

LYONS – WILES PMDD

The Promenade at Coconut Creek

**PLANNED MAINSTREET
DEVELOPMENT DISTRICT**

January 2006

Revised August 2007

Revised December 2012

Revised January 2013



CITY COMMISSION

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APPROVED

LYONS-WILES PLANNED MAINSTREET DEVELOPMENT DISTRICT

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EXHIBITS

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EXHIBIT B	CURRENT FUTURE LAND USE
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I. Introduction

A. Project Description

The Promenade at Coconut Creek is located on a 22.98 net acre (28.5 acre gross) property located at the southwest corner of Lyons Road and Wiles Road (Exhibit A1-A12). The project is a mixed-use development that will include up to 434,000 SF of commercial space, to include retail, restaurants, a bank with associated drive thru banking facilities, office space and an up to 1,600-seat movie theater with a restaurant and lounge.

The project is designed to meet the intent of the new urbanism concept and the MainStreet Design Standards. It is also the objective of the Developer to seek LEED Certification of the project for mixed-use design (with core and shell certification).

The design of the project is driven by considerations of the commercial viability of the retail, office and entertainment components, convenience of parking of various end-users, security through natural surveillance, new-urbanism concepts that encourage active pedestrian use and connectivity, principles of sensible and sustainable designs, exposure of the development to frontage streets for the retail component, and generous public gathering places that will create ambience for a successful MainStreet mixed-use development.

The proposed change will reinforce the partially completed shopping center as a place for residents and visitors to the City of Coconut Creek to work, play, dine and entertain.

B. Justification Statement

1. **The proposed change is not contrary to the Comprehensive Plan.** This project will continue the direct implementation of the City's MainStreet Regional Activity Center and will enhance and reinforce the existing shopping center as a family oriented mixed-use development with offices, shopping, restaurant and entertainment venues. The project is consistent with the intent of the Planned MainStreet Development District (PMDD) regulations for the implementation of the use, design of the structures, and land design within the overall MainStreet Project Area (MSPA). The project will advance the existing uses within the Promenade to draw additional customers and ensure the success of the project. The project will advance the following goals, objectives and policies of the Comprehensive Plan:

Goal II - 2.0.0

Provide a broad range of convenient, accessible and attractive commercial, office and commercial recreation facilities sufficient to serve permanent and seasonal populations.

Objective II-2.1.0

Accommodate office, retail uses and other activities needed for the provision of goods and services to permanent and seasonal population.

Policy II-2.4.1

Maintain through the Land Development Code districts which permit different intensities of commercial and office development to provide the flexibility necessary to achieve greater compatibility with surrounding land uses and thoroughfare level of service standards.

Objective II-5.3.0

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into area where necessary regional and community facilities and services exist.

Policy II-5.3.1

Maintain and continue to implement provisions in the Land Development Code designed to ensure that new development is directed to areas which have the land use, water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner.

Policy II-7.2.1

The City shall encourage planned commercial or mixed-use centers within non-residential redevelopment areas.

Global II-9.0.0

Promote the efficient use of public facilities and services through planned communities and mixed land use activity centers to achieve a beautiful and functional community.

Objective II-9.1.0

Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order

to promote planned communities and activity centers designed for efficient use of public services and facilities.

Policy II-9.1.1.

Encourage the use of mixed land use development regulations, including planned unit developments, in those areas where compatible mixed land use patterns currently exist or are planned.

Policy II-9.1.3

In order to create aesthetically pleasing living, shopping, working and recreational environments, Coconut Creek shall develop, as needed, and continue to implement land development regulations designed to maximize opportunities for the application of innovative site planning concepts.

Policy II-9.1.4

Facilitate rezoning associated with MainStreet project consistent with the Regional Activity Center land use designation and the MainStreet Design Standards.

2. **The proposed change will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.** The proposed change allows the property to continue to be developed in accordance with the City's Regional Activity Center designation and consistent with the City's goals for this area. Eventually, surrounding properties will be rezoned to the same zoning designation. Therefore, this rezoning, rather than creating an unrelated and incompatible district, will further the development of the RAC as desired by the City.
3. **The proposed change will not substantially impact public facilities including schools, utilities and streets.** All impacts to all public facilities will be reduced by the change except that there will be a slight increase to solid waste impacts. A summary of the impact of the project on public facilities is provided here and impacts are more-fully analyzed in Section III, below:
 - Roads - A updated traffic analysis reflecting a reduction in peak hour trips is included Section III.
 - Water and Wastewater Service - The elimination of the residential use and addition of the proposed movie theater result in a reduction of anticipated water and sewer demand.
 - Drainage and Stormwater Management Systems - The

drainage system for the entire PMDD is fully-constructed and in place.

- Solid Waste - Due to a change in generation rates, this proposed change results in a minor increase in solid waste demand.
- Schools - The elimination of the residential component of the project also eliminates any impact upon public school facilities.

4. **The proposed change will be justified by external land use conditions.** The conditions external to the project have been constructed in furtherance of the RAC development, of which this PMDD is an integral part. The construction of Cullum Road and the drainage system for the Promenade PMDD area have been completed. This project addresses the City's desire to create a vibrant downtown within the RAC and to implement adjustments and revisions necessary to ensure its continued growth and success.
5. **The proposed change will not create or excessively increase automobile and vehicular traffic congestion.** The proposed mixed-use development provides opportunities and lifestyle choices for the visitors to the Promenade and the residents of the City of Coconut Creek at large, to work, shop, dine and be entertained all within the development, thus reducing automobile use and vehicular congestion. The traffic analysis provided in Section III demonstrates that impacts results from the change proposed with this application.
6. **The proposed change will not create a storm drainage problem for other properties.** The storm drainage for the proposed property was included as part of the computation for retention capacity for Evergreen Lake, part of the Cocomar Water Control District, located north of Wiles Road and west of the subject property. The storm drainage of the development will be collected by exfiltration trenches on-site, discharge to existing underground drainage pipes on Wiles Road, and conveyed to Evergreen Lake in accordance with the City, County, and Cocomar Water Control District requirements
7. **The proposed change will not adversely affect surrounding living conditions.** The proposed development is bounded by Wiles Road on its north, Lyons Road on its east, Cullum Road on its south and the Monarch High School to its west. The project will enhance surrounding living conditions by contributing to the continued growth and success of the RAC, providing a walkable, vibrant multi-use commercial and entertainment destination. The

addition of an upscale smartly designed movie theater housing a restaurant and a change in building design for the other remaining vacant commercial area with both well integrated to the existing center will provide a needed family entertainment venue for the community and will continue to provide a diversity of shopping experiences..

8. **The proposed change will not adversely affect environmental quality.** The completed portion of this project has been designed and constructed in accordance with all applicable environmental regulations and permits; the proposed change will similarly be designed and built to integrate with the existing project and the current environmental standards. The project has been designed to satisfy the City's desires for "green" development and building techniques.
9. **The proposed change will not adversely affect other property values.** The proposed development is consistent with the permitted uses and intensities of the RAC and the PMDD regulations. As part of the integrated RAC development, this property will have no adverse impact on values of the surrounding properties. Rather, it will enhance the surrounding values and be enhanced by similar development throughout the RAC area.
10. **The proposed change will not be a deterrent to improvement or development of other property.** This development has become an example of the type of quality dining and shopping that the City has been working to attract to MainStreet. The addition of the theater and the change in building design to provide a vibrant commercial use on the opposite side of the project will support the viability of the project. The success of this project serves as a catalyst and example for the rest of MainStreet to develop in a similar manner. The dining, entertainment and shopping opportunities also enhance the opportunity for attracting quality residential uses to MainStreet.
11. **The proposed change will not constitute a special privilege to an individual owner.** The proposed change is consistent with the PMDD regulations, which are available for the benefit of all owners within the RAC, and, therefore, will not constitute a special privilege to an individual Owner.

II. Existing Conditions

The subject property has been substantially developed consistent with the original PMDD rezoning approval. The remaining vacant land, referred to as a future residential phase in the original approval, is now proposed for development as a movie theater with restaurant and lounge. The Promenade PMDD parcel fronts on two major roadways and is backed by Monarch High School. These intense surrounding activities make the remaining vacant land within the PMDD extremely attractive to commercial uses and less attractive for residential development. When the new theater chain was looking for unique locations in Florida to develop its upscale movie theater concept, it chose the Promenade for its urban feel, commercial accessibility and access to major highways. Although this site was originally approved for residential use both the owner of the center and the theater operator have approached this opportunity with the firm belief that the proposed upscale theater in this location will both draw patrons to the existing shopping and restaurants and that the existing restaurants and shopping will provide the type of experiences that will keep patrons coming to the theater. This change offers the opportunity for an exciting and integrated dining entertainment and shopping experience for the citizens of Coconut Creek right now. Although the residential has been replaced, this project will continue to brand MainStreet as an exciting location for living and will therefore enhance the residential experience that can be enjoyed in the rest of MainStreet.

A. Natural Features

There are no unique natural features on the property that would limit development. The topography of the City of Coconut Creek is relatively flat with the natural ground elevations ranging from 12 to 16 feet above mean sea level. Elevations on the subject property are between 13 and 16 feet above mean sea level. Hallandale fine sand is the predominant soil on the subject property and in the immediate vicinity. There are no Broward County Wellfields, wetlands or other environmentally significant areas within the subject property.

B. Existing Improvements

The subject property currently has nine completed and occupied buildings and two garages. The existing development and proposed development is depicted on revised Exhibit A-11.

C. Future Land Use and Zoning

Future Land Use - The subject property is designated Regional Activity Center (RAC) on the City of Coconut Creek and Broward Future Land Use maps. Exhibit B depicts the land use plan designations on the subject property and the surrounding properties within one-quarter mile.

Zoning - The property is currently zoned PMDD (Planned MainStreet Development District). Exhibit C depicts the zoning designations on the subject property and the surrounding properties within one-quarter mile.

III. Services / Fiscal Impact

A. Analysis of Public Facilities

1. **Roads**

This property is bound on the north by Wiles Road and on the east by Lyons Road. Wiles Road is a 4-lane facility between State Road 7 and the Florida Turnpike. State Road 7 in the vicinity of the subject property is 6-lanes between the Palm Beach County line and Southgate Boulevard. Lyons Road is also 6-lane facility between Sample Road and the Palm Beach County line.

Access to the property will be provided via Wiles Road, Lyons Road and Cullum Road. The proposed curb cuts on the County roads serving the site, Wiles Road and Lyons Road, are consistent with those shown on the Green Farm Replat and have been approved by Broward County. There is one full access each for Lyons Road and Wiles Road.

Traffic volume, capacity and level of service data for 2009 and 2035 are provided below as provided by Broward Metropolitan Planning Organization.

2009 TRAFFIC				
Road	No. Lanes	Volume	Capacity	LOS
<u>Wiles Road</u>				
East of SR 7	4	14,500	34,865	B
East of Lyons Road	4	7,500	34,865	B
<u>SR 7</u>				
North of Sample Road	6	46,500	50,300	D
North of Wiles Road	6	53,000	50,300	E
<u>Lyons Road</u>				
North of Sample Road	6	37,500	50,300	C
North of Wiles Road	6	38,500	50,300	C
Source: Broward Metropolitan Planning Organization, April 2011				

2035 TRAFFIC				
Road	No. Lanes	Volume	Capacity	LOS
<u>Wiles Road</u>				
East of SR 7	4	25,184	34,865	B
East of Lyons Road	4	38,037	34,865	F
<u>SR 7</u>				
North of Sample Road	6	41,907	50,300	D
North of Wiles Road	6	56,343	50,300	F
<u>Lyons Road</u>				
North of Sample Road	6	49,593	50,300	D
North of Wiles Road	6	42,966	50,300	D
Source: Broward Metropolitan Planning Organization, April 2011.				

The following table depicts what is presently approved within the plat compared with the proposed changes. The result is a decrease of 41 peak hour trips.

Current Plat Note - Amended 2007		
Rate	Size	Trips (PM Peak Hour)
$\ln(T) = 0.660\ln(FA) + 3.403$	244,000 s.f commercial use	1132
25.82 / 1,000 s.f.	6,000 s.f. bank use	155
$\ln(T) = 0.737\ln(FA) + 1.831$	125,000 s.f. office use	219
0.37 / unit	456 high rise residential units	169
	Total:	1675

Rates based on Broward County Traffic Trip Rates by Land Use Effective December 8, 2009 for retail/commercial, bank and office land use, theaters are considered commercial.

September 2012 Rezoning Application		
Rate	Size	Trips (PM Peak Hour)
$\ln(T) = 0.660\ln(FA) + 3.403$	244,000 s.f commercial use	1132
25.82 / 1,000 s.f.	6,000 s.f. bank use	155
$\ln(T) = 0.737\ln(FA) + 1.831$	125,000 s.f. office use	219
0.08/seat	1,600 seat theater	128
	Total:	1634

Rates based on Broward County Traffic Trip Rates by Land Use Effective December 8, 2009 for retail/commercial, bank and office land use. Theater rate provided by BCEP&GMD, Development Services Division staff.

Difference
1,634 proposed
-1,675 previously approved
41 fewer peak hour trips

2. **Water and Wastewater Service**

The anticipated water and wastewater generated by the project is shown below:

PROJECTED WATER DEMAND		
Use	Rate	Projected Flow
Retail – 244,000 square feet	x .185 gpd/square foot	= 45,140 GPD
Office – 125,000 square feet	x .2 gpd/square foot	= 25,000 GPD
Theater – 1,600 seats	x 5 gpd/per seat	= 8,000 GPD
Bank-6,000 square feet	x .212 gpd/square foot	=1,272 GPD
TOTAL		= 79,412 GPD

Source: City of Coconut Creek Comprehensive Plan (Last revised April 2012)

PROJECTED WASTEWATER DEMAND		
Use	Rate	Projected Flow
Retail – 244,000 square feet	x .185 gpd/square foot	= 44,140 GPD
Office – 125,000 square feet	x .2 gpd/square foot	= 25,000 GPD
Theater – 1,600 Seats	x 5 gpd/seat	= 8,000 GPD
Bank- 6,000 square feet	x.212 gpd/square foot	= 1,272 GPD
TOTAL		= 79,412 GPD

Source: City of Coconut Creek Comprehensive Plan (Last revised April 2012)

3. **Drainage**

The property lies within the Wiles Road Sub-basin of the Cocomar Water Control District. A conceptual permit has been issued by the Broward County Department of Natural Resources for the Wiles Road Sub-basin. Pursuant to this permit, a lake on an adjoining property located north of Wiles Road and across from the high school will serve the property. In addition, exfiltration system will be utilized to meet the required 1/2" pretreatment requirement. A

detailed drainage plan will be provided as part of the site plan review in accordance with the appropriate state, county and city criteria. Construction of on-site drainage exfiltration trenches and conveyance systems connecting to the Wiles Road system has been completed during the previous phase of construction. Additional exfiltration trench and conveyance systems will be completed during future construction phases.

4. **Solid Waste**

The solid waste hauling services for the subject property are provided by All Service Refuse under contract to the City. The City of Coconut Creek is served by the North Broward County Resource Recovery Facility and the North Disposal Landfill. The City's garbage and a portion of the trash is treated at the resource recovery facility. The anticipated waste generated by this project is outlined below:

SOLID WASTE GENERATION CALCULATION		
Use	Rate	Projected Flow
Retail – 244,000 square feet	x 4 lb/100 s.f./day	= 9,760 Lbs/day
Office/Bank – 131,000 square feet	x 1 lb/100 s.f./day	= 1,310 Lbs/day
Theater – 59,000 square feet	x 4lbs/100 s.f./day	= 2,360 Lbs/day
TOTAL		= 13,430 Lbs/day

Source: City of Coconut Creek Comprehensive Plan

5. **Utilities**

All utilities within the PMDD including electric, cable and telephone will be provided by underground means pursuant to Section 13-262, Electrical Systems; Section 13-263, Telephone and Cable Television; and Section 13-270, Other Utilities of the City Code of Ordinances. Final plans will reflect coordination with landscape designs, to avoid future maintenance problems, where possible.

B. **Fiscal Impact Analysis**

The proposed use will generate an additional tax base to the City of Coconut Creek as identified below:

Estimated Fiscal Impact		
City Tax Revenue from Existing Development		
Ad Valorem		\$286,948.00
Non Ad Valorem		\$175,474.00
Estimated City Ad Valorem Tax Revenue from Proposed Development		
	Site Construction Costs	\$ 915,000
	Construction Costs	\$ 5,450,000
	Tenant Improvements	\$4,175,000
	Soft Costs	\$ 800,000
TOTAL ESTIMATED COSTS		\$11,340,000.00
City Tax	@ 6.3857 millage rate	\$ 72,413.84

IV. Dedications

All land dedications required by the City, County or other governmental agencies are provided on the recorded plat for the subject property: Green Farm Replat, Plat Book 173, Page 116 of the Public Records of Broward County, Florida.

V. Phasing

The project phasing is depicted on Exhibit A-11 – Project Phasing.

Phase I has been completed.

Phase II the Movie Theater will begin construction in 2013.

Phase III which is the remaining commercial shown as Buildings G and K are expected to commence with the filing of a building permit application by January 31, 2016, with a provision for the staff to be authorized to extend that date by 18 months without amendment to this PMDD.

VI. Deviations

Site plan approval and sub-division approval may be granted for developments which deviate from the enacted PMDD rezoning development plan if all of the following criteria are met:

1. If plat restrictions/conditions are modified, if necessary, a PMDD amendment will not be required.
2. The deviations do not increase the non-residential floor area of any PMDD land use module by more than twenty (20) percent. See section 13-357(2)(e) for an explanation of PCD land use module. Note that the commercial component on the site plan is less than the requested square footage in the Project Description; this has been done to accommodate a potential increase in the commercial square footage, and associated parking, based on market demand.
3. The deviations do not increase the amount of average daily traffic and peak hour traffic generated on a specific arterial road by more than twenty (20) percent.
4. The deviations do not substantially alter the size and location of land use modules, streets or other significant development features.
5. The deviations do not substantially alter the nature or effect of maintenance agreements.

Additionally, pursuant to Sec. 13-549 and with respect to modifications to an approved site plan:

Modifications to an approved site plan may be permitted by the administrative approval of the Director of Community Development. Such approval will only be granted in accordance with the following standards:

- (1) The modification does not substantially alter the intent and character of an approved site plan;
- (2) Any additional structures contemplated by any modification shall clearly be accessory to a principal use or structure;
- (3) Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas;
- (4) Any modification shall not substantially alter approved on or off-site schematic engineering.

VII. MainStreet Design Standards

A. Alternate Solutions

Alternate design solutions are included in this PMDD which are described in this Section VII. These alternates meet the intent and overall concept of MainStreet and have been proposed to achieve following:

1. Creativity in design to achieve the intended objectives of the City and the Developer for a successful RAC mixed-use development.
2. Best utilize the assets offered by the property and maximize the development potential of a successful project.
3. Better utilize the open space by effectively distributing them throughout the development as activity nodes.
4. Encourage the sense of interaction, energy and synergy between pedestrian and vehicular movement and connectivity.
5. Maximize necessary exposures for retail tenants and attract attention as a destination with visual connections through view corridors.
6. Minimize the impact of the required perimeter landscape buffer as a visual and psychological barrier to the development which is critical for a design to create a successful interactive new-urban mixed-use development.
7. Provide an identity for the development, thereby the Planned MainStreet Development District, and the City of Coconut Creek.
8. Locate convenient parking close to the entrances of retail space dictated by retail tenants for a development with intensity that is between a high density metropolitan area and a low density sub-urban retail center.

New Alternative Solutions Proposed in this Application			
Design Standard	Required	Provided	Explanation and Alternative Solution
Right of Way and Typical Sections			
Driveway separation Cullum Road	300-foot driveway separation 50-foot throat	A new driveway with a 130-foot driveway separation 25-foot throat	The driveway separates visitor traffic from service access and provides choices for dispersal of traffic at peak demand.
Building Design:			
Setback Cullum Road	Maximum setback is 10 feet	91 feet	Previously approved for this PMDD. Provides parking critical to success of retailers and additional landscape buffer.
Setback West (Rear) Property Line/ Future Planned Road D	Maximum setback for stories 1 and 2 is 10 feet	77 feet 7 inches	Previously approved for office building. The same setback is being applied to the movie theater for consistency and to create a service drive and loading area.
Fenestration	50% of wall area for first 10 feet of height	13% is provided for the movie theater	Extensive ground floor glazing is not suitable for movie theater use, but it is maximized at the theater lobby entrance, lounge and restaurant area.
Rooftops	40% green roof	0% green roof, but alternatives are provided	Alternative provided is use of light color/high albedo roof materials.
Signage	City Land Development Code except where modified by Design Guidelines	Alternative signage plan previously approved for PMDD	Previously approved. This amendment adds a sign at new Cullum Road driveway to the approved sign plan.
Location of Uses	Uses oriented to the street	Movie theater use oriented toward shopping center/plaza	Orientation provides direct pedestrian connection between theater and retail/restaurant uses in the Promenade.

Sustainable and Green Components			
Tree Canopy	40% tree canopy coverage city-wide	36% provided onsite	City-wide standard cannot be achieved on this single property. Urbanized nature of project does not accommodate greater number of trees.
Green Roof	40% green roof	0% green roof, but alternatives are provided	See “rooftop” discussion above.

B. Streetscape Requirements

1. Both Lyons Road and Wiles Road are classified as Frontage Streets. A 18-foot greenway with a 12-foot pathway has been completed that meets the buffer requirement. In addition, a 13'6" average pedestrian arcade with landscape, hardscape, site furnishings including but not limited to benches, bicycle racks and outside dining area is provided along the retail space.
2. Cullum Road is classified as a Street Type F, and the required 10-foot landscape buffer is provided.
3. With the exception of service roads, most major internal private road ways within the development will have on-street parallel parking, 13'6" average pedestrian arcades with landscape and site furnishings including but not limited to benches, bicycle racks, and outside dining area joining plazas and activity nodes spread throughout the development. These improvements are completed with regard to the existing development and will be similarly provided for the movie theater project. The Applicant will work with the City during the next site plan approval phase to identify traffic calming that can be employed on the internal north-south private roadways.

C. Right-of-way and Typical Sections

Except as discussed below for Cullum Road, all existing rights-of-way and Typical Sections comply with or exceed the MainStreet Design Standards and any additional road improvements will similarly comply with the Standards. (See Exhibit A-7 and A-8).

Regarding Cullum Road, the original developer requested and obtained relief in connection with a prior approval from the 300 foot driveway separation requirement for two proposed curb cuts along Cullum Road and the 50 foot throat requirement (Sections 13-399(k) and 13-399(q)). The development proposed in this application will require two new curb cuts along Cullum Road (in addition to one existing, which will be relocated), and the applicant therefore requests similar relief, i.e. reduction of the driveway separation requirement from 300 feet to not-less-than 130 feet (measured centerline to centerline), and shortening of the driveway throat depth from 50 feet to approximately 25 feet.

D. Plaza and Open Space Requirements

The proposed development will exceed the Plaza and Open Space Requirements of the Main Street Design Standards. (See Exhibit A-9):

Required Open Space (all previous areas)	Area	%	Open Space (hardscape/non-pervious)	Area	%
Total Site Area	1,001,053	100	Total Site Area	1,001,053	100
Total (required)	160,169	16	Total (required)	200,211	20
Total (provided as below)	174,386	17.4	Total (provided as below)	250,680	25
Perimeter Greenways Trails	52,569	5.3	Perimeter Greenways Trails	14,713	1.5
Landscape Buffers	22,396	2.2	Plazas	139,418	13.9
Other Pervious Areas	99,420	9.9	Pedestrian Arcades	96,549	9.6

The Landscape/Green Area within plazas and pedestrian areas is 102,838 square feet, which equals 43%.

E. Building Design

1. **Use, Density and Height:**

The constructed and proposed mixed-use retail and office is consistent with the intent of the MainStreet Design Standards. A movie theater with a maximum height of fifty (50) feet is proposed to replace the previous residential buildings, which were approved for up to 8 stories. Therefore, the project as revised will include reduced heights as compared to the original PMDD approval.

Maximum Building Height: 6 stories or 75 feet, whichever is less. The project complies with this standard.

Maximum FAR:

Single use commercial building: 0.3 X gross lot area
Single use office building: 1.5 X gross lot area

The FAR shall be complied with on an overall basis for the entire project subject to the PMDD and Unity of Control rather than on the basis of any parcels created by future changes in ownership.

The FAR calculated on the overall site for each of the two uses is:

Commercial: 300,320 SF of building area/1,001,053 SF net site area = .30 FAR (Note that the Master Plan limits the 309,000 SF of commercial use so that no more than 300,250 SF may be building square footage.)
Office: 125,000 SF/1,001,053 SF net site area = .12 FAR

The PMDD shall allow an FAR of 0.3 for commercial use calculated on the overall site and an FAR of 1.5 for office calculated on the overall site.

2. **Setbacks:**

- Lyons Road and Wiles Road:

The proposed design meets the MainStreet Design Standards of the Frontage Streets. The required minimum setback is 18 feet. The provided setback is 100 feet.

The primary project signage setback at main vehicular entrance from Wiles Road will be 0 feet from the public right-of-way line. The setback relief for the sign on Lyons Road is requested due to the unique condition of the property line. When the property line was platted, Broward County required a southbound turn lane with a dedication of an additional 12 feet. This results in the configuration on the attached Exhibit G. Effectively, there will be a setback from Lyons Road itself.

- Cullum Road:

The proposed setback on Cullum Road is a deviation from the MainStreet Design Standards. The required maximum setback for stories 1 and 2 is 10 feet. A 91 foot setback has been provided for the retail buildings to accommodate required minimum parking for tenants and additional landscape buffer. That same setback will be used for the theater.

No parking garage is proposed on Cullum Road.

- West (Rear) Property Line / Future Planned Road D:

The required maximum setback for stories 1 and 2 is 10 feet. 77'7" is provided for the office building to allow service access 77'7" is also provided for the movie theater for consistency.

The required parking garage setback of 15 feet is provided.

It is proposed that parcels within the PMDD that are developed in accordance with the PMDD Master Plan with an individual use, such as the bank or movie theater parcel, shall not be subject to the typical MainStreet setback standards and shall have internal building and parking setbacks of zero feet. This relates only to property line setbacks internal to the project and not to the perimeter, and will ensure that these parcels, if conveyed separately, continue to be treated as conforming uses. See Exhibit A-12.

3. **Street Orientation:**

All street frontages of the existing development are, and the proposed

development will be, lined with habitable space with transparency and pedestrian arcades with a variety of canopies, awnings, plazas, outside seating and breezeways, all of which provides a clear sense of pedestrian and vehicular orientation and connectivity. The movie theater will provide transparency at the entrance lobby, restaurant and lounge.

All ground floor space will have external entrances directly accessible from public sidewalks or a pedestrian arcade.

4. **Location of Uses:**

Lyons Road and Wiles Road are lined with retail use. An office building of up to 6 stories is located at the terminus of the north-south and east-west access road. The movie theater is located at the southwest corner of the property. The bank and associated drive-thru banking facilities are located in the northern portion of the site along Wiles Road.

The locations of the office building and the movie theater are designed to allow separate access and security for the occupants while allowing direct walkable access to the retail buildings.

Although the movie theater is located at the southwest corner of the property, the entrance lobby and a restaurant and lounge are located at the northeast corner building adjacent to a landscape plaza connected to the existing office building that will provide a direct pedestrian interaction with the existing shopping center.

Parking garages and lots are lined with habitable space and mostly concealed from public view.

5. **Solar Orientation:**

A parking garage and the retail service areas are oriented to the west to minimize openings and heat gain. The entire northern frontage is lined with retail space to take advantage of northern exposure with no heat gains. Most of the internal streets are organized on an east-west axis.

There will be minimum openings on the west facing façade of the movie theater to minimize solar gain. There will be glazed openings on the northern and eastern façade of the movie theater where the entrance lobby, restaurant and lounge will be located.

6. **Shading:**

The pedestrian arcade of the retail buildings will have a variety of awnings, canopies and shade trees. Shade trees will be provided in all

open areas and plazas.

7. **Air Movement:**

Courtyards, plazas and breezeways are located throughout the existing and proposed development to provide natural air flow and act as visual clues for pedestrian orientation.

8. **Materials and Exterior Finishes:**

The design of the buildings will take into consideration the function, scale, and a cohesive imagery of the development as well as the district.

Transparent glass will be used on street level. A minimum of two materials will be used on the exterior with other accents and articulation. Building materials will be specified for the construction of selective components of the proposed development such that LEEDS certification is achieved.

The architectural expression, composition, scale, finishes and colors of the new Movie Theater will be designed to complement the existing shopping center.

9. **Fenestration:**

The design of the fenestration of the buildings will comply with the MainStreet Design Standards regarding location, size, height and percentage of openings.

The proposed movie theater does not have 50% of the wall area for the first 10 feet of height due to the function of the proposed use. The amount of glazing is however maximized at the theater lobby entrance, lounge and restaurant to promote pedestrian interaction and provide natural surveillance. The composition of the building façade is designed to break down the building mass and articulated to add architectural interest.

10. **Articulation:**

The building placement and design of the development is designed to breakup the massing and façade of the buildings. Building corners are set back to provide open space for inviting plazas, landscape and pedestrian amenities.

Arcade, awning and canopy designs will comply with the intent of the MainStreet Design Standards. North-south facing awnings shall be a minimum of 4 feet and awnings facing east-west shall be 6 feet. This

provides for appropriate shading and distinctions between tenants.

11. **Rooftops:**

While the Developer intends to seek LEED certification for the project as a green mixed-use development; it is not practical to utilize a “green” roof on the commercial buildings which have no recreation space or visibility to the public. The installation of green roofs on commercial buildings of the type developed and planned for the Promenade present structural and construction difficulties as well as maintenance issues without a resulting benefit either in terms of public enjoyment or LEED certification.

The cost of achieving green roofs has been utilized to achieve a green design for the entirety of the development. The benefit energy conservation provided by a green roof, will be achieved through the use of light colored high albedo materials for the commercial roofs.. A green screen will provide a visible display of green for public enjoyment and a sculptural wind turbine will create energy and educate the public on renewable energy sources.

All roof top mechanical equipment will be screened.

12. **Signage:**

Individual Tenant Signage will meet MainStreet standards except for the following site specific standards which are also illustrated in Exhibit D – Individual Tenant Signage:

A Major Tenant shall be defined as having at least 10,000 square feet of gross leasable space for the purpose of determining permitted signage square footage.

- a. The maximum sign area for a major tenant shall be 325 square feet.
- b. National tenants with different concepts located within the same demised leasable area shall be permitted a sign for each concept so long as each concept has its own front door (i.e. Gap, Gap Kids, Gap Womens or Talbots, Talbots Petite, Talbots Kids).
- c. Interior signage shall be located a minimum of 3’ from any storefront/window display opening and shall have no maximum size.
- d. There should be no more than four (4) major tenant signs in

the development at one particular time.

