

ORDINANCE NO. 2025-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, ESTABLISHING THE MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS OF FACT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, GSR RE PARTNERS, LLC, a Florida limited liability company ("Petitioner"), petitioned the City Commission of the City of Coconut Creek, Florida, to enact an ordinance establishing the MainStreet at Coconut Creek Community Development District (the "District"), pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.005(1)(d), Florida Statutes, notice of the public hearing on the Petition to establish the proposed District was published in the Sun-Sentinel newspaper once a week for four (4) consecutive weeks prior to the public hearing; and

WHEREAS, the City Commission of the City of Coconut Creek, having considered the Petition and all information presented at the public hearing, and being fully advised and informed of the premises, has determined that it is in the best interests of the residents of the City to approve the Petition to establish the District and approve this ordinance.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

Section 1: Ratification. That the City of Coconut Creek, Florida (the "City"), is authorized to adopt this ordinance under the authority granted by the provisions of Chapters 166 and 190, Florida Statutes, as amended, and other applicable provisions of law.

Section 2: Findings. That the Petitioner has submitted written consent to the establishment of the District by Elster/Rocatica, LLC, a Florida limited liability company, and Johns Family Partners, LLLP, a Florida limited liability partnership, both the landowners of the real property to be included in the District.

- A. On February 14, 2025, Petitioner submitted to the City a petition (the "Petition"), seeking the establishment of a community development district for the Property, more particularly described in Composite Exhibit "A," attached hereto (the "Property"), within the meaning of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), as a reasonable and appropriate method of providing the infrastructure to serve residents of the Property. The District would be known as "MainStreet at Coconut Creek Community Development District," and the boundaries of the District would be coterminous with the boundaries of the Property.
- B. The City has conducted a public hearing on the Petition in accordance with the requirements of Section 190.005(1)(d) of the Florida Statutes and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Florida Statutes, among other factors, and hereby finds that:
 1. All statements in the Petition have been found to be true and correct;
 2. The creation of the District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective City Comprehensive Plan;
 3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
 4. The establishment and operation of the proposed District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
 5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
 6. The Property to comprise the District is amenable to separate special-district government.
- C. The City now desires to grant the Petition and to establish the District, as more fully set forth herein.

Section 3: Establishment of District Name. That the City hereby grants the Petition and establishes the District as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes. The name of the District shall be "MainStreet at Coconut Creek Community Development District."

Section 4: External Boundaries. That the external boundaries of the District shall be as set forth in Exhibit "A," which is attached hereto and incorporated herein.

Section 5: Initial Members of Board of Supervisors. That the five (5) persons to be the initial members of the Board of Supervisors of the District, each of whom is designated in the Petition, are Stephanie Mogull, Lauren Edward, Cory Ring, Landon Massel, and Rick Stephano.

Section 6: Consent to Exercise of Special Powers. That the City hereby consents to the exercise by the District of the general and special powers set forth in sections 190.011 and 190.012(1), (2) (a) and (d) and (3), Florida Statutes.

Section 7: Conditions of Approval. That this ordinance is subject to the following conditions of approval:

1. The Petitioner shall provide a copy of the marketing materials to be provided to the prospective buyers, putting them on notice of the costs associated with the District.
2. The Petitioner shall provide to the City the estimated annual cost to be assessed to each prospective buyer prior to issuance of the first building permit within the boundaries of the District.

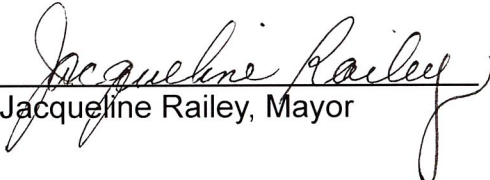
Section 8: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 9: Severability. That should any section or provision of this ordinance, or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

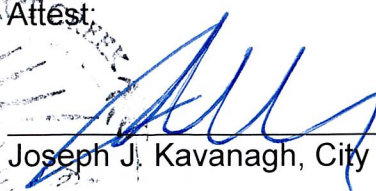
Section 10: Effective Date. That this ordinance shall become effective immediately upon its passage and adoption on second and final reading.

PASSED FIRST READING THIS 13TH DAY OF MARCH, 2025.

PASSED SECOND READING THIS 10TH DAY OF APRIL, 2025.


Jacqueline Railey, Mayor

Attest:


Joseph J. Kavanagh, City Clerk



	<u>1st</u>	<u>2nd</u>
Railey	<u>Aye</u>	<u>Aye</u>
Wasserman	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>
Rydell	<u>Aye</u>	<u>Aye</u>
Brodie	<u>Aye</u>	<u>Aye</u>

Exhibit “A”

MainStreet at Coconut Creek Community Development District Petition

**PETITION TO ESTABLISH
MAINSTREET AT COCONUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

BEFORE THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA

**IN RE: PETITION TO ESTABLISH MAINSTREET AT COCONUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, GSR RE PARTNERS, LLC, a Florida limited liability company (“Petitioner”), hereby submits this Petition to the City Commission of the City of Coconut Creek, Florida (“City”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to establish a Community Development District (the “District”) with respect to lands described herein. In support of this Petition, Petitioner states as follows:

1. **Location and Size.** The proposed District is located generally north of Sample Road, west of Lyons Road, south of Wiles Road and east of State Road 7, in the City and contains approximately 187.2 acres. The general location of the proposed District is shown on **Exhibit 1** attached hereto. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2** attached hereto. The real property within the external boundaries of the proposed District that will not be a part of the District is owned by Johns Family Partners, LLLP, a Florida limited liability limited partnership, whose address is 2609 NE 27 Avenue, Fort Lauderdale, Florida 33306, and who is also a landowner that has consented to the establishment of the proposed District and Home Depot U.S.A., Inc., whose address is 2455 Paces Ferry Road, Atlanta, Georgia 30339. Johns Family Partners’ excluded property is anticipated to be conveyed to the City for utilization as a civic center, which the District impact should be minor since the public roadways will be a part of the District and accessible to the civic center. Home Depot U.S.A., Inc.’s excluded property is a portion of an existing storm water lake, which the proposed District should not have any impact thereupon.

2. **Landowner Consent.** Attached hereto as **Composite Exhibit 3** is documentation constituting written consent to the establishment of the proposed District by the Landowners of

the real property to be included within the boundaries of the proposed District, which are the only non-governmental landowners whose land is to be included within the proposed District.

3. **Initial Governing Board.** The five (5) persons designated to serve as the initial members of the Board of Supervisors of the proposed District are as follows:

Stefanie Mogull, 200 E. Las Olas Blvd., Suite 1400, Fort Lauderdale FL 33301

Lauren Edwards, 1801 Federal Highway, Boca Raton FL 33432

Cory Ring, 2200 Butts Road, Suite 300, Boca Raton FL 33431

Landon Massel, 200 E. Las Olas Blvd., Fort Lauderdale FL 33301

Rick Stephano, 1801 Federal Highway, Boca Raton FL 33432

All of the above listed persons are residents of the State of Florida and citizens of the United States of America.

4. **District Name.** The proposed name of the proposed District to be established is Mainstreet at Coconut Creek Community Development District.

5. **Major Water and Wastewater Facilities.** Attached hereto as **Composite Exhibit 4** is a map showing the existing major trunk water mains, sewer interceptors and outfalls currently in existence to serve the lands within the proposed District.

6. **District Facilities and Services.** Petitioner presently intends for the proposed District to participate in the funding and construction of the stormwater and surface water management system, water distribution system, wastewater collection system, roadway improvements (per the approved roadways plan), sidewalks, open spaces and associated landscaping, re-use water system for irrigation, public parking garage, and the Village Green/Lakeside Plaza (the "Improvements"). The proposed timetable for the construction of the Improvements is set forth in **Exhibit 5** attached hereto. The estimated costs of constructing the Improvements is set forth in **Exhibit 6** attached hereto. These are good faith estimates but are

subject to change. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

7. **Future Land Uses.** The future general distribution, location and extent of public and private land uses proposed for the area within the proposed District by the future land use element of the City's Comprehensive Plan, Regional Activity Center (RAC) are shown on the future land use map as **Exhibit 7** attached hereto. The zoning district for the area within the proposed District is Planned Mainstreet Development District (PMDD).

8. **Statement of Estimated Regulatory Costs.** A statement of estimated regulatory costs prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached hereto as **Exhibit 8**.

9. **Petitioner and Authorized Agent.** Petitioner is a Florida limited liability company, registered to do business in the State of Florida, whose address is 1801 S. Federal Highway, Boca Raton, Florida 33432. Copies of all correspondence and official notices should also be sent to the authorized agent for Petitioner:

Ginger E. Wald, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 E. Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Phone: 954-764-7150 / Fax: 954-764-7279
Email: gwald@bclmr.com

10. **Rights to be Granted the District.** Petitioner hereby requests that, in addition to the powers set forth in Section 190.012(1), Florida Statutes, the proposed District be granted the right to exercise all powers provided forth in Sections 190.012(1), (2)(a) and (d) and (3), Florida Statutes.

11. **Reasons for the Establishment of the District.** The Petition to establish Mainstreet at Coconut Creek Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with any applicable elements or portions of the state comprehensive plan or local government comprehensive plan.

b. The area of land within the proposed District is part of a unified plan of development that has been or will be approved by the City. The land encompassing the District is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

c. The proposed District will be the best alternative available for delivering community development services and facilities to the area to be served without financially impacting persons residing outside the proposed District. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will be compatible with the capacity and use of the existing local and regional community development services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Coconut Creek, Florida to:

A. Hold a public hearing to consider the establishment of Mainstreet at Coconut Creek Community Development District in accordance with the requirements of Section 190.005, Florida Statutes.

B. Adopt an ordinance pursuant to Section 190.005, Florida Statutes, granting this Petition and establishing Mainstreet at Coconut Creek Community Development District.

Respectfully submitted this 11 day of February, 2025.

GSR RE PARTNERS, LLC, a Florida limited liability company

By:

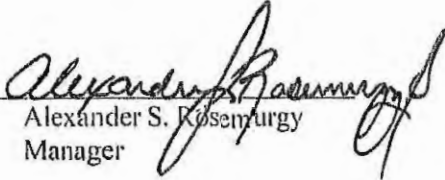
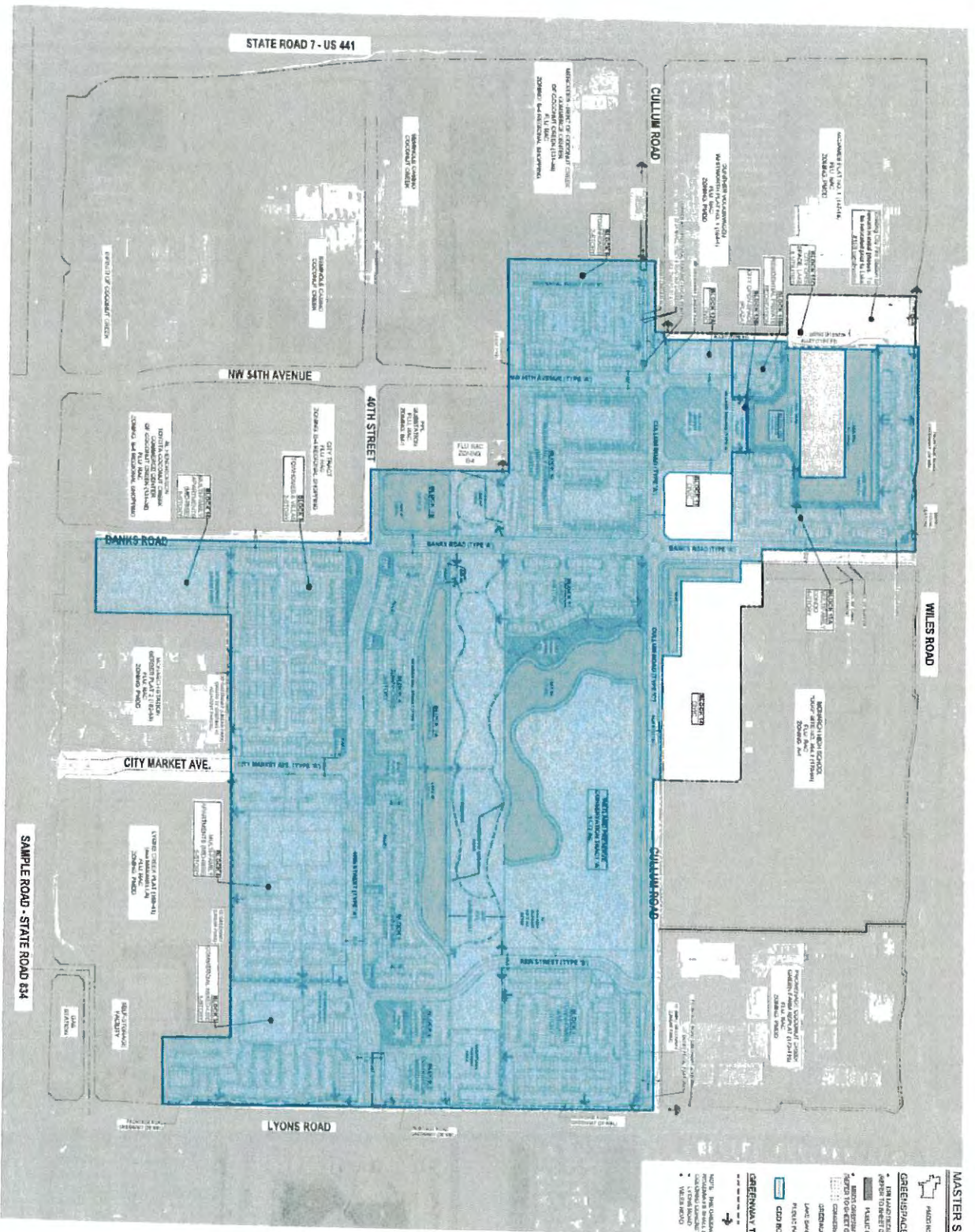

Alexander S. Rosenmurgy
Manager

EXHIBIT 1

LOCATION SKETCH



CSP
EXHIBIT 1

Project No. 15-200-07
 Project Name: MAINSTREET at COCONUT CREEK PMDD
 Prepared By: GRS PARTNERS
 Date: 10/15/2015

Scale: 1" = 200'-0"
 North Arrow: NORTH



MAINSTREET at COCONUT CREEK PMDD
GRS PARTNERS
City of Coconut Creek, Florida
MASTER CONCEPTUAL SITE PLAN - CDD BOUNDARY

urban design studio
 Urban Design
 Land Planning
 Landscape Architecture
 4000 Coconut Creek Parkway, Suite 200
 Coconut Creek, FL 33063
 Tel: 954.351.1111
 Fax: 954.351.1112
 Email: info@urban-design-studio.com

EXHIBIT 2

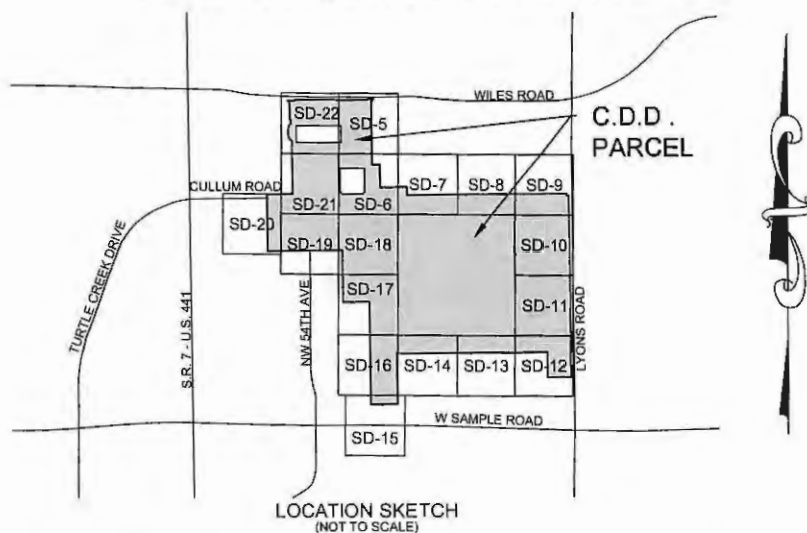
METES AND BOUNDS LEGAL DESCRIPTION

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF CDD LAND CONVEYANCE PARCEL

ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH



NOTES:

THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S 1/4) CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST WHICH BEARS SOUTH 88°28'34" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 22 SHEETS - SD-1 THROUGH SD-22 - AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO ALL THE OTHERS.

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THAT THIS SURVEY PRODUCT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RICHARD CRAWFORD, PSM - FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO 5371
STATE OF FLORIDA

\\CTAF02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.



CRAVEN • THOMPSON & ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYOR'S
3583 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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UPDATES and/or REVISIONS	DATE	BY	CK'D

JOB NO.: 08-0049-005	SHEET 1 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY:	DATED: 02/10/2025

LEGAL DESCRIPTION: CDD LAND CONVEYANCE PARCEL

LEGAL DESCRIPTION: CDD BOUNDARY

A PARCEL OF LAND BEING 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, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL OF PARCEL "A", LYONS COMMONS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 183-184, TOGETHER WITH PARCELS A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R. M. GREEN CORPORATION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 19, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF WILES ROAD, CULLUM ROAD, BANKS ROAD AND N.W. 40TH STREET RIGHT-OF-WAYS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID R.M. GREEN CORPORATION PLAT;

THENCE NORTH 89°37'35" EAST ALONG THE EASTERN PROLONGATION OF THE NORTH LINE OF SAID R.M. GREEN CORPORATION PLAT, A DISTANCE OF 15.00 FEET TO **POINT OF BEGINNING #1**;

THENCE CONTINUE NORTH 89°37'35" EAST ALONG SAID EASTERN PROLONGATION, A DISTANCE OF 83.02 FEET TO THE NORTHWEST CORNER OF PARCEL B, HIGH SCHOOL "GGG" SITE NO. 354.1 PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 99 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE SOUTH 44°36'15" WEST ALONG THE EAST RIGHT-OF-WAY LINE FOR BANKS ROAD AND THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 42.44 FEET;

THENCE SOUTH 00°25'05" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST PARCEL LINE, A DISTANCE OF 824.16 FEET;

THENCE NORTH 89°34'55" EAST, A DISTANCE OF 100.07 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 296.33 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 350.06 FEET;

THENCE SOUTH 00°22'25" EAST, A DISTANCE OF 103.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD AND ON THE SOUTH LINE OF SAID PARCEL B;

THENCE NORTH 89°37'35" EAST ALONG SAID RIGHT-OF-WAY LINE AND SOUTH LINE OF SAID PARCEL B, ALSO BEING THE SOUTH LINE OF PARCEL "A" OF GREEN FARMS REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 116 OF THE PUBLIC RECORDS OF BROWARD COUNTY, A DISTANCE OF 2101.44 FEET;

THENCE SOUTH 00°22'25" EAST, A DISTANCE OF 26.00 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 29.82 FEET TO A POINT ON NORTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD;

THENCE SOUTH 00°36'48" EAST ALONG SAID NORTHERLY PROJECTION AND THE WEST RIGHT-OF-WAY LINE FOR LYONS ROAD, A DISTANCE OF 1,441.83 FEET TO A POINT ON THE EAST LINE OF PARCEL A, OF SAID LYONS COMMONS;

THENCE SOUTH 04°41'30" WEST, A DISTANCE OF 70.30 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 265.00 FEET;

THENCE NORTH 89°23'12" EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 78.92 FEET;

THENCE SOUTH 03°06'20" WEST, A DISTANCE OF 100.21 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 84.91 FEET;

