



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

SITE PLAN CHECK LIST

All items must be checked and addressed **BEFORE** submittal.

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





SITE PLAN AESTHETIC DESIGN CRITERIA

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

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





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



LEGAL DESCRIPTION: BLOCK 8

A PARCEL OF LAND BEING A PORTION OF TRACT 7, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ___, PAGE ___ OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST, NORTHWEST CORNER OF SAID TRACT 7;

THENCE SOUTH 0°25'06" EAST ALONG THE WEST LINE OF SAID TRACT 7 AND THE EAST RIGHT-OF-WAY LINE FOR BANKS ROAD, AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°37'34" EAST, A DISTANCE OF 831.64 FEET;

THENCE SOUTH 00°50'00" EAST, A DISTANCE OF 54.932 FEET;

THENCE NORTH 89°38'09" EAST, A DISTANCE OF 135.20 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7 AND THE WEST RIGHT-OF-WAY LINE FOR CITY MARKET AVENUE AS SHOWN ON SAID MAINSTREET AT COCONUT CREEK;

THENCE SOUTH 00°24'34" EAST ALONG SAID EAST LINE AND RIGHT-OF-WAY LINE, A DISTANCE OF 452.99 FEET;

THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 93.97 FEET;

THENCE SOUTH 00°21'34" EAST, A DISTANCE OF 35.76 FEET;

THENCE SOUTH 89°38'27" WEST, A DISTANCE OF 886.17 FEET TO A POINT ON THE WEST LINE OF TRACT 8, OF SAID MAINSTREET AT COCONUT CREEK AND THE SAID EAST RIGHT-OF-WAY LINE OF BANKS ROAD;

THENCE NORTH 00°25'06" WEST, A DISTANCE OF 352.94 FEET;

THENCE NORTH 5°51'57" EAST, A DISTANCE OF 118.77 FEET;

THENCE NORTH 00°25'06" WEST, A DISTANCE OF 72.52 FEET. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE SAID WEST LINE AND THE SAID EAST RIGHT-OF-WAY LINE. SAID POINT ALSO BEING THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 520,388.50 SQUARE FEET, 11.9465 ACRES



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

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

* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$3,600,000		\$3,558,000	\$42,000	\$42,000	
2020	\$3,600,000		\$3,558,000	\$42,000	\$42,000	\$873.23
2019	\$3,600,000		\$3,558,000	\$42,000	\$42,000	\$878.75
2021* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$42,000	\$42,000	\$42,000	\$42,000		
Portability	0	0	0	0		
Assessed/SOH	\$42,000	\$42,000	\$42,000	\$42,000		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$42,000	\$42,000	\$42,000	\$42,000		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2011	DR*-T		47767 / 321	\$1,400	30.00	RC
12/30/2005	TD*	\$100	41712 / 1704			
2/28/2005	QC*	\$100	41045 / 579			
				\$120,000	30.00	AG
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

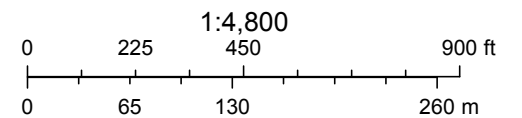
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
30			30					

Property Id: 484218010260

**Please see map disclaimer



January 18, 2021



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

CORRECTIVE QUIT CLAIM DEED

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Jonathan W. Shirley
Print Name: Jonathan W. Shirley

Gwendolyn Shirley
Print Name: Gwendolyn Shirley

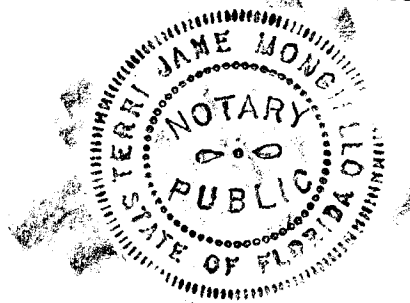
Marilyn Mahoney, manager
Marilyn Mahoney, Manager of Coconut Creek Ventures, LLC, the sole general partner of Johns Family Partners, LLLP (aka Johns Family Partnership, LLLP).

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of February, 2011, by Marilyn Mahoney, who is ☐ personally known to me or ☒ has produced FL Drivers License #
1M500-558-53-960-0 as identification.

Terrri Jane Mongiello

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





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

January 22, 2025

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

Re: Project Name: **MAINSTREET BLOCK 8**
Project process: **SITE PLAN APPROVAL**
HSQ Project Number: **1803-32**
Location: **City of Coconut Creek, Broward County**

Dear All:

OVERVIEW:

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

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

The Property has a future land use designation of Regional Activity Center ("RAC") and is currently zoned A-1, Agricultural District. Petitioner is proposing to develop the Property with a mixed-use project that includes a variety of residential dwellings, commercial uses and open space ("Project").

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

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

Petitioner is currently processing a DRI Amendment and PMDD Rezoning Application in order to allow for the Project. The PMDD Rezoning application proposes the following development program:

- 165 2-story Villas;
- 375 2-story Townhomes;
- 380 4-story Condominiums;
- 940 5-story Apartments;
- 105,000 square feet of Commercial Use;
- 80,000 square feet Institutional Use for a (1,300 student) Charter School;
- 25,000 square feet of private recreation; and
- City Civic space.