Overall Project Signage will meet MainStreet standards except for the following site specific standards which are also illustrated in Exhibit E – Overall Project Signage.:

A typical “lifestyle center” is laid out in a “U” or “L” shape, which provides for unobstructed visibility of tenant signage from the major roadways, entrances and parking fields. The layout of Promenade at Coconut Creek is that of a “town center” or “downtown,” which creates interior streets and walkways, which provide no exposure or visibility from Lyons or Wiles Roads for the many national retailers whose locations are inside the Project. To ensure the initial and long term success of these retailers, as well as the major restaurants and cafes located in the rear of the Project, signage must be available to them on the major roadways and entrances. Development is requesting four multi-tenant signs each containing not more than seven (7) tenant panels at each of the three vehicular entrances on Wiles Road and Lyons Road. One will be located at the Wiles Road vehicular entrance, two will be located at the north Lyons Road main vehicular entrance, and one will be located at the south Lyons Road secondary entrance.

- a. Primary Monument Ground Signs shall be two-sided and include overall project named at the main entrance drives on Lyons Road and Wiles Road.
 - i. Primary Monument Sign shall be a maximum of four (4) feet in height and twenty (20) feet in length excluding a base not exceeding two feet six inches in height.
 - ii. Total square footage of sign face shall be a maximum of eighty (80) square feet per side, excluding an announcement of the project being a LEED certified development.
 - iii. Individual tenant panels shall have uniform dark opaque background and uniform light colored internally illuminated lettering and/or logos. Tenants shall be permitted to utilize the font and/or logo associated with their brand identity.
- b. Secondary Monument Ground Sign
 - i. Sign shall be single sided only identify name of overall project.
 - ii. Sign height shall be a maximum of 8 feet and sign length shall be a maximum of 28 feet.
 - iii. There shall be a total of such signs one at the corner

of Lyons and Wiles and one at the corner of Lyons and Cullum Road.

- iv. Total square footage of sign face shall be a maximum of 175 square feet.

c. Movie Theater Monument "Designer" Sign

- i. There shall be a double-sided Designer Sign at the corner of Lyons Road Cullum Road and the second curb cut on Cullum Road west of Lyons Road.
- ii. The design of the signs shall be sculptural and in a similar vocabulary of the building architecture of the project that reflects the quality of the development, and enhances the visual interest and experiences of visitors to the project.
- iii. Maximum Height shall not exceed fourteen (14) feet.
- iv. Total square footage of each sign face shall not exceed eighty (80) square feet.

d. Pedestrian Directory Sign

- i. The number and location of such signs shall be as approved in the Administrative Approval Process approved by the City of Coconut Creek. These signs will not be located along the perimeter and shall be internal to the site.

e. Vehicular Directional Sign

- i. There shall be no maximum number of such signs; however, the number and location of such signs shall be Administratively approved by the City of Coconut Creek.

f. "Multi-Tenant Sign"

- i. The design of Multi-Tenant Signs shall be sculptural and in the same vocabulary of the building architecture of the project that reflects the quality of the development, and enhances the visual interests and experiences of visitors to the project.
- ii. Each Multi-Tenant Sign shall have no more than nine tenant signs.
- iii. Maximum height of any structure for the Multi-Tenant Sign shall not exceed fourteen (14) feet.
- iv. Each tenant sign shall not exceed eight (8) square feet.
- v. Tenant signs shall have a variation of size, shape and color, creativity for the design of each

individual tenant sign is encouraged.

- g. Office Building Wall Signs
 - i. One Wall Sign mounted flat against the face of an exterior wall is permitted for each office building.
 - ii. Office Building Wall signs shall not be mounted to protrude above any building parapet wall or mechanical equipment screen wall.
 - iii. Each Office Building Wall Sign shall not exceed two hundred (200) square feet.
- h. Office Building Ground Signs
 - i. One Ground Sign is permitted at the main entry to each office building.
 - ii. Each Office Building Ground Sign shall not exceed eighty (80) square feet.

13. **Lighting:**

Lighting will be designed to comply with the intent of the MainStreet Design Standards.

14. **Parking:**

The retail, movie theater and office components are designed with a minimum 3 spaces per 1,000 SF ratio.

All parking area designs and dimensions will comply with the MainStreet Design Standards.

To the greatest extent possible, all parking garages and lots are lined with habitable space or concealed with innovative designs and visual screening devices.

As it relates to the stacking requirements within the City Code, due to the unique interrelationships of the lifestyle center that is being developed on the site, the bank drive thru facilities will accommodate 3 stacked cars prior to those lanes merging into a single stacked lane which can accommodate 6 cars for a total of 15 stacking spaces for 3 drive-thru lanes. Additionally, the main access lane will be a minimum of 12' in width. The arrangement of the stacking and the width of the main access drive will be adequate in relationship to the many uses occurring on the property. Please see Exhibit F – Bank Drive-thru Stacking Plan.

15. **Service Areas and Refuse:**

All service and refuse areas are located and screened from public view.

16. Pedestrian Access/Connectivity:

The entire project is designed to provide pedestrian access throughout and connections to adjacent public sidewalks. All buildings are connected with landscaped pedestrian-friendly sidewalks with amenities including, but not limited to, shade structures, seating areas and fountains. The location of the proposed movie theater and its lobby is designed to have a direct relationship with the existing shopping center with pedestrian connectivity.

The southern façade of the movie theater is set at the established building line along Cullum Road to allow the movie theater to have a direct pedestrian connection to the existing shopping center. The new east-west access road connecting Lyons Road with Cullum Road will feed and reinforce the center of gravity and activities of the established vehicular and pedestrian circulation pattern of the one-way loop.

All parking garages and lots are distributed and designed to minimize walking distance between allocated parking spaces and the destination of the intended end-users.

F. Sustainable and Green Components

The Developer will seek Core and Shell LEED Certification by the U.S. Green Building Council for the project as a green mixed-use development. Exhibit H – LEEDS Worksheet, indicates sustainable design components that will be considered. As a part of or in addition to the Core and Shell certification the Master Developer will require the installation of HVAC systems with Enhanced Refrigerant management in all retail, bank and office users. Residential and restaurant users shall be encouraged to utilize low flow plumbing fixtures.

G. Landscape Standards

The applicant is requesting a site specific design standard with regard to landscaping, consistent with the standards approved in connection with the original PMDD rezoning. The project is designed to be a pedestrian-friendly, new-urbanism development which allows for “work and play” within the project. As such, much of the activity will take place within the interior of the site – and the interior of the site is heavily planted with landscaping and aesthetically designed hardscaping. This is in dramatic contrast to many developments which have landscaping along the perimeter of the development. The Design Guidelines call for significant landscaping on the frontage and along the perimeter of the development. This causes significant visibility issues for the tenants and the reduces the value for way-finding of signage (used to identify the tenants in the

interior and back of the center). It is imperative to the success of the tenants and the overall development that the tenants have visibility from the street and that the activity and aesthetics of the interior of the project be visible from the street in order to draw in the consumer. The quality of the landscaping and hardscaping will be consistent with the high quality and sophistication of the tenant base and design of the project.

The requested site specific landscaping design standards are as follows:

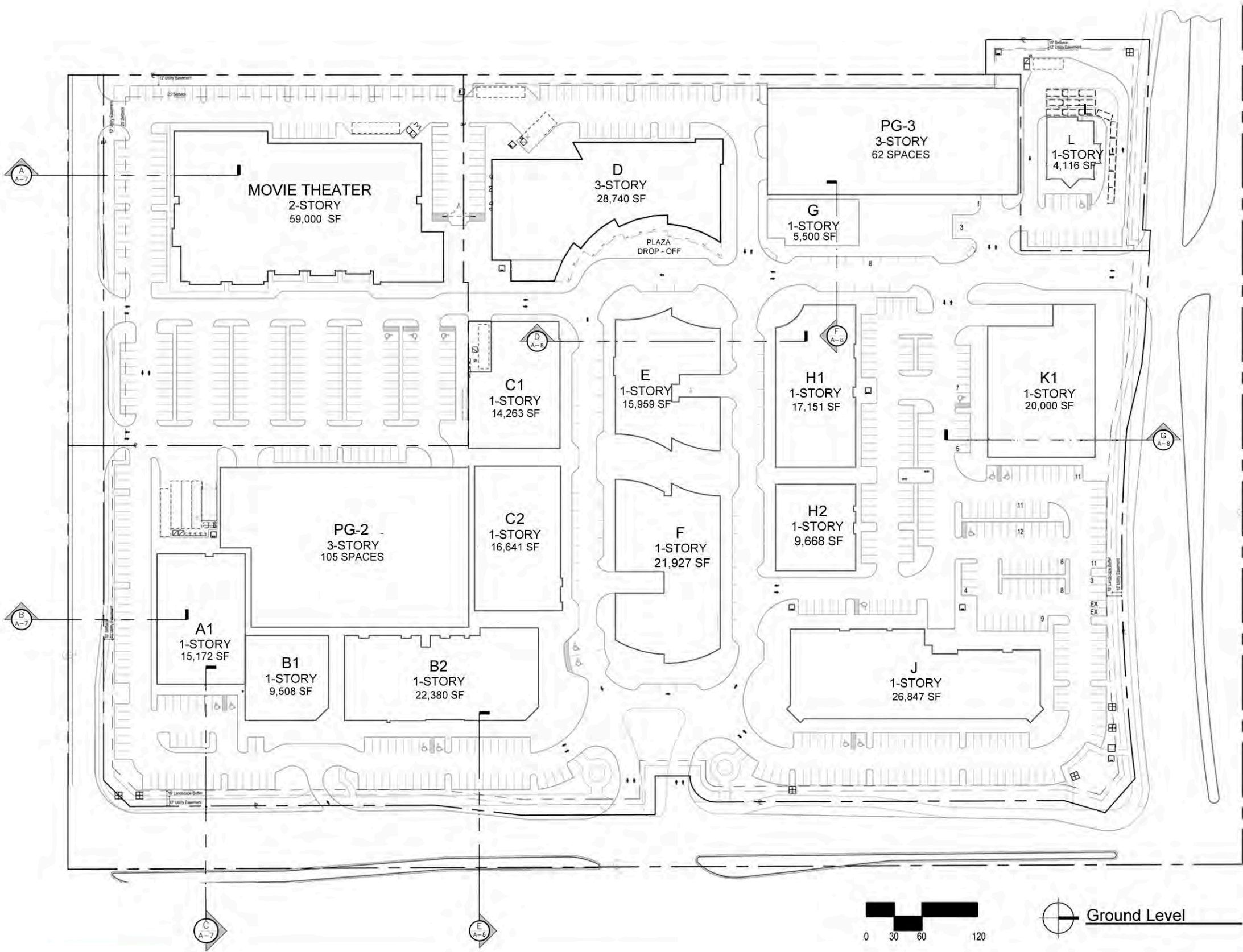
- Shrub / Groundcover / Turf: Coverage in all pervious areas.
- Royal Palm Trees: In sidewalk plant beds, no more than thirty (30') feet on center.

The requested site specific landscape requirements for Frontage Road (Perimeter) Greenway are as follows:

- Shrub / Groundcover: Coverage to be in all pervious areas. Height of shrubs shall not exceed 30" between Parking and Frontage Roadway to maintain clear visibility for safety. Approximately 60% of area between parking and sidewalk to be ground cover.
- Palms: Royal Palms to be used as Street Trees no more than thirty (30') feet on center and other palms can be used in addition to shade and accent tree requirements, but not as a replacement.
- Shade Trees: To Be Royal Palms planted no more than thirty (30') feet on center between Parking and Frontage Roadway. Additionally, three Oak clusters are incorporated along the Lyons and Wiles greenway.
- Accent Trees: Will be provided at key entrances to site to accentuate such areas.

VII. Conclusion

The Promenade at Coconut Creek PMDD as it has developed to-date exists as a high quality, mixed-use project consisting of office and commercial uses. The success of the project so far can be attributed, in part, to its consistency with the well-conceived vision of the City and the goals, objectives and policies of the City and County land use plans. The fine-tuning of this project to include the new movie theater use and other adjustments described in this application will continue to promote and enhance the City's vision of a substantial economic base within the community and will enhance the City's tax revenues.



PROJECT DATA

	EXISTING	PROPOSED	FUTURE	CANOPY (EXIST.)	CANOPY (PROP.)	TOTAL
COMMERCIAL						
GROUND FLOOR COMMERCIAL USE	198,256		14,013	5,631	600	218,500
MOVIE THEATER		59,000				59,000
BLDG G		5,500				5,500
BLDG K		20,000				20,000
BANK	4,116		1,146	738		6,000
TOTAL COMMERCIAL	202,372	84,500	15,159	6,369	600	309,000
OFFICE						
OFFICE USE	49,154	0	75,846			125,000
TOTAL OFFICE						125,000
	251,526	84,500	91,005	6,369	600	
SUBTOTAL	336,026		91,005		6,969	
TOTAL GROSS AREA						434,000

NET SITE AREA:	1,001,053 SF (22.98 AC)	1,001,053 SF (22.98 AC)
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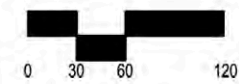
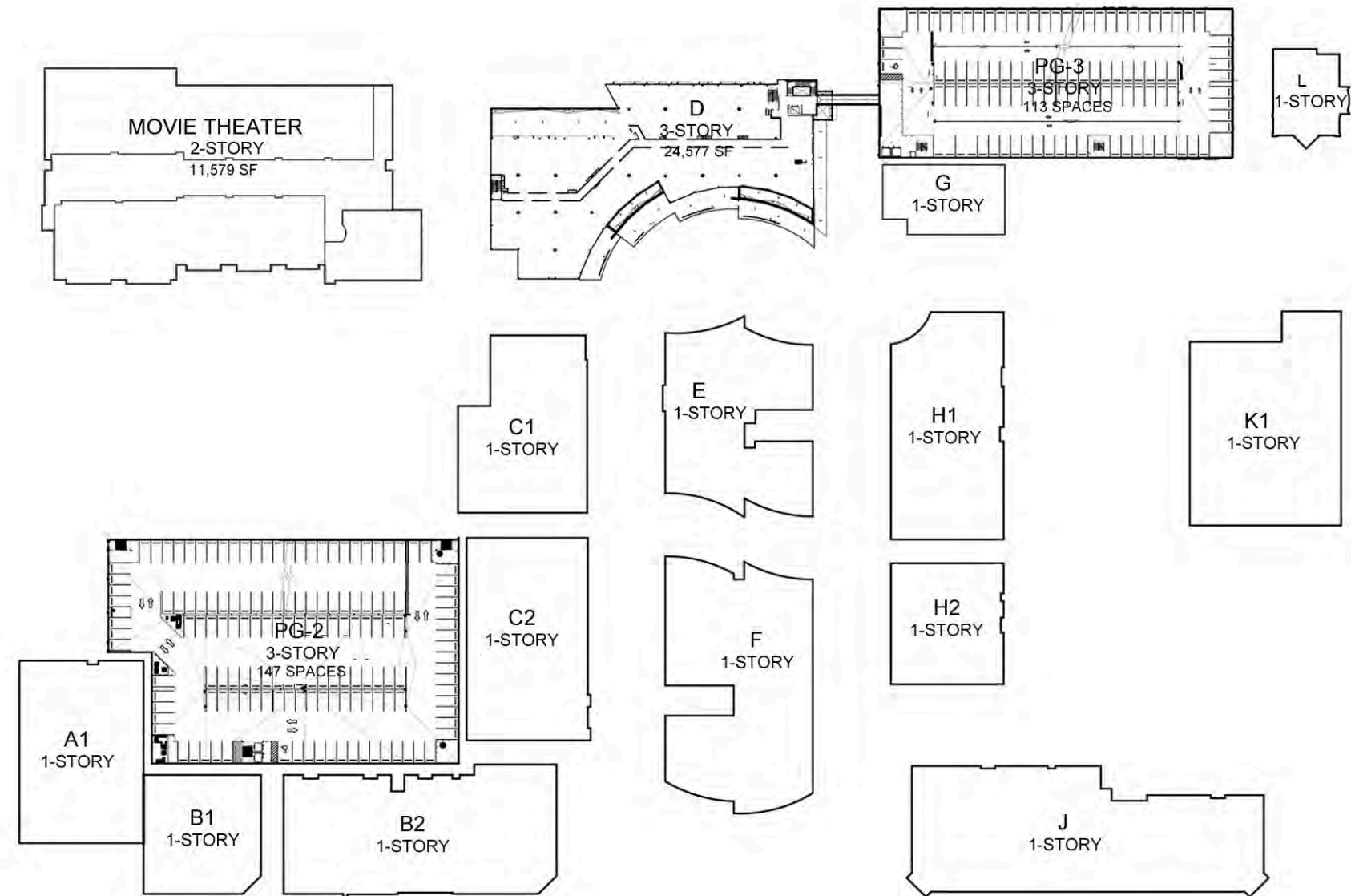
PARKING

REQUIRED	
PER MAINSTREET DESIGN STANDARDS	
3 SPACES PER 1000	
COMMERCIAL PARKING REQUIRED (FOR EXISTING AND PROPOSED BUILDING AREA):	1008 SPACES
PROPOSED	
EXISTING PARKING:	
PG-2	342 SPACES
PG-3	276 SPACES
SURFACE:	535 SPACES
TOTAL EXISTING	1153 SPACES
PROPOSED ADDITIONAL SURFACE	
PARKING ADDED	216 SPACES
TOTAL PARKING PROVIDED	1369 SPACES

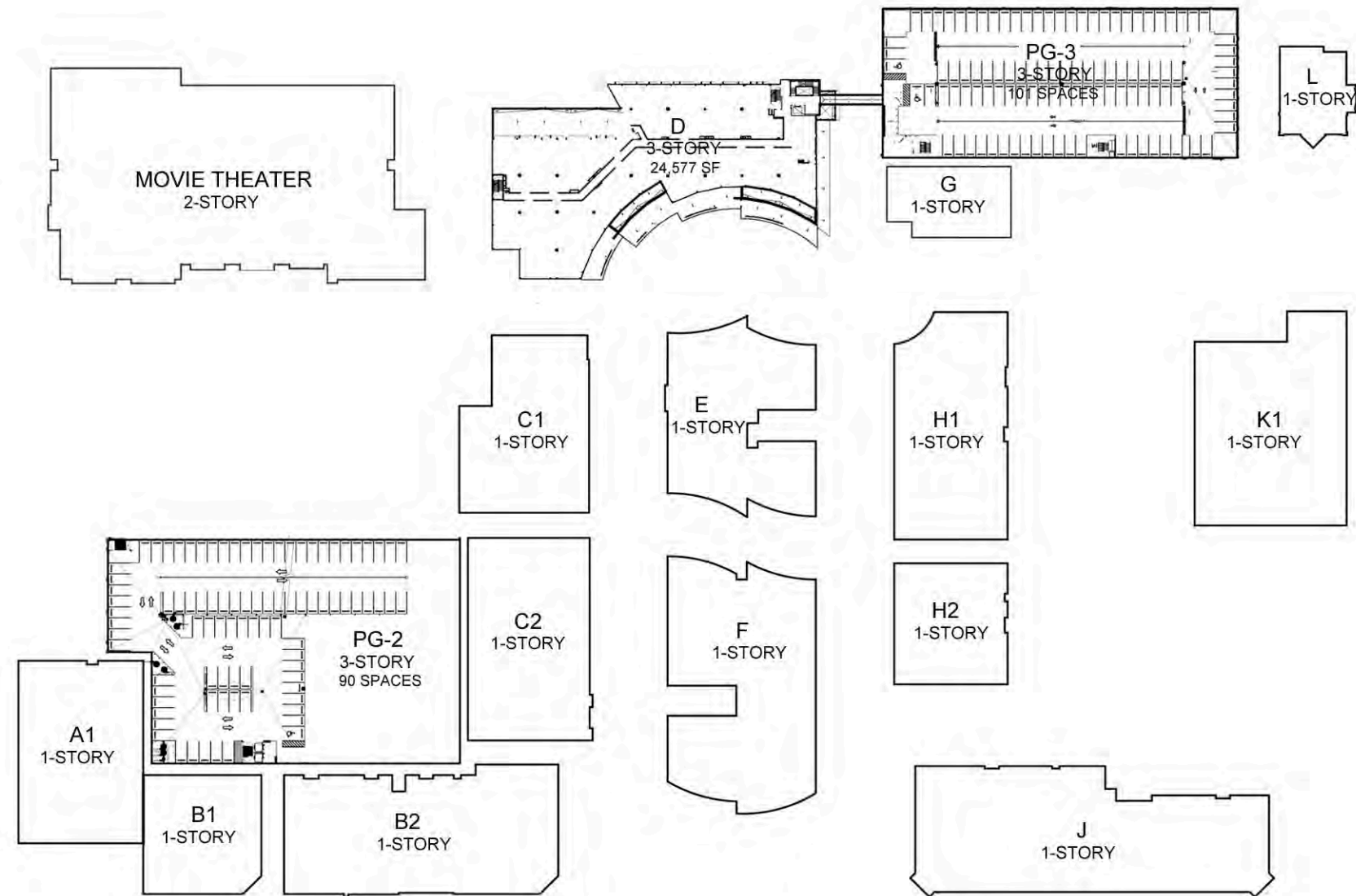
OPEN SPACE

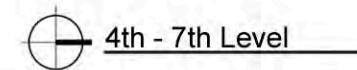
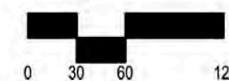
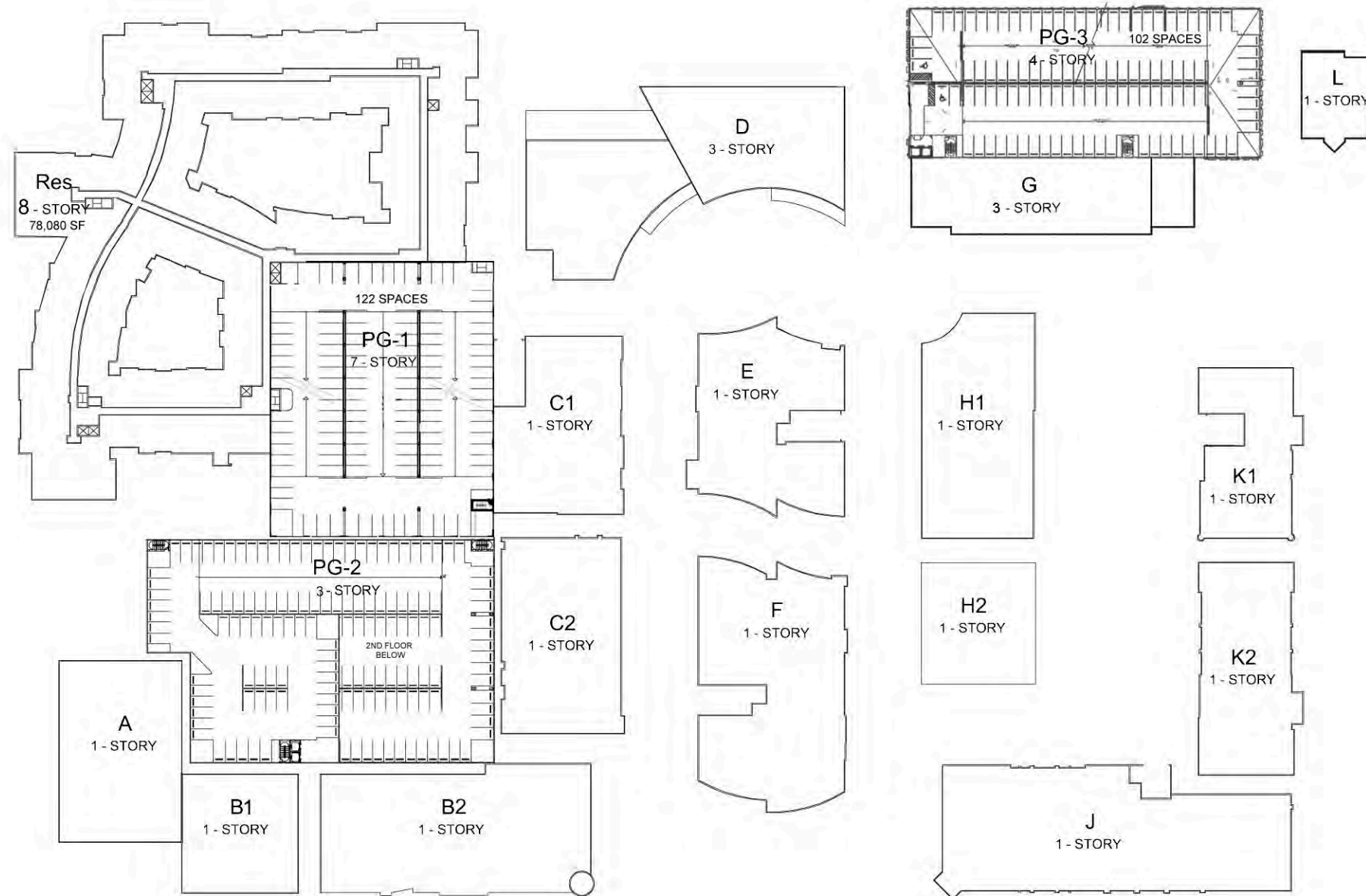
Required Open Space	Area	%	Open Space	Area	%
(all previous areas)			(hardscape/non-pervious)		
Total Site Area	1,001,053	100	Total Site Area	1,001,053	100
Total (required)	160,168.48	16	Total (required)	200,210.60	20
Total (provided as below)	174,386.34	17.42	Total (provided as below)	250,680.05	25.04
Perimeter Greenways Trails	525,68.91	5.25	Perimeter Greenways	14,713	1.46
Landscape Buffers	22,396.44	2.24	Plazas	139,417.89	13.92
Other Pervious Areas	99,420.99	9.93	Pedestrian Arcades	96,549.16	9.64

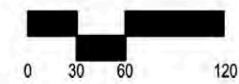
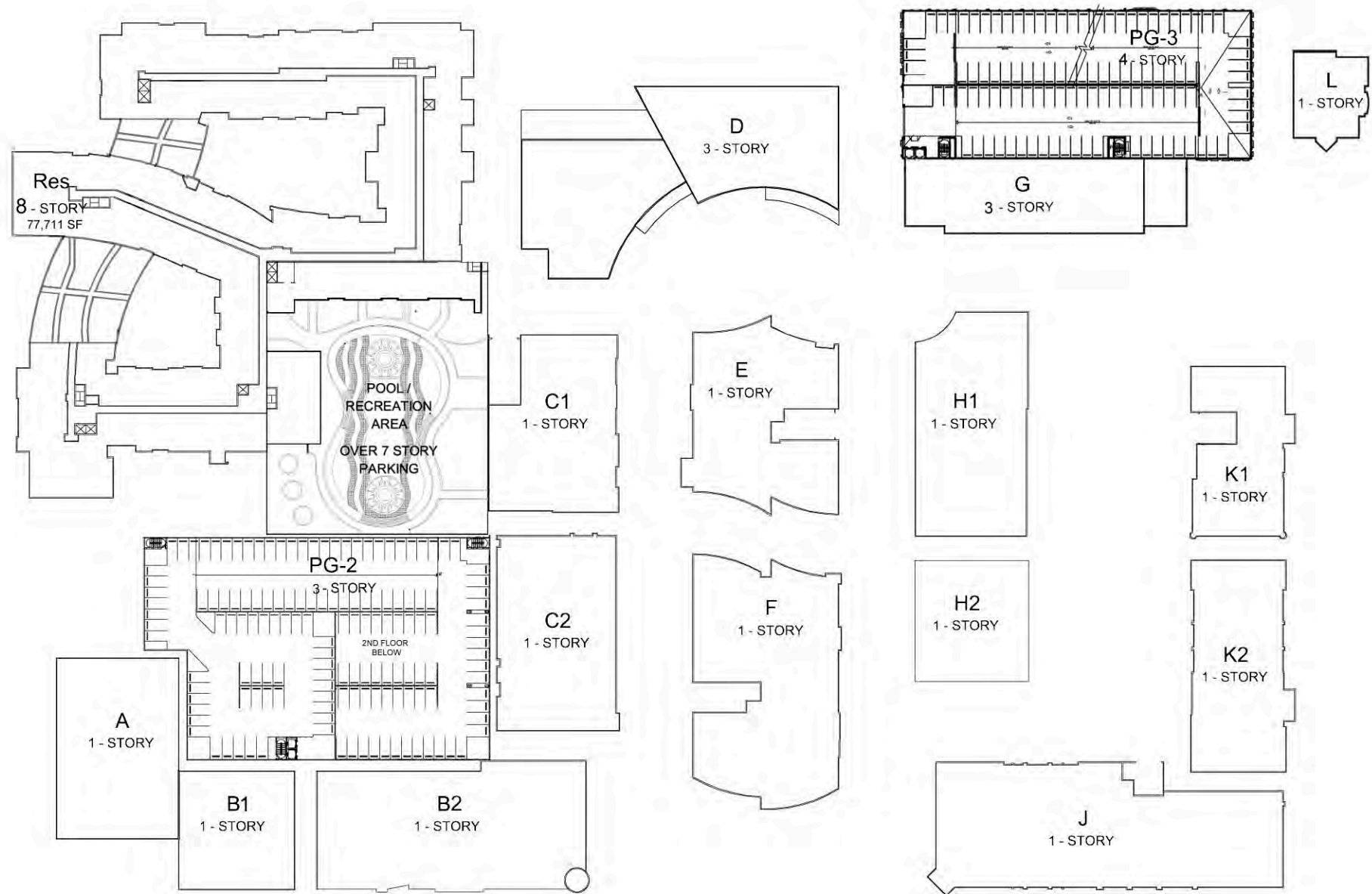
The Landscaping/Green area within plazas and pedestrian areas is 102,838 SF = 43%