THENCE SOUTH 89°37'26" WEST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 180.09 FEET;

THENCE NORTH 89°35'26" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01°09'10" WEST, A DISTANCE OF 110.05 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" - THE PREVIOUS ELEVEN COURSES ARE COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE FOR LYONS ROAD;

THENCE SOUTH 89°37'59" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 314.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 00°24'34" WEST ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST LINE OF PARCEL D-2 BUFFER, LYONS CREEK PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, A DISTANCE OF 330.11 FEET TO NORTHEAST CORNER OF SAID PARCEL D-2 BUFFER;

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID PARCEL D-2 BUFFER, AND PARCELS C-2 BUFFER, AND B-2 BUFFER, SAID LYONS CREEK PLAT AND THE SOUTH LINE OF SAID TRACT 58, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF SAID LYONS CREEK PLAT;

THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OF SAID LYONS CREEK PLAT, A DISTANCE OF 0.30 FEET TO THE NORTHEAST CORNER OF BERBER PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

(CONTINUED ON SD-3)

\\CTAFIL02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE TO CTA_2024-08-19.DWG

 **Craven • Thompson & Associates, Inc.**
ENGINEERS • PLANNERS • SURVEYOR'S
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JOB NO.: 08-0049-005	SHEET 2 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 02/10/2025

LEGAL DESCRIPTION: CDD LAND CONVEYANCE PARCEL

LEGAL DESCRIPTION: (CONTINUED FROM SD-2)

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID TRACT 59 AND THE NORTH LINE OF TRACT A OF SAID BERBER PLAT TWO, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 73 AND THE SOUTHEAST CORNER OF SAID TRACT 60;
THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID TRACT 73, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 73, SAID POINT BEING ON THE NORTH LINE OF A 50-FOOT ROAD RESERVATION DEDICATED BY SAID PALM BEACH FARMS CO. PLAT NO. 3;
THENCE SOUTH 89°38'26" WEST ALONG THE SOUTH LINE OF SAID TRACT 73 AND THE NORTH LINE OF SAID 50-FOOT ROAD RESERVATION AND THEIR WESTERLY PROLONGATION, A DISTANCE OF 345.07 FEET;
THENCE NORTH 00°25'06" WEST ALONG A LINE 15 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 60 AND 73 AND SAID EAST RIGHT OF WAY LINE FOR BANKS ROAD, A DISTANCE OF 1,334.85 FEET TO A POINT ON THE CENTERLINE OF N.W. 40TH STREET;
THENCE SOUTH 89°37'57" WEST ALONG SAID CENTERLINE, A DISTANCE OF 345.11 FEET;
THENCE NORTH 00°24'28" WEST ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 48 AND THE EAST LINE OF TRACT "F" OF SAID COMMERCE CENTER OF COCONUT CREEK, AND ALONG SAID WEST AND EAST LINES, A DISTANCE OF 675.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT 48 AND THE NORTHEAST CORNER OF SAID TRACT "F";
THENCE SOUTH 89°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS 41 AND 42 AND THE NORTH LINE OF SAID TRACTS "F" AND "G", A DISTANCE OF 989.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 42 AND THE SOUTHEAST CORNER OF PARCEL "A", SAWGRASS RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY;
THENCE NORTH 00°21'18" WEST ALONG THE WEST LINE OF SAID TRACT 42 AND THE EAST LINE OF SAID PARCEL "A" AND THEIR NORTHERLY PROLONGATION, A DISTANCE OF 741.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;
THENCE NORTH 89°37'43" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 329.54 FEET A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 1 OF SAID PUBLIC RECORDS, SAID POINT HEREINAFTER KNOWN AS **REFERENCE POINT "A"**;
THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 621.83 FEET TO A POINT OF CURVATURE OF A 120.36-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°24'52", FOR AN ARC DISTANCE OF 21.88 FEET TO A POINT OF TANGENCY;
THENCE NORTH 10°00'00" EAST, A DISTANCE OF 25.76 FEET TO A POINT OF CURVATURE OF A 27.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHWEST;
THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°35'10", FOR AN ARC DISTANCE OF 34.21 FEET TO A POINT OF REVERSE CURVATURE OF A 68.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHEAST;
THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°11'26", FOR AN ARC DISTANCE OF 73.81 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00°23'45" WEST, A DISTANCE OF 99.08 FEET TO A POINT OF CURVATURE OF A 68.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'48", FOR AN ARC DISTANCE OF 65.07 FEET TO A POINT OF REVERSE CURVATURE OF A 17.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST;
THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°30'49", FOR AN ARC DISTANCE OF 23.89 FEET TO A POINT OF REVERSE CURVATURE OF A 120.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHEAST;
THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°40'38", FOR AN ARC DISTANCE OF 53.78 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00°24'08" WEST, A DISTANCE OF 106.51 FEET;
THENCE NORTH 04°06'47" WEST, A DISTANCE OF 97.23 FEET TO A POINT OF CURVATURE OF A 29.45-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHWEST;
THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°31'10", FOR AN ARC DISTANCE OF 42.93 FEET TO A POINT OF CUSP OF ON THE ARC OF A 3467.00-FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 00°26'30" EAST;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°48'55", FOR AN ARC DISTANCE OF 49.34 FEET TO A POINT OF TANGENCY;
THENCE NORTH 89°37'35" EAST, A DISTANCE OF 55.85 FEET
THENCE NORTH 00°25'05" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD AND THE NORTH LINE OF PARCEL "B" OF SAID R.M. GREEN CORPORATION PLAT;
THENCE NORTH 89°37'35" EAST ALONG SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE AND THEIR EASTERLY PROJECTION, A DISTANCE OF 520.00 FEET;
THENCE SOUTH 81°17'00" EAST ALONG SAID NORTH PARCEL LINE AND SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.95 FEET;
THENCE NORTH 89°37'35" EAST ALONG SAID NORTH PARCEL LINE AND SOUTH RIGHT-OF-WAY LINE AND THEIR EASTERLY PROJECTION, A DISTANCE OF 360.01 FEET TO THE EAST LINE OF SAID R.M. GREEN CORPORATION PLAT;
THENCE NORTH 00°25'05" WEST ALONG SAID EAST PLAT LINE, A DISTANCE OF 12.00 FEET TO **POINT OF BEGINNING #1**.

(CONTINUED ON SD-4)

\\CTAF02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE TO CTA_2024-08-19.DWG

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JOB NO.: 08-0049-005	SHEET 3 of 23 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025

LEGAL DESCRIPTION:
CDD LAND CONVEYANCE PARCEL

LEGAL DESCRIPTION: (CONTINUED FROM SD-3)

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF PARCEL A OF SAID R. M. GREEN CORPORATION PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "B" OF SAID PLAT;
THENCE NORTH 00°24'52" WEST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 13.77 FEET TO A POINT OF CURVATURE OF A 120.36-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE EAST;
THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'06", FOR AN ARC DISTANCE OF 15.48 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 60°24'25" EAST, A DISTANCE OF 73.34 FEET TO **POINT OF BEGINNING #2**;
THENCE NORTH 00°24'36" WEST, A DISTANCE OF 217.00 FEET;
THENCE NORTH 89°37'53" EAST, A DISTANCE OF 600.00 FEET;
THENCE SOUTH 00°24'36" EAST, A DISTANCE OF 217.00 FEET;
THENCE SOUTH 89°37'53" WEST, A DISTANCE OF 600.00 FEET TO **POINT OF BEGINNING #2**.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF SAID TRACT 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

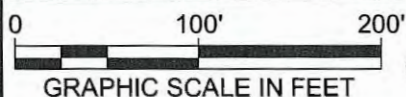
THENCE NORTH 89°37'43" EAST, A DISTANCE OF 33.91 FEET;
THENCE NORTH 00°24'02" WEST, A DISTANCE OF 332.98 FEET;
THENCE NORTH 89°37'38" EAST, A DISTANCE OF 617.98 FEET TO **POINT OF BEGINNING #3**;
THENCE CONTINUE NORTH 89°37'38" EAST, A DISTANCE OF 313.08 FEET TO A POINT ON A LINE 25 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT 24;
THENCE SOUTH 00°25'05" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 310.12 FEET;
THENCE SOUTH 44°36'22" WEST, A DISTANCE OF 35.27 FEET TO A POINT ON A LINE 50 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT 24;
THENCE SOUTH 89°37'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 263.16 FEET;
THENCE NORTH 45°19'50" WEST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.05 FEET TO **POINT OF BEGINNING #3**.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 8,154,484 SQUARE FEET (187.2 ACRES), MORE OR LESS.

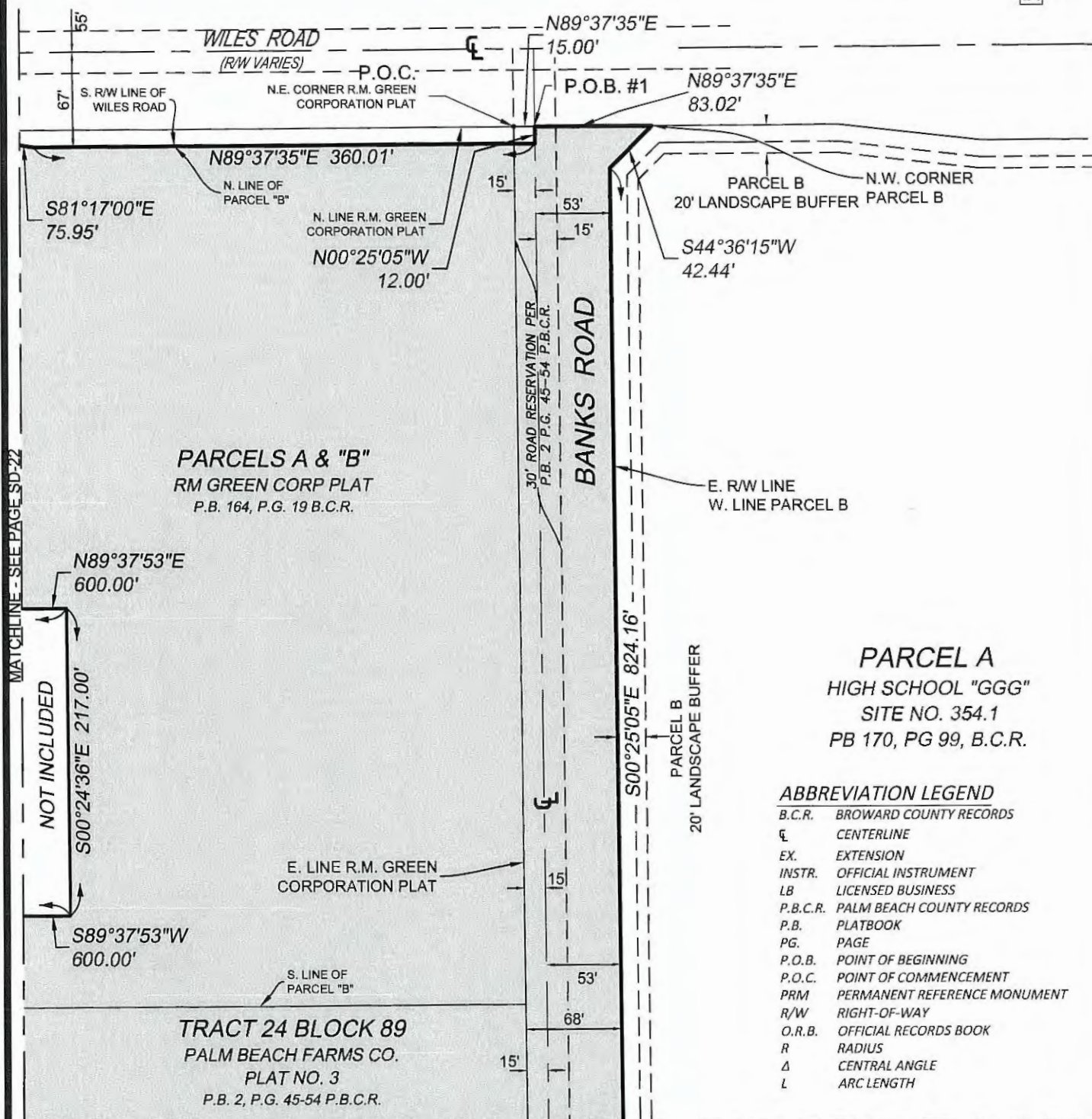
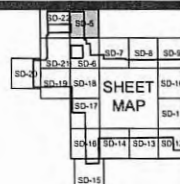
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\\CTAFI02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG

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	DRAWN BY: JDP	F.B. N/A PG. N/A
	CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



PARCEL A
HIGH SCHOOL "GGG"
SITE NO. 354.1
PB 170, PG 99, B.C.R.

ABBREVIATION LEGEND

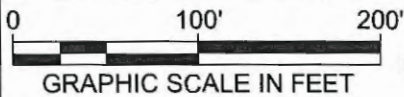
B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

MATCHLINE - SEE PAGE SD-6

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG

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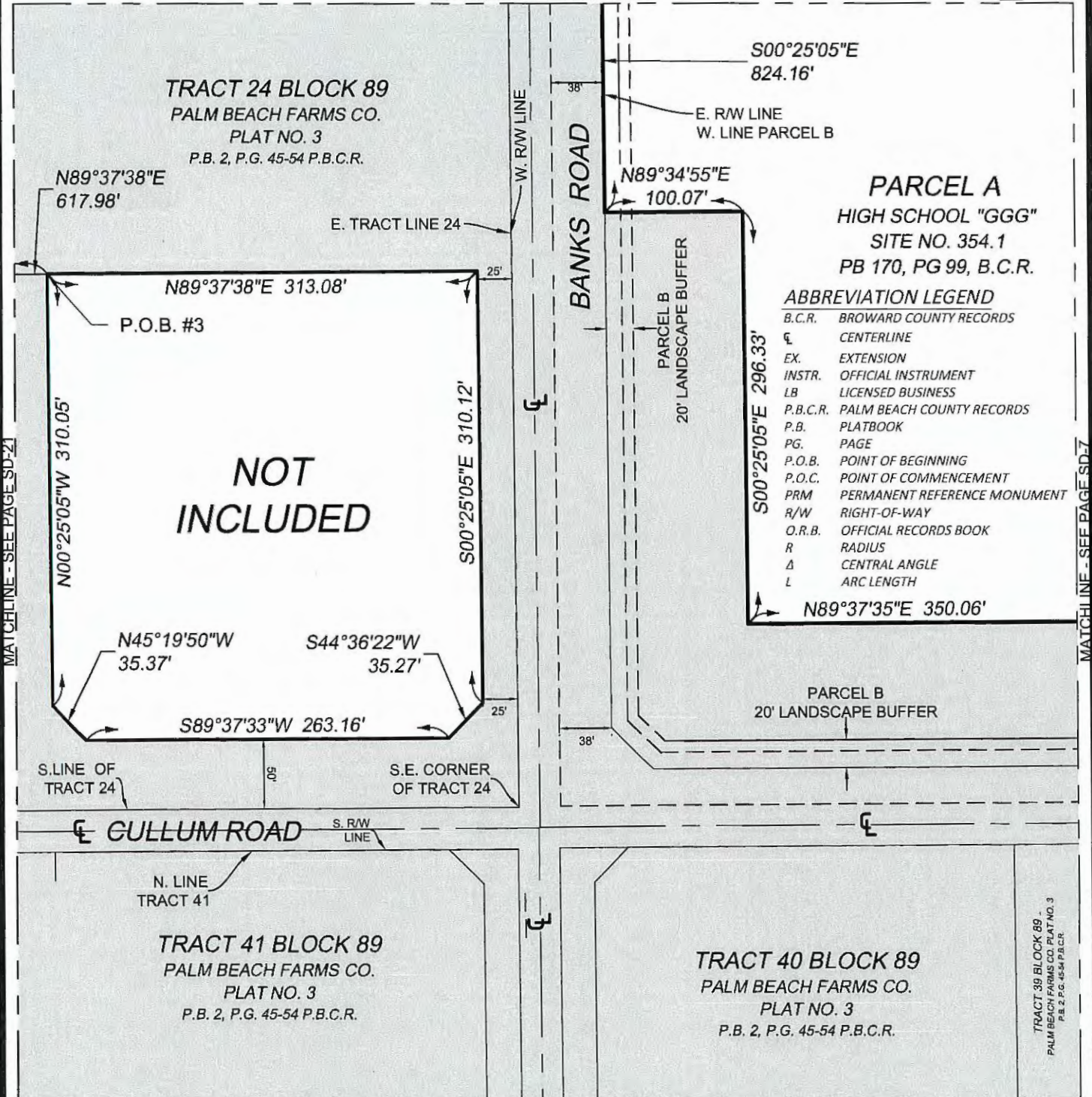
JOB NO.: 08-0049-005	SHEET 5 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-5



ABBREVIATION LEGEND

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EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
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PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

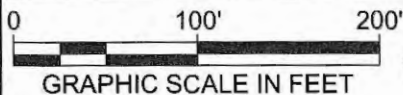
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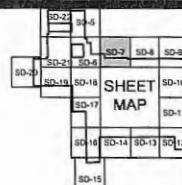


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DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



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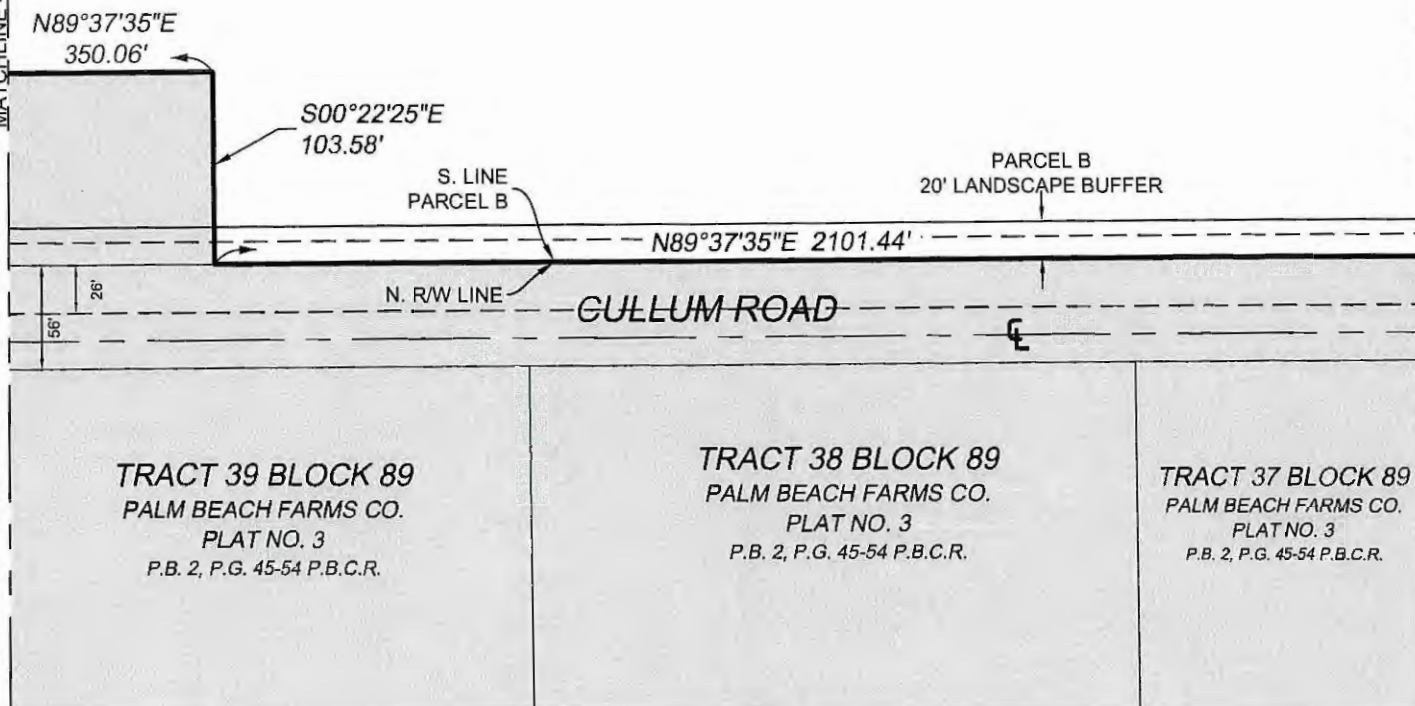
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R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

PARCEL A
HIGH SCHOOL "GGG"
SITE NO. 354.1
PB 170, PG 99, B.C.R.

