



Application Number 040-mp-22

Public Works and Environmental Services Department  
**HOUSING AND URBAN PLANNING DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

## Application to Change or Waive Requirements of the Broward County Land Development Code

This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance. This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. Please select the applicable change or waiver requested:

**ROADWAY RELATED**

- Non-Vehicular Access Lines
- Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
- Right-of-Way Dedications
- Sidewalks and Paved Access
- Design Criteria

**NON-ROADWAY RELATED**

- Design Criteria
- Waste Water Disposal/Source of Potable Water
- Fire Protection
- Parks and/or School Dedications
- Impact/Concurrency Fee(s)
- Environmental Impact Report
- Other Changes

**Project Information**

Plat/Site Plan Name

**MainStreet at Coconut Creek**

Plat/Site Number

**040-MP-22**

Plat Book - Page (if recorded)

**N/A**

Owner/Petitioner Name

**GSR RE PARTNERS LLC**

Address

**1801 S Federal Highway**

City

**Boca Raton**

State

**FL**

Zip

**33432**

Phone

**954-571-3404**

Email

**rstephano@rpfla.com**

Agent for Owner/Petitioner

**Miskel Backman LLP**

Contact Person

**Christina Bilenki, Esq.**

Agent Address

**14 SE 4th Street, Ste 36**

City

**Boca Raton**

State

**FL**

Zip

**33432**

Agent Phone

**561-405-3323**

Agent Email

**cbilenki@miskelbackman.com**

Folio(s)

**4842 1801 0271, 4842 1801 0371, 4842 1811 0016, 4842 1801 0481, 4842 1801 0391**

Location <b>west</b> <small>side of</small> <b>Lyons Road</b> <small>at/between/and</small> <b>Cullum Road</b> <small>and/of</small> <b>NW 40th Street</b> <small>north side/corner north</small> <small>street name</small> <small>street name / side/corner</small> <small>street name</small>
<b>Proposed Changes</b>
Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).
Staff Recommendation No(s). <b>35</b>
Land Development Code citation(s)
Have you contacted anyone in County Government regarding this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate name(s), department and date <b>Rasem Awwad, Carmelo Caratozzolo, DG McGuire, Maite Azcoitia</b>
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): <b>Request to allow for modifications to the County's standard Traffic Signalization Agreement (CAF 456) to allow for the early installation of facilities and infrastructure the traffic signals and to provide for consistency with the MainStreet at Coconut Creek DRI related to the timing for installation of the traffic signals.</b>

<b>REQUIRED DOCUMENTATION</b>
A pre-application meeting is required with the Housing and Urban Planning Division to discuss the request and the submittal requirements. To schedule a meeting, send an email to PDMDinfo@broward.org. Pre-application meetings are held every Wednesday and Fridays, between 2pm and 330pm, subject to availability.
Submit one (1) original and one (1) digital copy of the documents listed below.
<ol style="list-style-type: none"> <li>1. A pre-application meeting receipt.</li> <li>2. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.</li> <li>3. Letter from the applicable municipality, dated within six (6) months of formally submitting the application, stating the city's position on this request.</li> <li>4. Opinion of Title with a search date within thirty (30) days of formal submittal.</li> <li>5. A copy of the approved or recorded plat.</li> <li>6. A check for the application fees (if applicable) made payable to: <b>Broward County Board of County Commissioners.</b></li> <li>7. Any other relevant documentation, as deemed necessary.</li> </ol>
For ROADWAY RELATED changes or waivers, the following additional documents are required:
<ol style="list-style-type: none"> <li>1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.</li> <li>2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.</li> <li>3. A valid Pre-Application letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.</li> </ol>

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

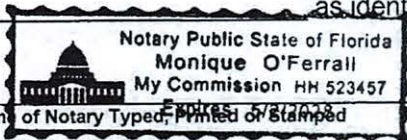
*Richard H. Jym*  
Owner/Agent Signature

05/01/2026  
Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 1 day of May, 2026, who  is personally known to me |  has produced \_\_\_\_\_ as identification.



Name of Notary Typed, Printed or Stamped

*M. O'Ferrall*  
Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type/Title of Request

modification to conditions of plat

Application Date

5/1/26

Acceptance Date

5/1/26

Fee

\$1,190

Comments Due

6/1/26

Report Due

6/10/26

CC Meeting Date

TBD.

Adjacent Municipality

N/A

Submittal Documents (select all that apply):

Plats

Site Plans

City Letter

FDOT Letter

Other:

narrative, OT, draft traffic signalization agreement.

Additional Staff Comments

Received By

*J. Luohong*



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN  
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI  
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

April 30, 2026

Darby Delsalle, Director  
Public Works and Environmental Services Department  
Housing and Urban Planning Division  
1 North University Drive  
Plantation, FL 33324

**RE: Mainstreet at Coconut Creek Plat (040-MP-22)  
Application to Modify Condition of Plat Approval #35 related to the County's  
Standard Form Traffic Signalization Agreement**

Dear Mr. Delsalle,

GSR RE PARTNERS, LLC ("Applicant"), is the developer and owner of property within the Mainstreet at Coconut Creek Plat (040-MP-22) ("Plat"). The Plat was approved on October 22<sup>nd</sup>, 2024 with a condition (HCED Condition #35) requiring the owner to executed and deliver a standard Traffic Signalization Agreement (CAF 456). Since approval of the Plat, the Applicant has worked with the City of Coconut Creek ("City") to further both parties interest in the installation of the required traffic signals early, given the magnitude of the development within the Plat and the understanding that the projected traffic volumes demonstrate the signals will be warranted early in the development program. The City and County had subsequent meetings resulting in a modified Traffic Signalization Agreement that would allow the Applicant to install the underground infrastructure in order to expedite the installation of the traffic signals once warranted. Further, the agreement has been revised to provide for review and analysis of the subject intersections for a period of three (3) years following the issuance of the final certificate of occupancy, pursuant to the MainStreet at Coconut Creek Development of Regional Impact ("DRI"), rather than the two (2) years included in the standard form agreement. We respectfully request a modification to the HCED condition #35 to allow for the Applicant to enter into the modified agreement, as coordinated with City and County staff.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C Bilenki', is written over a light blue horizontal line.

Christina Bilenki, Esq.

**SHEILA N. ROSE**  
CITY MANAGER

April 30, 2026

Darby Delsalle, Director  
Public Works and Environmental Services Department  
Housing and Urban Planning Division  
1 North University Drive  
Plantation, FL 33324

RE: MainStreet at Coconut Creek Plat (040-MO-22)  
Application to Modify Condition of Plat Approval #35 related to the County's  
Standard Form Traffic Signalization Agreement

Dear Mr. Delsalle:

Please be advised that the City of Coconut Creek has no objection to the application of GSR RE PARTNERS, LLC, to amend a condition of plat approval in order to allow for the modified Traffic Signalization Agreement that provides the early installation of infrastructure for future traffic signals and consistency with the MainStreet at Coconut Creek Development of Regional Impact (DRI). The City of Coconut Creek is concurrently processing this agreement for approval.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



SHEILA N. ROSE, ICMA-CM, AICP  
City Manager

CC: Justin Proffit, Resilient Design and Development Director  
Christina Bilenki, Miskel Backman LLP