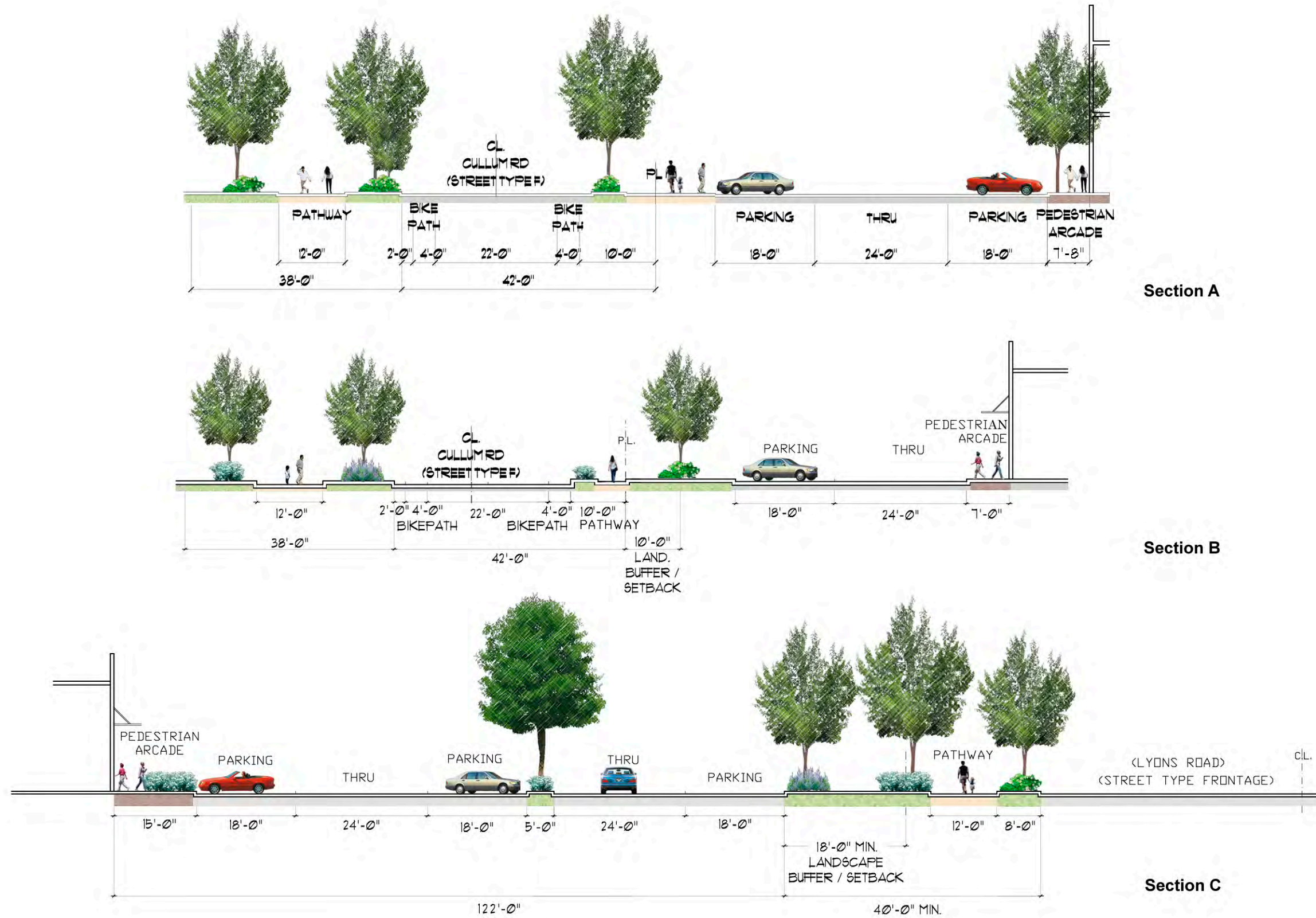


Second Level

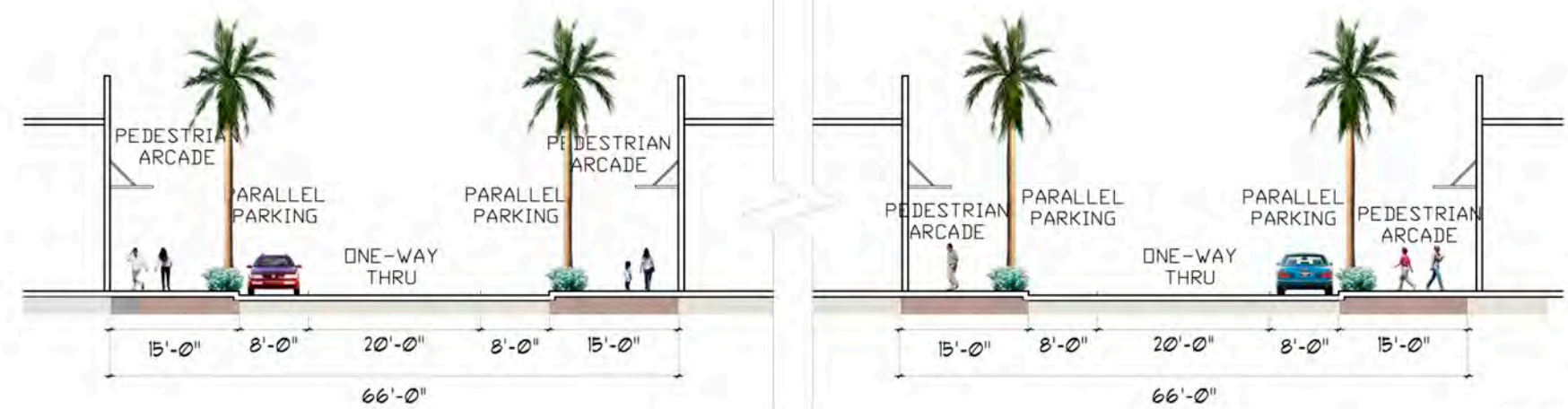




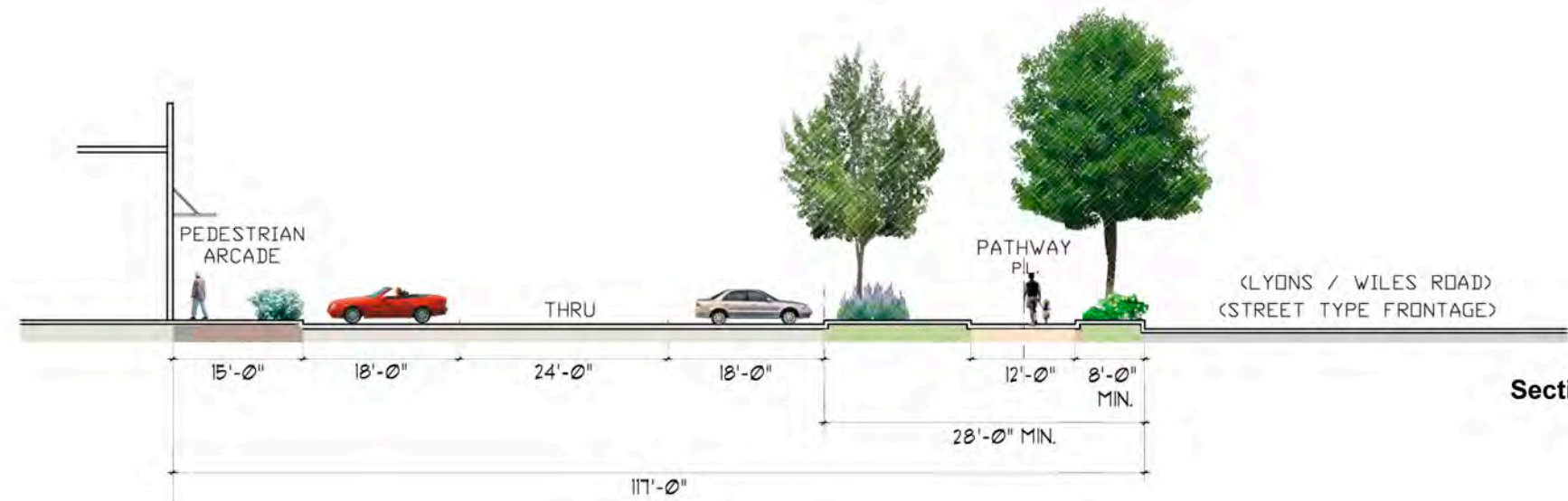




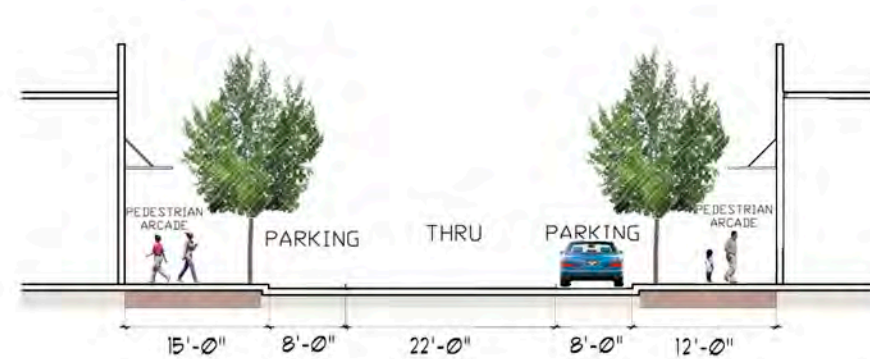
Sections A, B, and C



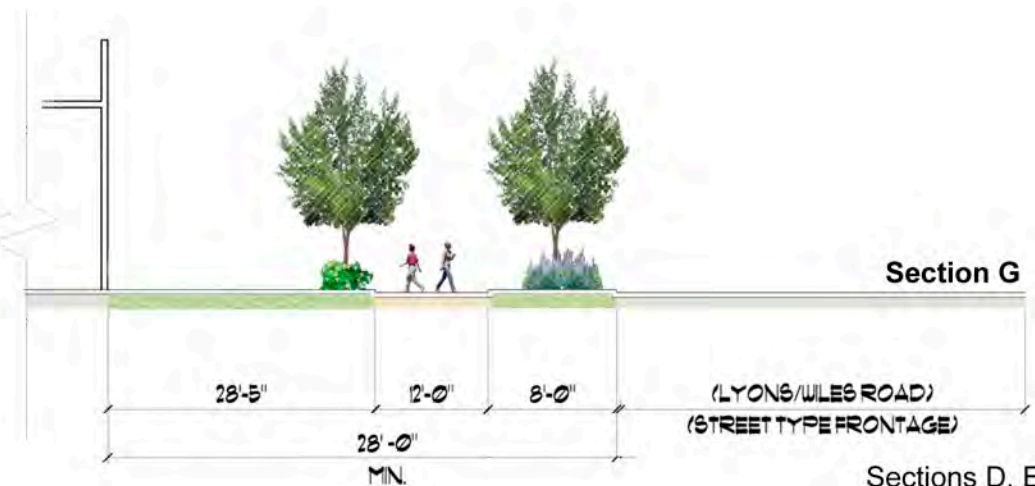
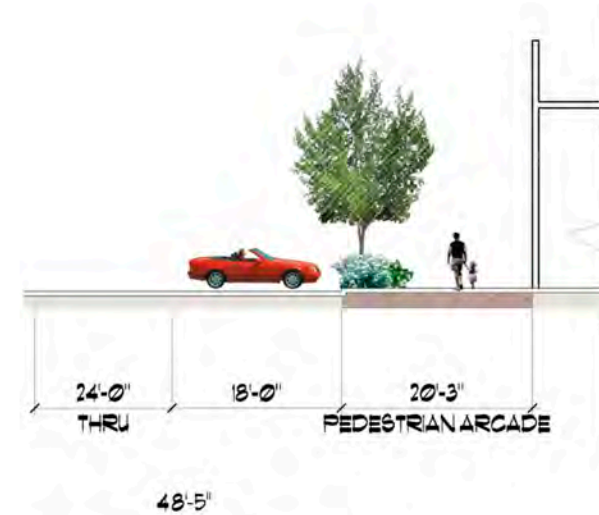
Section D



Section E

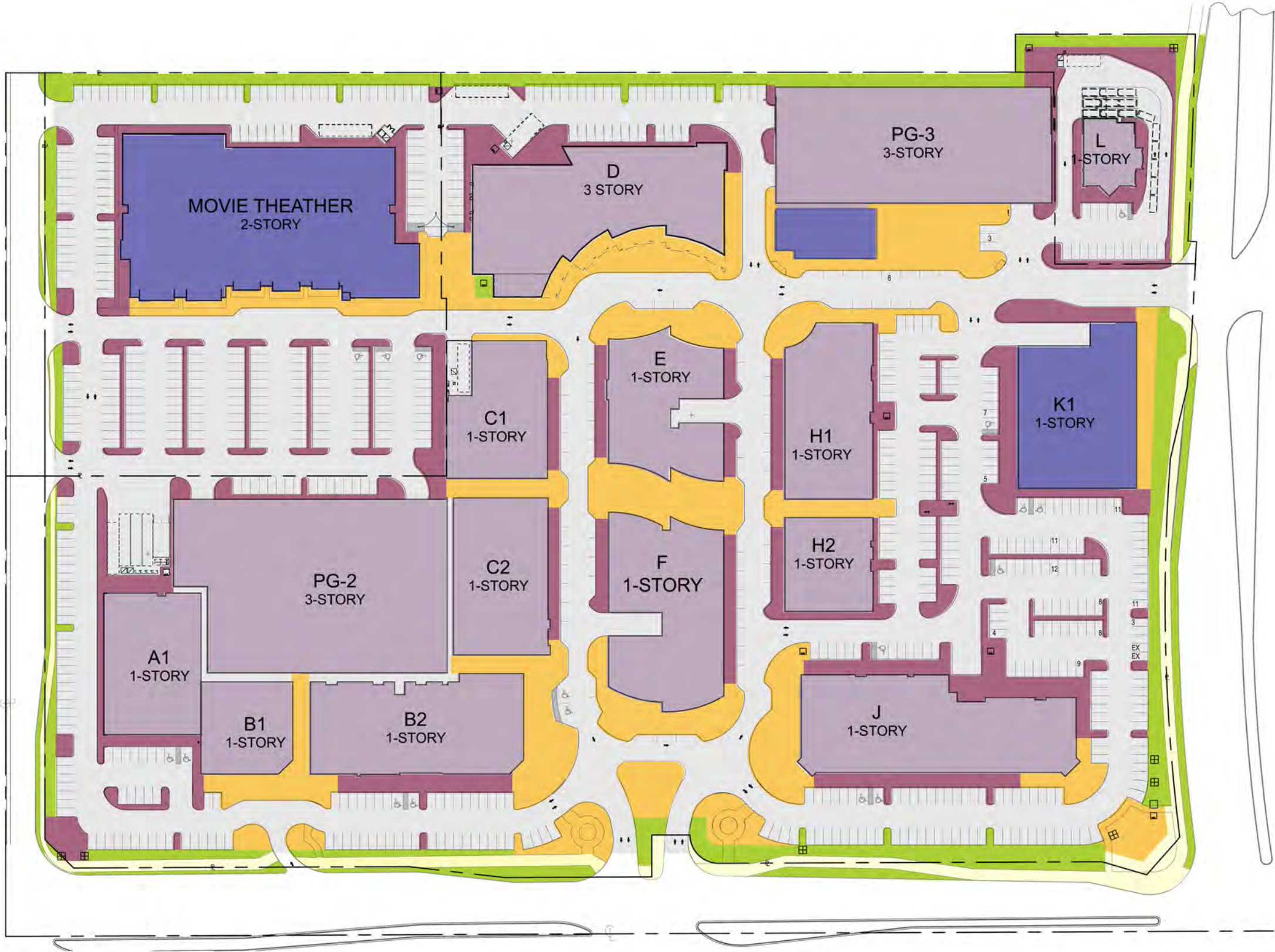


Section F



Section G

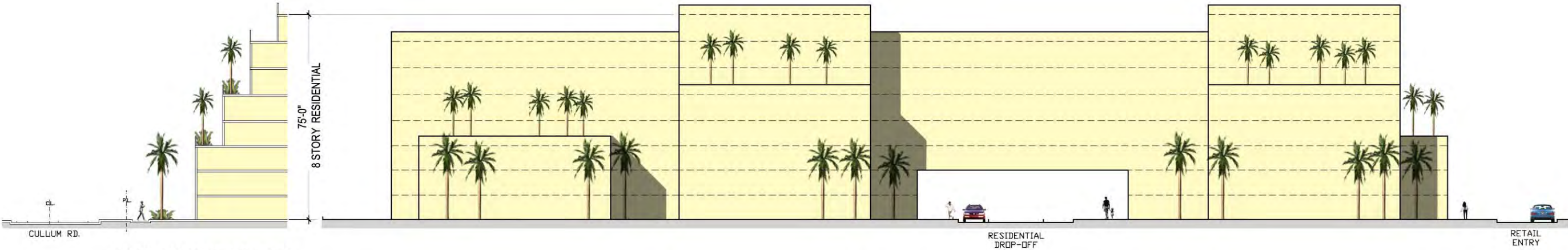
Sections D, E, F and G
1" = 20'-0"



OPEN SPACE					
Required Open Space	Area	%	Open Space	Area	%
(all previous areas)			(hardscape/non-pervious)		
Total Site Area	1001053	100	Total Site Area	1001053	100
Total (required)	160168.48	16	Total (required)	200210.6	20
Total (provided as below)	174386.34	17.42	Total (provided as below)	250680.05	25.04
Perimeter Greenways Trails	52568.91	5.25	Perimeter Greenways Trails	14713	1.46
Landscape Buffers	22396.44	2.24	Plazas	139417.89	13.92
Other Pervious Areas	99420.99	9.93	Pedestrian Arcades	96549.16	9.64

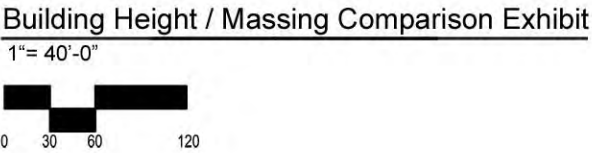
The Landscape/Green Area within plazas and pedestrian areas is 102,838 SF which equals to 43% of Open Space

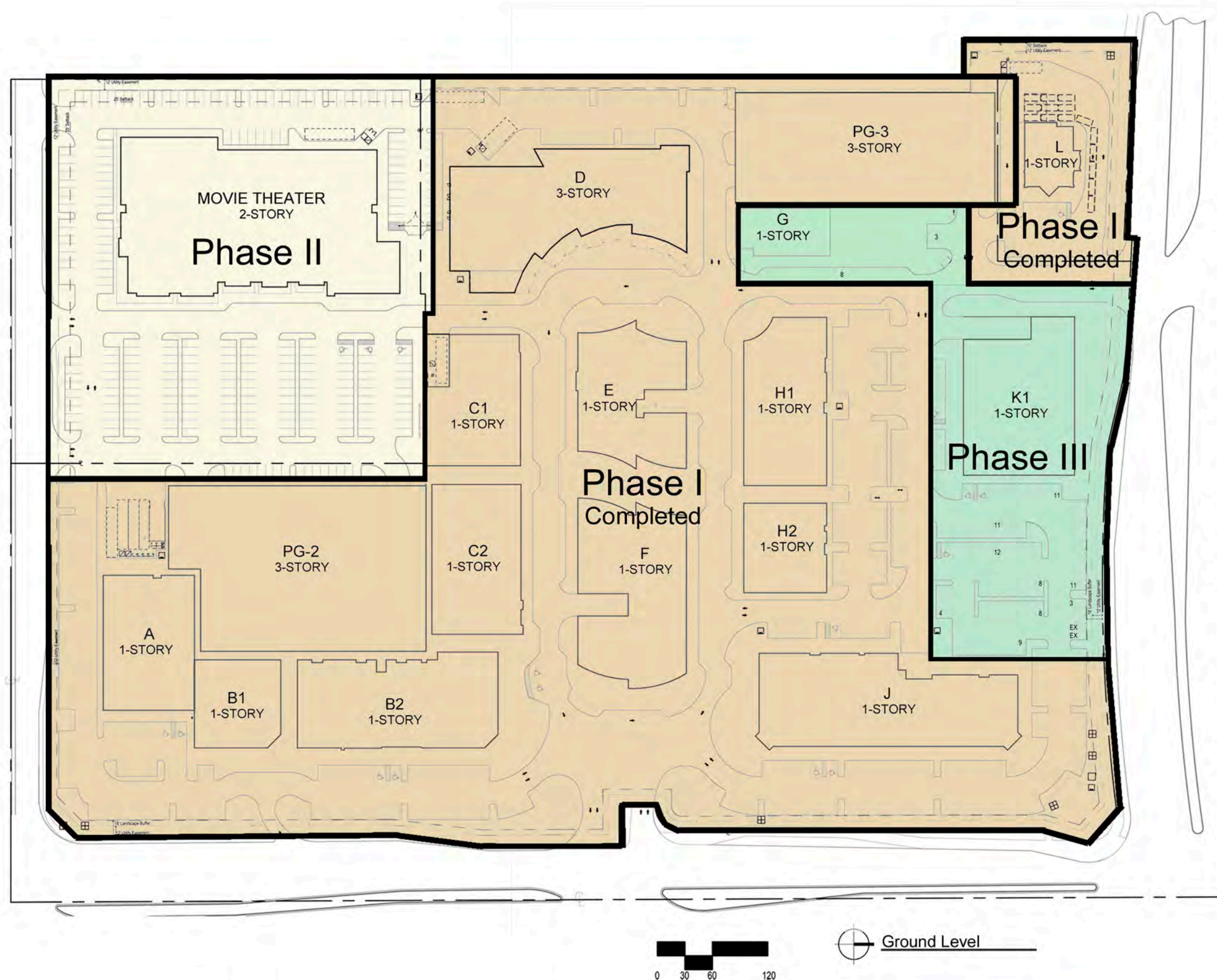
- PERIMETER GREENWAYS TRAILS/NON PERVIOUS
14,713 SF
- PERIMETER GREENWAYS TRAILS/LANDSCAPE BUFFER
AREA (74,965 SF)
- PLAZA AREAS
(139,417 SF)
- PEDESTRIAN
ARCADES (96,549 SF)
- PROPOSED
BUILDING
- EXISTING
DEVELOPMENT

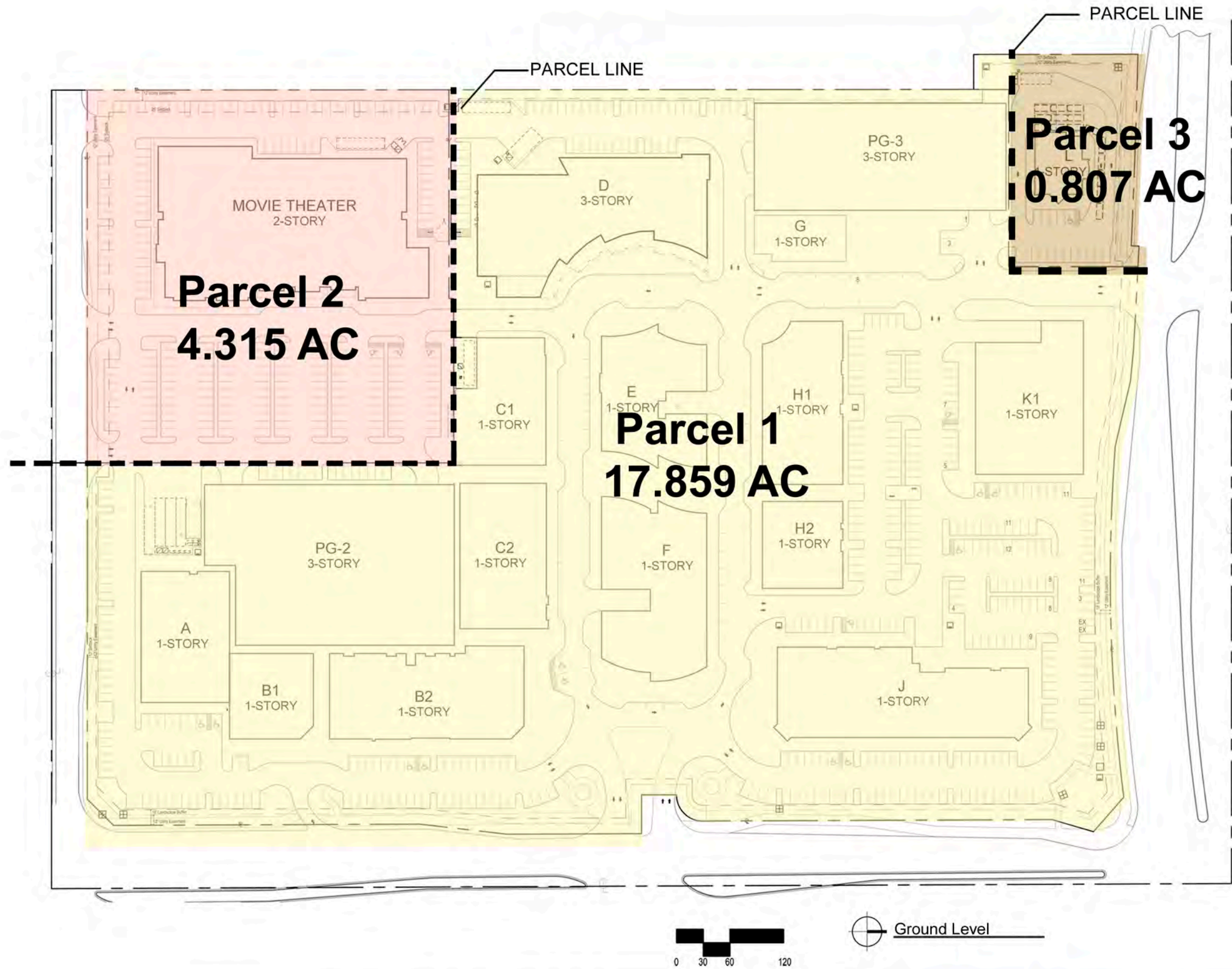


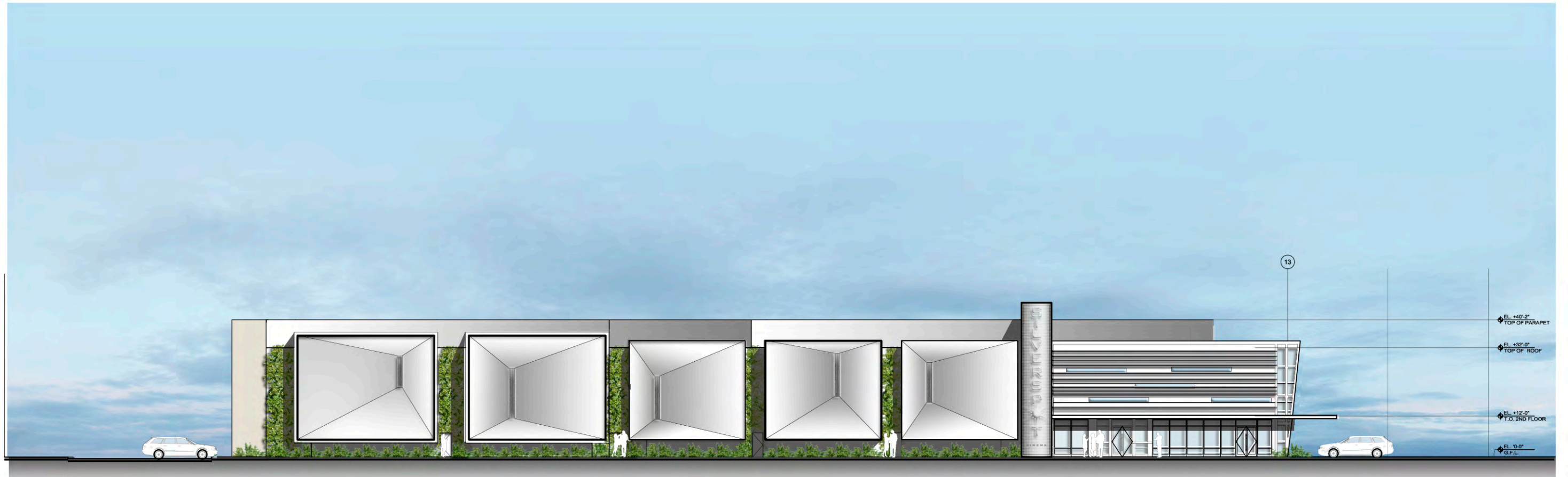
BUILDING SECTION

Proposed 5 - 8 Story Massing (South Elevation)

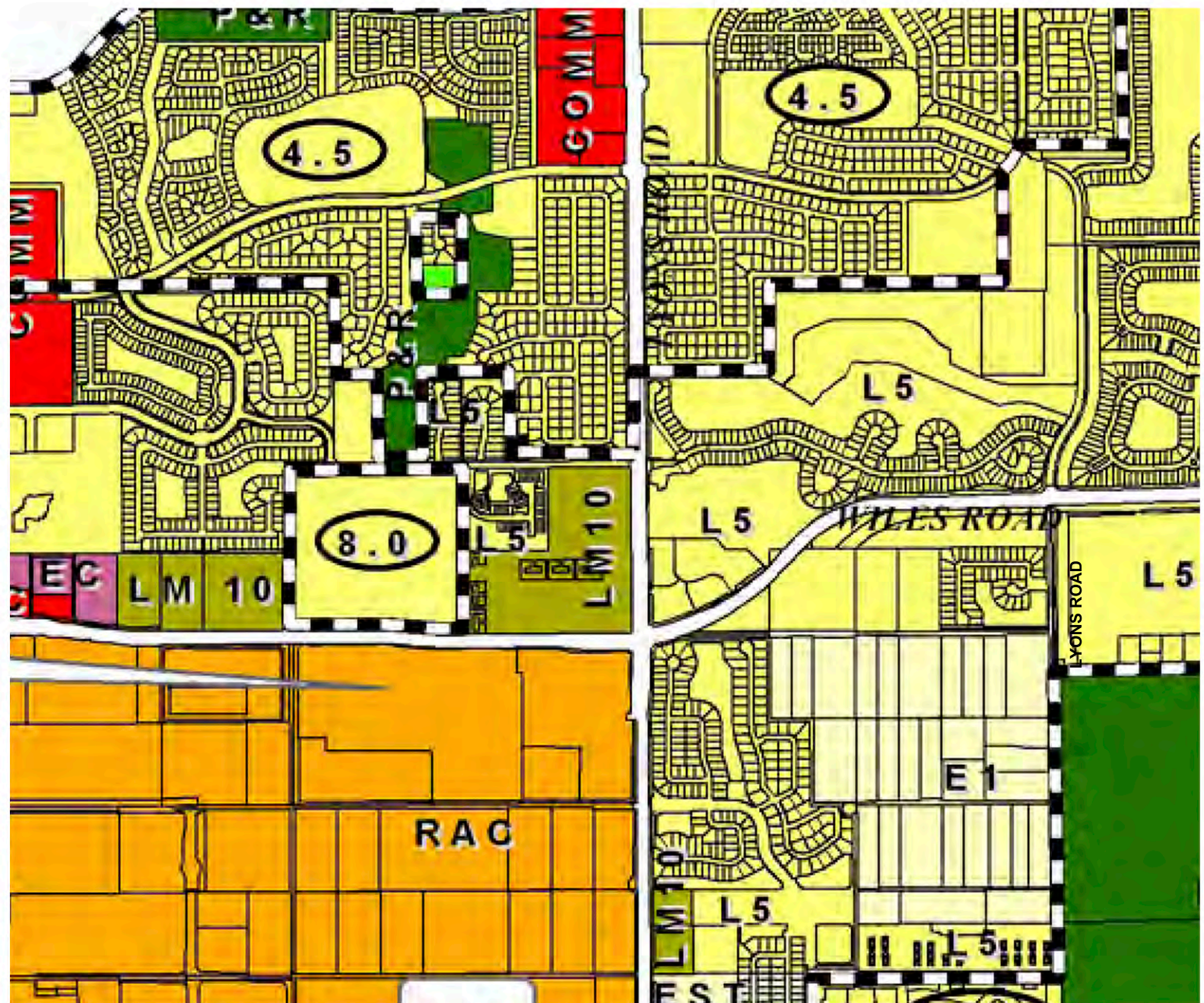








EAST ELEVATION



Legend

LAND USE

	EST 1.0	Residential Estate 1 DU/Ac
	LOW 3.0	Residential 3 DU/Ac
	LOW 5.0	Residential 5 DU/Ac
	LOW 6.0	Residential 6 DU/Ac
	LOW-MED 8.0	Residential 8 DU/Ac
	LOW-MED 10.0	Residential 10 DU/Ac
	MED 16.0	Residential 16 DU/Ac
	RAC	Regional Activity Center
	COMM (C)	Commercial
	IND	Industrial
	OP	Office/Professional
	EC	Employment Center
	P&R	Parks & Recreation
	CON	Conservation
	COM REC	Commercial Recreation
	COM FAC	Community Facilities
	U	Utilities
	T	Transportation (Major)
	X.XX	Residential Irregular
		CITY BOUNDARY
		UNINCORPORATED BROWARD COUNTY
		FLEX ZONE BOUNDARY

EXHIBIT B

SCALE: N.T.S.



