

GREYSTAR COCOMAR
PLANNED COMMERCE DISTRICT (PCD)

October 11, 2022
December 15, 2022
February 6, 2023

Table of Contents

- I. Introduction**..... 1
 - A. Purpose and Intent 1
 - B. Definitions..... 1
 - C. Project Size and Location 1
 - D. Proposed Development 2
- II. Existing Conditions** 2
 - A. Future Land Use and Zoning 2
 - B. Plat 3
 - C. Existing Improvements and Site Context..... 3
 - D. Natural Features 4
- III. Project Development** 4
 - A. Proposed Uses..... 4
 - B. Future Land Use and Zoning 5
 - C. Permitted Uses..... 5
 - D. Development Standards 5
 - E. Open Space Requirements and Computations..... 8
 - F. Landscape Standards 9
 - G. Parking and Loading Standards..... 9
 - H. Signage and Lighting Standards 10
 - I. Analysis of Public Facilities..... 10
 - J. Traffic Impact 12
 - K. Green Building..... 13
 - L. Fiscal Impact..... 16
- IV. Site Plan and Master Plan Procedures and Requirements** 18
- V. Dedications and Maintenance** 18
- VI. Conclusion** 18

Tables

TABLE 1 PARCEL ID/ACRES 1
TABLE 2 PLATS..... 3
TABLE 3 PERMITTED USES..... 5
TABLE 4 DEVELOPMENT STANDRDS 6
TABLE 5 OPEN SPACE COMPUTATION 9
TABLE 6 EXISTING ROADWAY CONDITIONS..... 10
TABLE 7 WATER AND WASTEWATER GENERATION..... 11
TABLE 8 SOLID WASTE GENERATION 12
TABLE 9 TRIP GENERATION – VESTED USE 12
TABLE 10 TRIP GENERATION – PROPOSED PCD..... 12
TABLE 11 TRIP GENERATION COMPARISON – VESTED USE V PROPOSED USE..... 13
TABLE 12 GREEN CHECKLIST 13
TABLE 13 ESTIMATED FISCAL IMPACT 16

Attachments

- ATTACHMENT A: CONSERVATION EASEMENT
- ATTACHMENT B: AGREEMENT FOR COMPLIANCE WITH CONDITIONS OF EIR
- ATTACHMENT C: LAPC/WETLAND PRESERVE MANAGEMENT PLAN
- ATTACHMENT D: UNIFIED CONTROL DOCUMENT

Exhibits

- EXHIBIT A: LOCATION
- EXHIBIT B: SURVEY
- EXHIBIT C: LAND USE & PARCEL PLAN
- EXHIBIT D: FUTURE LAND USE & ZONING
- EXHIBIT E: PLATS
- EXHIBIT F: CONCEPTUAL ELEVATIONS & RENDERINGS
- EXHIBIT G: OPEN SPACE PLAN
- EXHIBIT H: LANDSCAPE BUFFERS
- EXHIBIT I: CONCEPTUAL CIRCULATION PLAN
- EXHIBIT J: CONCEPTUAL WATER/SEWER PLAN
- EXHIBIT K: CONCEPTUAL DRAINAGE PLAN

PROJECT TEAM

Attorney:

Dennis D. Mele, Esquire
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Ph: 954-527-2409 E-Mail: dennis.mele@gmlaw.com

Planning Consultant:

Leigh R. Kerr, AICP
Leigh Robinson Kerr & Associates, Inc.
808 E. Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E-Mail: Lkerr808@bellsouth.net

Engineer/Surveyor:

Jay Huebner
HSQ Group, Inc.
1001 Yamato Road, Suite 105
Boca Raton, FL 33431
Ph: 561-392-0221 E-Mail: Jay@HSQgroup.net

Traffic Engineer:

Christopher W. Heggen, P.E.
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411
Ph: 561 840 0248 E-Mail: Heggen, Chris.Heggen@kimley-horn.com>

Architect:

Bruce W. Retzsch AIA, President
RLC Architects PA
14 S.E. 4th Street Suite 14
Boca Raton, FL 33432
Ph: 561-300-3270 E-Mail: bruce@rlcarchitects.com

Environmental Consultant:

John J. Goldasich, SPWS
J. J. Goldasich and Associates, Inc.
Goldasich Environmental
7050 W. Palmetto Park Road, Suite 15-507
Boca Raton, FL 33433
Ph: 561-883-9555 E-Mail:jjg@jjgoldasich.com

Landscape Architect:

Kelly Hults, Managing Principal
Witkin Hults + Partners, Landscape Architecture & Planning
307 S. 21st. Avenue
Hollywood, FL 33020
Ph: (954) 923-9681 E-Mail: kellyh@witkindesign.com

Developer:

Ana Pedrajo
Director, Development
Greystar Development East LLC
788 E. Las Olas Boulevard, Suite 201
Ft. Lauderdale, FL 33301
Ph: 305-951-1439 E-Mail: ana.pedrajo@greystar.com

I. Introduction

A. Purpose and Intent

The City of Coconut Creek adopted the Planned Commerce District (PCD) zoning district by Ordinance 128-90 on November 14, 1990. The PCD district regulations are contained in Section 13-355 of the City of Coconut Creek Land Development Code. As stated in Section 13-355(a), the intent of the PCD district is to provide flexibility regarding the use and design of structures and lands involved in non-residential or mixed-use development.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a PCD. This PCD document was developed in accordance with the standards and procedures set forth in Section 13-355 of the City of Coconut Creek Land Development Code.

B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-355(b) of the City’s Land Development Regulations. If any conflict exists in the definitions contained herein and those contained in Section 13-355(b), the definitions contained herein shall prevail.

Flex Space – Buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and may be used for warehouse, commercial, retail, office, and/or services, consistent with the permitted uses outlined in Table 3.

C. Project Size and Location

The “Greystar Cocomar” property, which is the subject of this PCD, is located in the City of Coconut Creek, Broward County, FL. The property is situated on the north side of West Atlantic Boulevard, east of Banks Road, and west of Lyons Road/N.W. 46th Avenue. Refer to **EXHIBIT A: LOCATION**. The property consists of three (3) parcels containing approximately 35.95 acres. Refer to **EXHIBIT B: SURVEY**. The City of Margate is located to the west and south of the westernmost subject parcel. Parcel ID information is provided below.

TABLE 1 PARCEL ID/ACRES		
Parcel ID	Acres (net)	
4842-31-25-0010	9.04	35.95
4842-31-27-0010	26.14	
4842-31-31 0020	0.77	

The subject site was first approved as a PCD in 1999 via Ordinance 103-99. The “Diaz PCD” permitted 294,000 square feet of commercial use and was intended to be developed with several principal uses. The underlying zoning at that time was B-3 (Community Shopping) and B-4 (Regional Shopping). Permitted uses generally consisted of retail and office uses but also included hotel/motel.

The Diaz PCD was superseded by the “Cocomar Plaza PCD” in 2008 via Ord. 2008-029. The Cocomar Plaza PCD permitted 340,000 square feet of commercial use and was intended to be developed with a Kohl’s, Lowe’s and commercial outparcels with drive-thrus.

Neither the Diaz PCD nor the Cocomar Plaza PCD were developed. The subject property has been vacant under the retail-based PCD district for the past +/- 25 years and remains vacant today.

The standards and regulations established in the subject Greystar Cocomar PCD shall replace and supersede those adopted in the Cocomar Plaza PCD.

D. Proposed Development

The subject property is proposed to be developed with three flex space buildings totaling approximately 384,000 square feet. The remainder of the site consists of supporting parking areas, landscape areas, LAPC/wetland preserve area, Cocomar Canal and dry detention areas. A 25-foot green buffer around the perimeter of the site is proposed. A wetland area has been delineated and will be enhanced along with the LAPC. The LAPC and wetland areas will be protected by two conservation areas on each side of the Cocomar Canal.

Access to the site will be at points through existing platted openings. One entrance will be located along the northern ROW of West Atlantic Boulevard, just west of the Cocomar West Canal. A second entrance will be located near the northeast corner of the property, along Lyons Road.

II. Existing Conditions

A. Future Land Use and Zoning

The subject property is designated Commercial on the City Land Use Plan and Commerce on the Broward County Land Use Plan.

The subject property is designated PCD (Planned Commerce District) on the City Zoning Map. Once approved, this subject "Greystar Cocomar" PCD will supersede the previously approved PCD.

Please refer to **EXHIBIT C: LAND USE & PARCEL PLAN** and **EXHIBIT D: FUTURE LAND USE & ZONING** which depict zoning designations for the subject property and properties within 0.25 mile.

B. Plat

The subject property consists of three plats as depicted below and **EXHIBIT E: PLATS**

TABLE 2 PLATS				
Parcel ID	Plat Name	Plat Parcel	BK/PG	Uses Permitted per Current Approved Note
4842-31-25-0010	Tilinda	A	143/21	101,000 sf commercial use; LAPC/Conservation Area
4842-31-27-0010	Coolidge	A	143/40	Single story commercial use
4842-31-31-0020	Cocopalms	B	154/41	Landscape buffer and screening wall

Plat note on amendments on Tilinda and Coolidge Plats will be required to support the development proposed on the site.

C. Existing Improvements and Site Context

The subject site is currently vacant with vegetation covering the majority of the site. The Cocomar Drainage District's (CDD) Cocomar West Canal traverses the property from north to south within a 100-foot easement, splitting the property into an east and a west portion.

North of the site are the Lakewood East and Cocopalms single family residential neighborhoods. South of the property across Atlantic Boulevard is a commercial plaza, as well as the Coconut Key and Vista Verde multi-family residential neighborhoods. East of the property across Lyons Road is a single-family residential neighborhood and the Banyan Bay multi-family residential neighborhood. West of the property is a vacant parcel in the City of Margate. The property is located near several commercial plazas along W. Atlantic Boulevard that contain restaurants, supermarkets, pharmacies, and a wide variety of retail options. Approximately 0.5 miles to the east is the on-ramp for the Florida Turnpike.

D. Natural Features

The property has existing wetland preserves located on the East and West side of the Cocomar Canal. The wetland conservation areas have been permitted through Broward County per Surface Water Management License Application NO. L2008-043. The permitting was processed by JJ Goldasich & Associates, Inc. see attached conservation easement document in **ATTACHMENT A: CONSERVATION EASEMENT**.

Local Area of Particular Concern (LAPC) Site 44A is located on a portion of the Tilinda Plat. An agreement delineating a conservation area and detailing conditions, including a conservation easement, to mitigate the impact of development on the natural areas was recorded in OR BK 46114/PG 364 and is attached as **ATTACHMENT B: AGREEMENT FOR COMPLIANCE W/ CONDITIONS OF ENVIRONMENTAL IMPACT REPORT**.

Additionally, a LAPC/Wetland Preserve Management Plan is included as **ATTACHMENT C**.

III. **Project Development**

A. Proposed Uses

The subject property is proposed to be developed with approximately 384,000 sq ft of flex space which offers a combination of warehouse and office/retail space. Since flex space has such variable uses, these types of buildings are very attractive to an array of businesses seeking space. Potential occupants can include manufacturers, distribution, artists and medical research, just to name a few examples.

The proposed 384,000 sq ft of flex space will be contained within three, 1-story buildings. The remainder of the site will include landscaping, surface parking, and a preserve area. The applicant proposes multi-modal and pedestrian-friendly features along Lyons Road and Atlantic Boulevard, including a bikeway and sidewalk. A 25-foot green perimeter buffer is proposed along the perimeter of the site, which will also buffer the proposed development from the neighborhood to the north. Ingress/egress is proposed at two points, one along Lyons Road and one along Atlantic Boulevard.

EXHIBIT C: LAND USE & PARCEL PLAN depicts the land use modules proposed for the site. The conceptual building scheme is depicted on **EXHIBIT F: CONCEPTUAL ELEVATION**.

B. Future Land Use and Zoning

The proposed development is permitted under the existing commercial land use and under the PCD zoning upon approval of this document, which will supersede the existing approved PCD.

Zoning development standards are outlined in Table 4. Otherwise, the development is consistent with the standards set forth in Sec. IO-1 Industrial of the City’s Land Development Regulations.

C. Permitted Uses

The City of Coconut Creek Land Development Regulations were reviewed to determine the permitted uses that would be consistent with the underlying Commercial land use category and IO-1 zoning category. Based on this analysis, a list of permitted and special uses was developed and is codified in Section 13-624, Master Business List, Planned Commerce Districts, in the Greystar Cocomar PCD category. Also refer to Table 3 below. The proposed uses are consistent with the goals, objectives and policies of the City of Coconut Creek and Broward County Comprehensive Plans.

TABLE 3 PERMITTED USES	
PCD MASTER BUSINESS LIST	GREYSTAR COCOMAR PCD
Building Trades	P
Flex Space	P
Light Manufacturing	P
Office/Showrooms	P
Wholesale Trade	P

P – Indicates permitted use.
S – indicates special land use.

D. Development Standards

Development within the Greystar Cocomar PCD shall comply with the development standards set forth in the City’s Land Development Regulations under Sec. 13-346 IO-1 Industrial Office and Sec. 13-355 Planned Commerce District (PCD). Any deviations from those standards are provided in the below Table.

**TABLE 4
GREYSTAR COCOMAR DEVELOPMENT STANDARDS**

(A) Standard	IO-1 Code Required	Greystar Cocomar PCD Standards	
		Parcel A	Parcel B
(1) Building Height, Max.	48 feet or four (4) stories	48'	48'
(2) F.A.R., Max.	One and five tenths (1.5) sq ft of floor area to one (1) sq ft net site area	0.5	0.5
(3) Building Coverage, Max.	35% of total lot area	30%	30%
(4) Zoning Lot Area, Max.	None	None	None
(5) Plat Size, Min.	30 acres	+/- 35 Acres	
(6) Setbacks, Min. ¹			
North	30 ft	30'	
East (Lyons Rd)	30 ft	75'	
West	30 ft	55'	
South (Atlantic Blvd)	30 ft	35'	
(7) Distance between buildings on same zoning lot, Min.	25 ft plus 1 ft for each foot of height over 10 ft	None	80'
(8) Minimum distance between buildings and parking and/or vehicular circulation areas on same lot. (Sec.13-346(c)(13).	10 ft of landscape area ^{2,3}	10' ^{2,3}	10' ^{2,3}
(9) Open Space, Min.	20% of total lot area	Refer to Table 5	
(10) Min. Landscape Buffer width adjacent to residential districts and uses	50 ft	50'	50'
(11) Min. separation of access-egress curb cuts w/ arterial roadways	No access or egress drive which connects an arterial roadway to any off-street parking or loading area shall be located closer than 400 ft to any other such access drive.	Proposed project will comply.	
(12) No use shall be established, changed or enlarged except pursuant to the site plan review provisions of division 5 per Sec 13-346(c)(18)			
(13) All uses shall be subject to the performance standards requirements of Subdivision VIII of Division 4 of this article.			
(14) No merchandise, products, waste or equipment shall be stored or displayed out of doors except where buildings, fences and/or landscape material is approved, pursuant			

to site plan review, completely screening such items from thoroughfares and adjacent property.

(15) All deliveries to bays or buildings shall be made by rear door only. Off-street loading/unloading facilities shall be located in areas which provide the least impact on adjacent land uses. Service drives shall be provided to access loading and unloading areas. Such drives shall be designed to facilitate smooth, efficient operations and traffic circulation. Loading and unloading operations shall not commence before 6:00 a.m. nor continue after 9:00 p.m. Monday through Saturday, and not before 8:00 a.m. nor after 8:00 p.m. on Sunday.

(16) All Parking, storing and maintenance of trucks and motor vehicles, associated with the normal operations of commercial facilities shall not be permitted in off-street parking areas designated for the public.

(17) All utilities within the PCD shall be installed underground. Primary facilities providing service to the site along collector and larger roads may be exempted from this requirement.

(B) Deviation Justifications

(1) Sec. 13-346(c)(13) Minimum distance between buildings and parking and/or vehicular circulation areas on same zoning lot: There are a few areas where the building undulates into the 10' landscape strip. The landscape strip is mostly 10' wide but in some small areas it is 6' wide and some other areas it is 15' wide. The narrow areas are near the corners where the building architecture undulates with accents into the buffer. Overall, the proposed design meets the intent of the requirement by providing greater than the 10' in certain areas and limiting the extent and location of the encroachment.

NOTES

¹ Building setback is measured to outside wall of structure and does not include trellis feature.

² Sidewalks, structures and other hardscape surfaces are not permitted in this 10 ft. This landscape area shall be outside of all buildings, roof overhangs, and support columns. This landscape area and the required landscape material within may not be required where a section of building is proposed and approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process.

³ Building encroachments a maximum of 4' are permitted to provide for architectural accents.

E. Engineering Standards

1. All required approvals from Broward County and the Florida Department of Environmental Protection, or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.
2. This development lies within the City of Margate's utility service area for water and wastewater therefore it will be subject to all of the requirements, standards, and regulations of the City of Margate. All utility plan reviews and permits will be completed by the City of Margate prior to approval of any building permit by the City of Coconut Creek.
3. FDOT and Broward County Right of Way Permits are required for the proposed ingress/egress of the project.
4. All proposed access-ways (driveways) of development projects connecting the public right of way shall comply with FDOT Roadway and Traffic Design Standards Index 546.
5. Buildings B and C are within the confines of Special Flood Hazard Area AH. Minimum base flood elevations (BFE) must comply with all FEMA and City regulations, including meeting the required freeboard requirements.
6. All landscape/trees shall conform to the minimum separation from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers' sight at intersections.
7. All pavement markings and signage must follow the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
8. Per City Code Sec. 13-237, a traffic impact analysis shall be required for all subdivisions projected to generate, at built-out, more than three thousand (3,000) single direction vehicle trips in one (1) day or more than two hundred fifty (250) single direction trips in a one-hour period. The analysis shall include an evaluation of the street system within and adjacent to the subdivision. The traffic impact analysis shall be used for determining the necessary improvements to the street system.
9. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Therefore, all trees must be placed outside of the easement.

10. Stormwater impact fees may be adjusted based on total of impervious area. Each site plan data table shall include in the Site Plan data tables, a chart with existing impervious/pervious areas and proposed impervious/pervious areas.

F. Open Space Requirements and Computations

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space. All pervious land areas within required boundary setbacks may be included in the open space computation. The area contained in public or private street rights-of-way may not be included in the open space computation. The open space provided by the project is calculated in Table 5. This table is provided only to demonstrate compliance with the 20% open space requirement.

TABLE 5 OPEN SPACE COMPUTATION	
Project Area	+/- 36 acres
Required Open Space (minimum 20% of gross area)	+/- 7.2 acres
Provided Open Space	+/- 8.65 acres
LAPC/Preserve Area ¹	+/- 1.48 acres
Canal Water	+/- 0.55 acres
Other Pervious Areas	+/- 6.62 acres

¹Natural habitats of significant value may be counted as open space but shall not exceed twenty-five (25) percent of required open space.

EXHIBIT G: OPEN SPACE PLAN depicts the open space program for the property.

G. Landscape Standards

The applicant recognizes the importance of proper and adequate landscaping. Landscape buffers are depicted on **EXHIBIT H: LANDSCAPE BUFFERS**. Specific landscape standards and requirements for are provided in Article III, Subdivision IV, of the City Land Development Code. For the purposes of this project, landscaping shall meet or exceed the requirements for IO-1 Industrial Office and Planned Commerce District (PCD), as specified in the Land Development Code, unless otherwise identified herein (Table 4)..

H. Parking and Loading Standards

Pursuant to City Land Development Code Section 13-355(d)(5), except where otherwise noted herein, all off-street parking and loading areas within the project shall comply with Section 13-399 including, but not limited to, Section 13-398 the American with Disabilities Act (ADA) for all disabled parking spaces.

I. Signage and Lighting Standards

All outdoor lighting and signage shall be consistent with the City land development code section 13-374. All signage shall be consistent with all applicable City land development code sections. A sign permit will be submitted separately at building permit to adhere to City Codes.

J. Analysis of Public Facilities

1. Roads/Circulation

Roads - This property is bound on the south by Atlantic Boulevard and on the east by Lyons Road. Atlantic Boulevard is a 6-lane facility between State Road 7 and the Florida Turnpike and is under the jurisdiction of the Florida Department of Transportation (FDOT). Lyons Road is a 6/4-lane facility between Atlantic Boulevard and Sample Road and is under the jurisdiction of Broward County. Access to the property will be provided via Atlantic Boulevard and Lyons Road.

Regional roads serving the site currently operate at or above the adopted level of service as reflected in the table provided below.

TABLE 6 EXISTING ROADWAY CONDITIONS				
ROAD	LANES	VOLUME	CAPACITY	LOS
Atlantic Blvd. E. of SR7/441	6	56000	59900	C
E. of Lyons Rd	6	55500	59900	C
Lyons Rd N of McNab Road	4	34500	35820	D
N of Atlantic Blvd	6	31000	53910	C
Source: Roadway Capacity and Level of Service Analysis 2019				

Circulation - EXHIBIT I: CONCEPTUAL CIRCULATION PLAN.

Access to the site is provided via two (2) platted openings: one on Atlantic Boulevard and one on Lyons Road. Both openings permit left turns out, left turn in, right turns in and right turns out. An internal access road will connect these two (2) openings to provide adequate internal circulation within the site. The current Circulation Plan indicates the adequate internal circulation route to allow fire/ delivery trucks to navigate the site and enter and exit from the proposed two

entrances. However, the exact location of the internal access road will be determined at the time of site plan approval.

2. Water and Wastewater Service

The schematic engineering plan indicates the points of connection for water and gravity sewer on **EXHIBIT J: CONCEPTUAL WATER/SEWER PLAN**. A preliminary layout of water and sewer will be incorporated into the site plan. Exact configuration, locations, line sizes and service points will be determined during the site planning stage. The anticipated water and wastewater generated by the project is shown in Table 7.

TABLE 7 WATER AND WASTEWATER GENERATION			
Use	Acres/SF	Water	Wastewater
Commercial	410,000 SF	35,700 GPD	35,700 GPD

3. Drainage

The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. Under the master permit, all proposed development must provide pretreatment for the first ½" of runoff. The pretreatment of the first ½" of stormwater runoff will be met by on site dry detention areas. The onsite required stormwater volume is provided in the dry detention areas, wetland preserve and on-site canal. A detailed drainage plan will be provided as part of the site plan. A schematic drainage plan is depicted on **EXHIBIT K: CONCEPTUAL DRAINAGE PLAN**.

The stormwater management areas will also include the restored and enhanced wetland areas entrained within the LAPC/Wetland Conservation Easement areas of the property. Treated stormwater will improve hydro-patterns within the wetland areas and extend the depth and duration of wetland area saturation and ponding.

4. Solid Waste

The solid waste service provider for this project will be per the provider under contract with the City for such services. The anticipated waste generated by this project is provided in the below table.

TABLE 8 SOLID WASTE GENERATION			
Use	SF	Generation Rate	Lbs/Day
Warehouse	410,000	2 Lbs/100 sf/day	8,200 Lbd/day

K. Traffic Impact

The traffic generation potential of the proposed PCD was compared to the current vested approval for the site to determine the net traffic impact of this PCD. Previously, a plan of development was approved for this parcel to develop a 100,780 square foot department store and a 171,069 square foot home improvement superstore.

The anticipated development with this PCD would allow 410,000 square feet of warehouse/industrial use. To conduct this evaluation of traffic impacts, trip generation rates and equations published by the Institute of Transportations Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. Table 9 provides a summary of the calculations for the vested use. Table 10 provides a summary of those calculations for the proposed use. Table 11 provides a summary of the net difference in trips.

TABLE 9 TRIP GENERATION – VESTED USE			
Use	SF	AM Peak Hour Trips	PM Peak Hour Trips
Department Store	100,780 SF	58	197
<i>(less pass-by reduction)</i>		<i>(20)</i>	<i>(67)</i>
Home Improvement Superstore	171,069 SF	258	392
<i>(less pass-by reduction)</i>		<i>(108)</i>	<i>(165)</i>
TOTAL NET TRIPS		188	357
Source: Kimley Horn Traffic Study			

TABLE 10 TRIP GENERATION – PROPOSED PCD			
Use	SF	AM Peak Hour Trips	PM Peak Hour Trips
Industrial Park	383,905	131	131
<i>(less pass-by reduction)</i>		<i>(0)</i>	<i>(0)</i>
TOTAL NET TRIPS		131	131

Source: Kimley Horn Traffic Study

TABLE 11 TRIP GENERATION COMPARISON – VESTED USE VS. PROPOSED USE		
Scenario	AM Peak Hour Trips	PM Peak Hour Trips
Vested Use	188	357
Proposed PCD	131	131
TOTAL NET TRIP DIFFERENTIAL	(57)	(226)

Source: Kimley Horn Traffic Study

Therefore, as shown in Table 11, the proposed PCD will result in a decrease in net traffic impacts in comparison to the vested approvals for this property.

Below are the trip generation rates used for these calculations:

Department Store (ITE Land Use 875)

AM Peak Hour Trips = 0.58 trips / 1000 SF (64% in, 36% out)
 PM Peak Hour Trips = 1.95 trips / 1000 SF (50% in, 50% out)

Home Improvement Superstore (ITE Land Use 862)

AM Peak Hour Trips = 1.51 trips / 1000 SF (57% in, 43% out)
 PM Peak Hour Trips = 2.29 trips / 1000 SF (49% in, 51% out)

Industrial Park (ITE Land Use 130)

AM Peak Hour Trips = 0.34 trips / 1000 SF (81% in, 19% out)
 PM Peak Hour Trips = 0.34 trips / 1000 SF (22% in, 78% out)

L. Green Building

The development of the site will comply with City land development code section 13-320. Detailed description of green building components will be submitted with the site plan and are also outlined below.

TABLE 12 Greystar Cocomar Green Checklist	
Note: All responses to this checklist are to reflect efforts above minimum Code requirements.	
LAND DEVELOPMENT CODE – Section 13-320: Green Building Construction	
LEED Accredited Professional: Daniel Dennis, Runbrook	
GREEN STANDARDS	DESCRIPTION (description of use in development)
13-320(b)(1)	
Sustainable Site Development	
Construction Pollution Prevention	Silt fence will be installed around the entire perimeter of the site. Catch basins will be produced using Gutter Guards or similar product. A wash down station will be provided to wash down trucks exiting the site in an effort to reduce dust and debris spreading outside the site.

Construction site materials recycling	Construction material recycling will be implemented for materials such as ferrous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will implement both on and off-site segregation of materials by a qualified recycling facility. A qualified waste hauler will be engaged with the goal of diverting at least 75% of construction waste from landfills.
Stormwater management	The stormwater management system provides an on-site canal, wetland preserve and dry retention areas to assist in maintaining drainage on-site during major storm or weather events. The site is located within the Cocomar Drainage District which includes an on-site canal for overflow discharge to minimize potential flooding conditions. As part of the design and to further reduce the effects of sea level rise, future water tables predicted for the year 2060 were used which will help make the stormwater management design on-site to be more resilient for combating potential sea level.
Alternative Transportation	The site exhibits a level of interconnectivity and provides a variety of alternative transportation modes. Located within close proximity to Broward County bus transit route 42 and route 31, which allow for easy access to public transportation to the subject site. A multi-nodal path is also proposed on Atlantic Blvd and Lyons Road to further promote alternative and safe transportation. A total of 48 bike racks will be provided within the site boundary for use by both full time occupants and visitors. According to LEED standards and default occupancy counts provided by LEED v4, this site exceeds the recommended number of bike racks within the site boundary as well as local code standards. A total of 2 Electric vehicle charging stations will be located on site, currently proposed as a Level 2 Chargers.
Minimizing heat island effect	The use of white roofing membrane and light colored roofing tiles are being proposed for the buildings to minimize the island effect. Other measures include increasing the size of vegetative islands within the parking lot to reduce use of impervious surfaces and further reduce heat island effects to the surrounding areas.
Water Efficiency	
Innovative water technologies	Low flow plumbing fixtures are proposed for the common areas and general office restrooms. Single & Dual flushing toilets shall not exceed a flush volume of 128 gallons. Moisture detection devices will be used in the design of the irrigation systems to prevent unnecessary irrigation water use after rain events.
Water efficient landscaping	Existing native landscaping will be preserved and all new native landscaping will be maintained to reduce the overall irrigation demand. The site irrigation system will draw water from the proposed canal to further reduce the use of potable water for irrigation purposes.
Energy Efficiency	
Minimum energy performance	High efficiency a/c units are proposed for the buildings. LED Lighting to be provided throughout the interior and exterior areas of the site. Window will have low-e glazing to further reduce heat gain and cooling demand on the facility. The goal being to reduce energy consumption by 15% when compared to the baseline building from the Florida Energy Conservation Code.
On-site renewable energy	The use of photovoltaic (solar) system from "Spotlight Solar" is proposed for a combination of use such as parkway lighting. The curved system portrays the shape of a flower and has a 1.7 kW capacity

	using 6 Lumos LSX modules. The Solar Flower also provides 120 sq ft of shade and has the capacity to tilt and rotate as needed.
Materials and Recycling	
Recycling and demolition of waste	Construction material recycling will be implemented for materials such as ferrous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will implement both on and off-site segregation of materials by a qualified recycling facility. A qualified waste hauler will be engaged with the goal of diverting at least 75% of construction waste from landfills.
Storage and collection of recyclables post occupancy	Recycling is proposed for building and tenants. The on-site dumpster recycling areas are enclosed and will provide proper recycling and solid waste ins with corresponding signage. Greystar has committed to providing a recycling tutorial for the tenants, as part of the onboarding process. Republic Services is the selected recycling hauler.
Building re-use	No re-use of buildings is proposed.
Regional materials	Locally sources materials such as landscaping, concrete, lime-rock, etc are proposed for the project. Greystar is still in the planning phase. But will incorporate distance to materials and respective carbon footprint in deciding on building material selection.
13-320(b)3	
Acknowledgement to maintain the green building components for the life of the building	Greystar is committed to creating a green maintenance plan to ensure the extended life of the systems and green building technologies.
Resolution 2020-063	
Green Event checklist	We will provide green event checklists to all tenants outlining sustainable measures to be taken and commitments to be made by future tenants.
Water fountains	Smart water fountains including water bottle filling station will be provided in each building in an effort to promote the use of refillable water bottles in lieu of single use plastics.
Purchasing	Greystar is committed to green cleaning practices and will encourage future tenants to follow suit. A list of vendors, as recommended by RunBrook, capable of fulfilling the requirements of the Green Cleaning Policy will be provided to future tenants.
Other	Greystar and RunBrook will provide a project specific tenant manual to future tenants outlining sustainable building practices. The manual will be specific to the finalized and approved site plan and green checklist. The manual will guide tenants on how to utilize the sustainable features provide on this project0
Green Plan Action Items	Description (description of use in development)
Action 1.6 - Ensure 100% of new development projects throughout the City contain <i>conspicuous displays of green technology</i> that function in the project design while providing a social, artistic, and environmental value.	Conspicuous display of green technology is proposed throughout the site. This will include EV charging stations, solar powered pathway lighting, touch-less water bottle filling stations, multi use pathways for pedestrian connectivity, widespread <i>use</i> of native landscaping, recycling of commercial waste, and conspicuous displays of energy efficient technologies, including a spotlight solar array, which will light the monument signage.

Action 2. 1 - Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020	Based on our tree survey, our proposed site plan will provide 56%. tree canopy coverage, inclusive of existing and proposed landscaping.
Action 5. 3 - Require all construction and demolition debris to divert 75% of waste from landfills.	Construction material recycling will be implemented for materials such as ferrous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will implement both on and off-site segregation of materials by a qualified recycling facility. A qualified waste hauler will be engaged with the goal of diverting 75% of construction waste from landfills.
Action 6.2 – Bicycle parking on site	A total of 48 bike racks will be provided within the site boundary for use by both full time occupants and visitors. According to LEED standards and default occupancy counts provided by LEED v4, this site exceeds the recommended number of bike racks within the site boundary as well as local code standards.
Action 6.4 – Alternative vehicle parking/EV charging stations	A total of 3 EV charging stations will be located on the site, currently proposed as Level 2 Chargers.

M. Fiscal Impact

The subject property is currently vacant. Per the Broward County Property Appraiser, the property’s assessed value is \$16,108,460.00. The value of the construction hard costs is \$34 million. The City will benefit from the increased value as illustrated in Table 13 below.

TABLE 13 ESTIMATED FISCAL IMPACT	
Assessed Value:	\$16,108,460.00
City Millage Rate:	6.5378
City Tax Benefit	\$105,314.00
Estimated Construction Cost:	\$34,000,000
Adjusted Assessed Value:	\$50,108,460.00
City Millage Rate:	6.5378
Estimated Tax Benefit:	\$327,599.00
Estimated Change in Tax Benefit	+ \$222,285.00

Upon stabilization and reassessment of the property, the estimated annual tax bill will be approximately \$700k annually. In addition to the above, the economic/job creation benefit is estimated below:

Direct Jobs Created per 1,000 SF of industrial space (Broward)	2.1
Direct Job Creation	852
External Job Creation	2,352
Total Job Creation Potential	3,204

Source: Bivens, Josh. "Updated Employment Multipliers for the U.S. Economy" (2019), Economic Policy Institute. <https://www.epi.org/publication/updated-employment-multipliers-for-the-u-s-economy/>

N. Voluntary Conditions

- a. Hours of operation shall be restricted to 6:00 am – 9:00 pm Monday through Saturday and 8:00 am – 8:00 pm Sunday
- b. All delivery trucks shall enter and exit the site using Atlantic Boulevard or Lyons Road with the following additional restrictions:
 - i. No trucks shall idle during delivery;
 - ii. All delivery trucks and forklifts shall utilize strobe-activated/proximity sensing back-up alarms.
 - iii. Internal directional truck access signage shall be bi-lingual
- c. All roof-mounted HVAC unit air intakes shall face away from residential areas.
- d. Exterior loudspeakers shall be prohibited.
- e. Exterior lighting levels shall be reduced to minimal security levels within one hour after closing to the public within 100 feet of residential properties.
- f. Light poles along the northern perimeter of the property shall not exceed 25 feet in height.
- g. Applicant shall utilize a benign animal trapping company to trap animals before and during land clearing process. Trapped animals shall be relocated to an appropriate safe habitat location.
- h. The applicant shall apply to the FDOT for permission to install a traffic signal on Atlantic Boulevard at the project entrance. The applicant shall be fully responsible for the design and construction. Further, applicant shall request permission during the design approval process for the signal to include a pedestrian count down feature.
- i. The applicant shall be required to maintain and restore site landscaping. The applicant further agrees that if perimeter landscaping is damaged by a storm or other natural disaster, the perimeter landscape shall be replaced as soon as practicable.
- j. Buffer wall between Cocomar Plaza and residential neighborhoods shall be eight (8) feet in height. Construction of the wall shall commence prior to the issuance of a building permit for any principal buildings on site.
- k. Applicant shall replace the existing chain link fence along the southern boundary of Lakewood Park with an eight (8) foot wall outside of the LAPC easement and with a 8' high chain link fence at the North property line within the easement area.

IV. Site Plan and Master Plan Procedures and Requirements

Proposed site plans for specific buildings shall be reviewed by the City's Sustainable Development Department and approved by the City Planning and Zoning Board and City Commission pursuant to the development standards and permitted uses provided for in this PCD document.

The procedures and requirements for Site Plan approval are as set forth in Article III, Division 5 of the City's Land Development Regulations.

V. Dedications and Maintenance

Any land dedications or easements have been provided on the Tilinda and Coolidge Plats. Any additional dedications required by the City, County or other governmental entities will be provided by separate instrument.

VI. Conclusion

The Greystar Cocomar PCD will facilitate development of a quality flex space project located at the northwest corner of Lyons Road and Atlantic Boulevard. As a result, this proposed development is consistent with the goals, objectives and policies of the City and County land use plans. This development will further the City's vision of a substantial economic base within the community and will enhance the City's tax revenues. At the same time, one of the City's environmental resources will be enhanced and preserved.

The PCD document as identified above outlines and specifies the procedures and standards which will be adhered to for any development within the PCD. All site plans will be developed in accordance with the PCD document and will be reviewed and approved by the City of Coconut Creek.

ATTACHMENTS

ATTACHMENT A: CONSERVATION EASEMENT

Document prepared by:
Maria Neufeld, Esq.
100 West Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Return recorded document to:
Broward County Environmental Protection and
Growth Management Department
Planning and Environmental Regulation Division
1 North University Drive, Suite 201A
Plantation, Florida 33324

**DEED OF CONSERVATION
EASEMENT AND AGREEMENT**
(ERP/ERL/SWM/TP)

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 3rd day of July, 2013 by **Coolidge, Inc., a Florida corporation and Luland, Inc., a Florida corporation** (collectively "Grantor") whose mailing address is 5541 University Drive, #103, Coral Springs, Florida, 33067 to Broward County, a political subdivision of the state of Florida, ("Grantee"), 115 South Andrews Avenue, Room 423, Fort Lauderdale, Florida 33301. As used herein, the term "Grantor" shall include any and all heirs, assigns, successors, or successors-in-interest of the Grantor, and all subsequent owners of the "Property" and "Conservation Area(s)" (as hereinafter defined) and the term "Grantee" shall include any successors, successors-in-interest or assignees of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Broward County, Florida, and more specifically described in Exhibit A, attached and incorporated herein by reference and referred to as the ("Property"); and

WHEREAS, the Grantor desires to construct Cocomar Plaza ("Project") on the Property, which Project is subject to regulatory jurisdiction of the Broward County Environmental Protection and Growth Management Department ("EPGMD or the County") and, through delegation, the regulatory jurisdiction of the South Florida Water Management District; and

WHEREAS, EPGMD issued License numbers DF08-1020, SWM 06-005551-S and TP08-1096 ("EPGMD Licenses") and Environmental Resource Permit number (pending) ("ERP Permit") (collectively, the "Licenses") as may be modified or reissued, which authorize certain activities that may impact wetlands and uplands or may require the preservation of wetlands and wetlands on the Project site; and

WHEREAS, the Grantor has developed and proposed as part of the Licenses' conditions a conservation tract, and buffers, as described in Exhibit B attached hereto and incorporated by reference, involving creation, restoration, enhancement and/or preservation of the wetland and/or upland systems ("Conservation Area"); and

Approved BCC 10/18/13 #26
Submitted By EPGMD
RETURN TO BROWARD COUNTY

(25)

WHEREAS, the Grantor, in consideration of the consent granted by the County License, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes, over the Conservation Area.

NOW, THEREFORE, in consideration of the issuance of the County License to construct and operate the permitted activity, and as an inducement to Grantee in issuing the County License, together with other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the Conservation Area which shall run with the land(s) as described in Exhibits A and B, and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
2. Purpose. It is the purpose of this Conservation Easement to retain land and/or water of the Conservation Area in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. It is the purpose and intent of this Conservation Easement to assure that the Conservation Area will be retained and maintained forever predominantly in the vegetative and hydrologic condition as specified in the County License. The Conservation Area shall be maintained forever by the Grantor, in the enhanced, restored, preserved and/or created conditions required by the County License. To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:
 - (a) To enter upon and cross such portions of the Property and the Conservation Area in a reasonable manner and at reasonable times with any necessary equipment or vehicles to ensure compliance and to enforce the rights herein granted.
 - (b) To enjoin any activity on or use of the Conservation Area that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Area that may be damaged by any inconsistent activity and/or use.
3. Prohibited Uses. Except for the restoration, creation, enhancement, maintenance and monitoring activities, surface water management improvements, or other activities and improvements related to the Conservation Area that are permitted or required by the County License, the following activities are prohibited in or on the Conservation Area:

- (a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- (b) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- (c) Removal or destruction of trees, shrubs, or other vegetation, except for the removal of nuisance or exotic vegetation as approved by the County;
- (d) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- (e) Surface use except for purposes that permit the land or water area to remain in its natural or enhanced vegetative and hydrologic condition as specified in the County License;
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including but not limited to ditching, diking, and fencing;
- (g) Acts or uses detrimental to said aforementioned retention and maintenance of land or water areas; and
- (h) Acts or uses detrimental to the preservation of any features or aspects of the Conservation Area having historical, archeological or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Area, including the right to engage in uses of the Conservation Area that are not prohibited herein and which are not inconsistent with the intent and purpose of this Conservation Easement, any County ordinance, license or approval, or any District rule, criteria, or permit.

5. No Dedication. No right of access by the general public to any portion of the Conservation Area is conveyed by this Conservation Easement.

6. Grantee's Liability. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, and maintenance of the Conservation Area and Grantor does hereby indemnify and hold harmless the Grantee from the same.

7. Acts Beyond Grantor's Control. Should any Conservation Area be injured or changed from natural causes, including but not limited to fire, flood, storm and earth movement, the Grantor shall be provided notice and a reasonable opportunity to restore the affected Conservation Area to a condition that satisfies

the County License requirements prior to Grantee bringing any action for noncompliance with the County License.