At this time, Petitioner is also seeking site plan approval for Block 8 of the PMDD. The Block 8 site plan consists of 60 two story rear loaded townhomes and 96 Villas for a total of 152 units on 11.95 acres. This Block is part of a larger master planned community called Mainstreet. The Mainstreet community consists of multiple uses to include residential, retail, restaurants, rental, schools and government civic services. The community includes pedestrian and bike trails, parks, lakes and other amenities that serve this site.

SITE DENSITY:

This property consists of 11.95 total acres but is part of the overall Mainstreet community consisting of approximately 200 acres. The Block 8 site consists of 152 residential units for a density of 12.72 units per acre. Parking is provided on site with a minimum of 2 parking spaces per unit plus guest parking spaces and EV charging station spaces. Please see attached site plan for overall layout.

BUILDING ARCHITECTURE:

The proposed two-story townhomes and villas are situated on the property to provide access to front and rear of the buildings facing Banks Road, NW 40th street, City Market Avenue or the adjacent parks. The proposed buildings on the site include four-sided architecture to include a mixture of stacked stone, stucco and vertical siding elements on the elevations combined with landscaping to visually create a high-end luxury living experience. The ground floor units facing the public streets and parks provide private garden yards with a low open aluminum picket fence and gates, that are directly accessible to the public sidewalks fronting the community, to provide an urban pedestrian scale with porches and covered stoops to enter the units. The sidewalks are designed within the community to allow for easy pedestrian connectivity to amenities and neighbors. Please see attached building elevations for more information.

SITE ACCESS AND TRAFFIC:

Access to the property is per the Mainstreet master plan. The main site access is NW 40th Street with secondary residential only access from Banks Road. Banks Road and NW 40th Street leads to the major roads surrounding Mainstreet and to surrounding amenities and retail uses. The Mainstreet master plan provides pedestrian and bicycle connections to parks, civic uses, retail, schools, and other surrounding uses. These paths lead to mass transit locations nearby. The site is designed to meet parking requirements per the Mainstreet Design Standards. Please see attached site plan for more information. The PMDD provides more details on the overall traffic volumes and connectivity to surrounding uses.

BUFFERS AND AMENITIES:

The site plan is designed with a internal park amenities as well as ample open spaces through the site for residents to enjoy. The internal open spaces all have direct connections to the various public parks and greenways that abut the site including two pocket parks on 40th street and a linear greenway along the south end of the site. A well-lit mail kiosk is provided along the main internal access driveway providing convenient and safe access for all residents. The site design also accommodates two



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dumpster enclosures to facilitate the solid waste and recycling service for the villa units while waste collection service for the townhome units is anticipated to be curbside at each units private driveway.

As required by the Mainstreet Design Standards the site plan is designed with the townhome buildings fronting the adjacent public street along the north, west and east sides of the site with pedestrian connections between each unit and the adjacent public sidewalk. The south side of the site is adjacent to a 15'-30' wide public greenway that is master planned as part of Mainstreet to serve as an important pedestrian connection between the various blocks. South of the public greenway is the existing multifamily residential development "Monarch Station" and the future Mainstreet block 16.

Per the PMDD perimeter buffers are required to screen vehicular use areas (VUA) or for side or rear property lines where buildings or open spaces are not fronting a street. For the VUA that extends along the southern portion of the site, a 5'-9' wide VUA buffer is provided. This buffer includes a continuous 36" height vegetated screen as required plus staggered trees and palms which are partly planted within the site boundary and partly planted within the adjacent greenway. This buffer will serve as an extension of the adjacent public greenway and provides a direct pedestrian connection to the meandering sidewalk within the greenway which then connects east and west through Mainstreet.

Due to constraints internal to the site for utilities and a platted flowage easement for drainage the site proposes a 5'-9' wide buffer which is a 3' reduction for portions of the buffer from the 8' width required by Mainstreet Design Standards. In addition, 18 of the 23 trees required within the VUA buffer are shifted south into the adjacent greenway due to the aforementioned utility conflicts and to allow for larger trees. The modified VUA buffer width and adjustment of the trees into adjacent public greenspaces is requested consistent with the Mainstreet Design Standards as outlined below:

Section 7.B.2.b.4: The VUA buffer width and/or the planting requirements may be reduced or eliminated by the Department of Sustainable Development Director where the VUA abuts a publicly dedicated greenspace area that is fifteen (15) feet or greater width, and adequate screening is provided within the public greenspace.

Please refer to the attached Block 8 Landscape Plan which shows the proposed design for the south VUA buffer in concert with the proposed design for the adjacent public greenway and that there is no reduction or elimination of planting requirements. The proposed design includes adequate screening provided within the south buffer which complements the understory plants proposed within the greenway in addition all of the required trees are provided either within the buffer where feasible due to the utility conflicts or within the adjacent public greenway. The required trees that are relocated into the greenway have been coordinated with the separate Master Greenspace Plans and will be provided in addition to the separate planting requirements for the greenway. Please see attached landscape plans for more information.

