



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 <i>prior</i> 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 (<i>please see following page for form</i>)	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_ordinance?snodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO	To be included in the site plan package
*** Refer to User Guide for the complete description for the proper File Naming Convention ***		
FEES		
\$2000 Base fee \$ 100 Per acre over 10 acres		





SITE PLAN AESTHETIC DESIGN CRITERIA

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

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	<i>Harmonious and efficient organizations.</i> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property. The proposed residential development is part of a master planned community called MainStreet. This development is purposely providing the residential requirements consistent with the MainStreet PMDD guidelines. The intent and purpose of this section of the MainStreet Design Standards is to inform the overall development organization and planning of the district, and to ensure a cohesive, pedestrian oriented urban environment that incorporates significant public open space and opportunities for a successful mix of uses. The overall development program allows a maximum of 1,860 dwelling units and 210,000 square feet of non-residential uses. The residential component of the development is comprised of 2 story villas and townhomes, 3 to 4 story condominiums, and 5 story mid-rise apartments. The townhomes are generally proposed to be located in the interior of the Project to insulate the lowest density use from the impacts of the existing commercial development and heavily trafficked thoroughfares surrounding the MainStreet area. The higher intensity condominium and apartment uses will be located between the townhome development areas and the commercial/civic uses lining the perimeter of the Property along Wiles Road, Lyons Road, and Sample Road.
2.	<i>Preservation of natural state.</i> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized. The proposed development is purposely situated to preserve the wetlands, located nearby. The existing site is farm land with little mature vegetation not utilized for farming purposes. The proposed design enhances the natural flow of water and maintains the interconnectivity of the surrounding properties. The wetland preserve will also be restored and enhanced with a wide preserve transition zone including a depressed swale and raised berm with a continuous hedge and upland native buffer plantings along the east side of the Cypress wetland.
3.	<i>Enhancement of residential privacy.</i> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy. 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.	<i>Emergency access.</i> 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.	<i>Access to public ways.</i> Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use. 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.	<i>Pedestrian circulation. A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</i> 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.	<i>Design of access and egress drives. The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</i> 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.	<i>Coordination with off-site vehicular and pedestrian circulation systems. The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</i> The proposed design circulation system allows for access to other internal Mainstreet uses as well as the surrounding uses. The proposed master planned community provides for multiple access locations to adjacent commercial uses and major roadways. The internal multiuse paths provides for access to all adjacent uses to include parks, schools, restaurants and retail.
9.	<i>Stormwater control. Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.</i> The proposed site is in the Cocomar drainage district which has requirements for on site lakes. This particular site provides additional drainage connections to the adjacent properties allowing them to flow thru Mainstreet to the Cocomar canal system. All the water from Mainstreet flows North past Wiles Road. The internal drainage design has positive drainage system of quickly move the rainwater from the streets into the proposed lakes and canals to avoid temporary ponding during rain events.
10.	<i>Exterior lighting. Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.</i> 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.	<i>Protection of property values. Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.</i> 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.





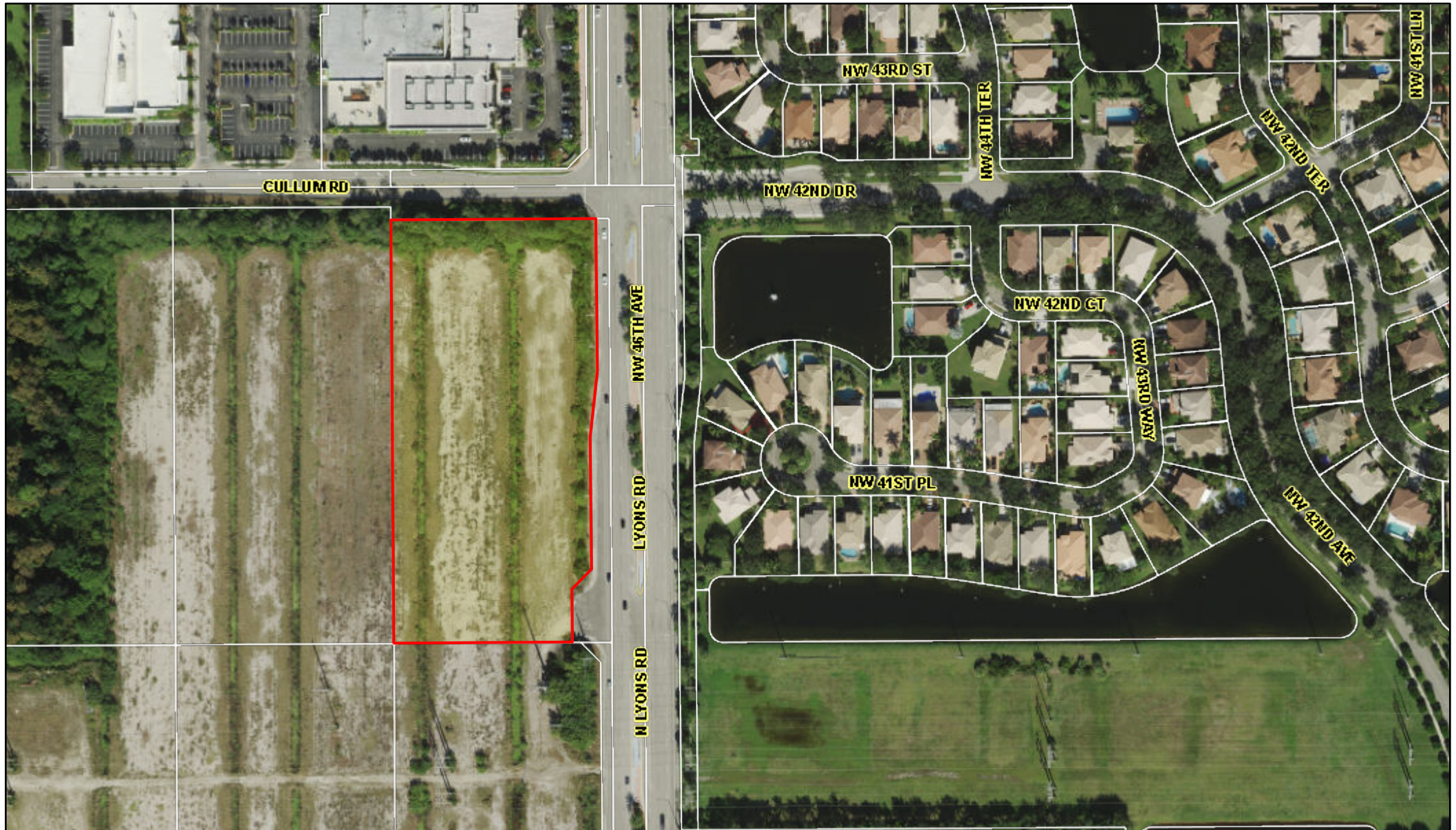
Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0210
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 33 LESS N 20 FOR RD & LESS PT DESC AS,BEG AT SE COR OF TR 33,W 59.93,N 80,NELY 42.51,N 200,NE 100,N 230.77, ELY 20.08,SLY 640.22 TO POB BLK 89		