8. Property Taxes. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Conservation Area. Grantor shall keep the payment of taxes and assessments on the Conservation Area or Property current and shall not allow any lien on the Conservation Area or Property superior to this Conservation Easement. In the event Grantor fails to extinguish or obtain a subordination of such lien, in addition to any other remedy, Grantee may, but shall not be obligated to, elect to pay the lien on behalf of the Grantor and Grantor shall reimburse Grantee for the amount paid by Grantee, together with Grantee's reasonable attorney's fees and costs, with interest at the maximum rate allowed by law, no later than thirty days after such payment. In the event the Grantor does not so reimburse the Grantee, the debt owed to Grantee shall constitute a lien against the Conservation Area and/or Property which shall automatically relate back to the recording date of this Conservation Easement. Grantee may foreclose this lien on the Conservation Area or Property in the manner provided for mortgages on real property.

9. Enforcement. The terms and conditions of this Conservation Easement may be enforced by the Grantee by injunctive relief and other available remedies. In any action in which the Grantee prevails, the Grantee shall be entitled to recover the cost of restoring the Conservation Area to the natural vegetative, hydrologic, scenic, open, agricultural or wooded condition existing at the time of execution of this Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned County License. Venue for said actions shall be exclusively in the Seventeenth Judicial Circuit, in and for Broward County, Florida. These remedies are in addition to any other remedy, fine or penalty which may be applicable under the most recent versions of Chapter 27 of the Broward County Code of Ordinances, Chapter 40E-4, F.A.C., et. seq., Chapter 373, Florida Statutes, or as otherwise provided by law. Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

10. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign their rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws. The Grantor shall have the right to assign the certain powers and duties of ownership, operation, administration, maintenance and repair obligations under this Conservation Easement to an association.

11. Restoration. Grantor agrees to restore the Conservation Area to the vegetative and hydrologic condition required by the aforementioned County License if any third party exercises any easement right or property interest or conducts any other activity on the property that causes damage, degradation or negative impacts to the Conservation Area.

12. Maintenance. Grantor's obligation to retain and maintain the Conservation Area forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the lands(s) described in Exhibits A and B, and shall be binding upon the Grantor, and shall inure to the benefit of Grantee, and more particularly set forth herein. The intent of this Conservation Easement is that the responsibilities and liabilities associated with the Conservation Easement shall run with the land(s) described in Exhibits A and B, and be binding upon the fee simple title holder of those land(s) as required hereunder.

13. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

14. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

15. Terms and Restrictions. The terms, conditions, restrictions and purpose of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the land(s) described in Exhibit A or B. Any future holder of the Grantor's interest in the land(s) described in Exhibit A or B shall be notified in writing by Grantor of this Conservation Easement.

16. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the Grantor and Grantee.

TO HAVE AND TO HOLD unto Grantee forever. This Conservation Easement shall be recorded in the Public Records of Broward County and the covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall not only be binding upon Grantor, but also its agents, heirs, assigns, successors and successor-in-interest and shall continue as a servitude running in perpetuity with the land(s) described in Exhibits A and B.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Conservation Area in fee simple; that the Conservation Area is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to this Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

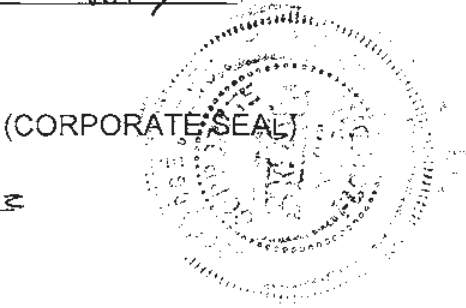
IN WITNESS WHEREOF, GRANTOR has hereunto set its authorized hand this 3RD day of July, 2013

OWNER - CORPORATION/PARTNERSHIP

Witnesses (if partnership)
[Signature]
(Signature)
Print Name Paul Kupper
[Signature]
(Signature)
Print Name VERONICA S XENOS

Coolidge, Inc., a Florida corporation
By [Signature]
(Signature)
Print Name: CELESTINO I. DIAZ LAVIE
Title PRESIDENT
Address 5541 UNIVERSITY DR., #103
CORAL SPRINGS, FL 33067
3RD day of July, 2013.

ATTEST (if corporation)
[Signature]
Corporate Secretary Signature
Print Name of Corporate Secretary ANA MARIA DE RUIZ DIAZ



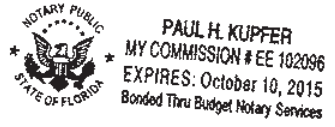
ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3RD day of July, 2013 by CELESTINO I. DIAZ LAVIE as PRESIDENT of Coolidge Inc., a Florida corporation, on behalf of the corporation/partnership. He or she is:

personally known to me, or
 produced identification. Type of identification produced _____

NOTARY PUBLIC STATE OF FLORIDA
[Signature]
Signature of Notary Public State of Florida
Paul H. Kupper
Print, type, or stamp Commissioned Name
My commission expires:
Affix Seal Below



IN WITNESS WHEREOF, GRANTOR has hereunto
set its authorized hand this 3RD day of July, 2013

OWNER - CORPORATION/PARTNERSHIP

Witnesses (if partnership)

Luland, Inc., a Florida corporation

(Signature) _____
Print Name Paul Kupfer

By _____
(Signature)

Veronica S. Xenos
(Signature)
Print Name Veronica S Xenos

Print Name: Celestino I. D. Az Lavie
Title PRESIDENT
Address 5541 UNIVERSITY DR. #102
CORAL SPRINGS, FL 33067

3RD day of July, 2013.

ATTEST (if corporation)

Ana Maria de Bey Diaz
Corporate Secretary Signature
Print Name of Corporate Secretary ANA MARIA DE BEY DIAZ

(CORPORATE SEAL)



ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3RD day of July, 2013 by Celestino I. D. Az Lavie as PRESIDENT of Luland Inc., a Florida corporation, on behalf of the corporation/partnership. He or she is:

personally known to me, or
 produced identification. Type of identification produced _____

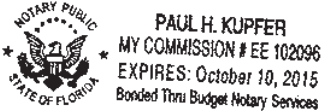
NOTARY PUBLIC STATE OF FLORIDA:

Signature of Notary Public State of Florida

Print, type, or stamp Commissioned Name

My commission expires:


Affix Seal Below



ACCEPTANCE BY BROWARD COUNTY

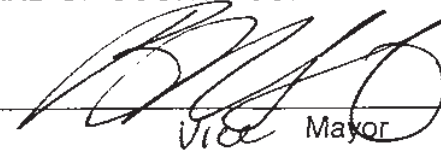
The Broward County Board of County Commissioners hereby accepts this Conservation Easement for County License No. DF08-1020.

ATTEST;



County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners
of Broward County, Florida

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By  _____
Vice Mayor

15th day of October, 2013

Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641




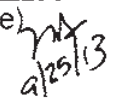
By  _____ 8/16/13
Assistant County Attorney (Date) 

EXHIBIT A – PROPERTY

LAND DESCRIPTION:

TRACT 1:

PARCEL "B", OF COCO PALMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING AN AREA OF 33,712 SQUARE FEET, 0.774 ACRES, MORE OR LESS.

TRACT 2:

PARCEL "A", COOLIDGE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 40 OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA; LESS THAT PORTION THEREOF REPLATTED INTO AND LYING WITHIN TRACT 1 DESCRIBED HEREINABOVE.

CONTAINING AN AREA OF 1,138,668 SQUARE FEET, 26.140 ACRES, MORE OR LESS.

TRACT 3:

PARCEL "A", TILINDA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

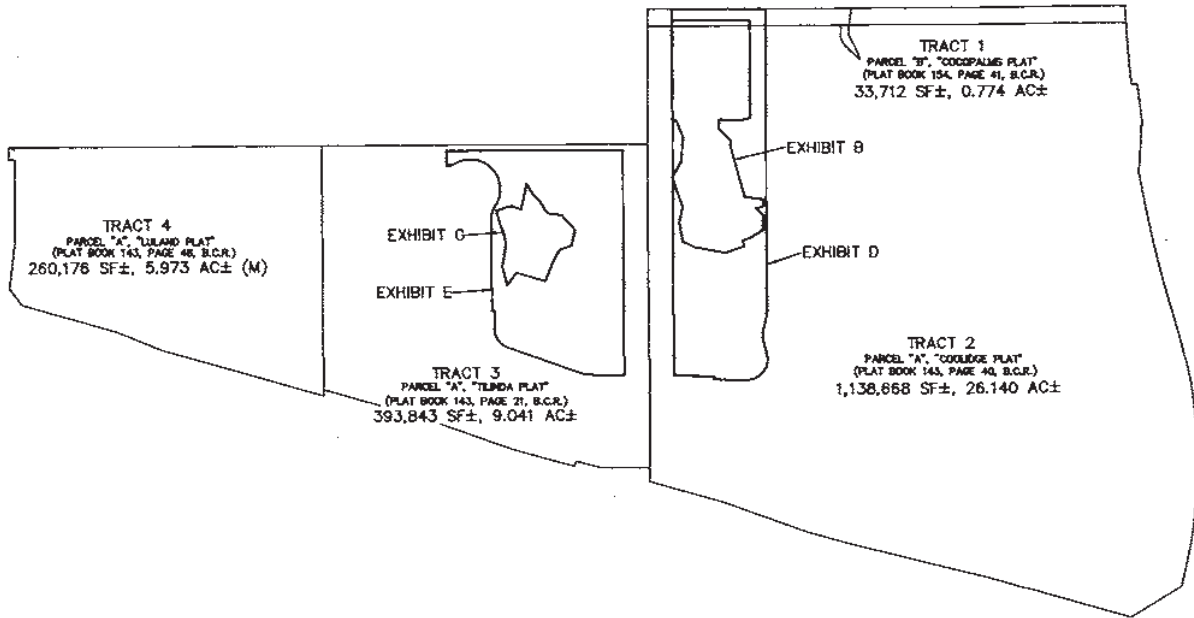
CONTAINING AN AREA OF 393,843 SQUARE FEET, 9.041 ACRES, MORE OR LESS.

TRACT 4:

PARCEL "A", LULAND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING AN AREA OF 260,176 SQUARE FEET, 5.973 ACRES, MORE OR LESS.

EXHIBIT A



I HEREBY CERTIFY THAT ALL PARTS OF THIS SKETCH AND DESCRIPTION HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

NOT A SURVEY
 SKETCH IS TO ACCOMPANY
 LEGAL DESCRIPTION

THIS MAP OR SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA SURVEYOR.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	74.50'	27.31'	27.18'	S 10°03'15" W	21°00'20"
C2	60.50'	44.36'	43.37'	S 00°28'56" E	42°00'42"
C3	74.50'	25.90'	25.77'	S 11°28'37" E	18°55'20"
C4	44.50'	72.48'	64.73'	S 45°07'38" W	93°19'09"

LINE	BEARING	DISTANCE
L1	N 89°32'39" E	50.48'
L2	N 89°32'39" E	189.66'
L3	S 00°26'56" E	616.35'
L4	N 88°12'47" W	63.04'
L5	N 01°47'13" E	5.06'
L6	N 88°14'29" W	80.91'
L7	N 00°25'33" W	746.38'

CLIENT: **REGENCY CENTERS**

EXHIBIT A
 SKETCH AND DESCRIPTION FOR
 ENTIRE SITE

SECTION 31, TOWN 48 SOUTH, RANGE 42 EAST
 CITY OF MARGATE
 BROWARD COUNTY, FLORIDA

SCALE:
 NTS

JOB: 22607

DR. KAB

BOOK

SHEET 2 OF 10

CH. DNY

PG.

DATE: 07/31/2008

YOUNG, HOBBS & ASSOCIATES

1202 CROSSLAND AVE. • CLARKSVILLE, TN 37040
 PHONE 931-645-2524 • FAX 931-645-2768

DAVID N. YOUNG, PSM
 FL. Registration No. 6325

EXHIBIT B- CONSERVATION AREA

EAST WETLAND EASEMENT (as shown on Exhibit B-1, attached hereto)

Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "B", of COCOPALMS, according to the Plat thereof, as recorded in Plat Book 154, Page 41 and being part of Parcel "A", COOLIDGE PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.

COMMENCING at a point in the center line of West Cocomar Canal, being the northwest corner of Parcel "B", COCOPALMS PLAT, recorded in Plat Book 154, Page 41; thence with the North line of said Parcel "B", North 89°32'39" East a distance of 50.48 feet; thence leaving said North line across said Parcel "B" South 00°25'55" East a distance of 23.23 feet to the true POINT OF BEGINNING of this easement to a point, thence continuing across said Parcel "B" North 89°44'17" East, a distance of 157.37 feet to a point; thence across said Parcel "B" and across Parcel "A" COOLIDGE PLAT, recorded in Plat Book 143, Page 40 South 00°29'21" East a distance of 198.07 feet to a point; thence across said Parcel "a" as follows: South 74°43'58" West a distance of 19.24 feet to a point; thence North 88°51'24" West a distance of 44.31 feet to a point; thence South 20°33'40" East a distance of 0.86 feet to a point; thence South 02°51'05" West a distance of 16.37 feet to a point; thence South 44°27'45" East a distance of 34.92 feet to a point; thence South 10°32'03" West a distance of 8.08 feet to a point; thence South 15°32'53" East a distance of 111.93 feet to a point; thence South 82°12'17" East a distance of 37.21 feet to a point; thence South 00°26'45" East a distance of 15.44 feet to a point; thence South 80°23'30" West a distance of 14.53 feet to a point; thence South 46°35'54" East a distance of 19.89 feet to a point; thence South 00°26'45" East a distance of 30.20 feet to a point; thence South 57°06'06" West a distance of 29.52 feet to a point; thence South 72°20'22" West a distance of 16.70 feet to a point; thence South 13°31'11" East a distance of 12.75 feet to a point; thence South 72°13'03" West a distance of 41.04 feet to a point; thence North 80°26'21" West a distance of 62.67 feet to a point; thence North 63°42'30" West a distance of 26.97 feet to a point; thence North 10°27'12" West a distance of 38.79 feet to a point; thence North 10°55'00" East a distance of 33.23 feet to a point; thence North 19°53'35" West a distance of 58.94 feet to a point; thence North 00°25'35" West, 6.73 feet; thence North 30°32'54" East a distance of 30.38 feet to a point; thence North 04°00'13" East a distance of 57.57 feet to a point; thence North 22°34'26" West a distance of 33.22 feet to a point; thence South 89°33'13" West a distance of 7.57 feet to a point; thence across said Parcel "A" and said Parcel "B" North 00°26'47" West a distance of 202.71 feet to the Point of Beginning. Containing an area of 65,467 square feet, 1.503 acres, more or less.

EAST PRESERVE AREA L.A.P.C. EASEMENT(as shown on Exhibit D, attached hereto)

Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "B", of COCOPALMS, according to the Plat thereof, as recorded in Plat Book 154, Page 41 and being part of Parcel "A", COOLIDGE PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.

COMMENCING at a point in the center line of West Cocomar Canal, being the northwest corner of Parcel "B", COCOPALMS PLAT, recorded in Plat Book 154, Page 41; thence with the North line of said Parcel "B", North 89°32'39" East a distance of 50.48 feet to the true POINT OF BEGINNING of this easement; thence continuing with the North line of said Parcel "B" North 89°32'39" East a distance of 189.66 feet to a point; thence leaving said North line across said Parcel "B" and across Parcel "A" COOLIDGE PLAT, recorded in Plat Book 143, Page 40 South 00°26'56" East a distance of 616.35 feet to a point; thence continuing across said Parcel "A" as follows: with a curve turning to the right, said curve having an arc length of 27.31 feet, with a radius of 74.50 feet, with a delta angle of 21°00'20", with a chord bearing of South 10°03'15" West, with a chord length of 27.16 feet to a point; thence with a reverse curve turning to the left, said curve having an arc length of 44.36 feet, with a radius of 60.50 feet, with a delta angle of 42°00'42", with a chord bearing of South 00°26'56" East, with a chord length of 43.37 feet to a point; thence with a reverse curve turning to the right, said curve having an arc length of 25.90 feet, with a radius of 74.50 feet, with a delta angle of 19°55'20", with a chord bearing of South 11°29'37" East, with a chord length of 25.77 feet to a point; thence with a compound curve turning to the right, said curve having an arc length of 72.48 feet with a radius of 44.50 feet, with a delta angle of 93°19'09", with a chord bearing of South 45°07'38" West with a chord length of 64.73 feet to a point; thence North 88°12'47" West a distance of 63.04 feet to a point; thence North 01°47'13" East a distance of 5.06 feet to a point; thence North 88°14'29" West a distance of 80.91 feet to a point; thence across said Parcel "A" and with said Parcel "B" North 00°25'55" West a distance of 746.38 feet to the Point of Beginning. Containing an area of 142012.61 square feet, 3.260 acres, more or less.

WEST WETLAND EASEMENT (as shown on Exhibit C, attached hereto)

Standard ERP-ERL Broward, Revised 09/2012

Prepared by the

Broward County Attorney's Office

and SFWMD's Office of Counsel

11811149:2

Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "A", TILINDA PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.

COMMENCING at a point in the center line of West Cocomar Canal, being the northeast corner of Parcel "A", TILINDA PLAT, recorded in Plat Book 143, Page 21; thence with the North line of said Parcel "A", South 89°34'28" West passing a 5/8" witness pin set at a distance of 55.00 feet and continuing for a total distance of 149.11 feet to a point; thence across said Parcel "A" as follows: South 00°25'32" East a distance of 175.16 feet to a point, said point being the true POINT OF BEGINNING, thence continuing across said Parcel "A" as follows:

thence South 11°04'00" West a distance of 31.93 feet to a point; thence South 70°31'24" West a distance of 27.09 feet to a point; thence South 27°37'16" West a distance of 30.51 feet to a point; thence South 21°34'52" West a distance of 38.75 feet to a point; thence North 73°40'45" West a distance of 61.08 feet to a point; thence South 35°29'59" West a distance of 31.40 feet to a point; thence North 15°25'05" West a distance of 38.37 feet to a point; thence North 08°39'56" East a distance of 44.66 feet to a point; thence North 09°33'16" West a distance of 24.79 feet to a point; thence North 21°54'50" West a distance of 19.56 feet to a point; thence North 16°03'54" West a distance of 27.89 feet to a point; thence North 71°38'55" East a distance of 32.28 feet to a point; thence South 68°34'57" East a distance of 21.14 feet to a point; thence North 11°27'39" East a distance of 54.42 feet to a point; thence South 30°53'02" East a distance of 27.14 feet to a point; thence South 47°21'14" East a distance of 11.97 feet to a point; thence South 33°55'29" East a distance of 35.51 feet to a point; thence South 83°49'49" East a distance of 28.66 feet to a point; thence South 41°49'53" East a distance of 40.99 feet to the true Point of Beginning. Containing an area of 17,811 square feet, 0.409 acres, more or less.

WEST PRESERVE AREA L.A.P.C. EASEMENT(as shown on Exhibit E, attached hereto)

Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "A", TILINDA PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.

COMMENCING at a point in the center line of West Cocomar Canal, being the northeast corner of Parcel "A", TILINDA PLAT, recorded in Plat Book 143, Page 21; thence with the North line of said Parcel "A", South 89°34'28" West a distance of 55.00 feet to a 5/8" iron pin set; thence across said Parcel "A" as follows: South 19°05'24" East a distance of 12.67 feet to a point, said point being the true POINT OF BEGINNING of this easement; thence continue across said Parcel "A" as follows: South 00°25'55" East a distance of 459.53 feet to a point; thence South 88°56'15" West a distance of 49.81 feet to a point; thence with a curve turning to the right, said curve having an arc length of 50.07 feet, with a radius of 139.50 feet, with a delta angle of 20°33'52", with a chord bearing of North 80°46'49" West, with a chord length of 49.80 feet to a point; thence North 70°29'53" West a distance of 146.23 feet to a point; thence with a curve turning to the right, said curve having an arc length of 48.31 feet, with a radius of 39.50 feet, with a delta angle of 70°04'15", with a chord bearing of North 35°27'45" West, with a chord length of 45.35 feet to a point; thence North 00°25'38" West a distance of 38.13 feet to a point; thence South 89°34'22" West a distance of 5.00 feet to a point; thence North 00°25'38" West a distance of 192.04 feet to a point; thence with a curve turning to the right, said curve having an arc length of 21.93 feet, with a radius of 34.50 feet, with a delta angle of 36°24'58", with a chord bearing of North 17°46'51" East, with a chord length of 21.56 feet to a point; thence with a curve turning to the left, said curve having an arc length of 163.53 feet, with a radius of 60.50 feet, with a delta angle of 154°52'08", with a chord bearing of North 41°26'44" West, with a chord length of 118.10 feet to a point; thence with a reverse curve turning to the right, said curve having an arc length of 20.36 feet, with a radius of 44.50 feet, with a delta angle of 26°12'30", with a chord bearing of South 74°13'27" West, with a chord length of 20.18 feet to a point; thence North 00°25'38" West a distance of 30.36 feet to a point; thence North 89°34'28" East a distance of 357.60 feet to the true Point of Beginning. Containing an area of 116822.64 square feet, 2.682 acres, more or less.

SURVEYOR'S NOTES

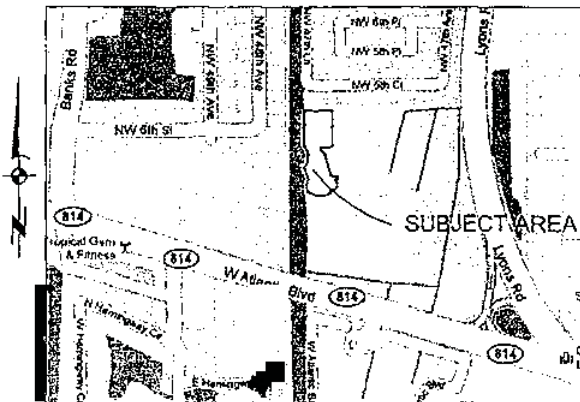
EXHIBIT B-

SHEET 1 OF 3

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:
 - A. Plat of "TILINDA PLAT", recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.
 - B. Plat of "COOLIDGE PLAT", recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.
 - C. Plat of COCOPALMS PLAT, recorded in Plat Book 154, Page 41 of the Public Records of Broward County, Florida.
 - D. Exhibits B & D for Preserve Areas and Exhibits C & E for Welland Easements prepared by Young, Hobbs & Associates, Job. No. 22607, Date 7/31/2008.
 - E. Resolutions to Adopt Vacation, Official Records Book 48440, Pages 599, 605, 611 & 619, of the Public Records of Broward County, Florida.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
10. Bearings shown hereon are based on an assumed datum and are relative to the North line of Parcel "A", "Tilinda Plat", bearing South 89°34'28" West.
11. Parcel "A" is not shown in its entirety for the purposes of this Sketch of Description.

KEY TO ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
NO.	NUMBER
CHK.	CHECK
P.L.S.	PROFESSIONAL SURVEYOR & MAPPER
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
C	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
L.A.P.C.	LOCAL AREA OF PARTICULAR CONCERN



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
Date of Preparation: January 16, 2013

[Signature]
Date: 1-16-2013
Charles E. Rossi, P.L.S.
Professional Surveyor and Mapper
Florida Registration No. 4798

DATE	REVISION	BY	CR.
1/16/2013	ADD RESOLUTIONS	VV	CER

Sun-Tech Engineering, Inc.
Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019
1600 West Oakland Park Boulevard Phone (954) 777-3123
FL, Lauderdale, FL 33311 Fax (954) 777-3114

3295sk13xv18.dwg
JOB No.:
09-3266

DESCRIPTION**SHEET 2 OF 3****EXHIBIT B-1****EAST WETLAND EASEMENT**

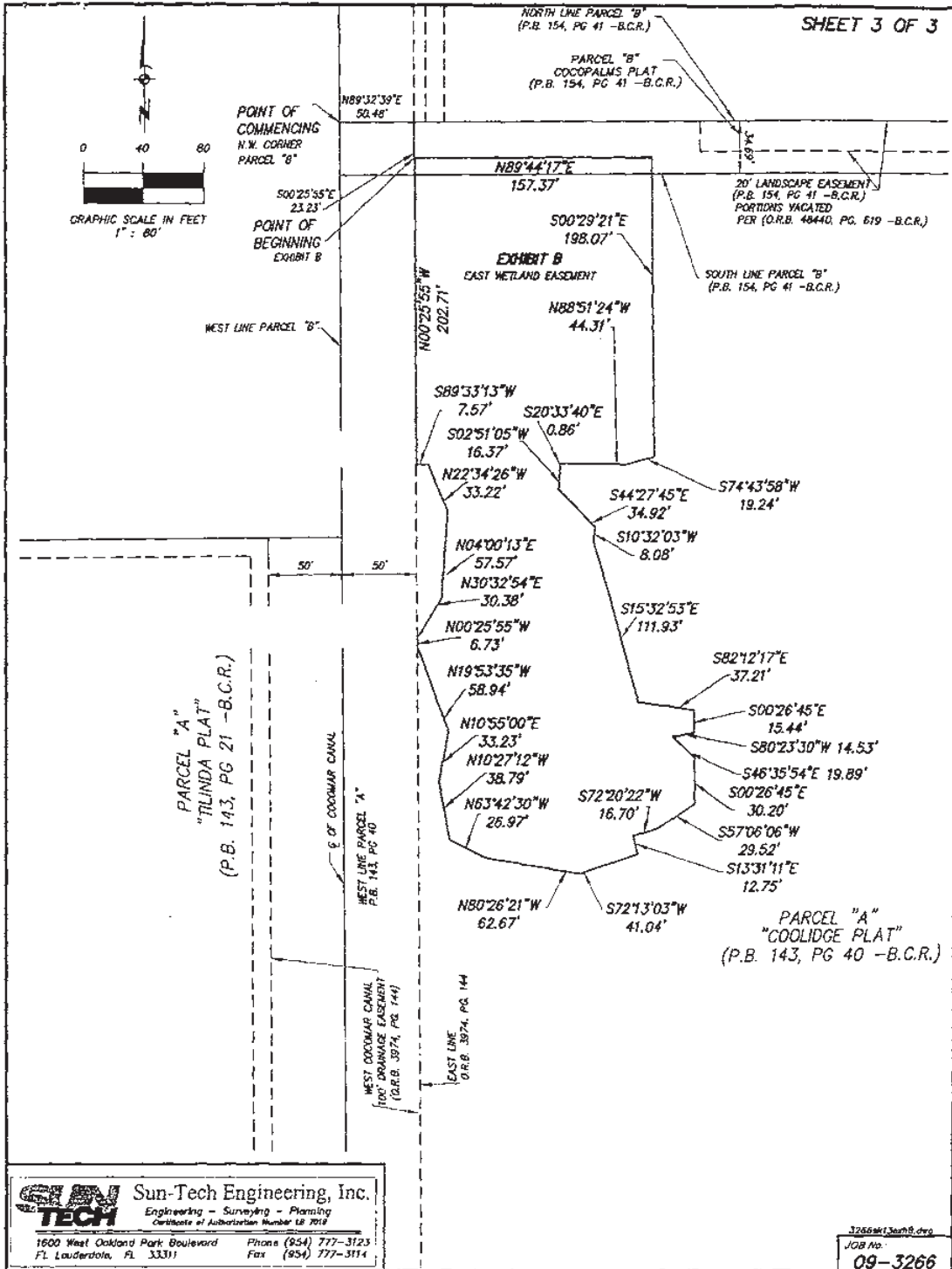
Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "B", of **COCOPALMS**, according to the Plat thereof, as recorded in Plat Book 154, Page 41 and being part of Parcel "A", **COOLIDGE PLAT**, according to the Plat thereof, as recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.

COMMENCING at a point in the center line of West Cocomar Canal, being the northwest corner of Parcel "B", **COCOPALMS PLAT**, recorded in Plat Book 154, Page 41; thence with the North line of said Parcel "B", North 89°32'39" East a distance of 50.48 feet; thence leaving said North line across said Parcel "B" South 00°25'55" East a distance of 23.23 feet to the true **POINT OF BEGINNING** of this easement to a point; thence continuing across said Parcel "B" North 89°44'17" East, a distance of 157.37 feet to a point; thence across said Parcel "B" and across Parcel "A" **COOLIDGE PLAT**, recorded in Plat Book 143, Page 40 South 00°29'21" East a distance of 198.07 feet to a point; thence across said Parcel "a" as follows: South 74°43'58" West a distance of 19.24 feet to a point; thence North 88°51'24" West a distance of 44.31 feet to a point; thence South 20°33'40" East a distance of 0.86 feet to a point; thence South 02°51'05" West a distance of 16.37 feet to a point; thence South 44°27'45" East a distance of 34.92 feet to a point; thence South 10°32'03" West a distance of 8.08 feet to a point; thence South 15°32'53" East a distance of 111.93 feet to a point; thence South 82°12'17" East a distance of 37.21 feet to a point; thence South 00°26'45" East a distance of 15.44 feet to a point; thence South 80°23'30" West a distance of 14.53 feet to a point; thence South 46°35'54" East a distance of 19.89 feet to a point; thence South 00°26'45" East a distance of 30.20 feet to a point; thence South 57°09'06" West a distance of 29.52 feet to a point; thence South 72°20'22" West a distance of 16.70 feet to a point; thence South 13°31'11" East a distance of 12.75 feet to a point; thence South 72°13'03" West a distance of 41.04 feet to a point; thence North 80°26'21" West a distance of 62.67 feet to a point; thence North 63°42'30" West a distance of 26.97 feet to a point; thence North 10°27'12" West a distance of 38.79 feet to a point; thence North 10°55'00" East a distance of 33.23 feet to a point; thence North 19°53'35" West a distance of 58.94 feet to a point; thence North 00°25'35" West, 6.73 feet; thence North 30°32'54" East a distance of 30.38 feet to a point; thence North 04°00'13" East a distance of 57.57 feet to a point; thence North 22°34'26" West a distance of 33.22 feet to a point; thence South 89°33'13" West a distance of 7.57 feet to a point; thence across said Parcel "A" and said Parcel "B" North 00°26'47" West a distance of 202.71 feet to the Point of Beginning. Containing an area of 65,467 square feet, 1.503 acres, more or less.

SUN TECH Sun-Tech Engineering, Inc.
 Engineering - Surveying - Planning
 Certificate of Authorization Number LB 7019
 1600 West Oakland Park Boulevard Phone (954) 777-3123
 Ft. Lauderdale, FL 33311 Fax (954) 777-3114

J2954k13ee0B.dwg

JOB No:
09-3266



Sun-Tech Engineering, Inc.
 Engineering - Surveying - Planning
 Certificate of Authorization Number LR 7018
 1600 West Oakland Park Boulevard Phone (954) 777-3123
 Ft. Lauderdale, FL 33311 Fax (954) 777-3114

3266w13arB.dwg
 JOB No:
09-3266

SURVEYOR'S NOTES

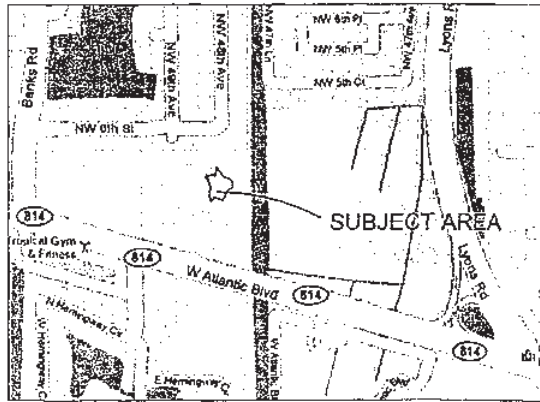
EXHIBIT C

SHEET 1 OF 3

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:
 - A. Plat of "TILINDA PLAT", recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.
 - B. Plat of "COOLIDGE PLAT", recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.
 - C. Plat of "COCOPALMS PLAT", recorded in Plat Book 154, Page 41 of the Public Records of Broward County, Florida.
 - D. Exhibits B & D for Preserve Areas and Exhibits C & E for Wetland Easements prepared by Young, Hobbs & Associates, Job. No. 22607, Date 7/31/2008.
 - E. Resolution to Adopt Vacation, Official Records Book 48440, Page 593, of the Public Records of Broward County, Florida.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7018, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
10. Bearings shown hereon are based on an assumed datum and are relative to the North line of Parcel "A", "Tilinda Plat", bearing South 89°34'28" West.
11. Parcel "A" is not shown in it's entirety for the purposes of this Sketch of Description.

KEY TO ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
NO.	NUMBER
CHK.	CHECK
P.L.S.	PROFESSIONAL SURVEYOR & MAPPER
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CL	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
L.A.P.C.	LOCAL AREA OF PARTICULAR CONCERN




LOCATION MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
Date of Preparation: January 16, 2013


 Charles E. Rossi, P.L.S. Date
 Professional Surveyor and Mapper
 Florida Registration No. 4798

DATE	REVISION	BY	CHK.
1/16/2013	ADD RESOLUTION	W	CER

SUN TECH Sun-Tech Engineering, Inc.
 Engineering - Surveying - Planning
 Certificate of Authorization Number LB 7018
 1600 West Oakland Park Boulevard Phone (954) 777-3123
 Ft. Lauderdale, FL 33311 Fax (954) 777-3114

3266sk14gsh.C.013
 JOB No.
09-3266

SHEET 2 OF 3

DESCRIPTION

EXHIBIT C

WEST WETLAND EASEMENT

Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "A", TILINDA PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.

COMMENCING at a point in the center line of West Cocomar Canal, being the northeast corner of Parcel "A", TILINDA PLAT, recorded in Plat Book 143, Page 21; thence with the North line of said Parcel "A", South 89°34'28" West passing a 5/8" witness pin set at a distance of 55.00 feet and continuing for a total distance of 149.11 feet to a point; thence across said Parcel "A" as follows: South 00°25'32" East a distance of 175.16 feet to a point, said point being the true POINT OF BEGINNING; thence continuing across said Parcel "A" as follows:

thence South 11°04'00" West a distance of 31.93 feet to a point; thence South 70°31'24" West a distance of 27.09 feet to a point; thence South 27°37'16" West a distance of 30.51 feet to a point; thence South 21°34'52" West a distance of 38.75 feet to a point; thence North 73°40'45" West a distance of 61.08 feet to a point; thence South 35°29'59" West a distance of 31.40 feet to a point; thence North 15°25'05" West a distance of 38.37 feet to a point; thence North 08°39'56" East a distance of 44.66 feet to a point; thence North 09°33'16" West a distance of 24.79 feet to a point; thence North 21°54'50" West a distance of 19.56 feet to a point; thence North 16°03'54" West a distance of 27.89 feet to a point; thence North 71°38'55" East a distance of 32.28 feet to a point; thence South 68°34'57" East a distance of 21.14 feet to a point; thence North 11°27'39" East a distance of 54.42 feet to a point; thence South 30°53'02" East a distance of 27.14 feet to a point; thence South 47°21'14" East a distance of 11.97 feet to a point; thence South 33°55'29" East a distance of 35.51 feet to a point; thence South 83°49'49" East a distance of 28.66 feet to a point; thence South 41°49'53" East a distance of 40.99 feet to the true Point of Beginning. Containing an area of 17,811 square feet, 0.409 acres, more or less.



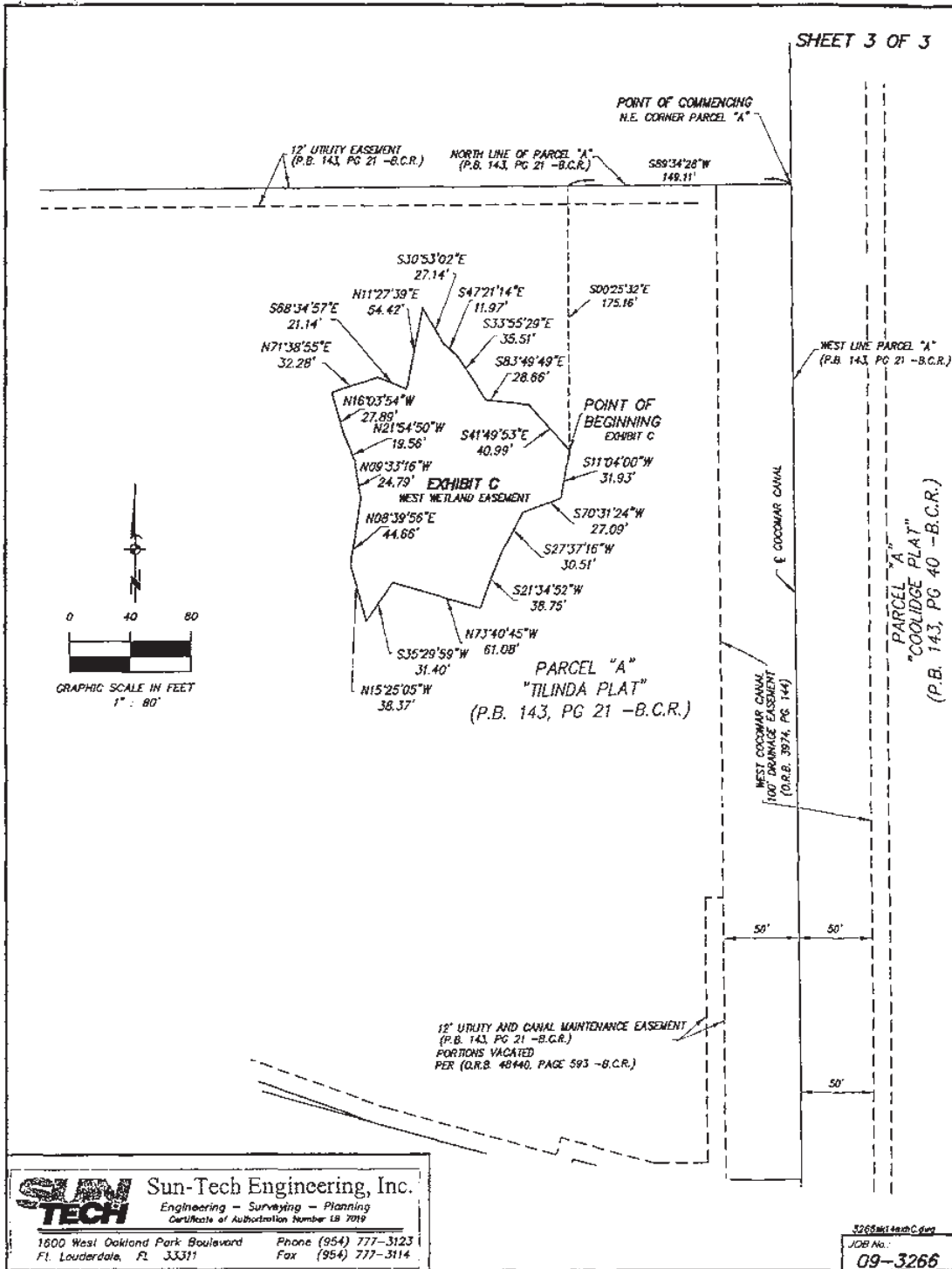
Sun-Tech Engineering, Inc.

Engineering - Surveying - Planning
Certificate of Authorization Number LE 70181800 West Oakland Park Boulevard
Fl. Lauderdale, FL 33311Phone (954) 777-3123
Fax (954) 777-3114

J265ak1dashC.dwg

JOB No.:

09-3266



SURVEYOR'S NOTES

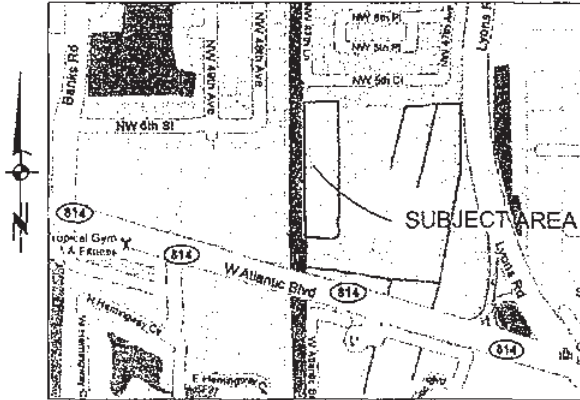
EXHIBIT D

SHEET 1 OF 3

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:
 - A. Plat of "TILINDA PLAT", recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.
 - B. Plat of "COOLIDGE PLAT", recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.
 - C. Plat of COCOPALMS PLAT, recorded in Plat Book 154, Page 41 of the Public Records of Broward County, Florida.
 - D. Exhibits B & D for Preserve Areas and Exhibits C & E for Wetland Easements prepared by Young, Hobbs & Associates, Job. No. 22607, Date 7/31/2008.
 - E. Resolutions to Adopt Vacation, Official Records Book 48440, Pages 599, 605, 611 & 619, of the Public Records of Broward County, Florida.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
10. Bearings shown hereon are based on an assumed datum and are relative to the North line of Parcel "A", "Tilinda Plat", bearing South 89°34'28" West.
11. Parcel "A" is not shown in its entirety for the purposes of this Sketch of Description.

KEY TO ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
NO.	NUMBER
CHK.	CHECK
P.L.S.	PROFESSIONAL SURVEYOR & MAPPER
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
C	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
L.A.P.C.	LOCAL AREA OF PARTICULAR CONCERN



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge

Sun-Tech Engineering, Inc.
Date of Preparation: January 16, 2013

[Signature]
1-16-2013
Charles E. Rossi, P.L.S. Date
Professional Surveyor and Mapper
Florida Registration No. 4798

DATE	REVISION	BY	CHK
1/16/2013	ADD RESOLUTIONS	VV	CER

SUN-TECH Sun-Tech Engineering, Inc.
Engineering - Surveying - Planning
Certificate of Authorization Number LB 7019
1600 West Oakland Park Boulevard Phone (954) 777-3123
FL. Lauderdale, FL 33311 Fax (954) 777-3114

J288ak15ash0.dwg
JOB No.
09-3266

SHEET 2 OF 3


DESCRIPTION

EXHIBIT D

EAST PRESERVE AREA L.A.P.C. EASEMENT

Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "B", of COCOPALMS, according to the Plat thereof, as recorded in Plat Book 154, Page 41 and being part of Parcel "A", COOLIDGE PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.