MATCHLINE - SEE PAGE SD-6

MATCHLINE - SEE PAGE SD-8

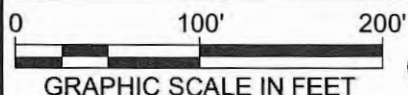


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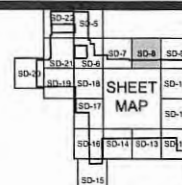


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CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



ABBREVIATION LEGEND

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O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

PARCEL A
HIGH SCHOOL "GGG"
SITE NO. 354.1
PB 170, PG 99, B.C.R.

PARCEL "A"
"GREEN FARMS REPLAT"
PB 173, PG 116, B.C.R.

25' LANDSCAPE
BUFFER
EASEMENT PER
P.B. 173, PG. 116,
B.C.R.

S. LINE
PARCEL B

PARCEL B
20' LANDSCAPE BUFFER

N89°37'35"E 2101.44'

N. R/W LINE

GULLUM ROAD

S. LINE
PARCEL "A"

N. LINE TRACTS OF 34-40, BLOCK 89
P.B. 2, PG'S 45-54, P.B.C.R.

TRACT 37 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

TRACT 36 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

TRACT 35 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

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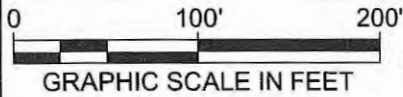
SHEET 8 of 22 SHEETS

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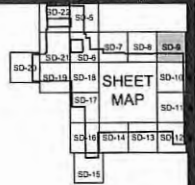
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CHECKED BY: RC

DATED: 02/10/2025



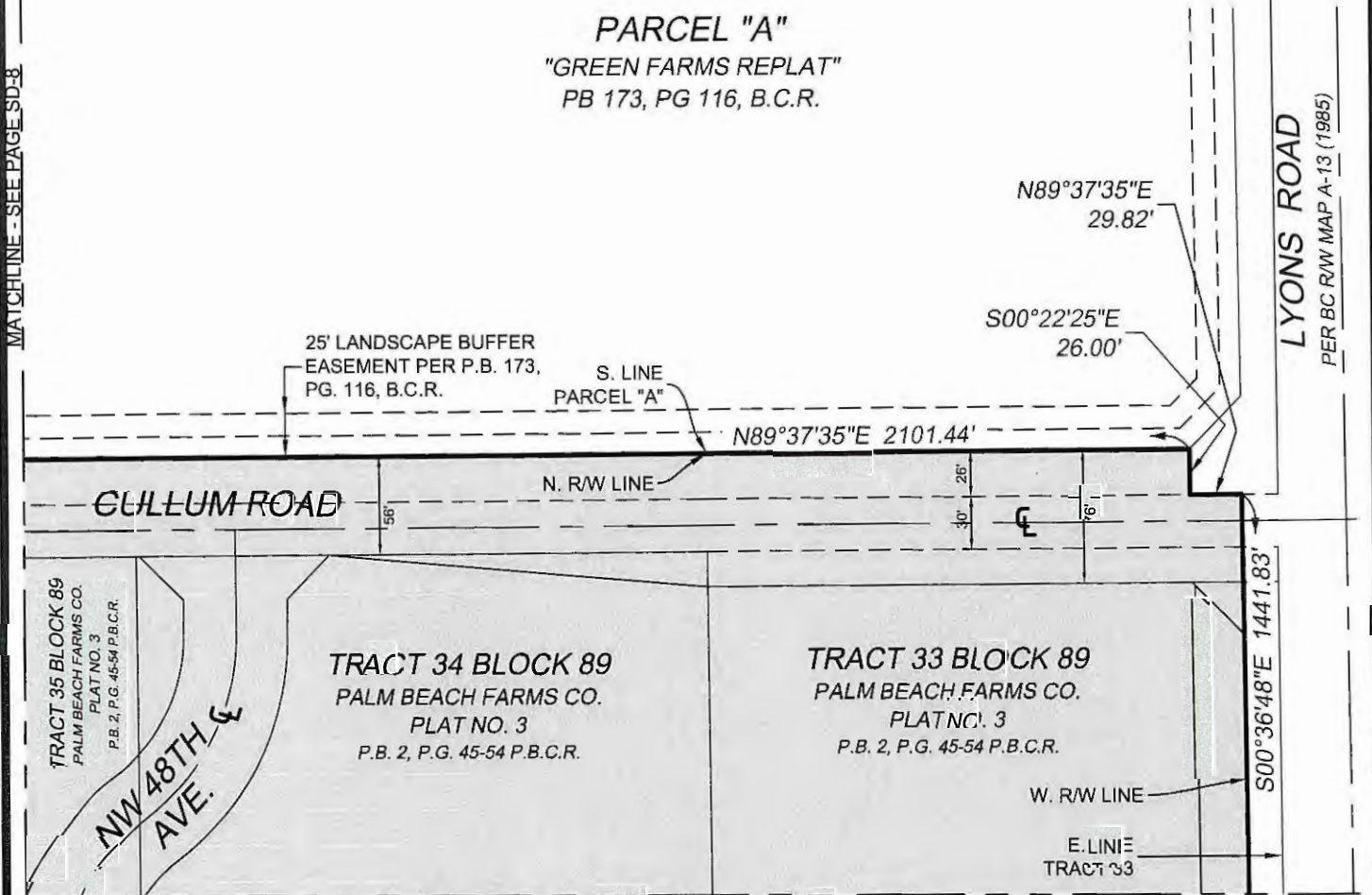
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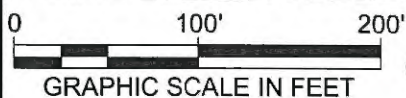
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L	ARC LENGTH

PARCEL "A" "GREEN FARMS REPLAT" PB 173, PG 116, B.C.R.

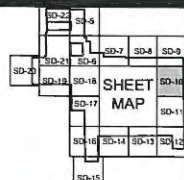


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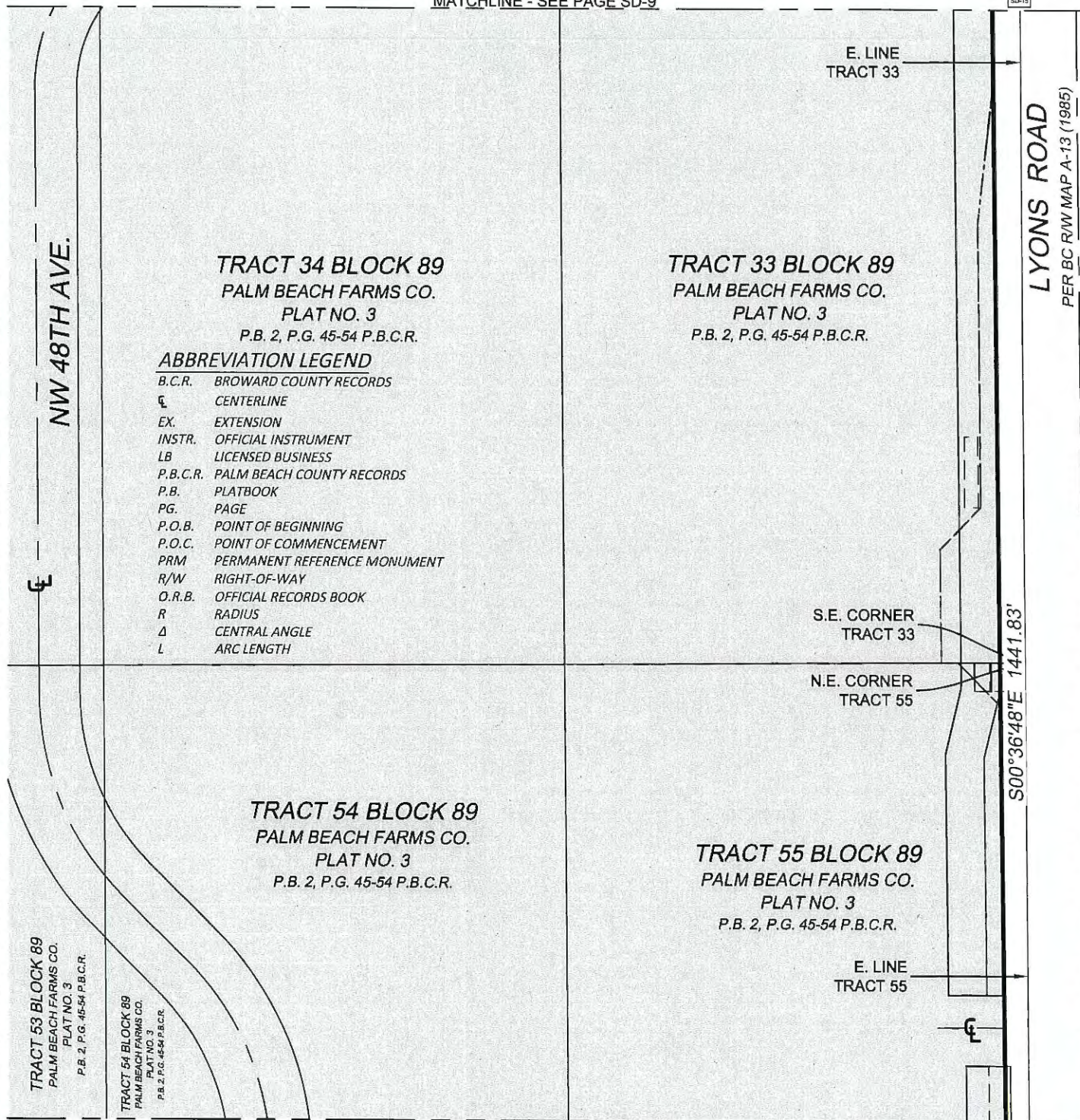
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	DRAWN BY: JDP	F.B. N/A PG. N/A
	CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-9



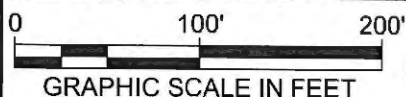
MATCHLINE - SEE PAGE SD-11

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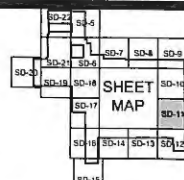


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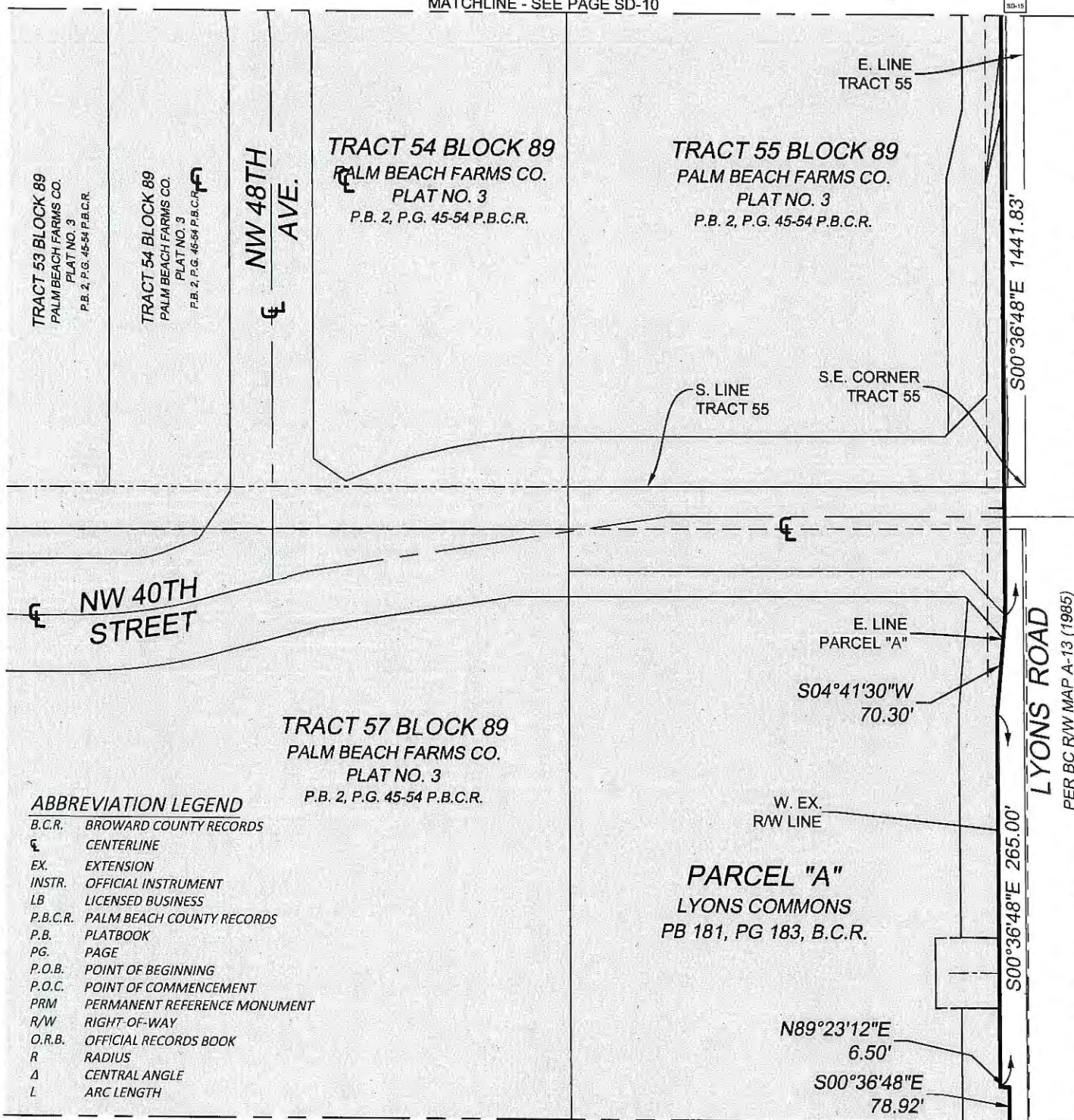
JOB NO.: 08-0049-005	SHEET 10 of 22 SHEETS
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SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-10



MATCHLINE - SEE PAGE SD-12

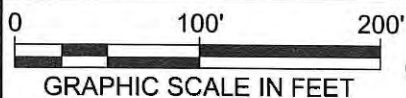
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JOB NO.: 08-0049-005	SHEET 11 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL

SD-2	SD-3	SD-4	SD-5	SD-6
SD-7	SD-8	SD-9	SD-10	SD-11
SD-12	SD-13	SD-14	SD-15	SD-16
SD-17	SD-18	SD-19	SD-20	SD-21

SHEET MAP

MATCHLINE - SEE PAGE SD-11

TRACT 57 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

S. LINE
TRACT 57

S89°38'26"W 1320.00'

N. LINE
PARCEL
D-2 BUFFER

PARCEL D
LYONS CREEK PLAT
PB 169, PG 41, B.C.R.

ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

E. LINE
PARCEL
D-2 BUFFER

N00°24'34"W 330.11'

N.E. CORNER
PARCEL D-2 BUFFER

W. EX. R/W LINE &
E. LINE PARCEL
"A"

PARCEL "A"
LYONS COMMONS
PB 181, PG 183, B.C.R.

N89°35'26"E
12.00'

S01°09'10"W
110.05'

S00°24'34"E
40.00'

S.E. CORNER
PARCEL "A"

S89°37'59"W 314.00'

N. LINE PARCEL F-1 BUFFER

E. LINE PARCEL D

W. LINE PARCEL F

PARCEL F
LYONS CREEK PLAT
PB 169, PG 41, B.C.R.

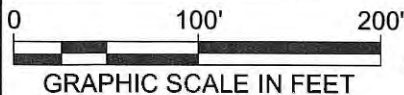
S00°24'34"E
180.09'

LYONS ROAD
PER B.C.R. R/W MAP A-13 (1985)

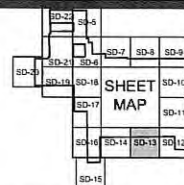
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JOB NO.: 08-0049-005	SHEET 12 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



TRACT 58 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

TRACT 57 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

S. LINE
TRACT 57

S89°38'26"W 1320.00'

N. LINE
PARCEL
B-2 BUFFER

N. LINE
PARCEL
C-2 BUFFER

PARCEL B
LYONS CREEK PLAT
PB 169, PG 41, B.C.R.

PARCEL C
LYONS CREEK PLAT
PB 169, PG 41, B.C.R.

ABBREVIATION LEGEND

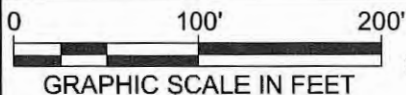
B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

\\CTAFIE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG

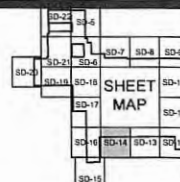


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JOB NO.: 08-0049-005	SHEET 13 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

TRACT 59 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

S. LINE TRACT 59
BLOCK 89, PB 2, PG
45-54, P.B.C.R.

S00°24'34"E 0.30'
(SEE DETAIL)

S89°38'26"W
1320.00'

TRACT 58 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

S. LINE
TRACT 58

S89°38'26"W
660.00'

N. LINE TRACT A

TRACT A
BERBER PLAT TWO
PB 182, PG 53, B.C.R.

N.E. CORNER
BERBER PLAT TWO

E. LINE
TRACT A
BERBER PLAT TWO

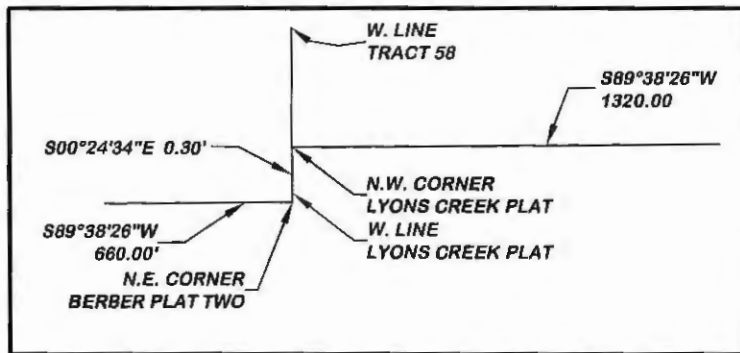
26' ADDITIONAL
R/W DEDICATION
PER PLAT

N. LINE
PARCEL
B-2 BUFFER

PARCEL B
LYONS CREEK PLAT
PB 169, PG 41, B.C.R.

CITY MARKET AVENUE

60' R/W PER PB 169, PG 41, B.C.R.