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\(8\)](#).

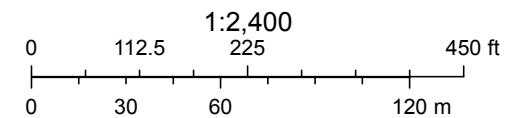
* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$529,200		\$523,030	\$6,170	\$6,170	
2020	\$529,200		\$523,030	\$6,170	\$6,170	\$128.28
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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2011	DR*-T		47767 / 321	\$1,400	4.41	RC
12/30/2005	TD*	\$100	41712 / 1704			
2/28/2005	QC*	\$100	41045 / 583			
				\$120,000	4.41	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					
4			4.41					



January 18, 2021





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		

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\(8\)](#).

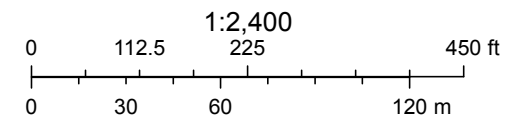
* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2011	DR*-T		47767 / 321	\$1,400	5.00	RC
12/30/2005	TD*	\$100	41712 / 1704			
2/28/2005	QC*	\$100	41045 / 579			
				\$120,000	5.00	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					
5			5					



January 18, 2021





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		

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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2011	DR*-T		47767 / 321	\$1,400	5.00	RC
12/30/2005	TD*	\$100	41712 / 1704			
2/28/2005	QC*	\$100	41045 / 583			
				\$120,000	5.00	AG
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

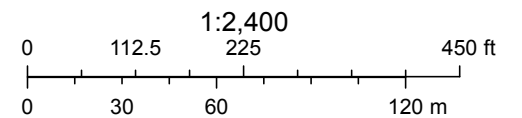
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					

Property Id: 484218010230

**Please see map disclaimer



January 18, 2021



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

CORRECTIVE QUIT CLAIM DEED

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Jonathan W. Shirley
Print Name: Jonathan W. Shirley

Gwendolyn Shirley
Print Name: Gwendolyn Shirley

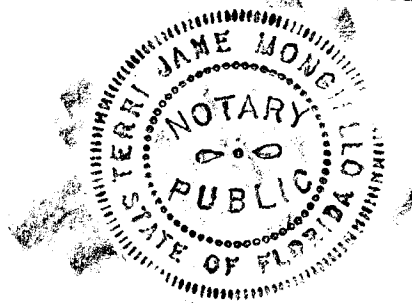
Marilyn Mahoney, manager
Marilyn Mahoney, Manager of Coconut Creek Ventures, LLC, the sole general partner of Johns Family Partners, LLLP (aka Johns Family Partnership, LLLP).

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of February, 2011, by Marilyn Mahoney, who is ☐ personally known to me or ☒ has produced FL Drivers License # 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, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Print Name LARRY ELSTER
Signature [Handwritten Signature]

Address 17150 Grand Bay Drive
Boynton 17A 3348

City/State/Zip 954 234 4020
Phone

State of NC

County of Henderson

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

NOTARY PUBLIC:

Sign: [Handwritten Signature]

Print: Summer E Beckdingfield

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



Statement of Interest in Property and Authorization to File Petitions

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

Alexander S. Rosemurgy II

Print Name

Signature

Address

City/State/Zip

Phone

State of Florida

County of Palm Beach

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

NOTARY PUBLIC:

Sign: Jennifer S. Vanyi

Print: Jennifer S. Vanyi

My Commission Expires:



DESCRIPTION OF DEVELOPER INTEREST

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

LEGAL DESCRIPTION: BLOCK 1

A PARCEL OF LAND BEING A PORTION OF TRACT 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 NORTHWESTERNMOST NORTHEAST CORNER OF SAID TRACT 6;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 48.13 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 50.00 FEET ;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE T-6A BUFFER AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK PLAT;