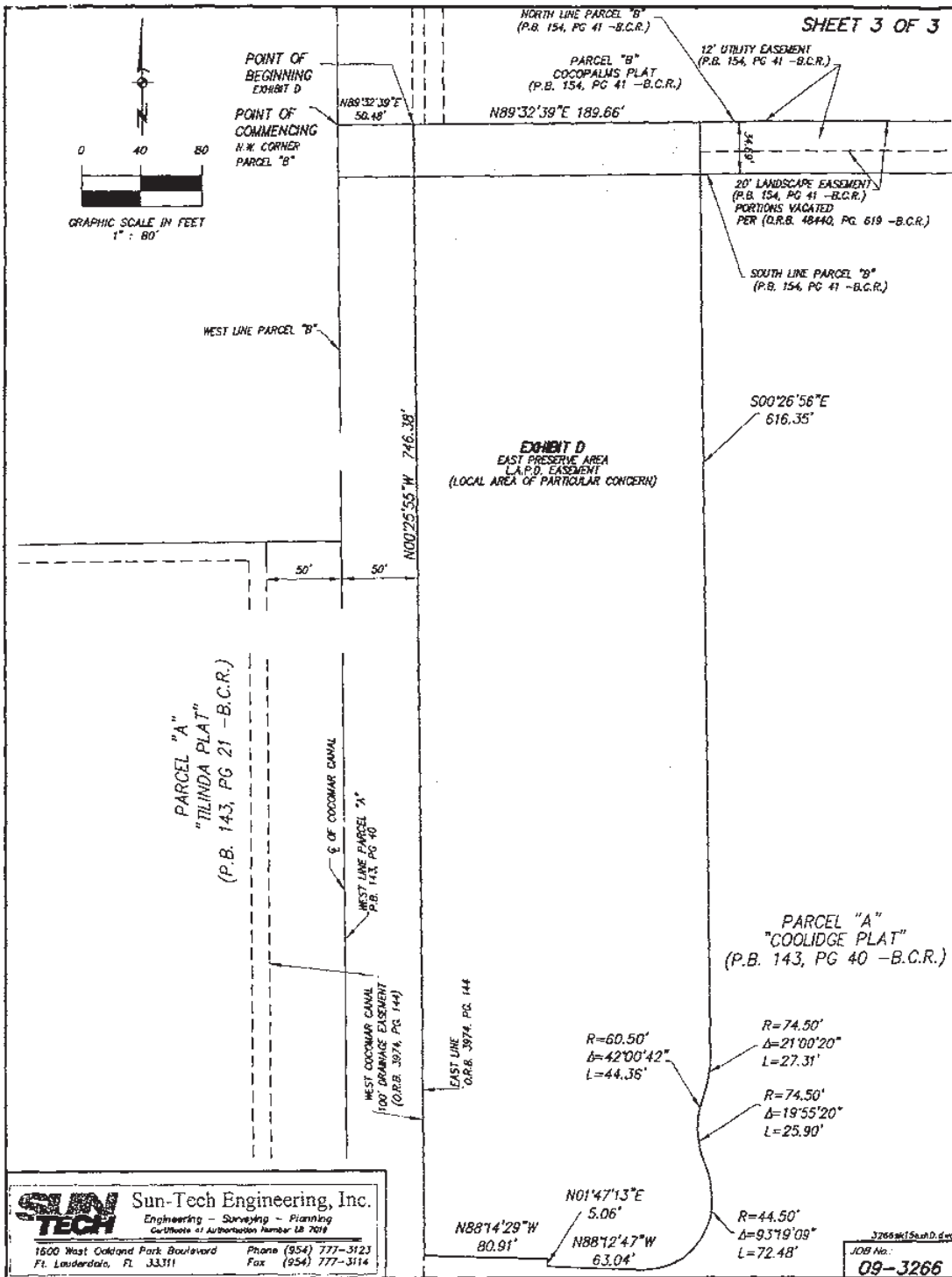
COMMENCING at a point in the center line of West Cocomar Canal, being the northwest corner of Parcel "B", COCOPALMS PLAT, recorded in Plat Book 154, Page 41; thence with the North line of said Parcel "B", North 89°32'39" East a distance of 50.48 feet to the true POINT OF BEGINNING of this easement; thence continuing with the North line of said Parcel "B" North 89°32'39" East a distance of 189.66 feet to a point; thence leaving said North line across said Parcel "B" and across Parcel "A" COOLIDGE PLAT, recorded in Plat Book 143, Page 40 South 00°26'56" East a distance of 616.35 feet to a point; thence continuing across said Parcel "A" as follows: with a curve turning to the right, said curve having an arc length of 27.31 feet, with a radius of 74.50 feet, with a delta angle of 21°00'20", with a chord bearing of South 10°03'15" West, with a chord length of 27.16 feet to a point; thence with a reverse curve turning to the left, said curve having an arc length of 44.36 feet, with a radius of 60.50 feet, with a delta angle of 42°00'42", with a chord bearing of South 00°26'56" East, with a chord length of 43.37 feet to a point; thence with a reverse curve turning to the right, said curve having an arc length of 25.90 feet, with a radius of 74.50 feet, with a delta angle of 19°55'20", with a chord bearing of South 11°29'37" East, with a chord length of 25.77 feet to a point; thence with a compound curve turning to the right, said curve having an arc length of 72.48 feet with a radius of 44.50 feet, with a delta angle of 93°19'09", with a chord bearing of South 45°07'38" West with a chord length of 64.73 feet to a point; thence North 88°12'47" West a distance of 63.04 feet to a point; thence North 01°47'13" East a distance of 5.06 feet to a point; thence North 88°14'29" West a distance of 80.91 feet to a point; thence across said Parcel "A" and with said Parcel "B" North 00°25'55" West a distance of 746.38 feet to the Point of Beginning. Containing an area of 142012.61 square feet, 3.260 acres, more or less.

	Sun-Tech Engineering, Inc. Engineering - Surveying - Planning Certificate of Authorization Number LB 7019
	1600 West Oakland Park Boulevard Ft. Lauderdale, Fl. 33311
Phone (954) 777-3123 Fax (954) 777-3114	

326#wt5autD.dwg

JOB No.:

09-3266



Standard ERP-ERL Broward, Revised 09/2012
 Prepared by the
 Broward County Attorney's Office
 and SFWMD's Office of Counsel
 11811149:2

SURVEYOR'S NOTES

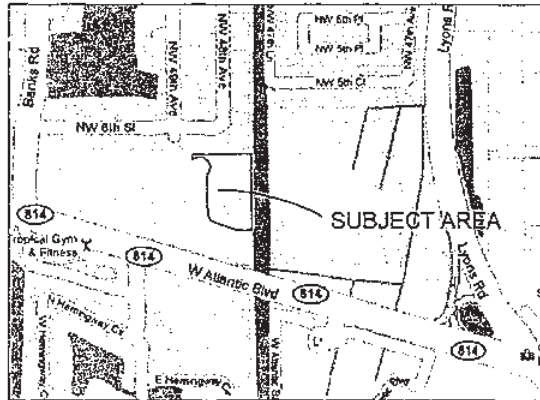
EXHIBIT E

SHEET 1 OF 3

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:
 - A. Plat of "TILINDA PLAT", recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.
 - B. Plat of "COOLIDGE PLAT", recorded in Plat Book 143, Page 40 of the Public Records of Broward County, Florida.
 - C. Plat of "COCOPALMS PLAT", recorded in Plat Book 154, Page 41 of the Public Records of Broward County, Florida.
 - D. Exhibits B & D for Preserve Areas and Exhibits C & E for Wetland Easements prepared by Young, Hobbs & Associates, Job No. 22607, Date 7/31/2008.
 - E. Resolution to Adopt Vacation, Official Records Book 48440, Page 593, of the Public Records of Broward County, Florida.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB 7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
10. Bearings shown hereon are based on an assumed datum and are relative to the North line of Parcel "A", "Tilinda Plat", bearing South 89°34'28" West.
11. Parcel "A" is not shown in its entirety for the purposes of this Sketch of Description.

KEY TO ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
RAW	RIGHT OF WAY
U.E.	UTILITY EASEMENT
NO.	NUMBER
CHK.	CHECK
P.L.S.	PROFESSIONAL SURVEYOR & MAPPER
L.B.	LICENSED BUSINESS
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
⊙	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
L.A.P.C.	LOCAL AREA OF PARTICULAR CONCERN



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
Date of Preparation: January 16, 2013

[Signature]
Date: 1-16-2013
Charles E. Rossi, P.L.S.
Professional Surveyor and Mapper
Florida Registration No. 4798

DATE	REVISION	BY	CHK.
1/16/2013	ADD RESOLUTION	VV	CER

SUN TECH Sun-Tech Engineering, Inc.
Engineering - Surveying - Planning
Certificate of Authorization Number 13 7019
1600 West Oakland Park Boulevard Phone (954) 777-3123
Fl. Lauderdale, FL 33311 Fax (954) 777-3114


3266en18.enf.dwg
JOB No.:
09-3266

SHEET 2 OF 3

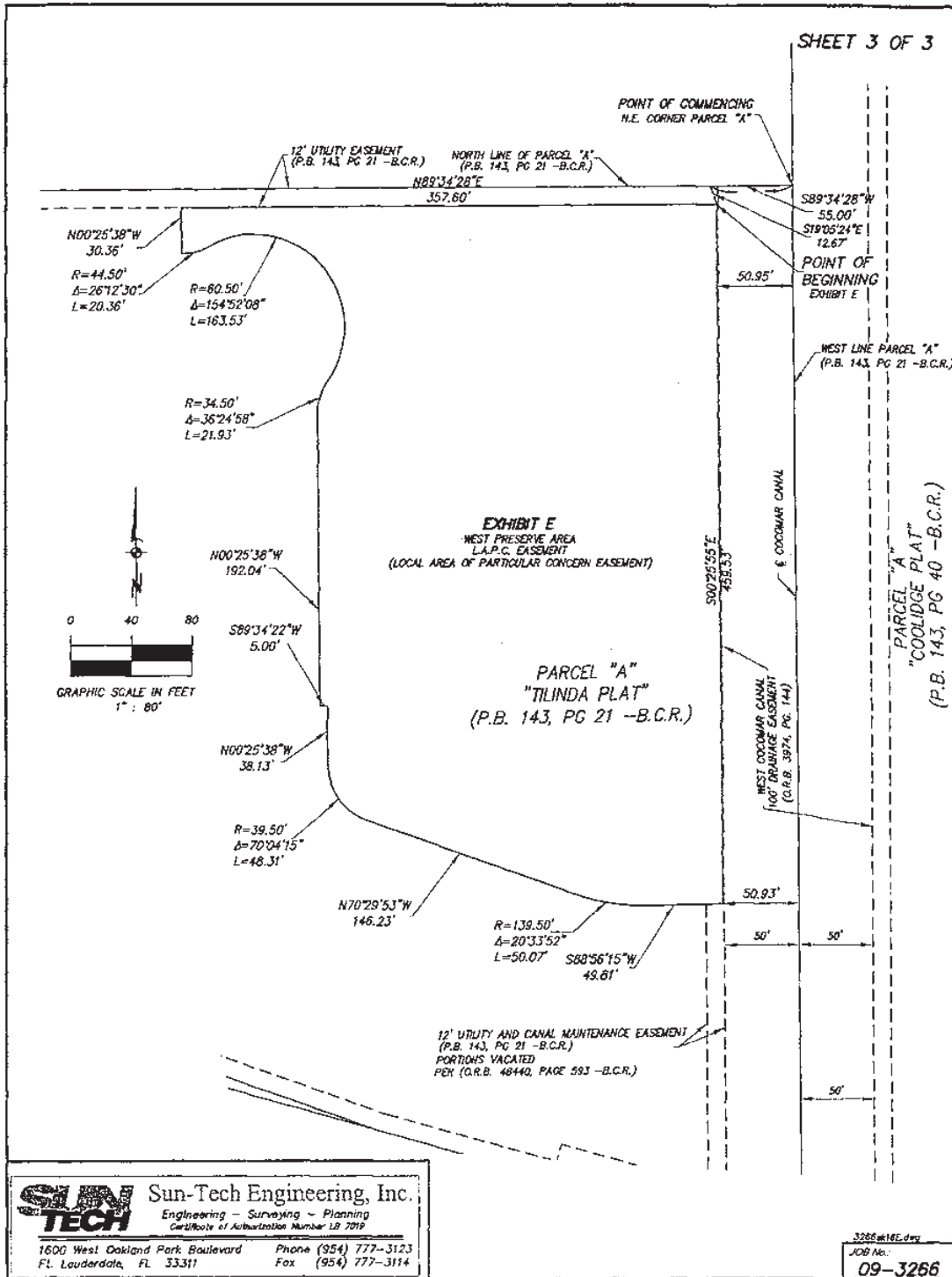
DESCRIPTION**EXHIBIT E****WEST PRESERVE AREA L.A.P.C. EASEMENT**

Being a portion of the Southeast 1/4 of Section 31, Township 48 South, Range 42 East and being part of Parcel "A", TILINDA PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page 21 of the Public Records of Broward County, Florida.

COMMENCING at a point in the center line of West Cocomar Canal, being the northeast corner of Parcel "A", TILINDA PLAT, recorded in Plat Book 143, Page 21; thence with the North line of said Parcel "A", South 89°34'28" West a distance of 55.00 feet to a 5/8" iron pin set; thence across said Parcel "A" as follows: South 19°05'24" East a distance of 12.67 feet to a point, said point being the true **POINT OF BEGINNING** of this easement; thence continue across said Parcel "A" as follows: South 00°25'55" East a distance of 459.53 feet to a point; thence South 88°56'15" West a distance of 49.81 feet to a point; thence with a curve turning to the right, said curve having an arc length of 50.07 feet, with a radius of 139.50 feet, with a delta angle of 20°33'52", with a chord bearing of North 80°46'49" West, with a chord length of 49.80 feet to a point; thence North 70°29'53" West a distance of 146.23 feet to a point; thence with a curve turning to the right, said curve having an arc length of 48.31 feet, with a radius of 39.50 feet, with a delta angle of 70°04'15", with a chord bearing of North 35°27'45" West, with a chord length of 45.35 feet to a point; thence North 00°25'38" West a distance of 38.13 feet to a point; thence South 89°34'22" West a distance of 5.00 feet to a point; thence North 00°25'38" West a distance of 192.04 feet to a point; thence with a curve turning to the right, said curve having an arc length of 21.93 feet, with a radius of 34.50 feet, with a delta angle of 36°24'58", with a chord bearing of North 17°46'51" East, with a chord length of 21.56 feet to a point; thence with a curve turning to the left, said curve having an arc length of 163.53 feet, with a radius of 60.50 feet, with a delta angle of 154°52'08", with a chord bearing of North 41°26'44" West, with a chord length of 118.10 feet to a point; thence with a reverse curve turning to the right, said curve having an arc length of 20.36 feet, with a radius of 44.50 feet, with a delta angle of 26°12'30", with a chord bearing of South 74°13'27" West, with a chord length of 20.18 feet to a point; thence North 00°25'38" West a distance of 30.36 feet to a point; thence North 89°34'28" East a distance of 357.60 feet to the true Point of Beginning. Containing an area of 116822.64 square feet, 2.662 acres, more or less.

	Sun-Tech Engineering, Inc. Engineering - Surveying - Planning Certificate of Authorization Number LB 7018
	1600 West Oakland Park Boulevard Ft. Lauderdale, FL 33311
	Phone (954) 777-3123 Fax (954) 777-3114

3266sk16esh-E.dwg
 JOB No.
09-3266



**ATTACHMENT B: AGREEMENT FOR COMPLIANCE WITH CONDITIONS OF
ENVIRONMENTAL IMPACT REPORT (EIR)**

Return recorded copy to: **AMPLA**

Development and Environmental Regulation Division
115 South Andrews Avenue, A240
Fort Lauderdale, Fl. 33301

This Instrument Prepared by:

Cynthia A. Pasch, AICP
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard
Suite 1500
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY UNTIL FULLY PERFORMED.

AGREEMENT FOR COMPLIANCE WITH CONDITIONS OF ENVIRONMENTAL IMPACT REPORT

This is an Agreement made and entered into by and between: BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY,"

AND

Coolidge, Inc., its successors and assigns, hereinafter referred to as "DEVELOPER",

WHEREAS, the Tilinda Plat, Plat No./Clerk's File No. 160-MP-87, hereinafter referred to as the "Plat," was approved by the Board of County Commissioners of Broward County on October 4, 1998, and more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, certain property depicted on Exhibit "C" as LAPC Site 44A, attached hereto and made a part hereof, has been designated a Native Vegetative Community "Local Area of Particular Concern" ("LAPC") or an "Urban Wilderness Area," or both, by the Board of County Commissioners of Broward County; and

WHEREAS, lands designated a Native Vegetative Community, Local Areas of Particular Concern or an Urban Wilderness Area, as described in the Broward County Land Use Plan, have been determined to be environmentally sensitive lands; and

FTL 2925250:4
CAF#363
01/01/04 Revised

Approved BCC 10/7/08 #23
Submitted by DELO

OPTIONAL FORM NO. 10 (REV. 1-1-01)

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, requires that plats of land including property which has been designated an LAPC or an Urban Wilderness Area shall be developed consistent with conditions determined by the Board of County Commissioners to be necessary to preserve the environmental sensitivity of such property, as set forth in an Environmental Impact Report prepared for the PLAT; and

WHEREAS, the Environmental Impact Report for the PLAT, approved by the Board of County Commissioners on October 7, 2008, (the "EIR") identifies the effects of the proposed development upon the natural resources within the boundaries of the PLAT and sets forth mitigation measures and techniques necessary to acceptably reduce the impact of the proposed development; and

WHEREAS, the EIR requires the Developer to grant a Conservation Easement to Broward County, prior to the issuance of a Tree Removal License, for the property contained within the Conservation Area depicted in Exhibit "D";

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, requires as a condition of the issuance of a development order for the PLAT that the DEVELOPER execute and record an agreement which will ensure compliance with the requirements of the EIR as adopted by the Board of County Commissioners; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions and promises hereinafter set forth, the parties do agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. DEVELOPER shall fully perform and complete the mitigation measures described in Exhibit "B," attached hereto and incorporated herein, consistent with the time frames set forth therein. If the provisions of Exhibit "B" include obligations to maintain improvements, DEVELOPER shall furnish security, in a form acceptable to the COUNTY, in an amount sufficient to insure such maintenance for the required time period.
3. The parties agree that compliance with the terms of this Agreement shall satisfy the requirement of Chapter 5, Article IX, Broward County Code of Ordinances, with respect to the Plat. Proposed developments that include all or any part of any lands designated as environmentally sensitive lands shall be developed subject to conditions determined to be necessary to reduce the impact of development on such lands. COUNTY agrees that this Agreement satisfies the requirements of the Broward County Land Development Code with respect to the protection of environmentally sensitive lands.
4. If DEVELOPER fails to perform its obligations as set forth herein, COUNTY may take any or all of the following actions to insure compliance with the Broward County

Comprehensive Plan, the Land Development Code and the terms of this Agreement:

- (a) Call upon any security provided pursuant to paragraph 2 and complete the mitigation requirements;
 - (b) Withhold building permits and certificates of occupancy for development within the PLAT, or if the PLAT is located within a municipality, request the municipality issuing permits to withhold building permits and certificates of occupancy, until the DEVELOPER'S obligations are current.
 - (c) COUNTY shall be entitled to injunctions, both preliminary and final, enjoining and restraining DEVELOPER'S breach of this Agreement, specifically enjoining damage or destruction of the natural resources of the property within the PLAT.
5. The parties specifically agree and recognize that nothing in this Agreement is a waiver, specific or otherwise, of the obligation of the DEVELOPER to strictly comply with all the requirements of the CITY's land development codes.
 6. RELEASE. Upon DEVELOPER'S completion of the mitigation measures specified in Exhibit "B" and provision of adequate security, if required, as described in paragraph 2, and upon demonstration of such completion to the reasonable satisfaction of COUNTY, the COUNTY shall record a release in the Official Records of Broward County, Florida, indicating DEVELOPER'S compliance with the terms of this Agreement.
 7. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director, Development and Environmental Regulation Division of Broward County
115 South Andrews Avenue, Room A240
Fort Lauderdale, FL 33301

For the DEVELOPER:

Paul Kupfer, Esq.
Kupfer, Kupfer & Skolnick, P.A.
5541 University Drive, Suite 103
Coral Springs, FL 33067

8. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County Florida, at the DEVELOPER'S expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.
9. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sitis, and shall be governed by the laws of the State of Florida.
10. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
11. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
12. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
13. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
14. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
15. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the Public Records of Broward County, Florida.
16. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written

document prepared with the same or similar formality as this Agreement and executed by the parties to the Agreement.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 7th day of October, 2008 and DEVELOPER, signing by and through its authorized representative duly authorized to execute same.

COUNTY

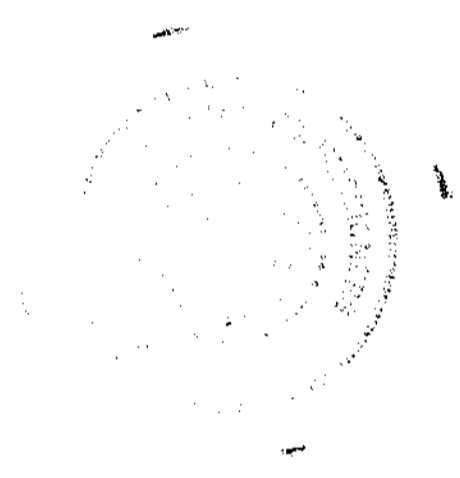
ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

RH Brossant
for _____
County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners
of Broward County, Florida

By *Steve Fuda* _____
Mayor

6th day of April, 2009



Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6908

By *[Signature]* _____
Assistant County Attorney

23 day of MARCH, 2009

EXHIBIT "A"

LEGAL DESCRIPTION

All of the Tilinda Plat as recorded in Plat Book 143, page 21 of the Public Records of Broward County, Florida.

FTL:2925250:4

CAF#363

01/01/04 Revised

EXHIBIT "B"**MITIGATION MEASURES**

- 1) The Developer shall grant a Conservation Easement to Broward County for the property contained within the Conservation Area as depicted in Exhibit "D". This Conservation Easement shall be accepted by the Broward County Board of Commissioners and recorded in the public records of Broward County prior to the issuance of a Tree Removal License for the site. The Conservation Easement shall require maintenance by the developer, and its successor in interest, in perpetuity.
- 2) No development shall occur within the Conservation Area.
- 3) No utility easements shall be located within the Conservation Area.
- 4) Clearing, mowing and other lawn maintenance activities (including the dumping of lawn debris) are prohibited within the Conservation Area except as described in paragraphs 9 and 10 below.
- 5) Prior to any clearing or filling activities on the property, construction barriers and silt fencing shall be placed around the boundary of the Conservation Area. The barrier or barricades shall be as constructed of sturdy material such as orange plastic fencing on metal stakes (not flagging or ribbons) and conspicuous enough and high enough to be seen easily by operators of trucks and other heavy equipment. Delineation of the Conservation Area shall be by flagged surveyor stakes placed no more than forty (40) feet apart. Within ten (10) working days of the written notification that the stakes are in place, Development and Environmental Regulation Division (DERD) staff shall verify that the stakes accurately delineate the boundary of the Conservation Area and shall confirm this by letter. The Developer shall have a legal description of the Conservation Area prepared based upon the area delineated in the field and approved by the DERD. That legal description shall be incorporated into the Conservation Easement required in paragraph 1) above. Before any clearing or filling activities are carried out, the developer shall notify DERD staff that all required barriers and barricades are in place. Within five (5) working days of written notification that the barricades (as described above) are in place, DERD staff shall verify that the tree barriers are adequate to protect the resource and shall confirm this by letter. Only after receiving these letters of confirmation may clearing or filling activities occur. The use of filtering screen or hay bales is required around the Conservation Area where it abuts the proposed development to prevent the siltation of these vegetative communities by construction runoff. The screening or hay bales shall be installed prior to beginning of filling activities and shall remain in place until all construction and paving has occurred. At that time they shall be removed from the site.
- 6) No ground clearing activities shall occur until all applicable state, federal, county and municipal permits and licenses have been obtained and the developer is in compliance with said permits or licenses. The only exception shall be the removal by

F1: 2925250.4

CAF#363

01/01/04 Revised

hand of invasive exotics as defined in paragraph 9) below in the Conservation Area. Written approval shall be required from DERD prior to initiating exotic removal activities.

- 7) The Developer agrees to allow access and shall allow access to the property at reasonable times by DERD personnel for the purposes of inspection to determine compliance with the conditions of the Environmental Impact Report.
- 8) Tree preservation, relocation and removal within the area designated as a Local Area of Particular Concern shall be in compliance with the Broward County Tree Preservation Ordinance. Code requirements shall include the relocation and preservation of select trees outside Conservation Area where feasible, in accordance with ordinance requirements. A Tree Removal License from Broward County shall be obtained prior to any land clearing within the LAPC. No native trees or understory species shall be removed or altered from the Conservation Area unless authorized by the Tree Removal License or is a hazard to life or property. DERD approval shall be required prior to the removal of any hazard trees or understory.
- 9) Exotic vegetation as specified in the Florida Exotic Pest Plant Council's 2007 List of Invasive Plant Species shall be removed from the Conservation Area by appropriate hand methods, including hand tools, chain saws and approved herbicides for the exotics to be removed. Exotic vegetation on the interior of the Conservation Area shall be treated by a herbicide and shall be left in place to decompose, or shall be removed from the Conservation Area without the use of heavy equipment, whichever provides the least amount of impact to the native vegetation that is to remain. A continued program of exotic plant removal shall be undertaken by the applicant or appropriate private entity, as approved by DERD to provide for less than 2% areal coverage by exotics. All exotic vegetation shall be removed prior to the issuance of any Certificates of Occupancy for any buildings on the property.
- 10) No native trees or understory species shall be removed or altered from the Conservation Area unless authorized by the Tree Removal License or is a hazard to life or property. DERD approval shall be required prior to the removal of any hazard trees or understory.
- 11) To the greatest extent possible, the landscape plans shall incorporate native trees, shrubs and groundcovers which are indigenous to the Tilinda site, following Xeriscaping principles. No species listed on the Florida Exotic Pest Plant Council's List of Most Invasive Species shall be used.
- 12) Trees within the Conservation Area must be protected from chemical poisoning, excavation and grade changes as follows:
 - retaining walls and drywells may be needed to protect trees from severe grade changes. For shallow fills, the fill material may be gently sloped down to the level

of the tree roots, leaving the tree in a depression larger than the spread of its crown.

- no parking, vehicle maintenance, storage of construction materials or debris, or cleaning of equipment shall take place within the Conservation Area.
- 13) All storm water runoff from the developable area directed into the Conservation Area must be pretreated and shall only be directed into the wetland portion of Conservation Area. A ditch that will transport treated stormwater into the wetland area shall be allowed to be constructed through the upland portion of the conservation area as long as no native vegetation is impacted. The construction and installation of the ditch shall be as per the Tree Removal License and Environmental Resource Permit to be issued for the site.
 - 14) The areas in the Conservation Area that are cleared of exotic vegetation shall be replanted with native vegetation. The vegetation shall be in the form of relocated trees and palms from the forested areas to be impacted, and replacement trees and vegetation. The numbers, sizes and species of plants shall be pursuant to the Tree Removal License.

EXHIBIT C

LOCAL AREA OF PARTICULAR CONCERN (LAPC)



BROWARD COUNTY
ENVIRONMENTAL PROTECTION DEPARTMENT

LAPC Sites 44A & B

*Acreage is an approximation



0 150 300 450 600 Feet

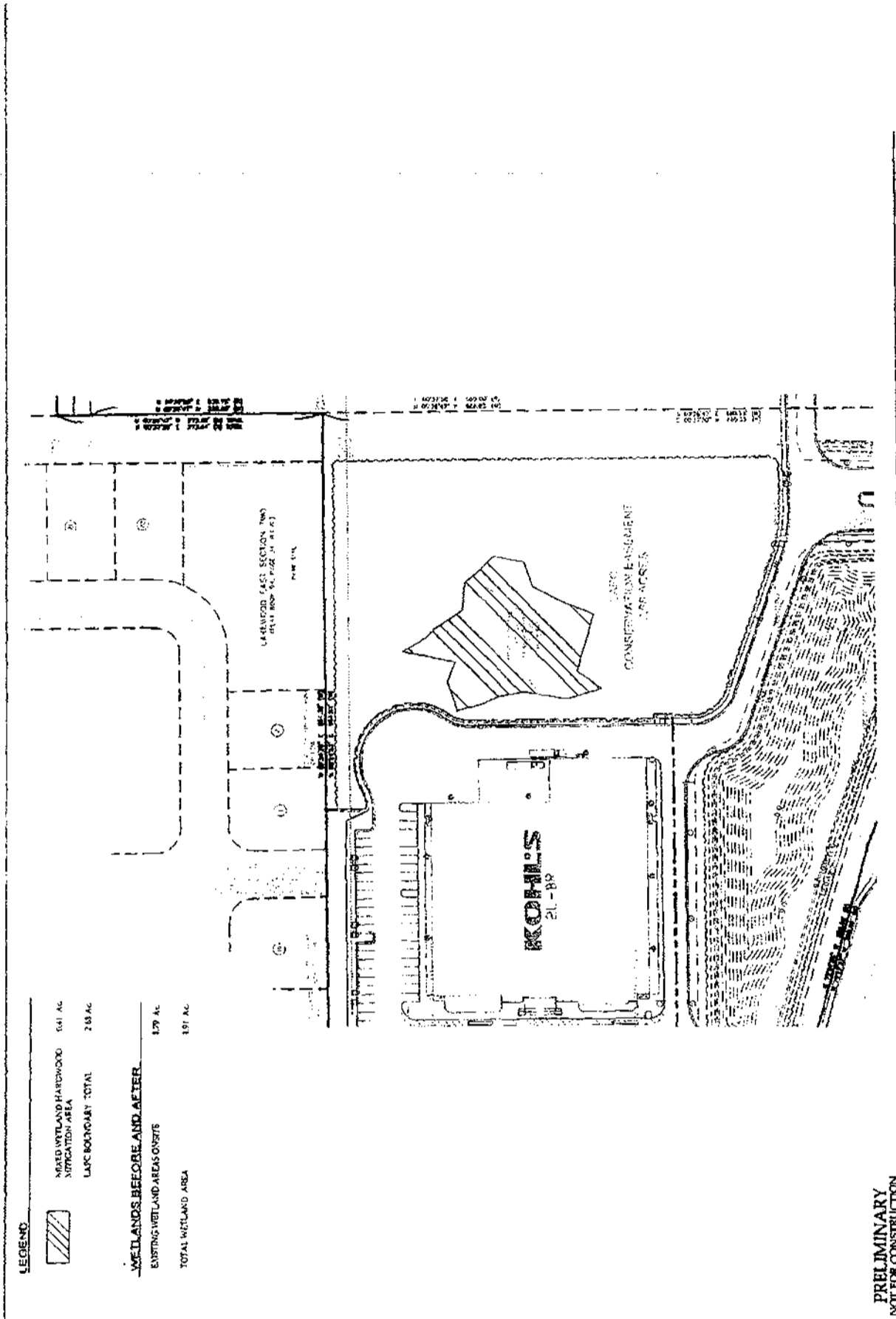


EXHIBIT "D"
CONSERVATION AREA


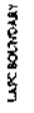


FTL:2925250:4

CAF#363

01/01/04 Revised



LEGEND

-  MAPPED WETLAND HARDWOOD MITIGATION AREA 6.41 AC
-  LAWYER BOUNDARY TOTAL 2.66 AC
- WETLANDS BEFORE AND AFTER**
-  EXISTING WETLAND AREAS ON SITE 8.79 AC
-  TOTAL WETLAND AREA 8.91 AC

**PRELIMINARY
NOT FOR CONSTRUCTION**

ATTACHMENT C: LAPC/WETLAND PRESERVE MANAGEMENT PLAN

Cocomar-Greystar Comprehensive LAPC¹/Wetland Preserve Area Management Plan

Cocomar PCD Application: Environmental Component

Open Space and Recreation Program:

1. Open Space and Recreation Land Area:

- a. 7.4 acres

2. Predominate Open Space Natural System Type²:

- a. Freshwater Marsh, 0.54 acres, (FLUCCS³ 6410),
- b. Freshwater Forested Wetland = 0.62 acres, (FLUCCS 6210),
- c. Mesic Forest = 4.32 acres, (FLUCCS 4330),
- d. Open Water = 1.15 acres, (FLUCCS 5300),
- e. TOTAL NATIVE VEGETATED PRESERVATION AREA = 7.4 acres

3. Recreation Facilities:

- a. Birdwatching,
- b. hiking (adjacent),
- c. kayaking/canoeing,
- d. wildlife observation

4. Natural System Parking:

- a. Final available parking for the natural areas will be determined during permitting.

Typical Proposed Development Plans and Standards:

For Improvement of Open Areas, Canals, and Water Bodies:

Specific development standards are discussed below:

Objectives

The existing cypress area has been subjected to regional and nearfield drainage as well as onsite artificial hydrological manipulation by adjacent agricultural operations, regional drainage canals and onsite agricultural uses for more than 60 years. This has resulted in a loss of wetland hydrology and encroachment by invasive exotic plants and other undesirable vegetation. The objective of the onsite LAPC/Wetland enhancement and restoration plan is to restore and preserve the remaining areas with the highest quality natural system of open water, marsh and wetland forest. The protection and enhancement of these areas will continue in perpetuity and be

¹ LAPC=Local Area of Particular Concern

² All acreages are approximate and will be field adjusted at the time of natural system restoration

³ FLUCCS=Florida Land Use, Cover, and Forms Classification System

protected by a dedicated Conservation Easement (CE). As such, the project will include the removal of stockpiled agricultural debris, exotic vegetation, selective scraping where exotic vegetation is most dense. Hydrology of the wetland areas will be improved by lowering of the ground elevations to wetland elevations. All debris and spoil will be removed from the restored and enhanced wetland area and disposed of in an approved location. A UMAM⁴ of 0.60 or higher will be considered a successful restoration and enhancement project for the CE Preservation Area.

Site Selection

The onsite restoration area is targeted for the remaining freshwater forested wetland and suitable areas adjacent to the regional Cocomar Canal. This site was selected because it is the only remaining remnant wetland forest community within the project limits and although it is significantly degraded by invasive vegetation, restoration and enhancement is the most favorable option for the long-term preservation of this community type in Coconut Creek. Direct impacts to the natural system on the Cocomar site have been avoided and minimized completely by site plan changes. In addition, project related secondary impacts to the native vegetative communities onsite have been eliminated by the incorporation of upland planted buffer areas that are proposed for creation around the wetland and adjacent native upland forest areas. Where feasible, all treated storm water from the proposed development and adjacent lands will be directed to the restored and enhanced wetland to improve long term hydrological functions in the wetland areas.

Site Protection Instrument

The restored area will be protected from unauthorized impacts by fencing, signage and site access control. A Conservation Easement (CE) has been placed over the entire restored and enhanced wetland area, the CE has been given in favor of SFWMD and Broward County, (see attached CE). Following the initial five years of monitoring and maintenance, the site will be dedicated to Broward County for perpetual management as a high-quality native mixed upland and wetland community.

Baseline Information

A UMAM assessment (copy attached) was conducted in 2018 based on multiple site assessments, historic aerial photographs, adjacent site conditions and application of reasonable scientific judgment. The UMAM assessment score of 0.23 was generated as current, base line conditions. Currently, the wetland and adjacent areas are a fallow agricultural area. The wetland and agricultural ditches are dry since the farming activity and associated irrigation has ceased. Most of the control structures have been removed from the ditches by the farmer and water has receded from the site except along the central Cocomar Canal. Exotic vegetation is dominate in all areas of the wetland and upland forest community. The exotic vegetation consists primarily of Brazilian pepper, earleaf Acacia, Bishop's wood, ferns, and young seedlings of these plants. The perimeter of the wetland is encircled by an upland forest dominated by mature trees of Brazilian

⁴ UMAM=Uniform Wetland Mitigation Assessment Methodology

pepper, exotic Ficus trees, Bishop's wood, earleaf Acacia, and exotic vines. Wildlife utilization, wading bird use, nests, burrows or dens are not present due to dense understory and sub-canopy and the lack of ponded or flooded conditions. The agricultural ditches are dry do not provide native habitat values and functions.

Restoration Work Plan and Relative Schedule

The proposed restoration actions will include the following work elements:

1. Work Site Selection and Assessment
 - a. Classify habitat areas
2. Field Delineation and Survey for final Baseline Report
 - a. ID work areas
3. Identify Proposed Refugia Sites
4. Removal of Berm and Debris
 - a. Wetland perimeter scraping
5. Removal of Undesirable Vegetation
6. Conduct As-built Survey
7. Install Native Wetland Vegetation
8. Conduct Time Zero Assessment
9. Time Zero UMAM Assessment
10. Maintenance and Monitoring
 - a. Monthly (year 1-2), Quarterly (year 3-4) and Bi-annually (year 5) as needed
 - b. May be adjusted according to Adaptive Management Plan Assessments
11. Yearly UMAM Assessment
12. Adaptive Management Assessment and Evaluation

Maintenance Plan

Site maintenance will be conducted monthly for the first two years, quarterly for the subsequent two years and bi-annually during the fifth year. However, if site success criteria are met earlier, maintenance may be adjusted accordingly. If at any time the conditions defined in the "*Adaptive Management Plan*" are not met additional maintenance will be employed until the conditions of the Plan are again met.

Specifically, the restoration area will meet the following criteria and achieve the stated performance standards by the end of the 3rd year of the monitoring period. If the performance standards are not met, a remediation program described in the "Adaptive Management Plan" will be implemented.

- a) The area will maintain a minimum of 80 percent cover by appropriate native wetland species (i.e., FAC or wetter).
- b) The area will have less than 5 percent cover by Category I and II invasive exotic plant species, pursuant to the most current list established by the Florida Exotic Pest Plant Council at <http://www.fleppc.org>.
- c) The restoration area will have less than 20 percent mortality of the planted wetland species and be maintained with less than 20 percent mortality. Natural recruitment of suitable native wetland vegetation will be encouraged and be included as beneficial vegetation for the wetland assessments.

- d) The restoration area will include hydrologic enhancement by both scraping, exotic vegetation removal including root masses and improved water storage in adjacent areas to encourage soil hydration. As a result, areas that can be effectively scraped without damaging existing native plant material will develop a hydrology where the upper 12 inches of the soil profile will be saturated a minimum of 5 percent of the growing season. Areas that cannot be scraped will not meet this criteria but will support a high quality native forested mesic and hydric vegetative community typical of south Florida cypress domes.

Performance Standards

The performance standards are included in the maintenance plan (above) and in the “Adaptive Management Plan” attached to and made a part of this restoration plan and are specifically defined as:

1. Removal of a minimum of 95% of non-native and invasive exotic vegetation from 7.4 acres of the mixed wetland and upland restoration area,
2. Scraping of a minimum of 1.2 acres of land adjacent to the existing forested wetland,
3. Replanting with a mixture of native wetland trees, shrubs and herbaceous plants according to the attached Planting Plan,
4. Survival of at least 80% of installed wetland vegetation,
5. Hydrological improvements resulting in soil saturation in the upper 12 inches for 5% of the growing season or greater in the restored wetland areas (forested and herbaceous),
6. A minimum of 80% overage by native wetland and mesic vegetation in the 7.4-acre mixed herbaceous and forested preservation area,

Monitoring Requirements

Monitoring will be conducted during each maintenance event as follows:

1. Year 1-2 = Monthly
2. Year 3-4 = Quarterly
3. Year 5 = Bi-annually

Monitoring reports will be provided yearly (within 60 days of end of cycle) until the five-year monitoring period is completed. Anytime that the conditions outlined in the “*Adaptive Management Plan*” are not met, a more aggressive monitoring and maintenance effort will be initiated until the conditions of the Plan are again met. In the event of the need for such actions, a supplemental letter report will be prepared and submitted to the agencies. The supplemental letter report will include the reason for the increased monitoring and maintenance, any excursion(s) from the restoration plan and the remediation efforts being conducted to bring the site back into compliance with the Plan.

Additional Information

REPORTING REQUIREMENTS:

- a. Perform a final Baseline Monitoring Report prior to initiating remedial actions,

- b. Perform a Time-Zero monitoring event of the wetland enhancement and restoration area and submit to the agencies within 30 days of completion of the restoration and enhancement actions and initial project objectives.
 - a. The Time-Zero report will include at least one paragraph re-stating the baseline conditions of the area prior to initiation of the work and a detailed plan view drawing of all created, enhanced and/or restored wetland areas.
- c. Subsequent to completion of the enhancement and restoration actions, perform monthly, quarterly and bi-annual monitoring of the area as outlined above for the 5 years of monitoring.
- d. Submit monitoring reports as outlined above within 30 days of the end of each monitoring year and quarterly for Broward County.

