

PLANNED UNIT DEVELOPMENT MANUAL

BEL LAGO

CITY OF COCONUT, BROWARD COUNTY, FLORIDA

~~HSQ PROJECT No.: 1105-20~~

HSQ PROJECT No.: 1603-26

~~DATE: June 11, 2012~~

DATE: May 9, 2017

Prepared By:



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SECTION A PROJECT AND CONSULTANT INFORMATION

(1) PROJECT INFORMATION:

Project Name: Bel Lago

Project Location: The property is located within the City of Coconut Creek in Broward County, Florida, more particularly described as being situated on the north side of Wiles Road, between State Road 7 (US 441) and Lyons Road. The site lies in Section 18, Township 48 South and Range 42 East. Refer to the Location and Street Map (Exhibit 1).

Project Size: The property consists of three (3) separate parcels of land. Refer to the P.U.D. Boundary (Exhibit 13). The following is the information for each parcel:

<u>Description</u>	<u>Net Acres</u>	<u>Parcel Tax ID Number</u>
West Parcel:	4.630	4842-18-12-0020
Center Parcel:	4.697	4842-18-01-0114
East Parcel:	8.825	4842-18-01-0110

<u>Description</u>	<u>Net Acres</u>	<u>Parcel Tax ID Number</u>
Parcel A	15.24	4842-18-24-0010
Parcel B	1.72	4842-18-24-0020
Parcel C	1.13	4842-18-24-0030

Project Description: Parcel A - Residential Garden Apartments - 270 Units
 Parcel B - Self-Storage Facility – 116,293 S.F. (Gross)
~~Parcel C - Restaurant – 6,300 S.F. Building & 2,450 S.F. Outdoor Seating~~
Parcel C – Self-Storage Facility - 89,966 S.F. (Gross)

(2) CONSULTANT INFORMATION:

ORIGINAL PROPERTY OWNER:
(PARCEL A & B)

ST LUCIE INDUSTRIAL PROPERTIES, LLC.
 c/o THE PUGLIESE COMPANY
 Pineapple Grove Corporate Center
 101 Pineapple Grove Way, Suite 200
 Delray Beach, Florida 33444
 (561) 454-1746 Phone
 (561) 330-7001 Fax
 Contact: Alejandro Zurita
 Email: azurita@puglieseco.com

ORIGINAL DEVELOPER:
(PARCEL A)

ALTMAN DEVELOPMENT CORPORATION
 1515 South Federal Highway, Suite 300
 Boca Raton, Florida 33432
 (561) 997-8661 Phone
 (561) 361-7898 Fax
 Contact: Manuel Martinez
 Email: mmartinez@altmancos.com

PROPERTY OWNER:
(PARCEL C)

C.S.S. BUILDING & DESIGN, INC.
Pineapple Grove Corporate Center
101 Pineapple Grove Way, Suite 200
Delray Beach, Florida 33444
(561) 454-1746 Phone
(561) 330-7001 Fax
Contact: Alejandro Zurita
Email: azurita@puglieseco.com

DEVELOPER:
(PARCEL C)

C.S.S. BUILDING & DESIGN, INC.
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101 Pineapple Grove Way, Suite 200
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(561) 454-1746 Phone
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Contact: Alejandro Zurita
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ATTORNEY:

RUDEN McCLOSKEY SMITH SCHUSTER &
RUSSELL, P.A.
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APPLICANT & AGENT:

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(954) 582-0989 Fax
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SURVEYOR:

SHAH DROTOS & ASSOCIATES
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(954) 943-9433 Phone
(954) 783-4754 Fax
Contact: Michael Rose
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LANDSCAPE ARCHITECT:

MICHAEL J. PETROW & ASSOCIATES, INC.
11210 Northwest 41st Street
Coral Springs, Florida 33075
(954) 752-7762 Phone
(954) 341-8394 Fax
Contact: Michael Petrow
Email: mjpin2@bellsouth.net

ARCHITECT (GARDEN APARTMENTS):

STB ARCHITECTS & PLANNERS, INC.
8144 Walnut Hill Lane, Suite 460, LB 107
Dallas, Texas 75231
(214) 739-8080 Phone
(214) 739-8084 Fax
Contact: Ken Boone
Email: kboone@stbarchitects.com

ARCHITECT (SELF-STORAGE BUILDING):

KENNETH R. CARLSON ARCHITECT
1002 East Newport Center Drive, Suite 101
Deerfield Beach, Florida 33442
(954) 427-8848 Phone
(954) 427-9929 Fax
Contact: Kenneth R. Carlson
Email: ken@kencarlson.com

ARCHITECT (LEED CERTIFIED):

GALLO HERBERT ARCHITECTS
1311 West Newport Center Drive, Suite A
Deerfield Beach, Florida 33442
(954) 794-0300 Phone
(954) 794-0301 Fax
Contact: John Tice
Email: jtice@galloherbert.com

SECTION B IDENTIFICATION OF OWNER AND DEVELOPER

(1) ORIGINAL PROPERTY OWNER INFORMATION (PARCEL A & B):

Property Owner: St. Lucie Industrial Properties, Llc.
c/o The Pugliese Company

Address: 101 Pineapple Grove Way, Suite 200
Delray Beach, Florida 33444

Phone Numbers: (561) 454-1746 Phone
(561) 330-7001 Fax

Web Site: <http://www.puglieseco.com>

Contact Person: Mr. Alejandro Zurita, Vice President of Planning and Development

Company Profile: In business since 1971, The Pugliese Company has developed its own unique formula for success. Under the guidance of Anthony V. Pugliese, III, this approach has led to the creation of a company of highly skilled professionals who embrace the company's philosophy, "The Pugliese Way", based on old world traditions, long standing relationships and values; where your word is your bond and a hand shake still counts, plus the critical forward thinking that is solidly leading The Pugliese Company into the future.