THENCE SOUTH 00°36'48" EAST ALONG WEST LINE, A DISTANCE OF 595.24 FEET TO A POINT ON THE NORTH LINE OF 265 FOOT FLORIDA, POWER, AND LIGHT UTILITY EASEMENT ACCORDING TO THE OFFICIAL RECORDS BOOK 1004, PAGE 379 OF THE SAID PUBLIC RECORDS;

THENCE SOUTH 89°37'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 631.47 FEET TO A POINT ON THE EAST LINE OF A PLATTED 60-FOOT RIGHT-OF-WAY FOR N.W. 48TH AVENUE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TRACT 6;

THENCE NORTH 00°24'08" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST LINE OF TRACT 6, A DISTANCE OF 415.76 FEET;

THENCE NORTH 89°37'40" EAST, A DISTANCE OF 62.74 FEET;

THENCE NORTH 00°24'54" EAST, A DISTANCE OF 109.07 FEET;

THENCE NORTH 89°37'29" EAST, A DISTANCE OF 44.50 FEET;

THENCE NORTH 00°22'31" WEST, A DISTANCE OF 120.42 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 470.24 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 384,149.62 SQUARE FEET, 8.8189 ACRES



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 1**
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 Block 1 of the PMDD. The Block 1 site plan consists of 48 two story rear loaded townhomes and 68 two story Villas on 9.72 acres. This Block is part of a larger master planned community called Mainstreet. The Mainstreet community consists of multiple uses to include residential, retail, restaurants, rental, schools and government civic services. The community includes pedestrian and bike trails, parks, lakes and other amenities that serve this site.

SITE DENSITY:

This property consists of 9.72 total acres but is part of the overall Mainstreet community consisting of approximately 200 acres. The Block 1 site consists of 116 residential units for a density of 12 units per acre. Parking is provided on site with a minimum of 2 parking spaces per unit. The overall site design has centralized solid waste and recycling facilities and mail kiosks. Please see attached site plan for overall layout.

BUILDING ARCHITECTURE:

The proposed buildings on the site are a combination of rear-loaded two-story townhomes with one car garages, and two-story villas with on street parking. The rear loaded homes have the front door facing Cullum Road or NW 48th Ave. The Villas face the parking areas fenced in back yards. The two-story residential units include four-sided architecture to include a mixture of brick and stucco and undulated elevations combined with landscaping to visually create a high-end luxury living experience. The sidewalks are designed within the community to allow for easy pedestrian connectivity to amenities and neighbors. Please see attached building elevations for more information.

SITE ACCESS AND TRAFFIC:

Access to the property is per the Mainstreet master plan. The site has one main entrance off of NW 48th Avenue and is a gated community. NW 48th Avenue provides direct access to both Cullum Road and NW 40th Street. These lead to the major roads surrounding Mainstreet and to surrounding amenities and retail uses. The Mainstreet master plan provides pedestrian and bicycle connections to parks, civic uses, retail, schools, and other surrounding uses. These paths lead to mass transit locations nearby. The site is designed to meet parking requirements per the City's land development code. Please see attached site plan for more information. The PMDD provides more details on the overall traffic volumes and connectivity to surrounding uses.

DRAINAGE AND WETLANDS:

The overall site is in the Cocomar Drainage District. The district requires 15% lake/ water surface area. The master drainage plan provides the necessary storm water quantity and quality for this development within the lakes, dry detention areas, wetlands, and canals. Block 1 does not have on site lakes but is directly connected to the Mainstreet drainage system. Please see attached conceptual engineering plans for onsite drainage design.



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

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. 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.

September 29, 2023

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

RE: Main Street Block 1 – Gated Queue Analysis
Coconut Creek, Florida
Kimley-Horn #1409240000

Dear Mike:

Kimley-Horn has prepared this statement to evaluate the proposed vehicular queuing distance at the planned driveway for the Main Street Coconut Creek Block 1 site. The proposed driveway is located on east side of NW 48th Avenue, south of Cullum Road in the Main Street Coconut Creek planned development in Coconut Creek, Florida. This full-access driveway is proposed to serve residents and visitors of the Block 1 site and has one inbound visitor lane with a callbox and one resident lane with gated access.

As shown on the site plan, approximately 54 feet of queue is currently provided at the driveway between the visitor callbox and right of way line. The resident lane in the driveway will operate as resident-only, which processes vehicles quicker than a visitor gate and therefore requires less queue storage.

To calculate the actual operational demand at the driveway on 48th Avenue, a queueing analysis was performed to determine if the provided queue storage of 54 feet will accommodate the anticipated 95th percentile queue. To calculate this, a 15-second processing time was used for residents at the gate and a 45-second processing time was used for guests at the gate. The traffic generated by the proposed units was calculated using rates and equations from *ITE's Trip Generation Manual, 11th Edition* for multifamily low-rise residential. As illustrated below in Table 1, the proposed pod is expected to generate 701 net new daily trips, 42 net new AM peak hour trips (+10 in, +32 out) and 53 PM peak hour trips (+33 in, +20 out).

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Multifamily Low-Rise	104 DU	701	42	10	32	53	33	20
	Subtotal	701	42	10	32	53	33	20
Driveway Volumes		701	42	10	32	53	33	20
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Multifamily Low-Rise	6.74 trips/DU	0.4 trips/DU (24% in, 76% out)			0.51 trips/DU (63% in, 37% out)			0.0%

48TH AVENUE DRIVEWAY – RESIDENT-AND-GUEST ENTRANCE

As indicated in the site plan, a total of 54 feet of queueing length is available between the gate and the right-of-way line. Based on an average vehicular spacing of 25 feet, two vehicles can be accommodated in this queueing area. It was assumed that all the inbound traffic will need to wait for the gate to open.

