



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

June 14, 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 5&6**  
 Project process: **SITE PLAN APPROVAL**  
 HSQ Project Number: **171099**  
 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 Blocks 5 & 6 of the PMDD. Blocks 5 & 6 site plan consists of 146 two story rear loaded townhomes on 19.49 acres. These Blocks are 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 19.49 total acres but is part of the overall Mainstreet community consisting of approximately 200 acres. Blocks 5 & 6 site consists of 146 residential units for a density of 7.49 units per acre. Parking is provided on site with a minimum of 2 parking spaces per unit. The site design has alleys for residential use and curb side solid waste and recycling pick up. A centralized mail kiosk located near the main park with bike racks and parking allow for easy mail pick up. Please see attached site plan for overall layout.

#### **BUILDING ARCHITECTURE:**

The proposed buildings on the site consist of rear-loaded two-story townhomes with one car garages. The rear loaded homes have the front door facing NW 40<sup>th</sup> Street and the internal roads. The lots are designed rear access to alleys. 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 multiple access points on Banks Road, NW 40<sup>th</sup> Street and NW 48<sup>th</sup> Avenue. 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. Blocks 5 & 6 has on site lakes and 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. The Block is located next to the FPL Park with additional features for the residents. A pedestrian bridge over the lake provides for additional access and a focal point for the residents. 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.



<b>Site Address</b>	BANKS ROAD, COCONUT CREEK FL 33073	<b>ID #</b>	4842 18 01 0260
<b>Property Owner</b>	JOHNS FAMILY PARTNERS LLLP	<b>Millage</b>	3212
<b>Mailing Address</b>	2609 NE 27 AVE FORT LAUDERDALE FL 33306	<b>Use</b>	52
<b>Abbr Legal Description</b>	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
<b>Just Value</b>	\$42,000	\$42,000	\$42,000	\$42,000
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$42,000	\$42,000	\$42,000	\$42,000
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$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

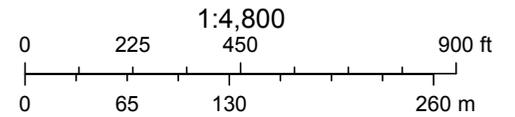
Land Calculations		
Price	Factor	Type
\$1,400	30.00	RC
\$120,000	30.00	AG
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

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



January 18, 2021





<b>Site Address</b>	NW 40 STREET, COCONUT CREEK FL 33073	<b>ID #</b>	4842 18 01 0320
<b>Property Owner</b>	JOHNS FAMILY PARTNERS LLLP	<b>Millage</b>	3212
<b>Mailing Address</b>	2609 NE 27 AVE FORT LAUDERDALE FL 33306	<b>Use</b>	52
<b>Abbr Legal Description</b>	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)**.

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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