REPORT FORMAT:

a. Project Overview:

(1) Applicable Project Number(s): Broward County, SFWMD and US ACOE project numbers will be included once assigned by the applicable resource agencies.

(2) Name and contact information: Cocomar-Greystar (Final project name will be added following Permit issuance).

(3) Name of party responsible for conducting the monitoring and the date(s) the inspections were conducted: J. J. Goldasich and Associates, Incorporated.

(4) A brief paragraph describing the purpose of the approved project, acreage and type of remediation actions conducted. Project Purpose is to restore and enhance a mixed herbaceous and forested native system (Florida Land Use, Cover and Forms Classification [FLUCCS] 6121) of 13.24 acres and 5.75 acres of scraping and replanting.

(5) Written description of the location, any identifiable landmarks of the restoration project including information to locate the site perimeter(s), and coordinates of the restoration site (examples are: latitude, longitudes, UTM's, state plane coordinate system, etc.). A copy of the restoration and enhancement area site survey with the 13.24-acre restoration area and 5.75 acre scraped and restored area shown overlaid on an aerial photograph of the site.

(6) Dates restoration commenced and was completed.

(7) Short statement on whether the performance standards are being met.

(8) Dates of any recent corrective or maintenance activities conducted since the previous report submission.

(9) Specific recommendations for any additional corrective or remedial actions or revisions to the "Adaptive Management Plan" that may be needed.

b. Requirements:

List the monitoring requirements and performance standards, as specified in the approved restoration plan and permit/license special conditions and evaluate whether the restoration and enhancement project site is successfully achieving the approved performance standards or trending towards success. A table will be used for comparing the performance standards to the conditions and status of the developing restoration site. A copy of the proposed Table is shown below as an example of data that will be presented in the reports:

EXAMPLE DATA TABLE:

Element	Past Condition	Current Condition	Remedial Actions
Remove undesirable vegetation	1	1	<i>Include a description of any remedial actions and why they are needed.</i>
Scrape mitigation area	1	1	
Plant according to planting plan	1	1	
Maintain according to Permits			
• Plants	1	1	
• Hydrology	2	1	
• Soils	2	1	

1=good, 2=fair, 3=poor, 4=remediation needed (see discussion)

c. Summary Data:

A summary will be provided to substantiate the success and/or potential challenges associated with the restoration project. Photo documentation will be provided to support the findings and recommendations referenced in the monitoring report and to assist in evaluating whether the restoration project is meeting applicable performance standards for that monitoring period. Submitted photos will be on a standard 8 ½" x 11" piece of paper, dated, and clearly labeled. The photo location points will be identified on the appropriate maps of the wetland area.

d. Maps and Plans:

Maps will be provided to show the location of the restoration site relative to other landscape features, habitat types, locations of photographic reference points, transects, sampling data points, and/or other features pertinent to the restoration plan. In addition, the submitted maps and plans will clearly delineate the restoration site perimeter. Each map or diagram will be formatted to print on a standard 8 ½" x 11" piece of paper and include a legend and the location of any photos submitted for review.

e. Conclusions:

A general statement will be included that describes the conditions of the restoration and enhancement project. If performance standards are not being met, a brief explanation of the difficulties and potential remedial actions proposed, including a timetable, will be provided. The

Table above will be used in the summary and conclusions section to specifically identify which performance standards are being met, those that may not be met at the current time and specific remedial actions that may be needed (if any) to bring the area back into compliance.

Additional Considerations:

Remediation:

If the restoration fails to meet the performance standards 3 years after completion of the restoration and enhancement objectives, the restoration and enhancement project will be deemed unsuccessful. Within 60 days of notification by the agencies that the restoration and enhancement is unsuccessful, an alternate proposal sufficient to meet the original goals of the plan will be submitted. Within 120 days of agency approval, the remediation plan will be implemented and completed.

Long-term Management Plan

Long term maintenance of the restoration area will be conducted on an as needed basis to maintain the area within the target conditions of the plan as defined by the “Adaptive Management Plan”. Following the initial 5-year monitoring and maintenance period, the area will be dedicated to Broward County, a local governmental entity, for perpetual management as a high quality forested wetland area.

Adaptive Management Plan

The “Adaptive Management Plan” will be used as a guide to maintain the area as a wetland area as defined by the permits and licenses. Long term maintenance of the area should require minimal effort once the newly installed vegetation becomes established due to improved hydrological and soil conditions. Threats to long term maintenance of a natural wetland forest community are limited to natural disasters such as fire and major storm events.

Financial Assurances

Financial will take the form of a Bond or Letter of Credit that will cover 110% of the projected restoration and enhancement costs as well as the maintenance and monitoring for the first 5 years following Time-Zero reporting. The long-term management of the area following the initial 5-year period will be the responsibility of Broward County, a local government entity.

Other Information

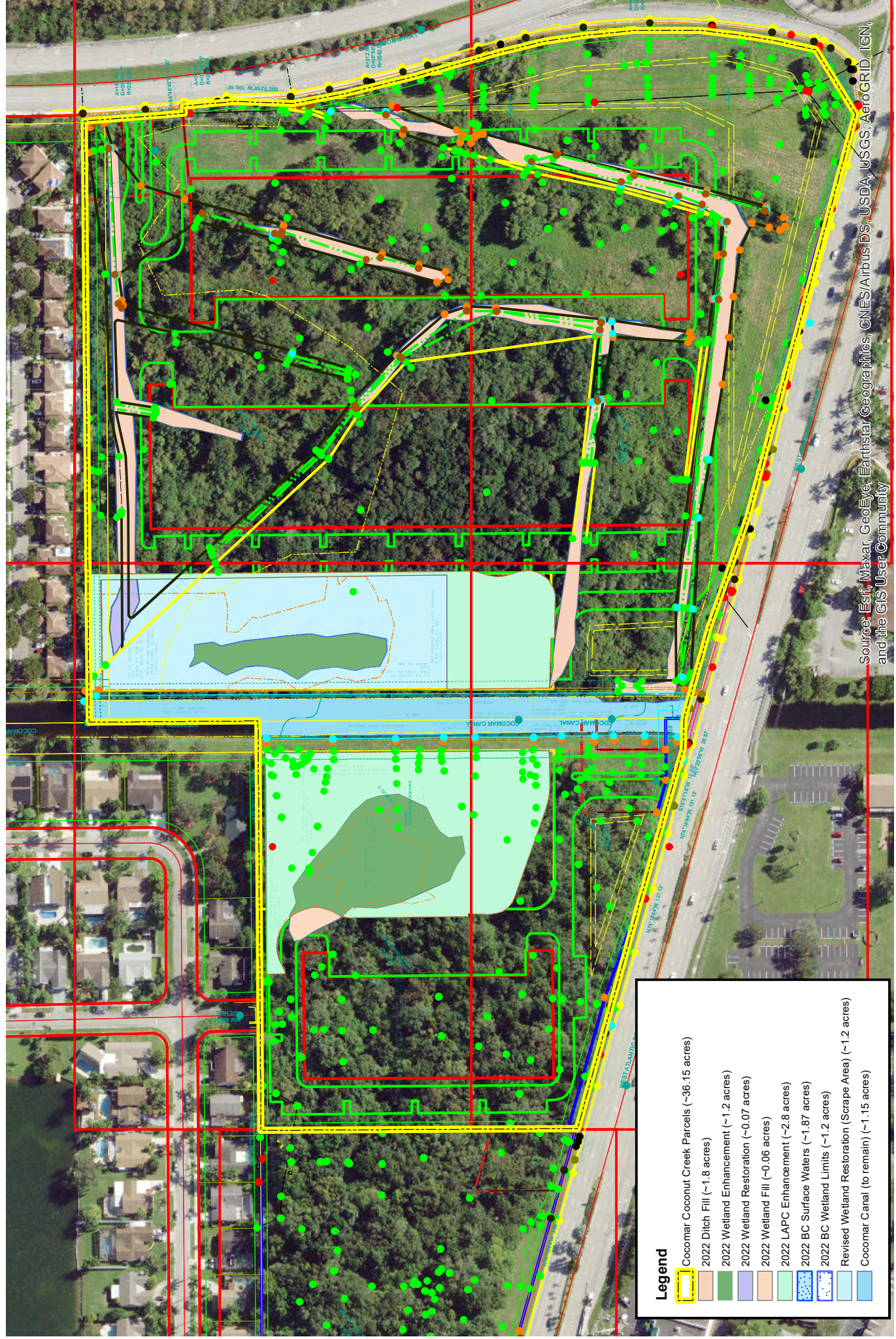
Additional information that may be generated during the permitting of the project and as a result of the Baseline, Time-Zero or restoration and enhancement work will be incorporated into the Plan and reported herein.

Perpetual Conservation:

A conservation easement (CE) will be prepared, submitted and approved by the agencies that requires the perpetual protection of this entire restored and enhanced forested wetland area. In

addition, the CE will be supplemented by dedication of this area to Broward County after the initial 5-year monitoring and maintenance period. The CE will specifically include the following criteria and prohibited actions:

- a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground are prohibited. Elevated boardwalks, hiking trails will be permitted as long as they do not involve any of the other prohibited uses listed below:
- b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive material.
- c) Removal or destruction of native and desirable trees, shrubs, or other vegetation except below the elevated boardwalk.
- d) Excavation, dredging or removal of loam, peat, gravel, soil, rock, or other material substance in such a manner as to affect the surface of the wetland area.
- e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g) Acts or uses detrimental to such retention of land or water areas.
- h) Acts or uses that may be detrimental to native wildlife utilization of the restored and enhanced wetland area.
- i) Acts or uses detrimental to the preservation of the structural integrity or the physical appearance of sites or properties of historical, architectural, or cultural significance.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial with Wetland & Surface Water Quantities

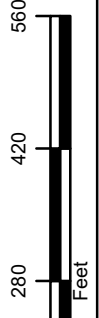
Cocomar-Greystar
 Aerial Photograph with LAPC and Wetland Preserve Enhancement and Restoration
 Coconut Creek, Broward County, Florida

J. J. Goldsach and Associates, Incorporated
 Ecological Services Natural System Analysis Design/Permit-Build-Maintain
 (561) 883-9555
 jlg@jgoldasch.com
 www.GoldaschEnvironmental.com



Revised Date: 04/19/2022

Create Date: 01/13/2022





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Preserve Area (Onsite Enhancement for LAPC and Wetlands) (~7.4 acres)
- 2022 BC Surface Waters (~1.87 acres)
- Cocomar Coconut Creek Parcels (~36.15 acres)
- Revised Wetland Restoration (Scraping) (~1.2 acres)
- 2022 BC Wetland Limits (~1.2 acres)
- Cocomar Canal (to remain) (~1.15 acres)



<p>Create Date: 01/13/2022</p>	<p>Revised Date: 02/28/2022</p>	<p>J. J. Goldasich and Associates, Incorporated</p>  <p>Ecological Services Natural System Analysis Design/Permit-Build-Maintain www.GoldasichEnvironmental.com</p> <p>(561) 883-9555 jjg@jgoldasich.com</p>	<p>Cocomar Parcels</p> <p>Aerial Photograph with LAPC and Wetland Preserve Enhancement and Restoration Coconut Cree, Broward County, Florida</p>	<p>Aerial with LAPC Surface Waters and Wetland Areas</p>
--------------------------------	---------------------------------	---	---	---

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Cocomar Greystar		Application Number 416282-001		Assessment Area Name or Number Exotic Wetland Forest W-1	
FLUCCs code 6210/6170/6410		Further classification (optional) Mixed Forested Wetlands and Marsh		Mitigation or Preservation? Mitigation	
Assessment Area Size 2.40 Acres		Basin/Watershed Name/Number C-14		Affected Waterbody (Class) 3	
		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Mitigation is directly connected to waters of the onsite system.					
Assessment area description Mitigation will be a restored cypress wetland and freshwater marsh community with native forested buffers.					
Significant nearby features Residential sites, roadway.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Area is not unique.		
Functions Water quality, wildlife utilization, flood flow attenuation, habitat diversity.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading bird suite, fish, aquatic ivertebrates			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Wood stork, little blue heron, wading bird suite, American alligator, white ibis, urban birds.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Currently the site has moderate wildlife utilization due to the encroachment by non-native vegetation.					
Additional relevant factors:					
Assessment conducted by: JJG, AJG			Assessment date(s): 2019-2022 all seasonal conditions day, dawn and dusk.		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Cocomar Greystar	Application Number: 416282-001	Assessment Area Name or Number: Exotic Wetland Forest W-1
Impact or Mitigation: Mitigation	Assessment Conducted by: JJG, AJG	Assessment Date: 2019-2022 all seasonal conditions day, dawn and dusk.

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		Current	With Mitigation
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.		
	b. Invasive plant species.		
	c. Wildlife access to and from AA (proximity and barriers).		
	d. Downstream benefits provided to fish and wildlife.	X	
	e. Adverse impacts to wildlife in AA from land uses outside of AA.	X	
	f. Hydrologic connectivity (impediments and flow restrictions).		X
	g. Dependency of downstream habitats on quantity or quality of discharges.		X
	h. Protection of wetland functions provided by uplands (upland AAs only).		
3	7	Notes: Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

		Current	With Mitigation
.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of water levels and flows.		X
	b. Reliability of water level indicators.		
	c. Appropriateness of soil moisture.		
	d. Flow rates /points of discharge.		
	e. Fire frequency/severity.		
	f. Type of vegetation.	X	X
	g. Hydrologic stress on vegetation.	X	
	h. Use by animals with hydrologic requirements.		
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).		
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).		
k. Water quality data for the type of community.			
l. Water depth, wave energy, and currents.	X		
2	7	Notes: Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

		Current	With Mitigation
.500(6)(c) Community structure	I. Appropriate/desirable species AND Extent, diversity of appropriate species and organisms	X	X
	II. Invasive/exotic plant species		
	III. Regeneration/recruitment		X
	IV. Age, size distribution AND Species' condition, biomass		
	V. Snags, dens, cavity, etc. AND Structural features		
	VI. Plants' condition AND Topographic features		
	VII. Land management practices AND Spawning, nesting habitat	X	
	VIII. Topographic features (refugia, channels, hummocks).		
	IX. Submerged vegetation (only score if present).		
	X. Upland assessment area		
2	8	Notes: Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Mitigation
0.23	0.73

TEMPORAL LAG TABLE					
YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
< or = 1	1	11-15	1.46	41-45	3.03
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.65
4	1.10	26-30	2.18	>55	3.91
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.251
Mitigation Area Required (acres) = FL/RFG =	2.02

Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.14
Risk Factor (RF) = [1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments]	1.75

Mitigation Area Size (acres)	2.40
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.602

Mitigation Delta (MD)	
w/Mitigation - Current	0.50

FOR PRESERVATION ONLY:	

Excess Mitigation (acres)	0.38
Acres of Impact Offset by this Mitigation Area	2.62

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Cocomar Greystar		Application Number 416282-001		Assessment Area Name or Number W-1	
FLUCCs code 4220/6190		Further classification (optional) Exotic Forest		Impact or Mitigation Site? Impact	
Assessment Area Size 2.20 Acres		Basin/Watershed Name/Number C-14 Canal		Affected Waterbody (Class) 3	
		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
AA is a mixed exotic forest with remnant cypress trees. Direct connection to surface waters or wetlands is not evident.					
Assessment area description					
Mixed exotic forest community with scattered cypress trees in decline due to drainage and exotic vegetation encroachment.					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Cocomar drainage canal, residential structures, roadways, sidewalks.			Not unique to this area of Florida.		
Functions			Mitigation for previous permit/other historic use		
wildlife uses, feeding.			Not used for mitigation or other important historic uses.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
None.			None.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
No wildlife utilization has been observed during several site assessments conducted over several years and in all seasonal conditions. Site assessments have been conducted during daylight, dusk and dawn periods.					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
JJG, AJG			2019, 2020, 2021, 2022		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Cocomar Greystar	Application Number: 416282-001	Assessment Area Name or Number: W-1
Impact or Mitigation: Impact	Assessment Conducted by: JJG, AJG	Assessment Date: 2019, 2020, 2021, 2022

Scoring Guidance		Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)	
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed		Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Current	With Impact
.500(6)(a) Location and Landscape Support		a. Quality and quantity of habitat support outside of AA.			X	X
		b. Invasive plant species.				
		c. Wildlife access to and from AA (proximity and barriers).				X
		d. Downstream benefits provided to fish and wildlife.				
		e. Adverse impacts to wildlife in AA from land uses outside of AA.				
		f. Hydrologic connectivity (impediments and flow restrictions).			X	
		g. Dependency of downstream habitats on quantity or quality of discharges.				
		h. Protection of wetland functions provided by uplands (upland AAs only).				
Current	With Impact	Notes:			Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
3	0					
.500(6)(b) Water Environment (n/a for uplands)		a. Appropriateness of water levels and flows.			X	X
		b. Reliability of water level indicators.				
		c. Appropriateness of soil moisture.				
		d. Flow rates /points of discharge.				
		e. Fire frequency /severity.				
		f. Type of vegetation.				
		g. Hydrologic stress on vegetation.			X	
		h. Use by animals with hydrologic requirements.				
		i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).				X
		j. Water quality of standing water by observation (i.e., discoloration, turbidity).				
Current	With Impact	Notes:			Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
2	0					
.500(6)(c) Community Structure <input checked="" type="checkbox"/> Vegetation <input type="checkbox"/> Benthic <input type="checkbox"/> Both		I. Appropriate/desirable species				X
		II. Invasive/exotic plant species			X	
		III. Regeneration/recruitment				
		IV. Age, size distribution.				
		V. Snags, dens, cavity, etc.				
		VI. Plants' condition.				
		VII. Land management practices.			X	
		VIII. Topographic features (refugia, channels, hummocks).				X
		IX. Submerged vegetation (only score if present).				
		X. Upland assessment area				
Current	With Impact	Notes:			Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
2	0					

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.23	0.00

Impact Acres =	2.20
-----------------------	------

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.506

Impact Delta (ID)	
Current - w/Impact	0.23

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

ATTACHMENT D: UNIFIED CONTROL DOCUMENT

Return recorded copy to:

Mark J. Lynn, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd. Suite 1800
Fort Lauderdale, Florida 33301

Document prepared by:

Mark J. Lynn, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd. Suite 1800
Fort Lauderdale, Florida 33301

DECLARATION IN LIEU OF UNITY OF TITLE

THIS DECLARATION IN LIEU OF UNITY OF TITLE ("Declaration") dated this _____ day of _____, 2022, by _____, and _____ ("Owner").

WITNESSETH:

WHEREAS, the Owner own that certain real property more particularly described in **Exhibit A** attached hereto ("Property") located in the City of Coconut Creek ("City") in Broward County, Florida; and

WHEREAS, the City has requested an acknowledgment by the Owner that Owner, and its successors and assigns, are required to abide by all applicable terms and conditions of the Planned Commerce District Master Plan ("PCD") for the Property, as same may be amended, attached to hereto as **Exhibit B** ("PCD"); and

WHEREAS, Owner, and their successor and assigns, desires to accede to the City's request.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Owner hereby agrees and declares that notwithstanding that portions of the Property may be conveyed to third parties from time to time, Owner, and their successors or assigns, are required to abide by all applicable provisions of the PCD and that any successors in title are bound to the approved PCD for the Property. The Property so planned shall not be developed in any other way except in substantial accord with the said plans, specifications, agreements and requirements approved as part of the PCD for the Property.

3. This Declaration shall not be modified, amended, or released as to any portion of the Property except by written instrument, executed by the Owner or the then owner(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the City. The City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

4. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

5. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.

6. This Declaration constitutes a covenant running with the land and shall be recorded in the public records of Broward County, Florida, and shall remain in full force and effect and be binding upon Owner, their successors and assigns, until such time as this

Declaration is modified, released, cancelled, terminated or extinguished by written instrument entered into by Owner, their successors or assigns, and approved in writing by City.

IN WITNESS WHEREOF, the parties hereto have executed this Acknowledgment as of the day and year set forth below their respective signatures.

[THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

DRAFT

IN WITNESS WHEREOF, _____ has executed this Declaration on the day first above written.

_____,
a _____

Printed Name: _____ By: _____

Printed Name: _____

STATE OF FLORIDA)
) SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by _____, as _____ of _____, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2022.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

Mortgagee Consent:

Mortgagee, being the holder of a mortgage to the parcels(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Declaration.

WITNESSES:

Signature

Print Name

Signature

Print Name

By: _____

Name: _____

Title: _____

Date: _____

STATE OF _____)

COUNTY OF _____)

) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, _____, the _____ of _____, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2022.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

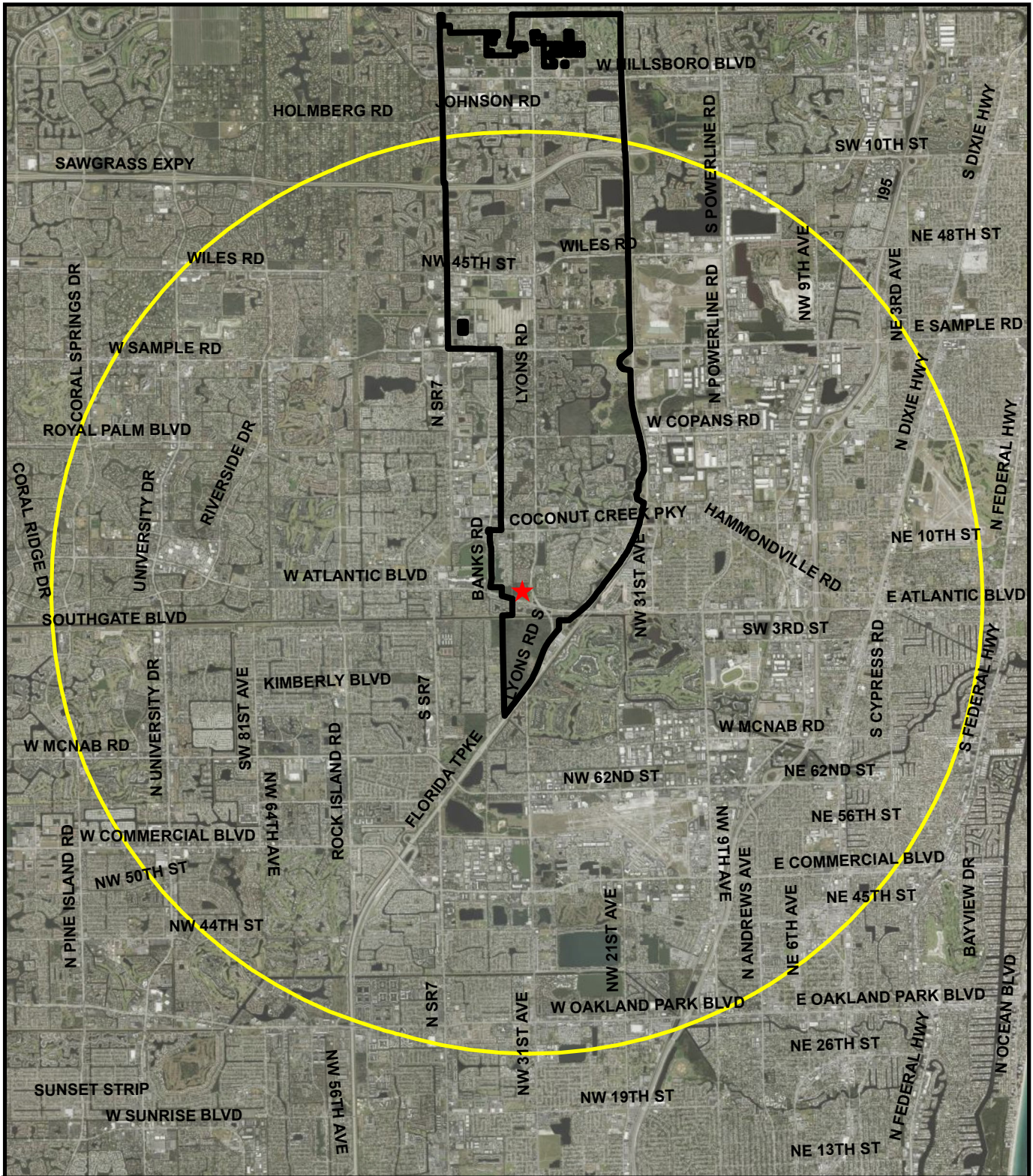
**EXHIBIT A
LEGAL DESCRIPTION PROPERTY**

DRAFT

**EXHIBIT B
PCD**

DRAFT

EXHIBIT A: LOCATION



GREYSTAR COCOMAR - LOCATION

Legend

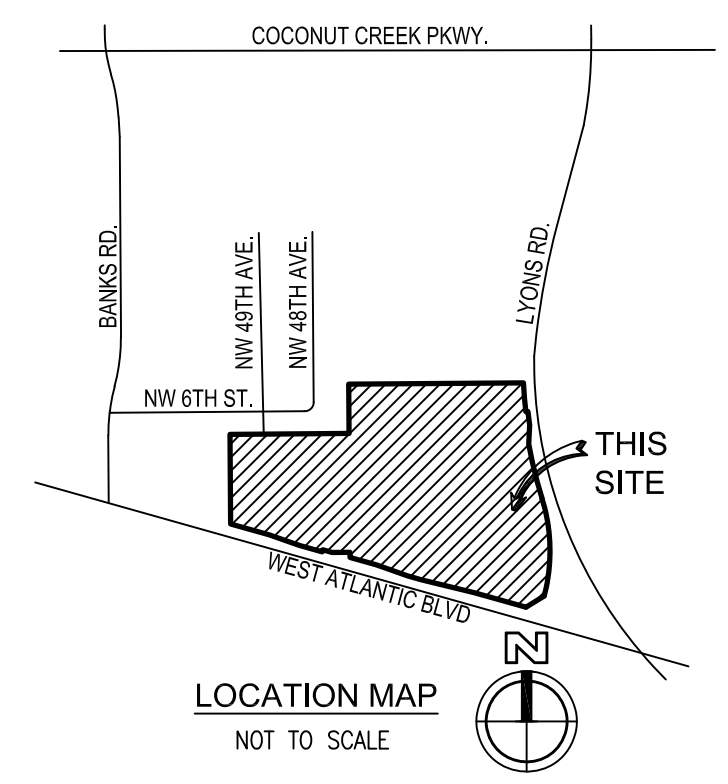
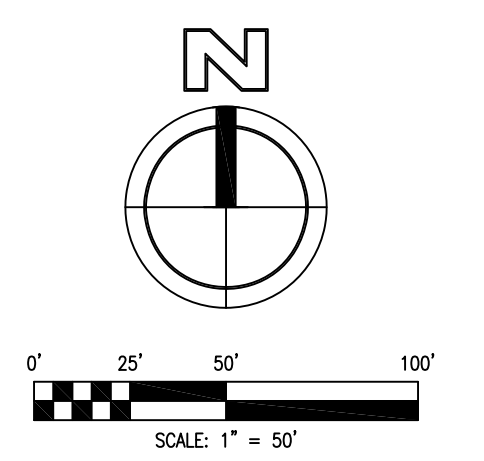
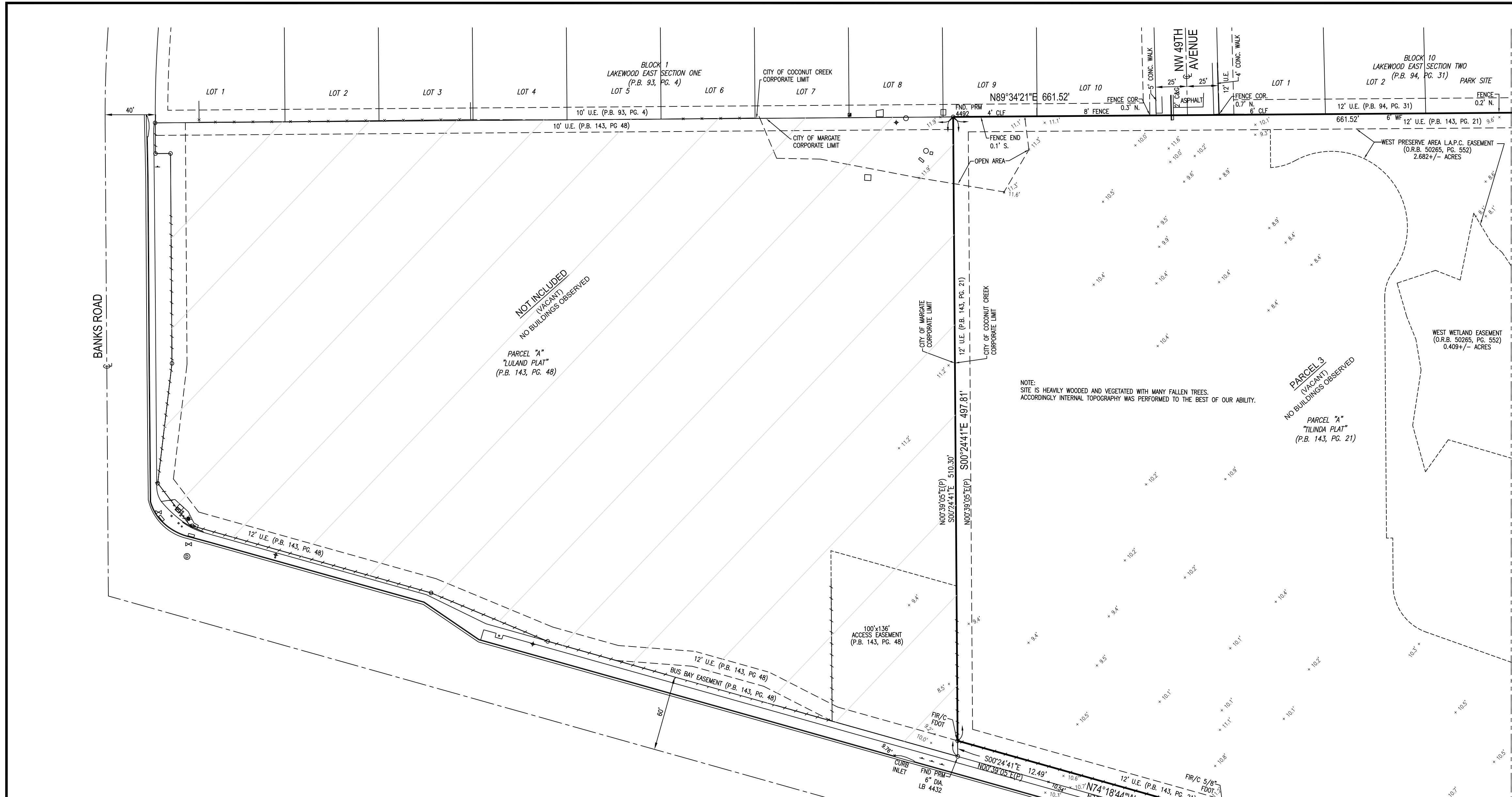
- ★ Subject Property
- Coconut Creek
- 5-mile Radius



Leigh Robinson Kerr & Associates, Inc.

808 East Las Olas Boulevard
 Suite 104
 Fort Lauderdale, FL 33301
 Ph: 954-467-6308
 E: Lkerr808@bellsouth.net

EXHIBIT B: SURVEY



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3

LEGAL DESCRIPTION

PARCEL 1:
 PARCEL B, OF COCOPALMS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
 PARCEL A, OF COOLIDGE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THAT PORTION THEREOF REPLATTED INTO AND LYING WITHIN PARCEL 1 DESCRIBED HEREINAbove.

PARCEL 3:
 PARCEL A, OF TILINDA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 35.955 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON THE SOUTH LINE OF PARCEL "B", COCOPALMS PLAT HAVING A FLORIDA STATE PLANE EAST ZONE 83/90 GRID BEARING OF N 89°33'14" E. THE ROTATION FROM PLAT BEARINGS TO GRID BEARING IS CLOCKWISE 1°03'46".
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND WERE DETERMINED FROM CITY OF COCONUT CREEK ENGINEERING BENCHMARK #20: ELEVATION: 11.65' AND #130 ELEVATION 11.083' NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29), CONVERTED FROM PUBLISHED ELEVATIONS TO NAVD 88 USING CORPSON, HAVING A CONVERSION FACTOR OF -1.52'.
- IN THE PROCESS OF CONDUCTING THE FIELDWORK, TEMPORARY SHELTERS AND PERSONAL BELONGINGS WERE OBSERVED IN SOME OF THE HEAVILY WOODED AREAS OF THIS SITE.
- FEMA FLOOD ELEVATION INFORMATION:
 B1. COMMUNITY NAME & NUMBER: CITY OF COCONUT CREEK 120031
 B4. PANEL NUMBERS WITH BS. SUFFIX: 12011C0355H & 12011C0356H
 B6. FIRM EFFECTIVE DATE: 8/18/2014, B7. REVISION DATE: N/A
 B8. FLOOD ZONE: X AH & AE
 B9. BASE FLOOD ELEV.: N/A 10' & 10' (NAV88)
- AS SHOWN HEREON, NO GAPS, HIATUSES, OR OVERLAPS EXIST AT THE COMMON BOUNDARIES OF THE ADJOINING PARCELS.

SURVEYOR'S CERTIFICATION:

TO: GREENBERG TRAURO, PA
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COOLIDGE, INC., A FLORIDA CORPORATION, SUCCESSOR BY MERGER TO COOLIDGE, NV, A NETHERLANDS ANTILLES CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON 02/18/22.

DATE OF PLAT OR MAP: 02/18/22

DANIEL C. LAUK
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. L55118
 TO: DAN@HSGROUP.NET

TITLE COMMITMENT INFORMATION TABLE						
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	PERTAINS TO PARCEL	PLOTTED	NOTES
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 1962-5839454 COMMITMENT DATE: 01/28/2022						
9	PLAT: COCOPALMS PLAT	RESTRICTIONS, DEDICATIONS, EASEMENTS	P.B. 154, PG. 41	YES	YES	PARCEL 1
	AGREEMENT	AMENDMENT OF NOTATION ON PLAT	O.R.B. 46179, PG. 99	YES	NO	
	ORDINANCE NO. 2010-020	VACATING A CANAL MAINTENANCE EASEMENT	O.R.B. 47989, PG. 1320	YES	YES	
	ORDINANCE NO. 2010-021	VACATING A PORTION OF A UTILITY EASEMENT	O.R.B. 47989, PG. 1325	YES	YES	
	ORDINANCE NO. 2010-022	VACATING A PORTION OF A LANDSCAPE EASEMENT	O.R.B. 47989, PG. 1330	YES	YES	
	RESOLUTION NO. 2011-693	ADOPTING CANAL MAINTENANCE EASEMENT VACATION	O.R.B. 48440, PG. 605	YES	YES	
	RESOLUTION NO. 2011-694	ADOPTING UTILITY EASEMENT VACATION	O.R.B. 48440, PG. 611	YES	YES	PARCEL 2
	RESOLUTION NO. 2011-695	VACATING A PORTION OF A LANDSCAPE EASEMENT	O.R.B. 48440, PG. 619	YES	YES	
10	PLAT: COOLIDGE PLAT	RESTRICTIONS, DEDICATIONS, EASEMENTS	P.B. 143, PG. 40	YES	YES	PARCEL 2
	AGREEMENT	AMENDMENT OF NOTATION ON PLAT	O.R.B. 21095, PG. 111	YES	NO	
	ORDINANCE NO. 2010-018	VACATING A PORTION OF A UTILITY EASEMENT	O.R.B. 47989, PG. 1310	YES	YES	PARCEL 3
	RESOLUTION NO. 2011-692	ADOPTING EASEMENT VACATION	O.R.B. 48440, PG. 599	YES	YES	
11	PLAT: TILINDA PLAT	RESTRICTIONS, DEDICATIONS, EASEMENTS	P.B. 143, PG. 21	YES	YES	PARCEL 3
	AGREEMENT	AMENDMENT OF NOTATION ON PLAT	O.R.B. 46123, PG. 932	YES	NO	
	ORDINANCE NO. 2010-019	VACATING UTILITY AND CANAL MAINTENANCE EASEMENT	O.R.B. 47989, PG. 1315	YES	YES	PARCEL 2
	RESOLUTION NO. 2011-691	ADOPTING EASEMENT VACATION	O.R.B. 48440, PG. 593	YES	YES	
12	EASEMENT	UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY	O.R.B. 12875, PG. 789	YES	YES	PARCEL 2
13	RESOLUTION NO. 89-4525	BROWARD COUNTY DESIGNATING NATURAL RESOURCE AREAS	O.R.B. 17022, PG. 838	YES	NO	PARCELS 2 & 3
14	AGREEMENT	ROAD IMPACT AGREEMENT BETWEEN DEVELOPER AND BROWARD COUNTY	O.R.B. 17425, PG. 552	NO	NO	PARCEL 3
15	AGREEMENT	WATER AND SEWER AGREEMENT BETWEEN CITY OF MARGATE AND DEVELOPER	O.R.B. 11929, PG. 1	YES	NO	PARCEL 3
16	AGREEMENT	AGREEMENT BETWEEN PROPERTY OWNERS AND BROWARD COUNTY	O.R.B. 10465, PG. 84	NO	NO	PARCEL 2
17	AGREEMENT	ROAD IMPACT AGREEMENT BETWEEN DEVELOPER AND BROWARD COUNTY	O.R.B. 17391, PG. 103	YES	NO	PARCEL 2
18	AGREEMENT	WATER AND SEWER AGREEMENT BETWEEN CITY OF MARGATE AND DEVELOPER	O.R.B. 11929, PG. 33	YES	NO	PARCEL 2
19	AGREEMENT	ROAD IMPACT AGREEMENT BETWEEN DEVELOPER AND BROWARD COUNTY	O.R.B. 20603, PG. 331	YES	NO	PARCEL 2
20	AGREEMENT	TRAFFIC SIGNALIZATION AGREEMENT	O.R.B. 46123, PG. 943	YES	NO	PARCEL 3
21	AGREEMENT	AGREEMENT FOR COMPLIANCE WITH CONDITIONS OF ENVIRONMENTAL IMPACT REPORT	O.R.B. 46114, PG. 364	YES	YES	PARCEL 3
22	EASEMENT	WETLAND AND CONSERVATION EASEMENTS	O.R.B. 50265, PG. 552	YES	YES	PARCELS 2 & 3
23	EASEMENT	UTILITY EASEMENT	INSTR. NO. 113916218	YES	YES	PARCELS 2 & 3

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM. = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- BOT = BOTTOM
- BROK. = BROKEN
- C&G = CURB AND GUTTER
- CB = CATCH BASIN
- BROK. = BROKEN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- COR. = CORNER
- D = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- EL. = ELEVATION
- EW = EDGE OF WATER
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. = FINISHED FLOOR
- FIP = FOUND IRON PIPE
- FIR/C = FOUND IRON ROD W/CAP
- FIR = FOUND IRON ROD
- FIB = FIBER OPTIC BOX
- FND = FOUND
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- L.A.P.C. = LOCAL AREA OF PARTICULAR CONCERN
- LB = LICENSED BUSINESS
- LP = LIGHT POLE
- MON. = MONUMENT
- N/D = N/A AND DISC
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIIUS
- R/W = RIGHT-OF-WAY
- SIR/C = SET 1/2" IRON ROD W/CAP LB7924
- SMH = SANITARY SEWER MANHOLE
- S/D = SET NAIL & DISC LB7924
- SQ. = SQUARE
- STY. = STORY
- TSB = TRAFFIC SIGNAL BOX
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- W = WOOD FENCE
- WFB = WIRE PULL BOX
- WV = WATER VALVE

LEGEND:

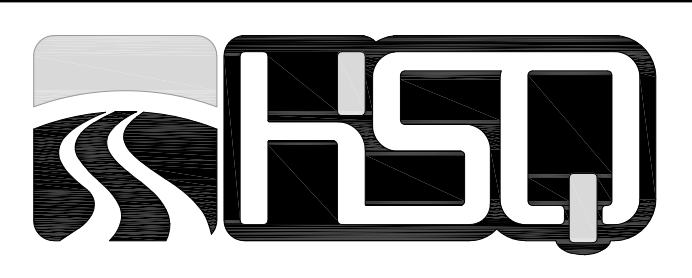
- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- ▣ CATCH BASIN
- CENTERLINE
- CLEANOUT
- ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, CONCRETE
- POLE, METAL
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

