DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

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	☒ Pre-DRC meeting ***prior*** to submittal	
	☒ Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	☒ Letter of transmittal (list docs submitted) **INCLUDE** detail summary of request	Transmittal.pdf
	☒ Legal description (if current survey is not provided)	Legal Description.pdf
	☒ Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	☒ Agent authorization from property owner	Authorization.pdf
	☒ Description of developer interest, if different than owner	Developer Interest.pdf
	☒ Justifications statement demonstrating that the site plan meets the aesthetic design criteria as established in the City's Land Development Code Section 13-37 ***(please see following page for form)***	Aesthetic Design.pdf
PLAN DOCUMENTS PART 3	☒ Signed and sealed survey	*SQ#*-SURV-*Project Name*.pdf
	☐ Recorded Plat (24x36)	*SQ#*-PLAT-*Project Name*.pdf
	☒ 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*
	☒ 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

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

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.	***Harmonious and efficient organizations.*** **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.**
	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 guildlines. 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.
2.	***Preservation of natural state.*** **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.**
	The proposed development is purposely situated to preserve the wetlands, located nearby. The existing site is farm land with little mature vegitation 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.
3.	***Enhancement of residential privacy.*** **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.**
	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.
4.	***Emergency access.*** **Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.**
	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..
5.	***Access to public ways.*** **Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.**
	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.

6.	***Pedestrian circulation.*** **A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.**
	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.
7.	***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.**
	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..
8.	***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.**
	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 provdies for access to all adjacent uses to include parks, schools, restaurants and retail.
9.	***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.**
	The proposed site is in the Cocomar drainage district which has requirements for on site lakes. This paticular 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 to quickly move the rainwater from the streets into the proposed lakes and canals to avoid temporary ponding during rain events.
10.	***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.**
	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.
11.	***Protection of property values.*** **Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.**
	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.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0160
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 24 LESS W 10 AC BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000		$593,000	$7,000	$7,000	
2020	$600,000		$593,000	$7,000	$7,000	$145.53
2019	$600,000		$593,000	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

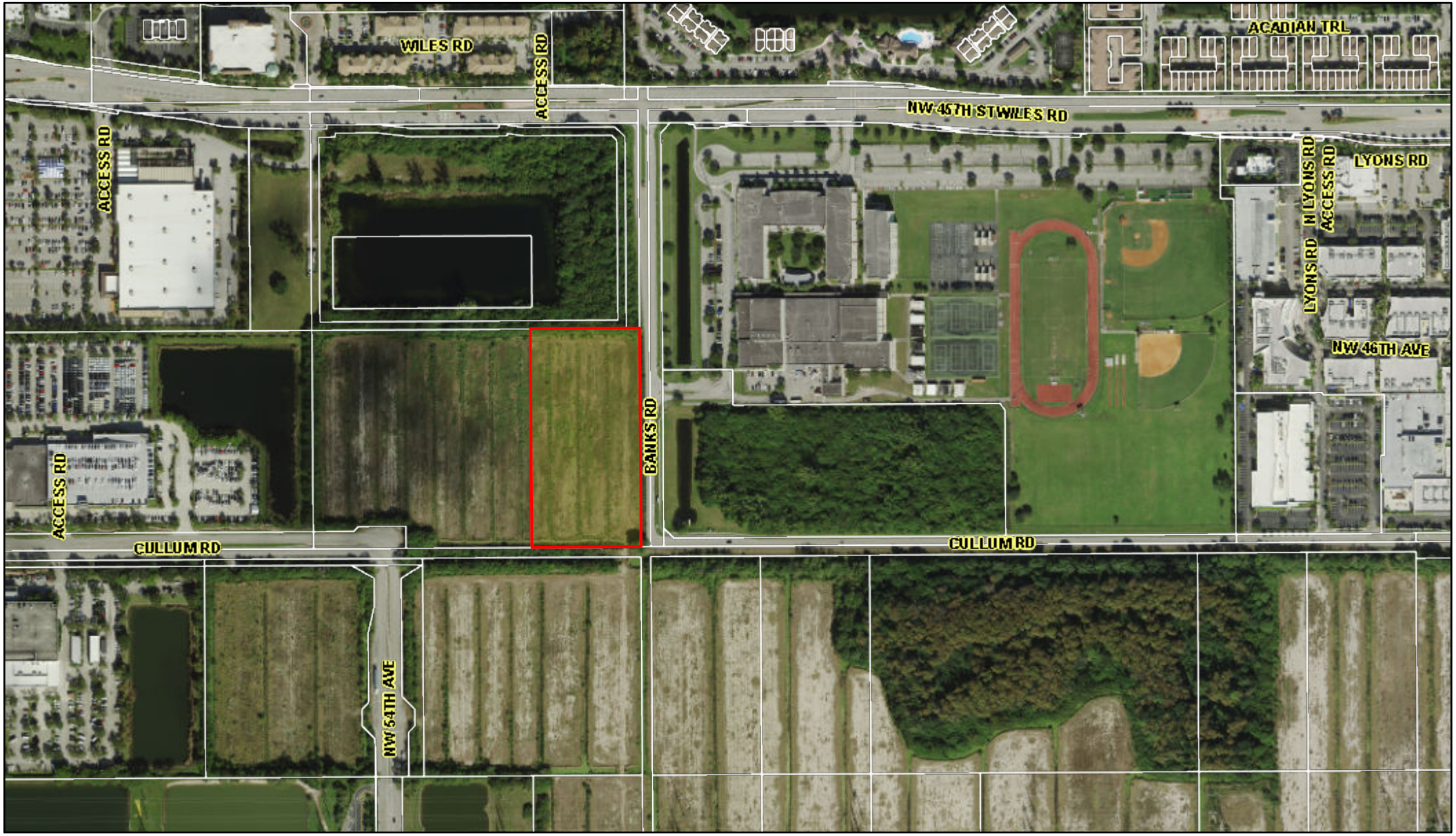
Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010160 **Please see map disclaimer



January 18, 2021

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0 65 130 260 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	BANKS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0480
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 73 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,287,450		$2,280,450	$7,000	$7,000	
2020	$2,287,450		$2,280,450	$7,000	$7,000	$145.53
2019	$2,287,450		$2,280,450	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$457,490	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010480 **Please see map disclaimer

January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0210
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52

Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 33 LESS N 20 FOR RD & LESS PT DESC AS,BEG AT SE COR OF TR 33,W 59.93,N 80,NELY 42.51,N 200,NE 100,N 230.77, ELY 20.08,SLY 640.22 TO POB BLK 89

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Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$529,200		$523,030	$6,170	$6,170	
2020	$529,200		$523,030	$6,170	$6,170	$128.28
2019	$529,200		$523,030	$6,170	$6,170	$129.09

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,170	$6,170	$6,170	$6,170
Portability	0	0	0	0
Assessed/SOH	$6,170	$6,170	$6,170	$6,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,170	$6,170	$6,170	$6,170

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 583

* Denotes Multi-Parcel Sale (See Deed)