DRAINAGE AND WETLANDS:

The overall Mainstreet PMDD is in the Cocomar Drainage District. The district requires 15% lake/water surface area. The master drainage plan provides the necessary storm water quantity and quality for this development within the Mainstreet lakes, dry detention areas, wetlands, and canals. Block 8 does not have on site lakes but is directly connected to the Mainstreet drainage system. Please see attached conceptual engineering plans for onsite drainage design.

UTILITIES:

The water and sewer are provided by the City of Coconut Creek utilities department. The Mainstreet community is master planned to provide water and sewer to each use. The property also has re-use water for irrigation purposes. All other dry utilities such as electric and cable are underground. Site lighting is designed to meet City code criteria.

CONCLUSION:

The site is part of the overall master plan called Mainstreet. This Block site plan is consistent with the PMDD requirements and criteria. The proposed residential units are designed to meet architectural criteria, green initiatives and the overall Mainstreet theme. The developer is requesting approval of the site plan to meet the residential needs in the area. Please see the attached submittal for more details.

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

Sincerely,
HSQ GROUP, LLC.

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

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



HSQ GROUP, INC.
Engineers • Planners • Surveyors

April 3, 2024

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

Re: **Mainstreet Block 8 green components**
HSQ Project Number: **1803-32**

Dear Liz:

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

1. Sustainable site development.

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

2. Construction pollution prevention.

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

3. Construction site materials recycling.

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

4. Stormwater management.

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

5. Alternative transportation.

The site is located on Wiles Road with access to the Coconut Creek Community "N" service Route. Broward County routes 19 on 441 and 31 on Lyons road are in walking distance to the parcel. The Master planned community provides sidewalks and multi nodal paths internally and along Lyons and Cullum Road to interconnect the surrounding commercial uses with the new residential units. Bike racks are provided in the common areas of the site to promote bicycle transportation.

6. Minimizing heat island effect.

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

Water efficiency.

1. Innovative water technologies.

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

2. Water efficient landscaping.

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

Energy efficiency.

1. Minimum energy performance.

Windows with low-e glazing will reduce solar heat gain in the facility. The envelope will be insulated to meet Florida Energy Code standards. The HVAC system will be high efficiency to conserve power use. All lighting will be LED, reducing the power demand for lighting systems. Elective Vehicle charging stations are provided for each building. Buildings are designed to FGBC or USGBC standards.

2. On-site renewable energy.

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

Indoor environmental quality.

1. Indoor air quality.

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

Materials and recycling.

1. Recycling of demolition waste.

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

2. Storage and collection of recyclables post-occupancy.

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

3. Building reuse.

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

4. Regional materials.

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

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

Sincerely,
HSQ GROUP, INC.

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

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

Florida Green High-Rise Residential Building Standard

Version 4: Revised 8/26/22

Final Application Form

Project Information

Project Name:	Mainstreet Block 8		
Address:	Banks Rd & N.W. 40th St		
City & Zip:	Coconut Creek / 33073	New or Existing:	New
County:	Broward	Number of Floors:	2
Size (SF):	273,272	Number of Units:	152
Occupancy Type:	Condo community	Website:	0

Building Owner Contact Information

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

Designated Professional Contact Information

Name:	Jordan Brown
Company:	RunBrook
Address:	313 Datura St Suite 200
City / Zip:	West Palm Beach / 33401
Phone:	321-266-8400
Fax:	
E-mail:	jbrown@runbrook.com

Total Fee Due:	\$9,500	Refer to "Instructions" tab for Application Fees
Deposit Paid:	\$1,500	Amount paid with initial project registration
Member Discounts:	10%	Total % Discount Rate (5% or 10%) Refer to "Instructions" tab for Application Discounts
Amount Due:	\$7,050	Balance Due Must Be Submitted with Final Application

Project Point Summary

Minimum Points to Qualify (may be over 100 if a Category minimum is missed). Currently this project needs			100	Please refer to Standards Documents and Green Commercial Reference Guide for additional
Category		Your Score		Required Min
Category 1: Project Management		10		5 Points
Category 2: Energy		25		15 Points (75 point max)
Category 3: Water		21		10 Points
Category 4: Site		19		5 Points
Category 5: Health		29		10 Points
Category 6: Materials		7		5 Points
Category 7: Disaster Mitigation		7		2 Points
Innovation		0		
Total:		118		
Total Needed:		100		
Final Score		118		
Certification Level		Bronze		

To

Bronze
Silver
Gold
Platinum

0 - 30 points over the project's adjusted required minimum
 31 - 60 points over the project's adjusted required minimum
 61 - 90 points over the project's adjusted required minimum
 91 > points over the project's adjusted required minimum

Green Cleaning Policy for MainStreet Block 8

Effective date:

i. Scope

This policy applies to all cleaning procedures, cleaning material purchases, cleaning equipment purchases, and cleaning services that occur inside and on the building site and grounds for MainStreet Block 8. Specifically, this policy covers the following:

Cleaning strategies for:

- Hard floor and carpet cleaning and maintenance
- Protection of vulnerable occupants during cleaning
- Disinfectant and sanitizer selection and use
- Safe storage and handlings of cleaning chemicals, including spill management

Performance metrics and strategy development:

- Reductions in water use, energy use, and chemical toxicity
- Green cleaning products purchasing
- Green cleaning equipment purchasing

Staffing and training plans:

- Staffing requirements and contingency for staffing shortages
- Timing and frequency of staff training

ii. Goals

This policy will be fully implemented starting on the effective date.