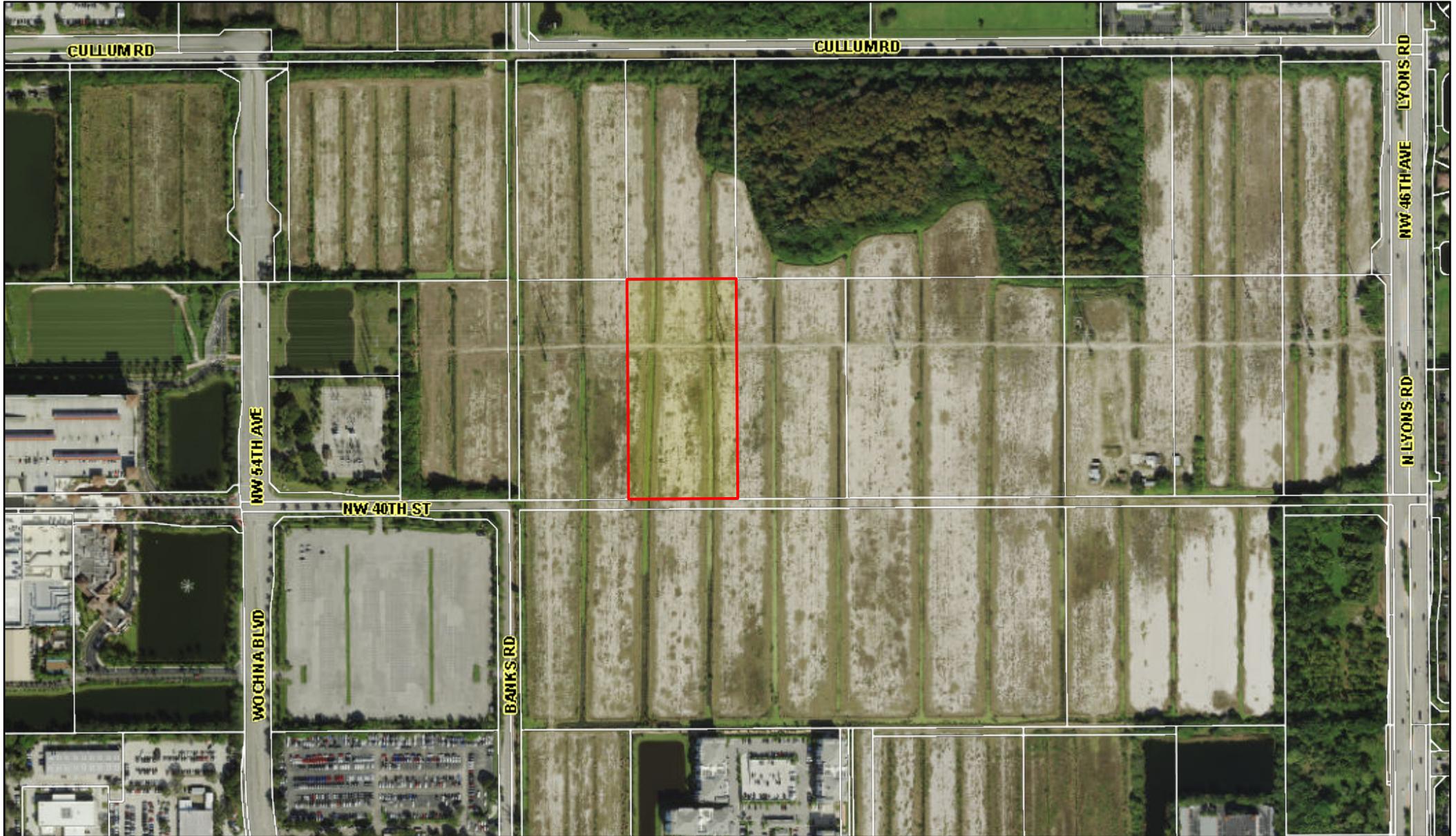
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$7,000	\$7,000	\$7,000	\$7,000
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$7,000	\$7,000	\$7,000	\$7,000
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$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

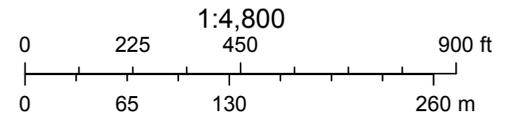
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

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



January 18, 2021





<b>Site Address</b>	CULLUM ROAD, COCONUT CREEK FL 33073	<b>ID #</b>	4842 18 01 0330
<b>Property Owner</b>	JOHNS FAMILY PARTNERS LLLP	<b>Millage</b>	3212
<b>Mailing Address</b>	2609 NE 27 AVE FORT LAUDERDALE FL 33306	<b>Use</b>	52
<b>Abbr Legal Description</b>	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
<b>Just Value</b>	\$7,000	\$7,000	\$7,000	\$7,000
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$7,000	\$7,000	\$7,000	\$7,000
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$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

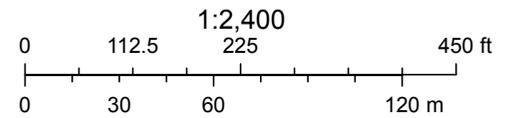
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

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



January 18, 2021





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

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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
<b>Just Value</b>	\$14,000	\$14,000	\$14,000	\$14,000
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$14,000	\$14,000	\$14,000	\$14,000
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$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

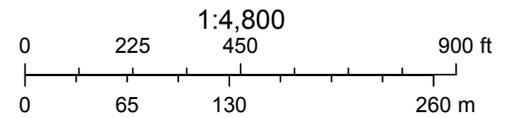
Land Calculations		
Price	Factor	Type
\$1,400	10.00	RC
\$120,000	10.00	AG
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

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



January 18, 2021





<b>Site Address</b>	LYONS ROAD, COCONUT CREEK FL 33073	<b>ID #</b>	4842 18 01 0350
<b>Property Owner</b>	JOHNS FAMILY PARTNERS LLLP	<b>Millage</b>	3212
<b>Mailing Address</b>	2609 NE 27 AVE FORT LAUDERDALE FL 33306	<b>Use</b>	52
<b>Abbr Legal Description</b>	PALM BEACH FARMS 2-54 PB TRACT 53 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	\$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
<b>Just Value</b>	\$22,700	\$22,700	\$22,700	\$22,700
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$22,700	\$22,700	\$22,700	\$22,700
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$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