Anthony V. Pugliese, III, President, and founder of The Pugliese Company, is a man of extraordinary business insight whom possesses an innate ability to react swiftly to shifts in the marketplace. Anthony V. Pugliese, III's evolution from his New Jersey based custom pool firm to a Real Estate acquisition and development firm with over 3 million square feet of commercial property and tens of thousands acres is a clear example of his keen business prowess. His remarkable achievements have earned him the reputation as one of the most trusted, yet aggressive real estate developers in South and Central Florida - sought after by joint venture, institutional and individual partners, alike. (Company profile taken directly from company web site).

(2) ORIGINAL DEVELOPER INFORMATION (PARCEL A):

Developer: Altman Development Corporation

Address: 1515 South Federal Highway, Suite 300
Boca Raton, Florida 33432

Phone Numbers: (561) 997-8661 Phone

(561) 361-7898 Fax

Web Site: <http://www.altmancos.com>

Contact Person: Mr. Manny Martinez, Vice President

Company Profile: The Altman Companies were founded in 1968 and have earned an enviable position as one of the nation's premier luxury condominium and apartment developers and managers. Having developed and acquired more than 15,000 units, they have attained a respected reputation for developing and operating quality condominium and apartment homes at a level consistently above the standards of others.

The organization is composed of an extremely talented, visionary group of real estate professionals who foster their creativity in an environment of teamwork. The professionals at Altman take pride in attention to detail throughout the design and construction process, which result in high quality and well-planned urban projects. Further, the organization is vertically integrated with in-house development, construction, and property management operations which work as a team from project conception through completion, thereby ensuring quality in all aspects of the development process. These qualities have made the Altman Companies the partner of choice of government agencies, private, and institutional investors. The Altman Companies convey their message of quality in products and services delivered to their clients, partners, and residents, with the highest level of integrity. Continuing to build their portfolio throughout the Midwest and Southeast United States, they will stay true to the corporate culture which values quality over quantity.

SECTION C P.U.D. LAND USE PLAN & FLEXIBILITY ALLOCATION

(1) LAND USE PARCEL DESCRIPTIONS:

The overall property is divided into the following land use parcels:

<u>Land Use Parcel</u>	<u>Acres (Gross)</u>	<u>Acres (Net)</u>	<u>Unit / Development Description</u>
Parcel A - Residential	16.22	15.24	270 Garden Apartments
Parcel B - Self Storage	2.14	1.72	116,293 S.F. (Gross)
Parcel C - Restaurant	1.43	1.13	6,300 S.F. Building (Gross) 2,450 S.F. Outdoor Seating
Parcel C - Self-Storage	1.43	1.13	89,966 S.F. (Gross)
<u>Total P.U.D. Area</u>	<u>19.79</u>	<u>18.09**</u>	

**Excluding right-of-way along Wiles Road

Refer to Overall P.U.D. Land Use Plan (Exhibit 2)

(2) FLEXIBILITY ALLOCATION SUMMARY:

The following table is a summary of all the flexibility units/acres allocated to this P.U.D.:

<u>Land Use Parcel</u>	<u>Currently Allowed Per LM(10)</u>	<u>Flexibility Units / Acres Allocated**</u>	<u>Proposed Density</u>
Parcel A - Residential	162 Units	108 Reserve Units	16.65 DU/AC
Parcel B - Self Storage	N/A	2.14 Acres	N/A
Parcel C - Restaurant	N/A	1.43 Acres	N/A
Parcel C - Self Storage			

**All flexibility units/acres to be allocated by City of Coconut Creek as part of the P.U.D. approval.

SECTION D P.U.D. CIRCULATION PLAN

(1) VEHICULAR AND PEDESTRIAN CIRCULATION DESCRIPTION:

<u>Land Use Parcel</u>	<u>Design</u>	<u>Materials</u>	<u>Locations</u>
Parcel A - Residential	16' – One Way	Asphalt / Pavers	Driveways
	24' – Two Way	Asphalt / Pavers	Driveways
	5' Wide	Concrete	Sidewalks
	8' Wide	Concrete / Pavers	Linear Park Sidewalk
Parcel B - Self Storage	24' – Two Way	Asphalt	Driveways
	16' – One Way	Asphalt	Exit Only
	5' Wide	Concrete	Sidewalks
	8' Wide	Concrete / Pavers	Linear Park Sidewalk
Parcel C - Restaurant	24' – Two Way	Asphalt	Driveways
	5' Wide	Concrete	Sidewalks
	8' Wide	Concrete / Pavers	Linear Park Sidewalk
Parcel C - Self Storage	24' – Two Way	Asphalt	Driveways
	5' Wide	Concrete	Sidewalks
	8' Wide	Concrete / Pavers	Linear Park Sidewalk

Refer to Overall P.U.D. Circulation Plan (Exhibit 4-A)