<u>Category</u>	<u>Goal</u>	<u>Performance measurement unit</u>
Cleaning products and materials purchases	85% meet sustainability criteria	Cost
Cleaning equipment purchases	100% meet sustainability criteria	Number of equipment items
Cleaning equipment inventory	40% of equipment in the project inventory will meet the applicable sustainability criteria	Number of equipment items in the overall inventory for the project
Toxic chemical usage	Toxic chemicals will only be used in situations where products meeting the requirements of EQ Credit Green Cleaning – Products and Materials are unable to sufficiently clean the area, the area cannot be replaced (such as a floor tile), and represents a hazard to human health	Number of uses

iii. Roles and Responsibilities

The responsible party for this policy is **NAME, the Property Manager**. The responsible party ensures that this policy is executed and that any contracted cleaning vendors under management's control are aware of and fully trained on the procedures outlined in this policy. Further, the **Property Manager** is responsible for sharing this policy with the building tenant representatives and encouraging policy adoption accordingly. The **Property Manager** is responsible for reviewing this policy for any significant changes on the interval specified in the quality assurance section. If at any time updates are required to this policy, the responsible party will ensure that the appropriate individuals are informed of the updates.

iv. Procedures and strategies for implementation

Hard floor and carpet cleaning and maintenance

- Hard floors, including tile, concrete, and wood surfaces, will be cleaned once a week with only sustainable cleaning products. No stripping or coatings will be applied to hard floor surfaces.
- Carpets will be vacuumed daily with vacuum cleaners that meet the sustainability criteria listed later in this policy.
- One per month, the carpets will be inspected for stains and other damages. If feasible, the necessary areas will be spot cleaned with sustainable carpet cleaning materials. If damaged, the carpet tiles will be replaced.
- When carpet extraction equipment must be used, methods to reduce chemical usage will be implemented.

Protection of vulnerable occupants during cleaning

- Vulnerable occupants include women who are pregnant, children, elderly occupants, and individuals with asthma, allergies, or other sensitivities.
- As much as possible, only sustainable cleaning products will be used. Please refer to the goals and tracking sections of this policy for additional information.
- Any cleaning that involves the use of carpet cleaners, or if at any point the use of a non-sustainable cleaning product is required, this cleaning will be performed after regular business hours.

Disinfectant and sanitizer selection and use

- Only hand soaps and hand sanitizers that meet the at least one of the sustainability criteria listed under the purchasing guidelines will be considered to meet the requirements of this policy.
- Hand sanitizers will be placed throughout the building for the use of occupants
- Only disinfectants meeting the purchasing sustainability criteria listed below will be considered to meet the requirements of this policy. Disinfectants will be kept locked in the janitorial closets and may only be used by the cleaning staff.
- Cleaning staff will be required to follow all dilution strategies for disinfectants.

Safe storage and handlings of cleaning chemicals, including spill management

- Cleaning chemicals will be stored in the janitor closets to prevent access for other occupants.
- Cleaning staff will receive training on the various hazards of different toxic chemicals and how to address spills.
- Spills will be cleaned and handled according to the manufacturer safety data sheets provided by the manufacturer.
- All spills will be handled carefully. As soon a spill of a non-sustainable product occurs, the responsible party must be notified. If the spill occurs in an area to which typical building occupants have access, the area will be roped off and building occupants will be informed to stay clear of the area.
- Material safety data sheets for all of the cleaning chemicals used in the building will be retained and hazard information will be highlighted. This information will be clearly displayed in all janitor closets.

Strategies for reducing the toxicity of the chemicals used for laundry, ware washing, and other cleaning activities

- Cleaning staff and building occupants will be supplied with safe cleaning chemicals that meet the sustainability criteria described in the purchasing guidelines listed below.
- Dish soaps and laundry detergent meeting EPA Safer Choice Standard will be supplied for ware washing and laundry.
- For surface cleaning, ionized water cleaning devices (using only water) will be used as much as possible.

Strategies for conserving energy, water, and chemicals used for cleaning

- Manual-powered equipment and cleaning strategies will be used whenever possible to reduce the energy and water used by powered equipment and typical cleaning strategies.
- Cold water will be used for any necessary disposal to reduce energy used to heat hot water.
- The filters in vacuums and other applicable equipment will be changed frequently to enable air flow and reduce the energy consumption of the equipment.
- When cleaning chemicals are necessary, the operating procedures for chemical dilution will be followed to ensure that the minimum amount of cleaning chemicals necessary is used.

Strategies for promoting hand hygiene

- All restrooms will be equipped with hands-free soap dispensers, faucets, hand dryers, and towel dispensers.
- Hand sanitizers meeting UL EcoLogo 2783 standard for Instant Hand Antiseptics (formerly Environmental Choice CCD 170) will be placed throughout the building.