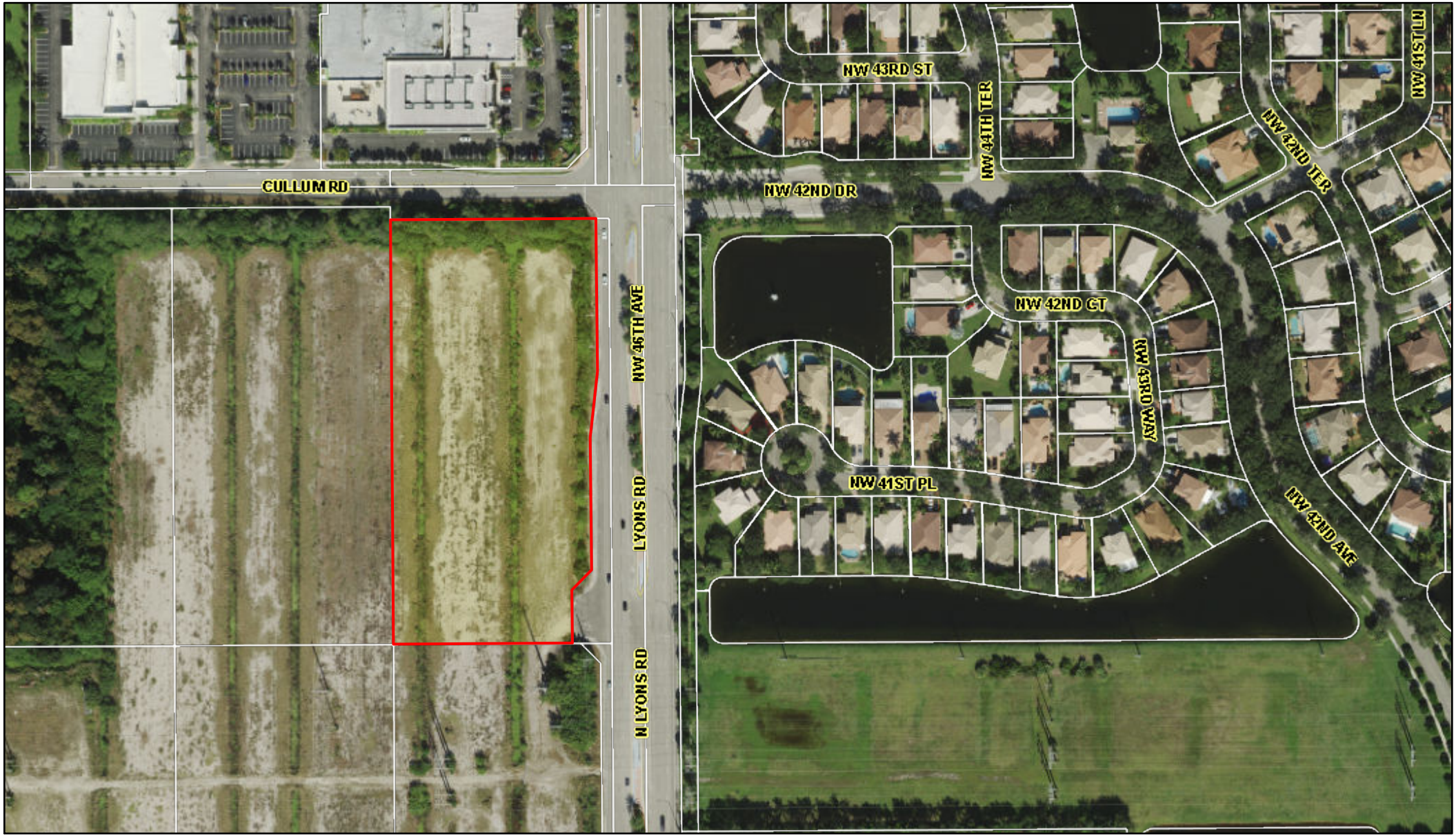
Land Calculations

Price	Factor	Type
$1,400	4.41	RC
$120,000	4.41	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
4			4.41					

Property Id: 484218010210 **Please see map disclaimer



January 18, 2021

1:2,400

0 112.5 225 450 ft

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Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0220
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 34 BLK 89		

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Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000		$593,000	$7,000	$7,000	
2020	$600,000		$593,000	$7,000	$7,000	$145.53
2019	$600,000		$593,000	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010220 **Please see map disclaimer

January 18, 2021

1:2,400

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Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0230
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 35 BLK 89		

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Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000		$593,000	$7,000	$7,000	
2020	$600,000		$593,000	$7,000	$7,000	$145.53
2019	$600,000		$593,000	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 583

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010230 **Please see map disclaimer

January 18, 2021

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Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0240
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 36,37,38 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,800,000		$1,779,000	$21,000	$21,000	
2020	$1,800,000		$1,779,000	$21,000	$21,000	$436.62
2019	$1,800,000		$1,779,000	$21,000	$21,000	$439.38

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$21,000	$21,000	$21,000	$21,000
Portability	0	0	0	0
Assessed/SOH	$21,000	$21,000	$21,000	$21,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$21,000	$21,000	$21,000	$21,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 583

* Denotes Multi-Parcel Sale (See Deed)