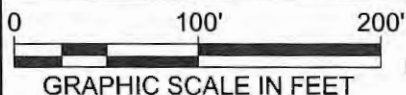
DETAIL - ABOVE RIGHT

MATCHLINE - SEE PAGE SD-15

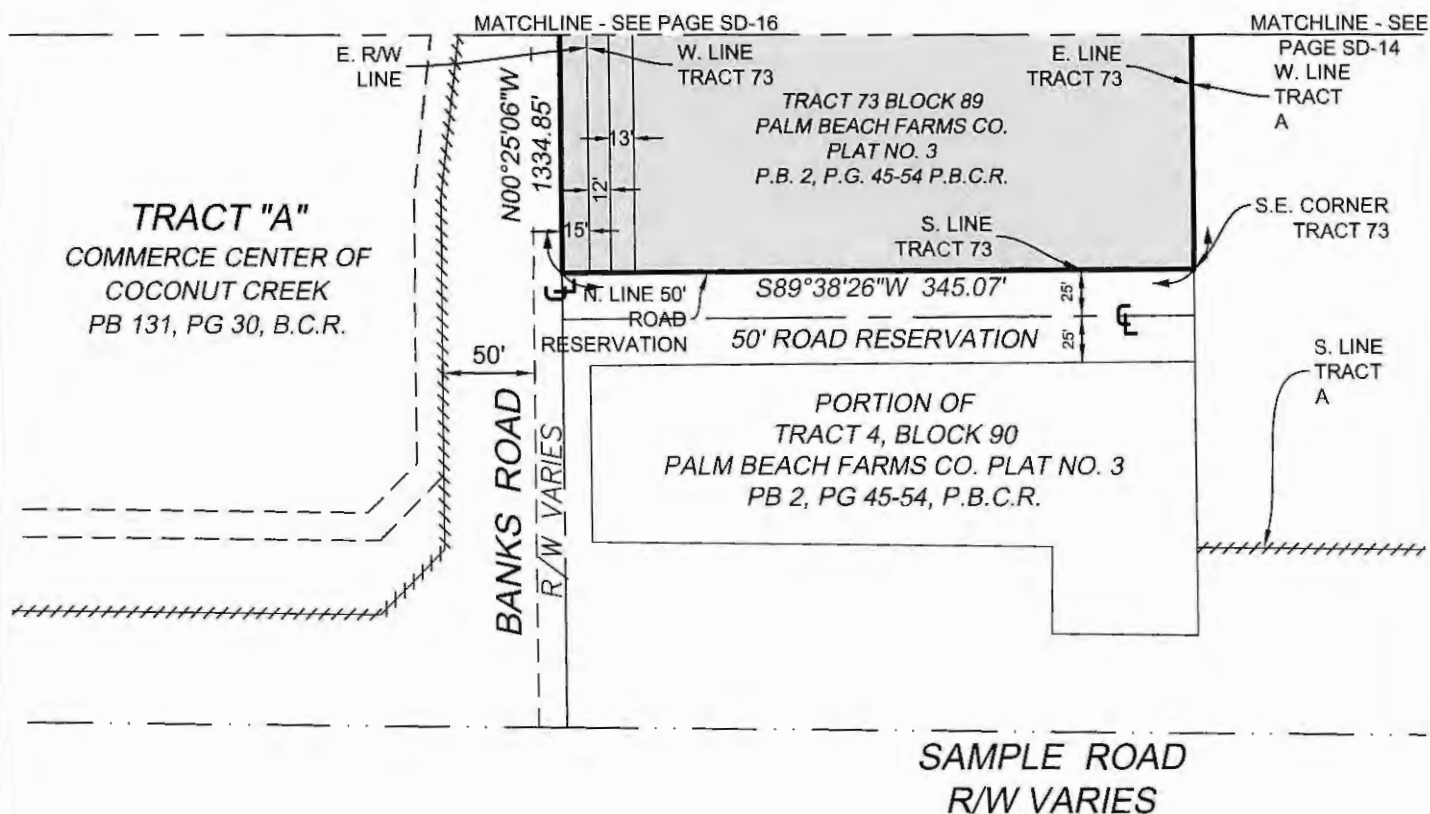
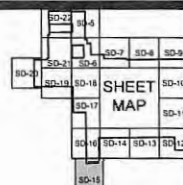
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JOB NO.: 08-0049-005	SHEET 14 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



ABBREVIATION LEGEND

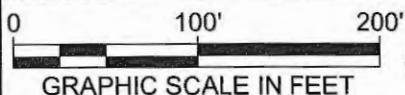
B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

\\CTAF02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG

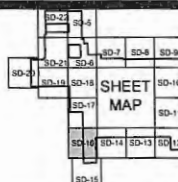


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JOB NO.: 08-0049-005	SHEET 15 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-17

TRACT "E"
COMMERCE CENTER OF
COCONUT CREEK
PB 131, PG 30, B.C.R.

BANKS ROAD
R/W VARIES

W. LINE
TRACT 60

TRACT 60 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

S.E. CORNER
TRACT 60

N.E. CORNER
TRACT 73

N.W. CORNER
TRACT A
BERBER PLAT TWO

E. LINE
TRACT 73

TRACT "A"
COMMERCE CENTER OF
COCONUT CREEK
PB 131, PG 30, B.C.R.

TRACT 73 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

E. R/W
LINE

W. LINE TRACT 73

TRACT 59 BLOCK 89
PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2 P.G. 45-54 P.B.C.R.

S89°38'26"W
660.00'

W. LINE TRACT A

S00°24'34"E 660.00'

MATCHLINE - SEE PAGE SD-14

MATCHLINE - SEE PAGE SD-15

ABBREVIATION LEGEND

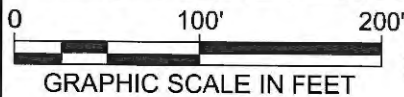
B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

\\CTAF02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO_CTA_2024-08-19.DWG



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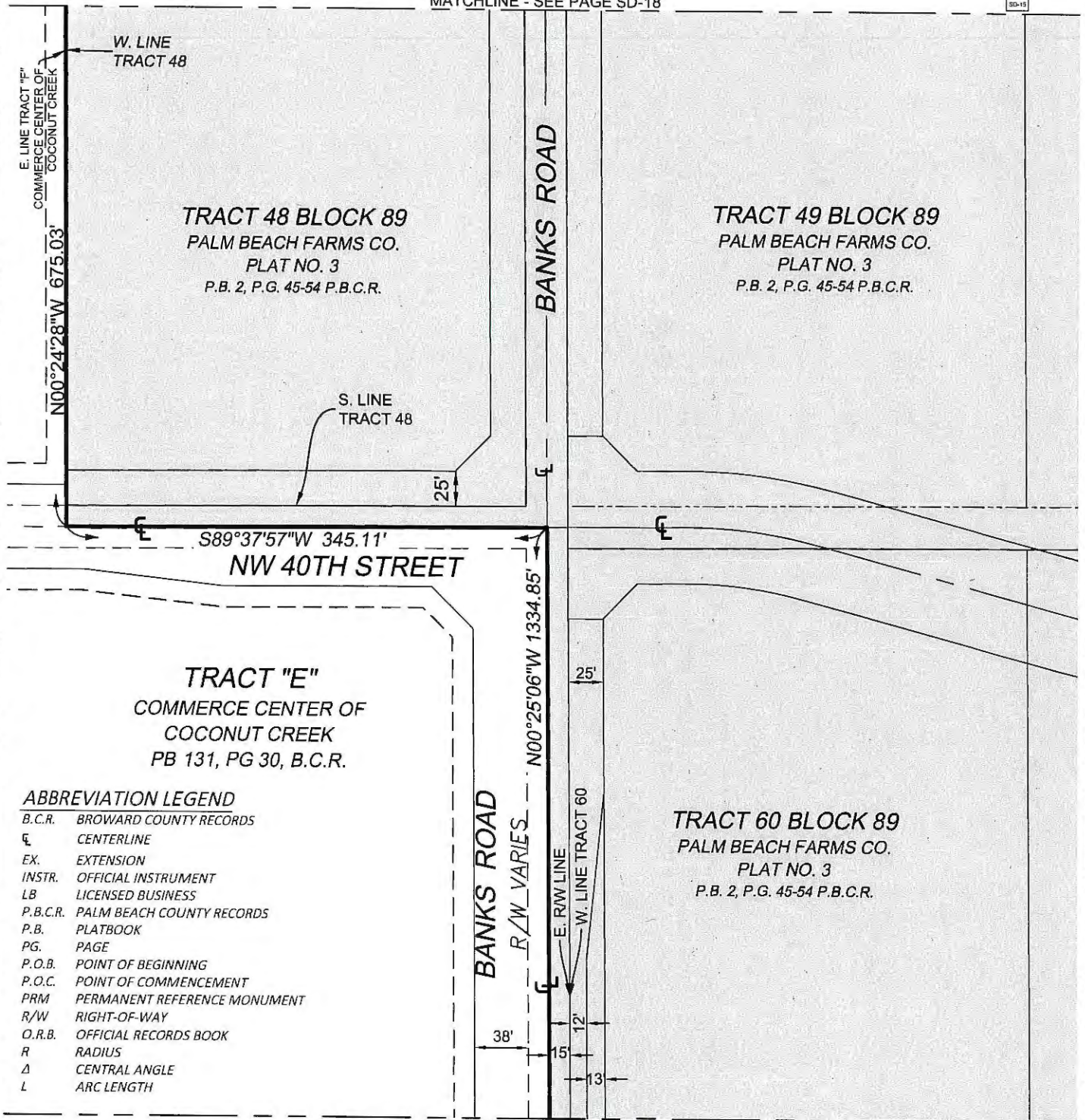
JOB NO.: 08-0049-005	SHEET 16 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-18



ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB.	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

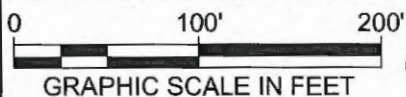
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG



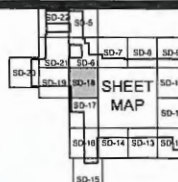
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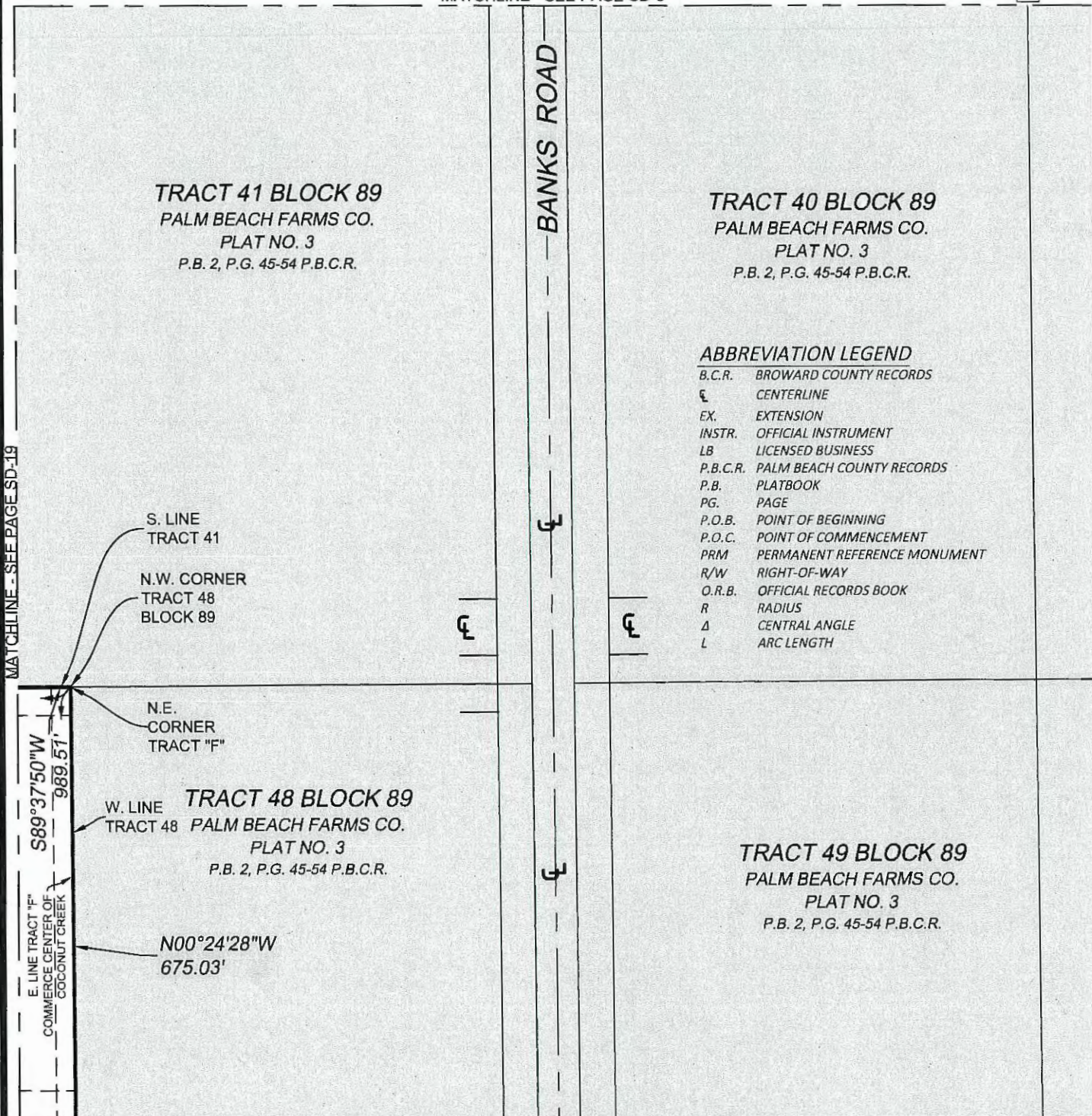
JOB NO.: 08-0049-005	SHEET 17 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-6



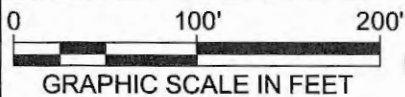
MATCHLINE - SEE PAGE SD-17

\\CTAFIELD\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE TO CTA_2024-08-19.DWG



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JOB NO.: 08-0049-005	SHEET 18 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-21

TRACT 42 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

WOCHNA BOULEVARD
NW 54TH AVE.

TRACT 41 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

S. LINE
TRACTS 42

S. LINE
TRACT 41

S89°37'50"W 989.51'

N. LINE
TRACT "G"

N. LINE
TRACT "F"

TRACT "G"
COMMERCE CENTER OF
COCONUT CREEK
PB 131, PG 30, B.C.R.

TRACT "F"
COMMERCE CENTER OF
COCONUT CREEK
PB 131, PG 30, B.C.R.

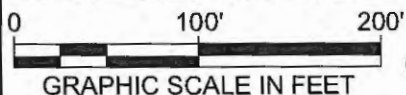
80'

\\CTAFIELD\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG

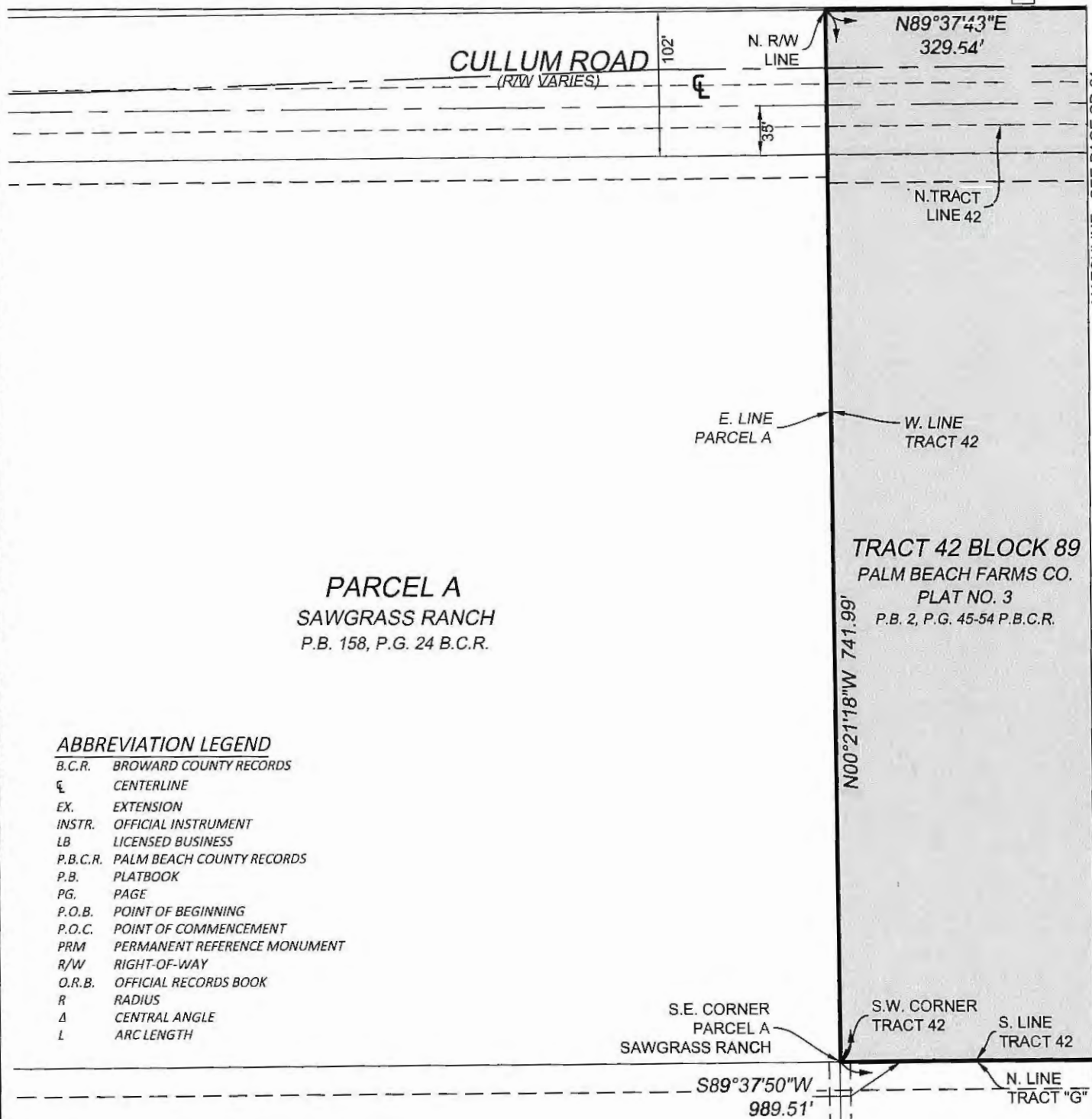
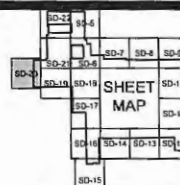


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JOB NO.: 08-0049-005	SHEET 19 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-21

MATCHLINE - SEE PAGE SD-19

PARCEL A
SAWGRASS RANCH
P.B. 158, P.G. 24 B.C.R.

ABBREVIATION LEGEND

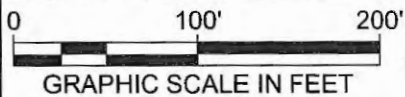
B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG



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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 08-0049-005	SHEET 20 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025



SKETCH OF DESCRIPTION: CDD LAND CONVEYANCE PARCEL



MATCHLINE - SEE PAGE SD-22

TRACT 24 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

N89°37'38"E 617.98'

TRACT 24 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
EX.	EXTENSION
INSTR.	OFFICIAL INSTRUMENT
LB	LICENSED BUSINESS
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.B.	PLATBOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH

W. LINE
TRACT 24

TRACT "A"
WHITWORTH PLAT NO. 1
PB 164, PG 1, B.C.R.