THE PROMENADE AT COCONUT CREEK PMDD

City of Coconut Creek, Florida
DYI # 201115

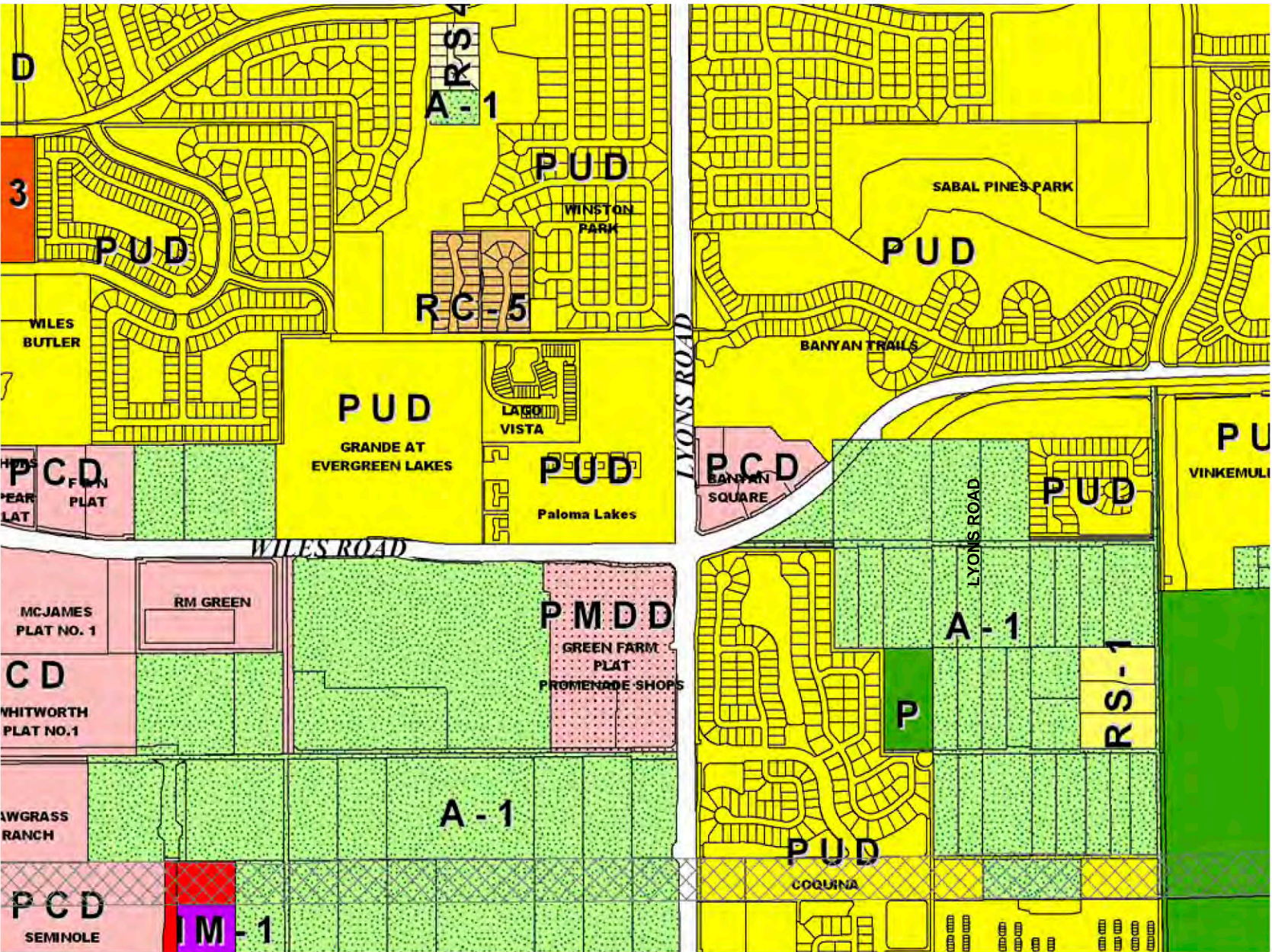
ALL RIGHTS RESERVED

09.25.12
PMDD MODIFICATION

DORSKY + YUE INTERNATIONAL ARCHITECTURE

CLEVELAND P: 216.468.1850 F: 216.464.3610
FORT LAUDERDALE P: 954.703.7830 F: 954.524.8804
WASHINGTON D.C. P: 202.776.0400 F: 202.776.9347

CURRENT
FUTURE
LAND USE



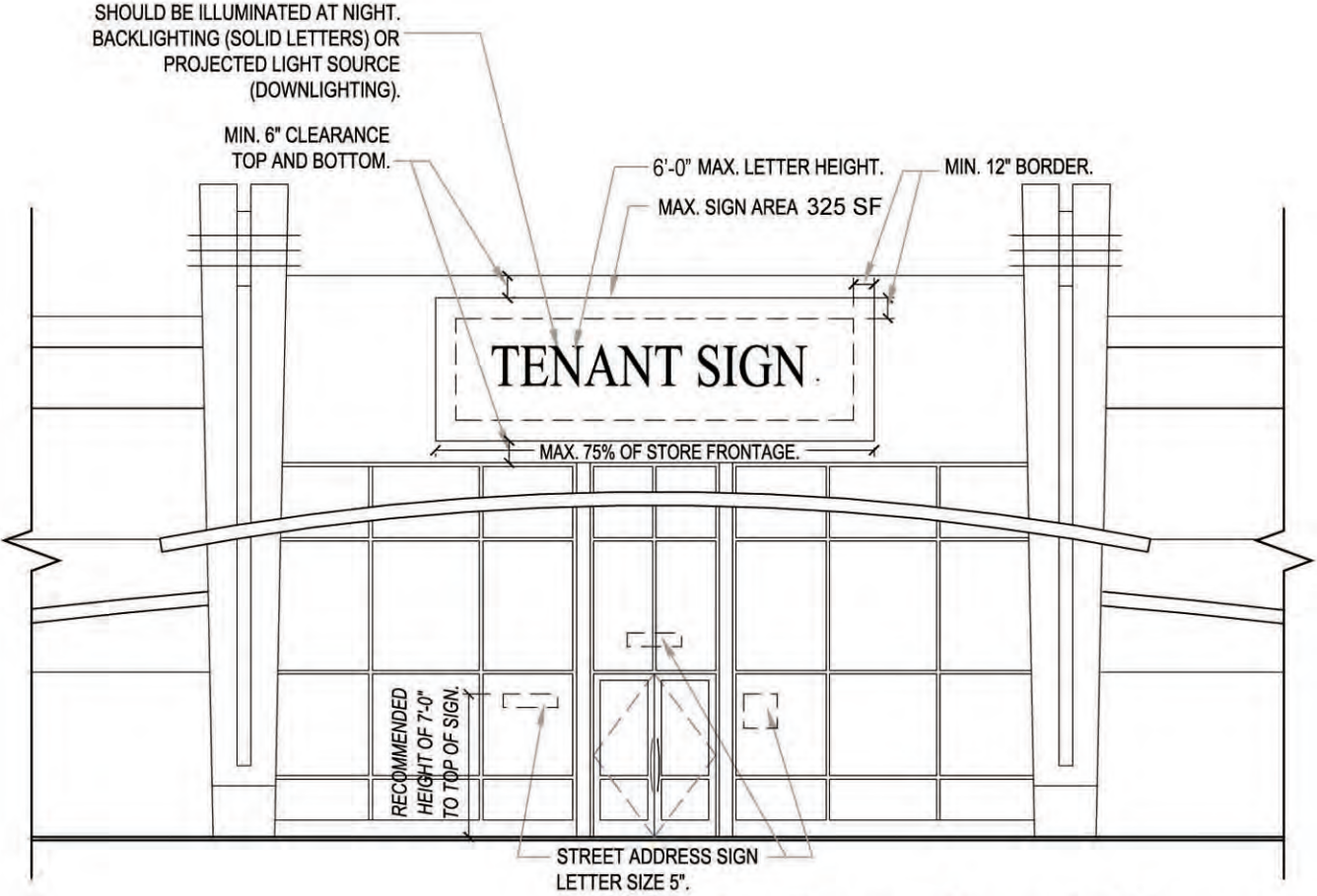
**Legend
ZONING**

	A - 1	Agricultural District
	A - E	Agricultural Estate District
	RS - 1	Residential Single-Family Detached - 1 DU/Ac
	RS - 3	Residential Single-Family Detached - 3 DU/Ac
	RS - 4	Residential Single-Family Detached - 4 DU/Ac
	RS - 5	Residential Single Family Detached - 5 DU/Ac
	RC - 5	Residential Cluster - 5 DU/Ac
	RC - 8	Residential Attached - 8 DU/Ac
	RM - 10	Residential Multiple-Family - 10 DU/Ac
	PUD	Planned Unit Development
	MH - 1	Mobile Home Park
	O - 2	Local Office
	O - 3	Regional Office
	B - 2	Convenience Shopping
	B - 3	Community Shopping
	B - 4	Regional Shopping
	PMDD	Planned Mainstreet Development District
	PCD	Planned Commerce District
	IO - 1	Industrial Office
	IM - 1	Industrial Manufacturing
	GC	Golf Course District
	CF	Community Facility District
	P	Parks and Recreation District
	PRESERVE	Preserve
	ROAD	Road
	SZ - 1	Special Zoning Overlay Area No. 1
	SU	Special Utility Overlay Area

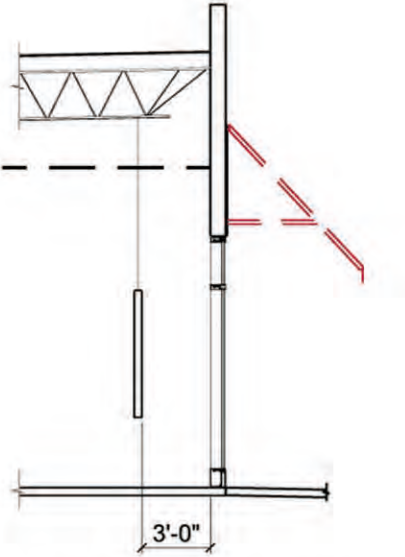
EXHIBIT C

SCALE: N.T.S



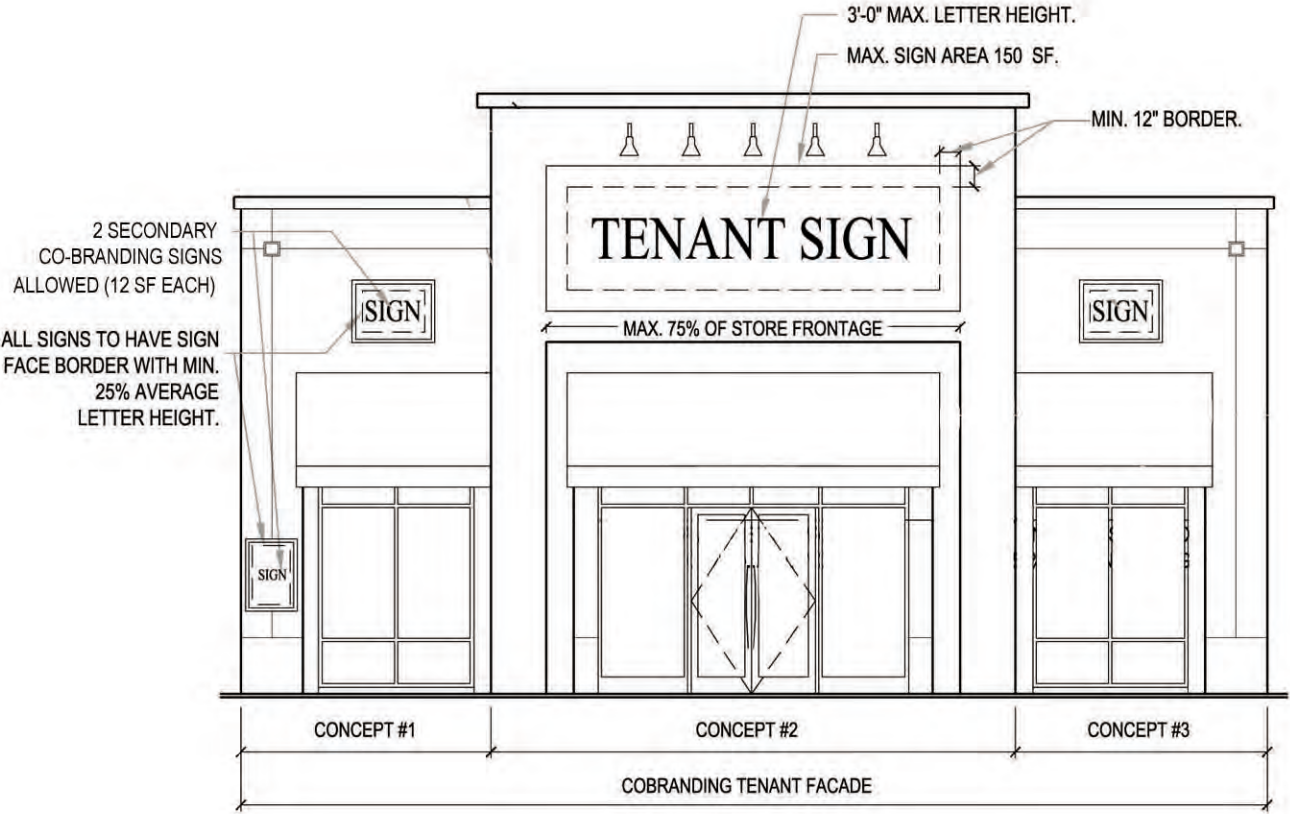


Major Tenant Facade Signage

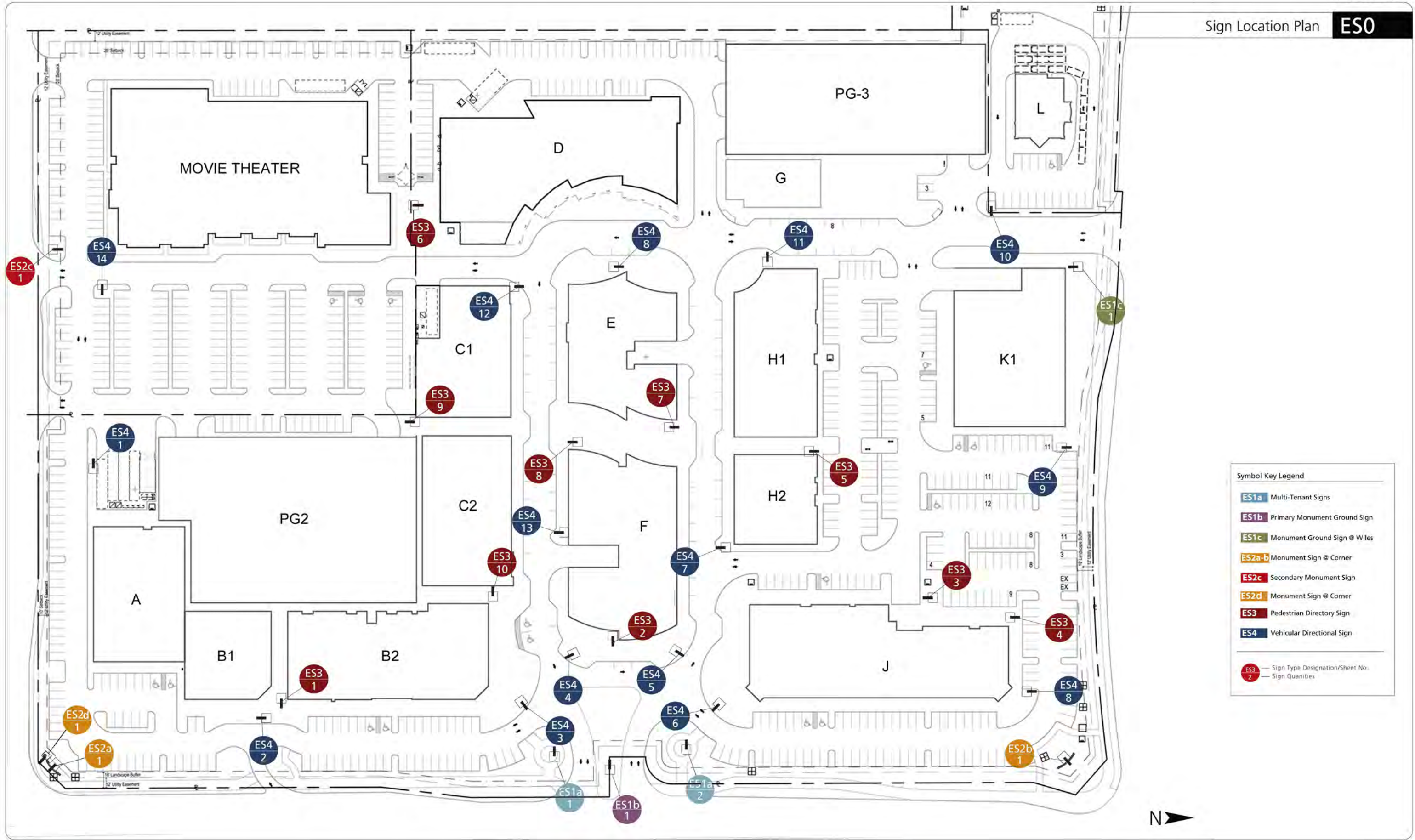


SIGNS LESS THAN 3'-0" FROM INTERIOR OF WINDOW MAY ONLY TAKE UP TO 25% OF TOTAL WINDOW AREA.

Interior Signage



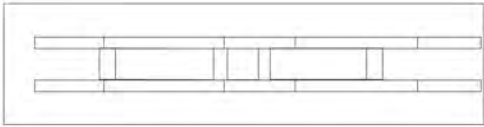
Co-Branding Signage



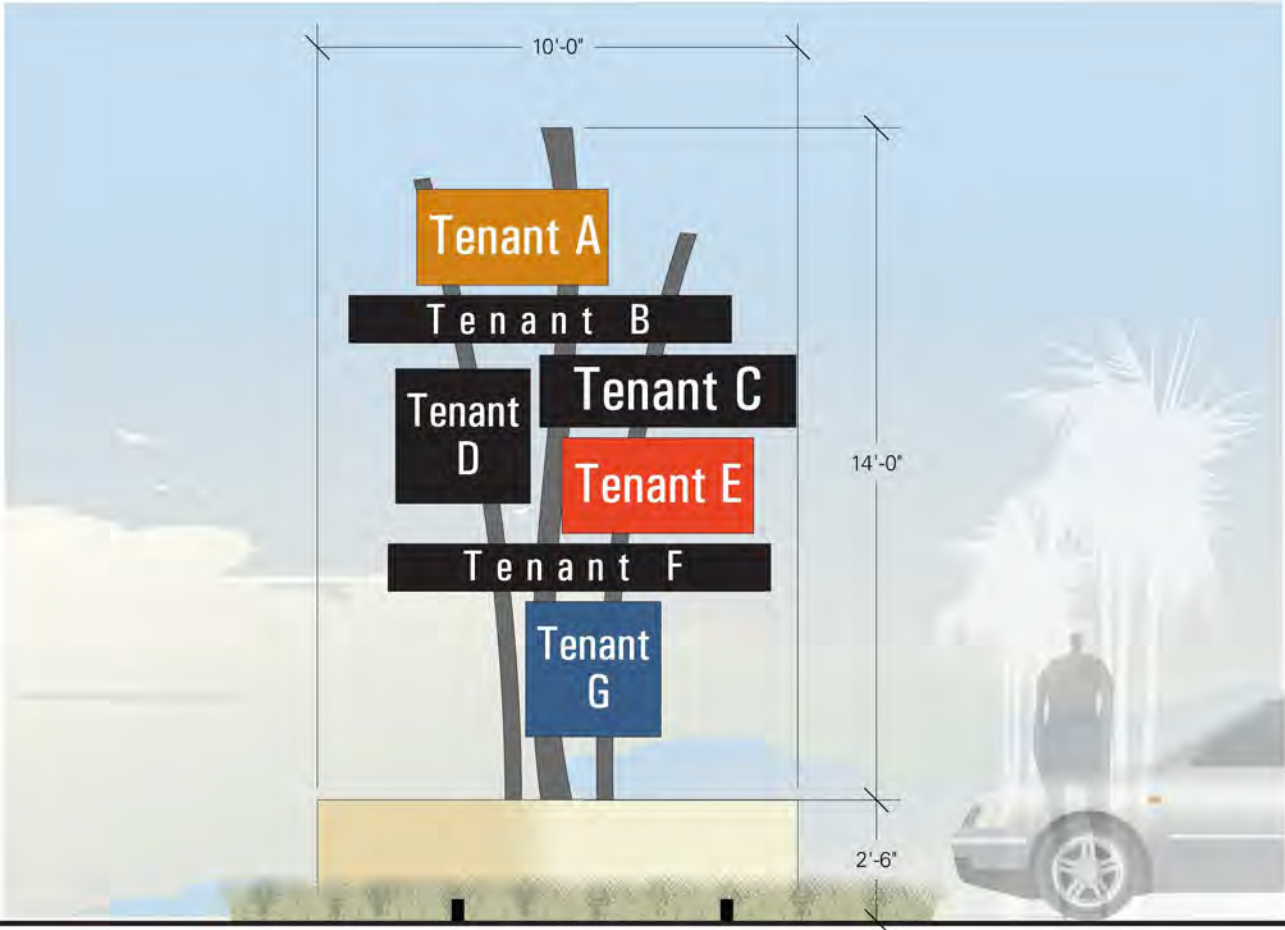
Symbol Key Legend

ES1a	Multi-Tenant Signs
ES1b	Primary Monument Ground Sign
ES1c	Monument Ground Sign @ Wiles
ES2a-b	Monument Sign @ Corner
ES2c	Secondary Monument Sign
ES2d	Monument Sign @ Corner
ES3	Pedestrian Directory Sign
ES4	Vehicular Directional Sign

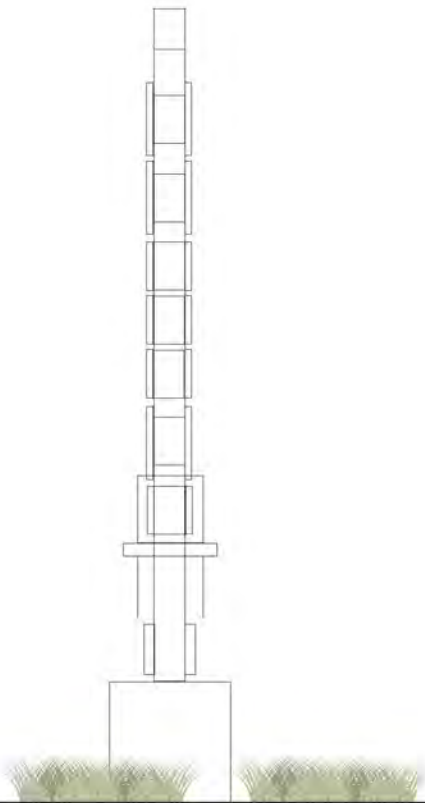
ES3 2 — Sign Type Designation/Sheet No.
 2 — Sign Quantities



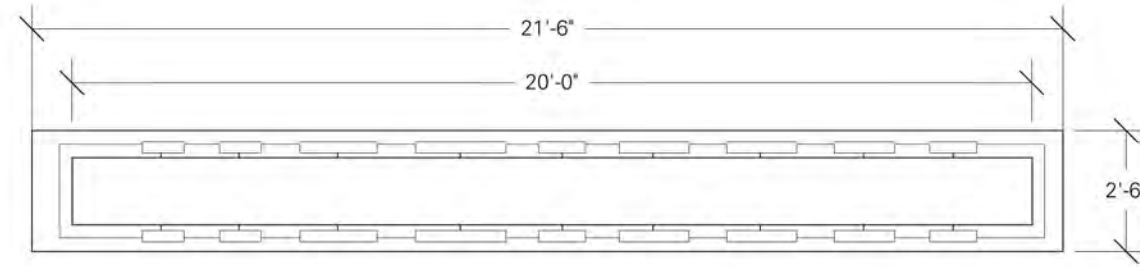
3 Plan
Scale: 1/4"=1'-0"



1 Elevation
Scale: 1/4"=1'-0"



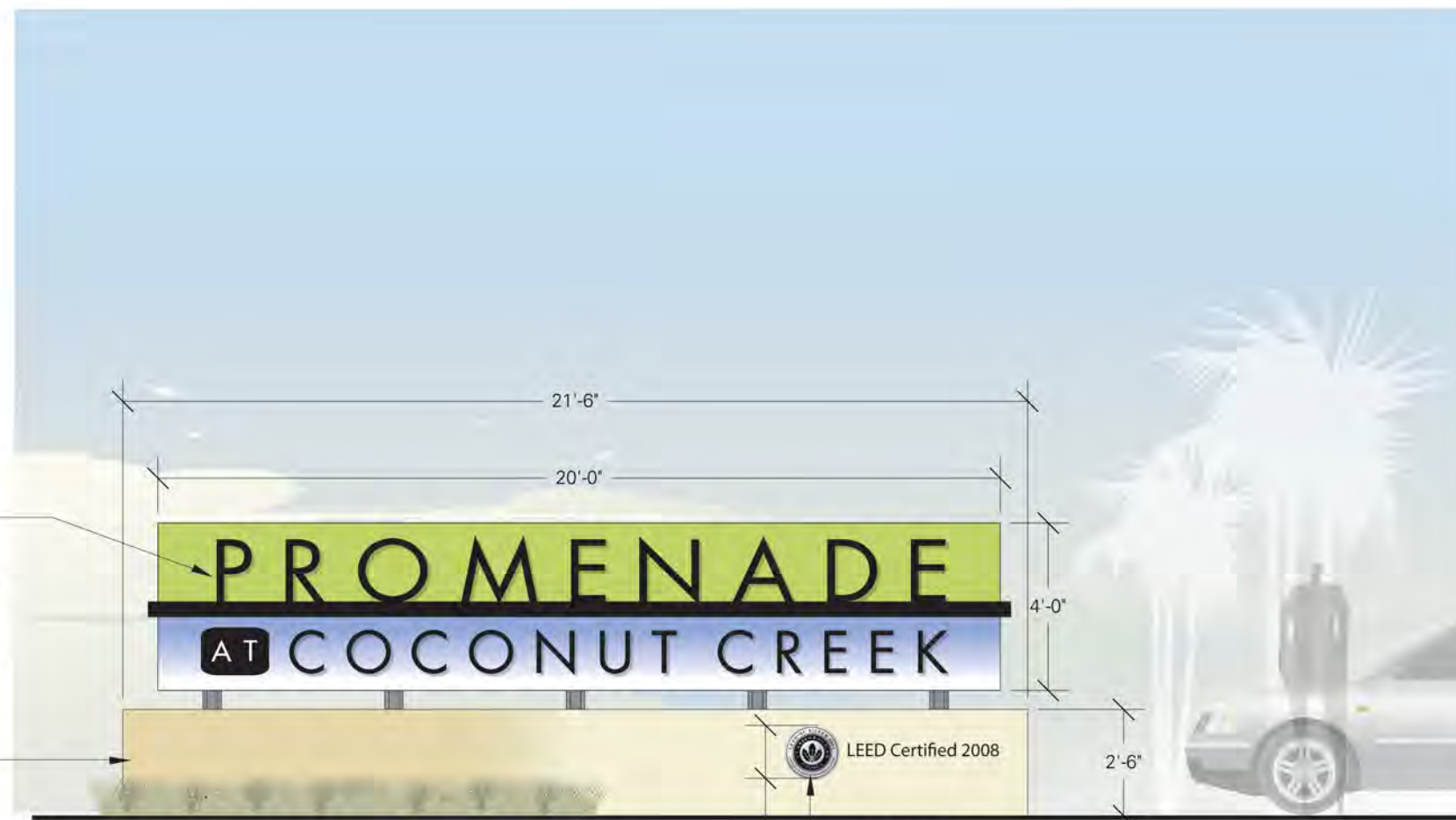
2 Profile
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3 Plan
Scale: 1/4"=1'-0"

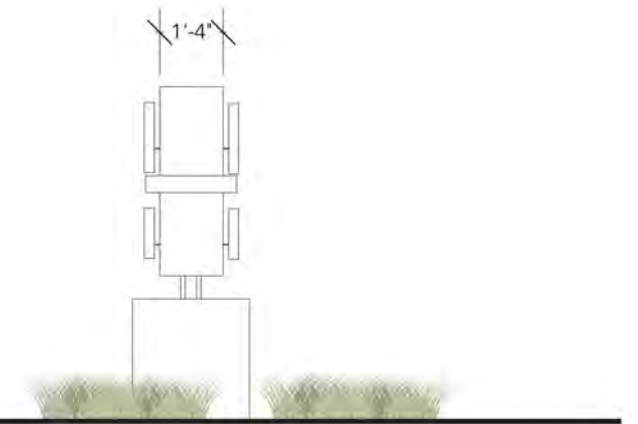
Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplit from a metal tube raceway.

Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.