SECTION E RESIDENTIAL PROGRAM

(1) RESIDENTIAL PROGRAM DESCRIPTION:

The residential portion of the community will consist of 270 garden apartments. The garden apartments will be distributed throughout the community within twelve (12) three story buildings. The garden apartments will consist of one, two and three bedroom models. The following is a building, unit and bedroom summary:

<u>Building Type</u>	<u>Qty.</u>	<u>Units Per Bldg.</u>	<u>Garages</u>	<u>Bedroom (BR) Mix Per Bldg.</u>
Type I	4	30	10	(20) Two BR - (10) One BR
Type I-A	1	27	8	(19) Two BR - (8) One BR
Type I-B	1	30	8	(19) Two BR - (11) One BR
Type II	3	18	6	(12) Two BR - (6) One BR
Type III	3	13	10	(12) Three BR - (1) One BR
<u>Totals</u>	<u>12</u>	<u>270</u>		<u>(36) 3 BR - (154) 2 BR - (80) 1 BR</u>

Refer to Overall P.U.D. Land Use Plan (Exhibit 2)

SECTION F COMMERCIAL PROGRAM

(1) COMMERCIAL PROGRAM DESCRIPTION:

The commercial portion of the community will consist of a restaurant and self-storage facility. The commercial modules are located at the southwestern and southeastern limits of the property. The following is a summary of the commercial uses:

<u>Parcel</u>	<u>Building</u>	<u>Type of Use</u>	<u>Square Footage</u>
Parcel B - Self Storage	4 Story	Self-Storage Area	113,478 S.F.
		Office Area	1,850 S.F.
		Manager's Apartment	965 S.F.
Parcel C - Restaurant	1 Story	Cross Building Area	6,300 S.F.
		Outdoor Seating Area	2,450 S.F.
Parcel C - Self-Storage	4 Story	Self-Storage Area	88,021 S.F.
		Office Area	1,945 S.F.

Refer to Overall P.U.D. Land Use Plan (Exhibit 2)

SECTION G OPEN SPACE AND RECREATIONAL PROGRAM

(1) OPEN SPACE PROGRAM DESCRIPTION:

The P.U.D. is required to provide for 35% open space throughout the site. The following is the open space calculations:

Total P.U.D. Gross Area = 19.79 acres X 35% = **6.93 acres** (Open Space needed)

Based on City of Coconut Creek requirements, manmade water bodies may not be counted toward meeting more than forty (40) percent of the total open space requirements. Therefore, the limitation for the lake area on this P.U.D. will be 2.77 acres (6.93 acres X 40%).

<u>Description</u>	<u>Percentage of Total</u>	<u>Open Space Credit</u>
Common Green Areas	60%	4.16 acres
Lake Area (Portion)	40%	2.77 acres
<u>Total Open Space Provided:</u>		<u>6.93 acres</u>

(2) RECREATIONAL PROGRAM DESCRIPTION:

The following is a summary of the recreational areas throughout the P.U.D.:

<u>Description</u>	<u>Square Footage</u>	<u>Acres</u>
Clubhouse Area	4,570 S.F.	0.10 acres
Pool Area	8,220 S.F.	0.19 acres
Pedestrian Plazas @ Lake	2,232 S.F.	0.05 acres
Linear Park @ Wiles Road	36,155 S.F.	0.76 acres
<u>Total Recreational Space Provided:</u>		<u>1.10 acres</u>

SECTION H P.U.D. UTILITIES PROGRAM

(1) WATER UTILITIES PROGRAM DESCRIPTION:

The potable water system for this property will be operated and maintained by the City of Coconut Creek Utilities & Engineering Department. Utility easements will be dedicated for the new water system throughout the project.

The following is the existing infrastructure that is available to the property for connection:

- Wiles Road: 12" D.I.P. Water Main (Two direct taps will be required)
- Morgan Professional Park: 8" D.I.P. Water Main (Stub-out to property)
- Indigo Lakes: 8" D.I.P. Water Main (Stub-out to property)

Refer to Water and Sewer Plans & Details (Exhibit 6).

(2) SEWER UTILITIES PROGRAM DESCRIPTION:

The sanitary sewer system for this property will be operated and maintained by the City of Coconut Creek Utilities & Engineering Department. Utility easements will be dedicated for the new sewer system throughout the project.

The following is the existing infrastructure that is available to the property for connection:

Wiles Road:	8" P.V.C. Sewer Main (Manhole stub-out to property)
Indigo Lakes:	8" P.V.C. Sewer Main (Manhole stub-out to property)

Refer to Water and Sewer Plans & Details (Exhibit 6).

(3) OTHER UTILITIES PROGRAM DESCRIPTION:

The public utility lines for FPL, Bellsouth and cable service shall be installed underground. The meters for each unit will be grouped on each building side. The meter locations will be enclosed and not visible.