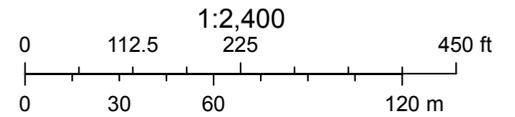
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

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



January 18, 2021





<b>Site Address</b>	LYONS ROAD, COCONUT CREEK FL 33073	<b>ID #</b>	4842 18 01 0360
<b>Property Owner</b>	JOHNS FAMILY PARTNERS LLLP	<b>Millage</b>	3212
<b>Mailing Address</b>	2609 NE 27 AVE FORT LAUDERDALE FL 33306	<b>Use</b>	52
<b>Abbr Legal Description</b>	PALM BEACH FARMS 2-54 PB TRACT 54 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	\$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
<b>Just Value</b>	\$8,200	\$8,200	\$8,200	\$8,200
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$8,200	\$8,200	\$8,200	\$8,200
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$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

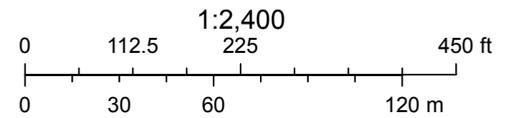
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		

\* Denotes Multi-Parcel Sale (See Deed)

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



January 18, 2021





<b>Site Address</b>	LYONS ROAD, COCONUT CREEK FL 33073	<b>ID #</b>	4842 18 01 0370
<b>Property Owner</b>	JOHNS FAMILY PARTNERS LLLP	<b>Millage</b>	3212
<b>Mailing Address</b>	2609 NE 27 AVE FORT LAUDERDALE FL 33306	<b>Use</b>	52
<b>Abbr Legal Description</b>	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)**.

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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
<b>Just Value</b>	\$6,640	\$6,640	\$6,640	\$6,640
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$6,640	\$6,640	\$6,640	\$6,640
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$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

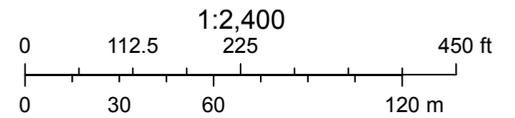
Land Calculations		
Price	Factor	Type
\$1,400	4.74	RC
\$120,000	4.74	AG
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

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



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 12<sup>th</sup> 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 12<sup>th</sup> 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. 27<sup>th</sup> 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

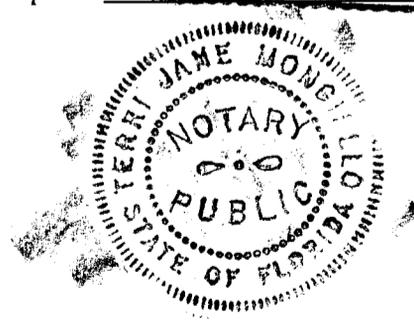
*Marilyn Mahoney, manager*  
Marilyn Mahoney, Manager of Coconut Creek Ventures, LLC, the sole general partner of Johns Family Partners, LLLP (aka Johns Family Partnership, LLLP).

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2011, by Marilyn Mahoney, who is  personally known to me or  has produced FL Drivers License # 1M500-558-53-960-0 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, 13<sup>TH</sup> 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 15<sup>th</sup> 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, 13<sup>TH</sup> 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. 13<sup>th</sup> 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 13<sup>th</sup> Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC will be members.

LEGAL DESCRIPTION: BLOCK 5

A PARCEL OF LAND BEING A PORTION OF TRACTS 5 AND 6, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID TRACT 6;

NORTH 00°29'53" WEST, ALONG THE WEST LINE OF SAID TRACT 6 AND THE EAST RIGHT-OF-WAY LINE FOR N.W. 48TH AVENUE AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK, A DISTANCE OF 167.36 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE FOR THE NEXT TWO COURSES BEING ALONG THE SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, NORTH 00°29'53" WEST, A DISTANCE OF 122.64 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°29'30" AND A RADIUS OF 230.00 FEET FOR AN ARC DISTANCE OF 66.20 FEET TO A POINT ON A NON-TANGENT LINE. SAID POINT ALSO BEING REFERENCE POINT "A";

THENCE NORTH 89°37'34" EAST, ALONG THE NORTH LINE OF BLOCK 5, A DISTANCE OF 211.46 FEET;