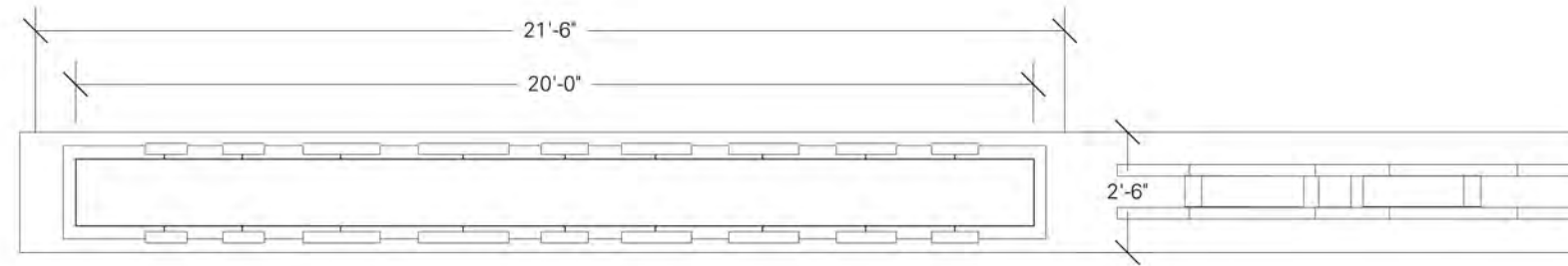


1 Elevation
Scale: 1/4"=1'-0"

LEED Certified Plaque
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.



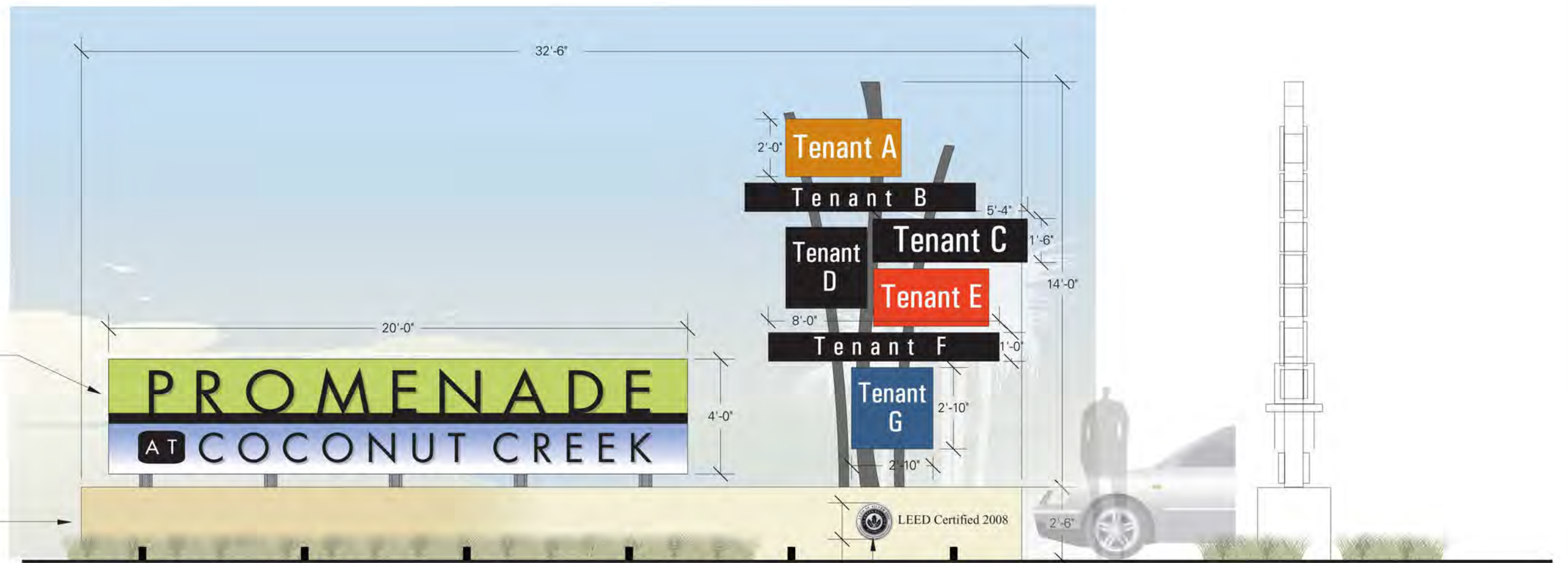
2 Profile
Scale: 1/4"=1'-0"



3 Plan
Scale: 1/4"=1'-0"

Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplift from a metal tube raceway.

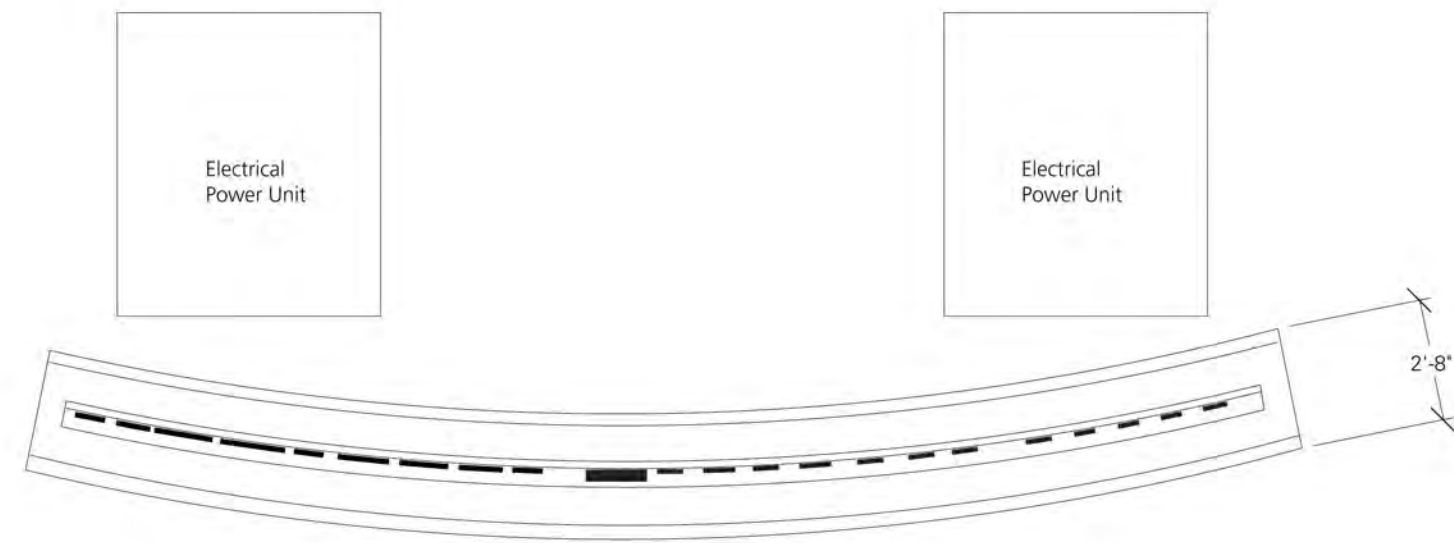
Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.



1 Elevation
Scale: 1/4"=1'-0"

LEED Certified Plaque
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.

2 Profile
Scale: 1/4"=1'-0"

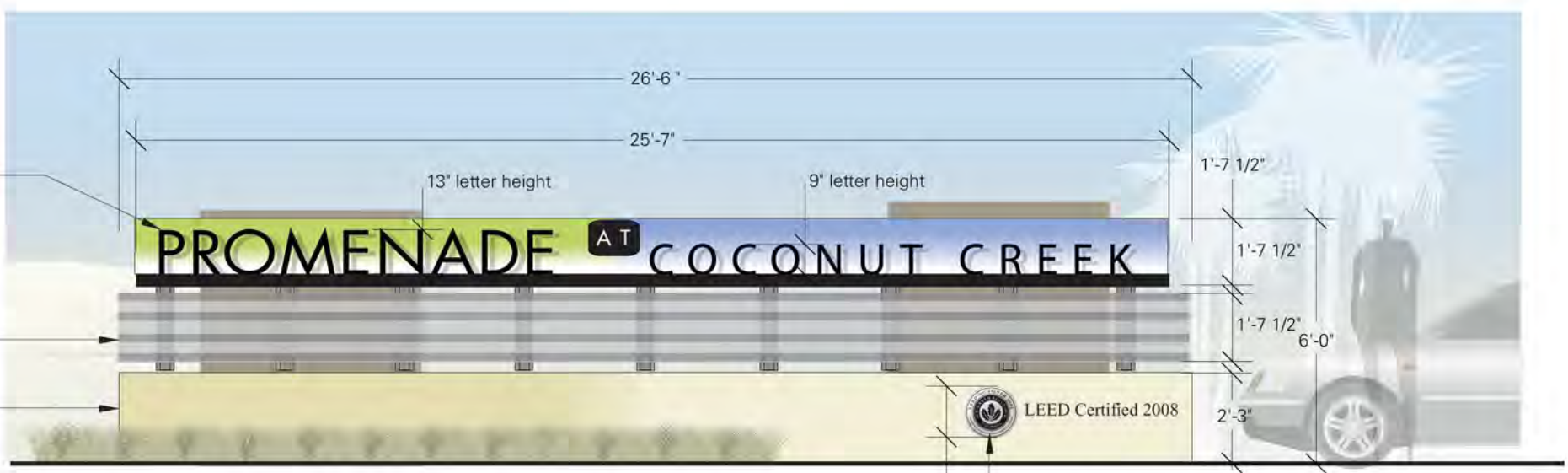


3 Plan
Scale: 1/4"=1'-0"

Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplit from a metal tube raceway.

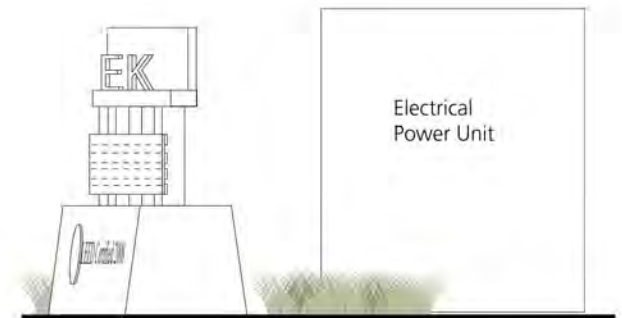
Perforated Metal Panel
Painted, perforated metal sign background panel is mounted in back of the tenant identity panels.

Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.

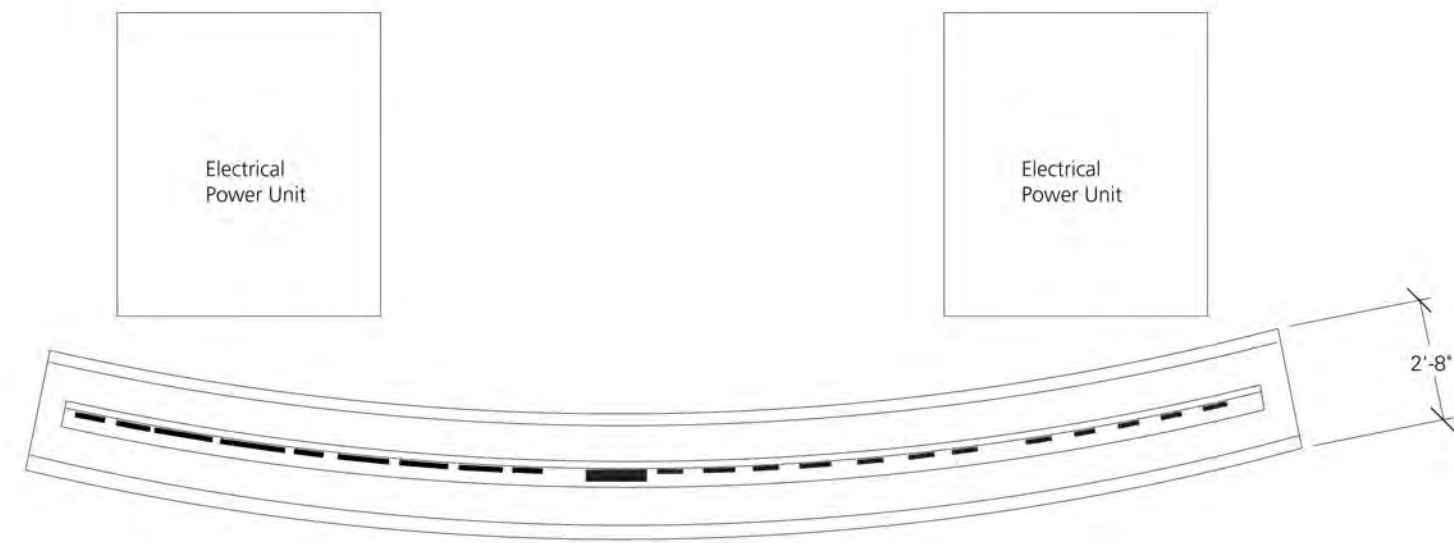


1 Elevation
Scale: 1/4"=1'-0"

LEED Certified Plaque
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.



2 Profile
Scale: 1/4"=1'-0"

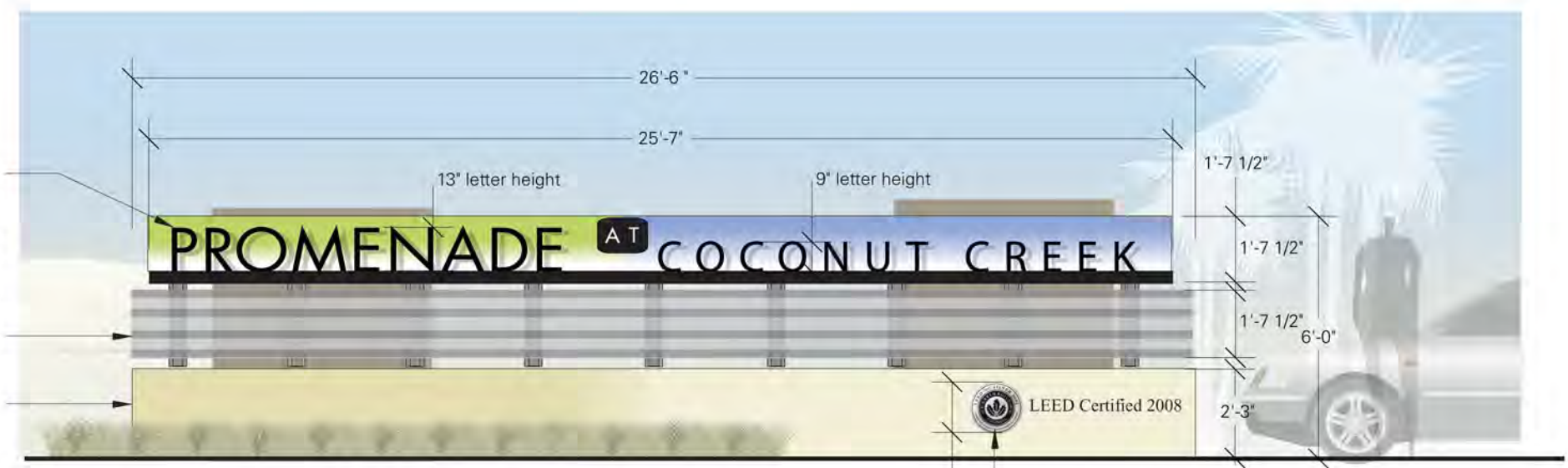


3 Plan
Scale: 1/4"=1'-0"

Individual Letters
Individual, painted metal letters "Promenade at Coconut Creek" are mounted to a painted metal panel and uplit from a metal tube raceway.

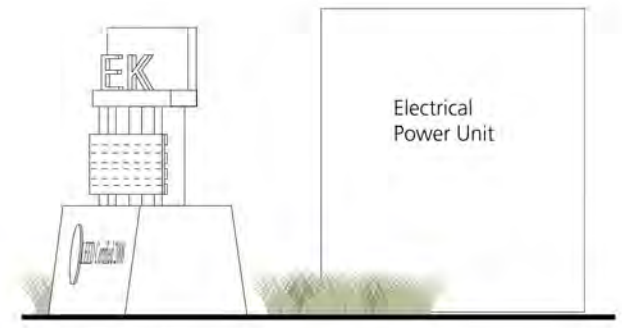
Perforated Metal Panel
Painted, perforated metal sign background panel is mounted in back of the tenant identity panels.

Sign Base
Sign base is clad with stone material and finishes to match the architectural color palette.

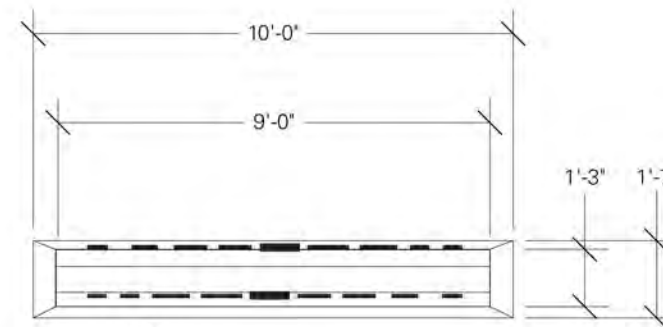


1 Elevation
Scale: 1/4"=1'-0"

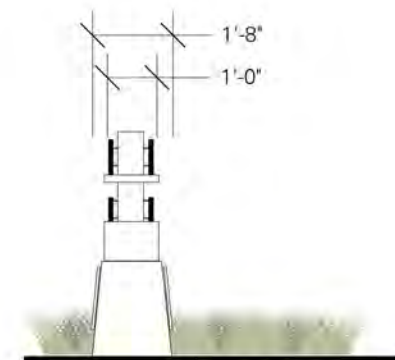
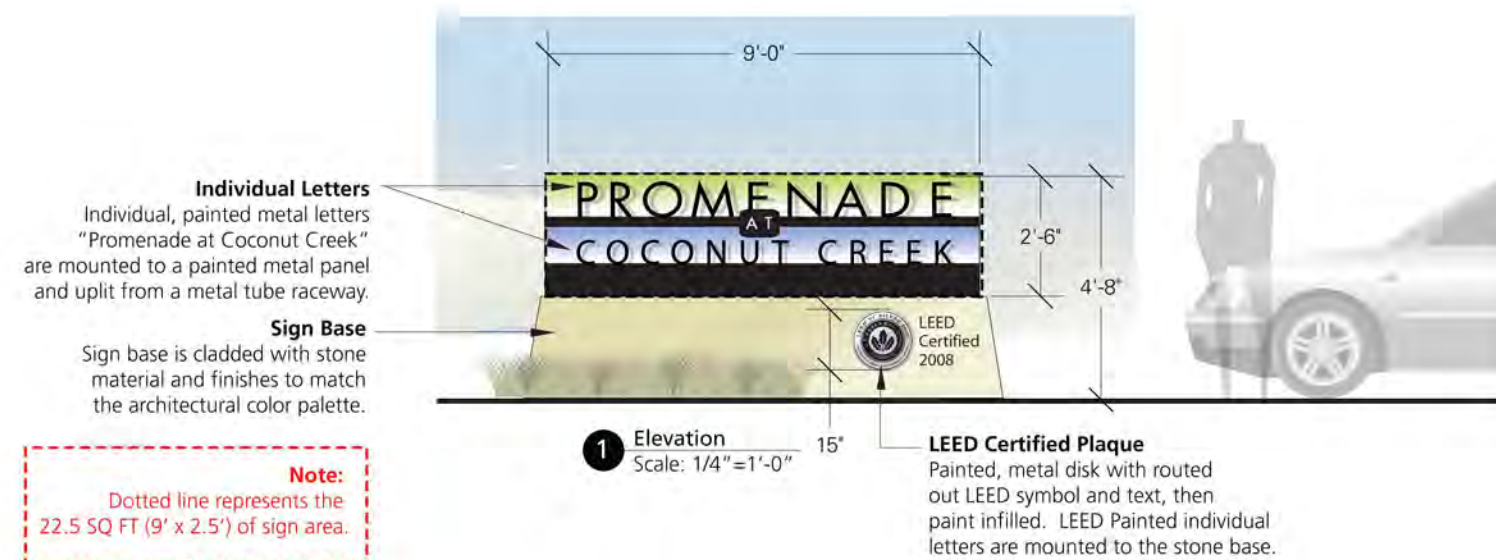
LEED Certified Plaque
Painted, metal disk with routed out LEED symbol and text, then paint infilled. LEED Painted individual letters are mounted to the stone base.



2 Profile
Scale: 1/4"=1'-0"



3 Plan
Scale: 1/4"=1'-0"



2 Profile
Scale: 1/4"=1'-0"

THE PROMENADE AT COCONUT CREEK PMDD

City of Coconut Creek, Florida
DYI # 201115

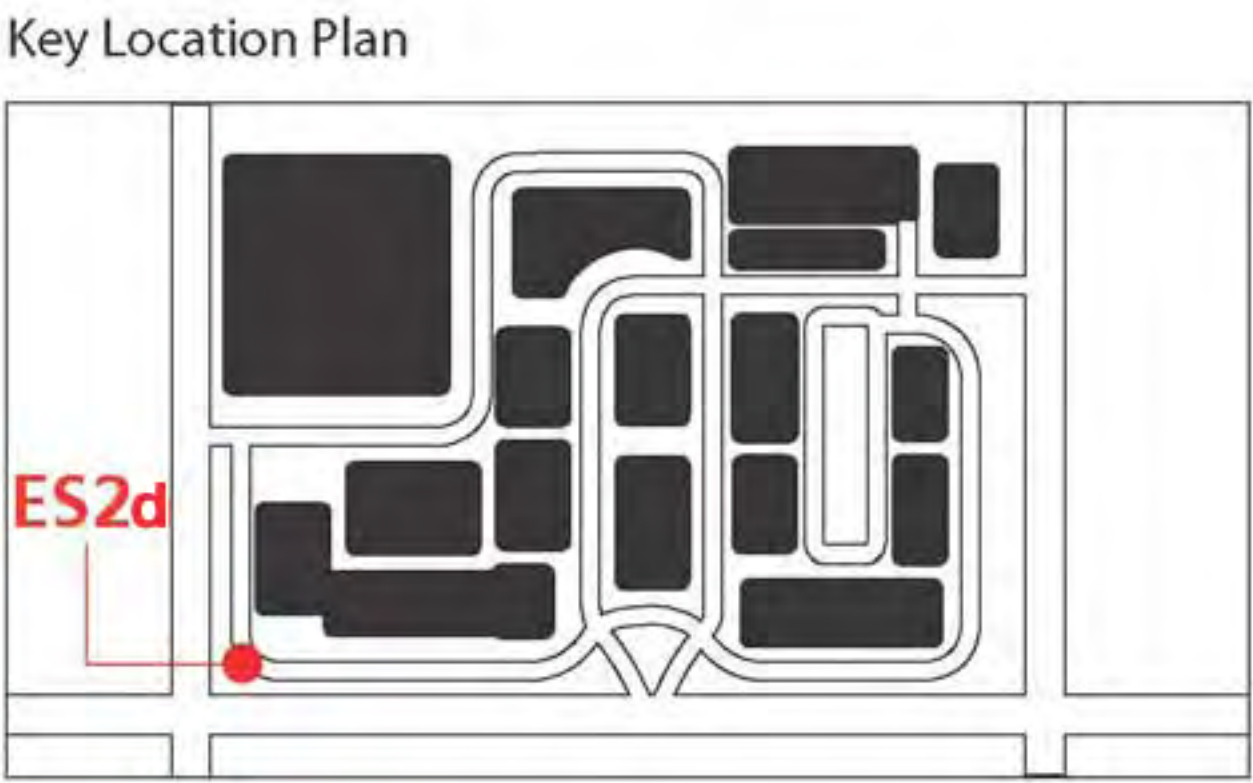
ALL RIGHTS RESERVED

02.22.13
PMDD MODIFICATION

GARRISON
INVESTMENT GROUP

DORSKY + YUE INTERNATIONAL
ARCHITECTURE

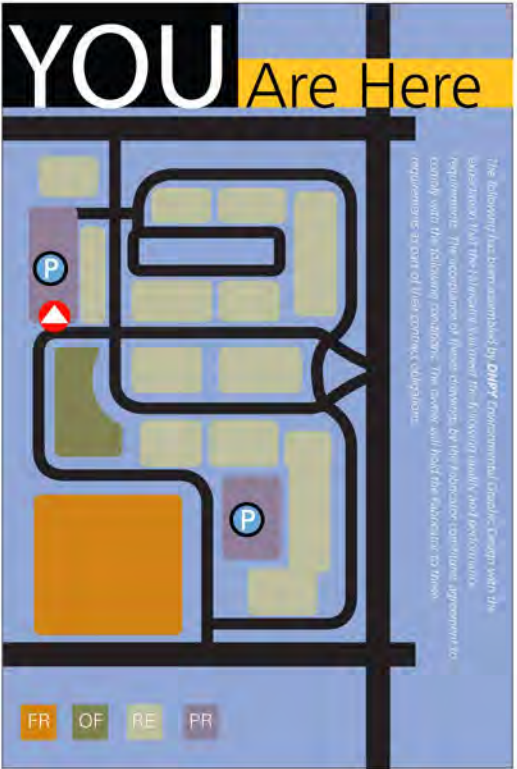
CLEVELAND FORT LAUDERDALE WASHINGTON D.C.
P: 216.469.1850 P: 954.703.7830 P: 202.776.0400
F: 216.464.3610 F: 954.524.8904 F: 202.776.9347



Elevation
Scale: 1/4"=1'-0"



3 Identification Panel Enlargement
Scale: NTS

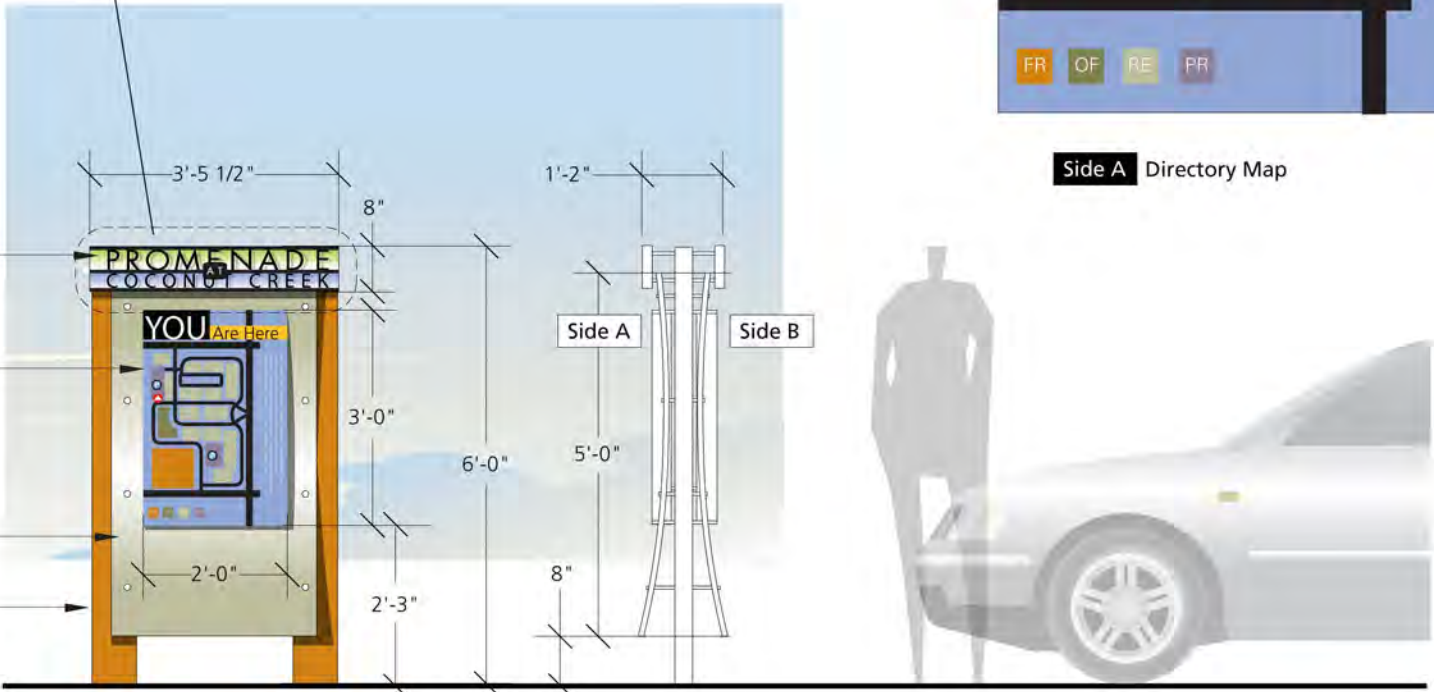


Side A Directory Map



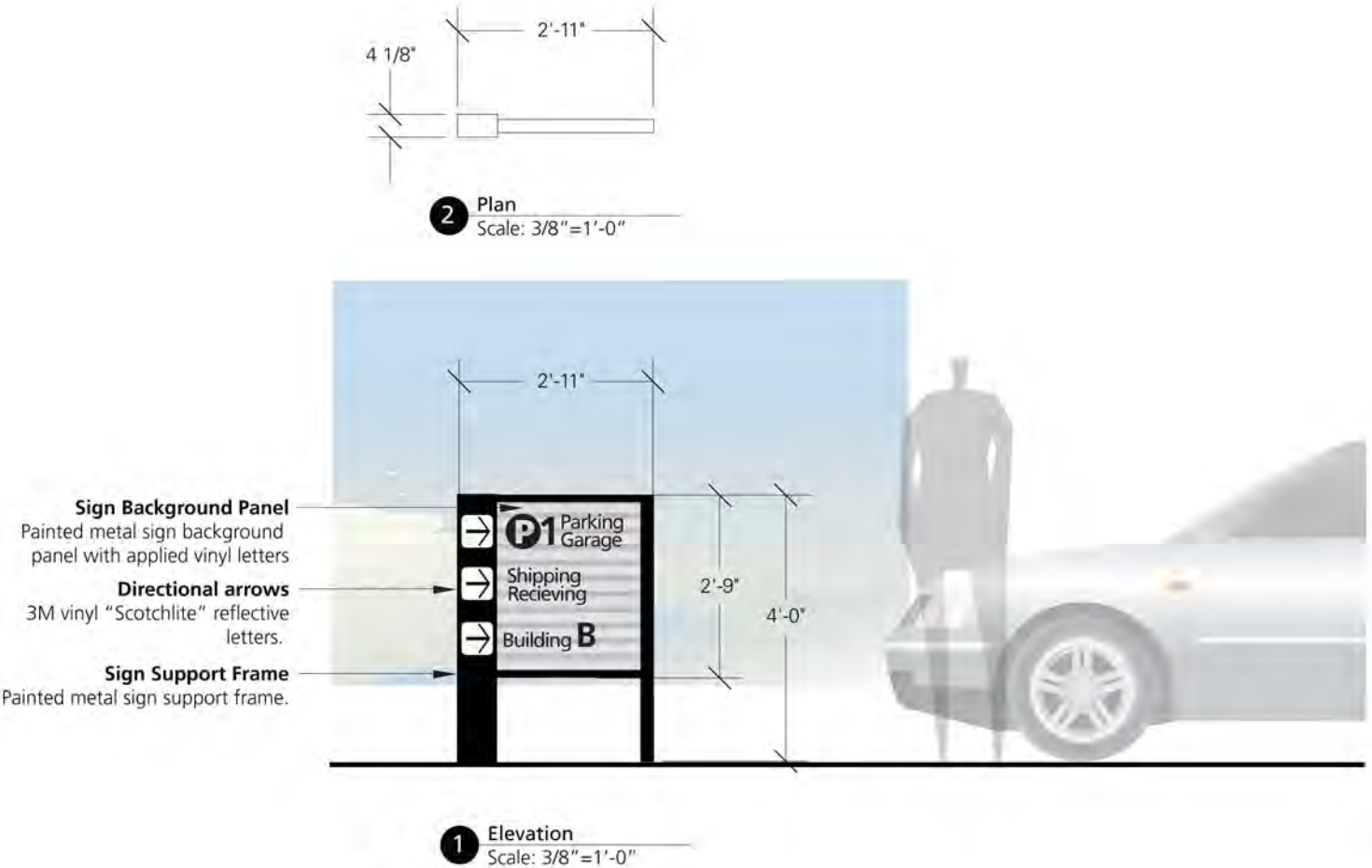
Side B LEED Information

- Identity Panel**
Painted metal background panel with pin mounted individual letters "Promenade At Coconut Creek".
- Directory**
Internally-illuminated directory map and LEED certification information panel 24"x36" with printed, changeable insert film inlay.
- Background Sign Panel**
Curved acrylic 3Form panel.
- Sign Structure**
Painted metal sign structure frame support.