The following assumptions were made to calculate the 95th percentile queues at the driveway:

- 100% of the inbound traffic will utilize the driveway
- Highest peak hour: 33 inbound vehicles
 - o 80% of traffic is Residents = $33 \times .80 = 26$ resident vehicles
 - o 20% of traffic is Guests = $33 \times .20 = 7$ guest vehicles
- Assumed processing time for residents at the gate: 15 seconds
- Assumed processing time for guests at the gate: 45 seconds

Q = theoretical maximum vehicles entering driveway/hr

r = percent of project traffic entering driveway per hour per theoretical maximum

$$95^{\text{th}} \text{ Percentile Queue} = \frac{\text{LN}(1-.95) - \text{LN}(r)}{\text{LN}(r)}$$

Resident (54 vehicles):

$$Q = \frac{3,600 \text{ sec/hr}}{15 \text{ sec/veh}} = 240 \text{ veh/hr}$$

$$r = \frac{26 \text{ veh/hr}}{240 \text{ veh/hr}} = 0.108$$

$$\text{Queue} = \frac{\text{LN}(.05) - \text{LN}(0.108)}{\text{LN}(0.108)} = 0.346 \text{ veh} = \mathbf{1 \text{ veh}}$$

Guest (13 vehicles):

$$Q = \frac{3,600 \text{ sec/hr}}{45 \text{ sec/veh}} = 80 \text{ veh/hr}$$

$$r = \frac{7 \text{ veh/hr}}{80 \text{ veh/hr}} = 0.0875$$

$$\text{Queue} = \frac{\text{LN}(.05) - \text{LN}(0.0875)}{\text{LN}(0.0875)} = 0.230 \text{ veh} = \mathbf{1 \text{ veh}}$$

As illustrated above the resulting 95th percentile queue is 1 vehicle during peak hour operations, which indicates that a storage queue length of one vehicle (25 feet) would accommodate the 95th percentile queue. The proposed queueing supply, as noted previously, is 54 feet (two vehicles).

CONCLUSION

This analysis demonstrates that the 95th percentile queue is accommodated within the available queueing storage space in the resident and guest lanes for the site driveway. Therefore, the proposed design and configuration is not anticipated to create an adverse impact on the surrounding roadways.

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

Sincerely,

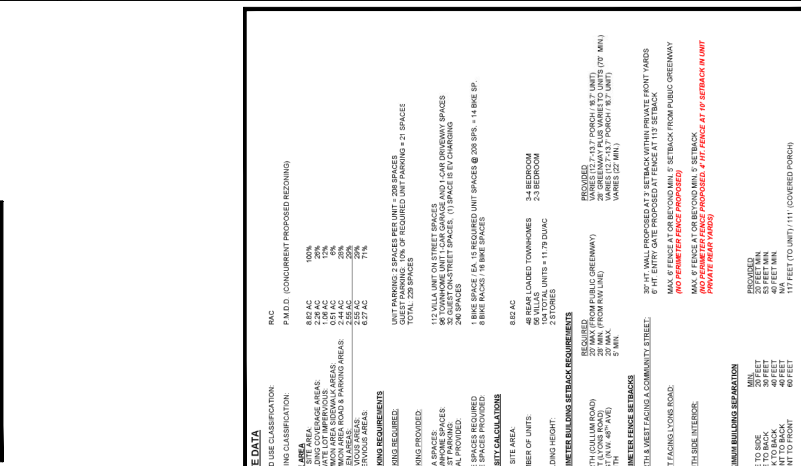
KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

k:\wpb_tptol\1409\140924000 - main street coconut creek\block 4 dwy\2023-09-29 block 1 queueing analysis.docx



From: Landon Massel <lmassel@13fi.com>

Sent: Wednesday, June 7, 2023 11:00 AM

To: Jay Huebner <Jay@hsqgroup.net>

Cc: Rick Stephano <rstephano@rpfla.com>; Michael Nunziata <mnunziata@13fi.com>

Subject: Re: Mainstreet Block 1 comments

Jay - We acknowledge that the parking area may retain water during 25 and 100 year storm events.

Landon Massel

13th Floor Homes

Office: 954.656.6733

Cell: 847.208.7601

Website: www.13fi.com

On Tue, Jun 6, 2023 at 5:44 PM Jay Huebner <Jay@hsqgroup.net> wrote:

Please see comment below. Please provide and email to the city that you understand the parking lot could flood in a major storm event.

1. Comment has not been addressed: Using the parking lot for retention is not recommended by the City of Coconut Creek. Submit statement of acknowledgement from the OWNER of the parking area possibly flooding during 25 and 100 yrs. storm events. (Acknowledgment can be provided as a formal letter or email).

Jay Huebner, P.E., A.I.C.P., **LEED AP**



HSQ GROUP

Engineers • Planners • Surveyors

1001 Yamato Road, Suite 105

Boca Raton, FL 33431

Phone: (561) 392-0221 ext 102 • Mobile: (561) 239-3656

HSQgroupinc.com



HSQ GROUP, INC.
Engineers • Planners • Surveyors

June 14, 2022

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

Re: **Mainstreet Block 1 green components**
HSQ Project Number: **1604-27**

Dear Liz:

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

1. Sustainable site development.

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

2. Construction pollution prevention.

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

3. Construction site materials recycling.

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

4. Stormwater management.

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

5. Alternative transportation.

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

6. Minimizing heat island effect.

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

Water efficiency.

