



October 11, 2022
Mrs. Liz Aguiar
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: **Mainstreet Block 15B Clubhouse site plan submittal**
HSQ Project Number: **18003-32**

Dear Liz:

Please find attached the following items for site plan approval for Block 15B for Clubhouse. This is part of the master planned community of Mainstreet and is part of the PMDD master plan.

1. Proof of ownership – Property appraiser
2. Agent letter of Authorization
3. Aesthetic design criteria justification statement
4. Survey
5. Site plan
6. Architectural plans
7. Color elevations
8. Landscape plans
9. Conceptual engineering plans.
10. Photometric plan and specifications.
11. Green checklist
12. Traffic statement
13. Developer interest letter
14. Check for \$2000.00 to be submitted to the city separately.

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

Sincerely,
HSQ GROUP

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

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



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





SITE PLAN AESTHETIC DESIGN CRITERIA

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

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





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



Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0170
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	6400 W HWY 316 REDDICK FL 32686	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 24 W 10 AC,LESS PT DESC'D IN OR 21899 PGS 826 THRU 841 FOR R/W FOR CULLUM RD BLK 89		

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

* 2023 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
2023	\$4,805,000		\$4,791,550	\$13,450	\$13,450	
2022	\$4,805,000		\$4,791,550	\$13,450	\$13,450	
2021	\$4,805,000		\$4,791,550	\$13,450	\$13,450	\$279.20

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$13,450	\$13,450	\$13,450	\$13,450
Portability	0	0	0	0
Assessed/SOH	\$13,450	\$13,450	\$13,450	\$13,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$13,450	\$13,450	\$13,450	\$13,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2011	DR*-T		47767 / 321	\$1,400	9.61	RC
12/30/2005	TD*	\$100	41712 / 1704			
2/28/2005	QC*	\$100	41045 / 583			
				\$500,000	9.61	AG

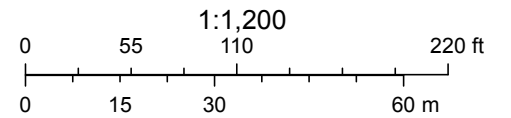
						Adj. Bldg. S.F.		
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* Denotes Multi-Parcel Sale (See Deed)

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



October 5, 2022



Statement of Interest in Property and Authorization to File Petitions

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

Print Name LARRY ELSTER
Signature [Handwritten Signature]
Address 17150 Grand Bay Drive
Boynton 17A 3348
City/State/Zip
954 234 4020
Phone

State of NC

County of Henderson

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

NOTARY PUBLIC:

Sign: [Handwritten Signature]

Print: Summer E Beckdingfield

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



Statement of Interest in Property and Authorization to File Petitions

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

Alexander S. Rosemurgy II

Print Name

Alexander Rosemurgy II
Signature

Address

City/State/Zip

Phone

State of Florida

County of Palm Beach

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

NOTARY PUBLIC:

Sign: Jennifer S. Vanyi

Print: Jennifer S. Vanyi

My Commission Expires:



DESCRIPTION OF DEVELOPER INTEREST

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



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

September 23, 2024

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

Re: Project Name: **MAINSTREET BLOCK 15B Clubhouse**
 Project process: **SITE PLAN APPROVAL**
 HSQ Project Number: **1803-32**
 Location: **City of Coconut Creek, Broward County**

Dear All:

OVERVIEW:

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

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

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

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

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

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



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

At this time, Petitioner is also seeking site plan approval for Block 15B of the PMDD. Block 15B is the Private Recreational Clubhouse block serving the residential community. This site includes a Clubhouse building, community pool, a gazebo, outdoor dining and lounge areas, BBQ, and cabanas, which are designed to be a luxury resort style feel overlooking the lake. As part of this site plan scope, NW 54th Terrace will be constructed to provide access to the Clubhouse from Wiles Road to the north and Cullum Road to the south. 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, recreational, and government civic services. The community includes pedestrian and bike trails, parks, lakes and other amenities that serve this site. The proposed location is adjacent to the future City civic area creating an active social destination for the community.