S.E. CORNER
TRACT "A"

N. EX.
R/W LINE

N. R/W LINE

S. LINE OF
TRACT 24

N89°37'43"E
329.54'

CULLUM ROAD
(R/W VARIES)

P.O.C. #3
REFERENCE
POINT "A"

N. TRACT
LINE 42

N89°37'43"E
33.91'

TRACT 42 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

N. LINE
TRACT 42
BLOCK 89

TRACT 41 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P.G. 45-54 P.B.C.R.

MATCHLINE - SEE PAGE SD-19

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\CDD BNDY BASE_TO CTA_2024-08-19.DWG



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JOB NO.: 08-0049-005	SHEET 21 of 22 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RC	DATED: 02/10/2025

COMPOSITE EXHIBIT 3

EXHIBIT 3

**AFFIDAVIT OF OWNERSHIP AND CONSENT TO ESTABLISHMENT OF THE
COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

On this 17 day of December, 2024, David B. Auld, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is a Manager of COCONUT CREEK VENTURES, LLC, a Florida limited liability company, the general partner of JOHNS FAMILY PARTNERS, LLLP, a Florida limited liability limited partnership (collectively "Owner").
2. The Owner is the owner of the following described property, to wit:
See Exhibit "A" attached hereto (the "Property")
3. Affiant hereby represents that Affiant has full authority to execute all documents and instruments on behalf of the Owner, including the Petition before the City Commission of the City of Coconut Creek, Florida, to adopt an ordinance to establish Mainstreet at Coconut Creek Community Development District (the "Proposed CDD").
4. The Property constitutes all of the real property of Owner to be included in the Proposed CDD.
5. Affiant, on behalf of the Owner, hereby consents to the establishment of the Proposed CDD.

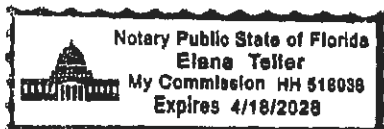
JOHNS FAMILY PARTNERS, LLLP,
a Florida limited liability limited partnership

By: COCONUT CREEK VENTURES, LLC,
a Florida limited liability company, its general partner

By: David B. Auld
David B. Auld, Manager

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of December, 2024, by David B. Auld, as Manager of COCONUT CREEK VENTURES, LLC, a Florida limited liability company, as general partner of JOHNS FAMILY PARTNERS, LLLP, a Florida limited liability limited partnership. He/She is personally known to me ☒ or produced _____ as identification.



Elena Teller
Notary Public
Elena Teller
Typed, printed or stamped name of Notary Public

Exhibit "A" to Affidavit

Legal description of Property

Johns Family Land

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, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45 -54, of the Public Records of Palm Beach, Florida, said lands now lying, being and situate in Broward County, Florida; LESS and except the North 20 feet of Tracts 33 and 42 conveyed to Broward County by Warranty Deeds recorded in Official Records Book 14, Page 599 and Official Records Book 24, Page 594; LESS those portions of Tracts 33 and 55 conveyed to the Broward County Expressway Authority and Broward County, Florida, by Order Of Taking recorded in Official Records Book 13966, Page 480; LESS that portion of Tract 24 known as Parcel No. 101 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 826 through 842, Inclusive; and LESS that portion of Tract 42 known as Parcel No. 102 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 845 through 861, inclusive, all of the Public Records of Broward County, Florida.

EXHIBIT 3

AFFIDAVIT OF OWNERSHIP AND CONSENT TO ESTABLISHMENT OF THE
COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT

On this 18 day of September, 2024, Larry Elster, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is the Manager of ELSTER/ROCATICA LLC, a Florida limited liability company (collectively "Owner").
2. The Owner is the owner of the following described property, to wit:
See Exhibit "A" attached hereto (the "Property")
3. Affiant hereby represents that Affiant has full authority to execute all documents and instruments on behalf of the Owner, including the Petition before the City Commission of the City of Coconut Creek, Florida, to adopt an ordinance to establish Mainstreet at Coconut Creek Community Development District (the "Proposed CDD").
4. The Property constitutes a portion of the real property to be included in the Proposed CDD.
5. Affiant, on behalf of the Owner, hereby consents to the establishment of the Proposed CDD.

By: ELSTER/ROCATICA LLC,
a Florida limited liability company

By: [Signature]
Name: Larry Elster
Title: Manager

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 18 day of September, 2024, by Larry Elster, as Manager of ELSTER/ROCATICA LLC, a Florida limited liability company. He is personally known to me ☒ or produced _____ as identification.

[Signature]
Notary Public

Typed, printed or stamped name of Notary Public

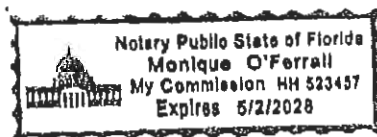


Exhibit "A" to Affidavit

Legal description of Property

Elster Rocatica Land

Parcel A of LYONS COMMONS, according to the plat thereof as recorded in Plat Book 181, Page 183, of the Public Records of Broward County, Florida.

COMPOSITE EXHIBIT 4

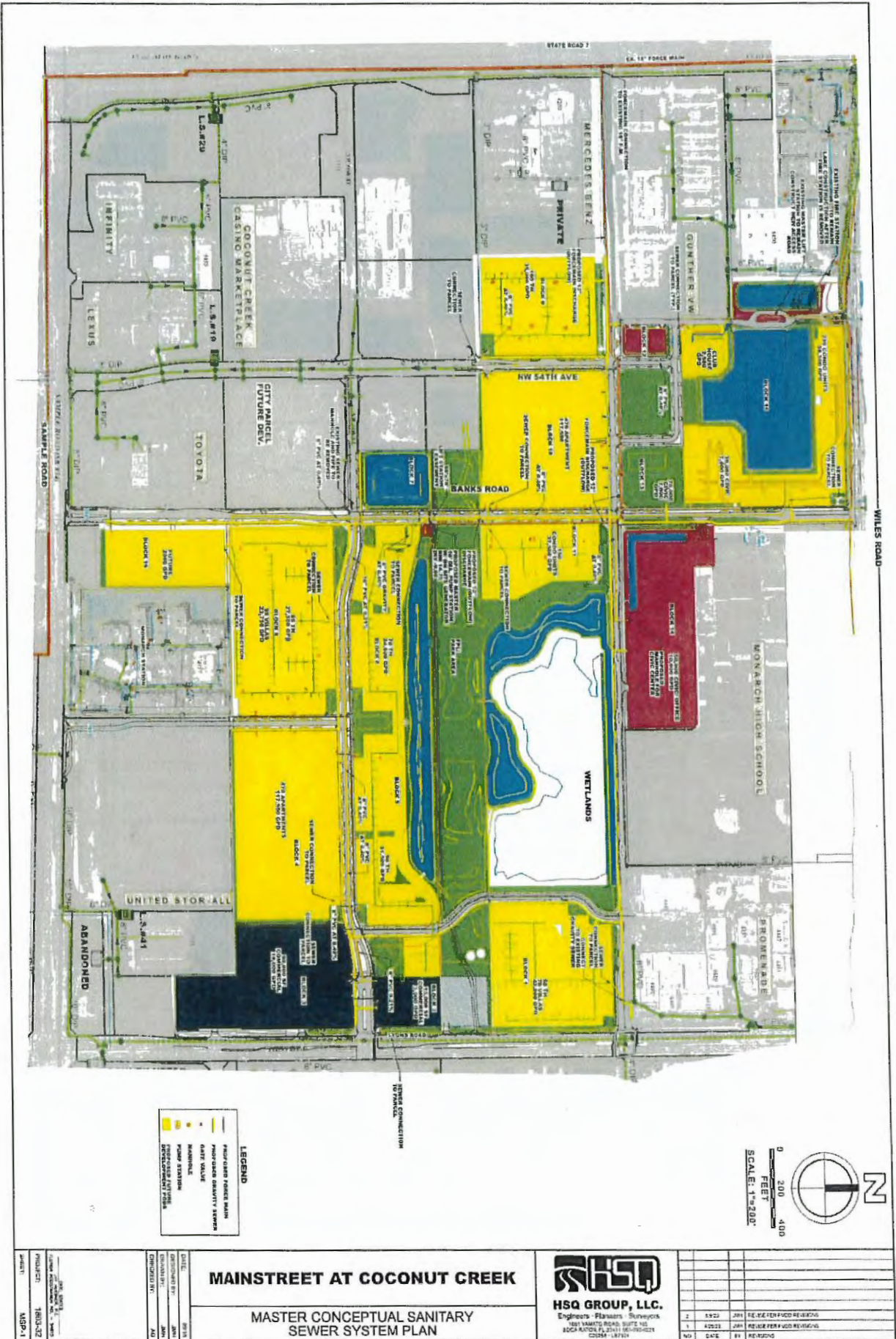
MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS

MASTER CONCEPTUAL POTABLE WATER PLAN

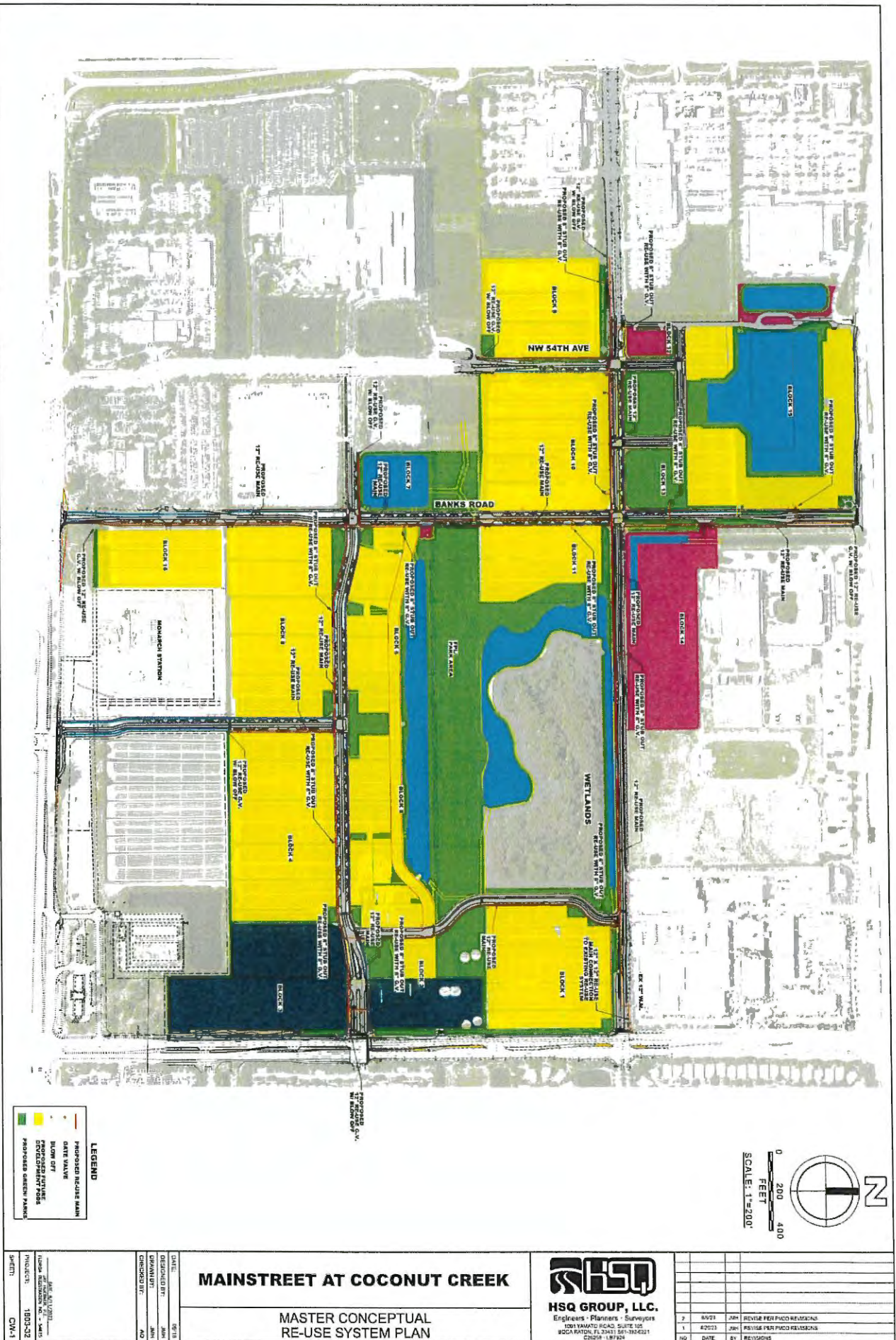


2	OVER	JUN	REUSE PER PAID COMMENTS
1	22/04	JUN	REUSE PER PAID COMMENTS
NO	DATE	BY	REVISIONS

COMPOSITE EXHIBIT 4

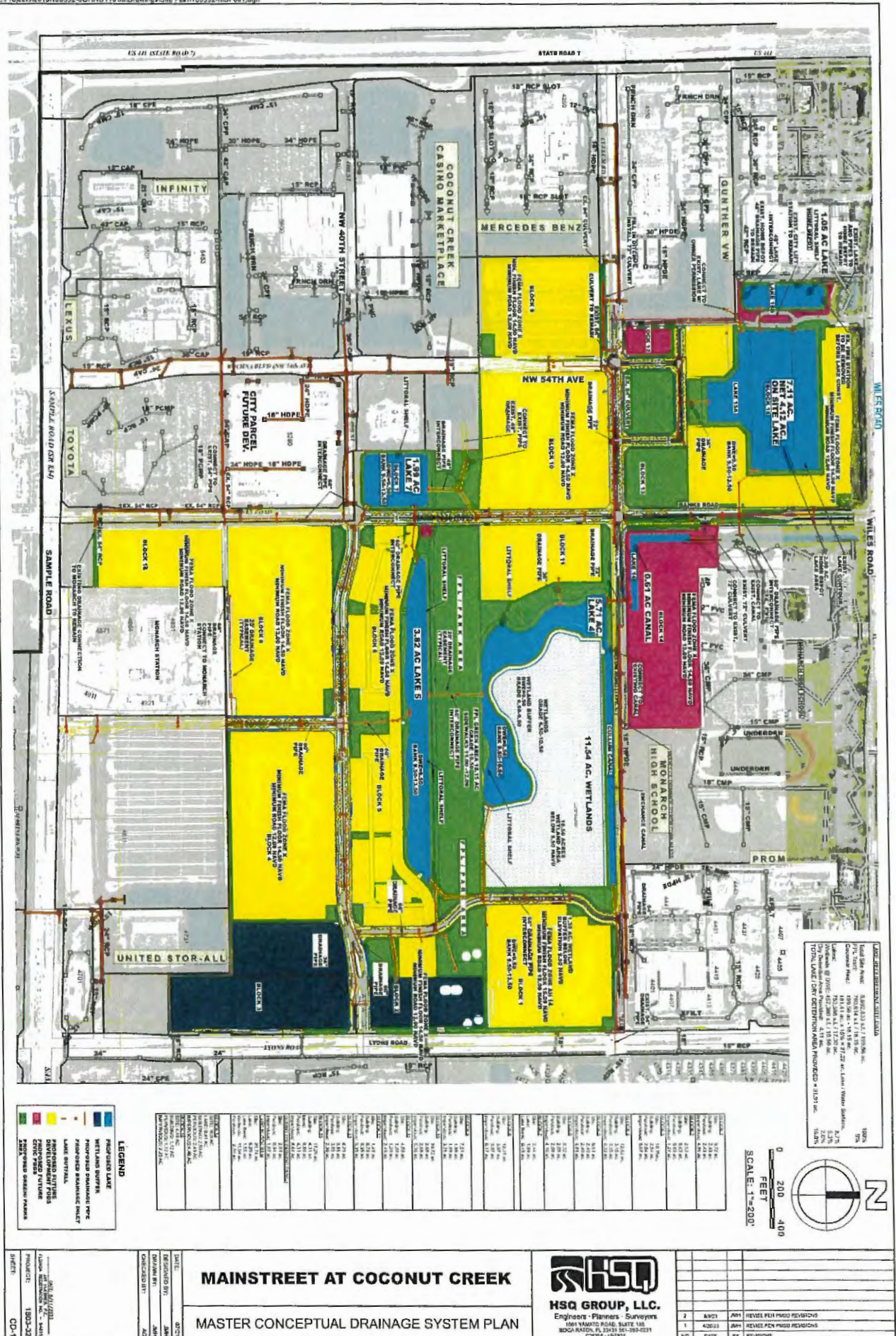


COMPOSITE EXHIBIT 4

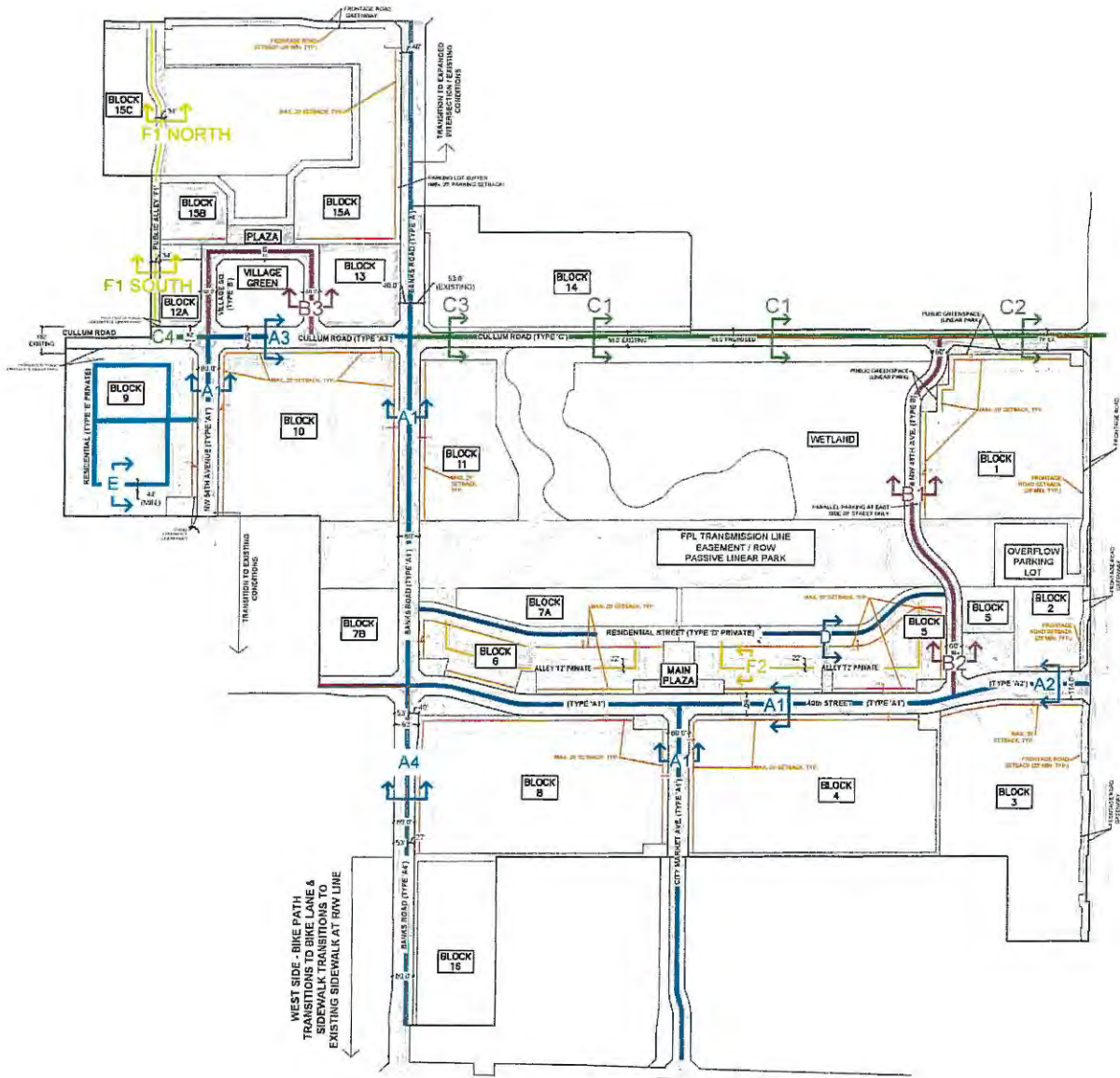


COMPOSITE EXHIBIT 4

Z:\Projects\2018\180332-JOHNS FARM\Drawings\Site Plan\180332-MDP001.dgn



COMPOSITE EXHIBIT 4



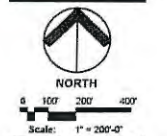
MASTER STREET NETWORK PLAN - STREET TYPE MAP

MASTER STREET HIERARCHY LEGEND	
COMMUNITY STREETS	
TYPE A1 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE	
TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.	
TYPE A3 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE	
TYPE A4 - 80' ROW (83' EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITH MAIN STREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAIN STREET	
TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.	
TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS	
TYPE F1 - 34' ALLEY (PUBLIC ACCESS)	
RESIDENTIAL STREETS	
TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.	
TYPE E - 44' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.	
TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)	
SHEET KEY	
MSNP-1.0	MASTER STREET NETWORK PLAN - STREET TYPE MAP
MSNP-2.0	COMMUNITY STREET TYPE 'A' - SECTION A1
MSNP-2.1	COMMUNITY STREET TYPE 'A' - SECTION A2
MSNP-2.2	COMMUNITY STREET TYPE 'A' - SECTION A3
MSNP-2.3	COMMUNITY STREET TYPE 'A' - SECTION A4
MSNP-3.0	COMMUNITY STREET TYPE 'B' - SECTION B1, B2, B3
MSNP-4.0	COMMUNITY STREET TYPE 'C' - SECTION C1, C2
MSNP-4.1	COMMUNITY STREET TYPE 'C' - SECTION C3, C4
MSNP-5.0	RESIDENTIAL STREET TYPE 'D' (80')
MSNP-6.0	RESIDENTIAL STREET TYPE 'E' (44' MIN.)
MSNP-7.0	ALLEY TYPE 'F1' - PUBLIC ACCESS (34')
	ALLEY TYPE 'F2' - PRIVATE RESIDENTIAL ACCESS (22' MIN.)