Tracking plan for staffing and overall performance

- Regular APPA audits will be conducted to evaluate cleanliness. As a part of the audits, the auditors will interview cleaning staff to ensure that the cleaning and hard floor and carpet maintenance system is being consistently used.
- The audits will be conducted once every sixth months and will be led by the responsible party for this policy. The responsible party is responsible for recording the results of the audits in the management records, following up with any cleaning staff to provide additional training and/or guidance and recording these actions.
- All cleaning staff are required to check in each day when they arrive at work. The responsible party will retain these records to ensure that the building is sufficiently staffed with trained professionals.
- The responsible party will log all training that is provided to the cleaning staff and will ensure that the training plans described above are met.
- When new staff come on board, the responsible party will record the initial training and orientation provided to the staff.

Tracking plan for water, energy, and toxic chemical usage

- Every time a toxic chemical is used, it must be reported to the responsible party. The responsible party will record which chemical was used, where it was applied, and the reason for its use. This information will be used to track against the goal for using toxic chemicals only when strictly necessary.
- All vacuum filters will be replaced on a regular basis. The responsible party will record maintenance performed on all cleaning equipment, including filter replacement, to ensure that they are regularly replaced to reduce energy usage.

Tracking plan for cleaning product and cleaning equipment purchases

- All cleaning product and cleaning equipment purchases, made by either by the cleaning vendor for use in the building or made by the building management, will be recorded in the purchasing log.
- On a quarterly basis, the responsible party will review all purchases and compare against the policy goals. If the policy goals are not being met, the responsible party will take corrective action, typically in the form of providing education to the individuals in charge of procurement on the goals and sustainability criteria outlined in this policy.

Staffing and contingency plans

- To sufficiently clean the building requires at least one hour of cleaning per day for each 5,000 square feet. As this building is 100,000 square feet, it requires a minimum 20 hours of cleaning time per day. The cleaning staff typically works 5 hours per day; therefore a cleaning staff of at least 4 people daily. Typically 5 to 6 people are maintained on the cleaning staff.

- In the event of staffing shortages (only 3 staff are available from the regular vendor), the building maintains a contact with a backup cleaning vendor who can supply additional staff.
- Feedback will be collected from building occupants and custodial staff immediately after contingency plans are implemented via an online survey.
- Occupant and custodial staff feedback will be taken into account in the cleaning procedures described in this policy. The responsible party will evaluate whether updates to the staffing plan and contingency plan are necessary based on the feedback.

Staff training plan

- All cleaning staff, including backup personnel, are required to receive at least 8 hours of training per year. The responsible party will record the training attended by each staff member.
- Trainings are held once a month and are one hour long. Topics vary each month, and cover standard operating procedures for cleaning different surfaces, proper toxic chemical usage and spill management, hazards of toxic chemicals, cleaning to protect vulnerable occupants, cleaning equipment maintenance, and conservation of energy and water usage during cleaning.
- The responsible party coordinates and hosts all of the trainings.

v. Purchasing guidelines

Sustainability Criteria for Cleaning Products and Materials

Cleaning products must meet one or more of the following standards **[or a local equivalent for projects outside the U.S.]**:

- Green Seal GS-37, for general-purpose, bathroom, glass and carpet cleaners used for industrial and institutional purposes;
- UL EcoLogo 2792 (formerly CCD 110), for cleaning and degreasing compounds;
- UL EcoLogo 2759 (formerly CCD 146), for hard-surface cleaners;
- UL EcoLogo 2795 (formerly CCD 148), for carpet and upholstery care;
- Green Seal GS-40, for industrial and institutional floor care products;
- UL EcoLogo 2777 (formerly CCD 147) , for hard-floor care;
- EPA Safer Choice Standard; and/or
- Cleaning devices that use only ionized water or electrolyzed water and have third-party-verified performance data equivalent to the other standards mentioned above (if the device is marketed for antimicrobial cleaning, performance data must demonstrate antimicrobial performance comparable to EPA Office of Pollution Prevention and Toxics and Safer Choice Standard requirements, as appropriate for use patterns and marketing claims).

Disinfectants, metal polish, or other products not addressed by the above standards must meet one or more of the following standards **[or a local equivalent for projects outside the U.S.]**:

- UL EcoLogo 2798 (formerly CCD 112), for digestion additives for cleaning and odor control;
- UL EcoLogo 2791 (formerly CCD 113), for drain or grease trap additives;
- UL EcoLogo 2796 (formerly CCD 115/107), for odor control additives;
- Green Seal GS-52/53, for specialty cleaning products;
- California Code of Regulations maximum allowable VOC levels for the specific product category;
- EPA Safer Choice Standard; and/or
- Cleaning devices that use only ionized water or electrolyzed water and have third-party-verified performance data equivalent to the other standards mentioned above (if the device is marketed for antimicrobial cleaning, performance data must demonstrate antimicrobial performance comparable to EPA Office of Pollution Prevention and Toxics and Safer Choice Standard requirements, as appropriate for use patterns and marketing claims).

Disposable janitorial paper products and trash bags must meet the minimum requirements of one or more of the following programs **[or a local equivalent for projects outside the U.S.]**:

- EPA comprehensive procurement guidelines, for janitorial paper;
- Green Seal GS-01, for tissue paper, paper towels and napkins;
- UL EcoLogo 175 Sanitary Paper Products, for toilet tissue and hand towels
- Janitorial paper products derived from rapidly renewable resources or made from tree-free fibers;
- FSC certification, for fiber procurement;
- EPA comprehensive procurement guidelines, for plastic trash can liners; and/or
- California integrated waste management requirements, for plastic trash can liners (California Code of Regulations Title 14, Chapter 4, Article 5, or SABRC 42290-42297 Recycled Content Plastic Trash Bag Program).