(4) CITY ENGINEERING DEPARTMENT REQUIREMENTS:

1. The proposed restaurant building and its appurtenances are not to encroach within the adjacent proposed 12 feet utility easements and shall be a minimum of 10 feet away from all proposed city utilities.
2. No structures, dumpsters, stairways and their appurtenances, etc... shall be above and must be a minimum of 10 feet from any portions of the water supply or sewage collection systems.
3. The restaurant will require the use of grease trap(s) which location(s) shall be shown and clearly located at the time of its first site plan and engineering plans submittals. All grease traps are to have a minimum 10 ft horizontal separation from all City Utilities including but not limited to sewer structures. Grease traps shall in no case encroach proposed City Utility Easements.
4. Other utilities (FPL, Comcast, AT&T, etc) not shown on plans, not to conflict with proposed City utilities, to have minimum of 4 feet horizontal separation from same and to be submitted via a separate engineering permit application subsequent to approval of main engineering permit application for all water, sewer, paving, grading, traffic, storm water prevention pollution and drainage collection etc..
5. Water/wastewater agreement to be fully executed, approved by commission and one hundred percent (100%) ERU's to be paid prior to building permit approvals and as directed by City Code of ordinance and the Engineering Divisions policies.
6. Provide Broward County permit approval for all proposed turn lanes and sewer collection system in Broward County R.O.W. prior to building and engineering permit approvals.
7. All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

SECTION I P.U.D. DRAINAGE PLAN

(1) DRAINAGE PROGRAM DESCRIPTION:

The P.U.D. is located within the Broward County E.P.D. Surface Water Management Section boundary. The proposed surface water management system for this project will be subject to the Cocomar Drainage District's design criteria within the northwest basin.

The P.U.D. will maintain its own surface water management system that will consist of a series of inlets, drainage pipes and detention areas which will discharge into an on-site lake. The lake will be sized in order to meet the 15% lake area rule as required by the Cocomar Drainage District.

The on-site surface water management system will ultimately discharge into the existing drainage system within Wiles Road at two (2) separate discharge points.

The surface water management system will be maintained and operated by the developers and governed by the unified control agreement.

Refer to Paving and Drainage Plans & Details (Exhibit 6).

(2) CITY ENGINEERING DEPARTMENT REQUIREMENTS:

1. Drainage structures and their appurtenances are not to encroach or be located within Utility Easements.
2. Storm drainage calculations as required by Broward County E.P.D. and the City Engineering Department shall be provided prior to approval of final engineering plans and permits.
3. All drainage conflicts and crossing information with other utilities and landscaping shall be resolved prior to approval of final engineering plans and permits.

SECTION J P.U.D. SITE SPECIFIC DEVELOPMENT STANDARDS

(1) PARCEL A - RESIDENTIAL:

SETBACKS:

All setbacks measured from landscape buffers.

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	8 Feet
Rear (Indigo Lakes)	50 Feet
Sides	30 Feet
Between Buildings	20 Feet

LANDSCAPE BUFFERS:

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	25 Feet
Rear (Indigo Lakes)	25 Feet
Sides	10 Feet

PARKING REQUIREMENTS:

<u>Unit Type</u>	<u>Generation Rate</u>
One (1) Bedroom	1.50 Space Per Unit
Two (2) Bedroom	1.75 Space Per Unit
Three (3) Bedroom	2.00 Space Per Unit
Guest Parking	10% of Total Spaces
Clubhouse	1 Space Per 200 S.F. (Office Only)

<u>Description</u>	<u>Dimensions</u>
Common Spaces	9'X18'**
Clubhouse Spaces	9'X18'
Garage Spaces	10'X20'
Tandem Driveway Spaces	9'X18'
Parking Garage	9'X18'
Handicap Spaces	12'X18'

** The residential parking spaces, adjacent to the perimeter landscape buffers, all have a two (2) foot car overhang that encroaches into the landscape buffer area.

Refer to Site Plan Drawings (Exhibit 5)

(2) PARCEL B - SELF STORAGE:

SETBACKS:

All setbacks measured from landscape buffers.

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	2 Feet
Sides	5 Feet
Between Buildings	100 Feet

LANDSCAPE BUFFERS:

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	25 Feet
Sides	10 Feet

PARKING REQUIREMENTS:

<u>Unit Type / Use</u>	<u>Generation Rate</u>
Storage Area	1 Space Per 10,000 S.F.
Office Area	1 Space Per 1,000 S.F.
Manager's Apartment	1 Space Per Unit

<u>Description</u>	<u>Dimensions</u>
Common Spaces	9'X18'
Handicap Spaces	12'X18'

Refer to Site Plan Drawings (Exhibit 5)

(3) PARCEL C - RESTAURANT:

SETBACKS:

~~All setbacks measured from landscape buffers.~~

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	20 Feet
Sides	20 Feet
Between Buildings	400 Feet

LANDSCAPE BUFFERS:

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	25 Feet
Sides	10 Feet

PARKING REQUIREMENTS:

<u>Unit Type / Use</u>	<u>Generation Rate</u>
Service Area	1 Space Per 150 S.F.
Non-Service Area	1 Space Per 300 S.F.

<u>Description</u>	<u>Dimensions</u>
Common Spaces	9'X18'
Handicap Spaces	12'X18'

~~Refer to Site Plan Drawings (Exhibit 5)~~

(3) PARCEL C - SELF STORAGE:

SETBACKS:

All setbacks measured from landscape buffers.