NO.	DATE	BY	CKD	REVISIONS	FB/PG

SCALE: 1"=50' DATE: 11/8/17

DRAWN BY: JDV FIELD BOOK: 40/61

CHECKED BY: DCL SURVEY TYPE: BOUNDARY

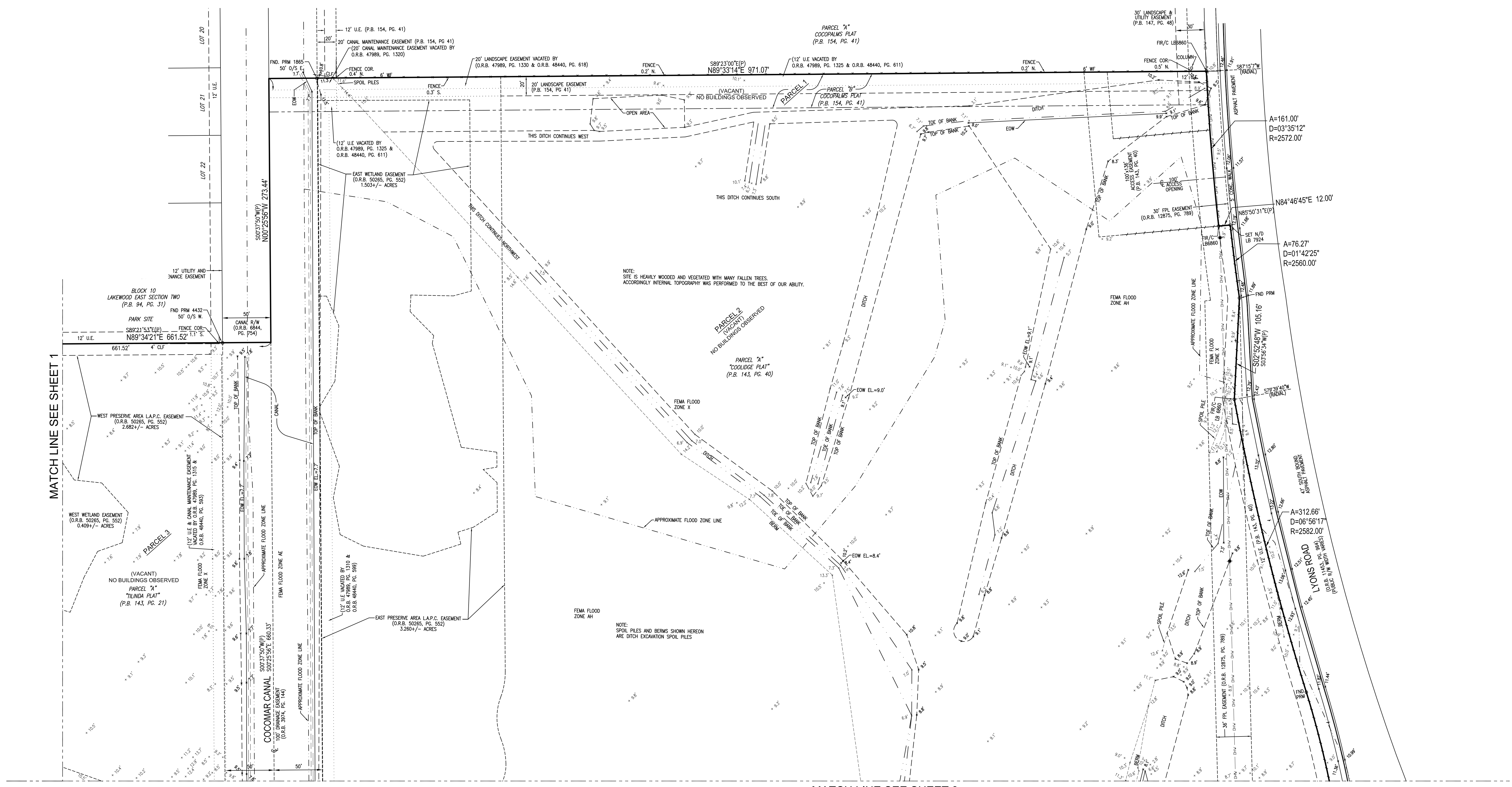
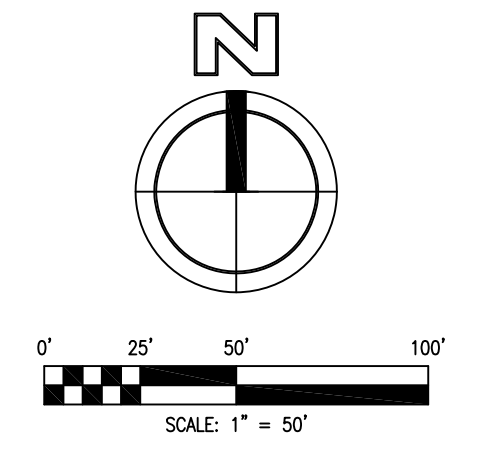


HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431 · 561.392.0221
 CA26258 · LB7924

**MAP OF ALTA/NSPS LAND TITLE SURVEY
 COCOMAR**
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
 171099

SHEET NUMBER
 1 OF 3



NO.	DATE	BY	CKD	REVISIONS	FB/PG
				SEE SHEET 1	

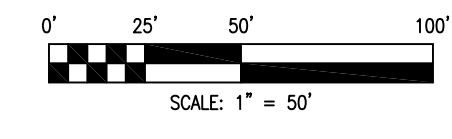
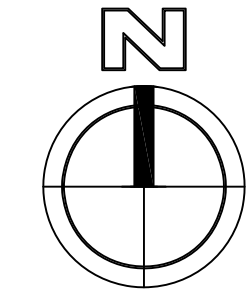
SCALE: 1"=50' DATE: 11/8/17
 DRAWN BY: JDV FIELD BOOK: 40/61
 CHECKED BY: DCL SURVEY TYPE: BOUNDARY



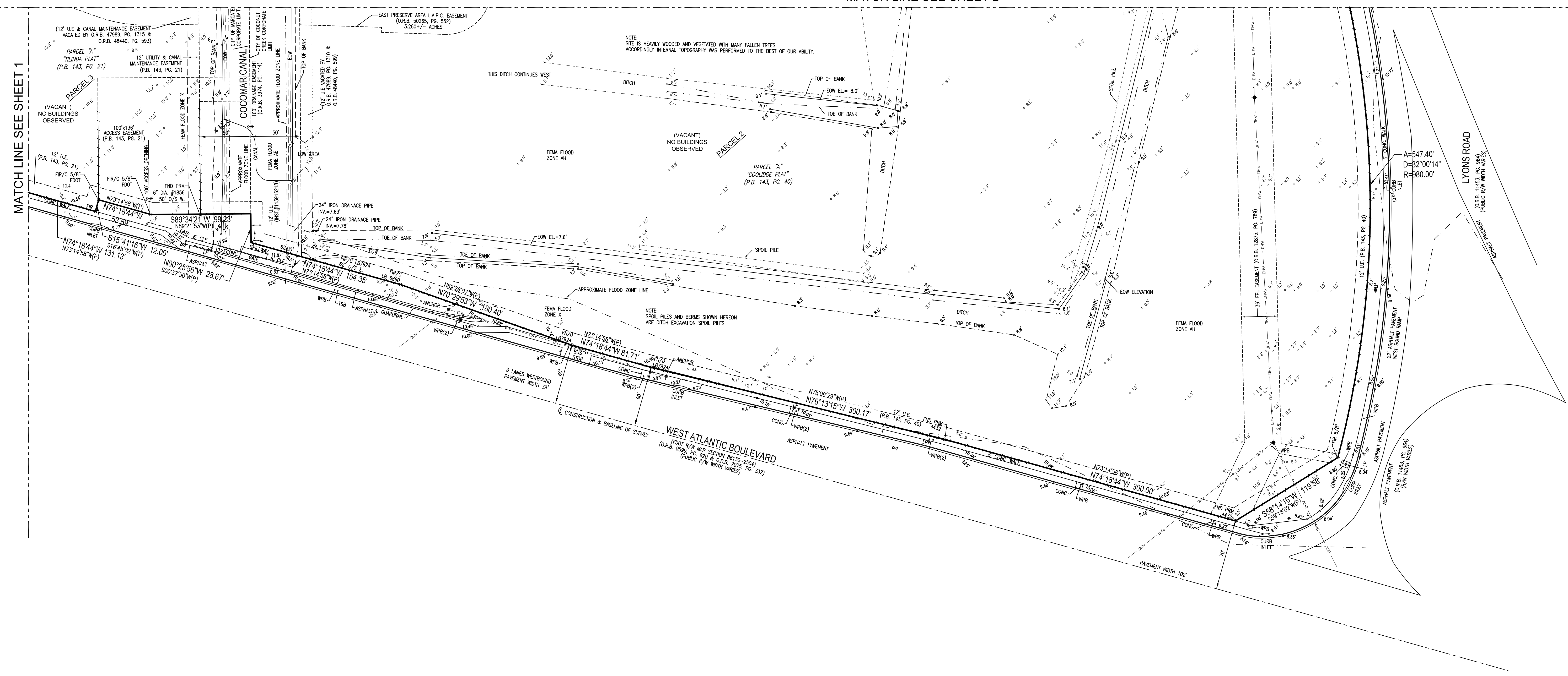
HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431 · 561.392.0221
 CA26258 · LB7924

**MAP OF ALTA/NSPS LAND TITLE SURVEY
 COCOMAR
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA**

PROJECT NUMBER
171099
 SHEET NUMBER
2 OF 3



MATCH LINE SEE SHEET 2



NO.	DATE	BY	CKD	REVISIONS	FB/PG
				SEE SHEET 1	

SCALE: 1"=50' DATE: 11/8/17
 DRAWN BY: JDV FIELD BOOK: 40/61
 CHECKED BY: DCL SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431 · 561.392.0221
 CA26258 · LB7924

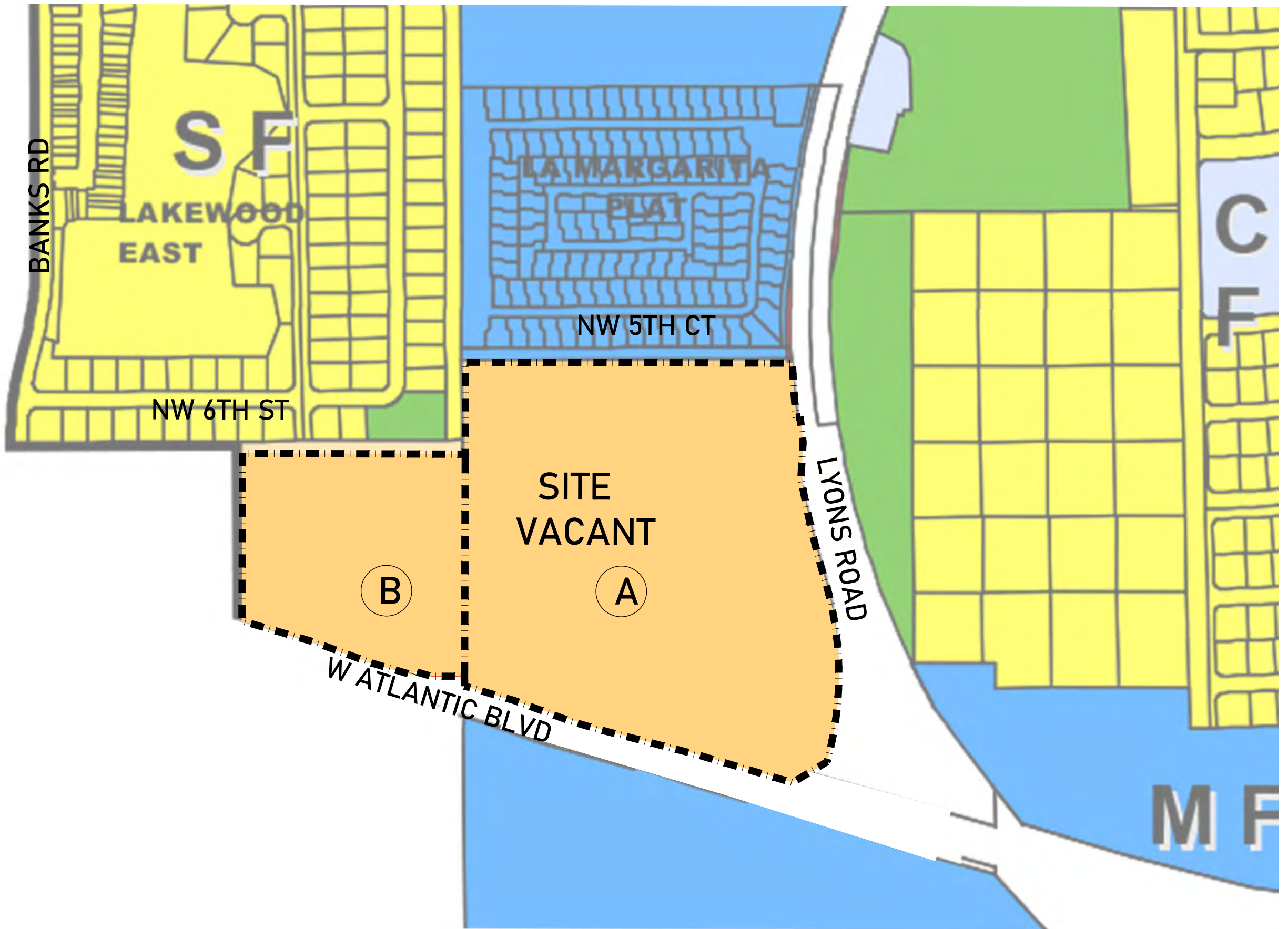
MAP OF ALTA/NSPS LAND TITLE SURVEY
COCOMAR
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
 171099
 SHEET NUMBER
 3 OF 3

EXHIBIT C: LAND USE & PARCEL PLAN

Existing Landuse

- A
- COM FAC
- COMM
- CON
- IND
- MF
- P&R
- ROAD
- SF-1
- U
- V



0' 150' 300'

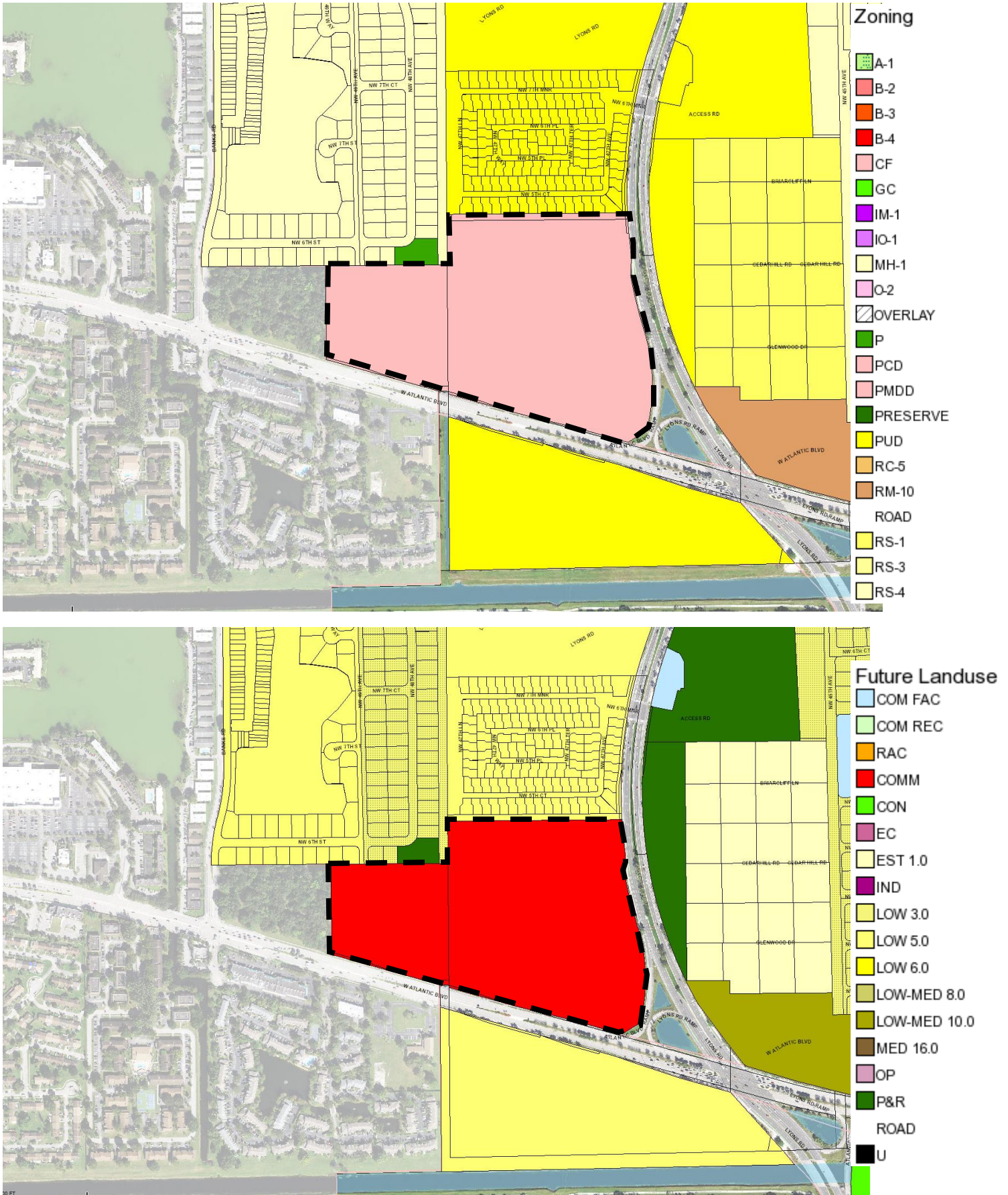
GREYSTAR COCOMAR
GREYSTAR

1" : 300' 05.03.22
RLC Architects

© COPYRIGHT RLC ARCHITECTS, PA 2022

EXHIBIT D: FUTURE LAND USE & ZONING

CURRENT FUTURE LAND USE & ZONING CITY OF COCONUT CREEK



SUBJECT SITE

EXHIBIT E: PLATS

COOLIDGE PLAT

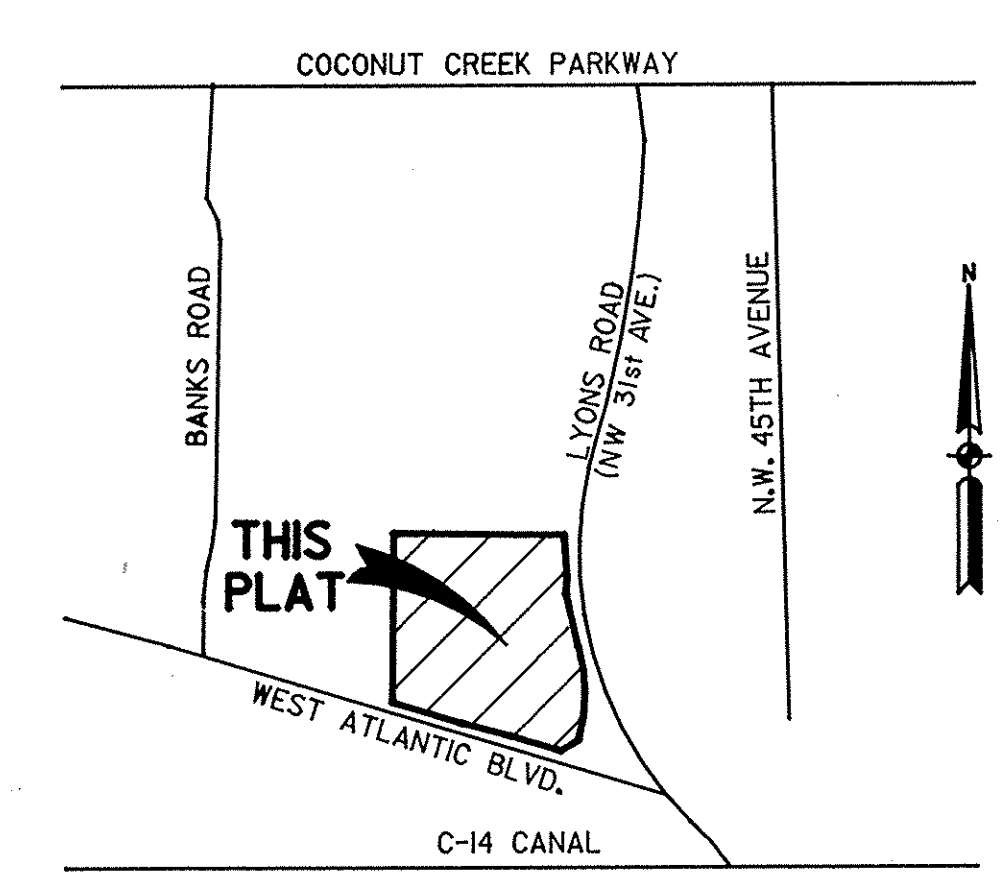
A PORTION OF THE SE 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF TRACTS 20, 27, 29 AND 30, "PALM BEACH FARMS COMPANY PLAT NO. 3"
PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY RECORDS
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PARCEL ALSO BEING A PORTION OF TRACTS 20, 27, 29 AND 30, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING BETWEEN SAID TRACTS 29, 30 AND 27, IN BLOCK 94, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 20; THENCE, NORTH 00°37'50" EAST ALONG THE WESTERLY LINE OF SAID TRACT 20, A DISTANCE OF 273.44 FEET; THENCE, SOUTH 89°23'00" EAST, A DISTANCE OF 983.08 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS BEARS NORTH 88°18'14" EAST; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 05°17'17" AND A RADIUS OF 2560.00 FEET, FOR A DISTANCE OF 236.27 FEET; THENCE SOUTH 03°56'34" WEST, ALONG A NON-TANGENT LINE, A DISTANCE OF 105.16 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT (SAID CURVE BEING CONCENTRIC WITH THE LAST MENTIONED CURVE), AT WHICH THE RADIUS BEARS NORTH 80°43'26" EAST; THENCE, SOUTHERLY, ALONG THE SAID CURVE, HAVING A CENTRAL ANGLE OF 06°56'17" AND A RADIUS OF 2582.00 FEET, FOR A DISTANCE OF 312.66 FEET TO THE POINT OF REVERSE CURVATURE (P.R.C.) OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 32°00'14" AND A RADIUS OF 980.00 FEET, FOR A DISTANCE OF 547.40 FEET; THENCE, SOUTH 59°18'02" WEST, ALONG A NON-TANGENT LINE, A DISTANCE OF 119.58 FEET (THE PRECEDING FIVE (5) COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF N.W. 31ST AVENUE, AS RECORDED IN O.R. BOOK 1453, PAGE 964 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 73°14'58" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 75°09'29" WEST, A DISTANCE OF 300.17 FEET; THENCE, NORTH 73°14'58" WEST, A DISTANCE 412.59 FEET TO A POINT LYING ON THE WESTERLY LINE OF THE AFOREMENTIONED TRACT 30 (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD, AS RECORDED IN O.R. BOOK 9599, PAGE 829 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 00°37'50" EAST ALONG THE WESTERLY LINES OF THE AFOREMENTIONED TRACTS 30 AND 27, A DISTANCE OF 701.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 27.025 ACRES, MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE
SECTION 31-48-42

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JUNE, 1987

DEDICATION

REPUBLIC OF VENEZUELA, CITY OF CARACAS, EMBASSY OF THE UNITED STATES OF AMERICA, A NETHERLAND ANTILLES CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "COOLIDGE PLAT", A REPLAT EASEMENTS SHOWN HEREON, ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE, FOR PROPER PURPOSES.

HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 27 DAY OF MAY, 1988 A.D.

COOLIDGE, N.V.
A NETHERLAND ANTILLES CORPORATION
WITNESS: *[Signature]*
BY: *[Signature]*
NONITO MENDOZA
PRESIDENT

WITNESS: *[Signature]*
BY: *[Signature]*
JESUS SUMOSA
VICE PRESIDENT

WITNESS: *[Signature]*
BY: *[Signature]*
J. NORDHANS

SURVEY NOTES

- 1. © P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT STAMPED # 4432.
- 2. SURVEY DATA IN FIELD BOOK 446.
- 3. BEARINGS SHOWN HEREON ARE BASED ON "LAKEWOOD EAST SECTION TWO", AS RECORDED IN PLAT BOOK 94, PAGE 31, OF THE BROWARD COUNTY RECORDS.
- 4. ++++ INDICATES NON-VEHICULAR ACCESS LINE.
- 5. P.O.B. INDICATES POINT OF BEGINNING.
- 6. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: CITY OF COCONUT CREEK - BENCHMARK NO. 20 - ELEV. = 11.650 BRASS DISK IN TOP OF INLET, EAST SIDE LYONS ROAD, 1800' ± NORTH OF INTERSECTION OF LYONS ROAD AND ATLANTIC BLVD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED 6/1/88 KEITH AND SCHNARS, P.A.
BY: *[Signature]*
SUSAN M. MARLEY
PROFESSIONAL LAND SURVEYOR #4432
STATE OF FLORIDA

ACKNOWLEDGEMENT

REPUBLIC OF VENEZUELA, CITY OF CARACAS, EMBASSY OF THE UNITED STATES OF AMERICA, NONITO MENDOZA, PRESIDENT, JESUS SUMOSA, VICE PRESIDENT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF COOLIDGE, N.V., A NETHERLAND ANTILLES CORPORATION, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THIS INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 27 DAY OF MAY, A.D., 1988.

MY COMMISSION EXPIRES: DOES NOT EXPIRE
[Signature]
OLIVER GRIFFITH
Vice-Consul of the United States of America

CITY OF COCONUT CREEK CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY ORDINANCE ADOPTED THIS 23 DAY OF JUNE, A.D. 1988, PURSUANT TO ORDINANCE NO. 123-88

[Signature]
CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF JUNE, A.D. 1988.

[Signature]
CITY ENGINEER
FLA. P.E. REG. # 35197

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 14 DAY OF MAY, A.D. 1987.

[Signature]
CHAIRMAN

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO (SINGLE STORY) GENERAL COMMERCIAL USE ONLY. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* 4-30-80
DIRECTOR DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* 5-1-80
HENRY P. COOK - DIRECTOR DATE
FLORIDA P.E., REG. NO. 12506

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 25 DAY OF MAY, 1988.

BY: *[Signature]* 12-1-88
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 24 DAY OF APRIL, 1990.

BY: *[Signature]*
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 15 DAY OF NOVEMBER, A.D., 1988.

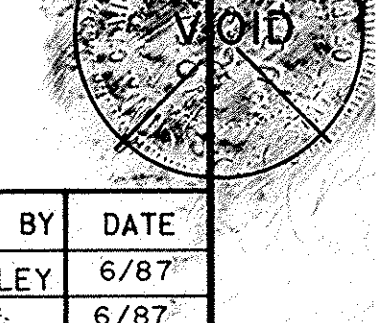
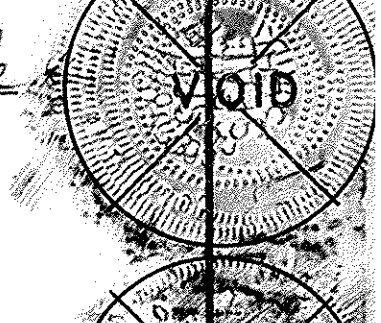
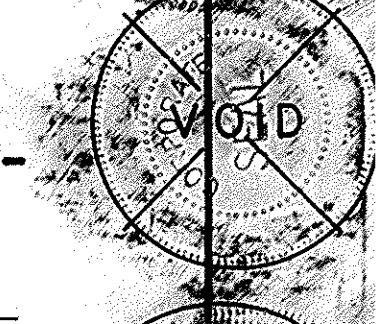
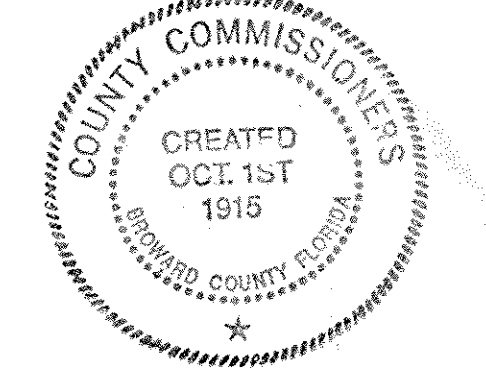
ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: *[Signature]* DEPUTY

BY: *[Signature]* CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 22 DAY OF MAY, A.D. 1990, AND RECORDED IN PLAT BOOK 143, PAGE 40, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: *[Signature]* DEPUTY

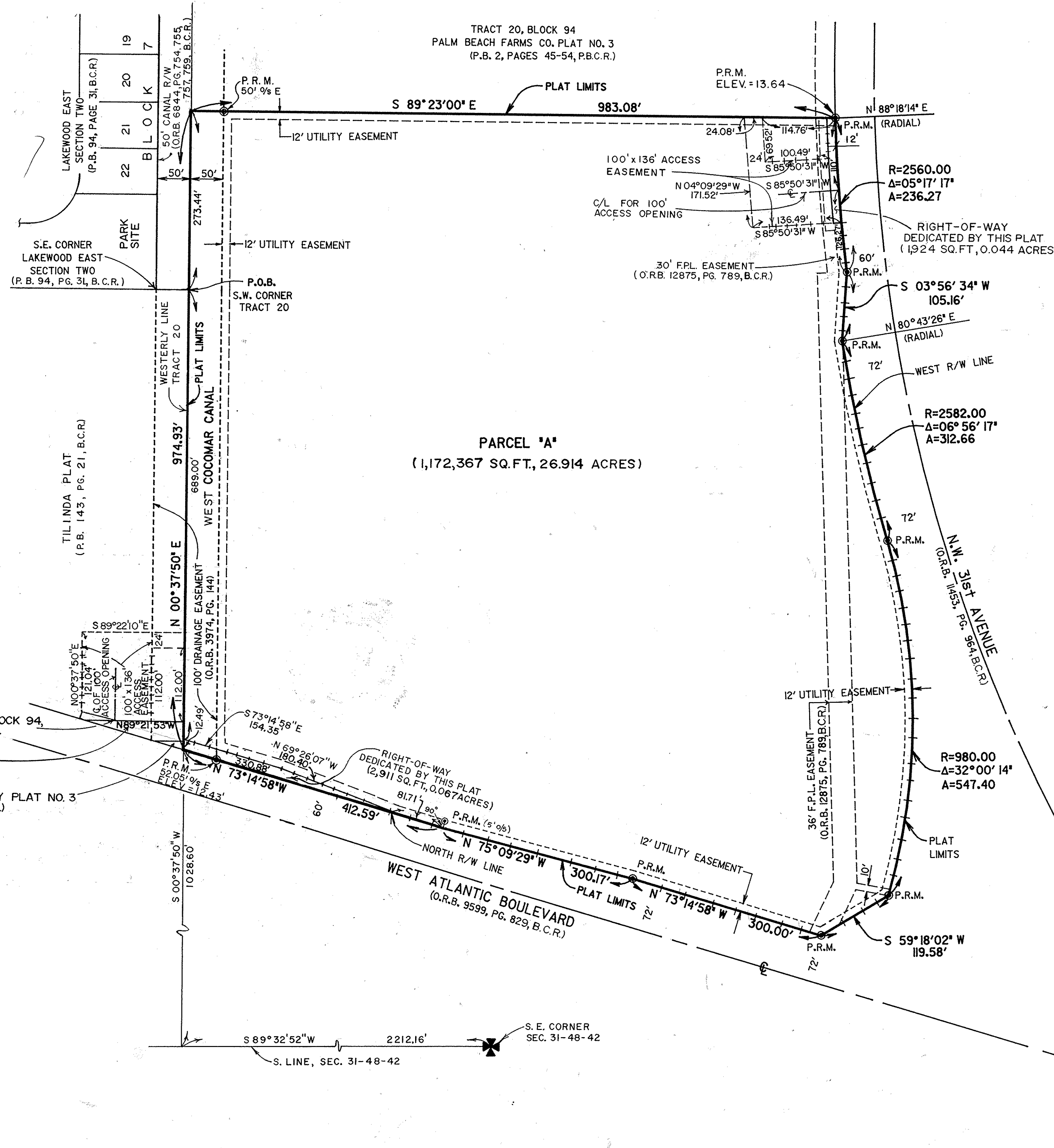
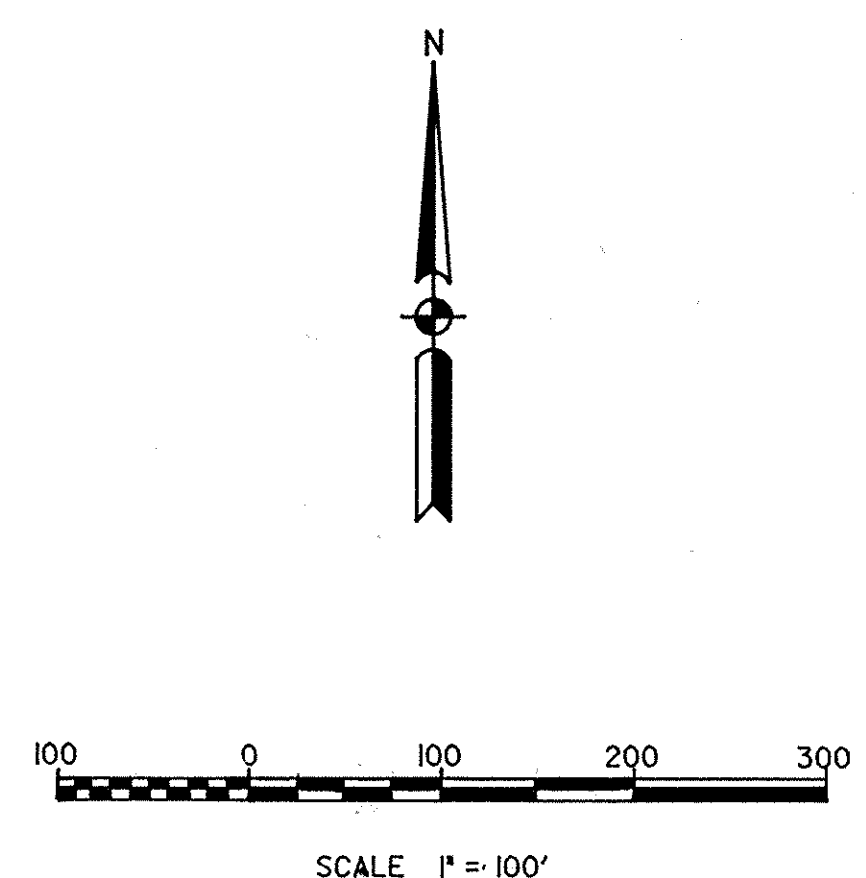


SEALS	CITY ENGINEER	NOTARY DEDICATION	CITY OF COCONUT CREEK	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
							S. MARLEY	6/87
							M. GAI	6/87
							O'BRIEN	2/88
							S. MARLEY	6/87
							C. GARCIA	6/88
							O'BRIEN	6/88
							LUNSFORD	3/90
							VAX FILE # QSh[20,15]	DRAWING # I2190UP

"COOLIDGE PLAT"

A PORTION OF THE SE 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF TRACTS 20, 27, 29 AND 30, BLOCK 94 "PALM BEACH FARMS COMPANY PLAT NO. 3"
PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY RECORDS
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

O.R.B.K. 17391 Pg. 102



SURVEY NOTES

1. P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT STAMPED # 4432.
2. SURVEY DATA IN FIELD BOOK 446.
3. BEARINGS SHOWN HEREON ARE BASED ON "LAKEWOOD EAST SECTION TWO" AS RECORDED IN PLAT BOOK 94, PAGE 31, OF THE BROWARD COUNTY RECORDS AND ARE ASSUMED.
4. - - - - INDICATES NON-VEHICULAR ACCESS LINE.
5. P.O.B. INDICATES POINT OF BEGINNING.
6. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY CITY OF COCONUT CREEK - BENCHMARK NO. 20 - ELEV. = 11.650 BRASS DISC IN TOP OF INLET, EAST SIDE LYONS ROAD, 1800' ± NORTH OF INTERSECTION OF LYONS ROAD AND ATLANTIC BLVD.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO (SINGLE STORY) COMMERCIAL USE ONLY. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

AREA TABULATIONS

PARCEL "A"	1,172,367 SQ. FT.	26.914 ACRES
DEDICATED R/W	4,835 SQ. FT.	0.111 ACRES
TOTAL	1,177,202 SQ. FT.	27.025 ACRES

SOUTH LINE TRACT 26, BLOCK 94, P.B. 2, PAGES 45-54, P.B.C.R.
30' R/W BY P.B. 2, PAGES 45-54, P.B.C.R.
TRACT 26, BLOCK 94, PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PAGES 45-54, P.B.C.R.)

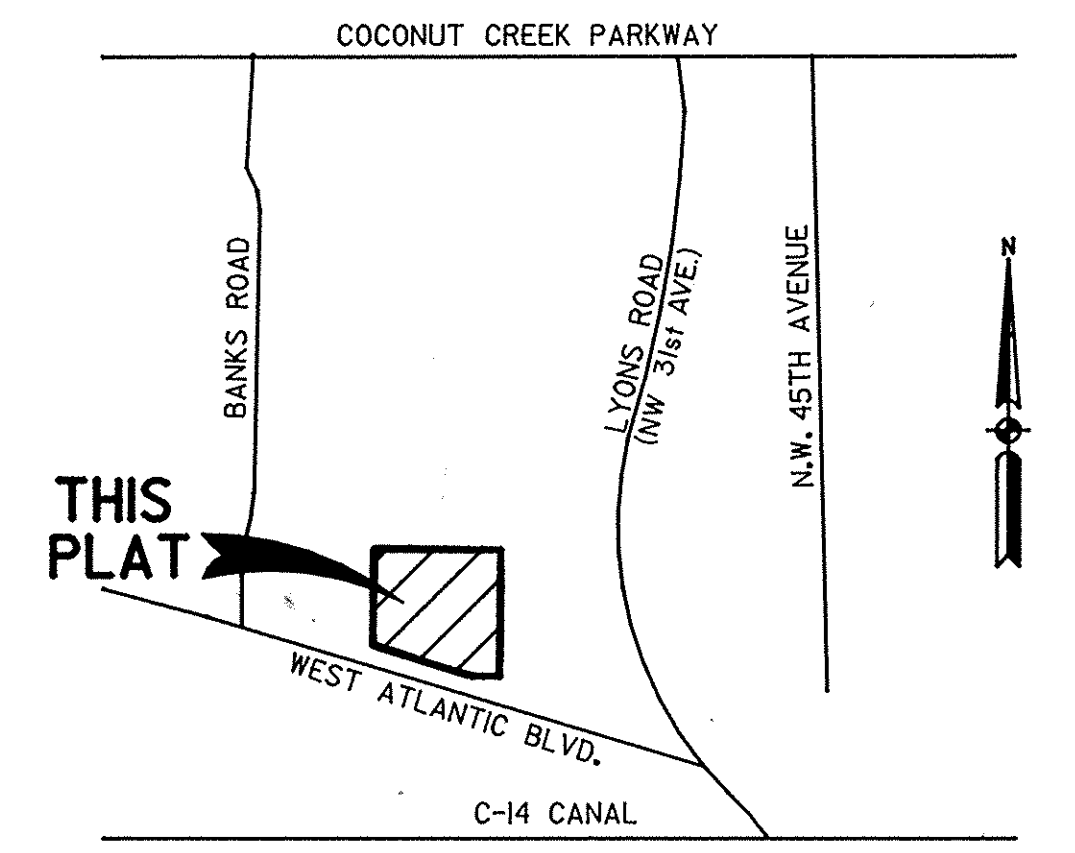
PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JUNE, 1987

"TILINDA PLAT"

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF TRACT 26, BLOCK 94, "PALM BEACH FARMS COMPANY PLAT NO. 3"
PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY RECORDS
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND IN THE SOUTH 1/2 (S 1/2) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PARCEL ALSO BEING A PORTION OF TRACT 26, BLOCK 94, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 26; THENCE SOUTH 89°21'53" EAST, 66.51 FEET, ALONG THE NORTH BOUNDARY OF TRACT 26, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'53" EAST, 66.52 FEET, ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF SAID TRACT 26; THENCE SOUTH 00°37'50" WEST, 660.33 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 26; THENCE NORTH 89°21'53" WEST, 142.46 FEET, ALONG THE SOUTH BOUNDARY OF SAID TRACT 26, TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF ATLANTIC BOULEVARD - SECTION 86130-2504); THENCE NORTH 73°14'58" WEST, 540.49 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°39'05" EAST, 510.31 FEET TO THE POINT OF BEGINNING.
SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 9.136 ACRES, MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE
SECTION 31-48-42

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.
THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED 6/21/88 KEITH AND SCHNARS, P.A.
BY: Susan M. Marley
BY: SUSAN M. MARLEY
PROFESSIONAL LAND SURVEYOR #4432
STATE OF FLORIDA

DEDICATION

REPUBLIC OF VENEZUELA) KNOW ALL MEN BY THESE PRESENTS THAT
CITY OF CARACAS)
EMBASSY OF THE UNITED STATES OF AMERICA) SS MAPLES PROPERTIES, N.V.,
A NETHERLAND ANTILLES CORPORATION
OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "TILINDA PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.
RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE, FOR PROPER PURPOSES.
IN WITNESS WHEREOF, MAPLES PROPERTIES, N.V., A NETHERLAND ANTILLES CORPORATION,
HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 21 DAY OF MAY, 1988A.D.