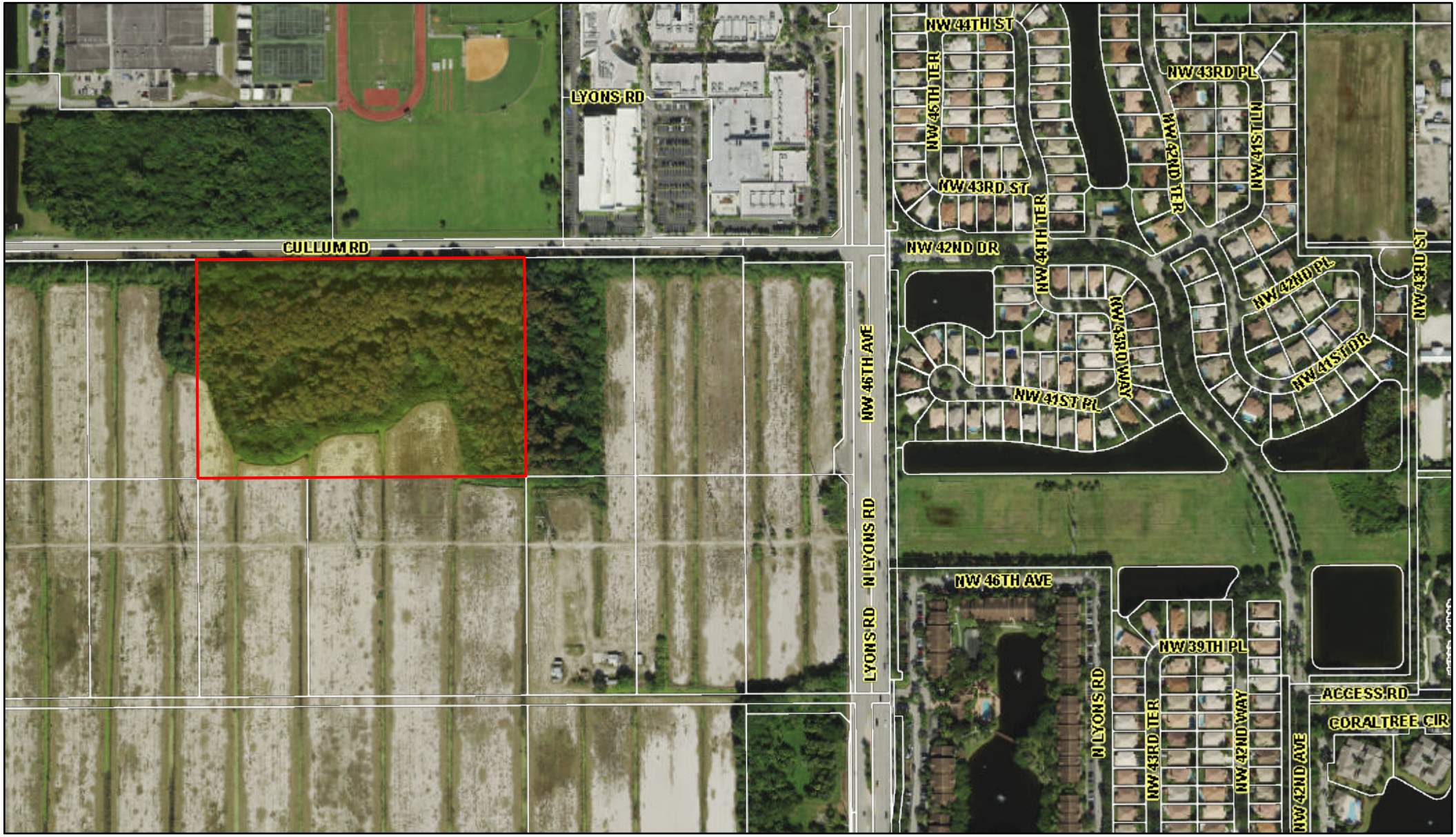
Land Calculations

Price	Factor	Type
$1,400	15.00	RC
$120,000	15.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
15			15					

Property Id: 484218010240 **Please see map disclaimer



January 18, 2021

1:4,800

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Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0250
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 39 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000		$593,000	$7,000	$7,000	
2020	$600,000		$593,000	$7,000	$7,000	$145.53
2019	$600,000		$593,000	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

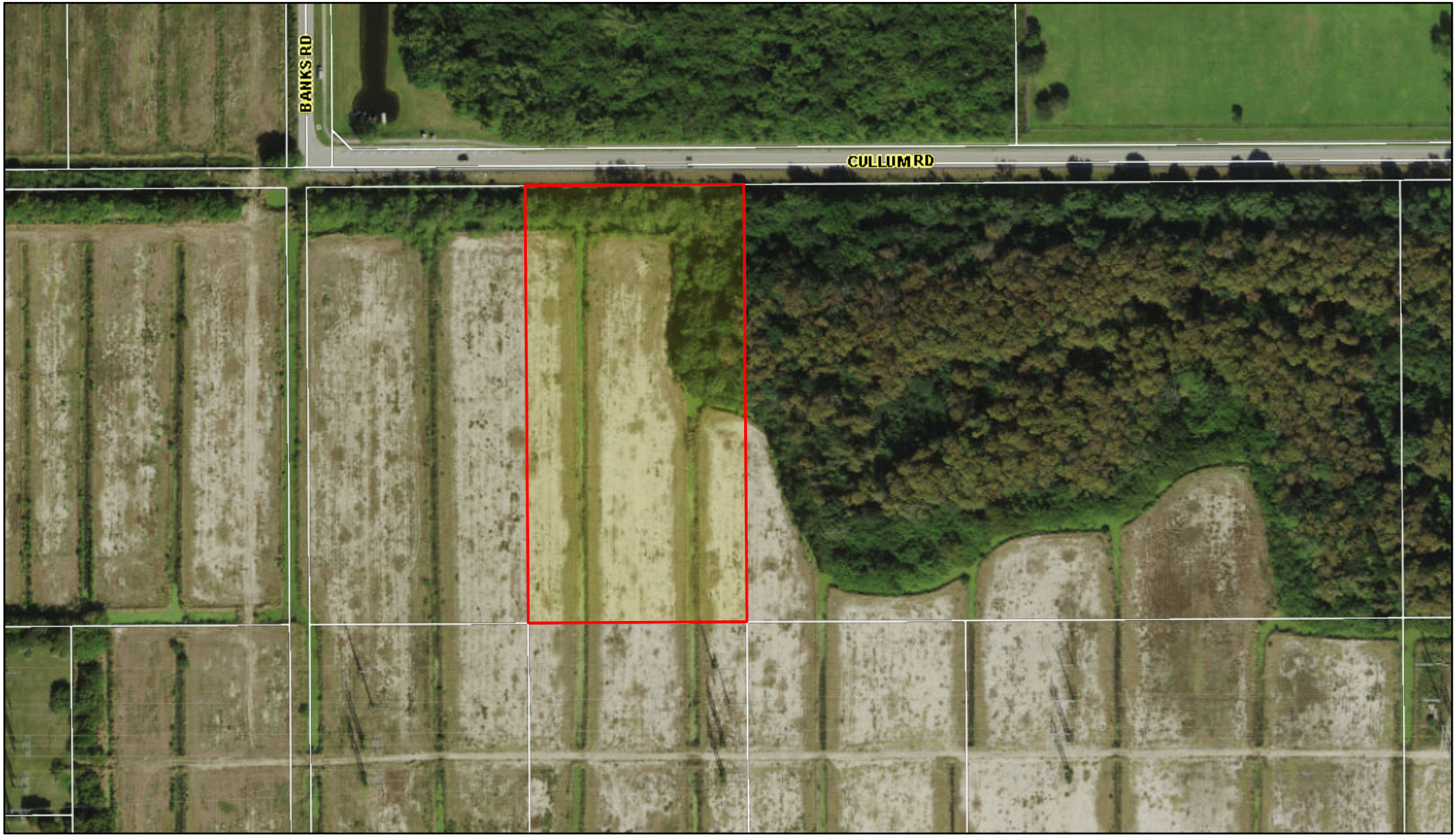
Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010250 **Please see map disclaimer



January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	BANKS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0260
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 40,58 TO 60 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,600,000		$3,558,000	$42,000	$42,000	
2020	$3,600,000		$3,558,000	$42,000	$42,000	$873.23
2019	$3,600,000		$3,558,000	$42,000	$42,000	$878.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$42,000	$42,000	$42,000	$42,000
Portability	0	0	0	0
Assessed/SOH	$42,000	$42,000	$42,000	$42,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$42,000	$42,000	$42,000	$42,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