1. Innovative water technologies.

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

2. Water efficient landscaping.

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

Energy efficiency.

1. Minimum energy performance.

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

2. On-site renewable energy.

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

Indoor environmental quality.

1. Indoor air quality.

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

Materials and recycling.

1. Recycling of demolition waste.

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

2. Storage and collection of recyclables post-occupancy.

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

3. Building reuse.

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

4. Regional materials.

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

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

Sincerely,
HSQ GROUP, INC.

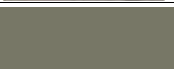
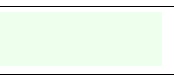
A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive, flowing style.

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

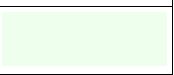
COLOR MATRIX FOR MAINSTREET COCONUT CREEK 06.16.2023

COACH LIGHTS_12" CYLINDER STYLE_BRONZE	IMPACT RESISTANT GLASS WINDOW MULLIONS & FRAMES_BRONZE	IMPACT RESISTANT GLASS FRONT DOOR, AND SLIDING DOORS_BRONZE (STYLES VARY PER ELEVATION TYPE)	ALUMINUM FENCES AND GATES_BRONZE	REAR PRIVACY FENCE_VERTICAL PICKET FENCE 4' HIGH_BRONZE		
	 Rear Elevation Window		 Courtyard Entry Door 4' High Aluminum			

SCHEME #1 Gray Scheme

FLAT CEMENT ROOF TILES_BORAL SAXONY 900 SLATE	COLOR: Dark Charcoal Blend	
FASCIA AND BRACKETS:	SW 7019 Gauntlet Gray	
BODY:	SW 7757 High Reflective White	
BANDS, TRIMS & STUCCO DESIGN AREAS:	SW 7004 Snowbound	
DECORATIVE EXTERIOR STONE (per elevation):	Brick America Stacked Stone Color: White Frost	
DECORATIVE EXTERIOR TILE (per elevation):	Size 12" x 24"	
GARAGE DOOR:	SW 7019 Gauntlet Gray	
PAVERS MIXED SIZES: 6X4, 6X6 AND 6X9	COLOR: Slate	
FRONT KNEE WALL:	SW 7007 Ceiling Bright White	
KNEE WALL CAPS:	SW 7006 Extra White	

SCHEME #2 Gray Scheme

FLAT CEMENT ROOF TILES_BORAL SAXONY 900 SLATE	COLOR: Dark Charcoal Blend	
FASCIA AND BRACKETS:	SW 6257 Gibraltar	
BODY:	SW 9542 Natural White	
BANDS, TRIMS & STUCCO DESIGN AREAS	SW 7007 Ceiling Bright White	
DECORATIVE EXTERIOR STONE (per elevation):	Brick America Stacked Stone Color: White Frost	
DECORATIVE EXTERIOR TILE (per elevation):	Size 12" x 24"	
GARAGE DOOR:	SW 6257 Gibraltar	
PAVERS MIXED SIZES: 6X4, 6X6 AND 6X9	COLOR: Slate	
FRONT KNEE WALL:	SW 7007 Ceiling Bright White	
KNEE WALL CAPS:	SW 7006 Extra White	

Florida Green High-Rise Residential Building Sta

Version 4: Revised 8/26/22

Final Application Form

Project Information

Project Name:	Mainstreet Block 1	
Address:	Lyons Road & Cullum Road	
City& Zip:	Coconut Creek / 33073	New or Existing:
County:	Broward	Number of Floors:
Size (SF):		Number of Units:
Project Description:	Condo Community	Website:

Building Owner Contact Information

Name:	
Company:	13th Floor Investments
Address:	2850 Tigertail Ave Suite 701
City / Zip:	Miami / 33133
Phone:	786-220-0460
Fax:	
E-mail:	

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:	0
E-mail:	bamos@runbrook.com

Total Fee Due: #N/A	Refer to "Instructions" tab for Application Fees
Deposit Paid: \$1,500	Amount paid with initial project registration
Member Discounts: \$0	Total % Discount Rate (5% or 10%) Refe
Amount Due: #N/A	Balance Due Must Be Submitted with Final Application.

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed) Currently this project needs

100

Category

Your Score

Category 1: Project Management

25

Category 2: Energy

21

Category 3: Water

21

Category 4: Site

25

Category 5: Health

30

Category 6: Materials

7

Category 7: Disaster Mitigation

6

Innovation

0

Total:

135

Total Needed:

100

Final Score

135

Certification Level

Silver

To Qualify your project must

Bronze

Silver

Gold

Platinum

0 - 30 points over the project's adjusted required minimum

31 - 60 points over the project's adjusted required minimum

61 - 90 points over the project's adjusted required minimum

91 > points over the project's adjusted required minimum

PROJECT NAME:

Mainstreet Block 1

CURRENT PROJECT SCORE

Total Standard	TOTAL AWARDED	Total Submitted	Additional Credits	Total NA
454	0	135	0	0
		100		

TOTAL NEEDED FOR CERTIFICATION

PROJECT MANAGEMENT (Required Category Minimum 5)

CREDITS	TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA	Points Below Category Minimum
	42	0	25	0	0	
PROJECT MANAGEMENT						CREDIT

PREREQUISITES

PM P1	Required		0			Green Project Meeting/Charrette
PM P2	Required		0			Green Designated Professional