MAPLES PROPERTIES, N.V.
A NETHERLAND ANTILLES CORPORATION
BY: Orlando Rodriguez
VICE PRESIDENT
BY: Manuel Garcia
PRESIDENT
WITNESS (AS TO BOTH):
Orlando Rodriguez
Manuel Garcia
WITNESS (AS TO BOTH):
J. Nothman
WITNESS (AS TO BOTH)

SURVEY NOTES

1. © P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT STAMPED # 4432.
2. SURVEY DATA IN FIELD BOOK 446.
3. BEARINGS SHOWN HEREON ARE BASED ON "LAKEWOOD EAST SECTION TWO" AS RECORDED IN PLAT BOOK 94, PAGE 31, OF THE BROWARD COUNTY RECORDS.
4. ++++ INDICATES NON-VEHICULAR ACCESS LINE.
5. P.O.C. INDICATES POINT OF COMMENCEMENT.
6. P.O.B. INDICATES POINT OF BEGINNING.
7. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: CITY OF COCONUT CREEK BENCHMARK 130 - ELEV. = 11.083. BRASS DISC IN CONC. BULLNOSE, 40 FEET ± SOUTH OF INTERSECTION OF N.W. 6TH ST. AND BANKS ROAD.
8. P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO SINGLE STORY COMMERCIAL USE ONLY. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

ACKNOWLEDGEMENT

REPUBLIC OF VENEZUELA) BEFORE ME PERSONALLY APPEARED
CITY OF CARACAS) MANUEL GARCIA, PRESIDENT
EMBASSY OF THE UNITED STATES OF AMERICA) SS ORLANDO RODRIGUEZ, VICE PRESIDENT
TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF MAPLES PROPERTIES, N.V., A NETHERLAND ANTILLES CORPORATION, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THIS INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 27 DAY OF MAY, A.D., 1988.
MY COMMISSION EXPIRES: DOES NOT EXPIRE
Oliver Griffith
OLIVER GRIFFITH
Vice-Consul of the United States of America

CITY OF COCONUT CREEK CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY ORDINANCE ADOPTED THIS 23 DAY OF June, A.D. 1988, PURSUANT TO ORDINANCE NO. 123-98
Angela A. Bender
ANGELA A. BENDER
CITY CLERK

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 14 DAY OF June, A.D. 1988.
Sehne
CHAIRMAN

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF June, A.D. 1988.
Thomas Lee
THOMAS LEE, P.E.
CITY ENGINEER
FLA. P.E. REG. # 35197

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JUNE, 1987

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: David Howell 4-4-90
DIRECTOR DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: Henry P. Cook 4-4-90
HENRY P. COOK - DIRECTOR DATE
FLORIDA P.E., REG. NO. 12506

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 25 DAY OF AUGUST, 1988.
BY: Clay Cook 10-27-88
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 27 DAY OF August, 1990.
BY: William S. Smith
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

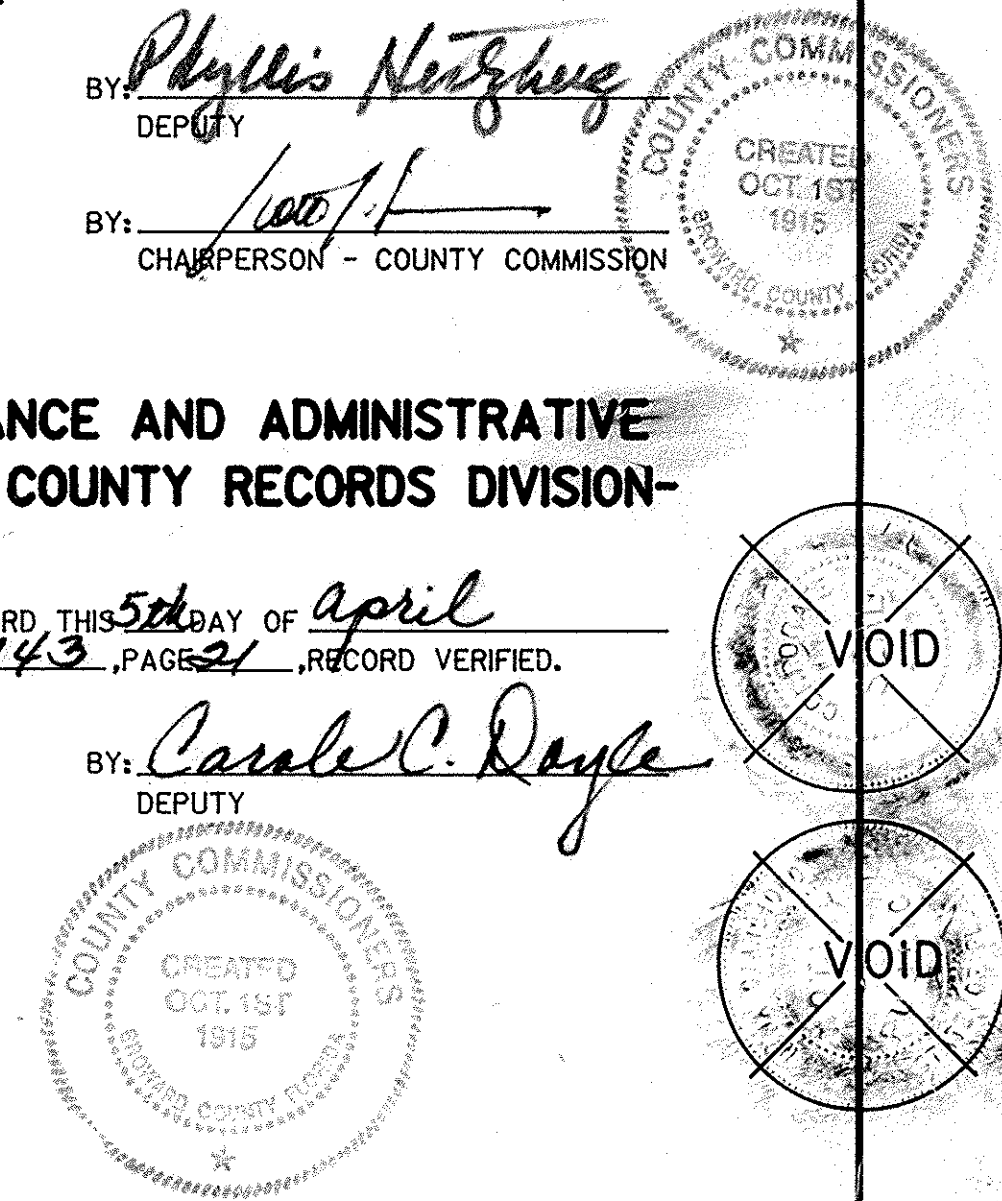
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 4 DAY OF October, A.D., 1988.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: Phyllis Neitzberg DEPUTY
BY: Lois A. Hester CHAIRPERSON - COUNTY COMMISSIONERS

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 5th DAY OF April, A.D. 1988 AND RECORDED IN PLAT BOOK 143, PAGE 21, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: Carole C. Doyle DEPUTY



SEALS	CITY ENGINEER	NOTARY DEDICATION	CITY OF COCONUT CREEK	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
								T. LUNSFORD
							M. GAI	9/87
							T. LUNSFORD	5/14/87
							S. MARLEY	6/87
							C. GARCIA	9/87
							M. OBRIEN	6/21/88
							T. LUNSFORD	3/90
							VAX FILE * QSH20,151	

D.R.B.R. 17309 Pg. 236

"TILINDA PLAT"

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 A REPLAT OF A PORTION OF TRACT 26, BLOCK 94, "PALM BEACH FARMS COMPANY PLAT NO. 3"
 PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY RECORDS
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

AREA TABULATIONS

PARCEL "A"	393,842 SQ.FT.	9.042 ACRES
DEDICATED R/W	4,103 SQ.FT.	0.094 ACRES
TOTAL	397,945 SQ.FT.	9.136 ACRES

NOTICE

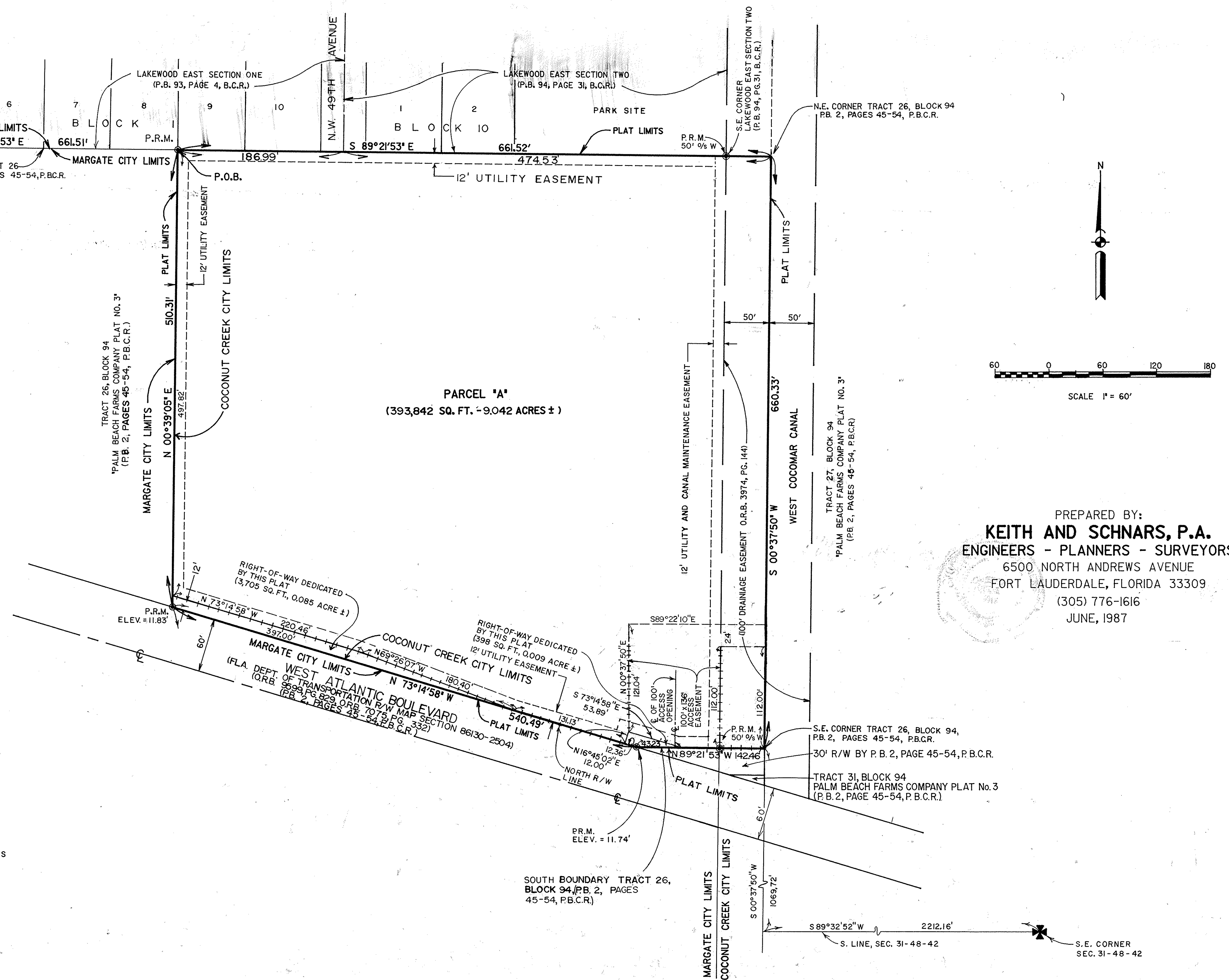
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO SINGLE STORY COMMERCIAL USE ONLY. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

SURVEY NOTES

1. © P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT STAMPED # 4432.
2. SURVEY DATA IN FIELD BOOK 446.
3. BEARINGS SHOWN HEREON ARE BASED ON "LAKEWOOD EAST SECTION TWO", AS RECORDED IN PLAT BOOK 94, PAGE 31, OF THE BROWARD COUNTY RECORDS.
4. + + + INDICATES NON-VEHICULAR ACCESS LINE.
5. P.O.C. INDICATES POINT OF COMMENCEMENT.
6. P.O.B. INDICATES POINT OF BEGINNING.
7. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: CITY OF COCONUT CREEK BENCHMARK 130 - ELEV. = 11.083. BRASS DISC IN CONC. BULLNOSE, 40 FEET ± SOUTH OF INTERSECTION OF N.W. 6TH ST. AND BANKS ROAD.
8. P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS.

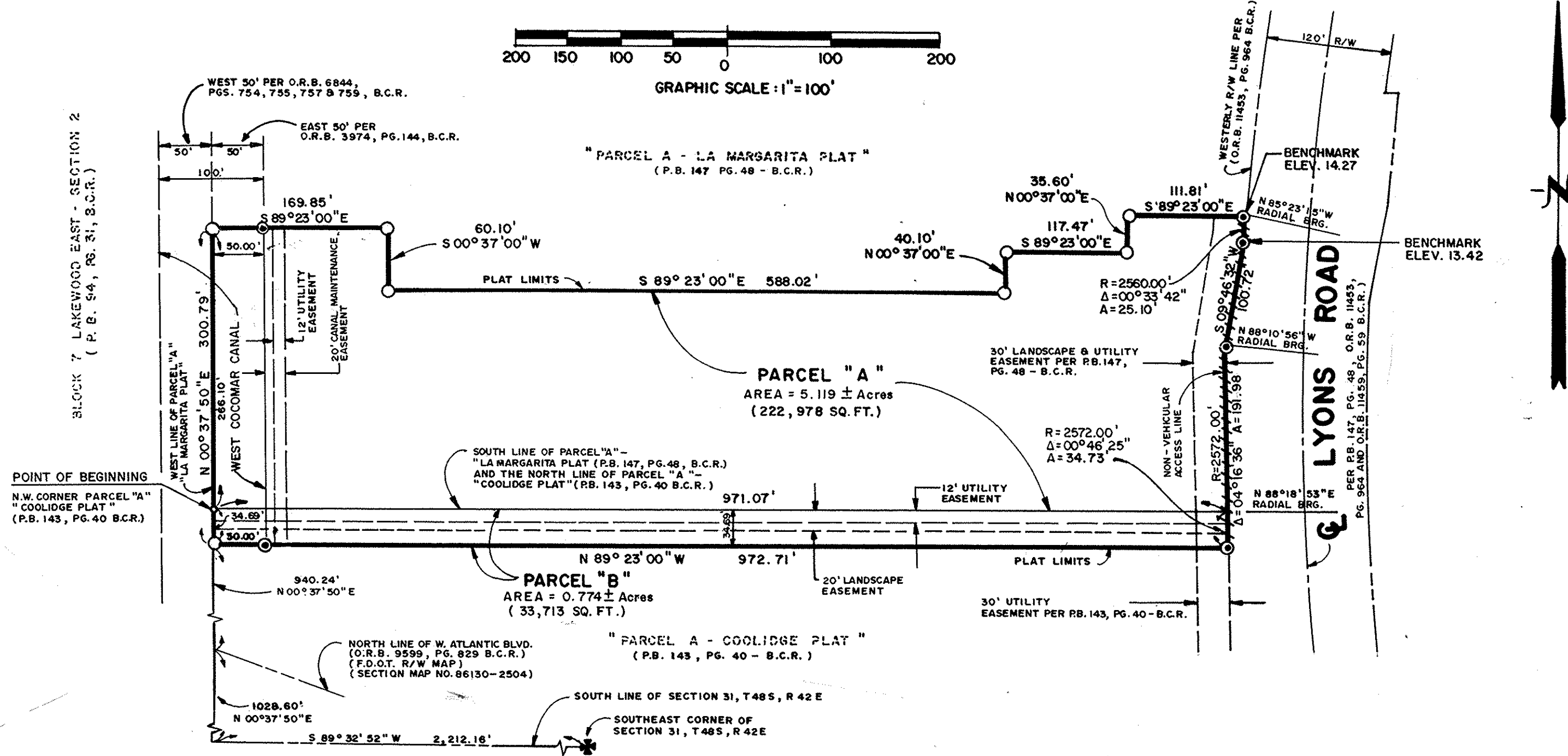
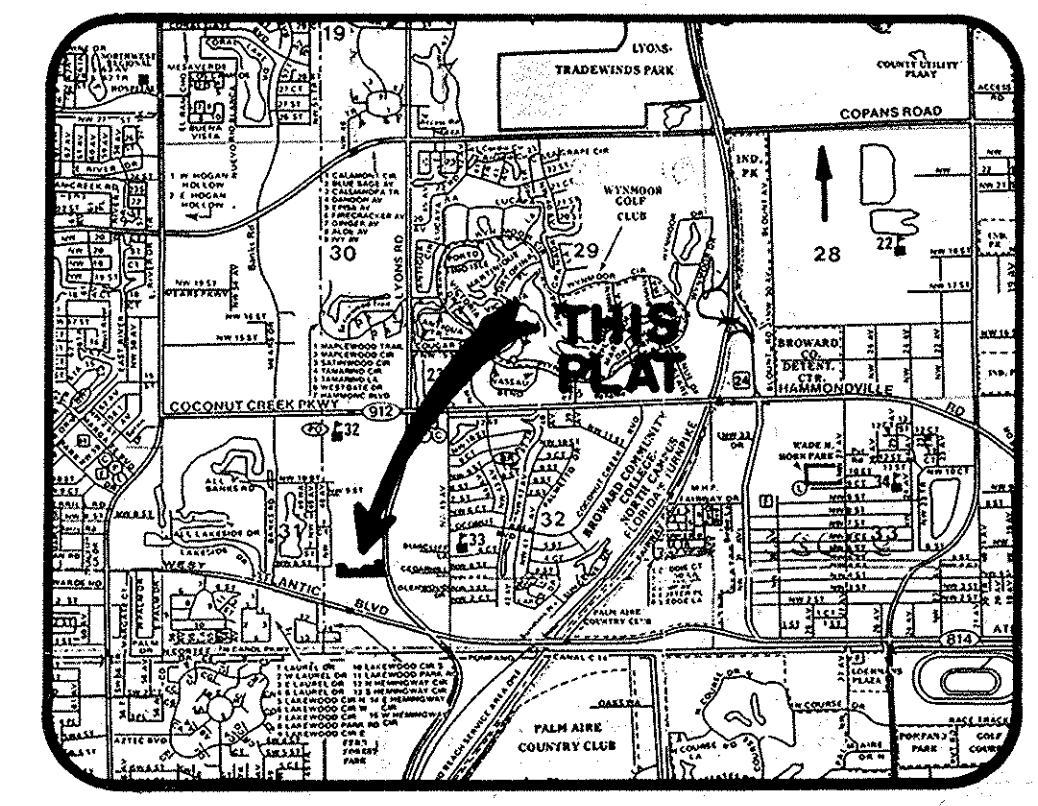


PREPARED BY:
KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (305) 776-1616
 JUNE, 1987

COCOPALMS PLAT

A REPLAT OF

A PORTION OF PARCEL "A", COOLIDGE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 40, TOGETHER WITH A PORTION OF PARCEL "A", LA MARGARITA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 48, BOTH LYING IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



CITY OF COCONUT CREEK CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY RESOLUTION NO. 93-45 ADOPTED THIS 21st DAY OF May, A.D. 1993, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

Angela A. Bender
CITY CLERK ANGELA A. BENDER

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 13th DAY OF May, A.D. 1992.

Franco Pacifici
CHAIRMAN FRANCO PACIFICI

CITY OF COCONUT CREEK CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF August, A.D. 1993.

Frank Hinkel
CITY ENGINEER FRANK HINKEL
FLORIDA P.E. REG. NO. 43982

LAND DESCRIPTION:

A PORTION OF PARCEL "A", "COOLIDGE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 40, TOGETHER WITH A PORTION OF PARCEL "A", "LA MARGARITA PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 48, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A", "THE COOLIDGE PLAT"; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL "A", "LA MARGARITA PLAT"; THENCE NORTH 00°37'50" EAST, 286.10 FEET ALONG THE WEST LINE OF SAID PARCEL "A", "LA MARGARITA PLAT"; THENCE SOUTH 89°23'00" EAST, 169.85 FEET; THENCE SOUTH 00°37'00" WEST, 60.10 FEET; THENCE SOUTH 89°23'00" EAST, 588.02 FEET; THENCE NORTH 00°37'00" EAST, 40.10 FEET; THENCE SOUTH 89°23'00" EAST, 117.47 FEET; THENCE NORTH 00°37'00" EAST, 35.60 FEET; THENCE SOUTH 89°23'00" EAST, 111.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 85°23'15" WEST); SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11453, PAGE 864, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE BEING CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 2560.00 FEET, A CENTRAL ANGLE OF 00°32'42" AND AN ARC DISTANCE OF 25.10 FEET TO A POINT ON THE DEDICATED RIGHT-OF-WAY LINE OF LYONS ROAD AS SHOWN ON SAID "LA MARGARITA PLAT" AND SAID "COOLIDGE PLAT"; THENCE SOUTH 09°46'32" WEST ALONG SAID LINE, 100.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 89°10'56" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING CONVEX TO THE EAST, HAVING A RADIUS OF 2,572.00 FEET, A CENTRAL ANGLE OF 04°16'36" AND AN ARC DISTANCE OF 191.98 FEET (THE LAST THREE (3) COURSES BEING COINCIDENT WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD); THENCE NORTH 89°23'00" WEST, 972.71 FEET ALONG A LINE LYING 24.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A", "THE COOLIDGE PLAT"; THENCE NORTH 00°37'50" EAST, 34.69 FEET ALONG THE WEST LINE OF SAID PARCEL "A", "THE COOLIDGE PLAT", TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 5.893 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE APPLICABLE SECTIONS OF CHAPTER 21H-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DAVID G. KRAUSE & ASSOCIATES, INC.
David G. Krause
DAVID G. KRAUSE
PROFESSIONAL LAND SURVEYOR NO. 4066
STATE OF FLORIDA

May 26, 1993
DATE

DEDICATION:

STATE OF FLORIDA } ss. KNOW ALL MEN BY THESE PRESENTS THAT COCOPALMS DEVELOPMENT GROUP, A FLORIDA GENERAL PARTNERSHIP, AND COOLIDGE, INC., A FLORIDA CORPORATION OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "COCOPALMS PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF, COCOPALMS DEVELOPMENT GROUP, A FLORIDA GENERAL PARTNERSHIP AND COOLIDGE, INC., A FLORIDA CORPORATION, HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 20th DAY OF July, 1992.

COCOPALMS DEVELOPMENT GROUP BY: *Jose M. Surico*
COCOPALMS CONSTRUCTION L.C. A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER
WITNESS AS TO BOTH: *Esther L. Diaz*, *Barbara Bishop*
ESTHER L. DIAZ L., BARBARA BISHOP
COOLIDGE, INC., A FLORIDA CORPORATION BY: *Paul H. Kuffer*
PAUL H. KUFFER
ATTORNEY - IN-FACT

ACKNOWLEDGEMENT:

STATE OF FLORIDA } ss. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 1992, BY JOSE M. SURICO, MANAGING MEMBER, ON BEHALF OF COCOPALMS DEVELOPMENT GROUP, BY COCOPALMS CONSTRUCTION L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER, AND PAUL H. KUFFER, ATTORNEY-IN-FACT, ON BEHALF OF COOLIDGE, INC., A FLORIDA CORPORATION. THEY ARE BOTH PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.
BY: *Christy Nutsch*
Christy Nutsch
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: March 28, 1994

SURVEY NOTES:

- 1. P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT. (P.L.S. # 4066)
- 2. O INDICATES PLAT CORNER.
- 3. P.O.B. INDICATES POINT OF BEGINNING.
- 4. SURVEY DATA IN FIELD BOOK 272, PAGE 53.
- 5. BEARINGS SHOWN HEREON ARE ASSUMED AND THE NORTH LINE OF COOLIDGE PLAT (P.B. 143, PG. 40, B.C.R.) BEARS NORTH 89°23'00" WEST.
- 6. - - - - - INDICATES NON-VEHICULAR ACCESS LINE.
- 7. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY: B.M. # 20 BRASS DISC STAMPED "B.M. # 20 IN TOP OF CONCRETE INLET AT EAST EDGE OF PAVEMENT, NORTH BOUND LYONS RD., 180 ± SOUTH OF C OF ENTRANCE TO WINDMILL PARK (N.W. 6th MANOR). ELEV. 11.65
- 8. ELEV. INDICATES ELEVATION.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA } ss. KNOW ALL MEN BY THESE PRESENTS THAT CAPITAL BANK, A FLORIDA BANKING CORPORATION, THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF. THE BELOW REFERENCED MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 19423, PAGE 525, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. IN WITNESS WHEREOF, CAPITAL BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME AND ITS CORPORATE SEAL TO BE AFFIXED HEREON.

CAPITAL BANK, A FLORIDA BANKING CORPORATION BY: *David H. Promoff*
DAVID H. PROMOFF
SENIOR VICE PRESIDENT
WITNESS AS TO BOTH: *Simon Pradyou*, *Maxine Burnside*
SIMON PRADYOU, MAXINE BURNSIDE
MICHAEL PAUL
SENIOR VICE PRESIDENT

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF FLORIDA } ss. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 1992, BY DAVID H. PROMOFF, SENIOR VICE PRESIDENT AND MICHAEL PAUL, SENIOR VICE PRESIDENT OF CAPITAL BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.
BY: *Patti J. King*
PATTI J. KING
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 8-23-93

PLAT RESTRICTIONS:

- 1. PARCEL "A" IS RESTRICTED TO THE DEVELOPMENT OF 37 SINGLE FAMILY HOMES.
 - 2. PARCEL "B" IS RESTRICTED TO NO DEVELOPMENT.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT WAS PREPARED BY:

SDA SHAH & ASSOCIATES
DEVELOPMENT CONSULTING
ENGINEERING
PLANNING
4901 N.W. 17th Way • Suite 504 • Ft. Lauderdale, FL 33309
PH: (305) 776-7604 • FAX: (305) 776-7608

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *Henry F. Cook* DATE: 9-1-93
HENRY F. COOK DATE: 9-1-93
FLORIDA P.E. REG. NO. 12506
DIRECTOR OF ENGINEERING

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *Emilio V. Luffaro* DATE: 8-30-93
EMILIO V. LUFFARO DATE: 8-30-93
FLORIDA P.L.S. REG. NO. 4429
COUNTY SURVEYOR

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 25th DAY OF June, A.D., 1992.

BY: *Maria J. Sanicola* DATE: June 26, 1992
MARIJA SANICOLA DATE: June 26, 1992
CHAIRPERSON
THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE, AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 30th DAY OF August, A.D., 1993.
BY: *John J. Gorman*
JOHN J. GORMAN
ADMINISTRATOR OR DESIGNEE

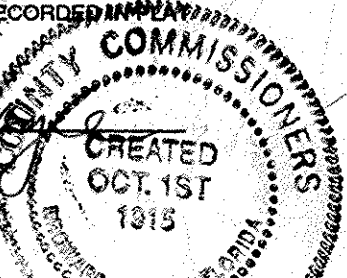
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 15th DAY OF August, A.D., 1993.

ATTEST: *B. Jack Osterholt*
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR
BY: *Michael J. Daily*
MICHAEL J. DAILY
COUNTY COMMISSIONER
BY: *Franklin J. Thon*
FRANKLIN J. THON
CHAIRMAN, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD THIS 9th DAY OF September, A.D., 1993, AND RECORDED IN PLAT BOOK 154, PAGE 41, RECORD VERIFIED.
ATTEST: *B. Jack Osterholt*
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR
BY: *Carol C. Lopez*
CAROL C. LOPEZ
DEPUTY



LAND SURVEYOR: *David G. Krause*
DEDICATION - ELYSIUM, L.C.
NOTARY FOR DEDICATION: *Patti J. King*
MORTGAGEE - CAPITAL BANK
NOTARY FOR MORTGAGEE: *Patti J. King*
CITY ENGINEER: *Frank Hinkel*

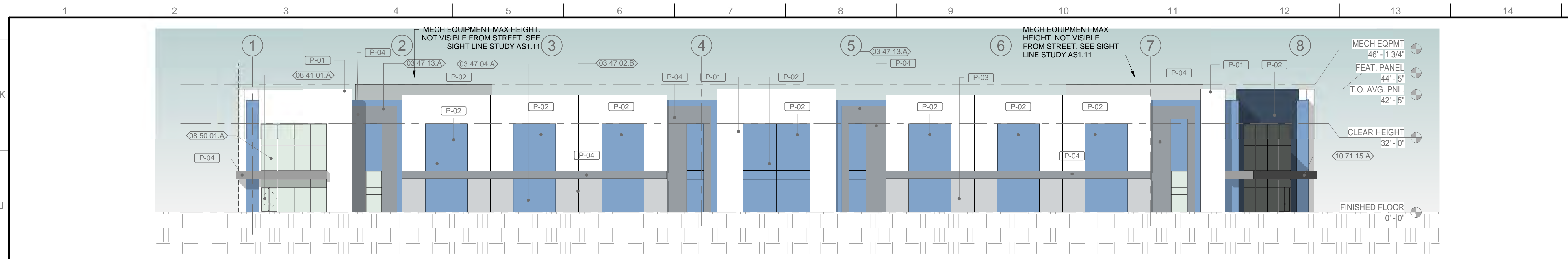
COUNTY ENGINEER: *Henry F. Cook*
COUNTY SURVEYOR: *Emilio V. Luffaro*
CITY SEAL: *Angela A. Bender*
DEDICATION - COCOPALMS: *OK*
NOTARY FOR DEDICATION: *Patti J. King*
DEDICATION - COOLIDGE, INC.: *OK*

09-09-93 08:58 AM

BK 21095 P60082

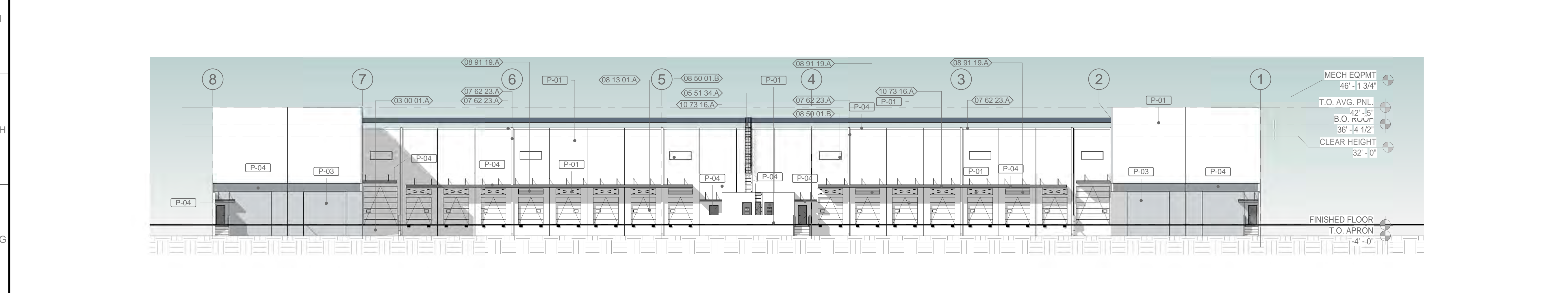
EXHIBIT F: CONCEPTUAL ELEVATIONS & RENDERINGS

D:\00_WORK\026_RLC\042_Cocomar\Comments\08262022\10072022\22003.00_Arch_SD_Building A.rvt
12/15/2022 10:54:54 AM



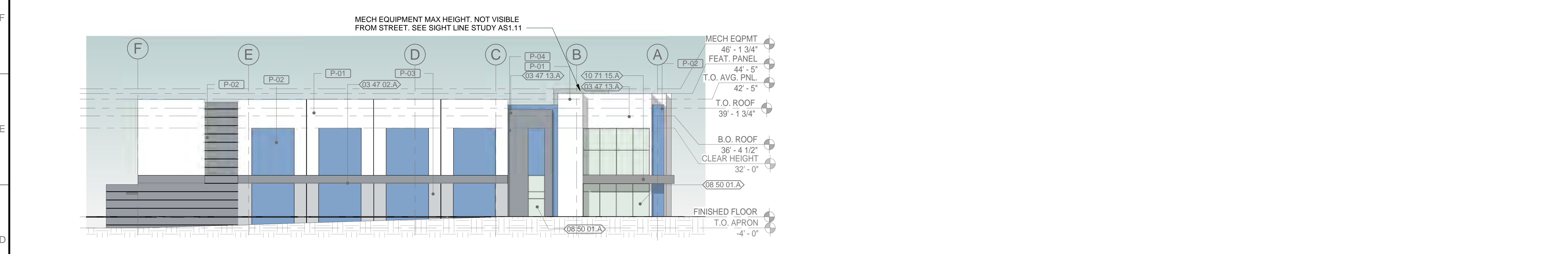
4 WEST ELEVATION

A3.10 SCALE: 1" = 20'-0"



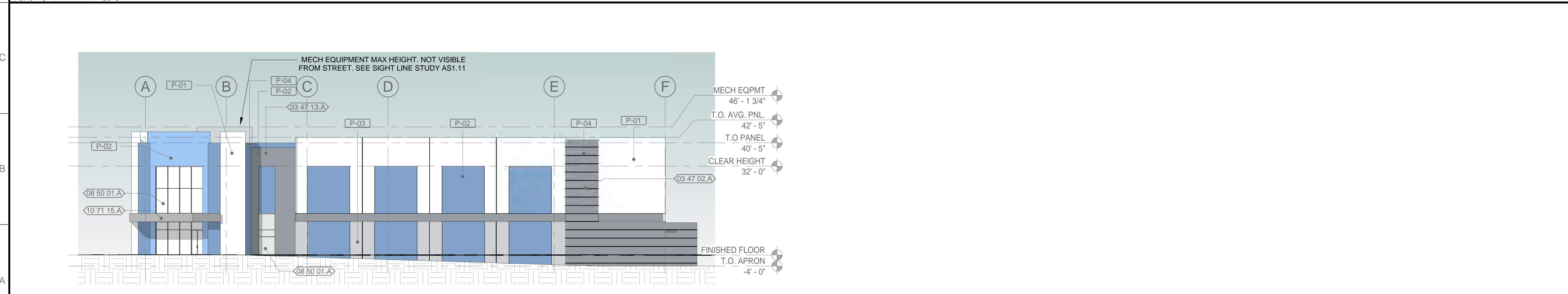
3 EAST ELEVATION

A3.10 SCALE: 1" = 20'-0"



2 SOUTH ELEVATION

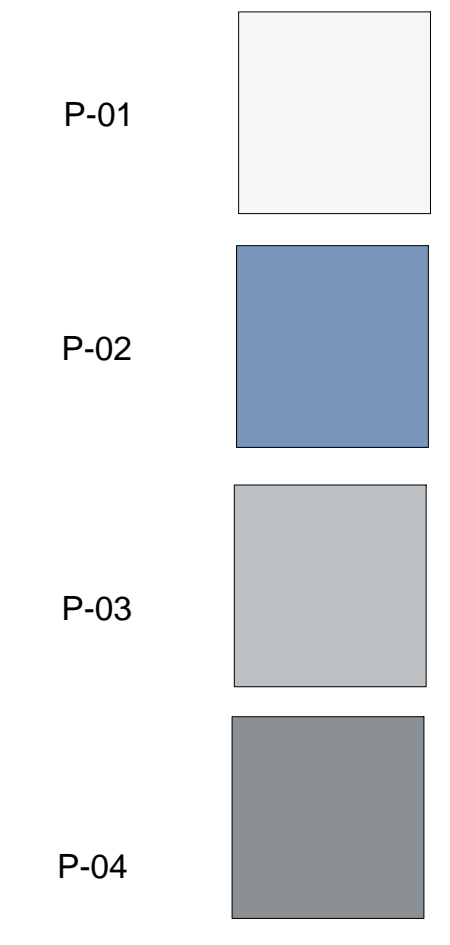
A3.10 SCALE: 1" = 20'-0"



1 NORTH ELEVATION

A3.10 SCALE: 1" = 20'-0"

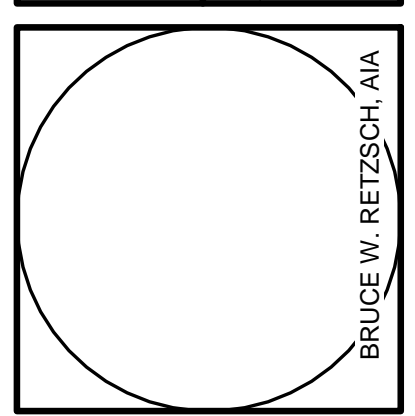
- ### GENERAL NOTES
- ALL CONCRETE WALLS TO BE TREATED WITH TEXTCOTE MEDIUM TEXTURE
 - ALL STOREFRONT TO BE CLEAR ANODIZED AND HURRICANE RESISTANT WITHOUT THE USE OF SHUTTERS
 - ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY
 - 6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.