Hand soaps and hand sanitizers must meet one or more of the following standards **[or a local equivalent for projects outside the U.S.]**:

- no antimicrobial agents (other than as a preservative) except where required by health codes and other regulations (e.g., food service and health care requirements);
- Green Seal GS-41, for industrial and institutional hand cleaners;
- UL EcoLogo 2784 (formerly CCD 104), for hand cleaners and hand soaps;
- UL EcoLogo 2783 (formerly CCD 170), for hand sanitizers;
- EPA Safer Choice Standard.

[For projects outside the U.S., a local equivalent is any Type 1 eco-labeling program as defined by ISO 14024: 1999 developed by a member of the Global Ecolabelling Network may be used in lieu of Green Seal or UL standards.]

Sustainability Criteria for Cleaning Equipment

All powered equipment must have the following features:

- safeguards, such as rollers or rubber bumpers, to avoid damage to building surfaces;
- ergonomic design to minimize vibration, noise, and user fatigue, as reported in the user manual in accordance with ISO 5349-1 for arm vibrations, ISO 2631-1 for vibration to the whole body, and ISO 11201 for sound pressure at operator's ear
- as applicable, environmentally preferable batteries (e.g., gel, absorbent glass mat, lithium-ion) except in applications requiring deep discharge and heavy loads where performance or battery life is reduced by the use of sealed batteries.

Vacuum cleaners must be certified by the Carpet and Rug Institute Seal of Approval/Green Label Vacuum Program and operate with a maximum sound level of 70 dBA or less in accordance with ISO 11201.

Carpet extraction equipment, for restorative deep cleaning, must be certified by the Carpet and Rug Institute's Seal of Approval Deep Cleaning Extractors and Seal of Approval Deep Cleaning Systems program.

Powered floor maintenance equipment must be equipped with such as vacuums, guards, or other devices for capturing fine particulates and must operate with a maximum sound level of 70 dBA, in accordance with ISO 11201.

Propane-powered floor equipment must have high-efficiency, low-emissions engines with catalytic converters and mufflers that meet the California Air Resources Board or EPA standards for the specific engine size and operate with a sound level of 90 dBA or less, in accordance with ISO 11201.

Automated scrubbing machines must be equipped with variable-speed feed pumps and either (1) on-board chemical metering to optimize the use of cleaning fluids or (2) dilution control systems for chemical refilling. Alternatively, scrubbing machines may use tap water only, with no added cleaning products.

vi. Quality Assurance/Quality Control Processes

The responsible party will evaluate the green cleaning policy on a quarterly basis to evaluate progress towards the implementation goals. If any cleaning product or equipment purchases are not being recorded properly, the responsible party will inform the appropriate individuals to ensure that activities are recorded moving forward. The responsible party will evaluate the results of the cleaning audits to determine whether the building is being sufficiently cleaned and whether the standard cleaning procedures are being properly executed. As necessary, the responsible party will revise the green cleaning policy to include additional cleaning strategies or modify existing cleaning strategies.

In addition, if any implementation goals are not being met, the responsible party will investigate the situation and will work with the individuals purchasing the materials and equipment or using the equipment. The responsible party will evaluate whether updates are necessary to the in order to achieve the implementation goals.

Any revisions that are made to the policy will be incorporated into the next training cycle for the cleaning staff.

April 4, 2024
Revised August 9, 2024

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

RE: **Main Street Coconut Creek – Block 8 Traffic Generation Statement**
Coconut Creek, Florida
Kimley-Horn # 140924000

Dear Mike:

The following trip generation calculation has been undertaken to evaluate the number of trips being generated by the development of Block 8 in comparison to the overall thresholds proposed in this project's master plan. The overall site is located within an area bordered on the east by Lyons Road, the south by Sample Road, the west by SR 7/US 441, and the north by Wiles Road. Figure 1 illustrates the location of the overall site and the location of Block 8 within the site.

The proposed plan of development for Block 8 includes 152 multifamily low rise dwelling units. Table 1 below provides a summary of the total proposed entitlements for the site, the increment of development proposed for other blocks within the DRI, the increment of development proposed for Block 8 and the subsequent remaining entitlements available for other blocks within the master plan.

Table 1: Main Street – Entitlement Summary

Use		Retail	Multi-Family Mid-Rise	Multi-Family Low-Rise
Total Master Plan		225,000 SF	1,775 DU	605 DU
Previously Submitted	Block 1	--	--	104 DU
	Block 2	11,917 SF	--	--
	Block 3	86,051 SF	--	--
	Block 4	--	475 DU	--
	Block 5/6	--	--	146 DU
	Block 9	--	--	76 DU
	Block 10	--	480 DU	--
	Block 11	--	124 DU	--
	Block 15B	--	--	--
	Block 15A	--	--	104 DU
Proposed Block 8		--	--	152 DU
Remaining Entitlements		127,032 SF	696 DU	23 DU

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the number of trips that would be generated by the Block 8 development. A summary has also been prepared to compare this volume of trips to the total approved trip generation potential of the overall site master plan and the number of trips remaining to be built. Table 2 provides this summary.