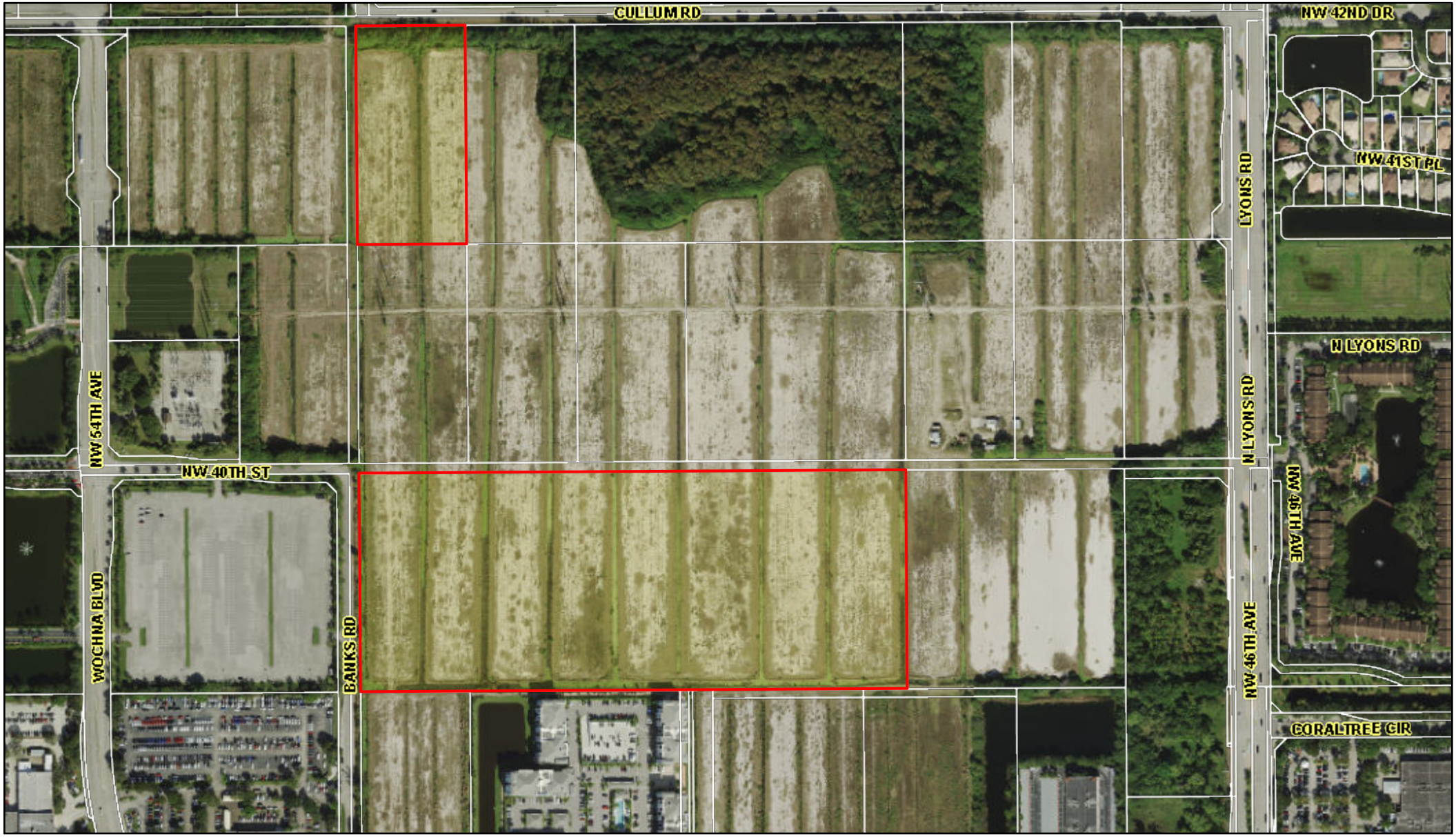
Land Calculations

Price	Factor	Type
$1,400	30.00	RC
$120,000	30.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
30			30					

Property Id: 484218010260 **Please see map disclaimer



January 18, 2021

1:4,800

0 225 450 900 ft

0 65 130 260 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0270
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 41,49 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,800,000		$1,779,000	$21,000	$21,000	
2020	$1,800,000		$1,779,000	$21,000	$21,000	$436.62
2019	$1,800,000		$1,779,000	$21,000	$21,000	$439.38

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$21,000	$21,000	$21,000	$21,000
Portability	0	0	0	0
Assessed/SOH	$21,000	$21,000	$21,000	$21,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$21,000	$21,000	$21,000	$21,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 583

* Denotes Multi-Parcel Sale (See Deed)