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	2 Feet
Sides	5 Feet
Between Buildings	80 Feet

LANDSCAPE BUFFERS:

<u>Location</u>	<u>Distance (Minimum)</u>
Front (Wiles Road)	25 Feet
Sides	10 Feet

PARKING REQUIREMENTS:

<u>Unit Type / Use</u>	<u>Generation Rate</u>
Storage Area	1 Space Per 10,000 S.F.
Office Area	1 Space Per 1,000 S.F.
Manager's Apartment	1 Space Per Unit

<u>Description</u>	<u>Dimensions</u>
Common Spaces	9'X18'
Handicap Spaces	12'X18'

Refer to Site Plan Drawings (Exhibit 5-B)

(4) SUMMARY OF REQUESTED WAIVERS:

The following are the site specific development standards being proposed which are deviations from the standard City of Coconut Creek zoning code:

	Description	Required Per City Code	Proposed Site Specific Standard / Waiver
1.	West & East Sides <i>Landscape Buffers</i>	25' Feet Wide	10' Feet Wide
2.	Garden Apartments <i>Parking Requirements</i>	1.75 Per Unit (One Bedroom) 2.00 Per Unit (Two Bedroom) 2.25 Per Unit (Three Bedroom)	1.50 Per Unit (One Bedroom) 1.75 Per Unit (Two Bedroom) 2.00 Per Unit (Three Bedroom)
3.	Clubhouse <i>Parking Requirements</i>	1 Space Per 200 S.F. (Based on Total Floor Area)	1 Space Per 200 S.F. (Based on Office Area Only)
4.	Garden Apartments <i>Tandem Spaces</i>	Tandem Spaces not counted in Parking Calculations	Allow Tandem Spaces to be used in Parking Calculations
5.	Residential <i>Parking Stalls</i>	Required Dimension: 9'X20'	Proposed Dimension: 9'X18' (2.5' Car Overhang adjacent to Sidewalks)
6.	Commercial <i>Parking Stalls</i>	Required Dimension: 10'X20'	Proposed Dimension: 9'X18' (2.5' Car Overhang adjacent to Sidewalks)
7.	Self-Storage <i>Front & Side Setbacks</i>	30 Feet (Front Setback) 30 Feet (Side Setback)	2 Feet (Front Setback) 5 Feet (Side Setback)
8.	Self-Storage <i>Parking Requirements</i>	1.00 Per 2,000 S.F. (Storage) 1.00 Per 300 S.F. (Office Area) 1.75 Per Unit (One Bedroom)	1.00 Per 10,000 S.F. (Storage) 1.00 Per 1,000 S.F. (Office Area) 1.00 Per Unit (One Bedroom)
9.	Garden Apartments <i>Front Setback</i>	50 Feet @ Wiles Road Buffer (Originally Approved per PUD)	8 Feet @ Wiles Road Buffer
10.	Pool Fence or Wall	8 Feet High	4 Feet High

SECTION K ZONING DESIGNATIONS

(1) ZONING INFORMATION:

The current and proposed zoning designations for the property:

<u>Current</u>	West Parcel	Planned Commercial Development (PCD)
	Center & East Parcels	Agricultural (A-1)
<u>Proposed</u>	All Parcels	Planned Unit Development (PUD)

The current zoning designations for the adjacent properties:

North	Indigo Lakes	Planned Unit Development (PUD)
Northwest	Carrington @ Coconut Creek	Planned Unit Development (PUD)
South	City of Coconut Creek Property	Planned Commercial Development (PCD)
Southwest	Home Depot Shopping Center	Planned Commercial Development (PCD)
Southeast	Monarch High School	Agricultural (A-1)
West	Morgan Professional Park	Planned Commercial Development (PCD)
East	Evergreen Lakes	Planned Unit Development (PUD)

Refer to Zoning Map (Exhibit 1)

SECTION L LAND USE INFORMATION

(1) LAND USE DESIGNATIONS:

The original and approved land use designation for the property:

<u>Previous</u>	City of Coconut Creek:	Low (5) Residential (L5)
	Broward County:	Employment Center (EC)
<u>Existing</u>	City & County:	Low-Medium (10) Residential (L10)

The land use plan amendment was processed through both the City of Coconut Creek and Broward County. The Broward County Planning Council made a final recommendation for approval on November 30, 2006. Subsequently, the Broward County Commission approved the land use change on December 12, 2006.

The current land use designations for the adjacent properties:

North	Low (5) Residential (L5)
South	Regional Activity Center (RAC)
West	Employment Center (EC)
East	Irregular (8)

Refer to Land Use Map (Exhibit 1)

(2) LAND USE NARRATIVE:

The purpose of this application is to accommodate a proposed planned unit development. The site design is both visually attractive and functionally efficient, providing the future residents a high level of convenience, privacy and security. Some units will have a private garage, to reduce the need for outdoor vehicular use areas. The site is located on the north side of Wiles Road, approximately 975 feet east of State Road 7 in an area of mixed land uses. Surrounding uses include retail (Home Depot), agricultural, single-family residential, a high school (Monarch High) and multi-family residential uses. There are several significant vacant parcels in the area, including parts of the subject property. The proposed use is entirely compatible with the character of surrounding land uses.

The result of approval of this application will be to accommodate the assemblage of several properties and allow a unique and desirable mixed-use development within the City of Coconut Creek; and at the same time assist in the balancing of land uses in the area in a way that will not create any negative impact on the surrounding areas.

SECTION M NATURAL AND GEOGRAPHIC FEATURES ANALYSIS

(1) WETLAND ANALYSIS:

On January 7, 2008, environmental/ecological consultants from Phillip R. Jimrusti & Associates, Inc. evaluated the site on and did not observed wetlands on the property. They inspected the soils and did not observe hydric soils, plant material, or standing water which are typical indications of wetlands.