Table 2: Main Street – Trip Generation Summary

Scenario	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Master Plan Trips	1,213	378	835	1,604	894	710
Block 1 Trips	36	8	27	39	23	15
Block 2 Trips	10	6	4	31	16	15
Block 3 Trips	69	43	26	224	119	106
Block 4 Trips	204	46	157	150	87	63
Block 5/6 Trips	50	12	38	54	33	21
Block 9 Trips	26	6	20	28	17	11
Block 10 Trips	206	47	159	151	88	63
Block 11 Trips	53	12	41	39	23	16
Block 15B Trips	0	0	0	0	0	0
Block 15A Trips	36	8	27	39	23	15
Block 8 Trips	129	29	100	95	55	40
Remaining Trips	394	161	236	754	410	345

As shown, the site will have trips remaining to generate a total of 394 total AM peak hour trips and 754 total PM peak hour trips remaining following development of the currently proposed Block 8 along with the other blocks previously proposed.

TRAFFIC OPERATIONS

An overall traffic study was performed for the PMDD of both internal and external transportation facilities. That study provides a comprehensive review of off-site and on-site impacts, including elements such as traffic control and turn lanes. Development of Block 8 is contemplated in that analysis and has therefore been accounted for in that evaluation.

QUEUING ANALYSIS

Calculations have been undertaken to determine the expected queue for the visitor gate at the Block 8 community. The resulting calculations are included in the Appendix, for reference and the following sections summarize the methodology of the calculations undertaken.

Queue length calculation: The anticipated queue lengths at the residential gates were calculated using the following assumptions and data:

Highest inbound peak hour (from trip generation calculations): PM peak hour (95 vph, inbound: 55 vph, outbound: 40 vph)

Percent visitor: 20%, all of visitor traffic enters at NW 40th Street Entrance

Residential arrival distribution: 60% of residents utilize NW 40th Street Entrance, 40% of residents utilize Banks Road entrance

Assumed average service time: 60 seconds / guest vehicle, 30 seconds / resident vehicle

Number of guest vehicle lanes: 1 guest lane

As noted in Table A-1, Table A-2, and Table A-3, the 95th percentile queue calculations result in the following:

NW 40th Street guest lane peak queue: 1 vehicle

NW 40th Street resident lane peak queue: 2 vehicle

Banks Road resident lane peak queue: 1 vehicle

As illustrated on the site plan, approximately 60 feet of queuing space is provided between the callbox and right of way on NW 40th Street, which would allow for up to two vehicles to be queued at the callbox and two vehicles to be queued at the resident gate at any given time. Approximately 30 feet of queuing space is provided between the gate and right of way on Banks Road, which would allow for one resident vehicle to be queued at any given time. Therefore, the area adjacent to the visitor callbox and residential gates at both entrances can accommodate the vehicles waiting without affecting operations on the adjacent street.

SUMMARY

As noted herein, the incremental development of 152 multifamily low rise dwelling units on Block 8 has been accounted for in the overall master plan for the Main Street project. This statement quantifies the Block 8 development in the context of the overall approved threshold of trips for the entire master plan. Additionally, the 95th percentile queues are expected to be contained within the queuing areas at the NW 40th Street and Banks Road entrances without impacting traffic on the adjacent streets.