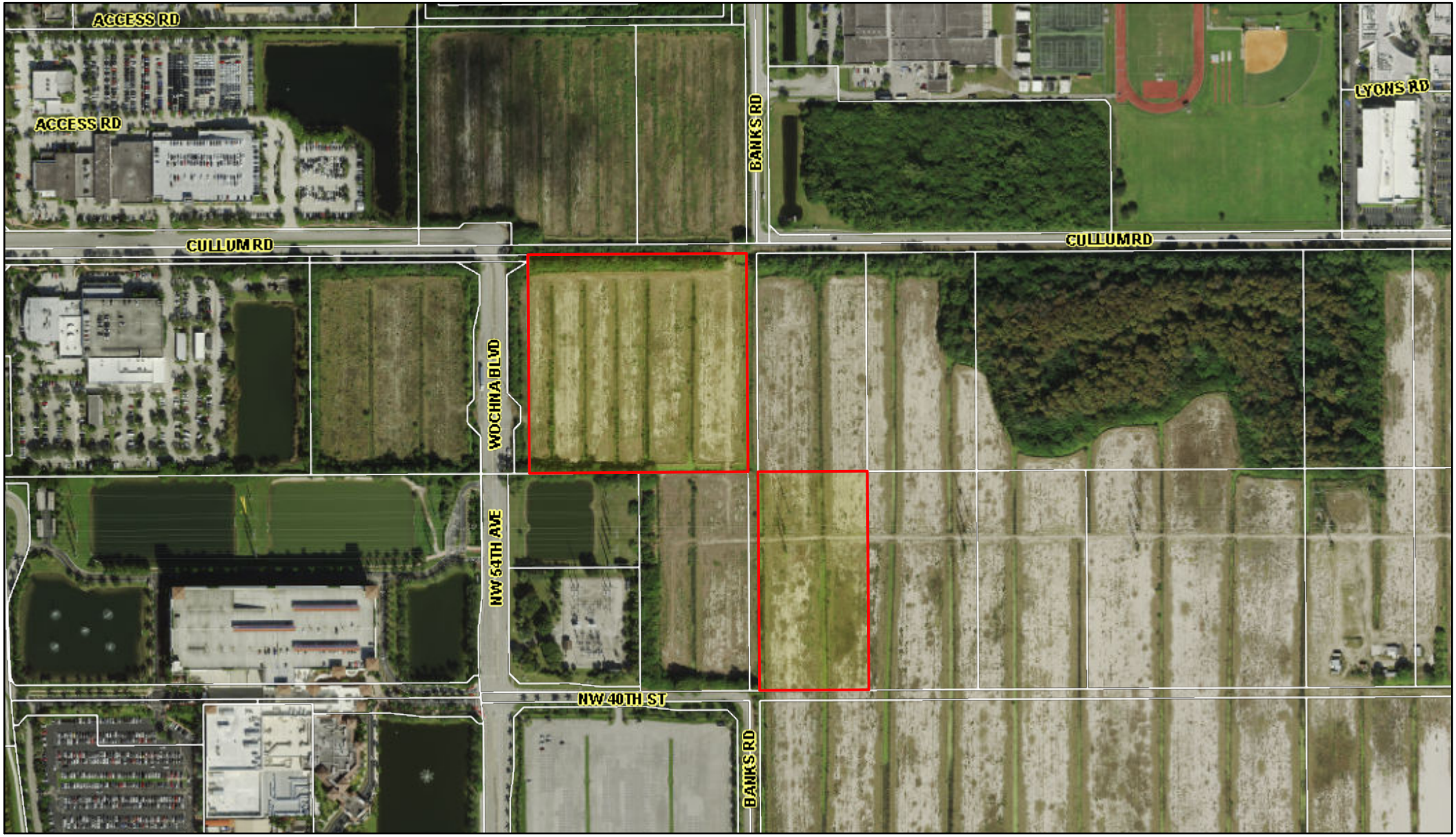
Land Calculations

Price	Factor	Type
$1,400	15.00	RC
$120,000	15.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
15			15					

Property Id: 484218010270 **Please see map disclaimer



January 18, 2021

1:4,800

0 225 450 900 ft

0 65 130 260 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 54 AVENUE, COCONUT CREEK FL 33073	ID #	4842 18 01 0280
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52

Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 42 LESS N 20 FOR RD & LESS PT DESC'D IN OR 21899 PGS 845 THRU 860 FOR R/W FOR WOCHNA BLVD BLK 89

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$972,000		$960,660	$11,340	$11,340	
2020	$972,000		$960,660	$11,340	$11,340	$235.77
2019	$972,000		$960,660	$11,340	$11,340	$237.26

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,340	$11,340	$11,340	$11,340
Portability	0	0	0	0
Assessed/SOH	$11,340	$11,340	$11,340	$11,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$11,340	$11,340	$11,340	$11,340

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 583

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	8.10	RC
$120,000	8.10	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
8								

Property Id: 484218010280 **Please see map disclaimer

January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 40 STREET, COCONUT CREEK FL 33073	ID #	4842 18 01 0310
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 48 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000		$593,000	$7,000	$7,000	
2020	$600,000		$593,000	$7,000	$7,000	$145.53
2019	$600,000		$593,000	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010310 **Please see map disclaimer

January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 40 STREET, COCONUT CREEK FL 33073	ID #	4842 18 01 0320
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 50 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000		$593,000	$7,000	$7,000	
2020	$600,000		$593,000	$7,000	$7,000	$145.53
2019	$600,000		$593,000	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

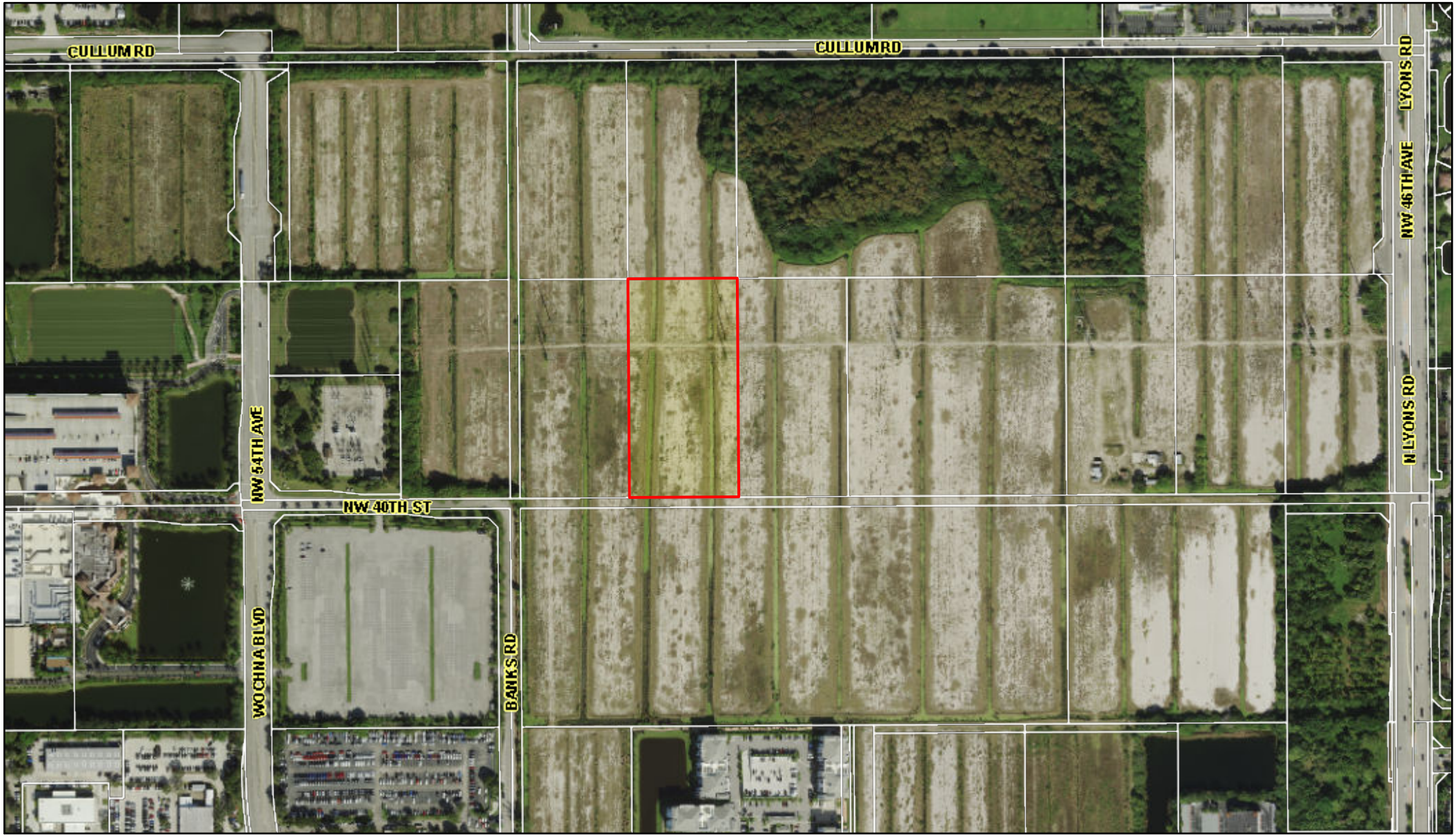
Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010320 **Please see map disclaimer



