmentally responsible company that provides simple solutions to over thirteen million residential, commercial and industrial customers throughout the United States. Using state of the art equipment that includes CNG trucks, precision series compactors and front load containers in various sizes, our drivers deliver over 20 years' experience in the industry.

We are proud to be the city's service provider and are available to answer any questions or provide further assistance.

Sincerely,
Karen Morrison
Territory Executive
e kmorrison@republicservices.com
o (954) 327-9540 c (954) 205-0720