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

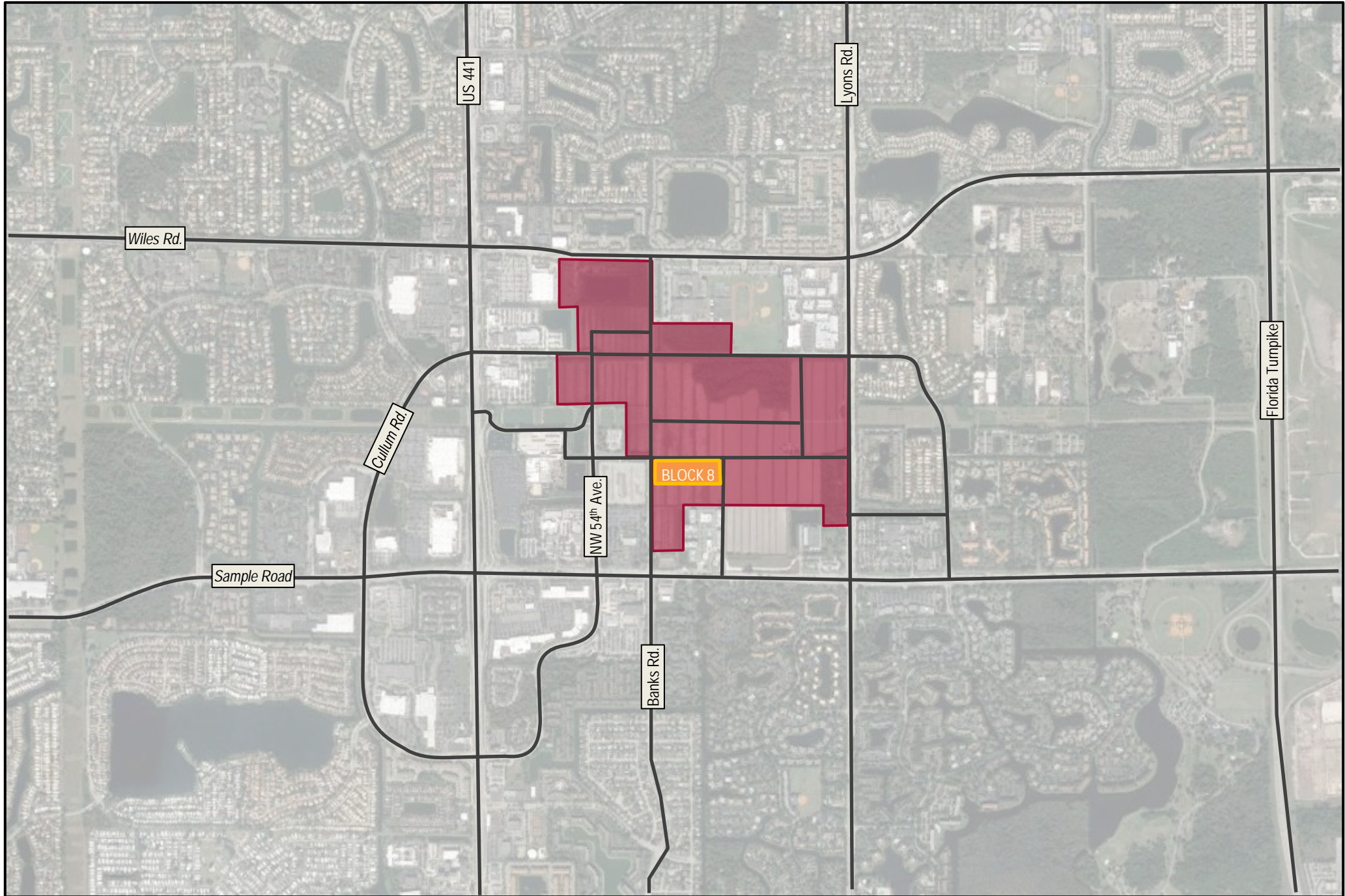
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Registry No. 35106

Attachments



LEGEND

FIGURE 1
Main Street Coconut Creek
KH #140924000
Site Location

Table A-1: Visitor Queue Calculations (NW 40th Street Entrance)

Assumptions:

- 1 guest lane
- 55 PM peak hour inbound trips
- 20% of inbound traffic are visitors
- 100% of visitors utilize the NW 40th Street entrance
- 11 PM peak hour trips utilizing the guest lane

Guest Lane Queueing Analysis				
Assumptions:				
Service Rate	=	60 seconds per vehicle		
Volume	=	11 PM peak hour inbound guests/1 guest vehicle lane =		11 veh/hr per guest lane
Probability of the queue occurring 95% of the time				
Calculations				
	Q =	$\frac{60 \text{ min/hr}}{1 \text{ min/veh}}$	=	60 veh/hr
	$\rho =$	$\frac{11 \text{ veh/hr}}{60 \text{ veh/hr}}$	=	0.18
	Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.18)}{\text{LN}(0.18)} \right]$	=	0.747 veh
			Peak queue: 1 vehicles	

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Table A-2: Resident Queue Calculations (NW 40th Street Entrance)

Assumptions:

- 1 resident lane
- 55 PM peak hour inbound trips
- 80% of inbound traffic are residents
- 60% of residents utilize the NW 40th Street entrance
- 27 PM peak hour trips utilizing the guest lane

Guest Lane Queueing Analysis			
Assumptions:			
Service Rate	=	30 seconds per vehicle	
Volume	=	27 PM peak hour inbound guests/1 guest vehicle lane =	27 veh/hr per resident lane
Probability of the queue occurring 95% of the time			
Calculations			
Q =	$\frac{60 \text{ min/hr}}{.5 \text{ min/veh}}$	=	120 veh/hr
ρ =	$\frac{27 \text{ veh/hr}}{120 \text{ veh/hr}}$	=	0.23
Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.23)}{\text{LN}(0.23)} \right]$	=	1.038 veh
		Peak queue: 2 vehicles	

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Table A-3: Resident Queue Calculations (Banks Road Entrance)

Assumptions:

- 1 resident lane
- 55 PM peak hour inbound trips
- 80% of inbound traffic are residents
- 40% of residents utilize the NW 40th Street entrance
- 18 PM peak hour trips utilizing the guest lane

Guest Lane Queueing Analysis				
Assumptions:				
Service Rate	=	30 seconds per vehicle		
Volume	=	18 PM peak hour inbound guests/1 guest vehicle lane =		18 veh/hr per resident lane
Probability of the queue occurring 95% of the time				
Calculations				
	Q =	$\frac{60 \text{ min/hr}}{.5 \text{ min/veh}}$	=	120 veh/hr
	$\rho =$	$\frac{18 \text{ veh/hr}}{120 \text{ veh/hr}}$	=	0.15
	Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.15)}{\text{LN}(0.15)} \right]$	=	0.579 veh
				Peak queue: 1 vehicles

K:\WPB_TPTO\1409\140924000 - Main Street Coconut Creek\Traffic Statements\Block 8\2023-4-4 Block 8 Tripgen.xlsm]Resident Queue - Banks