ELEVATION KEYNOTES

03 00 01.A	CONCRETE RAMP WITH 6" CONCRETE CURB
03 47 02.A	3/4" PANEL REVEAL PAINTED TO MATCH ADJACENT WALL
03 47 02.B	3 1/4" PANEL REVEAL PAINTED TO MATCH ADJACENT WALL
03 47 04.A	KNOCK OUT PANEL
03 47 13.A	PAINTED TILT-UP CONCRETE
05 51 34.A	GALVANIZED STEEL LADDER AND CAGE 000
07 62 23.A	FABRICATED GUTTERS AND DOWNSPOUTS
08 13 01.A	GALVANIZED STEEL OVERHEAD DOOR
08 41 01.A	IMPACT RESISTANT ALUM. STOREFRONT DOOR
08 50 01.A	IMPACT RESISTANT STOREFRONT WINDOWS (COLOR TBD)
08 50 01.B	IMPACT RESISTANT STOREFRONT WINDOWS (CLERESTORY)
08 91 19.A	FIXED LOUVERS
10 71 15.A	FIXED CONCRETE CANOPY
10 73 16.A	METAL CANOPIES
P-01	WHITE
P-02	BLUE
P-03	LITE GREY
P-04	DARK GREY

RLC Architects
14 SE 7TH Street Boca Raton, FL 33432
Tel: 561 395 6555 Fax: 561 395 0907
Web: www.rlcarchitects.com
COPYRIGHT RLC ARCHITECTS, P.A. 2015
STATE OF FLORIDA REGISTERED ARCHITECTS No. A020000980
THE DRAWING AND ALL THE IDEAS ARRANGEMENTS, DESIGN AND PLANS ARE THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



GREYSTAR COCOMAR
COCONUT CREEK, FL

No.	Date	Description

Drawing Title:
BUILDING A ELEVATIONS

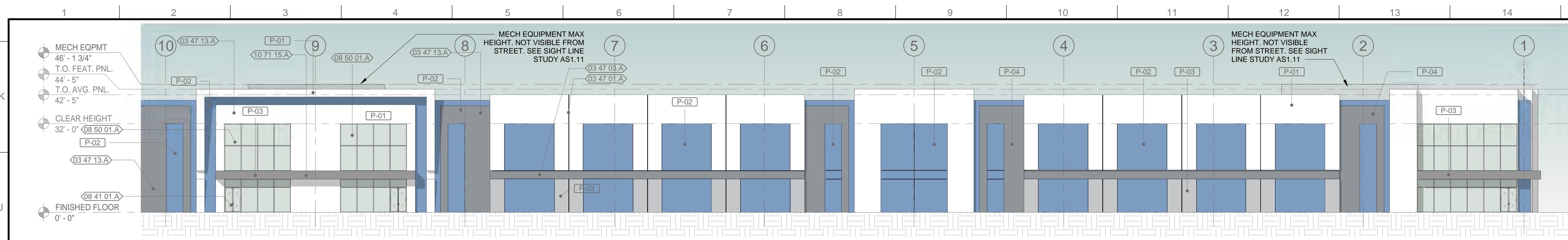
Scale: As Noted
Project No: 20106.00
Issue date: 10.11.22

Principal: BR
Project Director: BR
Project Manager: BR
Drawn by: MGC
Checked by: BR

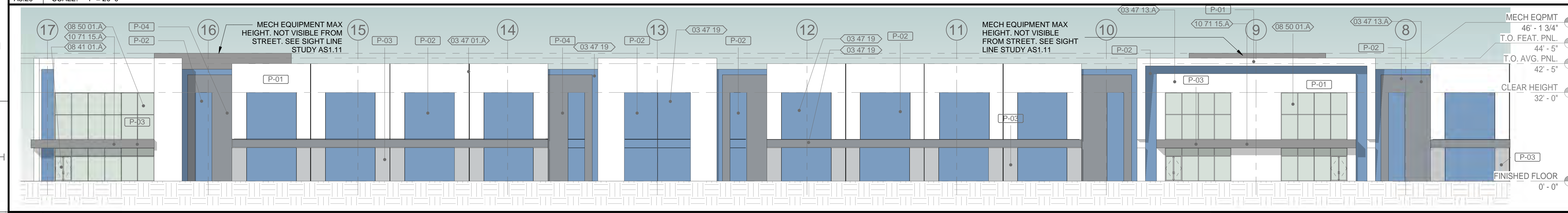
SPA SUBMITTAL
10.11.22

Sheet No.
A3.10

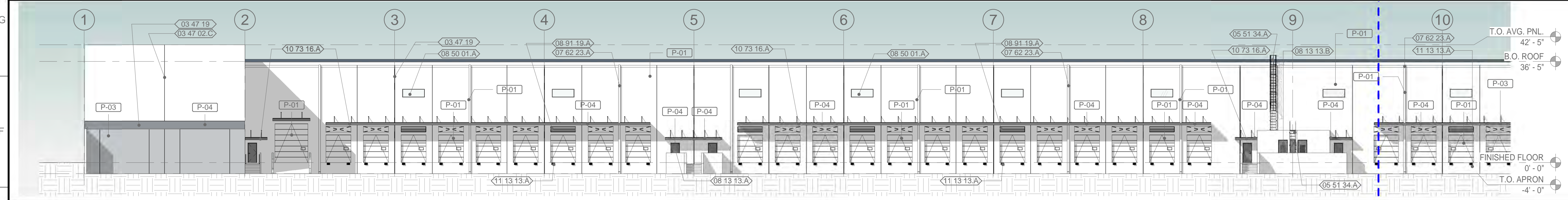
D:\03_VORR\036_RLC\042_Cocoma\Comments\022022\10072022\22003.00_Arch_SD_Building B.rvt
 12/15/2022 10:56:25 AM



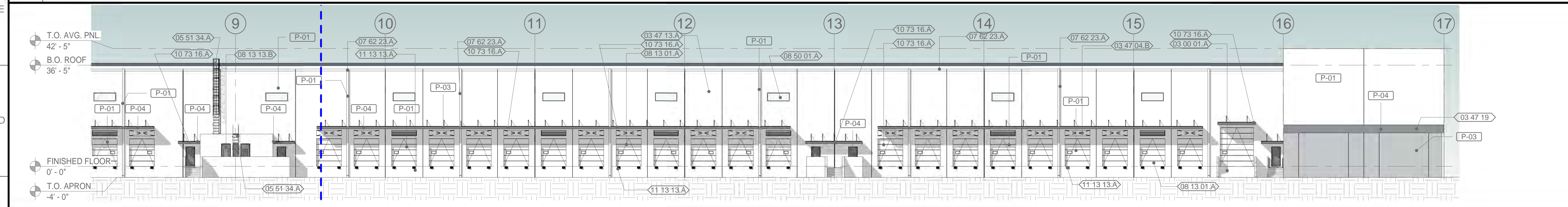
6 PARTIAL WEST ELEVATION - SOUTH
 A3.20 SCALE: 1" = 20'-0"



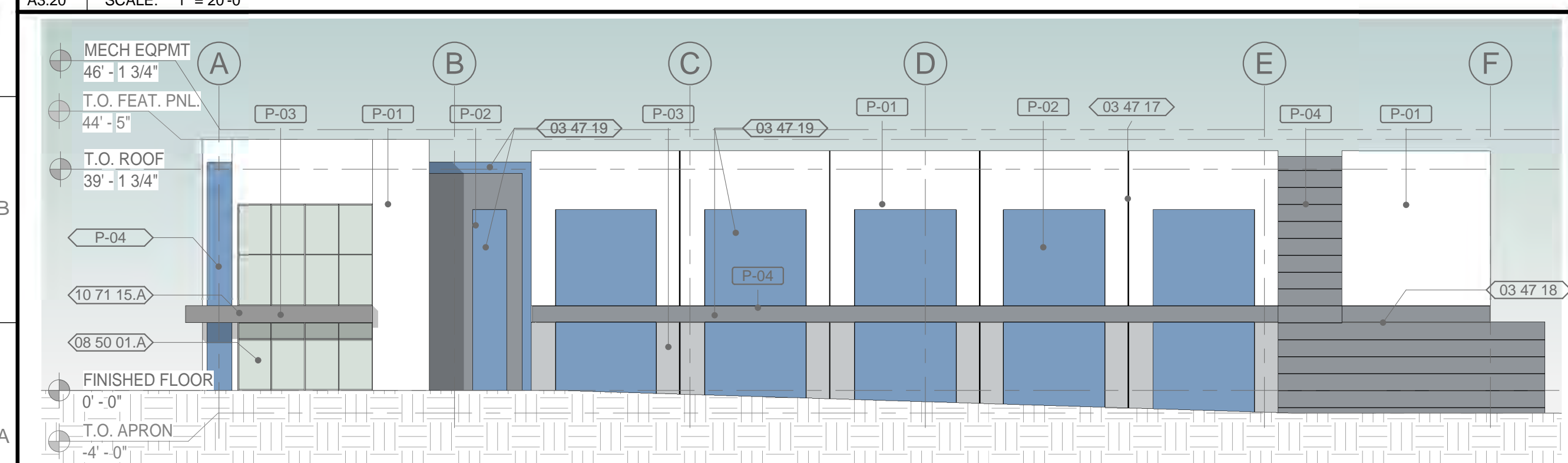
5 PARTIAL WEST ELEVATION - NORTH
 A3.20 SCALE: 1" = 20'-0"



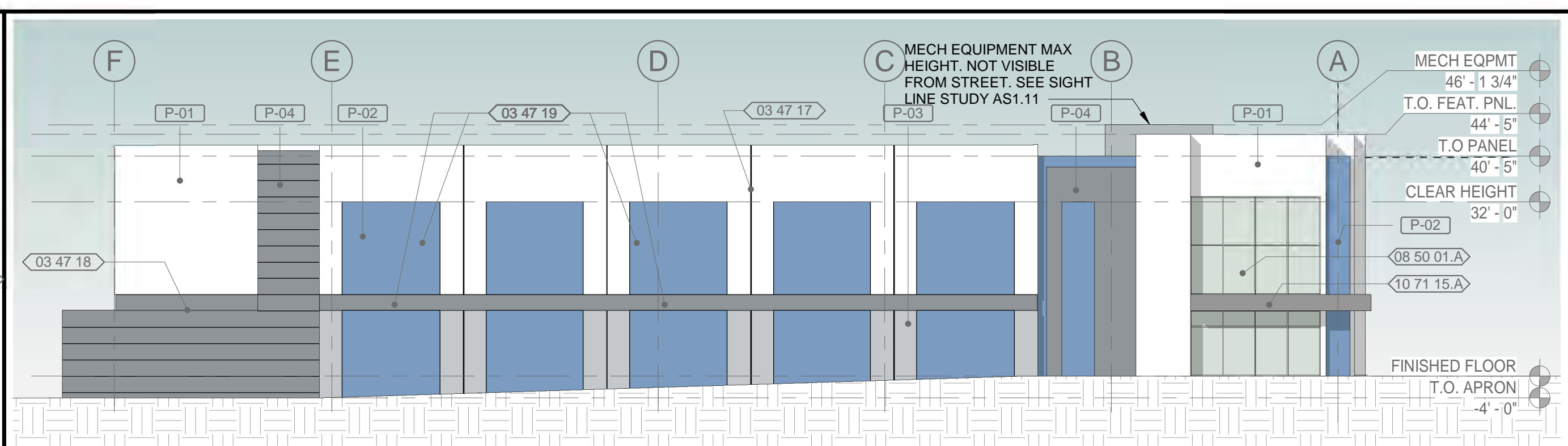
4 PARTIAL EAST ELEVATION - NORTH
 A3.20 SCALE: 1" = 20'-0"



3 PARTIAL EAST ELEVATION - SOUTH
 A3.20 SCALE: 1" = 20'-0"

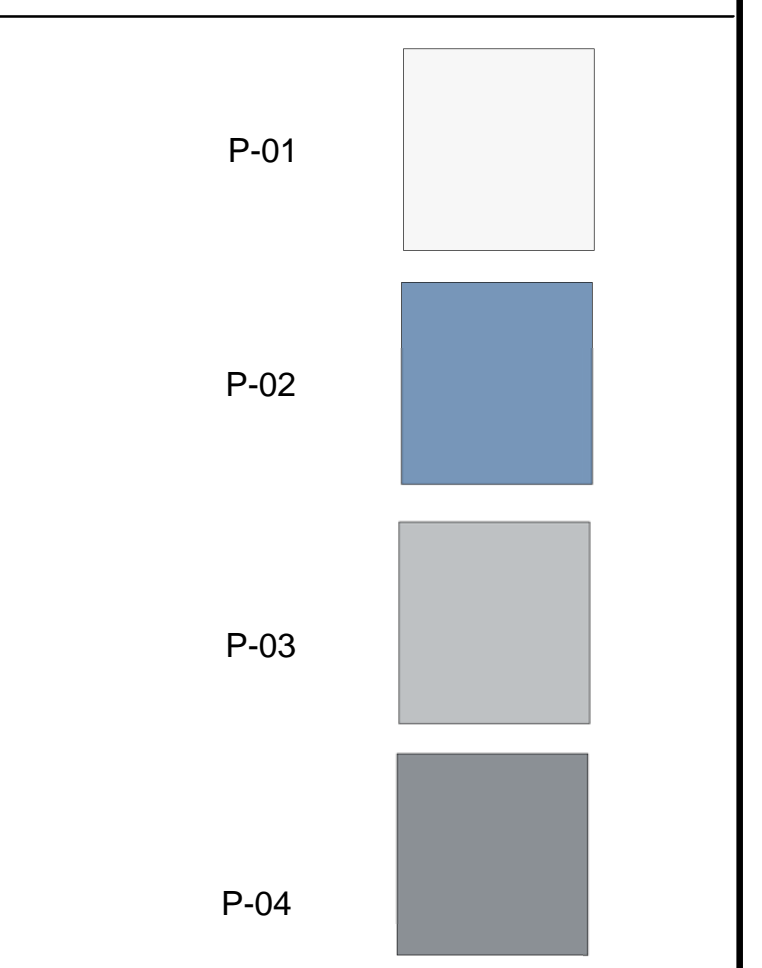


2 SOUTH ELEVATION
 A3.20 SCALE: 1" = 20'-0"



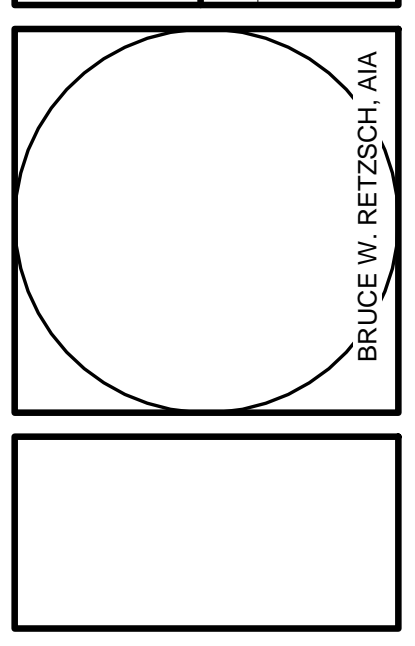
1 NORTH ELEVATION
 A3.20 SCALE: 1" = 20'-0"

- ### GENERAL NOTES
- ALL CONCRETE WALLS TO BE TREATED WITH TEXTOCOTE MEDIUM TEXTURE
 - ALL STOREFRONT TO BE CLEAR ANODIZED AND HURRICANE RESISTANT WITHOUT THE USE OF SHUTTERS
 - ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY
 - 6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.



Keynote	Description
03 00 01.A	CONCRETE RAMP WITH 6" CONCRETE CURB
03 47 01.A	3/4" PANEL JOINT
03 47 02.C	3 1/4" PANEL JOINT
03 47 03.A	
03 47 04.B	LOUVER KNOCK OUT PANEL
03 47 13.A	PAINTED TILT-UP CONCRETE
03 47 17	3/4" PANEL JOINT SEE DETAIL 7/A7.00
03 47 18	3/4" PANEL REVEAL PAINTED TO MATCH ADJACENT WALL
03 47 19	3/4" PANEL RECESS
05 51 34.A	GALVANIZED STEEL LADDER AND CAGE 000
07 62 23.A	FABRICATED GUTTERS AND DOWNSPOUTS
08 13 01.A	GALVANIZED STEEL OVERHEAD DOOR
08 13 13.A	HOLLOW METAL DOORS
08 13 13.B	
08 41 01.A	IMPACT RESISTANT ALUM. STOREFRONT DOOR
08 50 01.A	IMPACT RESISTANT STOREFRONT WINDOWS (COLOR TBD)
08 91 19.A	FIXED LOUVERS
10 71 15.A	FIXED CONCRETE CANOPY
10 73 16.A	METAL CANOPIES
11 13 13.A	LOADING DOCK BUMPERS
P-01	WHITE
P-02	BLUE
P-03	LITE GREY
P-04	DARK GREY

RLC Architects
 14 SE 4TH Street Boca Raton, FL 33432
 Tel 561 393 6555 Fax 561 395 0007
 Web www.rlcarchitects.com
COPYRIGHT RLC ARCHITECTS, P.A. 2015
 STATE OF FLORIDA REGISTERED ARCHITECTS No. AC20000900
 THE DRAWING AND ALL THE REVISIONS, DESIGN AND PLANS
 PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE REPRODUCED
 OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 WITHOUT THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



GREYSTAR COCOMAR
 COCONUT CREEK, FL

No.	Date	Description

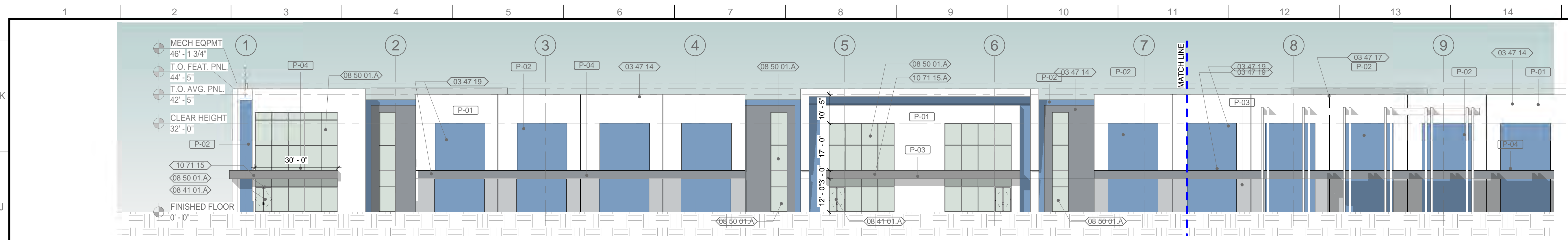
Drawing Title:
BUILDING B ELEVATIONS
 Scale: As Noted
 Project No: 20106.00
 Issue date: 10.11.2022

Principal: BR
 Project Director: CM
 Project Manager: CM
 Drawn by: Author
 Checked by: Checker

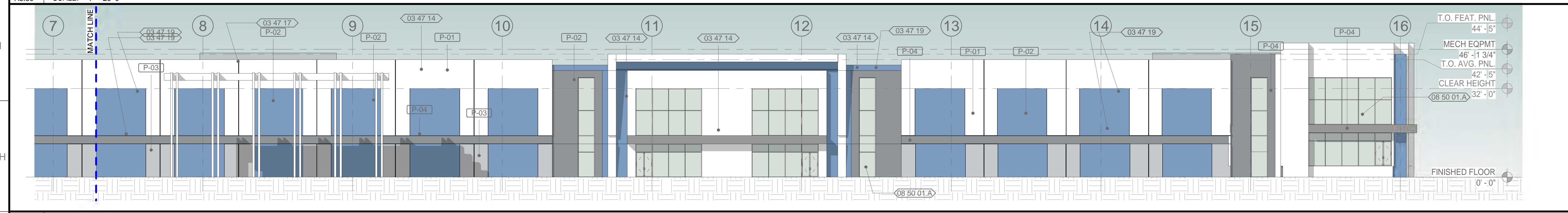
SPA SUBMITTAL
10.11.2022

Sheet No.
A3.20

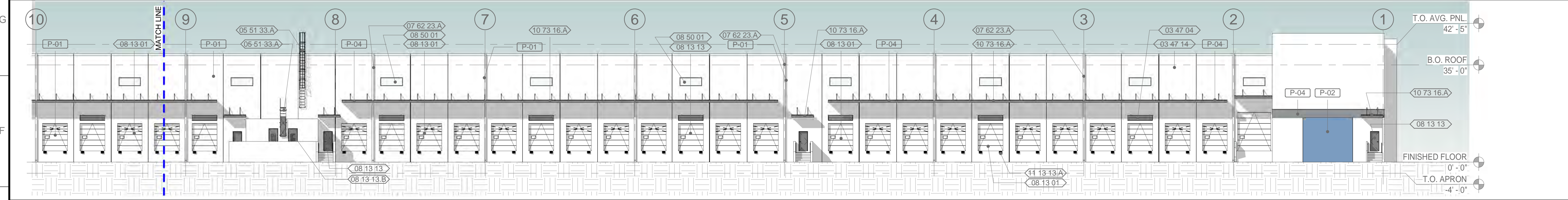
D:\03_WORK\026_RLC\042_Cocostar\Comments\08292021\1017020222003.00_Arch_SD_Building C.rvt
12/15/2022 12:12:03 PM



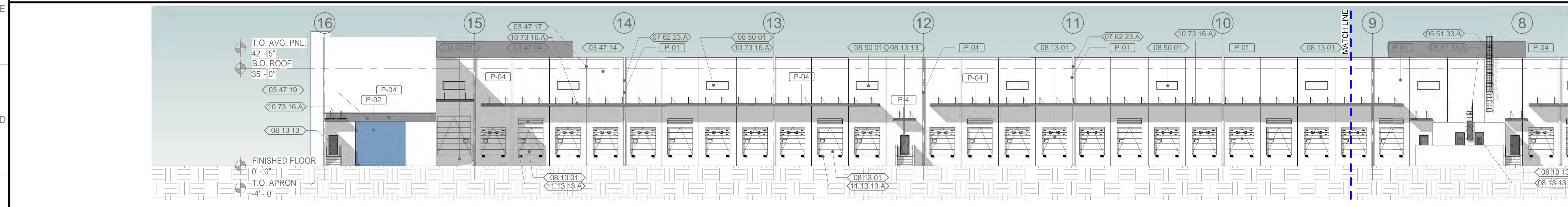
6 PARTIAL EAST ELEVATION - SOUTH
A3.30 SCALE: 1" = 20'-0"



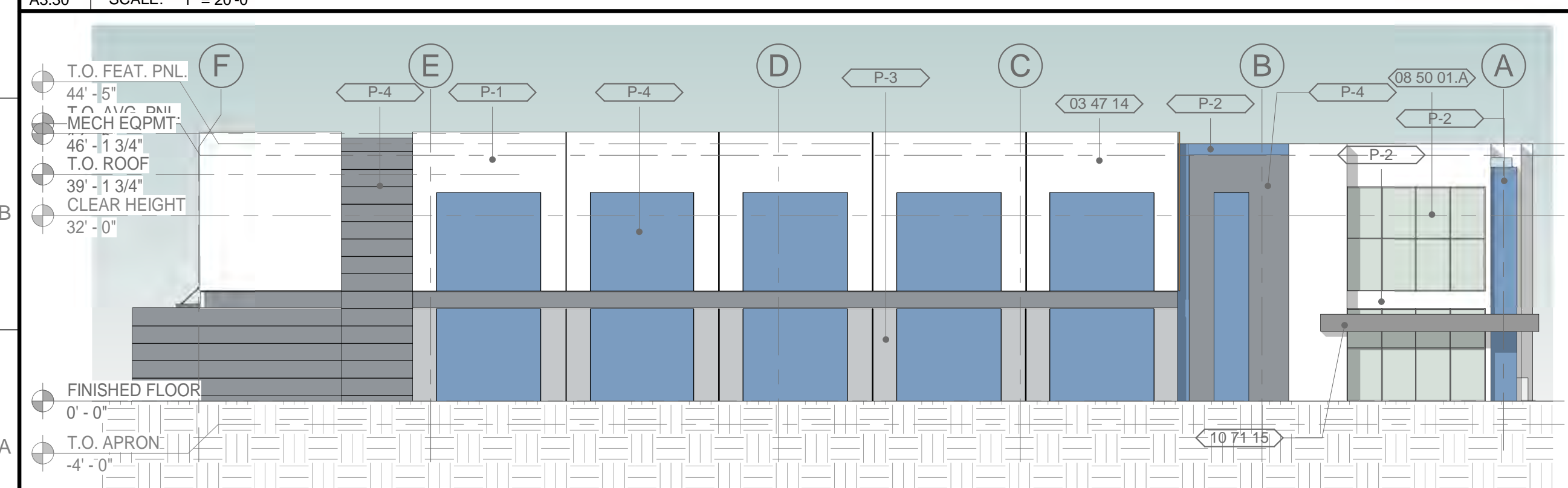
5 PARTIAL EAST ELEVATION - NORTH
A3.30 SCALE: 1" = 20'-0"



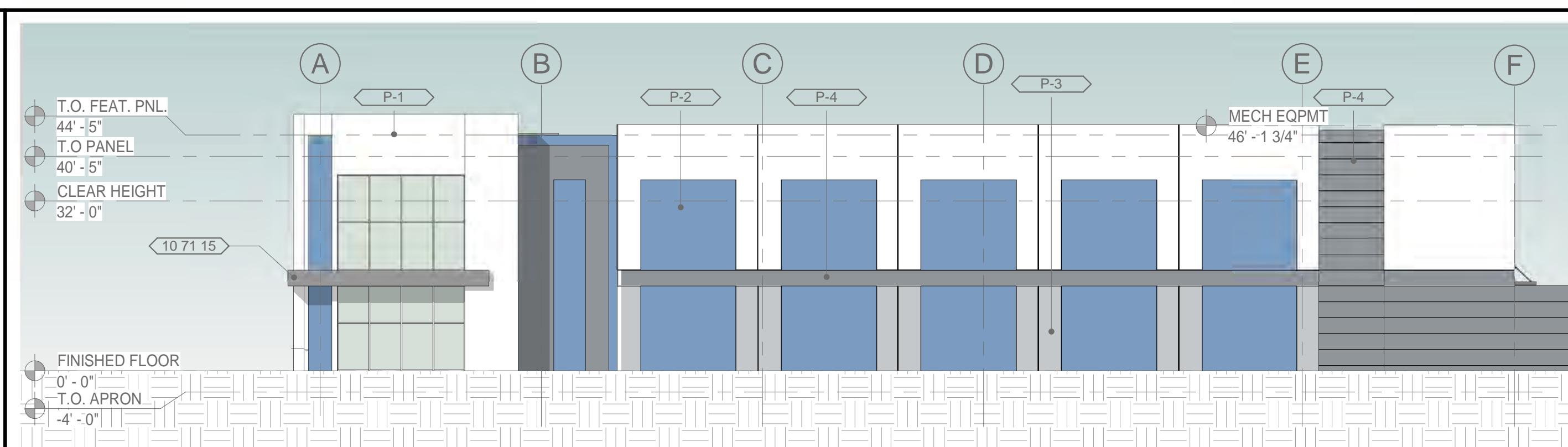
4 PARTIAL WEST ELEVATION - SOUTH
A3.30 SCALE: 1" = 20'-0"



3 PARTIAL WEST ELEVATION - NORTH
A3.30 SCALE: 1" = 20'-0"

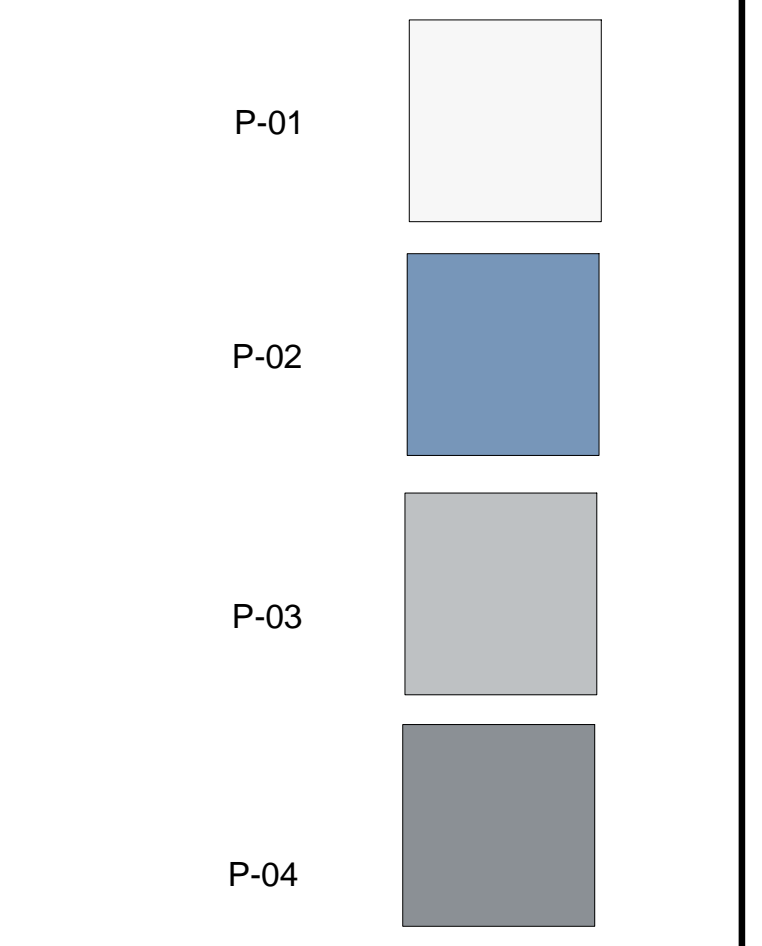


1 SOUTH ELEVATION
A3.30 SCALE: 1" = 20'-0"



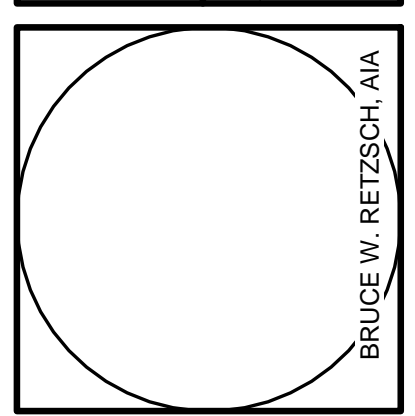
2 NORTH ELEVATION
A3.30 SCALE: 1" = 20'-0"

- ### GENERAL NOTES
- ALL CONCRETE WALLS TO BE TREATED WITH TEXTCOTE MEDIUM TEXTURE
 - ALL STOREFRONT TO BE CLEAR ANODIZED AND HURRICANE RESISTANT WITHOUT THE USE OF SHUTTERS
 - ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY
 - 6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.



Keynote	Description
03 00 01	CONCRETE RAMP WITH 6" CONCRETE CURB
03 47 04	KNOCK OUT PANEL
03 47 14	TILT-UP CONCRETE 7 1/4"
03 47 17	3/4" PANEL JOINT SEE DETAIL 7/A7.00
03 47 19	3/4" PANEL RECESS
05 51 33.A	ROOF ACCESS METAL LADDERS
07 62 23.A	FABRICATED GUTTERS AND DOWNSPOUTS
08 13 01	GALVANIZED STEEL OVERHEAD DOOR
08 13 13	HOLLOW METAL DOORS
08 13 13.B	
08 41 01.A	IMPACT RESISTANT ALUM. STOREFRONT DOOR
08 50 01	IMPACT RESISTANT STOREFRONT WINDOWS (CLERESTORY)
08 50 01.A	IMPACT RESISTANT STOREFRONT WINDOWS (COLOR TBD)
10 71 15	FIXED CONCRETE CANOPY
10 71 15.A	FIXED CONCRETE CANOPY
10 73 16.A	METAL CANOPIES
11 13 13.A	LOADING DOCK BUMPERS
P-1	WHITE
P-2	BLUE
P-3	LITE GREY
P-4	DARK GREY

RLC Architects
14 SE 7TH Street Boca Raton, FL 33432
Tel: 561 393 6555 Fax: 561 393 0607
www.rlcarchitects.com
COPYRIGHT RLC ARCHITECTS, P.A., 2015
STATE OF FLORIDA REGISTERED ARCHITECTS No. A02000090
THE DRAWING AND ALL THE IDEAS ARRANGEMENTS, DESIGN AND PLANS ARE THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.
BRUCE W. RETZSCH, AIA



GREYSTAR COCOMAR
COCONUT CREEK, FL

No.	Date	Description

Drawing Title:
BUILDING C ELEVATIONS

Scale: As Noted
Project No: 20106.00
Issue date: 10.11.22

Principal: BR
Project Director: CM
Project Manager: CM
Drawn by: Author
Checked by: Checker

Sheet No.
A3.30

SPA SUBMITTAL
10.11.22

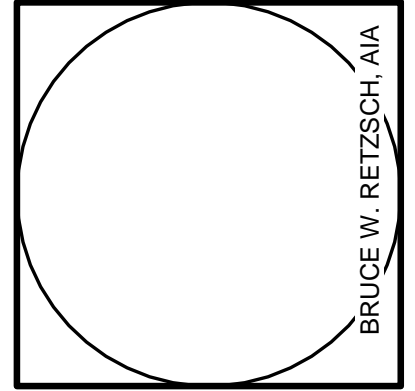


D:\00_WORK\026_RLC\042_Cocomar\Comments\08262022\10720222003.00_Arch_SD_Building A.rvt
12/15/2022 10:54:55 AM

BUILDNG C LOOKING NORTHWEST FROM LYONS/ATLANTIC INTERSECTION

RLC Architects
14 SE 7TH Street Boca Raton, FL 33432
Tel: 561 395 6555 Fax: 561 395 0007
Web: www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2015
STATE OF FLORIDA REGISTERED ARCHITECTS No. A620001080
THE DRAWING AND ALL THE IDEAS ARRANGEMENTS, DESIGN AND PLANS
HEREIN ARE THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.
EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



GREYSTAR COCOMAR
COCONUT CREEK, FL

REVISIONS

No.	Date	Description

Drawing Title:
BUILDING RENDERINGS

Scale: As Noted
Project No: 20106.00
Issue date: 10.11.22

Principal: BR
Project Director: BR
Project Manager: BR
Drawn by: Author
Checked by: Checker

SPA SUBMITTAL
10.11.22

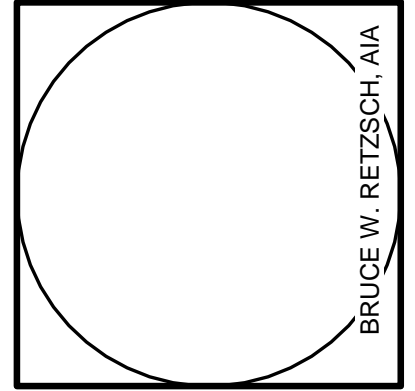
Sheet No.
A3.70



D:\00_WORK\026_RLC\042_Cocomar\Comments\08262022\10072022\2003.00_Arch_SD_Building A.rvt
12/15/2022 10:54:56 AM

BUILDING C LOOKING FROM NORTHEAST SITE ENTRANCE LYONS ROAD

RLC Architects
14 SE 1TH Street Boca Raton, FL 33432
Tel: 561 395 6555 Fax: 561 395 0007
Web: www.rlcarchitects.com
COPYRIGHT RLC ARCHITECTS, P.A., 2015
STATE OF FLORIDA REGISTERED ARCHITECTS No. A620001080
THE DRAWING AND ALL THE IDEAS ARRANGEMENTS, DESIGN AND PLANS
HEREIN ARE THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.
EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



GREYSTAR COCOMAR
COCONUT CREEK, FL

No.	Date	Description

Drawing Title:
BUILDING RENDERINGS
Scale: As Noted
Project No: 20106.00
Issue date: 10.11.22

Principal: BR
Project Director: BR
Project Manager: BR
Drawn by: Author
Checked by: Checker

SPA SUBMITTAL
10.11.22

Sheet No.
A3.71

D:\03_WORK\026_RLC\042_Coomar\Comments\08262022\10072022\2003.00_Arch_SD_Building A.rvt
12/15/2022 10:54:58 AM

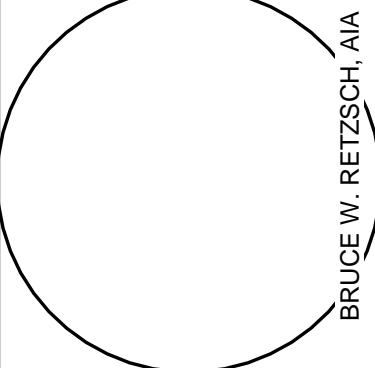


BUILDING C LOOKING FROM LYONS ROAD

RLC Architects

14 SE 7TH Street Boca Raton, FL 33432
Tel: 561 395 6555 Fax: 561 395 0007
Web: www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2015
STATE OF FLORIDA REGISTERED ARCHITECTS No. A020001980
THE DRAWING AND ALL THE IDEAS, ARRANGEMENTS, DESIGN AND PLANS
HEREIN ARE THE SOLE PROPERTY OF RLC ARCHITECTS, P.A.
PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE UTILIZED
OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION
EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



GREYSTAR COCOMAR
COCONUT CREEK, FL

No.	Date	Description

Drawing Title:
BUILDING RENDERINGS

Scale: As Noted
Project No: 20106.00
Issue date: 10.11.22

Principal: BR
Project Director: BR
Project Manager: BR
Drawn by: Author
Checked by: Checker

Sheet No.
A3.72

SPA SUBMITTAL
10.11.22

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

K
J
I
H
G
F
E
D
C
B
A

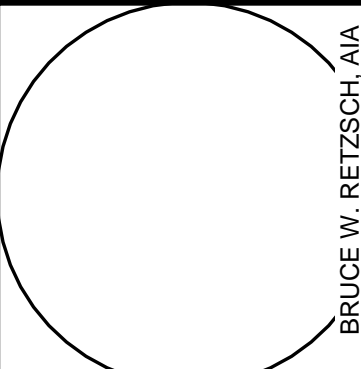


BUILDINGS B AND C LOOKING NORTH FROM ATLANTIC BOULEVARD

RLC Architects

14 SE 1TH Street Boca Raton, FL 33432
Tel: 561 395 6555 Fax: 561 395 0007
Web: www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A., 2015.
STATE OF FLORIDA REGISTERED ARCHITECTS No. A620001080
THE DRAWING AND ALL THE IDEAS, ARRANGEMENTS, DESIGN AND PLANS
HEREIN ARE THE SOLE PROPERTY OF RLC ARCHITECTS, P.A.
PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT
EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.



GREYSTAR COCOMAR
COCONUT CREEK, FL

No.	Date	Description

Drawing Title:
BUILDING RENDERINGS

Scale: As Noted
Project No: 20106.00
Issue date: 10.11.22

Principal: BR
Project Director: BR
Project Manager: BR
Drawn by: Author
Checked by: Checker

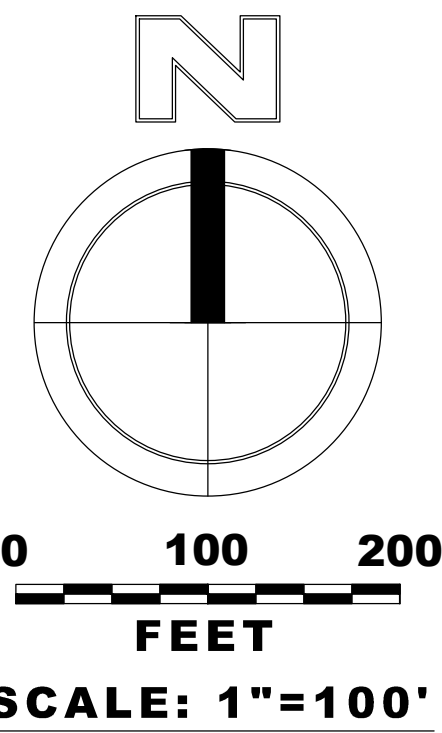
Sheet No.
A3.73

SPA SUBMITTAL
10.11.22

D:\00_WORK\026_RLC\042_Cocomar\Comments\08262022\10072022\2003.00_Arch_SD_Building A.rvt
12/15/2022 10:54:59 AM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

EXHIBIT G: OPEN SPACE PLAN


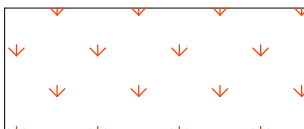
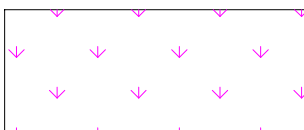



SITE DATA TABLE (OPEN SPACE)

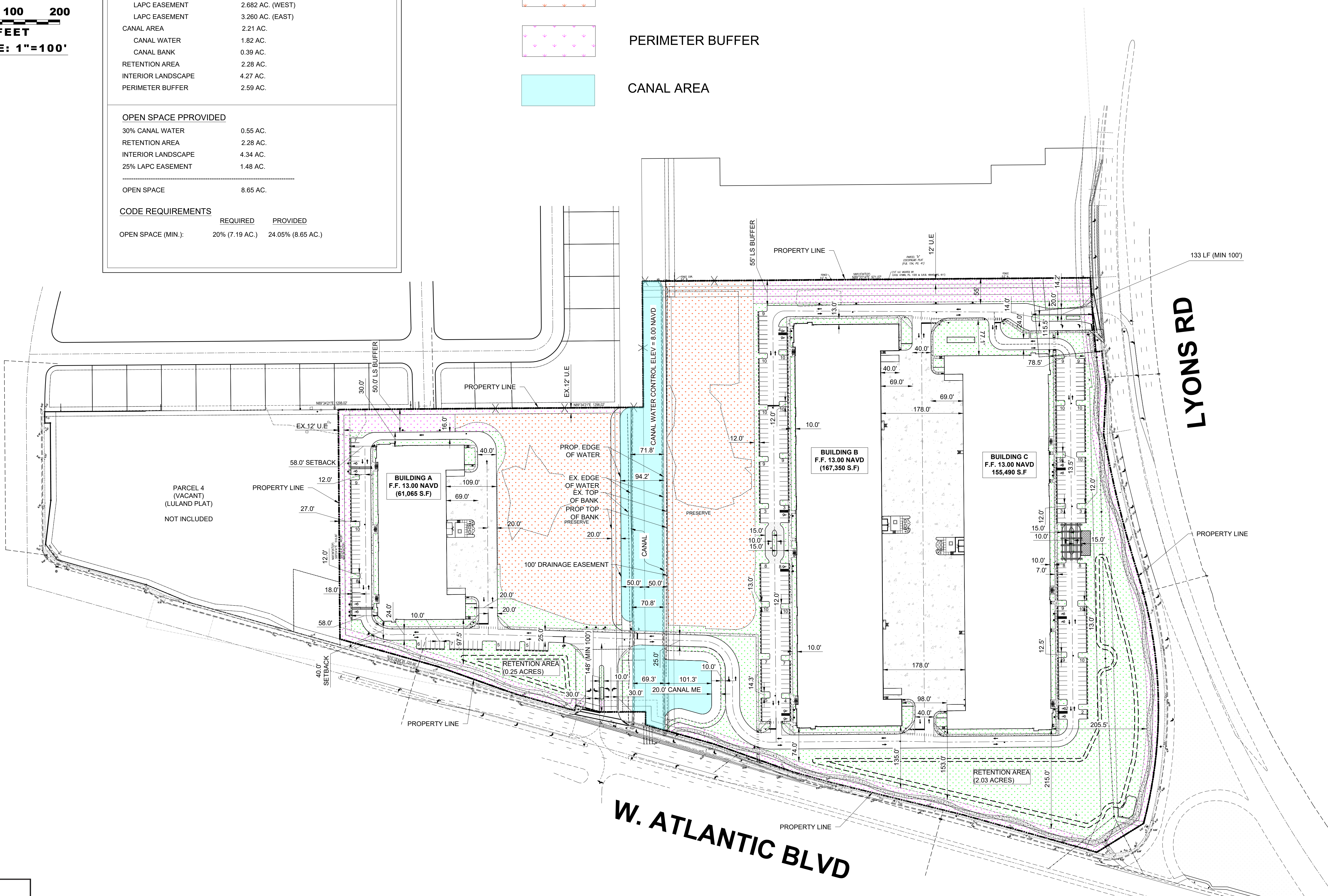
TOTAL SITE AREA :	35.96 AC.
OPEN SPACE BREAKDOWN	
PRESERVE	5.942 AC.
LAPC EASEMENT	2.682 AC. (WEST)
LAPC EASEMENT	3.260 AC. (EAST)
CANAL AREA	2.21 AC.
CANAL WATER	1.82 AC.
CANAL BANK	0.39 AC.
RETENTION AREA	2.28 AC.
INTERIOR LANDSCAPE	4.27 AC.
PERIMETER BUFFER	2.59 AC.

OPEN SPACE PROVIDED	
30% CANAL WATER	0.55 AC.
RETENTION AREA	2.28 AC.
INTERIOR LANDSCAPE	4.34 AC.
25% LAPC EASEMENT	1.48 AC.
OPEN SPACE	8.65 AC.

CODE REQUIREMENTS		
	REQUIRED	PROVIDED
OPEN SPACE (MIN.):	20% (7.19 AC.)	24.05% (8.65 AC.)