January 18, 2021

1:4,800

0 225 450 900 ft

0 65 130 260 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0330
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 51 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000		$593,000	$7,000	$7,000	
2020	$600,000		$593,000	$7,000	$7,000	$145.53
2019	$600,000		$593,000	$7,000	$7,000	$146.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$7,000	$7,000	$7,000	$7,000
Portability	0	0	0	0
Assessed/SOH	$7,000	$7,000	$7,000	$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$7,000	$7,000	$7,000	$7,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010330 **Please see map disclaimer

January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0340
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 52 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,200,000		$1,186,000	$14,000	$14,000	
2020	$1,200,000		$1,186,000	$14,000	$14,000	$291.07
2019	$1,200,000		$1,186,000	$14,000	$14,000	$292.91

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$14,000	$14,000	$14,000	$14,000
Portability	0	0	0	0
Assessed/SOH	$14,000	$14,000	$14,000	$14,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$14,000	$14,000	$14,000	$14,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	10.00	RC
$120,000	10.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
10			10					

Property Id: 484218010340 **Please see map disclaimer

January 18, 2021

1:4,800

0 225 450 900 ft

0 65 130 260 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0350
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 53 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000	$15,700	$593,000	$22,700	$22,700	
2020	$600,000	$15,700	$593,000	$22,700	$22,700	$471.96
2019	$600,000	$15,700	$593,000	$22,700	$22,700	$474.95

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$22,700	$22,700	$22,700	$22,700
Portability	0	0	0	0
Assessed/SOH	$22,700	$22,700	$22,700	$22,700
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$22,700	$22,700	$22,700	$22,700

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010350 **Please see map disclaimer

January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0360
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 54 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$600,000	$1,200	$593,000	$8,200	$8,200	
2020	$600,000	$1,200	$593,000	$8,200	$8,200	$170.48
2019	$600,000	$1,200	$593,000	$8,200	$8,200	$171.57

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,200	$8,200	$8,200	$8,200
Portability	0	0	0	0
Assessed/SOH	$8,200	$8,200	$8,200	$8,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$8,200	$8,200	$8,200	$8,200

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	5.00	RC
$120,000	5.00	AG
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010360 **Please see map disclaimer

January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0370
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52

Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 55 LESS PT DESC AS, BEG AT SE COR OF TR 55,W 15.45, N 630.10,NW 42.69,E 47.93 TO NE COR OF TR 55,S 660.22 TO POB BLK 89

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$568,800		$562,160	$6,640	$6,640	
2020	$568,800		$562,160	$6,640	$6,640	$138.05
2019	$568,800		$562,160	$6,640	$6,640	$138.92

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,640	$6,640	$6,640	$6,640
Portability	0	0	0	0
Assessed/SOH	$6,640	$6,640	$6,640	$6,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,640	$6,640	$6,640	$6,640

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

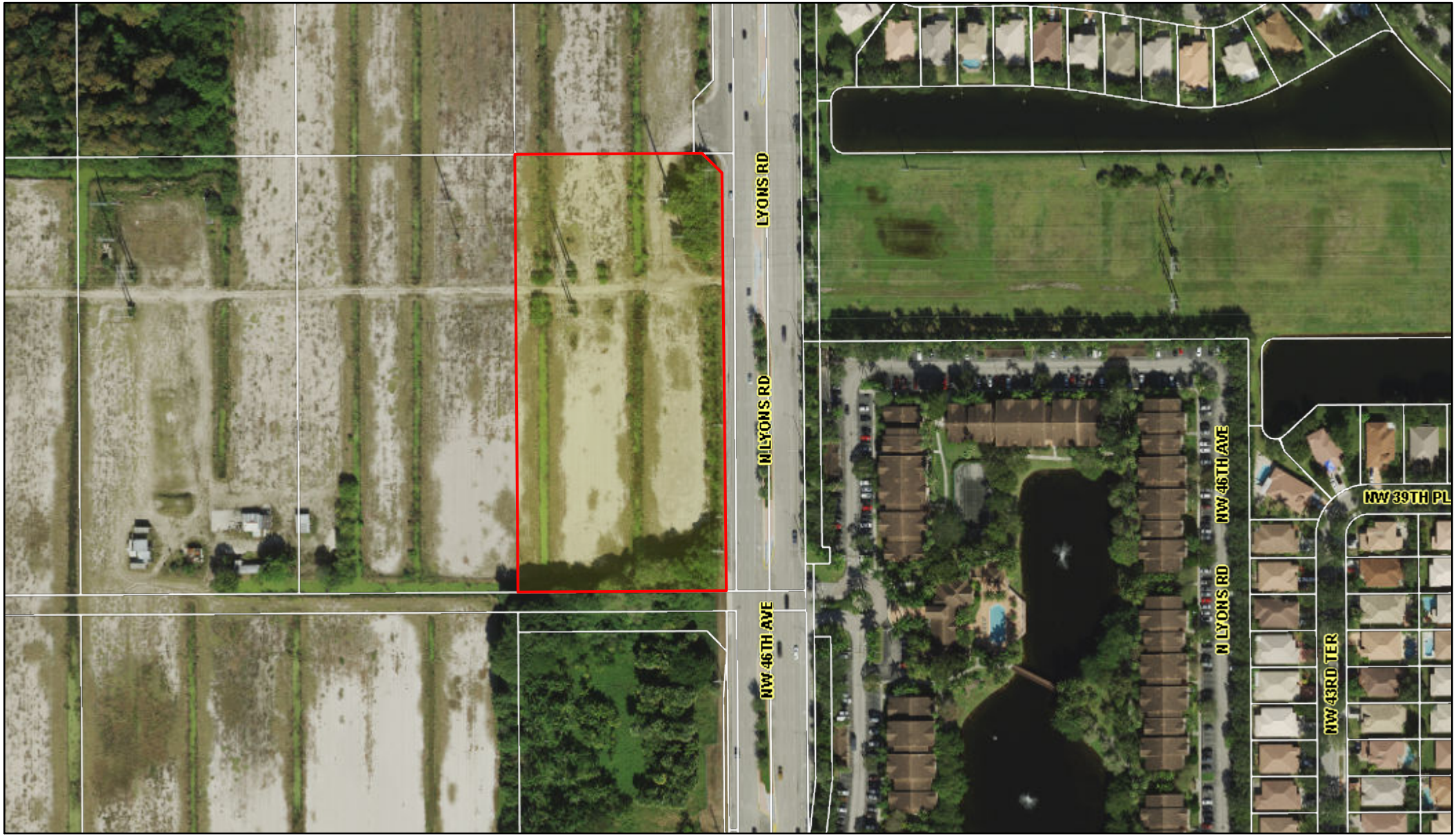
Land Calculations

Price	Factor	Type
$1,400	4.74	RC
$120,000	4.74	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			4.74					

Property Id: 484218010370 **Please see map disclaimer



January 18, 2021

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0390
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 57 BLK 89		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,200,000		$1,186,000	$14,000	$14,000	
2020	$1,200,000		$1,186,000	$14,000	$14,000	$291.07
2019	$1,200,000		$1,186,000	$14,000	$14,000	$292.91