Previously, in May of 2005, Phillip R. Jimrusti & Associates delineated 0.07 acres of wetlands in the southwest portion of the property and secured a license (#COC-0505-065) from Broward County Environmental Protection Department (BCEPD) to fill the wetlands without requiring any mitigation. In April of 2007 the seller used approximately 25 truckloads (338.8 yards) of clean fill to fill the wetland to the proposed grade of 18.0 NGVD. Photos of the work were emailed to the County. Linda Sunderland, Aquatic & Wetland Resources Manager from Broward County Environmental Protection Department acknowledged via email that the license was satisfied.

(2) BIOLOGICAL ANALYSIS:

On January 7, 2007, environmental/ecological consultants from Phillip R. Jimrusti & Associates, Inc. evaluated the site and observed no rare, threatened, endangered or species of concern as listed by the Florida Department of Agriculture, the Florida Game and Fresh Water Commission and the US Fish and Wild Life Service.

(3) WELL-FIELD ANALYSIS:

The Broward County Well-Field Map, dated February 16, 2001 (the most recent), indicates that the site is not located within a well-field protected zone.

SECTION P BOUNDARY AND LEGAL DESCRIPTION INFORMATION

(1) LEGAL DESCRIPTION:

THE WEST 330 FEET OF TRACK 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS HAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23485, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOUTHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 660 FEET OF TRACK 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

~~Refer to P.U.D. Boundary Map and Legal Description (Exhibit 14)~~

Refer to P.U.D. Boundary Map and Legal Description (Exhibit 12)

SECTION Q LOCATION AND STREET INFORMATION

Refer to Street Map (Exhibit 1)

SECTION R MAINTENANCE AREA INFORMATION

(1) GENERAL DESCRIPTION:

The maintenance facilities for the residential module will be located within the clubhouse building. Both the self-storage and restaurant modules will each provide separate maintenance facilities within their buildings.

SECTION S GREEN BUILDING CONSTRUCTION (LEED) CRITERIA

(1) GENERAL DESCRIPTION:

The following site and building design elements have been or will be incorporated into this project, which follow the USGBC. Green Building Construction Guidelines:

A. Sustainable Sites

- Construction Activity Pollution Prevention
- Stormwater Design—Quantity Control
- Stormwater Design—Quality Control

B. Water Efficiency

- Water Use Reduction—20% Reduction
- No Potable Water Use or Irrigation

C. Energy and Atmosphere

- Fundamental Commissioning of Building Energy Systems
- Minimum Energy Performance
- Fundamental Refrigerant Management
- Optimize Energy Performance - Improve by 12% for New Buildings

D. Materials and Resources

- Storage and Collection of Recyclables

E. Indoor Environmental Quality

- Minimum Indoor Air Quality Performance
- Environmental Tobacco Smoke (ETS) Control

F. Innovation and Design Process

- Innovation in Design: 5 Yr Storm Drainage
- Innovation in Design: Native Plants
- LEED Accredited Professional

The above mentioned criteria are only a guideline for the minimum design standards that will be incorporated into this P.U.D. However, final site and building designs may use additional green building elements or may increase the above criteria.

SECTION T P.U.D. CONSTRUCTION PHASING PLAN

(1) GENERAL DESCRIPTION:

The following is a general description of the proposed construction phasing for the development:

<u>Phases</u>	<u>Description of Construction</u>	<u>Estimated Start of Construction</u>	<u>Duration of Construction Phase</u>
Phase One	General Site Clearing & Grading Lake Excavation	July 2012	120 Days
Phase Two	Residential Buildings 9 & 10 Clubhouse & Pool Area Linear Park @ Wiles Road Main Entrance & Turn Lanes #1 & 2 North Perimeter Berm	October 2012	9 Months
Phase Three	Residential Buildings 11 & 12	January 2013	3 Months
Phase Four	Residential Buildings 7 & 8	April 2013	3 Months
Phase Five	Residential Buildings 5 & 6	July 2013	3 Months
Phase Six	Residential Buildings 1 & 2	November 2013	3 Months
Phase Seven	Residential Buildings 3 & 4	February 2014	3 Months
Future Phase	Restaurant Parcel ** Self-Storage Facility **	TBD	TBD

~~** Proposed commercial phases/construction within the P.U.D. cannot commence until at least 75% of the residential units have been completed.~~

~~Refer to Phasing Plan (Exhibit 3-B)~~

<u>Phases</u>	<u>Description of Construction</u>	<u>Estimated Start of Construction</u>	<u>Duration of Construction Phase</u>
Parcel A	Residential Community	Completed	Completed
Parcel B	Self-Storage Facility	Completed	Completed
Parcel C	Self-Storage Facility	December 2017	120 Days

EXHIBIT 1
STREET, ZONING, LAND USE & LOCATION MAPS



BEL LAGO

STREET MAP (5 MILE RADIUS)



HSQ GROUP INC.

5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015
(786) 534-3621 Phone



BEL LAGO ZONING MAP (1/4 MILE RADIUS)

1. CARRINGTON @ COCONUT CREEK (PUD)
2. CHEVRON (PCD)
3. SPEAR PLAT (PCD)
4. MORGAN PROFESSIONAL CENTER (PCD)
5. HOME DEPOT SHOPPING CENTER (PCD)
6. CITY OF COCONUT CREEK PROPERTY (PCD)
7. MONARCH HIGH SCHOOL (A-1)
8. EVERGREEN LAKES (PUD)
9. INDIGO LAKES (PUD)
10. CITY OF COCONUT CREEK PROPERTY (PUD)



HSQ GROUP INC.