1 Elevation
Scale: 3/8"=1'-0"

2 Profile
Scale: 3/8"=1'-0"



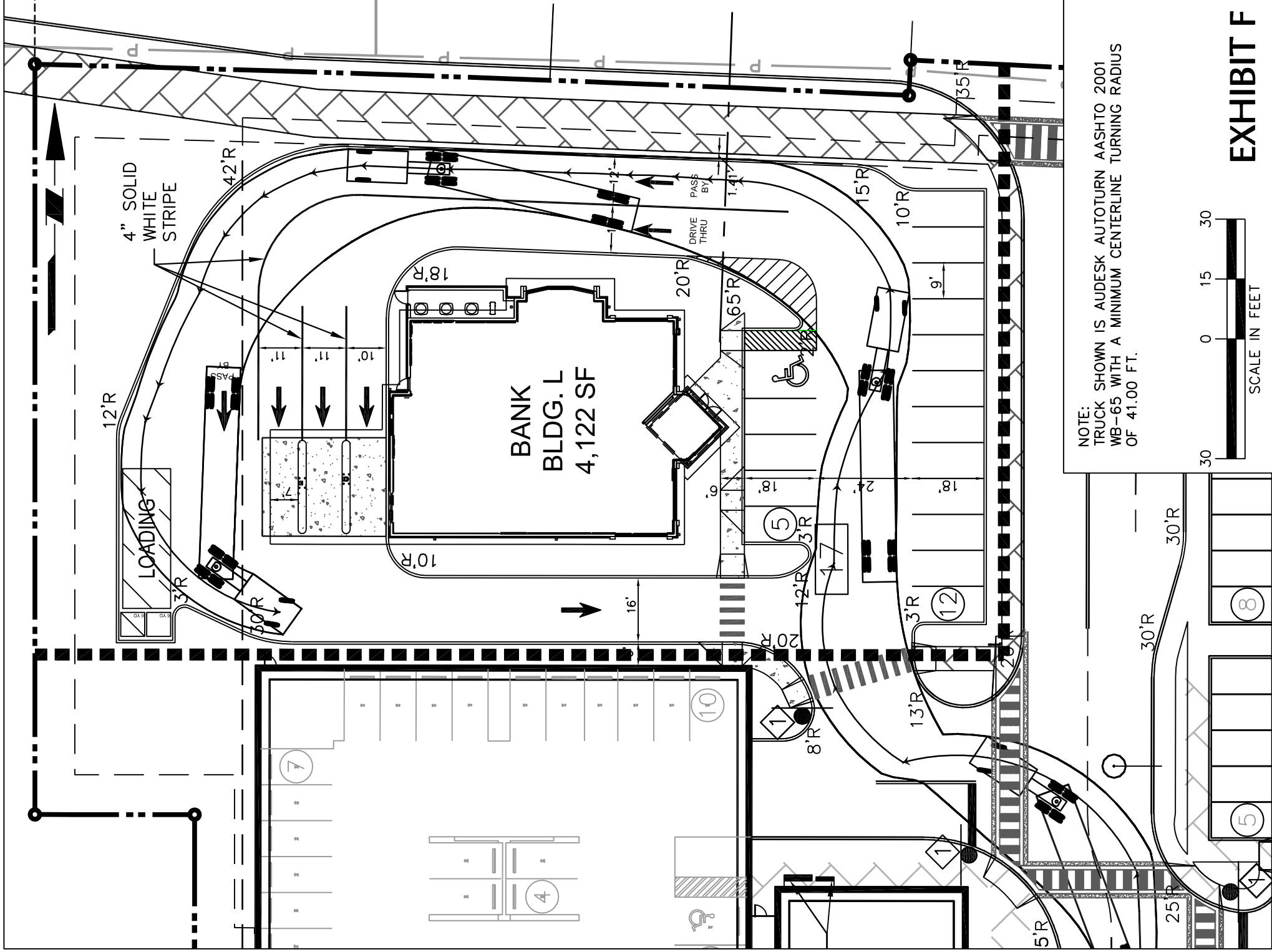
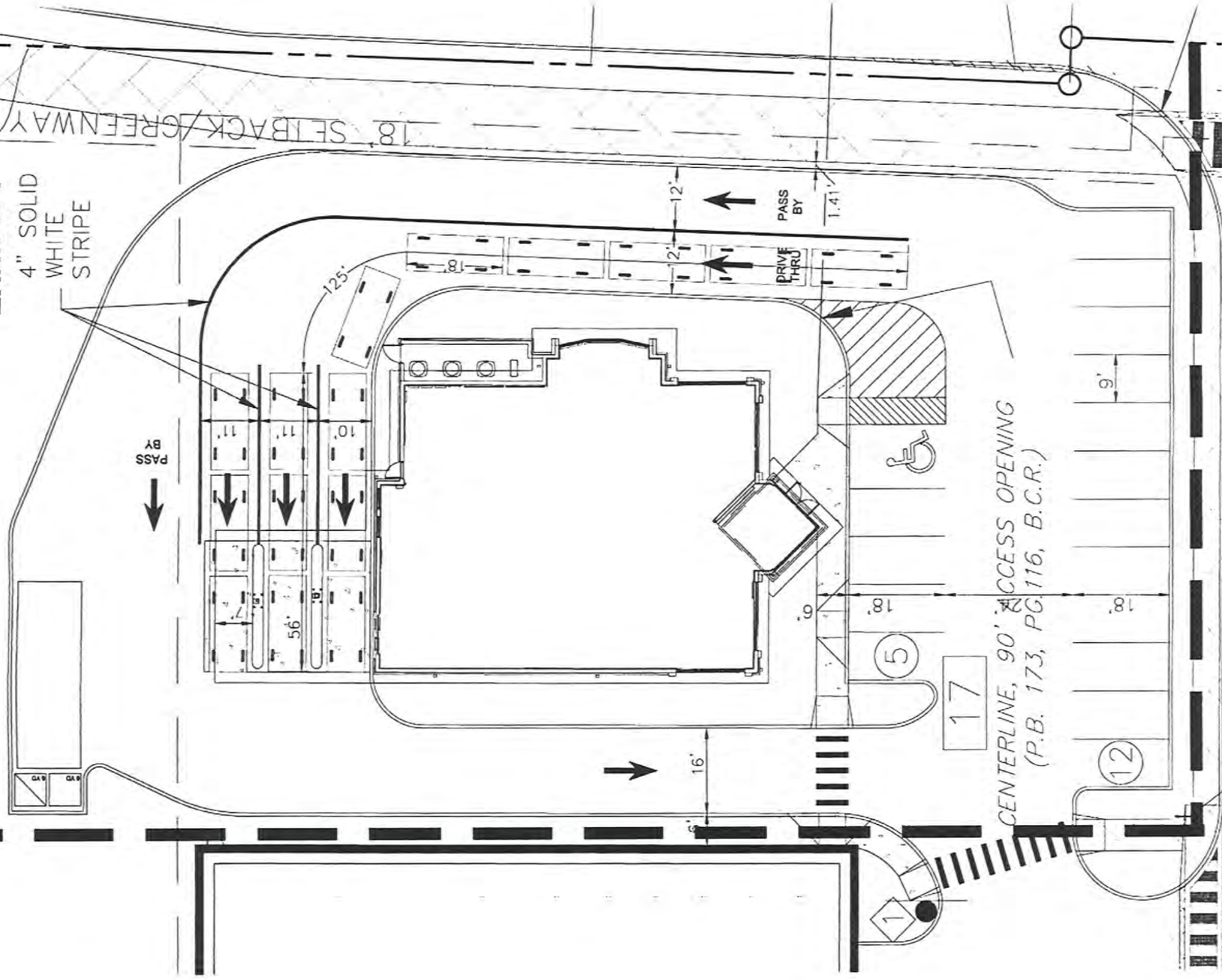


EXHIBIT F

4" SOLID
WHITE
STRIPE



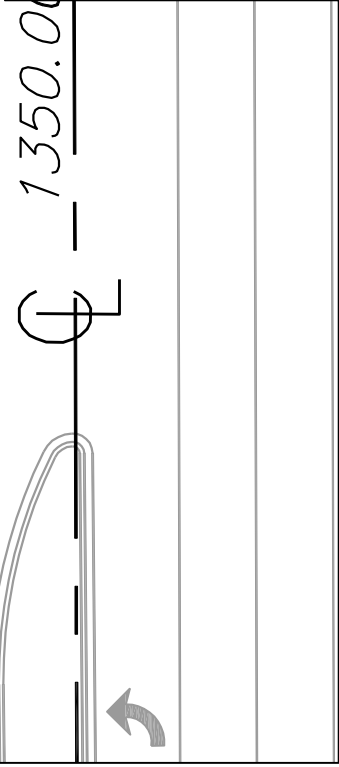
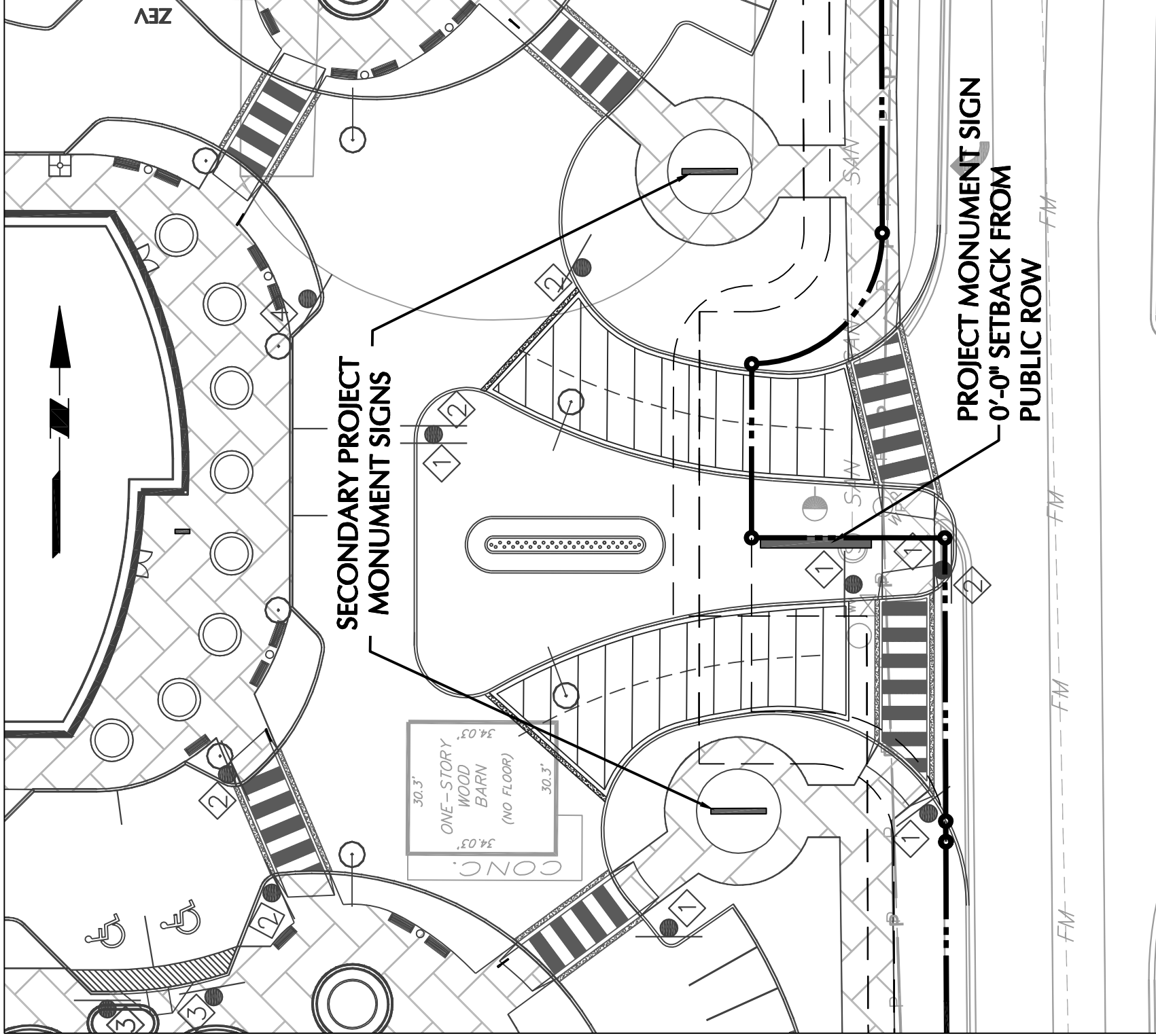


EXHIBIT C

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

[illegible][illegible][illegible]

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

[illegible][illegible]

Credit	Design	Category	Description	1	2	3	4	5	6	7	8	9	10	11	12	13	14						
Credit 4.4	Design	Alternative Transportation: Parking Capacity	CASE 1 (non-residential): OPTION 1: Size parking capacity to not exceed minimum local zoning requirements. Provide preferred parking for carpools or vanpools for 5% of the total parking spaces. OPTION 2 (non-residential with parking less than 5% of FTE occupancy): Provide preferred parking for carpools or vanpools for 5% of total provided parking spaces. OPTION 3: Provide no new parking. CASE 2 (residential): OPTION 1: Size parking capacity to not exceed minimum local zoning requirements, AND, provide infrastructure and support programs to facilitate shared vehicle usage such as carpool drop-off areas, designated parking for vanpools, or car-share services, ride boards, and shuttle services to mass transit. OPTION 2: Provide no new parking. CASE 3 (mixed-use): OPTION 1: Mixed-use buildings with less than 10% commercial area must be considered residential and adhere to the residential requirements in Case 2. For mixed-use buildings with more than 10% commercial area, the commercial space must adhere to non-residential requirements in Case 1 and the residential component must adhere to residential requirements in Case 2. OPTION 2: Provide no new parking.	2				2	Civil		X	X	X				Total parking capacity Quantity of preferred parking spaces. Drawings showing the location(s) of the preferred parking spaces.						
Credit 5.1	Constr	Site Development, Protect or Restore Habitat	OPTION 1 (greenfield sites): Limit all site disturbance to 40 feet beyond the building perimeter, 10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter; 15 feet beyond primary roadway curbs and main utility branch trenches; and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities and playing fields) that require additional staging areas in order to limit compaction in the paved area. OPTION 2 (previously developed sites): Restore or protect a minimum of 50% of the site area (excluding the building footprint) with native or adapted vegetation.	1				1	Civil		X	X	X										
Credit 5.2	Design	Site Development: Maximize Open Space	OPTION 1 (exceed zoning requirements): Reduce the development footprint (defined as entire building footprint, hardscape, access roads and parking) and/or provide vegetated open space within the project boundary to exceed the local zoning's open space requirement for the site by 25%. OPTION 2 (no zoning requirements): Provide vegetated open space area adjacent to the building that is equal to the building footprint. OPTION 3 (zoning requirement with no open space requirement): Provide vegetated open space equal to 20% of the project's site area.	1				1	Civil		X	X					Site drawings showing the dedicated vegetated open space. Plus... Option 1: Area of open space required by local zoning code. Area of vegetated open space provided. Option 2: Area of vegetated open space provided. Option 3: Area of vegetated open space provided.						
Credit 6.1	Design	Stormwater Design: Quantity Control	OPTION 1 (existing imperviousness less than or equal to 50%): Implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate for the one- and two-year, 24-hour design storms. OR implement a stormwater management plan that protects receiving stream channels from excessive erosion by implementing a stream channel protection strategy and quantity control strategies. OPTION 2 (existing imperviousness greater than 50%): Implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year, 24-hour design storm.	1	1				Civil		X	X	X				Option 2: Pre-development site runoff rate. Pre-development site runoff quantity. Post-development site runoff rate. Post-development site runoff quantity.						
Credit 6.2	Design	Stormwater Design: Quality Control	Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable best management practices (BMPs). BMPs used to treat runoff must be capable of removing 80% of the average annual post development total suspended solids load based on existing monitoring reports.	1		1			Civil		X						Non-structural controls: List of BMP's, including a description of the function of each BMP and the percent annual rainfall treated. Structural controls: List of structural controls, including a description of the pollutant removal of each control and the percent annual rainfall treated.						
Credit 7.1	Constr	Heat Island Effect: Non-Roof	OPTION 1 (reflective paving, shading, and/or open grid pavement): Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots): * Shade (within 5 years of occupancy) * Shade from structures covered by solar panels that produce energy used to offset some non-renewable resource use. * Shade from architectural devices or structures with an SRI of at least 29. * Paving materials with an SRI of at least 29 * Open grid pavement system. OPTION 2 (covered parking): Place a minimum of 50% of parking spaces under cover (defined as underground, under deck, under roof, or under a building). Any roof used to shade or cover parking must have an SRI of at least 29.	1	1				Arch		X	X	X				Site drawings showing the location of specific materials/shaded areas Total area of SRI-compliant/shaded/open grid materials Listing of materials and their SRI values						

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

Pts Avail
Yes
Probable
Maybe
Not prb'le
No

Primary Responsibility

Remarks/ Tasks

Owner
Civil
Landscape
Architect
MEP
LEED Admin
Contractor
CX Architect

	Items needed in addition to or within LEED Letter Template
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Dated Comments - X/X/XX

[illegible][illegible]

Preq 1 Design	Water Use Reduction: 20% Reduction	Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the requirements of the Energy Policy Act of 1992, Energy Policy Act of 2006, and Uniform Plumbing Code/International Plumbing Code 2006.								X			Calculate occupants. Calculate design case water usage. Calculate baseline water usage. Narrative describing the potable water reduction strategies employed.						
Credit 1.1 and 1.2 Design	Water Efficient Landscaping: Reduce by 50% or 100% (No Potable Water Supply or No Irrigation) 50% = 2 pt, 100% = 4 pts	OPTION 1 (2 pts): Reduce potable water consumption for irrigation from a calculated mid-summer baseline case. Reductions shall be attributed to plant species factor and/or irrigation efficiency OPTION 2 (4 pts): Meet the requirements for Option 1, and: PATH 1: Use only captured rainwater, recycled wastewater, recycled graywater or water treated and conveyed by a public agency specifically for nonpotable uses for irrigation. PATH 2: Install landscaping that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within 1 year of installation.	4	2						X			Landscape plan plus... OPTIONS 1 through 3: Calculated baseline Total Water Applied. Calculated design case Total Water Applied. Total non-potable water supply available for irrigation purposes. Narrative describing the landscaping and irrigation design strategies employed, description of the water use calculation methodology used to determine savings, and for projects using non-potable water, specific information regarding source and available quantity of non-potable supplies. OPTION 4: None.						
Credit 2 Design	Innovative Wastewater Technologies	OPTION 1: Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures or non-potable water. OPTION 2: Treat 50% of wastewater on-site to tertiary standards. Treated water must be infiltrated or used on-site.	2	1		1					X								
Credit 3.1 and 3.2 Design	Water Use Reduction: 30%, 35% or 40% Reduction 30% = 2 points, 35% = 3 pts, 40% = 4 pts	Employ strategies that in aggregate use a percentage less water than the water use baseline calculated for the building (not including irrigation) after meeting the requirements of the Energy Policy Act of 1992, Energy Policy Act of 2006, and Uniform Plumbing Code/International Plumbing Code 2006.	4	4							X		Calculate occupants. Calculate design case water usage. Calculate baseline water usage. Narrative describing the potable water reduction strategies employed.						

[illegible]

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

Pts Avail
Yes
Probable
Maybe
Not probable
No

Primary
Responsibility

Remarks/ Tasks

Owner
Civil
Landscape
Architect
MEP
LEED Admin
Constructor
CxA Agent

Items needed in addition to or within LEED Letter Template

Dated Comments - X/X/XX

Project Information Forms																
Form 1 Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.	Req'd							LEED Admin				X	X	
Form 2 Design	Project Summary Details	Provide details on the project GSF, site area, building footprint, budget, etc.	Req'd							LEED Admin					X	
Form 3 Design	Occupant and Usage Data	Input occupant and usage data, including GSF by space usage type.	Req'd							LEED Admin				X		
Form 4 Design	Schedule and Overview Documents	Provide key points in the project schedule, and upload general project drawings as required.	Req'd							LEED Admin				X		
Prereq 2 Design	Minimum Energy Performance	<p>OPTION 1 - WHOLE BUILDING ENERGY SIMULATION Demonstrate a 10% improvement for new buildings or a 5% improvement for existing building renovations in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2007 (with errata but without addenda) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard.</p> <p>OPTION 2 - Prescriptive Compliance Path: ASHRAE Advanced Energy Design Guide PATH 1: Less than 20,000 sf offices can use ASHRAE AEDC for Small Office Buildings 2004 PATH 2: Less than 20,000 sf retail can use ASHRAE AEDC for Small Retail Buildings 2006 PATH 3: Less than 50,000 sf warehouse/self-storage can use ASHRAE AEDC for Small Warehouses and Self-Storage Buildings 2008</p> <p>OPTION 3 - Prescriptive Compliance Path: Advanced Buildings Core Performance Guide: must be less than 100,000 sf; cannot be healthcare, warehouse or laboratory projects</p>	Req'd						Mechanical				X			None.
Prereq 3 Design	Fundamental Refrigerant Management	Zero use of CFC-based refrigerants in new building HVAC&R systems.	Req'd							Mechanical				X		Option 1: None.
Credit 1.1 through 1.10 Design	Optimize Energy Performance	<p>OPTION 1 (Whole Building Energy Simulation) (1-19 pts): Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2007 (with errata but without addenda) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard.</p> <p>OPTION 2: Prescriptive Compliance Path: ASHRAE Advanced Energy Design Guide (1 pt)</p> <p>OPTION 3: Prescriptive Compliance Path: Advanced Buildings Core Performance Guide (1-3 pts)</p> <p>Existing building renovation: 8% = 1 pt, 10% = 2 pts, 12% = 3 pts, 14% = 4 pts, 16% = 5 pts, 18% = 6 pts, 20% = 7 pts, 22% = 8 pts, 24% = 9 pts, 26% = 10 pts, 28% = 11 pts, 30% = 12 pts, 32% = 13 pts, 34% = 14 pts, 36% = 15 pts, 38% = 16 pts, 40% = 17 pts, 42% = 18 pts, 44% = 19 pts</p>	19				1		Energy Modeler				X			10% reduction is now EAp2
Credit 2.1 through 2.3 Design	On-Site Renewable Energy	Use on-site renewable energy systems to offset building energy cost. Calculate project performance by expressing the energy produced by the renewable systems as a percentage of the building annual energy cost. Use the building annual energy cost calculated in EAc1 or use the DOE CBECs database to determine the estimated electricity use.	7							Owner		X				
Credit 3 Constr	Enhanced Commissioning	<p>1. Prior to the start of the construction documents phase, designate an independent CxA to lead, review, and oversee the completion of all commissioning process activities. The CxA shall, at a minimum, perform Tasks 2, 3, and 6. Other team members may perform Tasks 4 and 5.</p> <p>2. The CxA shall conduct, at a minimum, one commissioning design review of the OPR, BOD, and design documents prior to mid-construction documents phase and back-check the review comments in the subsequent design submission.</p> <p>3. The CxA shall review contractor submittals applicable to systems being commissioned for compliance with the OPR and BOD. This review shall be concurrent with A/E reviews and submitted to the design team and the Owner.</p> <p>4. Develop a systems manual that provides future operating staff the information needed to understand and optimally operate the commissioned systems.</p> <p>5. Verify that the requirements for training operating personnel and building occupants area completed.</p> <p>6. Assure the involvement by the CxA in reviewing building operation within 10 months after substantial completion with O&M staff and occupants. Include a plan for resolution of outstanding commissioning-related issues.</p>	2				2		CxA		X				X	Narrative describing of the results of the commissioning design review, implementation of the systems manual and training, and the plan for the review of building operation at 8 to 10 months.
Credit 4 Design	Enhanced Refrigerant Management	<p>OPTION 1: Do not use refrigerants.</p> <p>OPTION 2: Select refrigerants and HVAC&R that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. Small HVAC units (defined as containing less than 0.5 lbs of refrigerant), and other equipment such as standard refrigerators, small water coolers, and any other cooling equipment that contains less than 0.5 lbs of refrigerant, are not considered part of the "base building" system and are not subject to the requirements of this credit.</p> <p>AND do not install fire suppression systems that contain ozone-depleting substances (CFC's, HCFC's or Halons).</p>	2				2		Mechanical				X			HVAC&R equipment types including number, size, refrigerant, and refrigerant charge.

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

Pts Avail	Yes	Probable	Maybe	Not prb'le	No	Primary Responsibility	Remarks / Tasks
						Denser	
						Civil	
						Landscape	
						Architect	
						MGP	
						LEED Admin	
						Construction	
						EIT Approval	
							Items needed in addition to or within LEED Letter Template
<div style="text-align: right;">Dated Comments - XXXXX</div>							

[illegible]

Design	Storage & Collection of Recyclables	Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals.	Rec'd					Arch	X	X						None.						
Credit 1.1 Constr	Building Reuse: Maintain Existing Walls, Floors & Roof 50% = 1 point, 75% = 2 pts, 95% = 3 pts	Maintain a percentage (based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material). If the project includes an addition to an existing building, this credit is not applicable if the square footage of the addition is more than 2 times the square footage of the existing building.						3	Arch							X						
Credit 1.2 Constr	Building Reuse: Maintain 50% of Interior Non-Structural Elements	Use existing interior non-structural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50% (by area) of the completed building (including additions). If the project includes an addition to an existing building, this credit is not applicable if the square footage of the addition is more than 2 times the square footage of the existing building.	1					1	Arch							X						
Credit 2.1 and 2.2 Constr	Construction Waste Management. Divert 50% or 75% From Disposal 50% = 1 point, 75% = 2 pts	Recycle and/or salvage a percentage of non-hazardous construction and demolition. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or commingled.	2	1	1				Contractor							X	Type/category of waste generated, location of receiving agent for waste, quantity of waste diverted. Narrative describing the project's CWM approach.					
Credit 3.1 and 3.2 Constr	Materials Reuse, 5% or 10% 5% = 1 point, 10% = 2 points	Use salvaged, refurbished or reused materials such that the sum of these materials constitutes a percentage (based on cost) of the total value of materials on the project.	2			2			Arch							X	The total materials cost. Tabulation of each salvaged/reused material used, including a description of the material, the source/vendor for the materials, and the product cost. Narrative describing the materials reuse strategy implemented by the project, including specific information about reused/salvaged materials used on the project.					
Credit 4.1 and 4.2 Constr	Recycled Content, 10% or 20% (post-c + 1/2 pre-c) 10% = 1 point, 20% = 2 pts	Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes a percentage (based on cost) of the total value of the materials in the project.	2	1	1				Arch							X	The total materials cost. A tabulation of each material used that is being tracked for recycled content, including a description of the material, the manufacturer of the material, the product cost, the pre-consumer and/or post-consumer recycled content percentage, and the source of the recycled content data.					
Credit 5.1 and 5.2 Constr	Regional Materials, 10% or 20% Extracted, Processed & Manufactured Regionally 10% = 1 point, 20% = 2 points	Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a percentage (based on cost) of the total materials value.	2	1	1				Arch							X	The total materials cost. Product name for each tracked material, material manufacturer, total product cost for each tracked material, percentage of product by weight that meets both the extraction and manufacture criteria, distance between the project site and extraction/harvest/recovery site, distance between the project site and the final manufacturing location.					
Credit 6 Constr	Rapidly Renewable Materials	Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.	1			1			Arch		X					X	The total materials cost. Product name for each tracked material, material manufacturer, total product cost for each tracked material, percentage of product by weight that meets the rapidly renewable criteria.					
Credit 7 Constr	Certified Wood	Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the Forest Stewardship Council's Principles and Criteria, for wood building components. These components include, but are not limited to, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes.	1					1	Arch							X	List of items (and/or components of products) claimed as FSC certified, including product type, manufacturer, and the appropriate entity's COC certification number.					

Prereq 1 Design	Minimum IAQ Performance	OPTION 1 (mechanically ventilated): Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62-2007, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate procedure or the applicable local code, whichever is more stringent. OPTION 2 (naturally ventilated): Comply with ASHRAE 62.1-2007, paragraph 5.1.							X					Narrative describing project's ventilation design, including specific information regarding fresh air intake volumes.					
Prereq 2 Design	Environmental Tobacco Smoke (ETS) Control	OPTION 1 (non-smoking building): Prohibit smoking in the building. Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows. OPTION 2 (smoking building): See requirements in reference guide.							X					Option 1: None.					