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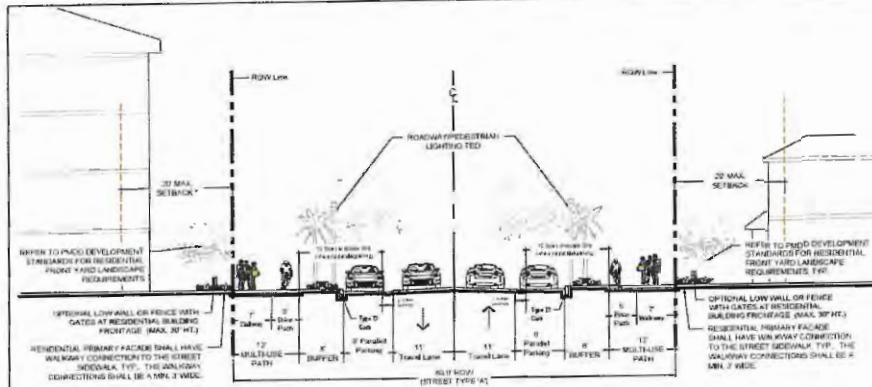
Mainstreet at Coconut Creek PMDD
GRS PARTNERS
City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN



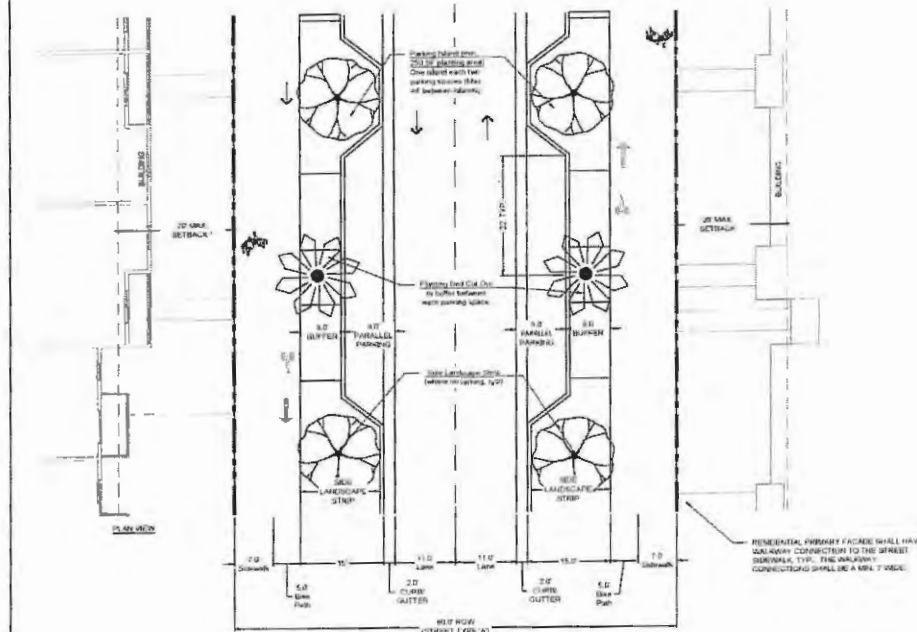
Date: 10.19.2021
Project No.: 15-039.002
Designed By: MC
Drawn By: TMB
Checked By: MC
Revision Dates:
10/19/21 PMDD Resubmit
02/22/22 PMDD Resubmit #1
02/22/22 PMDD Resubmit #2
02/22/22 PMDD Resubmit #3
02/22/22 PMDD Resubmit #4
02/22/22 PMDD Resubmit #5
02/22/22 PMDD Resubmit #6
02/22/22 PMDD Resubmit #7

MSNP-1.0
EXHIBIT U

COMMUNITY STREET TYPE 'A1' - 80' ROW

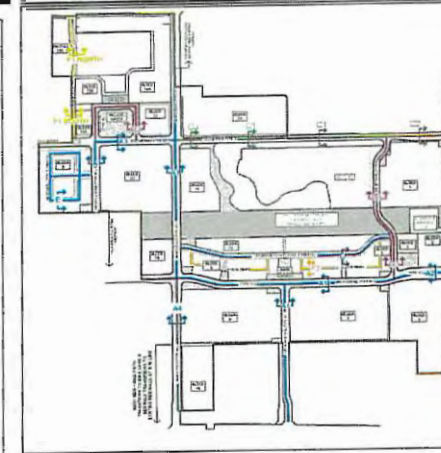


- ### Street Type A1 Planting Requirements
- Refer to LDR Section 13-44(e) for native plant requirements.
- #### Shrub / Groundcover:
- Parking Islands:
 - 40% Shrub Groundcover Coverage each island. Balance in sod.
 - Right & Left Side landscape strip (where no parking):
 - 40% Shrub / Groundcover Coverage. Balance in sod.
 - Bed cutouts in buffer adjacent to parking:
 - 100% groundcover coverage.
- #### Trees / Palms:
- Parking Islands:
 - One (1) Shade/Canopy Tree per island
 - Bed cutouts in buffer adjacent to parking:
 - One (1) Palm per cutout
 - Right & Left Side landscape strip (where no parking):
 - One (1) shade or flowering tree per each 100 linear foot.
 - Trees may be substituted. Spacing maximum 80' o.c.
 - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 2:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-44(b)(5).



A1 TYPICAL SECTION - 40TH STREET, CITY MARKET AVENUE, NW 54TH AVENUE, BANKS ROAD
SCALE: 1" = 10'-0"

STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

- ### COMMUNITY STREETS
- TYPE A1 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
 - TYPE A2 - EXPANDED ROW AT INTERSECTIONS AND AT TRANSITIONS TO EXISTING STREETS
 - TYPE A3 - 80' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
 - TYPE A4 - 80' ROW (AT EXPANDED INTERSECTION)
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 6 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
 - TYPE B - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' - 10' CLEAR WIDTH SIDEWALK EACH SIDE, PARALLEL PARKING WHERE FEASIBLE
 - TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
 - TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
- ### RESIDENTIAL STREETS
- TYPE D - 60' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 8' CLEAR WIDTH WALKWAY EACH SIDE, PARALLEL PARKING PROVIDED WHERE FEASIBLE
 - TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY
 - TYPE F2 - 32' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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Mainstreet at Coconut Creek PMDD

GRS PARTNERS

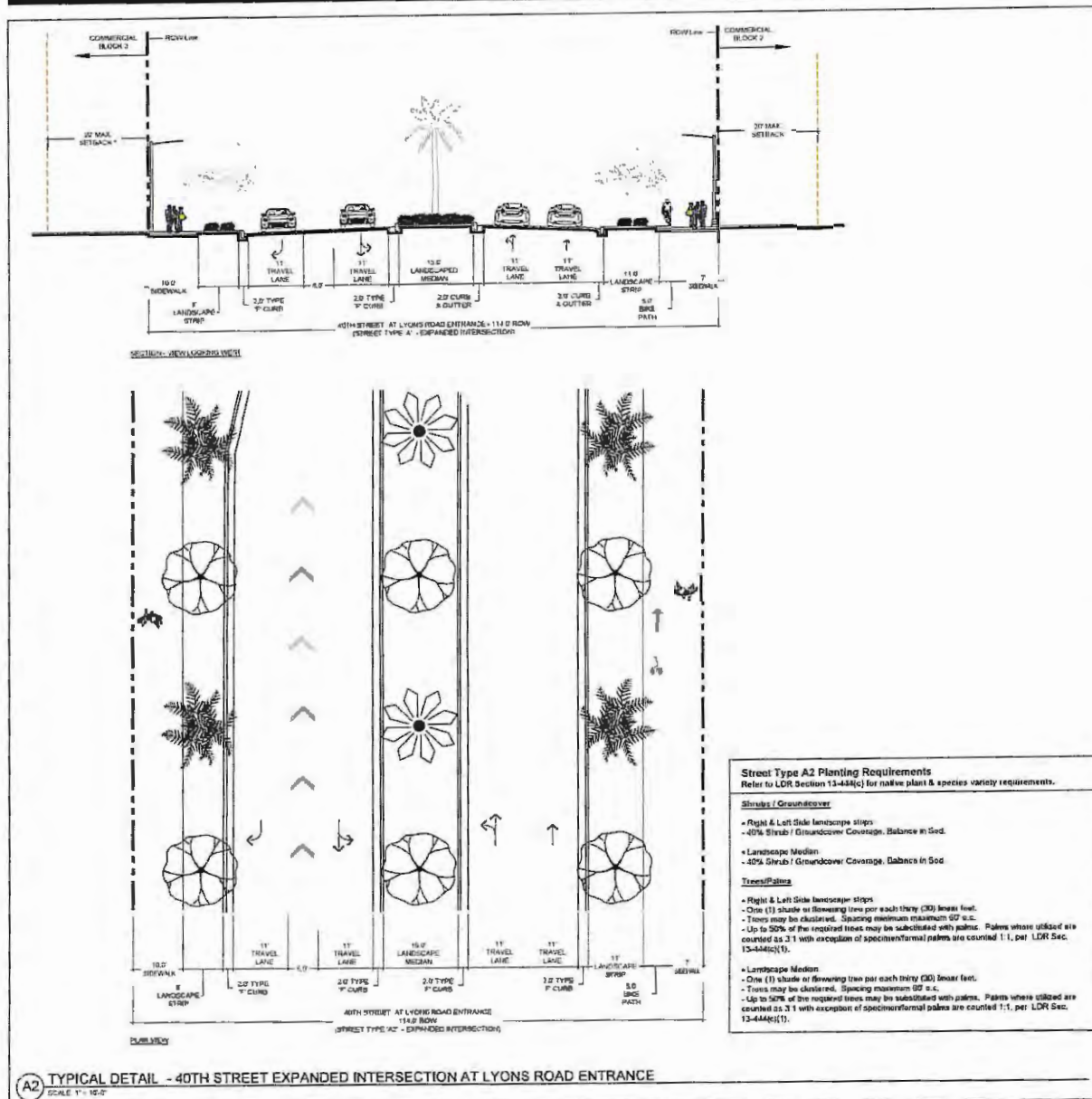
City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

Date:	01.19.2021
Project No.:	19-003-002
Drawn By:	AC
Checked By:	TRM
Checked By:	AC
Revised on Date:	
001.001.001.001.001.001	
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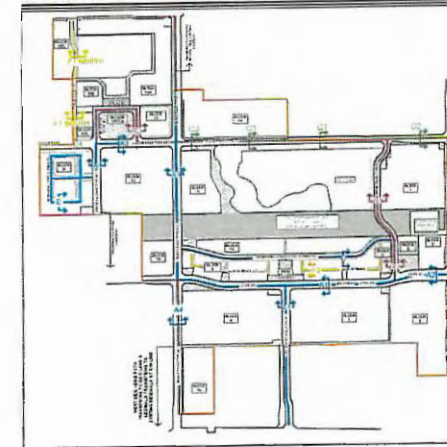
MSNP-2.0

EXHIBIT U

COMMUNITY STREET TYPE 'A2' - EXPANDED INTERSECTION



STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS	
	TYPE A1 - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
	TYPE A2 - EXPANDED ROW AT INTERSECTIONS & ROW AT TRANSITIONS TO EXISTING STREETS
	TYPE A3 - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
	TYPE A4 - 60' ROW (60' EXPANDED INTERSECTION) TYPICAL 3-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 6 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
	TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE
	TYPE C - CULMUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
	TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
RESIDENTIAL STREETS	
	TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 8' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE
	TYPE E - 44' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY
	TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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Mainstreet at Coconut Creek PMDD

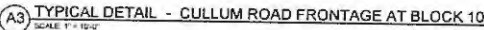
GRS PARTNERS

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

Drawn By:	AC
Checked By:	MC
Revision Dates:	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	
2024.02.12 PMDD APPROVAL	

MSNP-2.1

EXHIBIT U



	<u>COMMUNITY STREETS</u> TYPE A1 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.
	TYPE A3 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
	TYPE A4 - 80' ROW (8' EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
	TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE, PARALLEL PARKING WHERE FEASIBLE.
	TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SPECIFICATIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
	TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
	<u>RESIDENTIAL STREETS</u> TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE, PARALLEL PARKING PROVIDED WHERE FEASIBLE. TYPE E - 48' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY. TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

Mainstreet at Coconut Creek PMDD

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

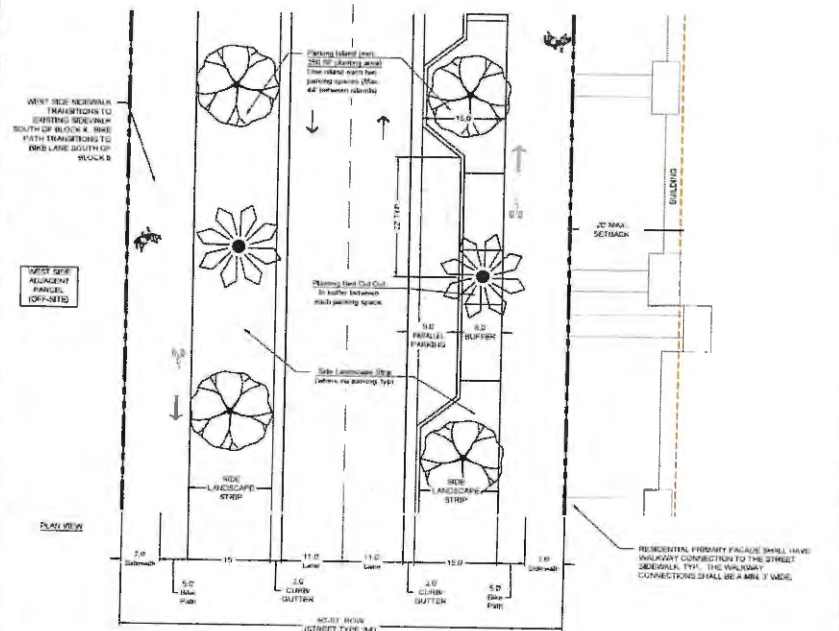
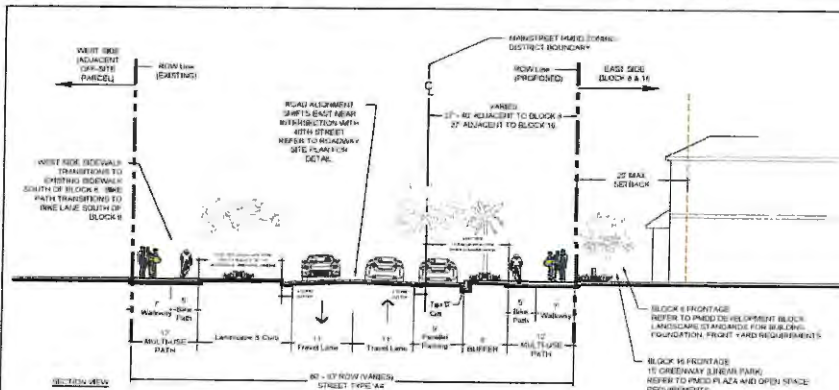
Date: 10.10.2023
Project No.: 16-039.002
Designed By: SAC
Drawn By: TRSM
Checked By: SAC

Revision Dates:

2023.02.10	PMNO RESUMMITAL #1
2023.02.14	PMNO RESUMMITAL #2
2023.02.18	PMNO RESUMMITAL #3
2023.02.21	PMNO RESUMMITAL #4
2023.03.09	PMNO RESUMMITAL #5
2023.04.16	PMNO RESUMMITAL #6
2023.05.01	PMNO RESUMMITAL #7

MSNP-2.2
EXHIBIT U

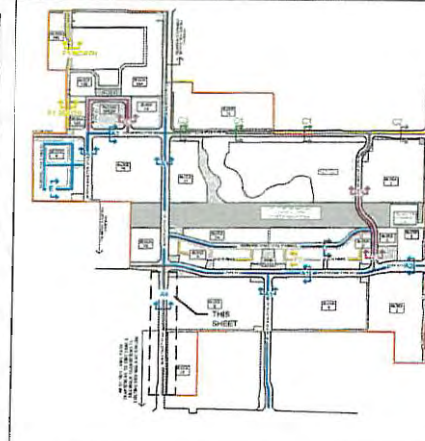
COMMUNITY STREET TYPE 'A4' - 80' ROW



A4 TYPICAL DETAIL - BANKS ROAD AT BLOCK 8 & BLOCK 16
SCALE: 1" = 10'-0"

Street Type A4 Planting Requirements	
Refer to LDR Section 13-444(c) for native plant & species variety requirements.	
Shrub / Groundcover	
- Right Side Planting Islands 40% Shrub / Groundcover Coverage west island, Balance in sod. - Right and Left Side Landscaping strips (where no parking) 40% Shrub / Groundcover Coverage, Balance in sod. - Right Side Bed planting outside in buffer adjacent to parking 100% groundcover coverage	
Trees/Palms	
- Right Side planting bed cutouts in buffer adjacent to parking - Min. One (1) Palm per cutout - Right Side Planting Islands - One (1) Shade Tree per island - Left & Right Side Landscaping strips (where no parking) - One (1) shade tree per each thirty (30) linear feet - Trees may be clustered. Spacing maximum 60' o.c. - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1). - Right Side Landscaping strips (adjacent to parking) - One (1) shade tree per each thirty (30) linear feet - Trees may be clustered. Spacing maximum 60' o.c. - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).	
LANDSCAPE MEDIAN AT INTERSECTION TO SAMPLE	
EQUITY OF PROJECT LIMITS, NOT SHOWN ON TYPICAL SECTION	
40% Shrub / Groundcover Coverage, Balance in Sod. - One (1) shade tree per each thirty (30) linear feet - Trees may be clustered. Spacing maximum 60' o.c. - Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).	

STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS	
TYPE A1 - 60' ROW	TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS	
TYPE A3 - 80' ROW	TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE
TYPE A4 - 80' ROW (25' EXPANDED INTERSECTION)	TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS. LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
TYPE B - 60' ROW	TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 6'-12' CLEAR WIDTH SIDEWALK EACH SIDE, PARALLEL PARKING WHERE FEASIBLE
TYPE C - CULM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)	SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
TYPE F1 - 34' ALLEY (PUBLIC ACCESS)	
RESIDENTIAL STREETS	
TYPE D - 60' RESIDENTIAL ACCESS STREET	TYPICAL 2-LANE UNDIVIDED PRIVATE STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE, PARALLEL PARKING PROVIDED WHERE FEASIBLE
TYPE E - 44' RESIDENTIAL ACCESS STREET	TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY
TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)	

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Urban Design
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Landscape Architecture

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Mainstreet at Coconut Creek PMDD
GRS PARTNERS

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

Date:	10.18.2021
Project No.:	15-033.002
Designed By:	KAC
Drawn By:	TMM
Checked By:	KAC
Revision Dates:	
0101.16.11 PMDD Residential	
0101.16.11 PMDD Commercial	
0101.16.11 PMDD Industrial	
0101.16.11 PMDD Office	
0101.16.11 PMDD Retail	
0101.16.11 PMDD School	
0101.16.11 PMDD Church	
0101.16.11 PMDD Hospital	
0101.16.11 PMDD Government	
0101.16.11 PMDD Other	

MSNP-2.3

EXHIBIT U

COMMUNITY STREET TYPE 'B' - 60' ROW

STREET TYPE KEY MAP

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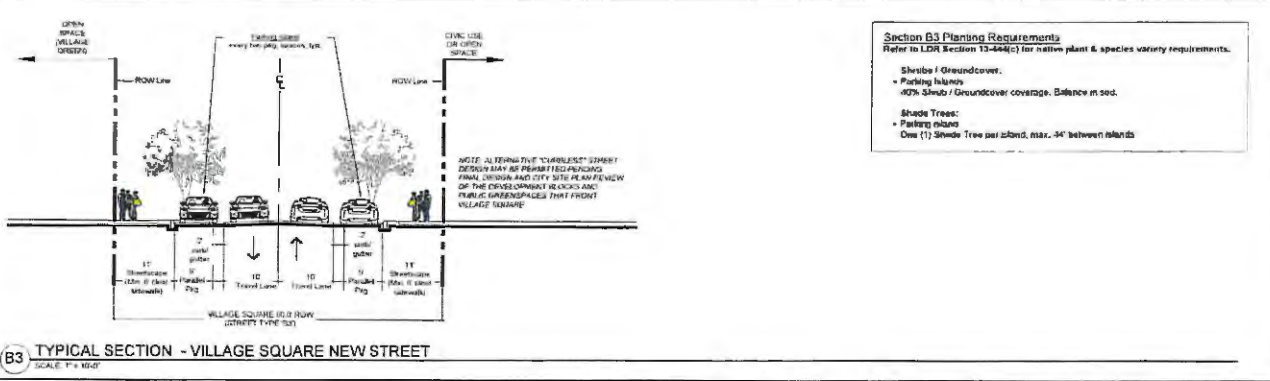
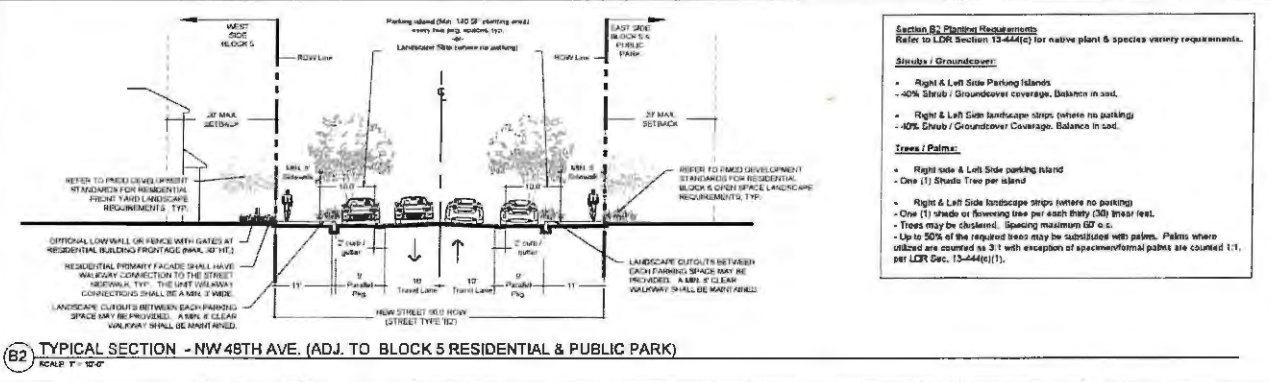
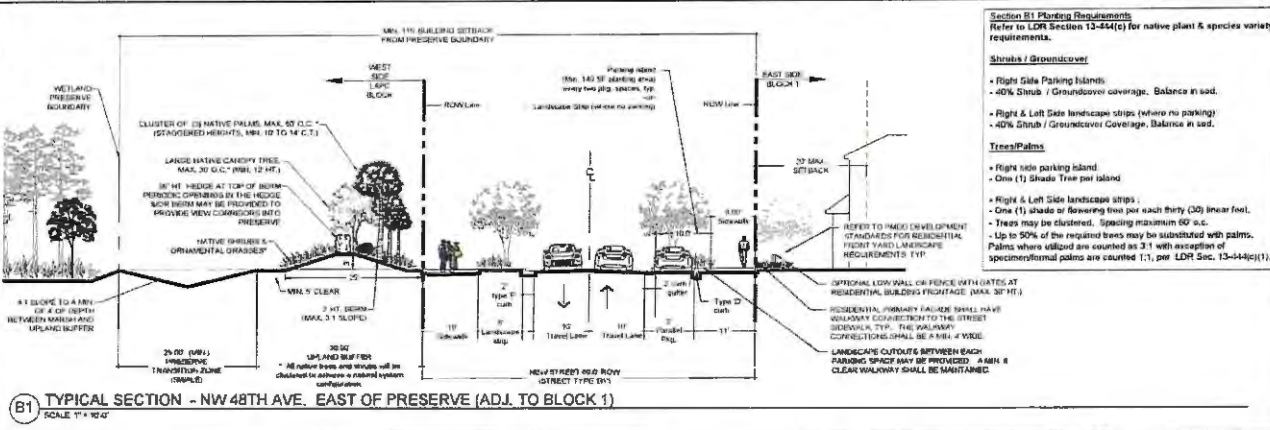
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GRS PARTNERS
City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

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MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS

TYPE A1 - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS

TYPE A3 - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE

TYPE A4 - 60' ROW (AT EXPANDED INTERSECTION)
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 6 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-10' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

RESIDENTIAL STREETS

TYPE D - 40' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE, PARALLEL PARKING PROVIDED WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

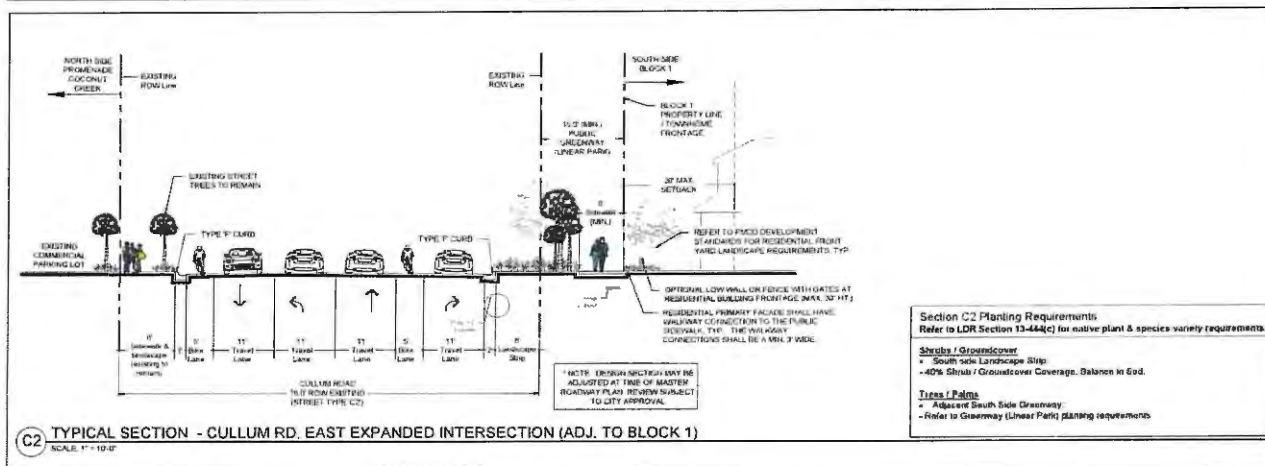
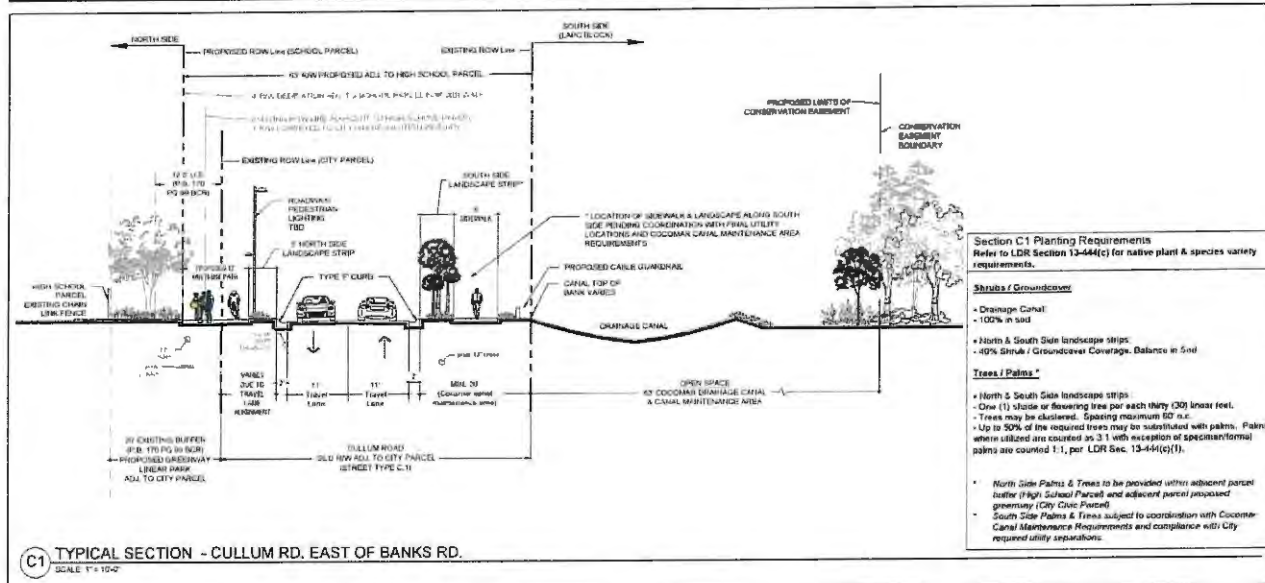
TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

Revision Table:

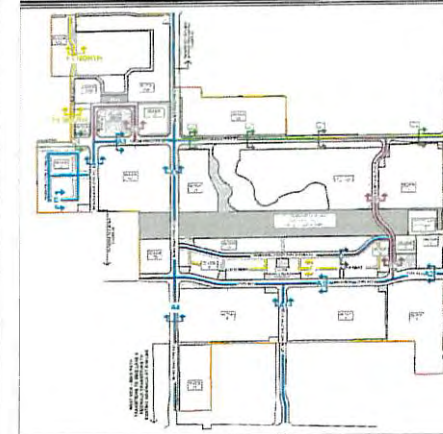
Revision	Date	By	Check
001	06/18/2021	URS	URS
002	06/18/2021	URS	URS
003	06/18/2021	URS	URS
004	06/18/2021	URS	URS
005	06/18/2021	URS	URS
006	06/18/2021	URS	URS
007	06/18/2021	URS	URS
008	06/18/2021	URS	URS
009	06/18/2021	URS	URS
010	06/18/2021	URS	URS

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COMMUNITY STREET TYPE 'C' - CULLUM ROAD (ROW VARIES)



STREET TYPE KEY MAP



MASTER STREET HIERARCHY LEGEND

COMMUNITY STREETS	
TYPE A1 - 80' ROW	TYPICAL 3-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE
TYPE A2 - EXPANDED ROW AT INTERSECTIONS & OR AT TRANSITIONS TO EXISTING STREETS	
TYPE A3 - 80' ROW	TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 12' WALKWAY ON OTHER SIDE
TYPE A4 - 80' ROW (W/ EXPANDED INTERSECTION)	TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET
TYPE B - 60' ROW	TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE, PARALLEL PARKING WHERE FEASIBLE
TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)	SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
TYPE F1 - 34' ALLEY (PUBLIC ACCESS)	
RESIDENTIAL STREETS	
TYPE D - 82' RESIDENTIAL ACCESS STREET	TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 8' CLEAR WIDTH WALKWAY EACH SIDE, PARALLEL PARKING PROVIDED WHERE FEASIBLE
TYPE E - 44' RESIDENTIAL ACCESS STREET	TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY
TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)	

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AL00007191

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Mainstreet at Coconut Creek PMDD

GRS PARTNERS

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

Date:	10.19.2021
Project No.:	15-001-002
Designed By:	MC
Drawn By:	MC
Checked By:	MC
Revision Dates:	
001-15-001-002-000001	
002-15-001-002-000002	
003-15-001-002-000003	
004-15-001-002-000004	
005-15-001-002-000005	
006-15-001-002-000006	
007-15-001-002-000007	
008-15-001-002-000008	
009-15-001-002-000009	
010-15-001-002-000010	

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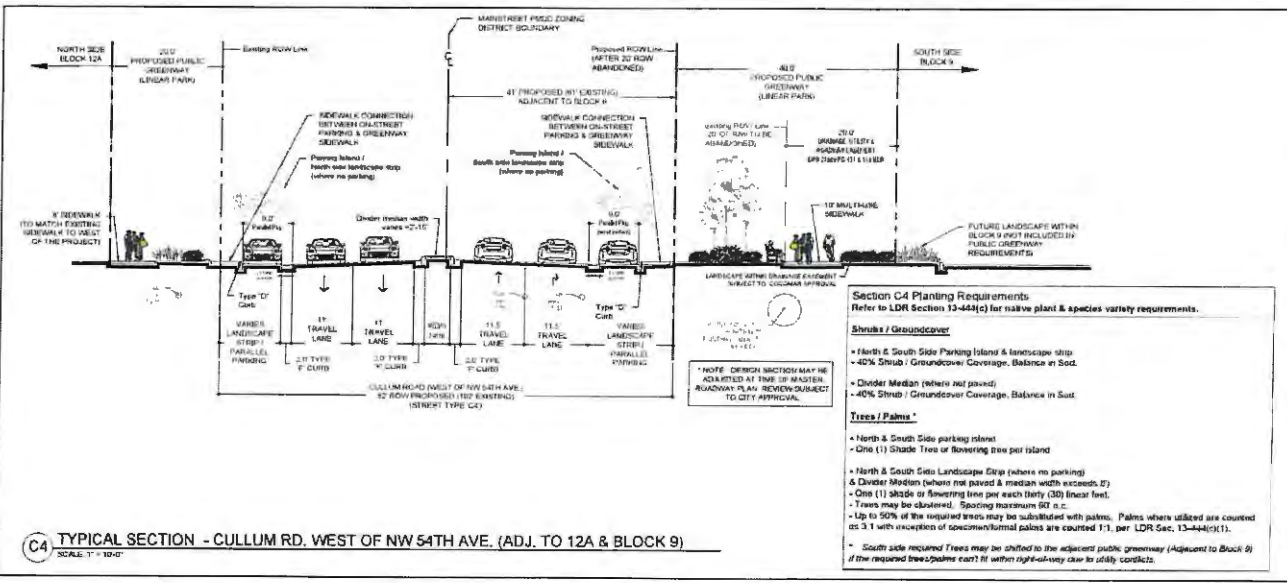
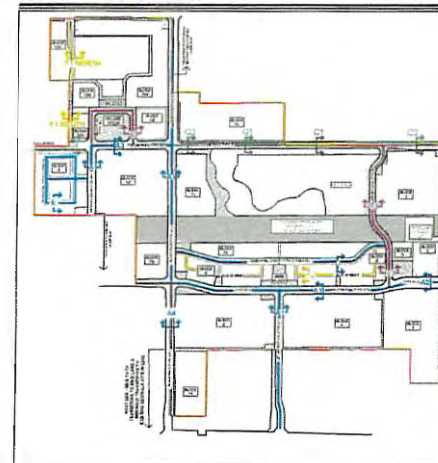
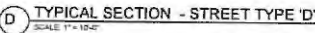
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EXHIBIT U

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	<u>COMMUNITY STREETS</u> TYPE A1 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS. TYPE A3 - 80' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE TYPE A4 - 80' ROW (BT EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAIN STREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAIN STREET
	TYPE B - 60' ROW TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.
	TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS
	TYPE F1 - 34' ALLEY (PUBLIC ACCESS)
	<u>RESIDENTIAL STREETS</u> TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE. TYPE E - 44' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY. TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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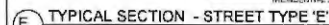
GRS PARTNERS

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

Revision Dates:

2023.10.10 PMO(1) Revision 01
2023.03.24 PMO(1) Revision 01
2023.01.11 PMO(1) Revision 01
2022.12.23 PMO(1) Revision 01
2022.05.19 PMO(1) Revision 01
2022.01.11 PMO(1) Revision 01
2021.11.04 PMO(1) Revision 01

EXHIBIT U

[illegible]

COMMUNITY STREETS

TYPE A1 - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.