THENCE SOUTH 00°29'53" EAST ALONG THE EAST LINE OF BLOCK 5, A DISTANCE OF 187.48 FEET

THENCE SOUTH 89°30'07" WEST ALONG THE SOUTH LINE OF BLOCK 5, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE SOUTH 89°37'23" WEST, A DISTANCE OF 63.66 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 69.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 44°37'19" AND A RADIUS OF 180.00 FEET FOR AN ARC DISTANCE OF 140.18 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 45°00'00" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 107.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 44°37'34" AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 77.89 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°37'34" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 678.25 FEET. THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE NORTH LINE OF BLOCK 5;

THENCE SOUTH 00°08'59" EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°37'34" EAST, A DISTANCE OF 60.34 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 152.70 FEET;

THENCE NORTH 89°36'04" EAST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 57.35 FEET. THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE WEST LINE OF BLOCK 5;

THENCE NORTH 89°37'34" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.W. 40TH STREET AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK AND THE SOUTH LINE OF BLOCK 5, A DISTANCE OF 378.22 FEET;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 94.00 FEET;

THENCE NORTH 89°37'34" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 94.00 FEET;

THENCE NORTH 89°37'34" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.W. 40TH STREET AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK AND THE SOUTH LINE OF BLOCK 5, A DISTANCE OF 327.67 FEET;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 56.03 FEET;

THENCE NORTH 89°30'07" EAST, A DISTANCE OF 113.64 FEET;

THENCE NORTH 00°29'53" WEST ALONG THE WEST RIGHT-OF-WAY LINE FOR SAID N.W. 48TH AVENUE AND THE EAST LINE OF BLOCK 5, A DISTANCE OF 304.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°38'11" AND A RADIUS OF 170.00 FEET FOR AN ARC DISTANCE OF 67.16 FEET TO A POINT ON A NON-TANGENT LINE AND THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 324,548.19 SQUARE FEET, 7.4506 ACRES

LEGAL DESCRIPTION: BLOCK 6

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 00°25'05" WEST ALONG THE WEST LINE OF SAID TRACT 5 AND EAST RIGHT-OF-WAY OF BANKS ROAD, A DISTANCE OF 43.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST LINE AND RIGHT-OF-WAY LINE, NORTH 00°25'06" WEST, A DISTANCE OF 227.45 FEET

THENCE NORTH 89°34'51" EAST, A DISTANCE OF 31.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°25'09" AND A RADIUS OF 160.00 FEET FOR AN ARC DISTANCE OF 43.06 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 75°00'00" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 336.86 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°22'26" AND A RADIUS OF 220.00 FEET FOR AN ARC DISTANCE OF 59.03 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°37'34" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 550.18 FEET;

THENCE SOUTH 00°08'59" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 89°37'34" WEST, A DISTANCE OF 59.66 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 152.70 FEET;

THENCE SOUTH 89°37'34" WEST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 57.30 FEET;

THENCE SOUTH 89°37'28" WEST, A DISTANCE OF 376.33 FEET;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 94.01 FEET;

THENCE SOUTH 89°37'34" WEST, A DISTANCE OF 36.39 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°29'13" AND A RADIUS OF 111.66 FEET FOR AN ARC DISTANCE OF 22.39 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 15°00'00" WEST, A DISTANCE OF 93.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 10°53'00" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°06'30" AND A RADIUS OF 319.68 FEET FOR AN ARC DISTANCE OF 22.92 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 75°00'00" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 191.02 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°59'18" AND A RADIUS OF 400.18 FEET FOR AN ARC DISTANCE OF 69.76 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 15°00'00" EAST, A DISTANCE OF 73.36 FEET;

THENCE SOUTH 89°39'30" WEST, A DISTANCE OF 116.01 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 244,228.84 SQUARE FEET, 5.6082 ACRES

# Florida Green High-Rise Residential Building Standard

Version 4: Revised 8/26/22

## Final Application Form

### Project Information

Project Name:	<b>Mainstreet Block 5&amp;6</b>		
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:	148
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 100</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	30	10 Points
Category 6: Materials	7	5 Points
Category 7: Disaster Mitigation	6	2 Points
Innovation	0	
Total:	<b>128</b>	
Total Needed:	<b>100</b>	
Final Score	<b>128</b>	
<b>Certification Level</b>	<b>Bronze</b>	

Please refer to Standards Documents and Green Commercial Reference Guide for additional information.

### 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