CREDITS

PM 1						Education
PM 1.01	2		2	0	0	Comprehensive Design Charrette/Design Team Training
PM 1.02	2		2	0	0	Construction Team Training
PM 1.03	1		0	0	0	Staff Training
PM 1.04	1		0	0	0	Homeowner Training
PM 1.05	1		1	0	0	Green Website
PM 2	5		5	0	0	Building Information Modeling
PM 3	5		0	0	0	Cost-Benefit Analysis

PM 4	20		15	0	0	Small Unit Credit
PM 5	5		0	0	0	Affordable Housing

ENERGY (Required Category Minimum 15, Allowed Category Maximum 75)

CREDITS	TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA	
	133	0	21	0	0	Points Below Category Minimum

ENERGY CREDIT

PREREQUISITES

E P1	Required		0			OPR
E P2	Required		0			BOD
E P3	Required		0			Testing and Balancing
E P4	Required		0			CFC Reduction in HVAC Equipment
CREDITS						0
E 1						Performance Improvement
E 1.01	60		4	0	0	Energy Performance Improvement
E 1.02	1		1	0	0	Pump Motors

E 1.03	5		1	0	0	Lighting Power Density
E 2			0	0	0	Prescriptive Energy Features
E 2.01	2		4	0	0	Energy Star Refrigerator
E 2.02	2		4	0	0	Energy Star Dishwasher
E 2.03	2		2	0	0	Energy Star Clothes Washer
E 2.04	2		0	0	0	Energy Star Ceiling Fans
E 2.05	1		0	0	0	Energy Star Common Area Appliances
E 2.06	4		1	0	0	Automated Lighting Controls
E 2.07	3		0	0	0	Exterior Lighting
E 2.08	1		1	0	0	Insulate hot water pipes
E 2.09	2		0	0	0	Ductwork sealed with mastic
E 3			0	0	0	Performance Verification/Testing
E 3.01			0	0	0	Commissioning

E 3.01.01	4		0	0	0	Basic Commissioning
E 3.01.02	5		0	0	0	Advanced Commissioning
E 3.02			0	0	0	Midpoint Inspections
E 3.02.01	2		0	0	0	Thermal Bypass Inspections
E 3.02.02	2		0	0	0	Ductwork Smoke Testing for leakage
E 3.02.03	4		0	0	0	Duct testing/leakage
E 3.03	2-5		0	0	0	Blower Door Test Units 5 points for ACH50 < 5

E 3.04	5		0	0	0	Complete Testing and Balancing in All Residential Units
E 4	0		0	0	0	Design
E 4.01	0		0	0	0	This credit has been removed/modifed and is now included in E7.02
E 4.02	2		2	0	0	Light colored interior finishes 1 point: light colored walls/ceiling in main living
E 5	0		0	0	0	Renewable Energy
E 5.01	20		1	0	0	Renewable Energy Production
E 5.02	4		0	0	0	Green Power 1 point: 50% for 1 year
E 5.03	1		0	0	0	Solar Hot Water
E 5.04	1		0	0	0	Solar Pool Heat

WATER (Required Category Minimum 10)

CREDITS	TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA	
	94	0	21	0	0	Points Below Category Minimum
WATER			CREDIT			

Exterior

W 1						Installed Landscape
W 1.01	3		1	0	0	Plants/trees from drought-tolerant list:
W 1.02	5		0	0	0	Turf
W 1.03	2		2	0	0	Non-Cypress mulch
W 2						Installed Irrigation
W 2.01	5		0	0	0	Properly Installed Irrigation
W 2.02	3		0	0	0	Micro-irrigation (irrigation with a maximum
W 2.03	10		0	0	0	No Permanent in-Ground Irrigation System
W 2.04	5		5	0	0	Advanced Irrigation Control Systems
W 3						Water Source Conservation
W 3.01	4		3	0	0	Reclaimed Water for Irrigation
W 3.02	10		0	0	0	Rainwater (10 points max)

W 3.03	15		0	0	0	Greywater (15 point max) 3 points: Collect, treat, and use AC condensate as a supplement for potable water. 5 points: Collect, treat, and use greywater from all Back of House and amenity/common area spaces to supply the water used for irrigation 10 points: Collect, treat, and use greywater from all residential units to supply the water used for irrigation. 5 points: Collect, treat, and use greywater from all Back of House and amenity/common area spaces to supply the water used for cooling tower make up water. 10 points: Collect, treat, and use greywater from all
W 3.04	3		0	0	0	Cooling Tower Water Conservation (also see W3.02
<u>Interior</u>						0
W 4						Fixtures
W 4.01	4		2	0	0	Low Flow Toilets Water closets in the individual units 1 point: All toilets ≤ 1.28 gallons per flush (gpf) 1 point: All dual flush with one flush option ≤ 1.6gpf and one ≤ 1.1 gpf 2 points: All dual flush (one flush option must be < 1.1gpf) or single-flush toilets with ≤ 1.1 gpf 3 points: All toilets are single flush < 1.1 gpf 1 Bonus point: All water closets in the common areas, amenity areas and back of house areas are ≤ 1.28gpf