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$14,000	$14,000	$14,000	$14,000
Portability	0	0	0	0
Assessed/SOH	$14,000	$14,000	$14,000	$14,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$14,000	$14,000	$14,000	$14,000

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 579

* Denotes Multi-Parcel Sale (See Deed)

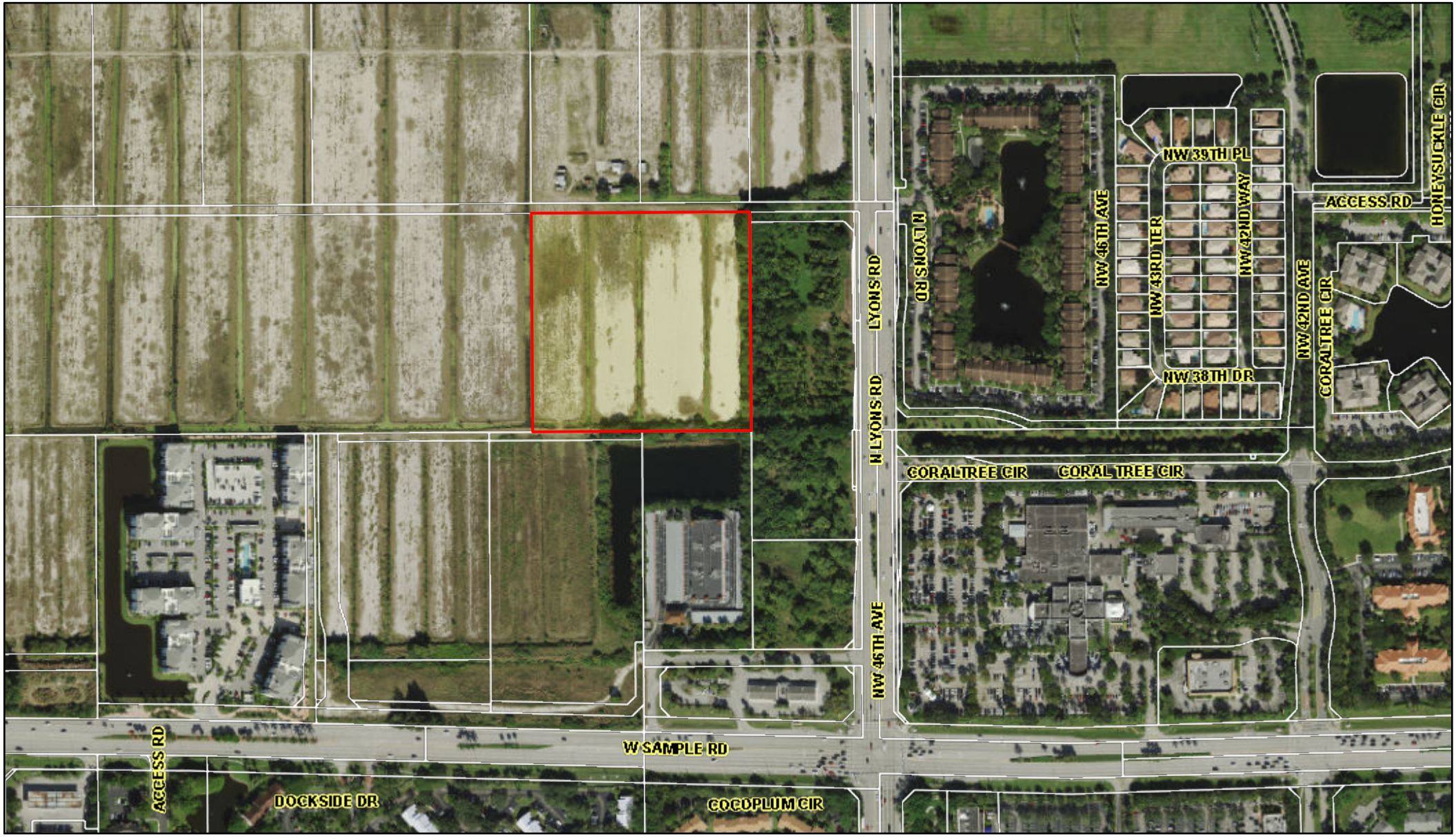
Land Calculations

Price	Factor	Type
$1,400	10.00	RC
$120,000	10.00	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
10			10					

Property Id: 484218010390 **Please see map disclaimer



January 18, 2021

1:4,800

0 225 450 900 ft

0 65 130 260 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0170
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52

Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 24 W 10 AC,LESS PT DESC'D IN OR 21899 PGS 826 THRU 841 FOR R/W FOR CULLUM RD BLK 89

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,153,200		$1,139,750	$13,450	$13,450	
2020	$1,153,200		$1,139,750	$13,450	$13,450	$279.63
2019	$1,153,200		$1,139,750	$13,450	$13,450	$281.41

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$13,450	$13,450	$13,450	$13,450
Portability	0	0	0	0
Assessed/SOH	$13,450	$13,450	$13,450	$13,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$13,450	$13,450	$13,450	$13,450

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 583

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	9.61	RC
$120,000	9.61	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
10								

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0170
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52

Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 24 W 10 AC,LESS PT DESC'D IN OR 21899 PGS 826 THRU 841 FOR R/W FOR CULLUM RD BLK 89

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,153,200		$1,139,750	$13,450	$13,450	
2020	$1,153,200		$1,139,750	$13,450	$13,450	$279.63
2019	$1,153,200		$1,139,750	$13,450	$13,450	$281.41

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$13,450	$13,450	$13,450	$13,450
Portability	0	0	0	0
Assessed/SOH	$13,450	$13,450	$13,450	$13,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$13,450	$13,450	$13,450	$13,450

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	$100	41712 / 1704
2/28/2005	QC*	$100	41045 / 583

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1,400	9.61	RC
$120,000	9.61	AG
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
10								

CFN # 109912391, OR BK 47767 Page 321, Page 1 of 2, Recorded 03/08/2011 at 09:05 AM, Broward County Commission, Deputy Clerk 1911

/

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 appurtences 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:

Print Name: Jonathan W. 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.

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

TERRI JANE MONGIELLO
Commission # DD 957732
Expires March 18, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

TERRI JANE MONGIELLO NOTARY PUBLIC STATE OF FLORIDA

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.

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

Address 17150 Grand Bay, Drive
Boca Raton FL 33496

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 1st day of June, 2022, by Larry Elster, an individual, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign:

Print: Summer E Beddingfield

My Commission Expires: 4/28/23

SUMMER E BEDDINGFIELD
Notary Public
Henderson
County
My Comm. Exp.
04-28-2023
NORTH CAROLINA

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

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:

Notary Public State of Florida
Jennifer S Vanyi
My Commission HH 121086
Expires 04/22/2025

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

January 24, 2025

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

Re:	Project Name:	**MAINSTREET – PARKS AND BUFFER SITE PLANS**
	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 PMDD, Planned MainStreet Development 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.