LEED 2009 BD+C Checklist Worksheet

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

Pls Avail
Yes
Probable
Maybe
Not probable
No

Primary
Responsibility

Remarks/ Tasks

Owner
Civil
Landscape
Architect
MEP
LEED Admin
Contractor
C/A Agent

Items needed in addition to or within LEED Letter Template

Dated Comments - X/X/XX

Project Information Forms																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Form 1 Design	Minimum Program Requirements	Confirm the project complies with the Minimum Program Requirements.	Req'd							LEED Admin			X	X		X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

[illegible][illegible][illegible]

Project Name: Silverspot at the Promenade
Location: Coconut Creek, FL
Certification Goal:
Size (GSF):
Date:

Pts Avail
Yes
Probable
Maybe
Not prb'le
No

Primary Responsibility	
------------------------	--

Remarks/ Tasks

Owner
Civil
Landscape
Architect
MEP
LEED Admin
Contractor
CX Architect

[illegible]

Dated Comments - X/X/XX

[illegible]

POINT TOTALS: 110

38	7			
		19		
			5	10

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points

LEGAL DESCRIPTION:
PARCEL "A", GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS AND EXCEPT:
THE FOLLOWING LAND AS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 45619, PAGE 1143, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL "A", GREEN FARM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

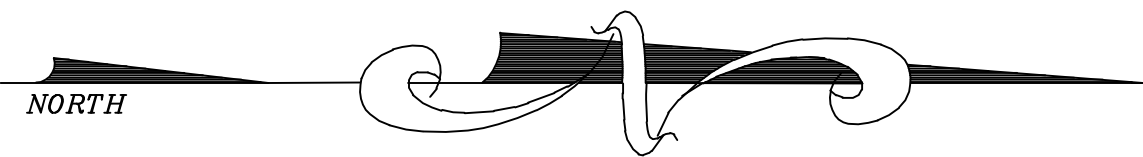
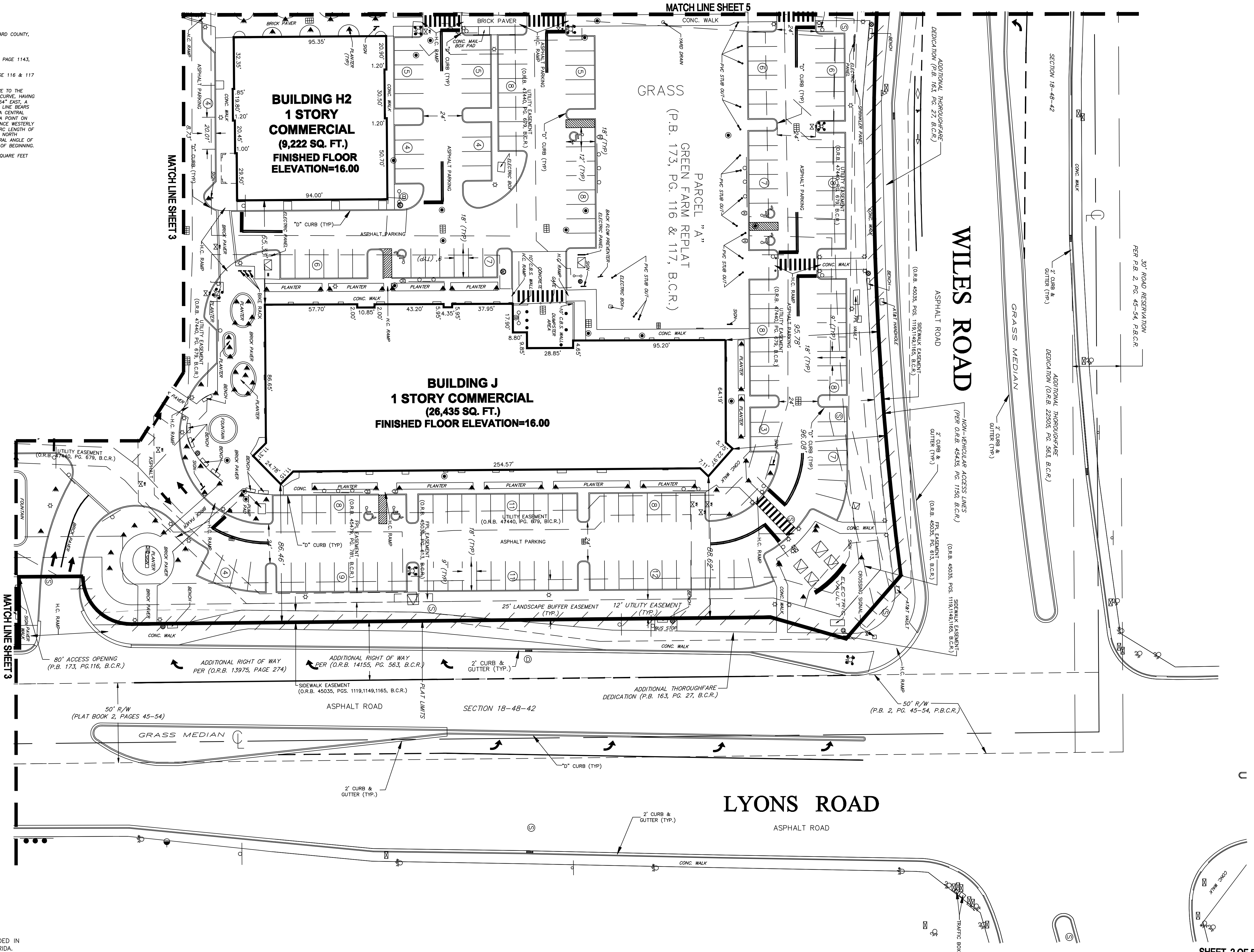
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 00°59'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.90 FEET, A CENTRAL ANGLE OF 01°10'24" AND AN ARC LENGTH OF 223.11 FEET, THENCE NORTH 02°20'54" EAST, A DISTANCE OF 8.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,787.50 FEET, A CENTRAL ANGLE OF 00°31'37" AND AN ARC LENGTH OF 90.00 FEET, THENCE SOUTH 02°20'54" WEST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°52'33" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.70 FEET, A CENTRAL ANGLE OF 00°51'39" AND AN ARC LENGTH OF 90.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°17'58" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,772.00 FEET, A CENTRAL ANGLE OF 01°18'26" AND AN ARC LENGTH OF 223.97 FEET, THENCE NORTH 02°25'05" WEST, A DISTANCE OF 2.91 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 999,307 SQUARE FEET (22.94 ACRES) MORE OR LESS.

LEGEND:

- MON. INDICATES MONUMENT
TND. INDICATES TENDON
R/W. INDICATES RIGHT OF WAY
D.H. INDICATES OVERHEAD
P.P. INDICATES POWER POLE
REF. PT. INDICATES REFERENCE POINT
P.D.B. INDICATES POINT OF BEGINNING
D.R.B. INDICATES OFFICIAL RECORD BOOK
D.E. INDICATES DRAINAGE EASEMENT
S.C.E. INDICATES STREET LIGHT EASEMENT
FPL INDICATES FLORIDA POWER & LIGHT
P.B. INDICATES PLAT BOOK
P.C. INDICATES PAGE
I/R. INDICATES IRON ROD
N/D. INDICATES NAIL IN DISK
CONC. INDICATES CONCRETE
EL. INDICATES ELEVATION
C.B. INDICATES CATCH BASIN
M.H. INDICATES MANHOLE
G.V. INDICATES GATE VALVE
L.A.E. INDICATES LIMITED ACCESS EASEMENT
H.H. INDICATES HANDHOLE
H.C. INDICATES HANDICAP
P.P.M. INDICATES PERMANENT REFERENCE MONUMENT
P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS
B.C.R. INDICATES BROWARD COUNTY RECORDS
P.D.C. INDICATES POINT OF COMMENCEMENT
B.C.R. INDICATES BROWARD COUNTY RECORDS
E.D.P. INDICATES EDGE OF PAVEMENT
ELEC. INDICATES ELECTRIC
U.E. INDICATES UTILITY EASEMENT
INDICATES DRAINAGE MANHOLE
INDICATES CABLE TV
INDICATES POLE ANCHOR
INDICATES WATER VALVE
INDICATES FIRE HYDRANT
INDICATES LIGHT POLE OR WALK LIGHT
INDICATES WOOD POWER POLE
INDICATES CONCRETE POWER POLE
INDICATES FIBER OPTIC RAISER
INDICATES CATCH BASIN
INDICATES P.P.L. PAD
INDICATES EXISTING ELEVATION
- INDICATES VENT TUBE
INDICATES SIAMSE CONNECTION
INDICATES SANITARY CONNECTION
INDICATES GREASE TRAP MANHOLE
INDICATES CONCRETE COLUMN
INDICATES FILLER HATCH
INDICATES BACK FLOW PREVENTER
INDICATES SINGLE POLE SIGN
INDICATES DOUBLE POLE SIGN
INDICATES NUMBER OF PARKING SPACES
INDICATES CLEAN-OUT
INDICATES DOUBLE DETECTOR CHECK VALVE
INDICATES GAS VALVE
INDICATES SANITARY MANHOLE
INDICATES CENTERLINE
INDICATES WATER METER
INDICATES ELECTRIC HANDHOLE
INDICATES NON-VEHICULAR ACCESS LINE
INDICATES HANDICAP SIGN
INDICATES TREE/PLANTER LIGHT
INDICATES TRASH CAN

LOCATION SKETCH
NOT TO SCALE

- SURVEY NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2) UNDERGROUND IMPROVEMENTS IF ANY WERE NOT LOCATED.
3) THIS SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
4) THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5) ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED "LB 6935" UNLESS OTHERWISE NOTED.
6) ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
7) THIS PROPERTY LIES IN FLOOD ZONE "X", BASE ELEV. M.A., PER FLOOD INSURANCE RATE MAP NO. 12011C0115 F, COMMUNITY PANEL NO. 1200311, DATED AUGUST 18, 1992, INDEX MAP DATED OCTOBER 2, 1997.
8) THIS SURVEY CONSISTS OF FIVE (5) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
9) THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER 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 RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
10) BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 2755 ELEVATION=15.348.

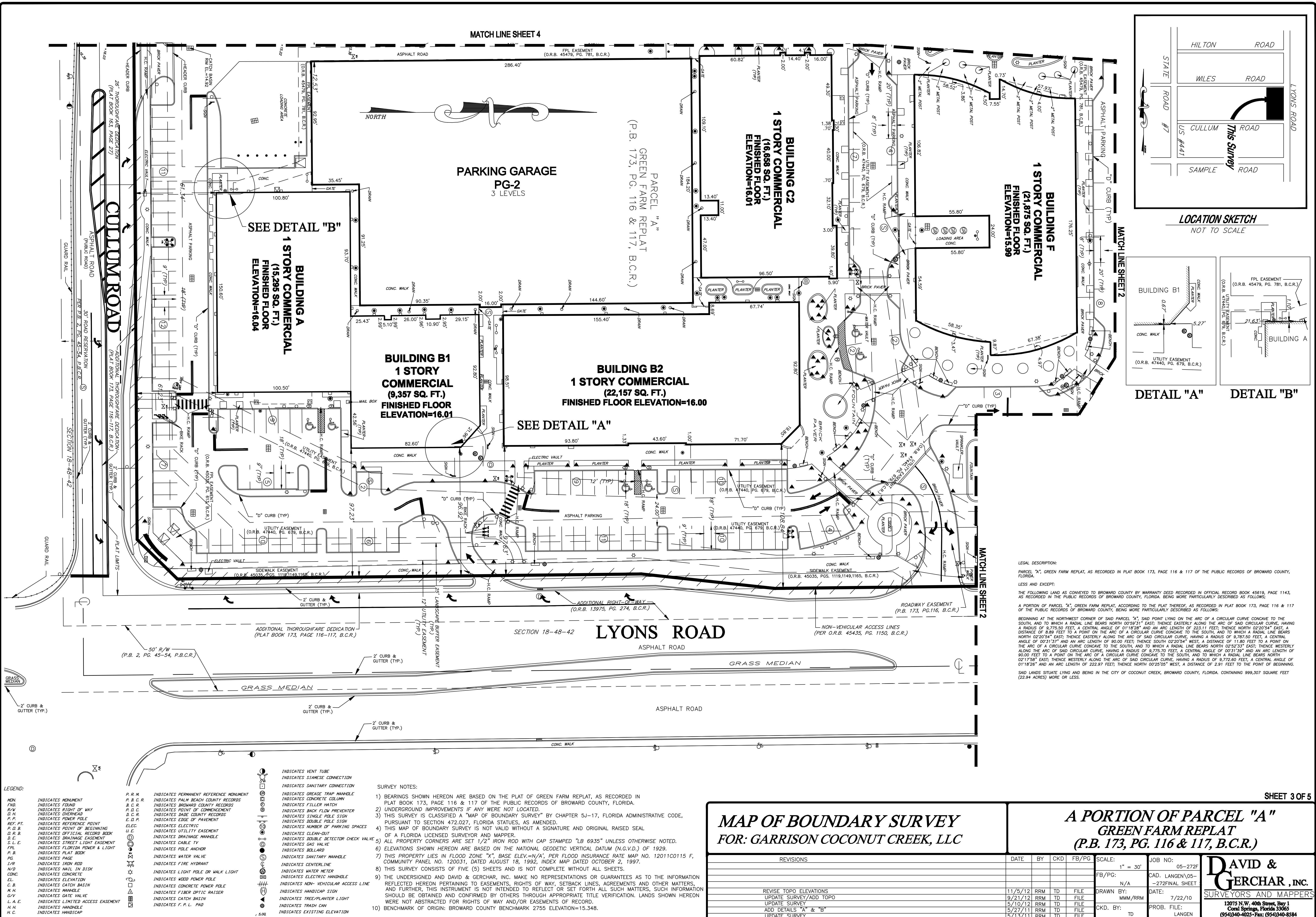


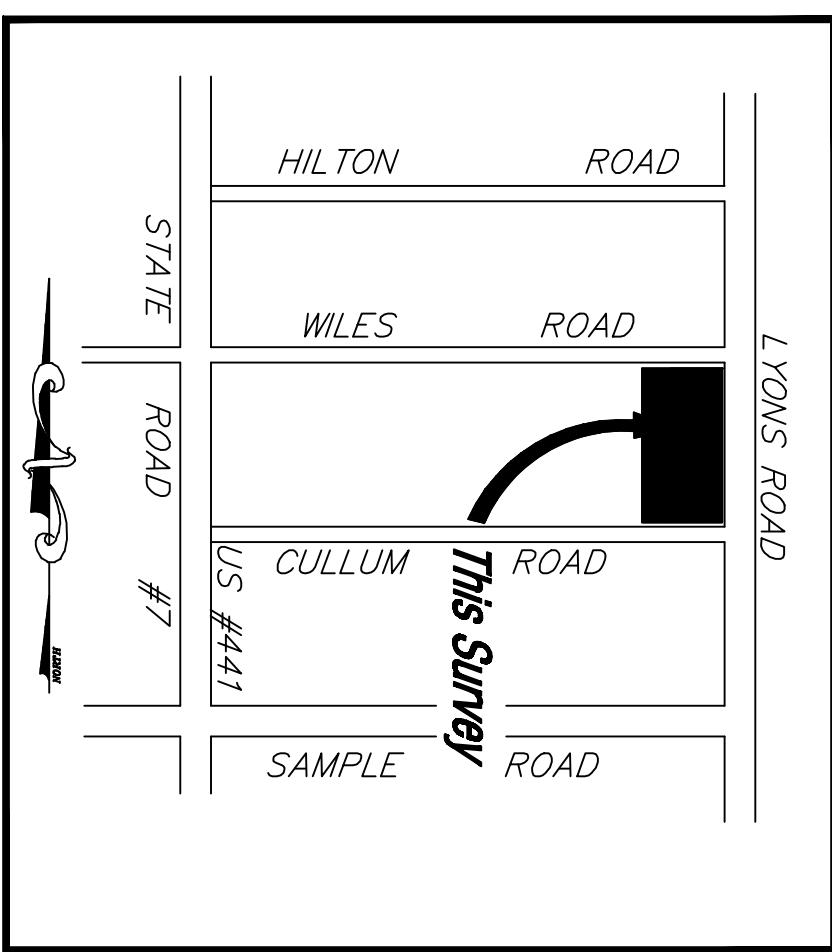
MAP OF BOUNDARY SURVEY
FOR: GARRISON COCONUT CREEK, LLC

A PORTION OF PARCEL "A"
GREEN FARM REPLAT
(P.B. 173, PG. 116 & 117, B.C.R.)

REVISIONS	DATE	BY	CKD	FB/PG	SCALE:	JOB NO:
REVISE TOPO ELEVATIONS	11/5/12	RRM	TD	FILE	1" = 30'	05-272F
UPDATE SURVEY/ADD TOPO	9/21/12	RRM	TD	FILE	FB/PG:	CAD. LANGEN\05-272FINAL SHEET
UPDATE SURVEY	5/10/12	RRM	TD	FILE	N/A	DATE:
UPDATE SURVEY	5/13/11	RRM	TD	FILE	DRAWN BY:	7/22/10
					MM/RRM	PROB. FILE:
					CKD. BY:	LANGEN
					TD	

DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954)340-4025 • Fax: (954)340-8584

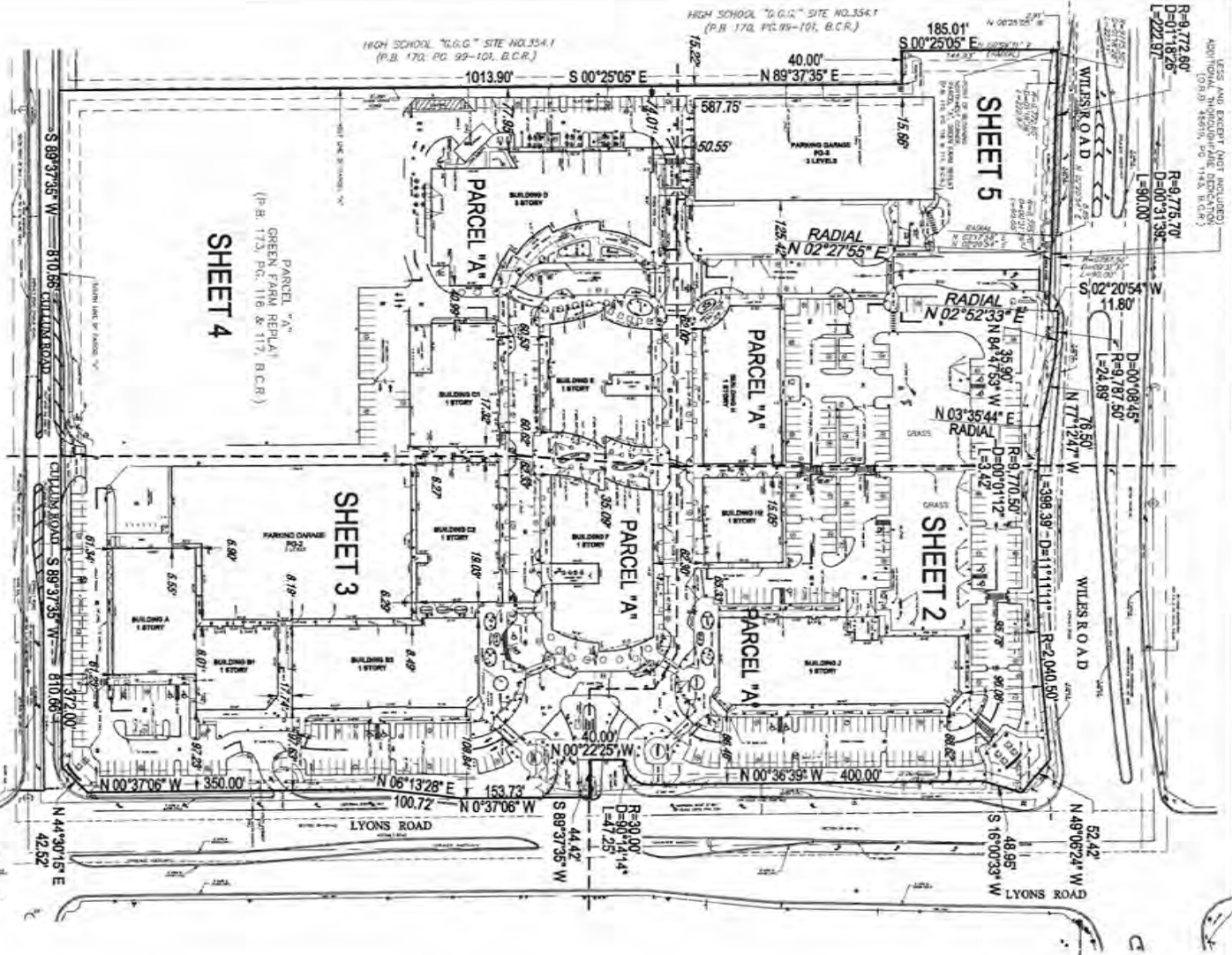




LEGEND:

INDICATES MONUMENT
INDICATES FOUND
INDICATES RIGHT OF WAY
INDICATES OVERHEAD
INDICATES POWER POLE
INDICATES REFERENCE POINT
INDICATES POINT OF BEGINNING
INDICATES OFFICIAL RECORD BOOK
INDICATES EASEMENT
INDICATES STREET LIGHT EASEMENT
INDICATES FLUID POWER & LIGHT
INDICATES PLAT BOOK
INDICATES PAGE
INDICATES IRON ROD
INDICATES WALL IN DISK
INDICATES CONCRETE
INDICATES ELEVATION
INDICATES CATCH BASIN
INDICATES MANHOLE
INDICATES GATE VALVE
INDICATES LIMITED ACCESS EASEMENT
INDICATES MANHOLE
INDICATES HANDICAP
INDICATES PERMANENT REFERENCE MONUMENT
INDICATES PALM BEACH COUNTY RECORDS
INDICATES BROADWAY COUNTY RECORDS
INDICATES POINT OF COMMENCEMENT
INDICATES DARE COUNTY RECORDS
INDICATES DEGREE OF PAVEMENT
INDICATES ELECTRIC
INDICATES UTILITY EASEMENT
INDICATES DRAINAGE MANHOLE
INDICATES CABLE TV
INDICATES POLE ANCHOR
INDICATES WATER VALVE
INDICATES FIRE HYDRANT
INDICATES LIGHT POLE OR WALK LIGHT
INDICATES WOOD POWER POLE
INDICATES CONCRETE POWER POLE
INDICATES FIBER OPTIC RAISER
INDICATES CATCH BASIN
INDICATES F.P.L. PAD
INDICATES VENT TUBE
INDICATES STAINLESS CONNECTION
INDICATES SANITARY CONNECTION
INDICATES GREASE TRAP MANHOLE
INDICATES CONCRETE VENT
INDICATES FILLER HATCH
INDICATES BACK FLOW PREVENTER
INDICATES SINGLE POLE SIGN
INDICATES DOUBLE POLE SIGN
INDICATES NUMBER OF PARKING SPACES
INDICATES CLEAN-OUT
INDICATES DOUBLE DETECTOR CHECK VALVE
INDICATES GATE VALVE
INDICATES BOLLARD
INDICATES SANITARY MANHOLE
INDICATES CENTERLINE
INDICATES WATER METER
INDICATES ELECTRIC MANHOLE
INDICATES VEHICULAR ACCESS LINE
INDICATES MANHOLE SIGN
INDICATES TREE/PLANTER LIGHT
INDICATES TRASH CAN
INDICATES EXISTING ELEVATION

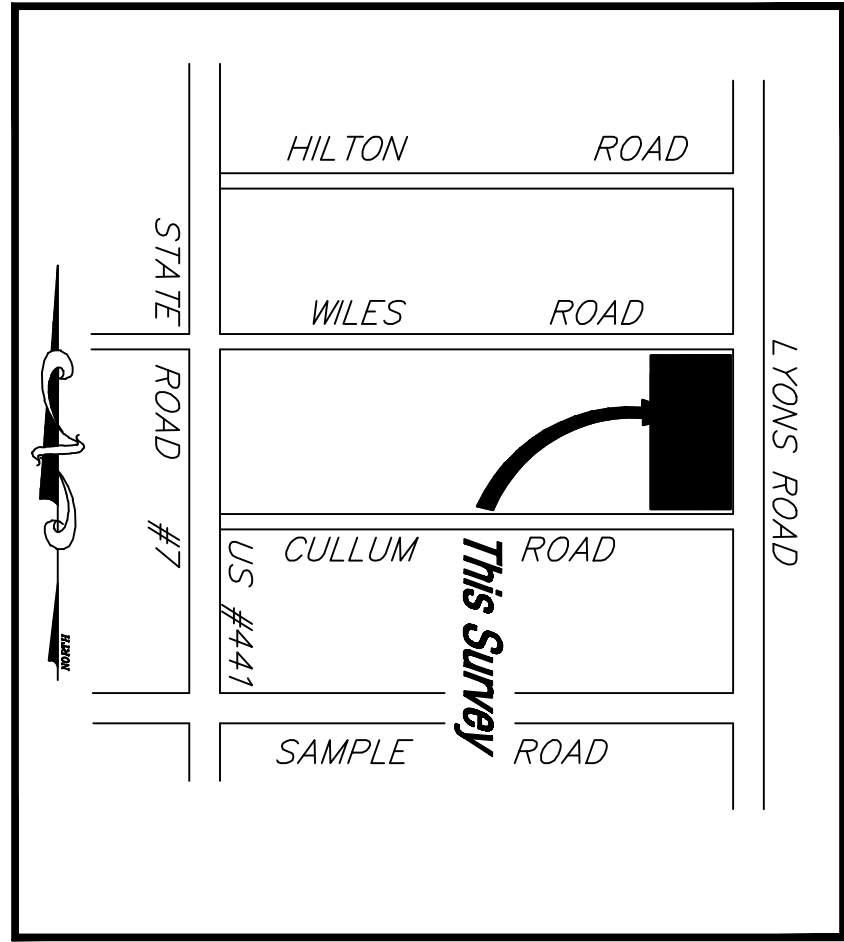
**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954)340-4025 • Fax: (954)340-8584

[illegible][illegible]

SHEET 1 OF 5

A PORTION OF PARCEL "A"
GREEN FARM REPLAT
(P.B. 173, PG. 116 & 117, B.C.R.)

DATE	BY	CHK	YR/MO	TIME	JOB NO.
7/10/72				11:45	7107
				12:15	7107
				12:30	7107
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				38:45	7107
				39:00	7107
				39:15	7107
				39:30	7107



LOCATION SKETCH
NOT TO SCALE

LEGEND:

M.N. INDICATES MONUMENT
F.N.D. INDICATES FOUND
R/W INDICATES RIGHT OF WAY
O.H. INDICATES OVERHEAD
P.P. INDICATES POWER POLE
REF. PT. INDICATES REFERENCE POINT
P.O.B. INDICATES POINT OF BEGINNING
D.R.B. INDICATES DRAINAGE BASIN
D.E. INDICATES DRAINAGE EASEMENT
S.L.E. INDICATES STREET LIGHT EASEMENT
F.P.L. INDICATES FLORIDA POWER & LIGHT
P.B. INDICATES PLAT BOOK
P.C. INDICATES PAGE
I/R INDICATES IRON ROD
N/D INDICATES NAIL IN DISK
CONC. INDICATES CONCRETE
EL. INDICATES ELEVATION
C.B. INDICATES CATCH BASIN
M.H. INDICATES MANHOLE
G.V. INDICATES GATE VALVE
L.A.E. INDICATES LIMITED ACCESS EASEMENT
H.H. INDICATES HANDHOLE
H.C. INDICATES HANDICAP

P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS
B.C.R. INDICATES BROWARD COUNTY RECORDS
P.D.C. INDICATES POINT OF COMMENCEMENT
D.C.R. INDICATES DUNE COUNTY RECORDS
E.D.P. INDICATES EDGE OF PAVEMENT
ELEC. INDICATES ELECTRIC
U.E. INDICATES UTILITY EASEMENT
INDICATES DRAINAGE MANHOLE
INDICATES CABLE TV
INDICATES POLE ANCHOR
INDICATES WATER VALVE
INDICATES FIRE HYDRANT
INDICATES LIGHT POLE OR WALK LIGHT
INDICATES WOOD POWER POLE
INDICATES CONCRETE POWER POLE
INDICATES FIBER OPTIC RAISER
INDICATES CATCH BASIN
INDICATES F.P.L. PAD
INDICATES EXISTING ELEVATION

+ 5.00

INDICATES VENT TUBE
INDICATES SIAMSE CONNECTION
INDICATES GREASE TRAP MANHOLE
INDICATES CONCRETE COLUMN
INDICATES FILLER HATCH
INDICATES BACK FLOW PREVENTER
INDICATES SINGLE POLE SIGN
INDICATES DOUBLE POLE SIGN
INDICATES NUMBER OF PARKING SPACES
INDICATES CLEAN-OUT
INDICATES DOUBLE DETECTOR CHECK VALVE
INDICATES GAS VALVE
INDICATES BELLARD
INDICATES SANITARY MANHOLE
INDICATES CENTERLINE
INDICATES WATER METER
INDICATES ELECTRIC HANDHOLE
INDICATES NON-VEHICULAR ACCESS LINE
INDICATES HANDICAP SIGN
INDICATES TREE/PLANTER LIGHT
INDICATES TRASH CAN

INDICATES PERMANENT REFERENCE MONUMENT
INDICATES PALM BEACH COUNTY RECORDS
INDICATES BROWARD COUNTY RECORDS
INDICATES POINT OF COMMENCEMENT
INDICATES DUNE COUNTY RECORDS
INDICATES EDGE OF PAVEMENT
INDICATES ELECTRIC
INDICATES UTILITY EASEMENT
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INDICATES WOOD POWER POLE
INDICATES CONCRETE POWER POLE
INDICATES FIBER OPTIC RAISER
INDICATES CATCH BASIN
INDICATES F.P.L. PAD
INDICATES EXISTING ELEVATION

LEGAL DESCRIPTION:

PARCEL "A", GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

THE FOLLOWING LAND AS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 45619, PAGE 1143, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

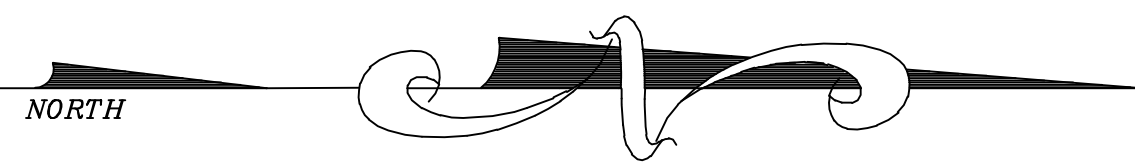
A PORTION OF PARCEL "A", GREEN FARM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 00°58'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,775.50 FEET, A CENTRAL ANGLE OF 01°16'28" AND AN ARC LENGTH OF 223.11 FEET; THENCE NORTH 02°20'54" EAST, A DISTANCE OF 8.89 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,787.50 FEET, A CENTRAL ANGLE OF 00°31'37" AND AN ARC LENGTH OF 90.00 FEET; THENCE SOUTH 02°20'54" WEST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, AND TO WHICH A RADIAL LINE BEARS NORTH 02°20'54" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 9,772.60 FEET, A CENTRAL ANGLE OF 01°17'58" AND AN ARC LENGTH OF 222.97 FEET; THENCE NORTH 00°25'05" WEST, A DISTANCE OF 2.91 FEET TO THE POINT OF BEGINNING.