SITE DENSITY:

This property consists of 1.435 acres but is part of the overall Mainstreet community consisting of approximately 200 acres. The Block 15B site consists of an 8,779 SF clubhouse building with associated pool and resort style amenities serving the for-sale homes (townhomes, villas, and condos) within the MainStreet Master Plan community. Parking is provided on site with a minimum of 3 spaces per 1,000 square feet, thus requiring a total of 27 parking spaces. The overall site design has centralized solid waste and recycling facilities and an EV station. Please see attached site plan for overall layout.

BUILDING ARCHITECTURE:

The proposed one-story clubhouse building is designed to be consistent with the overall MainStreet building architectural theme. The building is oriented to allow views over the lake while providing access to the civic parcel to the South and accessible parking to the West. The sidewalks are designed within the community to allow for easy pedestrian and cyclist connectivity to amenities and neighbors. Please see attached building elevations for more information.

SITE ACCESS AND TRAFFIC:

As part of the site plan scope, NW 54th Terrace will be constructed to connect the Clubhouse parking lot to Wiles Road to the north and Cullum Road to the south. Additional pedestrian and cyclist access connections are made through the City Civic parcel South of the site. The MainStreet Master Plan provides pedestrian and bicycle connections to parks, civic uses, retail, schools, and other surrounding uses. These shared use paths lead to mass transit locations nearby. The site is designed to meet parking requirements per the MainStreet PMDD. Please see attached site plan for more information. The PMDD provides more additional on the overall traffic volumes and connectivity to surrounding uses.



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Consulting Engineers • Planners • Surveyors
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BUFFERS AND AMENITIES:

This block provides the amenities for the for-sale dwelling units within Mainstreet. The Block includes a clubhouse, community pool, jacuzzi, BBQ and pool deck area designed for community gatherings with a luxury resort style aesthetic. The block is adjacent to the lake which has a public greenway around it further connecting the clubhouse to the rest of the community. The west side of the Block is adjacent to the NW 54th Terrace with a vehicular use landscape buffer between the block and the road.

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 15B is adjacent to the lake and drains into it. Please see attached conceptual engineering plans for onsite drainage design.

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. The Block 15B site plan is consistent with the PMDD requirements and criteria. The proposed clubhouse is a key component of the amenities for the for-sale units within the overall MainStreet development. The developer is requesting approval of the site plan to meet the needs of the future residence of MainStreet. Please see the attached submittal for more details.

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

Sincerely,
HSQ GROUP, LLC.

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

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

Florida Green Commercial Building Standard

Final Application Form

Project Information

Project Name:	Le Club Resort		
Address:	North of Cullum Rd at NW intersection of NW 54th Avenue & Village Square		
City & Zip:	Coconut Creek	County:	Broward
Size (SF):	4,730		
Occupancy Type:			
New or Existing:	New	Website:	

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

Building Owner Contact Information

Name:	Landon Massel
Company:	13th Floor Investments
Address:	2850 Tigertail Ave Suite 701
City / Zip:	Miami / 33133
Phone:	954-656-6733
Fax:	
E-mail:	lmassel@13fi.com

Total Fee Due:	\$2,000.00	Refer to "Instructions" tab for Application Fees
Deposit Paid:	\$2,000.00	
Amount Due:	\$2,000.00	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) 107 Please refer to Standards Documents and Green Commercial Reference Guide for additional information.

Category	Points Claimed	Required Min
Category 1: Project Management	2	0 Points
Category 2: Energy	30	30 Points
Category 3: Water	27	30 Points
Category 4: Site	19	10 Points
Category 5: Health	26	10 Points
Category 6: Materials	5	5 Points
Category 7: Disaster Mitigation	9	10 Points
Category 8: Innovation	0	0 Points
Total:	118	
Total Needed:	107	

Certification Level Certified - Bronze

To Qualify your project must

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	> 90	points over the project's adjusted required minimum