TYPE A3 - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 12' WALKWAY ON OTHER SIDE

TYPE A4 - 80' ROW (85' EXPANDED INTERSECTION)
TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE WITHIN MAINSTREET, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE. WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW
TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK EACH SIDE, PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

RESIDENTIAL STREETS

TYPE D - 90' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 8' CLEAR WIDTH WALKWAY EACH SIDE, PARALLEL PARKING PROVIDED WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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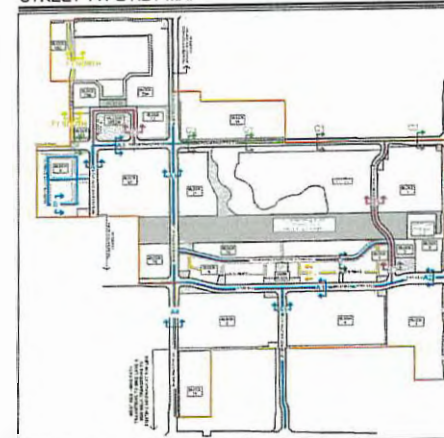
GRS PARTNERS

City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

Date: 10/10/2021
Project No.: 15-033,002
Designed By:
Drawn By: JAC
Checked By:
Revision Dates:
2021.08.19: PWDG REQUESTAL #1
2021.02.24: PWDG #1 SUBMITTAL #1
2021.07.27: PWDG #1 SUBMITTAL #2
2021.11.21: PWDG #1 SUBMITTAL #3
2021.05.20: PWDG #1 SUBMITTAL #4
2021.06.16: PWDG #1 SUBMITTAL #5
2021.11.21: PWDG REQUESTAL #7

MSNP-6.0
EXHIBIT U

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COMMUNITY STREETS

TYPE A - 80' ROW
TYPICAL 2-LANE UNIMODIFIED ROADWAY WITH PARALLEL PARKING,
BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

**TYPE A2 - EXPANDED ROW AT INTERSECTIONS AND AT TRANSITIONS TO
EXISTING STREETS.**

TYPE A3 - 80' ROW
TYPICAL 2-LANE UNIMODIFIED ROADWAY WITH PARALLEL PARKING,
BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE,
10' WALKWAY ON OTHER SIDE

TYPE A4 - 80' ROW (82' EXPANDED INTERSECTION)
TYPICAL 2-LANE UNIMODIFIED ROADWAY WITH PARALLEL PARKING ON EAST
SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR
WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH
TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED
MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW
TYPICAL 2-LANE UNIMODIFIED ROADWAY, MIN. 8'-12' CLEAR WIDTH SIDEWALK
EACH SIDE, PARALLEL PARKING WHERE FEASIBLE.

**TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)
SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS**

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

RESIDENTIAL STREETS

TYPE D - 60' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNIMODIFIED PRIVATE RESIDENTIAL STREET WITH MIN. 8'
CLEAR WIDTH PARKWAY EACH SIDE, PARALLEL PARKING PROVIDED
WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET
TYPICAL 2-LANE UNIMODIFIED PRIVATE RESIDENTIAL STREET WITH MIN. 5'
CLEAR WIDTH PARKWAY.

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

Mainstreet at Coconut Creek PMDD
GRS PARTNERS
City of Coconut Creek, Florida
MASTER STREET NETWORK PLAN

EXHIBIT U

EXHIBIT 5

PROPOSED TIMETABLE FOR CONSTRUCTION OF DISTRICT IMPROVEMENTS

	<u>Start Date</u>	<u>Completion Date</u>
Stormwater/Surface Water Management System	Q4 2025	Q1 2028
Water Distribution System	Q4 2025	Q4 2028
Wastewater Collection System	Q4 2025	Q4 2028
Roadway Improvements	Q4 2025	Q4 2028
Open Space/Landscaping Improvements	Q4 2025	Q3 2028
Re-use Water System for Irrigation	Q4 2025	Q3 2027
Public Parking Garage	Q1 2027	Q4 2028
Village Green/Lakeside Plaza	Q1 2027	Q4 2028

EXHIBIT 6

ESTIMATED COSTS OF DISTRICT IMPROVEMENTS

	<u>Costs:</u>
Stormwater/Surface Water Management System	\$15,499,835
Water Distribution System	\$ 4,112,666
Wastewater Collection System	\$ 8,497,365
Roadway Improvements	\$20,676,542
Open Space/Landscaping Improvements	\$11,500,509
Re-use Water System for Irrigation	\$ 6,006,923
Public Parking Garage	\$11,000,000
Village Green/Lakeside Plaza	\$ 6,706,160
Total Estimated Costs:	\$84,000,000

EXHIBIT 7

**FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT OF THE PUBLIC
AND PRIVATE LAND USES PROPOSED WITHIN THE PROPOSED DISTRICT**

EXHIBIT 7

Excerpt from City of Coconut Creek Future Land Use Map

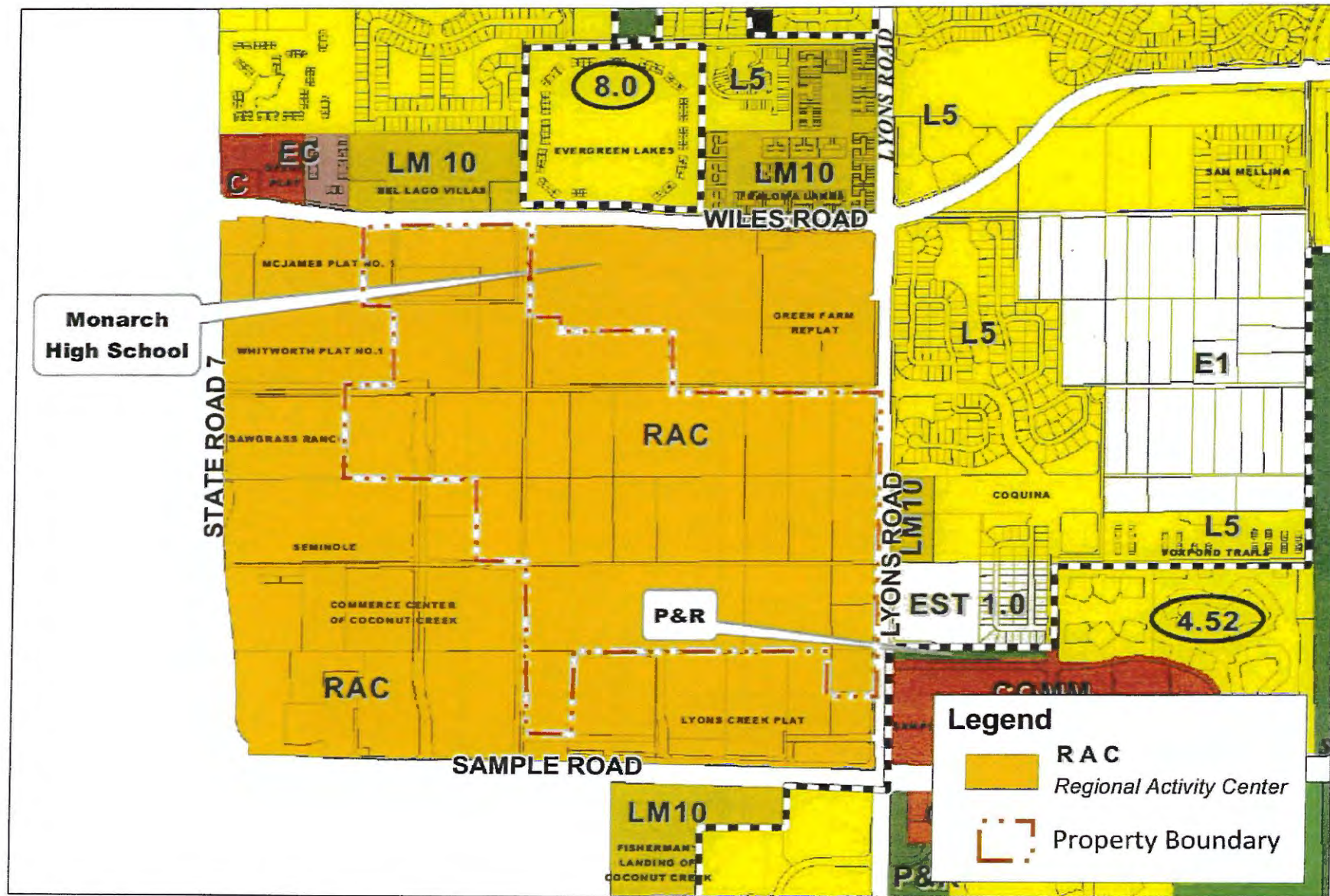


EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS
Mainstreet at Coconut Creek Community Development District

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") supports the petition to form Mainstreet at Coconut Creek Community Development District ("District" or "CDD") and other affiliated and participating companies ("Petitioner") that are planning a 187.2+/- acre mixed-use community ("Project"), generally located south of Wiles Road, west of Lyons Road, north of Sample Road and east of State Road 7 in the City of Coconut Creek, Florida ("City").

The District anticipates providing community infrastructure that will serve land in the proposed District. The proposed District plans to provide community infrastructure including, but not necessarily limited to, stormwater and surface water management system, water distribution system, wastewater collection system, roadway improvements, open spaces and associated landscaping, re-use water system for irrigation, public parking garage and the Village Green/Lakeside Plaza (the "Infrastructure"). The proposed District plans to finance the Infrastructure by issuing bonds ("Bonds") secured by, among other things, proceeds of non-ad valorem special assessments (the "Assessments") levied on land within the proposed District that will specially benefit from the Infrastructure all as discussed more fully below.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), *Fla.Stat.* (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

As noted above, the proposed District anticipates providing Infrastructure and related services with operation and maintenance, to the 187.2+/- acres comprising the Project. The current development plan for the land contained in the proposed District is 484 townhomes/villas, 296 condominium units, 1,172 apartments, 78,417 square feet of commercial uses and a clubhouse.

1.3 Requirements for Statement of Estimated Regulatory Costs.

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule¹ directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency², and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, *Fla.Stat.*, and an analysis of the impact on small counties and small cities as defined in Section 120.52, *Fla.Stat.* The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

¹ For the purposes of this SERC, the term "rule" means the ordinance which the City of Coconut Creek will enact in connection with the establishment of the District.

² For the purposes of this SERC, the term "agency" means the City of Coconut Creek.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a)[of Section 120.541, *Fla. Stat.*] and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

- 2.0 (a) An economic analysis showing whether the rule directly or indirectly is likely to (1) have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; (2) have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or (3) increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.**

It is unlikely the establishment/creation of the District will meet any of the triggers in Section 120.541(2)(a), *Fla. Stat.* The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

- 3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the proposed District will provide Infrastructure and related services to the 187.2+/- acres of land planned for the Project. The ultimate residential and commercial property owners in the District will be required to comply with District rules and their properties will be encumbered with District obligations to pay for Infrastructure and operation and maintenance expenses incurred by the District. Based on the current development program the entities and individuals would be affected by the formation of the District are the owners and occupants of the residential and commercial units within the District, estimated to include approximately 3,450 residents and 2 owners of the commercial properties. These numbers are only estimates and are subject to change.

- 4.0 Good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.**

- 4.1 Costs to Governmental Entities of Implementing and Enforcing Rule**

State Governmental Entities

The cost to State entities to review or enforce the proposed rule will be very modest. The District comprises less than 2,500 acres. Therefore, the City will review and act upon the petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed rule. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing requirements include annual audit report, annual financial report and bond issuance report. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the current annual filing fee of \$175.00 paid by the District are designed to offset any additional costs to the State. Attached as Appendix A is a summary of reporting requirements by the District.

City of Coconut Creek

This petition to establish the District will require the City to review the petition and its supporting exhibits. In addition, the City will hold public hearing(s) to discuss the petition and to take public input. These activities will absorb staff time and time of the City Commission. The boundaries of the District are located within the City.

However, the costs of these activities are very modest at most for the following reasons. First, the review of this petition to establish the District does not include an analysis of the Project itself. In fact, such a review of the Project is prohibited by statute. Second, the petition contains all of the information necessary for its review. Third, the City already has all of the staff necessary to review the petition, or on contract with additional staff to assist. Fourth, no capital costs are involved in the review. Fifth, the City routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to form the District. Finally, Petitioner will pay all statutorily prescribed filing fees of \$15,000 which offsets all costs.

The City will incur only a small additional annual cost if this petition is approved. The proposed District is an independent unit of local government, so the District is responsible for its own budget, reporting, and the full conduct of its powers within its boundaries. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District may be required to provide to the City, as may be requested by the City.

4.2 Impact on State or Local Revenues

Adoption of the proposed rule will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. While no State or local subsidies are required for the District, it is anticipated that the City will provide grant monies for some of the public infrastructure that the District intends to construct.

In this regard it is important to note that any debt obligations incurred by the District to construct its own infrastructure are not debts of the State of Florida or any other unit of local government except the District. By State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule

The District may provide Infrastructure and related services to the land in the District, as outlined in Table 1 below.

Table 1. Proposed Facilities and Services

<i>Facility</i>	<i>Funded By</i>	<i>Operation and maintenance</i>	<i>Ownership</i>
Stormwater/Surface Water Management System	District	District	District
Water Distribution System	District	City	City
Wastewater Collection System	District	City	City
Roadway Improvements	District	District	District/City
Open Space/Landscaping Improvements	District	District	District
Re-use Water System for Irrigation	District	District/City	District/City
Public Parking Garage	District	City*	City*
Village Green/Lakeside Plaza	District	City	City

*It is anticipated that an agreement will be entered into between City and District.

Petitioner has estimated the costs for providing the Improvements as outlined in Table 1, and such costs are shown in Table 2. Total costs for this Infrastructure are estimated to be approximately **\$84,000,000**. To fund this construction program, in whole or in part, the District may issue Bonds, which will be repaid through non-ad valorem assessments levied on all lands in the District that benefit from the District's Infrastructure and related services as outlined in Table 1 (except for the portion of the funding for the Public Parking Garage issuance of Bonds which will be financed through an agreement with the City).

Table 2. Summary of Estimated Capital Costs

<i>Infrastructure</i>	<i>Total</i>
Stormwater/Surface Water Management System	\$15,499,835
Water Distribution System	\$ 4,112,666
Wastewater Collection System	\$ 8,497,365
Roadway Improvements	\$20,676,542
Open Space/Landscaping Improvements	\$11,500,509
Re-use Water System for Irrigation	\$ 6,006,923
Public Parking Garage	\$11,000,000
Village Green/Lakeside Plaza	\$ 6,706,160
Total	\$84,000,000

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through Bonds. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2 are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners' association common to most master-planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new landowners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer bank loans.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Fla. Stat., and an analysis of the impact on small counties and small cities as defined in Section 120.52, Fla. Stat.

There will be no impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The development is located in the City. As of the 2020 Census date, the City has a population in excess of 10,000 people. Therefore, the proposed District is not located in a City defined as a “small city”, according to Section 120.52, Fla. Stat..

7.0 Any additional useful information and description of regulatory alternatives.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from Petitioner’s Engineer and other professionals associated with Petitioner.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the City could approve a dependent special district for the area, such as a special taxing district under Chapter 189, Fla. Stat. This alternative could finance the improvements contemplated in Table 1 in a fashion similar to the proposed District.

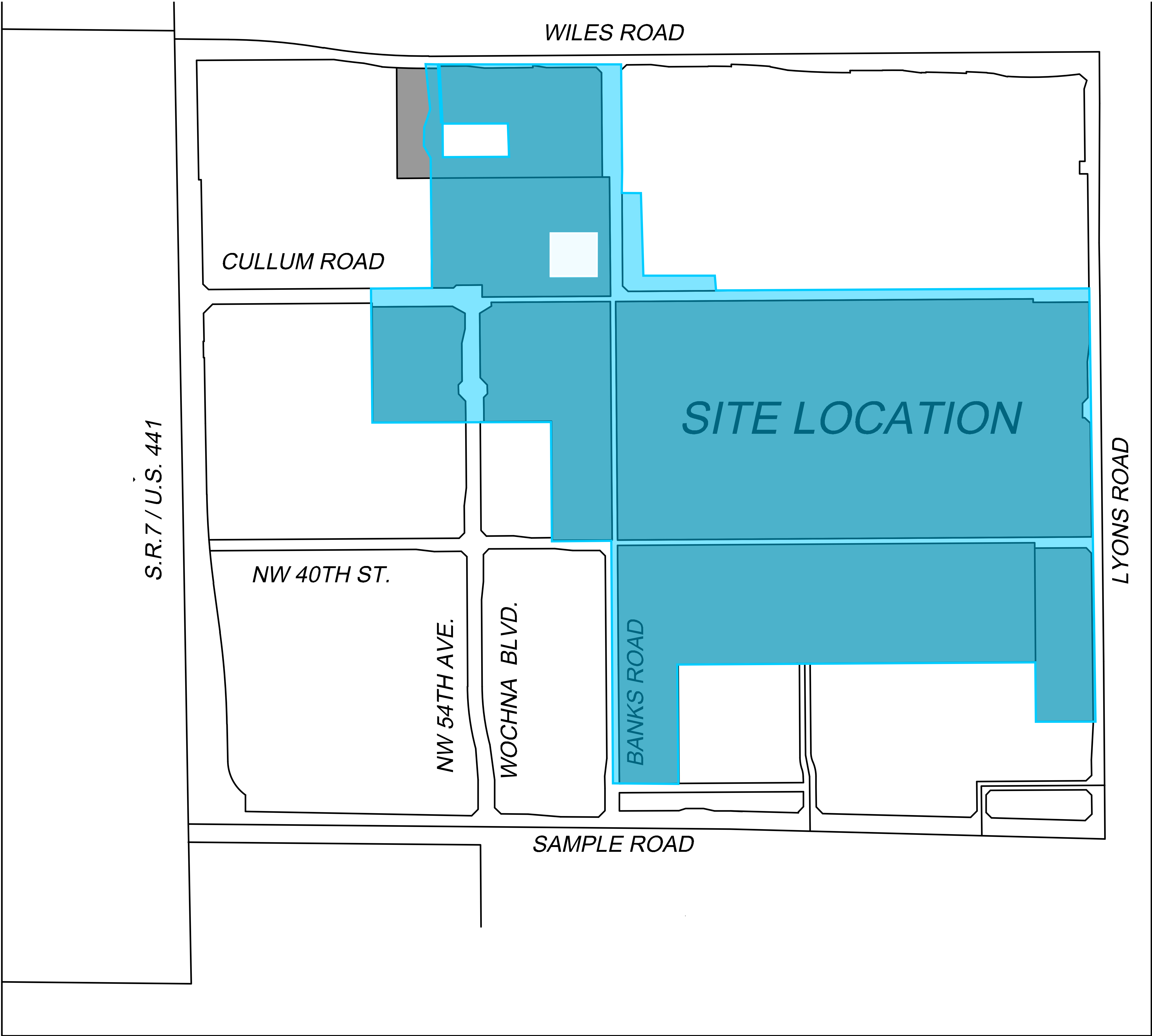
However, this alternative is inferior to the District. Unlike the District, the alternative would require the City to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District.

A District also is preferable from a government accountability perspective. With a District as proposed, landowners and lessees in the District would have a focused unit of government under their direct control. The District would be more responsive to landowner needs without disrupting other City responsibilities.

Another alternative to the District would be for the developer to provide the Infrastructure and to solely use a property owners association (“POA”) for operation and maintenance of all the community facilities and services. In providing the Infrastructure set forth herein, the District provides a greater ability to obtain the needed funds to maintain the Infrastructure by the imposition and collection of its assessments along with other property taxes. Additionally, the proposed District is a unit of local government and must abide by all governmental rules and regulations.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FLORIDA STATUTES CITE	DATE
Annual Financial Audit	218.29	12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 9 months after end of fiscal year
TRIM Compliance Report	200.068	30 days after adoption of assessment resolution
Form 1 - Limited Financial Disclosure	112.3144	by July 1
Public Depositor Report	280.17	by November 30
Proposed Budget	190.008	sixty (60) days prior to adoption of final budget
Final Budget	190.008	by October 1
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	When issued



WILES ROAD

CULLUM ROAD

NW 40TH ST.

NW 54TH AVE.

WOCHNA BLVD.

BANKS ROAD

SAMPLE ROAD

LYONS ROAD

S.R. 7 / U.S. 441

SITE LOCATION