-  OPEN LANDSCAPE AREA
-  RESERVE AREA
-  PERIMETER BUFFER
-  CANAL AREA

BANKS RD



LYONS RD

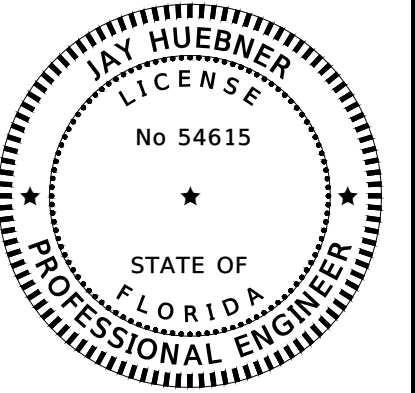
W. ATLANTIC BLVD



COCOMAR INDUSTRIAL

OPEN SPACE PLAN

DATE: 02/22
 DESIGNED BY: JH
 DRAWN BY: SE
 CHECKED BY: JH



DATE: 10/11/22
 JAY HUEBNER, P.E.
 FLORIDA REGISTRATION NO. - 54615
 PROJECT: 171099
 SHEET: OS-1

Z:\Projects\2017\171099-COCOMAR\Drawings\Site Plan\Cocomar Industrial\171099 - Open Space.dwg 12/8/2022 10:51:28 AM

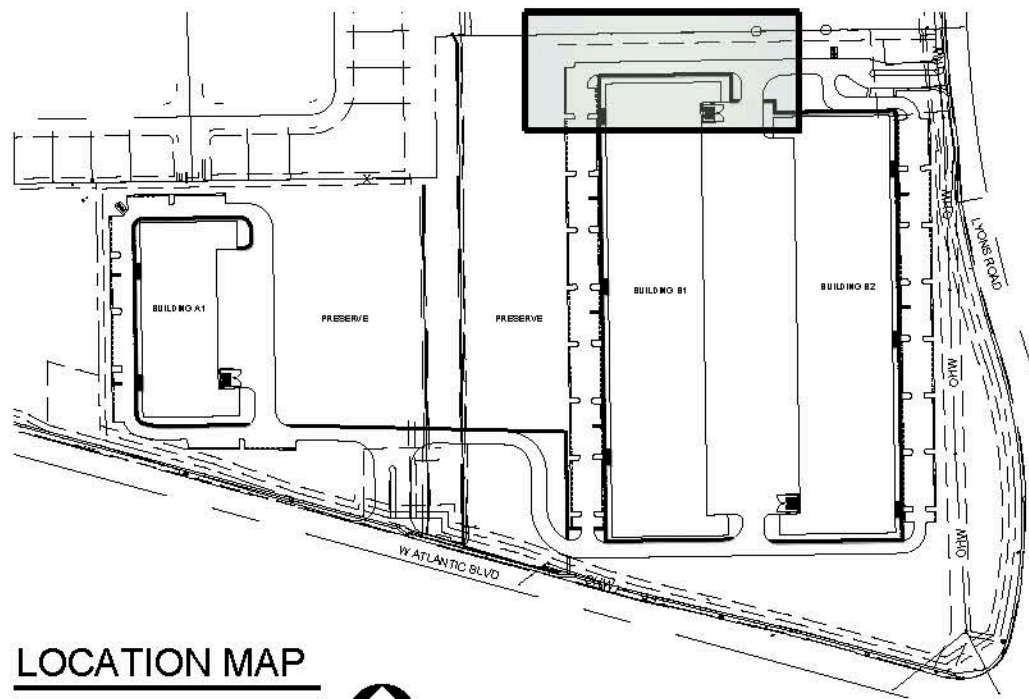


EXHIBIT H: LANDSCAPE BUFFERS



NORTHEAST LANDSCAPE BUFFER

SCALE: 1" = 40'-0"



LOCATION MAP




N.T.S.



PROPOSED TREE LIST

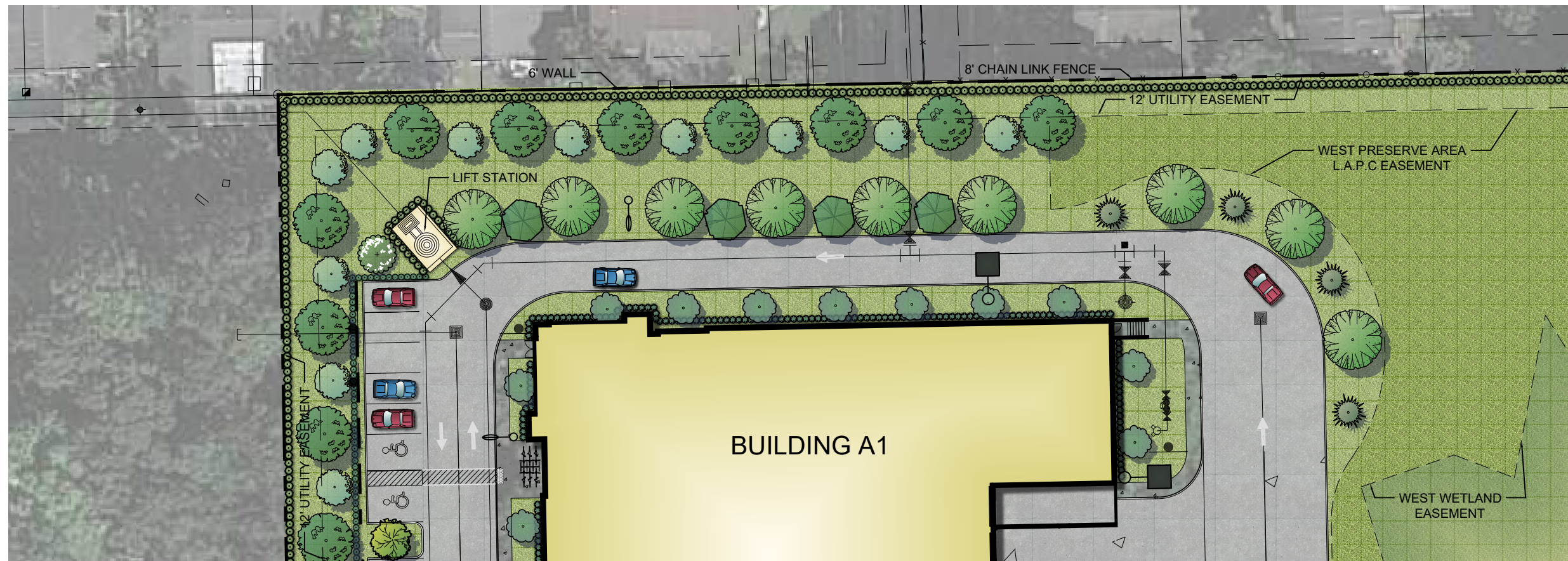
-  *LIVE OAK [BUFFER TREE]
-  *SILVER BUTTWOOD [BUFFER TREE]
-  GREEN BUTTWOOD [TREE]
-  GUMBO LIMBO [TREE]
-  MUSKOGEE CREPE MYRTLE [TREE]
-  JAPANESE BLUEBERRY [TREE]

PROPOSED SHRUB LIST

-  *36" HT. SMALL LEAF CLUSIA [CONTINUOUS BUFFER HEDGE]
-  24" HT. GREEN BUTTWOOD [SHRUB]
-  24" HT. RED TIP COCOPLUM [SHRUB]

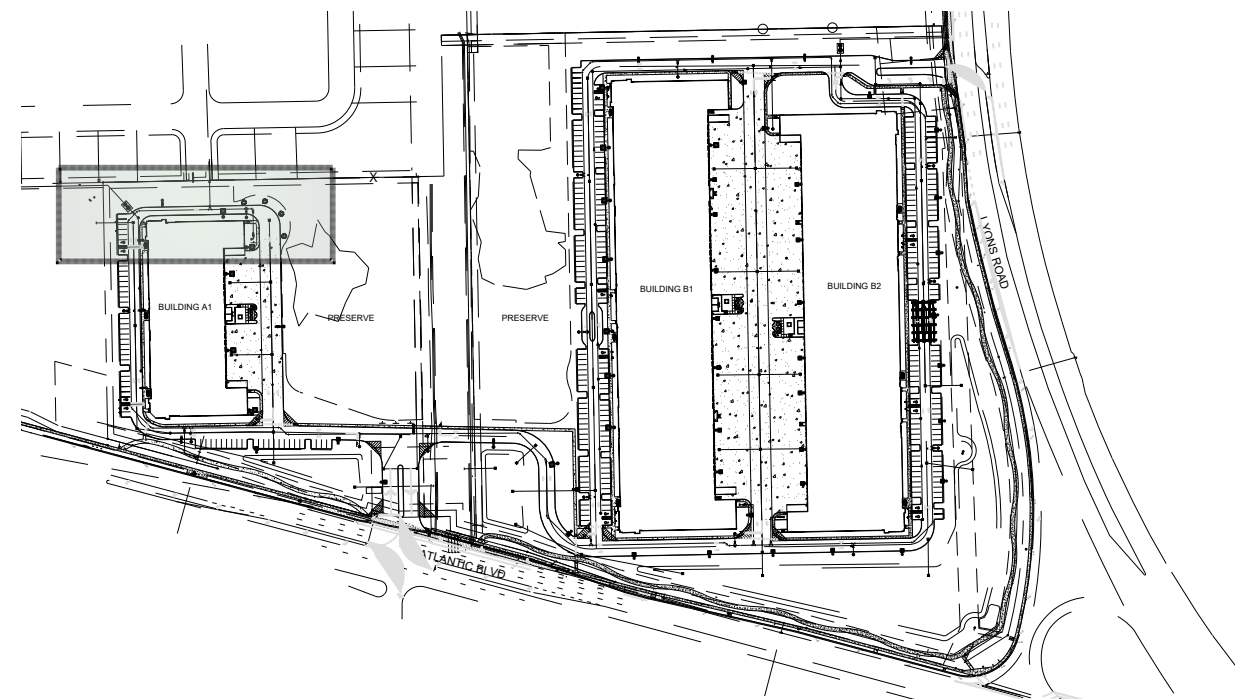
*CITY CODE SEC. 13-443(6) REQUIRES THREE (3) TREES FOR EACH ONE HUNDRED (100) LINEAR FEET, AND A CONTINUOUS HEDGE ALONG THE NORTH SIDE OF THE PROPERTY.

THIS PROPOSED LANDSCAPE PLAN PROVIDES SIX (6) TREES FOR EACH ONE HUNDRED (100) LINEAR FEET AND THE REQUIRED CONTINUOUS HEDGE.



NORTHWEST LANDSCAPE BUFFER

SCALE: 1" = 40'-0"



LOCATION MAP

N.T.S.



PROPOSED TREE LIST

- *LIVE OAK [BUFFER TREE]
- *SILVER BUTTONWOOD [BUFFER TREE]
- GREEN BUTTONWOOD [TREE]
- GUMBO LIMBO [TREE]
- PINK TRUMPET TREE [TREE]
- JAPANESE BLUEBERRY [TREE]
- PIGEON PLUM [TREE]
- SATIN LEAF [TREE]

PROPOSED SHRUB LIST

- *36" HT. SMALL LEAF CLUSIA [CONTINUOUS BUFFER HEDGE]
- 24" HT. GREEN BUTTONWOOD [SHRUB]
- 24" HT. RED TIP COCOPLUM [SHRUB]

*CITY CODE SEC. 13-443(6) REQUIRES THREE (3) TREES FOR EACH ONE HUNDRED (100) LINEAR FEET. AND A CONTINUOUS HEDGE ALONG THE NORTH SIDE OF THE PROPERTY.
THIS PROPOSED LANDSCAPE PLAN PROVIDES SIX (6) TREES FOR EACH ONE HUNDRED (100) LINEAR FEET AND THE REQUIRED CONTINUOUS HEDGE.



SOUTHEAST LANDSCAPE BUFFER

SCALE: 1" = 40'-0"

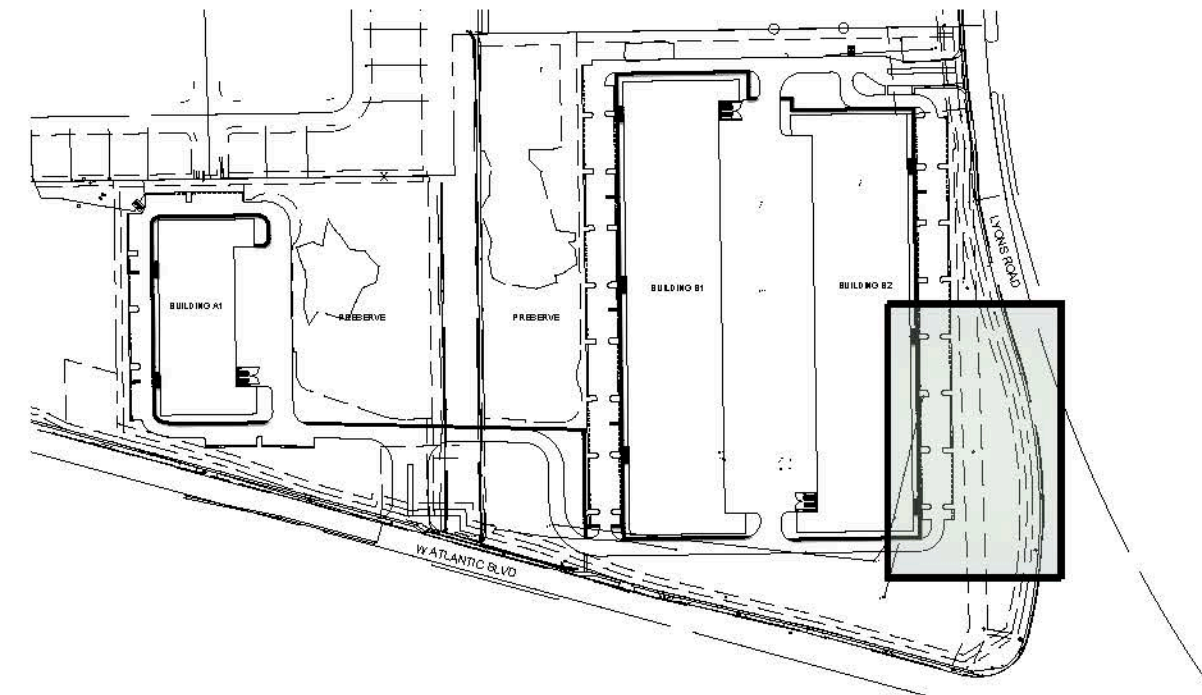


PROPOSED TREE LIST	
	*LIVE OAK [BUFFER TREE]
	*SILVER BUTTONWOOD [BUFFER TREE]
	GREEN BUTTONWOOD [TREE]
	GUMBO LIMBO [TREE]
	MUSKOGEE CREPE MYRTLE [TREE]
	JAPANESE BLUEBERRY [TREE]

PROPOSED SHRUB LIST	
	*36" HT. SMALL LEAF CLUSIA [CONTINUOUS BUFFER HEDGE]
	24" HT. GREEN BUTTONWOOD [SHRUB]
	24" HT. RED TIP COCOPLUM [SHRUB]

*THE PROPOSED LANDSCAPE PLAN PROVIDES ONE (1) TREE PER TWO THOUSAND (2,000) SQUARE FEET OR PORTION THEREOF.

THE TREES ARE PLANTED NO CLOSER THAN TWENTY-FIVE (25) FEET AND NO FARTHER THAN SIXTY (60) FEET APART. A CONTINUOUS HEDGE, SHRUBS, AND GROUNDCOVERS ARE PROVIDED TO COMPLY WITH THE ROADWAY LANDSCAPE BUFFER REQUIRED PER SEC. 13-443(15) OF THE CITY CODE.

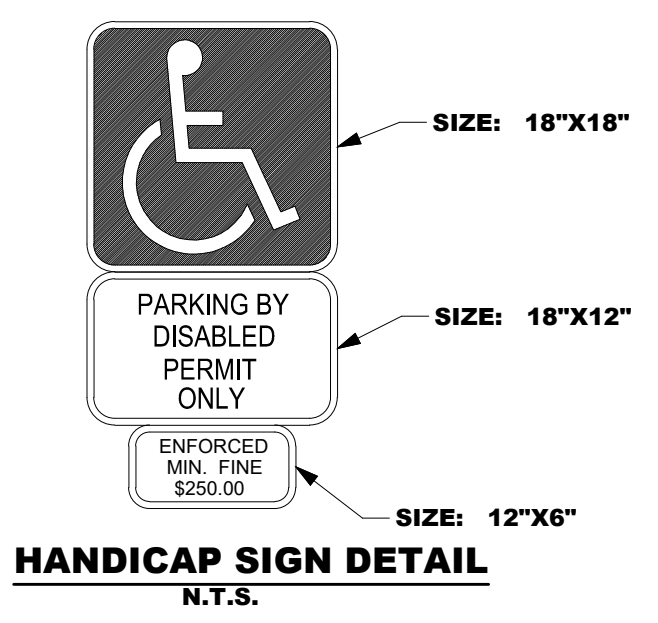
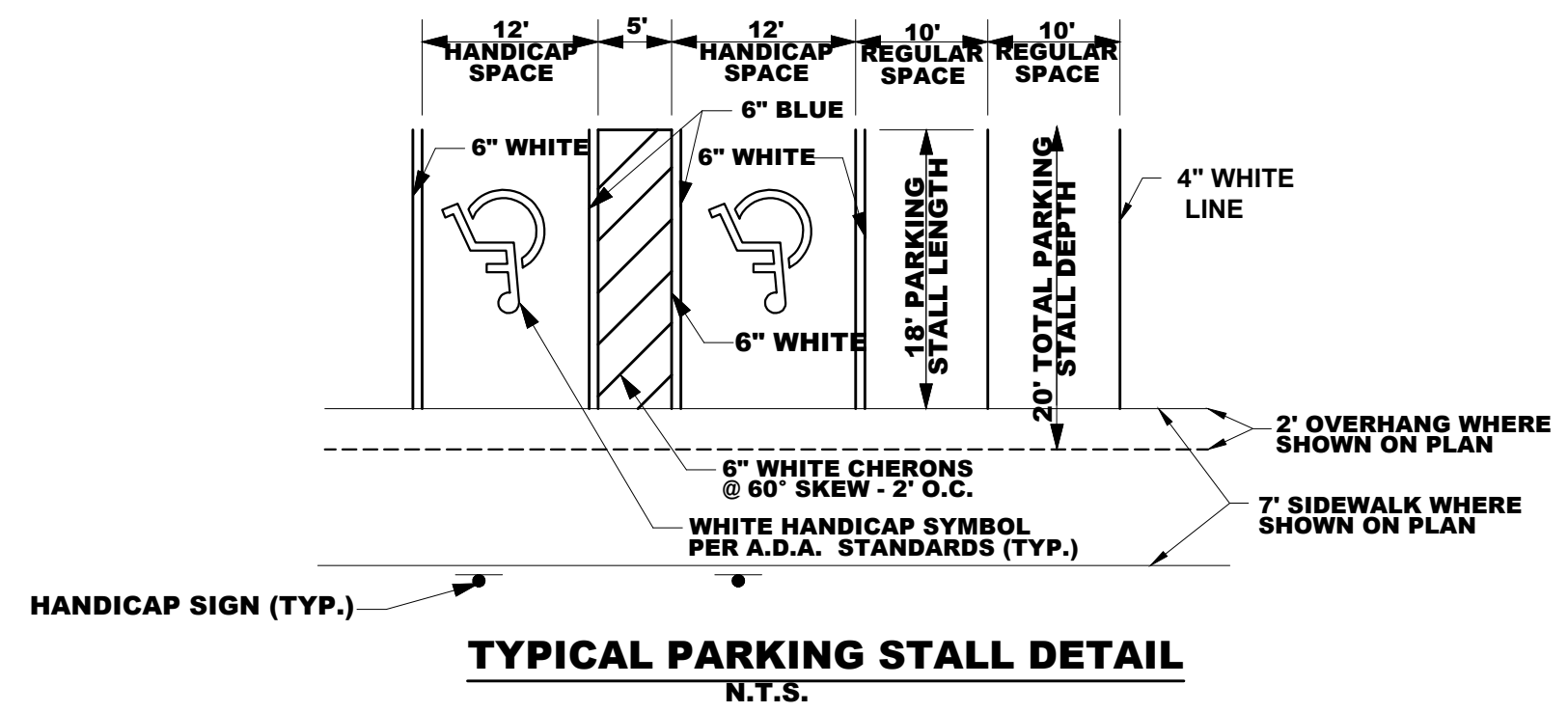
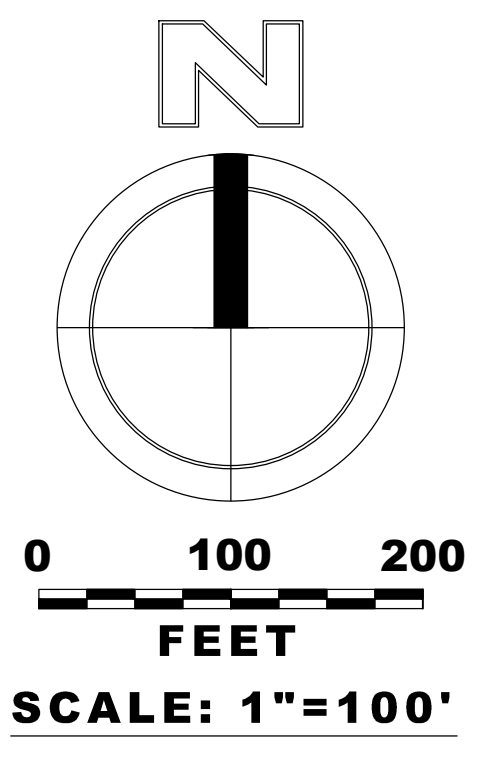


LOCATION MAP

N.T.S.

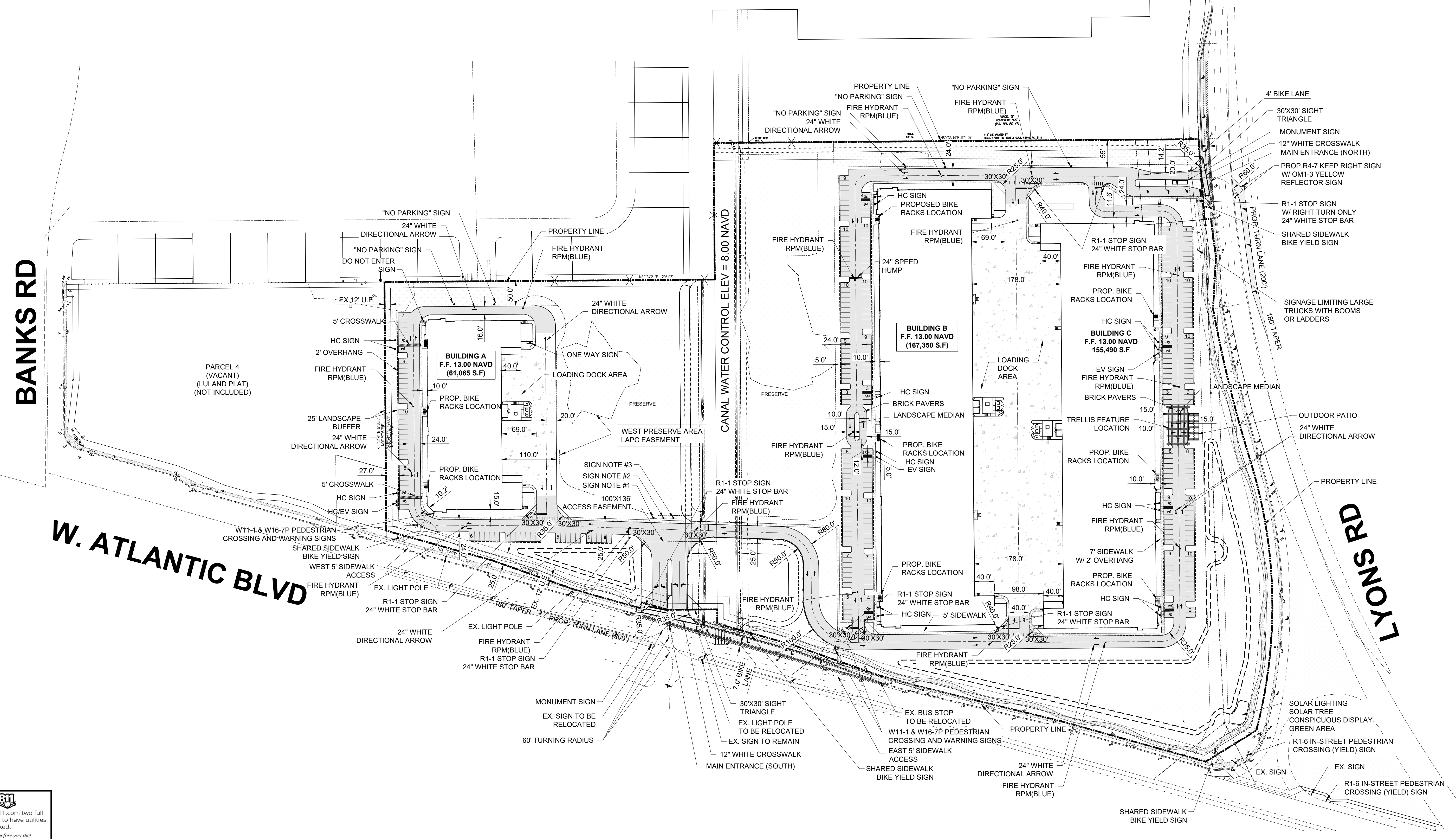


EXHIBIT I: CONCEPTUAL CIRCULATION PLAN



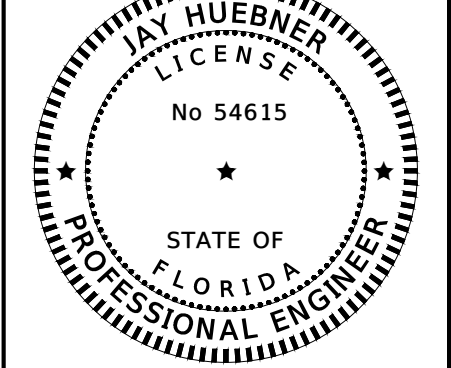
SIGNAGE NOTES:
 SIGN NOTE #1: 9 DOTS STOP SIGN MUTCD OM-1
 SIGN NOTE #2: TRUCKS LEFT TURN EXIT ONTO LYONS ROAD ONLY
 SIGN NOTE #3: CONSERVATION PRESERVE AREA SIGN (BY OTHERS)

NOTES:
 RPMS WILL BE INSTALLED FOR ALL FIRE HYDRANTS



COCOMAR INDUSTRIAL
SIGNING AND PAVEMENT MARKING PLAN

DATE: 02/22
 DESIGNED BY: JH
 DRAWN BY: SE
 CHECKED BY: JH

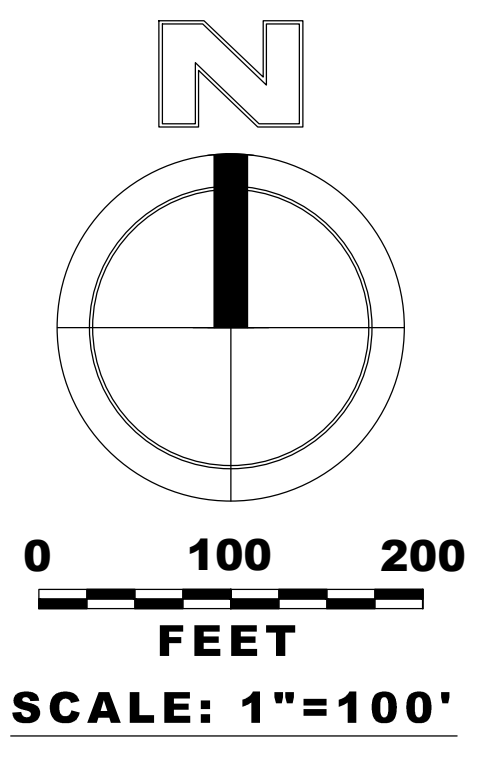


DATE: 10/11/22
 JAY HUEBNER, P.E.
 FLORIDA REGISTRATION NO. - 54615
 PROJECT: 171099
 SHEET: C-7

Z:\Projects\2017\171099-COCOMAR\Drawings\Site Plan\Cocomar Industrial\171099_Plan_1.dwg 12/13/2022 12:07:10 PM

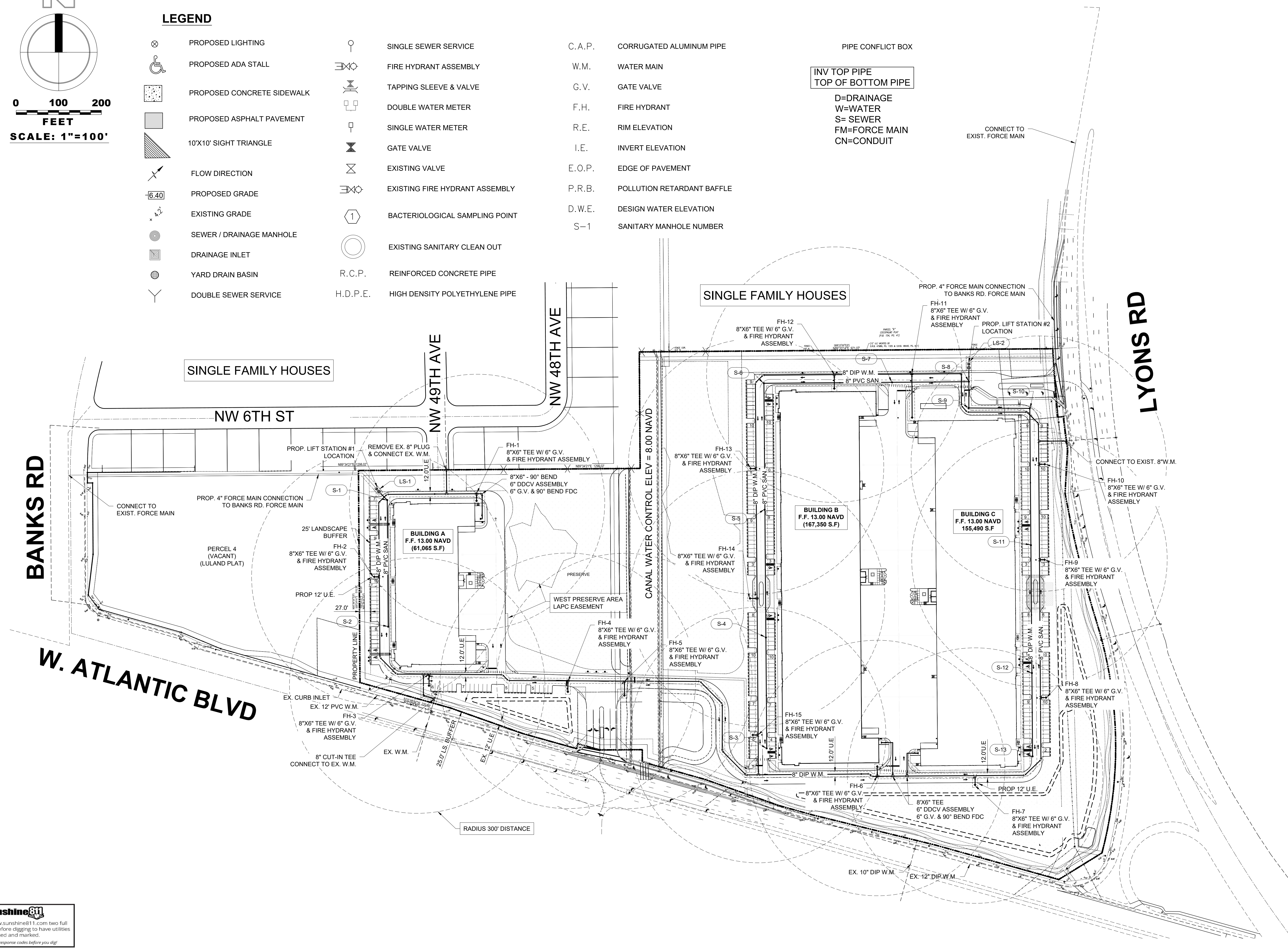


EXHIBIT J: CONCEPTUAL WATER/SEWER PLAN



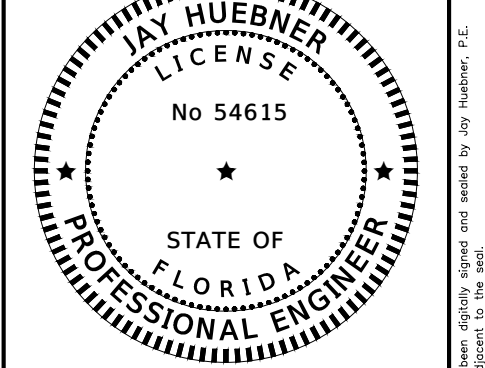
LEGEND

- | | | | | | | | |
|--|----------------------------|--|--------------------------------|--|----------------------------|--|------------------------------------|
| | PROPOSED LIGHTING | | SINGLE SEWER SERVICE | | CORRUGATED ALUMINUM PIPE | | PIPE CONFLICT BOX |
| | PROPOSED ADA STALL | | FIRE HYDRANT ASSEMBLY | | WATER MAIN | | INV TOP PIPE
TOP OF BOTTOM PIPE |
| | PROPOSED CONCRETE SIDEWALK | | TAPPING SLEEVE & VALVE | | GATE VALVE | | D=DRAINAGE |
| | PROPOSED ASPHALT PAVEMENT | | DOUBLE WATER METER | | FIRE HYDRANT | | W=WATER |
| | 10'X10' SIGHT TRIANGLE | | SINGLE WATER METER | | RIM ELEVATION | | S=SEWER |
| | FLOW DIRECTION | | GATE VALVE | | INVERT ELEVATION | | FM=FORCE MAIN |
| | PROPOSED GRADE | | EXISTING VALVE | | EDGE OF PAVEMENT | | CN=CONDUIT |
| | EXISTING GRADE | | EXISTING FIRE HYDRANT ASSEMBLY | | POLLUTION RETARDANT BAFFLE | | |
| | SEWER / DRAINAGE MANHOLE | | BACTERIOLOGICAL SAMPLING POINT | | DESIGN WATER ELEVATION | | |
| | DRAINAGE INLET | | EXISTING SANITARY CLEAN OUT | | SANITARY MANHOLE NUMBER | | |
| | YARD DRAIN BASIN | | REINFORCED CONCRETE PIPE | | | | |
| | DOUBLE SEWER SERVICE | | HIGH DENSITY POLYETHYLENE PIPE | | | | |



COCOMAR INDUSTRIAL
WATER AND SEWER MASTER PLAN

DATE: 02/22
DESIGNED BY: JH
DRAWN BY: SE
CHECKED BY: JH

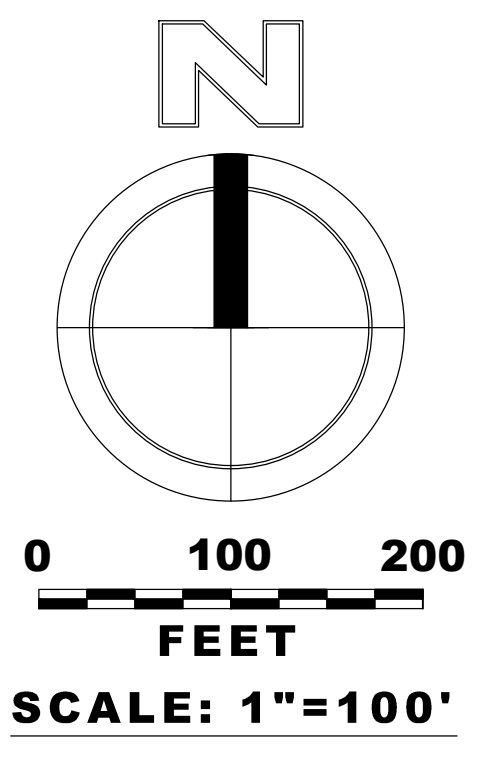


DATE: 10/11/22
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615
PROJECT: 171099
SHEET: C-8

Z:\Projects\2017\171099-COCOMAR\Drawings\Site Plan\Cocomar Industrial\171099_WS-1.dwg 12/13/2022 12:07:28 PM



EXHIBIT K: CONCEPTUAL DRAINAGE PLAN



LEGEND

- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- BACTERIOLOGICAL SAMPLING POINT
- EXISTING SANITARY CLEAN OUT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE

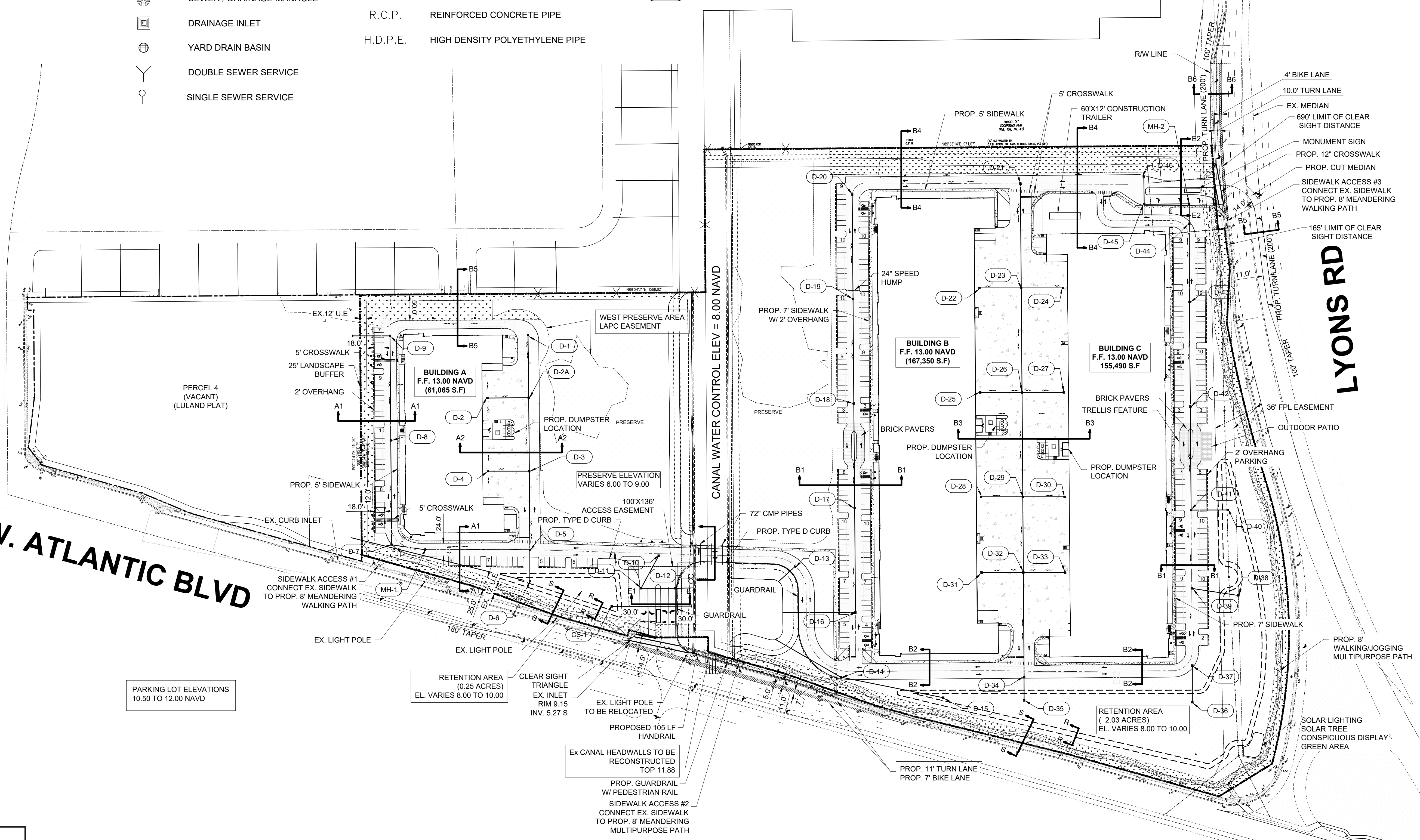
- C. A. P. CORRUGATED ALUMINUM PIPE
- W. M. WATER MAIN
- G. V. GATE VALVE
- F. H. FIRE HYDRANT
- R. E. RIM ELEVATION
- I. E. INVERT ELEVATION
- E. O. P. EDGE OF PAVEMENT
- P. R. B. POLLUTION RETARDANT BAFFLE
- D. W. E. DESIGN WATER ELEVATION
- DRAINAGE STRUCTURE NUMBER

- BIKE RACKS LOCATION
- PIPE CONFLICT BOX
- INV TOP PIPE
TOP OF BOTTOM PIPE
- D=DRAINAGE
W=WATER
S=SEWER
FM=FORCE MAIN
CN=CONDUIT

BANKS RD

W. ATLANTIC BLVD

LYONS RD



PARKING LOT ELEVATIONS
10.50 TO 12.00 NAVD

RETENTION AREA
(0.25 ACRES)
EL. VARIES 8.00 TO 10.00

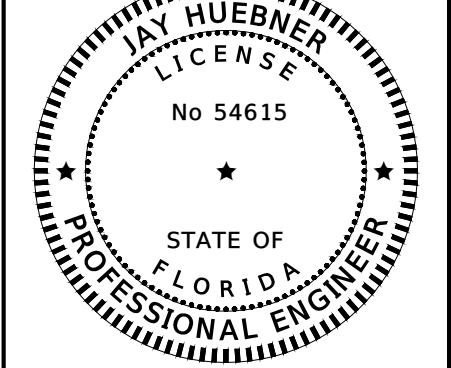
RETENTION AREA
(2.03 ACRES)
EL. VARIES 8.00 TO 10.00

NO	DATE	BY	REVISIONS
1	08/30/22	SE	REVISED PER DRC COMMENTS

HSD
HSQ GROUP, LLC
 Engineers - Planners - Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431 - 954.392.0221
 C26558 - LB7924

COCOMAR INDUSTRIAL
PAVING AND DRAINAGE MASTER PLAN

DATE: 02/22
 DESIGNED BY: JH
 DRAWN BY: SE
 CHECKED BY: JH



DATE: 10/11/22
 JAY HUEBNER, P.E.
 FLORIDA REGISTRATION NO. - 54615
 PROJECT: 171099
 SHEET: C-1

Z:\Projects\2017\171099-COCOMAR\Drawings\Site Plan\Cocomar Industrial\171099_PD-1.dwg 12/13/2022 12:06:52 PM

Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!