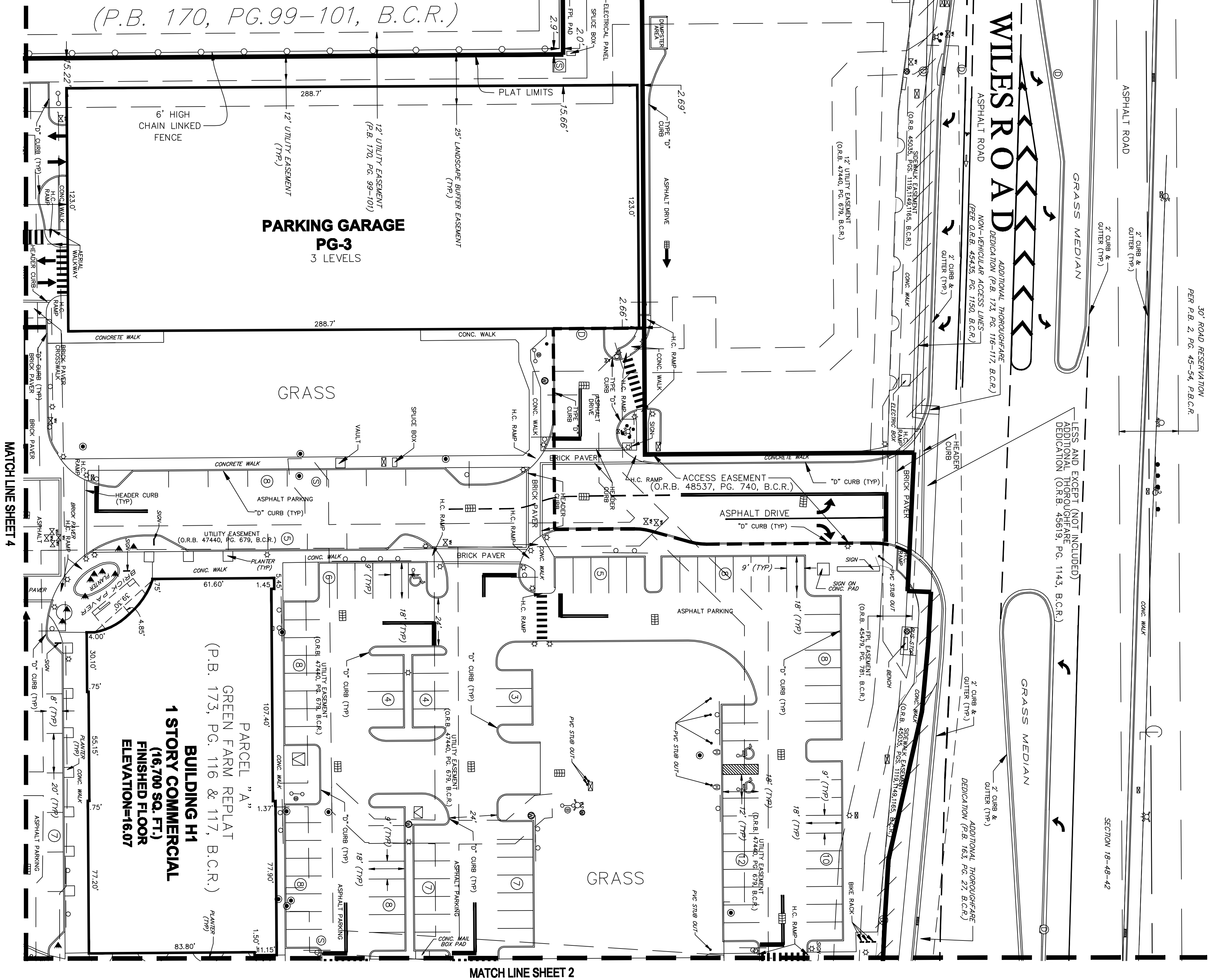
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 999,307 SQUARE FEET (22.94 ACRES) MORE OR LESS.

SURVEY NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GREEN FARM REPLAT, AS RECORDED IN PLAT BOOK 173, PAGE 116 & 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 2) UNDERGROUND IMPROVEMENTS IF ANY WERE NOT LOCATED.
- 3) THIS SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
- 4) THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED "LB 6935" UNLESS OTHERWISE NOTED.
- 6) ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- 7) THIS PROPERTY LIES IN FLOOD ZONE "X", BASE ELEV.=N/A, PER FLOOD INSURANCE RATE MAP NO. 12011C0115 F, COMMUNITY PANEL NO. 120031, DATED AUGUST 18, 1992, INDEX MAP DATED OCTOBER 2, 1997.
- 8) THIS SURVEY CONSISTS OF FIVE (5) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
- 9) THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER 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 RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
- 10) BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 2755 ELEVATION=15.348.



HIGH SCHOOL "G.G.G." SITE NO.354.1
(P.B. 170, PG.99-101, B.C.R.)



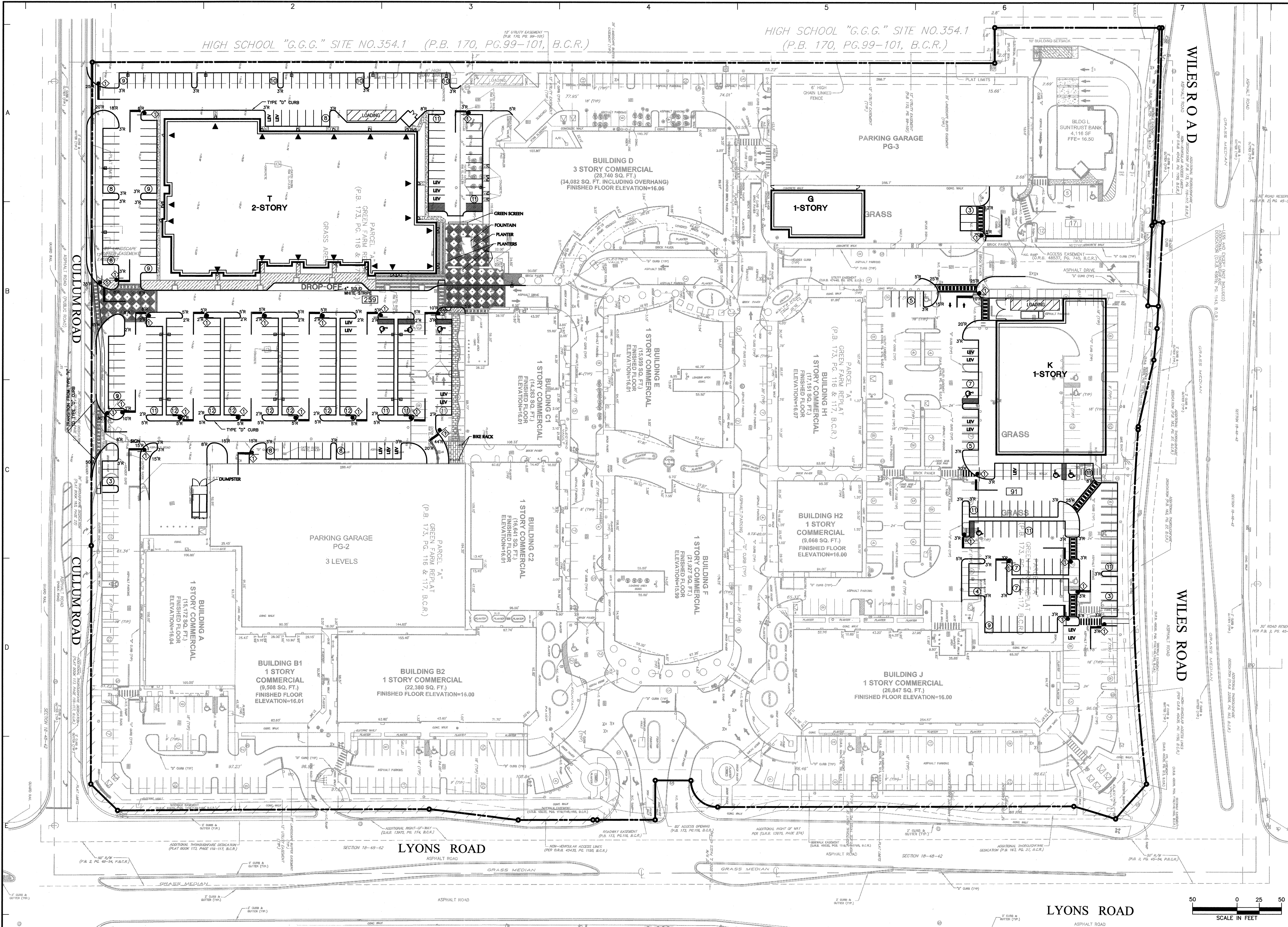
MAP OF BOUNDARY SURVEY
FOR: GARRISON COCONUT CREEK, LLC

REVISIONS	DATE	BY	CKD	FB/PG
REVISE TOPO. ELEVATIONS	11/5/12	RRM	TD	FILE
UPDATE SURVEY/ADD TOPO	9/21/12	RRM	TD	FILE
UPDATE SURVEY	5/10/12	RRM	TD	FILE
UPDATE SURVEY	5/13/11	RRM	TD	FILE

A PORTION OF PARCEL "A"
GREEN FARM REPLAT
(P.B. 173, PG. 116 & 117, B.C.R.)

SCALE: 1" = 30'	JOB NO: 05-272F
FB/PG: N/A	CAD. LANGEN/05-272FINAL SHEET
DRAWN BY: MMM/RRM	DATE: 7/22/10
CKD. BY: TD	PROB. FILE: LANGEN

DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954)340-4025 • Fax: (954)340-8584



PER SURVEY BY
DAVID & GERCHAR, INC.

PMDD TABLE

USES	EXISTING BUILDING - SF	PROPOSED BUILDING - SF	FUTURE - SF	EXISTING CANOPY - SF	PROPOSED CANOPY - SF	TOTAL - SF
Commercial	198,256	5,500	14,033	5,431	600	219,820
Commercial Subtotal	198,256	5,500	14,033	5,431	600	219,820
Office Use	45,154	0	75,940	0	0	121,094
Total	243,410	5,500	89,973	5,431	600	345,914

NOTES:
1. Approximately
2. Minimum Canopy for Theater
3. No more than 300,250 square feet shall be commercial building square footage

Parking Spaces

	Ground	2nd	3rd	Total
Bldg. L	17	17	17	51
S. of Bldg. T	34	34	34	102
E. of Bldg. T	15	15	15	45
W. of Bldg. T	47	47	47	141
N. of Bldg. T	22	22	22	66
E. of Bldg. J	24	24	24	72
E. of Bldg. J	63	63	63	189
E. of Bldg. J	44	44	44	132
E. of Bldg. J	39	39	39	117
S. of Bldg. A	23	23	23	69
N.E. of Bldg. H1, H2	95	95	95	285
E. of Bldg. K	76	76	76	228
N. of Bldg. G	5	5	5	15
E. of Bldg. G	11	11	11	33
N. of Bldg. E, F	24	24	24	72
S. of Bldg. F	24	24	24	72
E. of Bldg. D	3	3	3	9
W. of Bldg. D	39	39	39	117
Pg-2	112	112	112	336
Pg-3	105	105	105	315
Total This Phase	818	258	139	1,215

Parking Req. (3 per 1,000 SF) 336,026 SF 1,008 spaces
Total Parking Prov. 1,369 spaces

HANDICAP PARKING COUNT
H.C. Prov. 1,369 spaces x .02% = 27 spaces
H.C. Req. 30 spaces

Required Open Space (all previous areas)	Area	%
Total Site Area	1,001,053	100
Total (required)	160,168.48	16
Total (provided as below)	174,386.34	17.42
Perimeter Greenways Trails	52,568.91	5.25
Landscape Buffers	22,396.44	2.24
Other Previous Areas	99,420.99	9.93

Open Space (hardscape/non-pervious)	Area	%
Total Site Area	1,001,053	100
Total (required)	200,210.60	20
Total (provided as below)	250,680	25.04
Perimeter Greenways Trails	14,717.1	1.46
Plazas	139,417.89	13.92
Pedestrian Arcades	96,545.16	9.64

The Landscaping/Green area within plazas and pedestrian areas is 102,838 SF = 43%

NOTES:
1. BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC., ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X" BASE ELEV. = N/A.
2. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
3. RESERVED.
4. NO MUNICIPAL CORPORATION LINES ARE LOCATED IN OR ADJACENT TO THE SITE.
5. ALL CURB SHOWN WITHIN THE INTERIOR OF THE PROPERTY SHALL BE TYPE "D", TYPE "T" CURBING WILL BE INSTALLED IN CULM ROAD AND AT ALL DRIVEWAYS CONNECTING TO WILES AND LYONS ROADS.
6. ALL LOADING AREAS SHALL BE REGULATED BY SIGNS. LOADING AREA SIGNS SHALL BE APPROVED BY THE CITY OF COCONUT CREEK PRIOR TO INSTALLATION.
7. PROPOSED CITY BUS LOCATION ON CULM ROAD IS SUBJECT TO CHANGE BASED ON FUTURE ROADWAY PLANS WITH THE MAINSTREET AND COORDINATION WITH THE CITY.
8. THE PROJECT WILL INCLUDE A RECYCLING PLAN. PROPOSED SHARED RECYCLING AREAS ARE SHOWN ON THIS SITE PLAN.
9. REFER TO LANDSCAPE/HARDSCAPE DRAWINGS BY ARCHITECTURAL ALLIANCE FOR SIDEWALK, CROSSWALK AND HARDSCAPE LAYOUT AND MATERIALS. SIDEWALK TREE GRATES TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
10. THE 28-FT GREENWAY/SEABACK ALONG LYONS AND WILES ROADS REQUIRED BY MAINSTREET STANDARDS HAS BEEN MOVED TO 18-FT AS AGREED TO BY CITY STAFF ON NOVEMBER 8, 2008.
11. CONSTRUCTION OF CULM ROAD AND IMPROVEMENTS ON LYONS AND WILES ROADS SHALL BE BASED ON OFF-SITE IMPROVEMENT DRAWINGS (NOT THIS PLAN SET) AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
12. ALL PROJECT SIGN LOCATIONS ARE PROPOSED AND ARE SUBJECT TO PMDD APPROVAL.
13. POTENTIAL OUTDOOR DINING AREAS SHALL BE PERMITTED AT ALL SIDES OF BUILDINGS "E" & "F", AND IN FRONT OF BUILDING "D" PROVIDED THAT ADA REQUIRED CLEARANCES ARE MAINTAINED.

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- BUILDING
- PROPOSED CURB (TYPE "D" & "T")
- SITE VISIBILITY TRIANGLE AREA
- STOP SIGN (R1-1)
- DO NOT ENTER SIGN (R5-1)
- ACCESSIBLE PARKING SPACE SIGN
- ONE WAY SIGN (R6-1)
- RIGHT TURN ONLY SIGN (R3-5)
- NO LEFT TURN (R3-2)
- STRAIGHT AND RIGHT TURN ARROW (R3-6)
- KEEP RIGHT (R4-7B)
- PARKING SPACE ROW COUNT
- PARKING SPACE AREA COUNT
- LOW EMISSIONS VEHICLES PARKING SPACES
- ACCESSIBLE CURB RAMP
- BENCH
- DECORATIVE HARDSCAPE/CROSSWALKS (REFER TO LANDSCAPE SITE PLAN AND DETAILS, SEE NOTE #9)
- PAINTED CROSSWALK
- AREA FREE OF SIGHT OBSTRUCTIONS (SIGHT VISIBILITY TRIANGLES)
- BIKE RACK
- DUMPSTER
- RECYCLE CONTAINERS
- TRASH COMPACTOR
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE & DOMESTIC BACKFLOW PREVENTERS
- LIGHT FIXTURES

SCALE IN FEET

SCHEMATIC-PMDD
SUBMISSION
NOT FOR CONSTRUCTION

02/22/13	REVISED PER PMDD COMMENTS DATED 01/07/13	3
01/29/13	REVISED TABLES	2
12/14/12	REVISED PER PMDD COMMENTS DATED 11/28/2012	1
Date	Description	No.
REVISIONS		

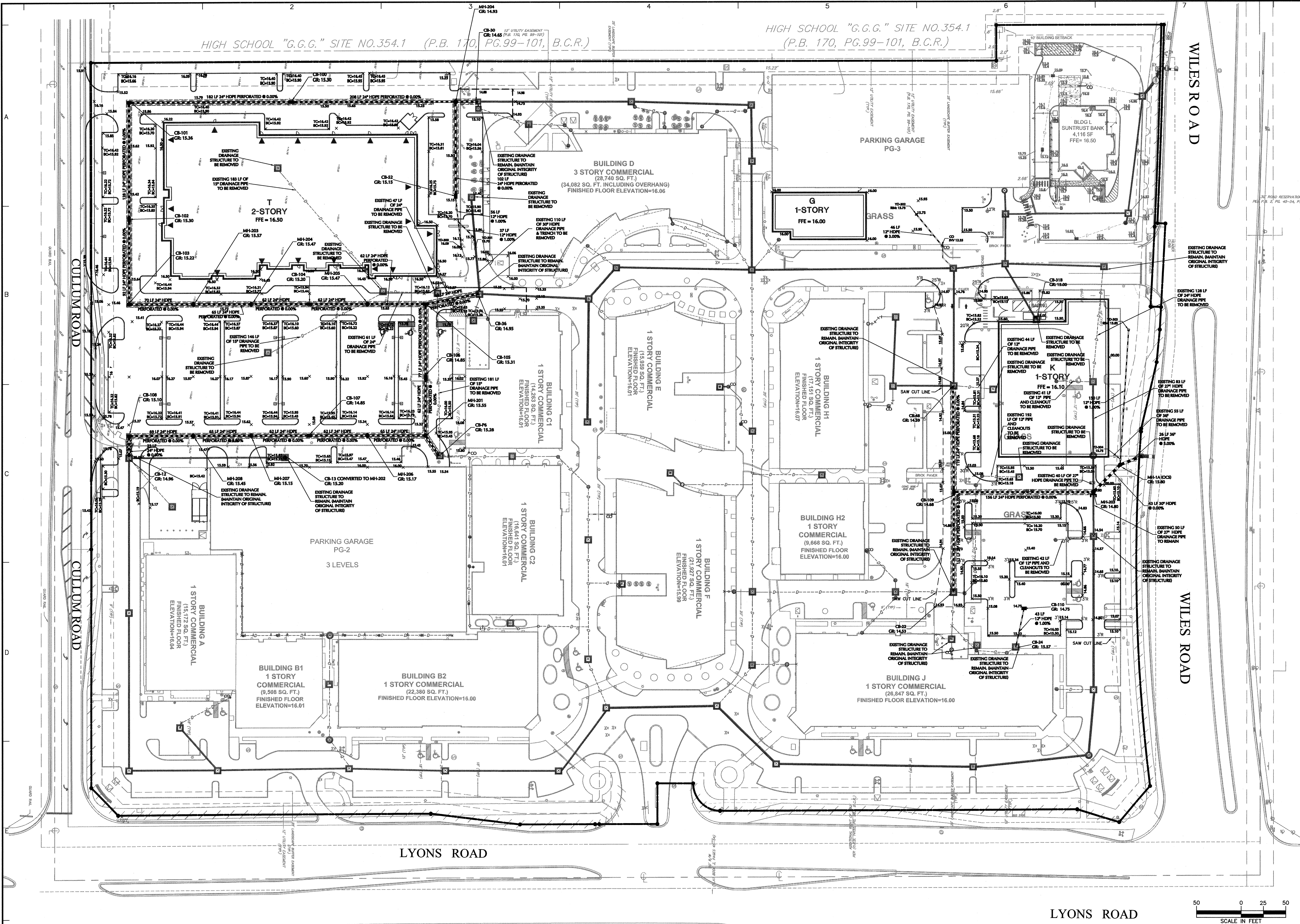
Professional Engineer Seal for Eric B. Schmitt, No. 62198, State of Florida.

LANGAN logo and address: 15150 N.W. 7th Court, Suite 200, Miami Lakes, FL 33016. T: 786.264.7200 F: 786.264.7201 www.langan.com

Project: THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title: SITE PLAN
Project No. 006110506
Date: NOVEMBER 12, 2012
Scale: 1" = 50'
Drawn By: TMR
Chkd. By: EBS

Drawing No. C-2
Sheet 2 of x



PER SURVEY BY
DAVID & GERCHAR, INC.

NOTES:

- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC. ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN LAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
- REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
- CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
- LONGITUDINAL SLOPES IN PAVED AREAS SHALL BE MINIMUM .4%.
- POLLUTION RETARDANT BAFFLES (PRB) SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES THAT CONNECT TO EXFILTRATION TRENCHES. REFER TO DETAIL.

Storm Sewer
Min. Pipe Size
Pipe Material

15 IN.
HDPE

EXISTING UTILITIES AND DRAINAGE LOCATED BENEATH PROPOSED BUILDINGS "K" AND "T" WILL BE REMOVED OR RELOCATED AS NECESSARY.

LEGEND

- PARCEL "A" BOUNDARY (PLAT LIMIT)
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CURB
- EXISTING CURB
- GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- POWERLINE
- UTILITY EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXFILTRATION TRENCH
- EXISTING EXFILTRATION TRENCH
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOMESTIC WATER METER
- PROPOSED GRADES
- EXISTING GRADES

50 0 25 50
SCALE IN FEET

SCHEMATIC-PMDD
SUBMISSION
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12/14/12	REVISED PER PMDD COMMENTS DATED 11/28/2012	1
Date	Description	No.
REVISIONS		

Professional Engineer Seal for Eric B. Schwarz, P.E., License No. 62198, State of Florida.

ERIC B. SCHWARTZ, P.E.
PROFESSIONAL ENGINEER FL LIC. No. 62196

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DUBAI ISTANBUL

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscaping Architecture, G.P.C.
Langan International LLC
Collectively known as Langan

FL CERTIFICATE OF AUTHORIZATION No. 00008601

Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK

BROWARD COUNTY FLORIDA

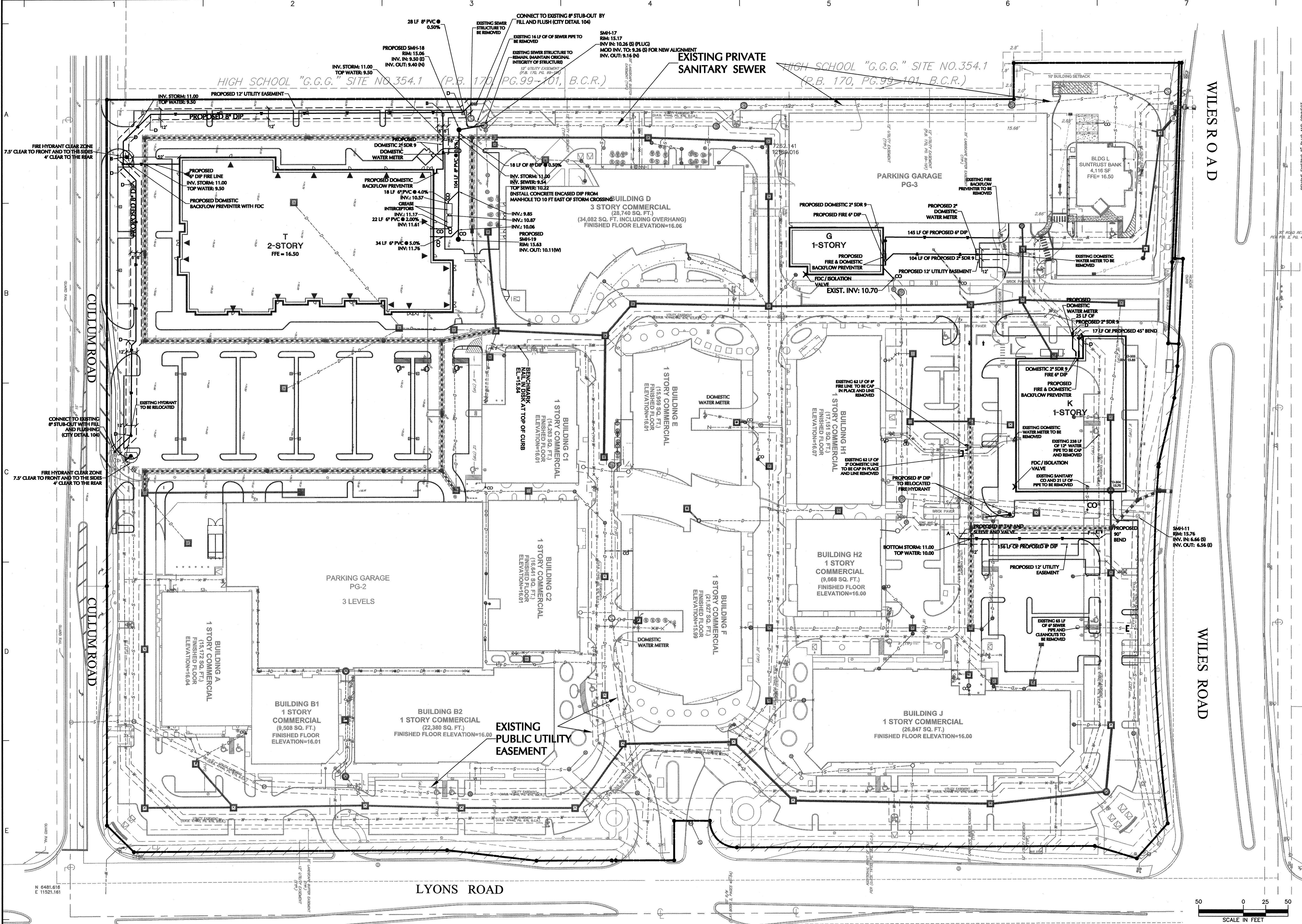
Drawing Title
PAVING GRADING AND DRAINAGE PLAN

Project No. 006110506	Drawing No. C-4
Date NOVEMBER 12, 2012	
Scale 1" = 50'	
Drawn By TMR	
Chkd. By EBS	Sheet 4 of x

NOT FOR CONSTRUCTION - ISSUED FOR PERMITTING

THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506

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Water Line Fitting Legend	
A	8" x 8" x 8" Tee
B	8" x 8" x 6" Tee
C	8" - 90° Bend
D	8" - 45° Bend
E	8" - 22.5° Bend
F	6" - 90° Bend
G	6" - 45° Bend
H	8" x 8" Cross
I	6" x 6" x 6" Tee
J	12" x 12" Cross

Water	
Min. Pipe Size (On Site Main)	8 IN.
Min. Pipe Size (Fire Services)	6 IN.
Min. Pipe Size (Domestic Services)	2 IN.
Pipe Material (4" & Larger)	Cement Lined DIP (CLASS 51)
Pipe Material (2" & Smaller)	Polyethylene/ SDR 9

Max. Hydrant Spacing	300 FT Radius
----------------------	---------------

- DESIGN NOTES:
- BASEMAP (BOUNDARY AND TOPOGRAPHIC INFORMATION) REFERENCED FROM ELECTRONIC FILE RECEIVED FROM DAVID & GERCHAR, INC. ON JANUARY 14, 2013 AND SITE PLAN BY LANGAN EAST REVISED SEPTEMBER 01, 2009. ELEVATIONS SHOWN REFER TO NATIONAL VERTICAL GEODETIC VERTICAL DATUM 1929. PROPERTY IS LOCATED IN FLOOD ZONE "X"; BASE ELEV. = N/A. CONTRACTOR SHALL CONTACT DAVID & GERCHAR, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
 - INSTALL MINIMUM TWO BOLLARDS BETWEEN BACKFLOW PREVENTER AND LOADING/COMPACTOR LOCATION. REFER TO BOLLARD DETAIL, SHEET C-9.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND EXCEPT FOR ELECTRICAL LINES WITH A RATE LOAD OF 23K OR GREATER, IF ANY EXIST.
 - PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED TO HAVE AT A MINIMUM A 10 FEET HORIZONTAL SEPARATION AND AN 18 INCH VERTICAL SEPARATION.
 - REFER TO DRAWINGS PREPARED BY THE MEP ENGINEER FOR PROPOSED ELECTRIC, TELEPHONE, CABLE AND GAS UTILITY DESIGN.
 - REFER TO ENGINEERING NOTES AND DETAILS SHEETS FOR ADDITIONAL NOTES.
 - ON-SITE WATER MAIN SHALL BE 8-INCH MINIMUM AND ALL WATER SERVICE CONNECTIONS FROM THE ON-SITE WATER MAIN TO THE BUILDINGS SHALL BE 8-INCH MINIMUM. PIPE SIZES SHALL BE CONFIRMED BY THE MEP AND FIRE PROTECTION DESIGNERS PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL NOTIFY ONE CALL OF FLORIDA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA AT 1-800-432-4770.
 - 6-INCH FIRE AND 2 INCH DOMESTIC BACKFLOW PREVENTERS SHALL BE INSTALLED ON ALL BUILDING SERVICE LINES WITHIN 5 FEET OF THE BUILDING.
 - ELECTRIC, TELEPHONE & CABLE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO CONSTRUCT THESE FACILITIES BASED ON OTHERS.
 - PIPED CONNECTIONS BETWEEN BACKFLOW PREVENTORS AND FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE INTERNAL TO THE BUILDING AND PER PLANS PREPARED BY THE MEP/FIRE PROTECTION CONSULTANT.

EXISTING UTILITIES AND DRAINAGE LOCATED BENEATH PROPOSED BUILDINGS "K" AND "T" WILL BE REMOVED OR RELOCATED AS NECESSARY.

LEGEND	
	PARCEL "A" BOUNDARY (PLAT LIMIT)
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CURB
	EXISTING CURB
	GAS LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	POWERLINE
	UTILITY EASEMENT
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED EXFILTRATION TRENCH
	EXISTING EXFILTRATION TRENCH
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT AND VALVE
	PROPOSED FIRE HYDRANT AND VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED SANITARY MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED DOMESTIC WATER METER
	PROPOSED GRADES
	EXISTING GRADES

SCHEMATIC-PMDD SUBMISSION
NOT FOR CONSTRUCTION

02/22/13	REVISED PER PMDD COMMENTS DATED 01/07/2013	2
12/14/12	REVISED PER PMDD COMMENTS DATED 11/28/2012	1
Date	Description	No.
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Project
THE PROMENADE AT COCONUT CREEK
CITY OF COCONUT CREEK
BROWARD COUNTY FLORIDA

Drawing Title
WATER AND SEWER PLAN

Project No. 006110506	Drawing No. C-5
Date NOVEMBER 12, 2012	
Scale 1" = 50'	
Drawn By TMR	
Chkd. By EBS	Sheet 5 of x

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THE PROMENADE AT COCONUT CREEK PROJECT No. 006110506