W 4.02	4		3	0	0	Low Flow Lavatory Faucets in units 2 points all lavatory faucets are ≤ 1.5 gpm 3 points all lavatory faucets are ≤ 0.5 gpm 1 Bonus point is available if all of the lavatory faucets installed in the common areas are ≤ 1.5 gpm or Motion Sensor self closing faucet (0.25 gal/metering cycle Max)
W 4.03	3		0	0	0	Low Flow Kitchen Faucets in units
W 4.04	4		1	0	0	Low Flow Shower heads in units
W5						Appliances and Equipment
W 5.01	4		2	0	0	High Efficiency Water-Saving Clothes Washer: 2 Point for IWF ≤ 3.2 (Front Loading), ≤ 4.6 (top Loading), ≤ 4.2 (for clothes washers ≤ 2.5 cubic feet) 2 points: Commercial clothes washers with IWF ≤ 4.0
W 5.02	2		0	0	0	Tankless, boiler, or recirculating hot water heaters
W 5.03	1		0	0	0	Compact hot water distribution
W6						Water Certifications
W 6.01	5		?	0	0	Florida WaterStar SM Certification
W 6.02	2		2	0	0	Florida Friendly Landscape Recognition
SITE (Required Category Minimum 5)						
CREDITS						
	TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA	
	70	0	25	0	0	Points Below Category Minimum
SITE CREDIT						
PREREQUISITES						
S P1	Required		0			Copy of Stormwater Pollution Prevention Plan

S P2	Required		0			Erosion and Sedimentation Control
S 1						Site Selection
S 1.01	1		0	0	0	Select Appropriate Site
S 1.02	8		2	0	0	Project is located within a:
S 1.03	2		2	0	0	Project FFE is a minimum of 10' NGVD
S 1.04	4		1	0	0	High Density project
S 1.05	3		0	0	0	Greyfield Redevelopment
S 1.06	3		0	0	0	Brownfield Redevelopment
S 1.07	5		2	0	0	Access to Basic Services (Connectivity)
S 1.08	4		3	0	0	Public Transportation Access
S 2						Site Enhancement
S 2.01	1		0	0	0	Tree Preservation
S 2.02	1		0	0	0	Minimize Site Disturbance
S 2.03	1		?	0	0	Site Open Space
S 3						Transportation
S 3.01	1		1	0	0	Bicycle Storage
S 3.02	4		2	0	0	Alternative Fuel Refueling Stations
S 3.03	4		0	0	0	Parking Capacity

S 3.04	3		?	0	0	Compact or Automated Parking 1 point: ≥ 10% stacked parking 2 points: ≥ 20% stacked parking 3 points: ≥ 30% stacked parking 3 points: 100% Valet Parking
S 4						Heat Islands
S 4.01	4		4	0	0	Roof
S 4.02	4		0	0	0	Shaded, Covered, or High Albedo Hardscape 2 point: 40% hardscape coverage 3 point: 60% hardscape coverage 4 point: 80% hardscape coverage
S 4.03	3		3	0	0	Under Building Parking
S 4.04	4		2	0	0	Building Exterior
S 5						Light Pollution Reduction
S 5.01	1		1	0	0	Building, Amenity Desk, and Site Lighting are Dark Sky
S 6						Stormwater Management
S 6.01	1		1	0	0	Rate and Quantity
S 6.02	1		1	0	0	Treatment
S 6.03	2		0	0	0	Littoral Vegetation
S 6.04	3		0	0	0	Alternative Stormwater Detention: Rain Gardens,
S 6.05	1		0	0	0	Pervious Hardscape
S 6.06	1		0	0	0	Treat Stormwater from Adjacent Sites

HEALTH (Required Category Minimum 10)

CREDITS		TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA	
		69	0	30	0	0	Points Below Category Minimum
HEALTH							CREDIT
PREREQUISITES							
H P1	Required		0				Environmental Tobacco Smoke (ETS) Control
H P2	Required		0				Construction IAQ Management Plan, During Construction
H 1							Design - Systems: Protect, Monitor, Remediate Poor IEQ
H 1.01	0						Carbon Dioxide (CO2) Monitoring
H 1.01.01	1		1	0	0		Assembly Areas
H 1.01.02	1		1	0	0		All Common Areas
H 1.01.03	1		0	0	0		Individual Units
H 1.02	1		0	0	0		Increased Ventilation Effectiveness
H 1.03	1		0	0	0		Building Entrance - Outdoor Pollutants
H 1.04	0						Building Entrance - Covered Entry
H 1.04.01	1		0	0	0		Main Entry
H 1.04.02	1		1	0	0		Entry from Primary Parking
H 1.05	0						High-Efficiency Air Filtration System
H 1.05.01	6		2	0	0		Common Areas
							1 point: Install MERV 8 Air Filters During Construction
							1 point: Install MERV 8 Air Filters Pre Occupancy
							2 points: Install MERV 13 Air Filters During Construction
							2 points: Install MERV 13 Air Filters Pre Occupancy
							2 Points: Equip air conditioning systems with UV lights

H 1.05.02	6		2	0	0	Individual Units 1 point: Install MERV 8 Air Filters During Construction 1 point: Install MERV 8 Air Filters Pre Occupancy 2 points: Install MERV 13 Air Filters During Construction 2 points: Install MERV 13 Air Filters Pre Occupancy 2 Points: Equip air conditioning systems with UV lights
H 1.06	1		1	0	0	Chemical and Cleaning Product Storage
H 1.07	1		0	0	0	Thermal Comfort, Comply with ASHRAE 55-1992
H 1.08	5		0	0	0	Thermal Comfort, Dehumidification System
H 1.09	1		1	0	0	Combustion: No Gas Water Heating Equipment
H 1.010	1		1	0	0	Combustion: No Gas Heating Equipment Located
H 1.011	2		2	0	0	Kitchen Hood Vented to Exterior
H 2						Design - Occupant Experience
H 2.01	3		2	0	0	Daylight
H 2.02	3		3	0	0	Views: Views for 75% of Spaces
H 2.03	0					Acoustics
H 2.03.01	1		1	0	0	Between Individual Units
H 2.03.02	1		0	0	0	Between Units and Common Areas
H 2.03.03	1		0	0	0	Exterior Wall Assembly
H 2.03.04	1		0	0	0	Fenestration
H 2.03.05	1		1	0	0	Floor Assembly
H 2.04	1		0	0	0	Cleanability: Narrow Grout Lines