5951 Northwest 173rd Drive, Suite 4
 Miami, Florida 33015
 (786) 534-3621 Phone



BEL LAGO
LAND USE MAP (¼ MILE RADIUS)

1. **MORGAN PROFESSIONAL CENTER**
EMPLOYMENT CENTER - EC
2. **INDIGO LAKES**
LOW (5) RESIDENTIAL - L5
3. **EVERGREEN LAKES**
IRREGULAR 8
4. **CITY OF COCONUT CREEK PROPERTY**
REGIONAL ACTIVITY CENTER - RAC



HSQ GROUP INC.

5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015
(786) 534-3621 Phone

Indigo Lakes

**Parcel
B**

**BEL LAGO
Parcel A**

Parcel C

Wiles Road

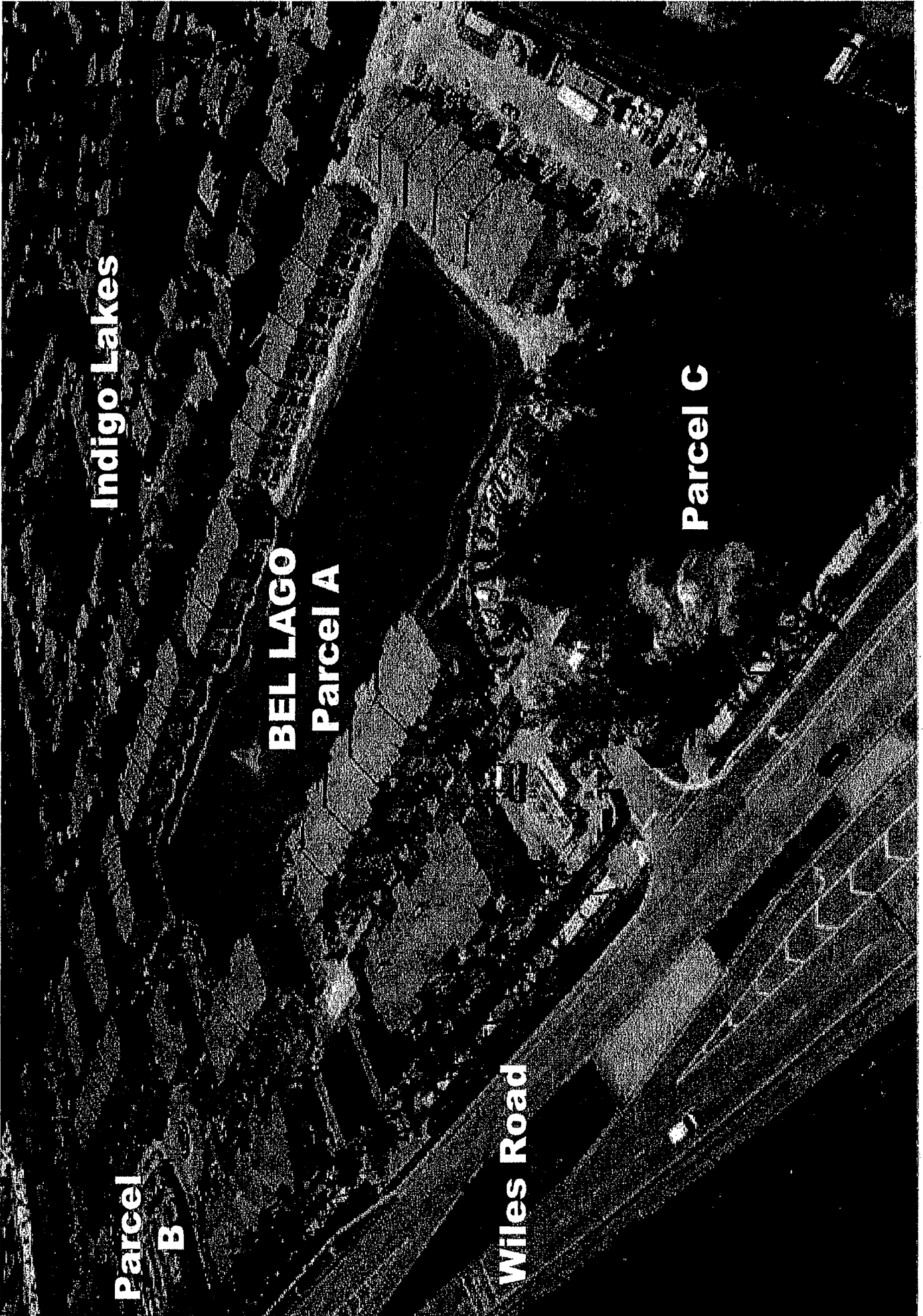
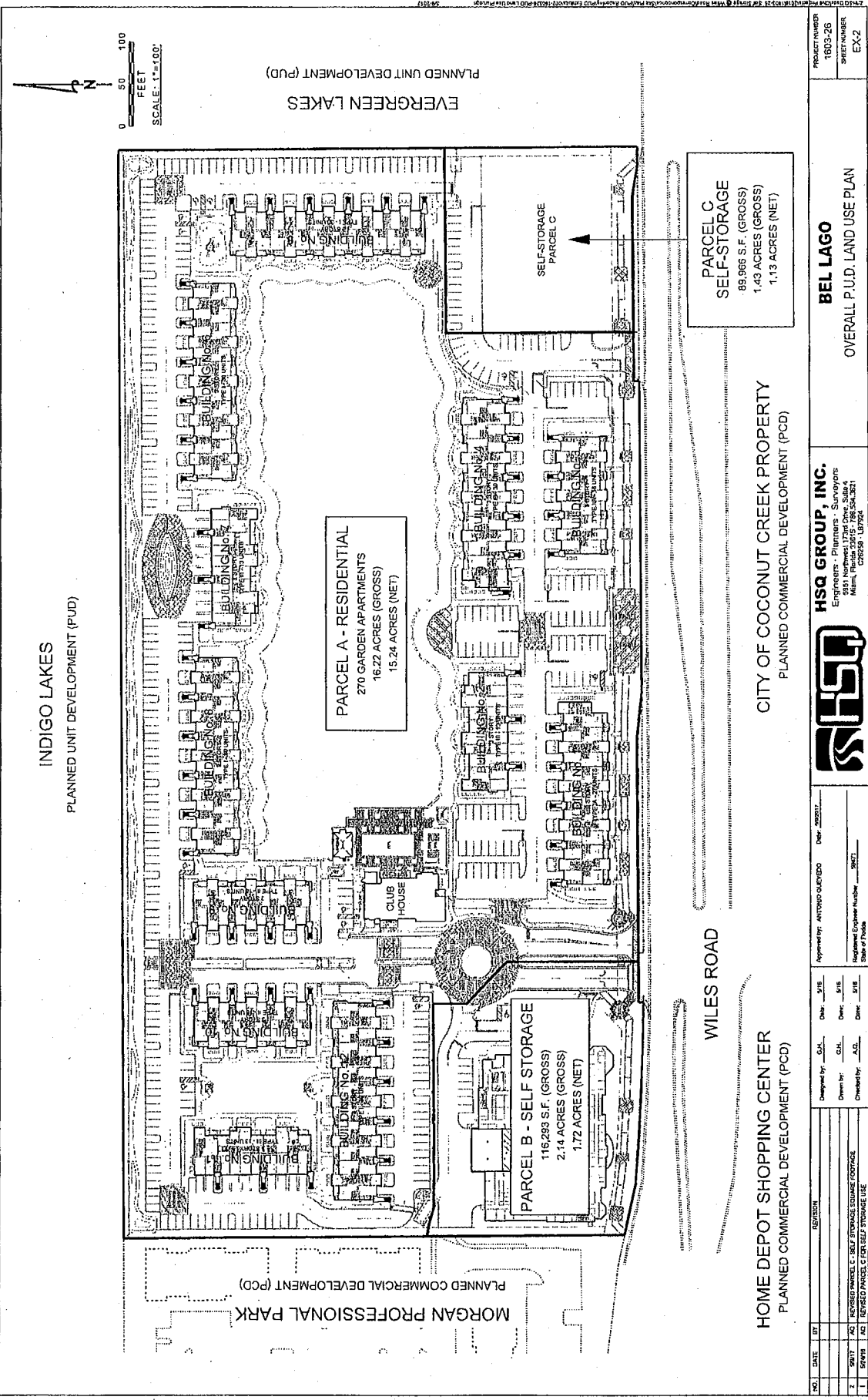