The City approved a DRI Amendment and PMDD Rezoning Application in order to allow for the Project. The PMDD Rezoning application proposes the following development program (subject to change in the future):

- 540 Villas and Townhomes with a maximum of 2-stories;
- 880 Multifamily Units with a maximum of 5-stories;
- 875 Multifamily Units with a maximum of 8-stories;
- 105,000 square feet of Commercial Use;
- 15,000 square feet of private recreation; and
- City Civic space.

At this time, Petitioner is also seeking site plan approval for the on-site parks and buffers that are part of the common areas of the MainStreet PMDD. The parks and buffers include the Lyons Road greenway buffer, Cullum Road Greenway buffer adjacent to Block 1, Wiles Road greenway buffer adjacent to Block 15, the FPL easement park, Block 7 Lake parcel, Main Plaza (Blocks 5 & 6), Johns Park (Block 2) and several smaller parks adjacent to the blocks and roads within MainStreet.

SITE DENSITY:

This property consists of multiple parks and buffers within the MainStreet property. This application does not include any buildings or request for density approvals.

BUILDING ARCHITECTURE:

This application does not include any buildings for approval.

SITE ACCESS AND TRAFFIC:

This application includes detailed information for the parks and buffers within MainStreet. The plans include amenities, sidewalks, benches, lighting, landscaping, EV charging stations, utilities and grading. The access to these areas is through the roadway network and pedestrian paths.

BUFFERS AND AMENITIES:

This application for site plan approval is for the buffers and park amenities associated with the MainStreet PMDD.

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. The parks utilize inlets and underground pipes to connect to the master drainage system lakes.

UTILITIES:

The parks do not require water and sewer services. The irrigation system is serviced by City re-use water as part of the master irrigation system. The site plans include all utilities, lighting and landscaping designed to avoid conflicts with each other.

CONCLUSION:

The parks and buffers are part of the overall MainStreet master plan. The plans and details provided are necessary to coordinate the parks and buffer design with the adjacent parcels to ensure consistency and maintain the MainStreet theme for the sustainable development. The developer is

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

requesting approval of the site plan to meet the needs of the future residence of MainStreet. 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, LLC.

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

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER • SAMUEL EPSTEIN

Via E-Mail to: JProffitt@coconutcreek.net

March 20, 2025

Justin Proffitt, AICP, Director
Department of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

Dear Mr. Proffitt:

As you know, this firm represents GSR RE Partners, LLC ("Applicant"), the developer of the MainStreet @ Coconut Creek Planned MainStreet Development District ("PMDD"). On February 12, 2025, the Planning and Zoning Board considered and recommended approval for the MainStreet Parks Site Plan application ("Parks Site Plan"), which encompasses public and private parks and open spaces and other hardscape elements for the MainStreet at Coconut Creek development project. The Parks Site Plan is now scheduled for consideration by the City Commission on April 10, 2025.

The Staff Memorandum for the Parks Site Plan includes a number of conditions of approval, most of which are acceptable to Applicant with the exception of Conditions 4 and 5, which Applicant requests be deleted or modified as detailed below.

Applicant respectfully requests deletion of the Condition 4, which is copied below for your reference:

> Prior to the City Commission meeting, the applicant shall prepare an alternative landscape plan for the FPL Easement Corridor showing additional Category 2 or 3 trees in open sod areas exclusive of those areas where landscaping is not permitted by FPL Right of Way Use Guidelines to interrupt existing open views of the overhead power lines and screen them to the greatest extent possible to promote the desired park-like environment pursuant to the MainStreet at Coconut Creek PMDD Sec. B, 7,9, "Utilities" subject to FPL Approval.

The adopted MainStreet @ Coconut Creek PMDD Development Standards establish a requirement that tree and palm canopy cover a minimum of 40% of the available planting area outside of the FPL restricted clear area, pathways, utility poles, guy wires, and dry retention areas at time of maturity to aid in the reduction of heat islands, subject to approval by FPL. The Parks Site Plan has been designed to exceed this requirement with approximately 67% tree canopy coverage of the available planting area outside of the FPL restricted areas. As such, the Parks Site Plan is already designed to significantly exceed the minimum requirement of the adopted PMDD.

Further, FPL has strict requirements limiting improvements, including landscaping, within the FPL easement area. The FPL Linear Park plans already incorporate significantly more landscape material than was approved by FPL in the fully executed "Right-Of-Way Consent Agreement" dated the July 9, 2024. Applicant intends to seek FPL approval for an amended consent agreement to provide the landscaping shown on the Parks Site Plan. However, there is no guarantee that FPL will approve the landscaping as shown in the Parks Site Plan, which is more than double the FPL approved tree count (FPL approved 148 trees and the proposed Parks Site Plan provides 319 trees). As previously discussed and specified in the MainStreet PMDD, all landscaping and improvements within the FPL easement area require FPL approval. FPL is aware that we will be amending the consent agreement. It is Applicant's intention to strongly lobby FPL to approve all vegetation and improvements shown on the Parks Site Plan. However, there may be reduction in the trees already shown on the Parks Site Plan depending upon FPL feedback when the consent agreement is amended to reflect the conditions shown on the Parks Site Plan.

In addition, Applicant respectfully requests modification of Condition 5, which is copied below for your reference:

> Prior to the City Commission meeting, the applicant shall provide a plan to provide public art in the Mixed Use Plaza and the Main Plaza Park pursuant to the Plaza and Open Space Requirements in the MainStreet at Coconut Creek PMDD.

The plans for the Mixed Use Plaza (the area between Blocks 2 and 5), and the Main Plaza (the area between Blocks 5 and 6) have been updated to call out the location of public art, as required by the condition. However, Applicant would like to clarify the public art requirement within these areas.

With respect to the Main Plaza, the solar flower previously contemplated will be removed, and another form of public art will be provided in its place. As the public art piece has not yet been identified, Applicant commits to placing public art within the Main Plaza with a maximum cost not to exceed $32,000, at a scale and size appropriate to the location. This is based on the post-tax incentive cost of the previously contemplated solar flower being approximately $32,000.

With respect to the Mixed Use Plaza, Applicant has added a call out identifying the proposed water tower feature as the required public art, consistent with the design intent and discussions with staff throughout the review process. The intent for this feature is to provide both public art and a functional conspicuous display of green technology, which will harvest rainwater to provide irrigation for the immediately surrounding landscaping. Considering that this has been clarified on the plans prior to City Commission, a condition of approval is not needed specific to this public art requirement.

In consideration of the foregoing, Applicant respectfully request that Condition 5 be amended to read as follows:

The Applicant shall provide public art within the Main Plaza in place of the previously contemplated Solar Flower feature. The public art shall have a maximum cost not to exceed $32,000 and shall be designed at a scale and size appropriate to the location.

As always, we appreciate your time and consideration working through these issues with us in advance of the April 10th City Commission meeting. Please do not hesitate to contact me directly at (561) 405-3325 should you have any questions or need additional information as you review this request. Thank you.

Sincerely,

Scott Backman

Scott E. Backman, Esq.
Miskel Backman, LLP

CC: Liz Aguiar, Assistant Director - Department of Sustainable Development, *Coconut Creek*