H 2.05	2		0	0	0	15% of Building Units and All Building Common Areas Designed to Meet ADA Standards
H 3						IAQ Management During Construction

H 3.01	2		0	0	0	Protect Ducts, Range Hood, and Bath Exhaust Fans During Construction
H 3.02	0		0	0	0	0
H 3.02.01	0		0	0	0	Moved to H1.05
H 3.02.02	0		0	0	0	Moved to H1.05
H 3.03	1		0	0	0	Pre-Occupancy IAQ Testing
H 4						Low-Emitting Materials/Healthy Finishes - APPLICABLE
H 4.01	2		0	0	0	Adhesives & Sealants
H 4.02	2		2	0	0	Paint
H 4.03	2		2	0	0	Carpet
H 4.04	2		0	0	0	Composite Wood
H 4.05	2		0	0	0	Insulation
H 4.06	0					Minimize Carpet Use
H 4.06.01	2		2	0	0	100% Hard Flooring Installed in Individual Units
H 4.06.02	2		2	0	0	Carpet Tiles Used in Common Areas
H 4.07	2		0	0	0	Green Cleaning - Environmentally Friendly
H 4.08	2		2	0	0	Healthy Pool- Non-Chlorine System
H5	0		0	0	0	Management
H 5.01	0		0	0	0	Prohibit Smoking
H 5.01.01	1		1	0	0	Reduce Smoke Exposure and Transfer
H 5.01.02	1		0	0	0	Prohibit Smoking Throughout the Building

H 5.02	2		0	0	0	Integrated Pest Management
--------	---	--	---	---	---	----------------------------

MATERIALS (Required Category Minimum 5)

CREDITS		TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA	
		31	0	7	0	0	Points Below Category Minimum
MATERIALS						CREDIT	
M 1						Waste Management	
M 1.01		3		0	0	0	Building Reuse

M 1.02	4		0	0	0	Recycled Content 1 point: > 5% - 10% 2 points: > 10% - 15% 3 points: > 15% - 20% 4 points > 20%
M 1.03	1		0	0	0	Recyclable Materials
M 1.04	1-3		0	0	0	Rapidly Renewable > 3%
M 1.05	3		0	0	0	Certified Wood
M 1.06	1		0	0	0	Bio-based > 3%
M 1.07	2		0	0	0	Resource Efficient or Panelized Wall Systems
M 1.08	2		0	0	0	Efficient Drywall Installation: T Walls with Drywall
M 2	0					Material Efficiency and Global Responsibility
M 2.01	2		1	0	0	Recycling for Residents
M 2.02	4		2	0	0	Construction Waste Management, Divert Waste

M 2.03	1		0	0	0	Resource Reuse ≥ 5%
M 3	0					Local and Regional Materials
M 3.01	4		2	0	0	Local/Regional Materials 1 point: ≥ 10% < 15% 2 points: > 15% < 20% 3 points: > 20% < 25% 4 points: > 25%
M 3.02	4		2	0	0	Local/Regional Materials, of the Percentage Claimed

DISASTER MITIGATION AND DURABILITY (Required Category Minimum 2)

CREDITS	TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA	
	15	0	6	0	0	Points Below Category Minimum

DISASTER MITIGATION AND DURABILITY

DMD 1						Disaster Mitigation
DMD 1.01	2		2	0	0	Hurricane, Impact Resistant Glazing or shutters provided for project.
DMD 1.02	2		1	0	0	Flood, Slab Elevation 1 point: FFE 12" above 100 year flood 2 points: FFE 24" above 100 year flood

DMD 1.03	2		0	0	0	Wildfire, Fire Resistant Exterior Finishes
----------	---	--	---	---	---	--

DMD 1.04	2		2	0	0	Termite Prevention 2 points: Use one of the following means of protecting the building from termites: comprehensive termite prevention, alternative termite pretreatment or termite proof structure.
DMD 1.05	0		0	0	0	Credit removed and incorporated into DMD1.04
DMD 2						3
DMD 2.01	1		0	0	0	Durable Materials, Exterior Finish Materials
DMD 2.02	1		1	0	0	Lever-Style Clothes Washer Water Shutoff

DMD 2.03	3		0	0	0	Install Water Leak Detection and Shut Off System in residential units: 1 Point: Leak Detection with Automatic Shut Off 2 Points: Leak Detection System Installed and tied to Mobile Smart Application 3 Points: Leak Detection AND Automatic Shut Off Systems Installed and tied to Mobile Smart Application
DMD 2.04	1		0	0	0	Durability: Use Armored/Metal Hoses from Service to
DMD 2.05	1		0	0	0	Low-Maintenance Finishes

INNOVATION

CREDITS	TOTAL AVAILABLE	AWARDED	Submitted	POSSIBLE	NA
	5	0	0	0	0

INNOVATION

0	Innovation					
INN 01	1		0	0	0	0
INN 02	1		0	0	0	0
INN 03	1		0	0	0	0
INN 04	1		0	0	0	0
INN 05	1		0	0	0	0