EXHIBIT 2
OVERALL P.U.D. LAND USE PLAN



INDIGO LAKES
PLANNED UNIT DEVELOPMENT (PUD)

MORGAN PROFESSIONAL PARK
PLANNED COMMERCIAL DEVELOPMENT (PCD)

EVERGREEN LAKES
PLANNED UNIT DEVELOPMENT (PUD)

WILES ROAD

HOME DEPOT SHOPPING CENTER
PLANNED COMMERCIAL DEVELOPMENT (PCD)

CITY OF COCONUT CREEK PROPERTY
PLANNED COMMERCIAL DEVELOPMENT (PCD)

PARCEL C - SELF STORAGE
89,966 S.F. (GROSS)
1.43 ACRES (GROSS)
1.13 ACRES (NET)

PARCEL A - RESIDENTIAL
270 GARDEN APARTMENTS
16.22 ACRES (GROSS)
15.24 ACRES (NET)

PARCEL B - SELF STORAGE
116,293 S.F. (GROSS)
2.14 ACRES (GROSS)
1.72 ACRES (NET)

SELF-STORAGE
PARCEL C

NO.	DATE	BY	REVISION
1			REVISED PARCEL C FOR SELF STORAGE USE
2			REVISED PARCEL C - SELF STORAGE STORAGE COVERAGE

Designed by	CAL	Date	5/16
Drawn by	CAL	Date	5/16
Checked by	AGC	Date	5/16

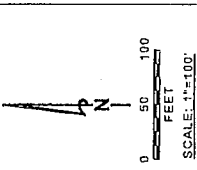
Approved by	ANTONIO QUERIDO	Date	05/22/17
Signature of Owner Number 000027			
State of Florida			

PROJECT NUMBER	1603-26
SHEET NUMBER	EX-2

HSQ
HSQ GROUP, INC.
 Engineers - Planners - Surveyors
 2851 Northwest 17th Drive, Suite 4
 Miami, Florida 33150-3621
 (305) 559-1875

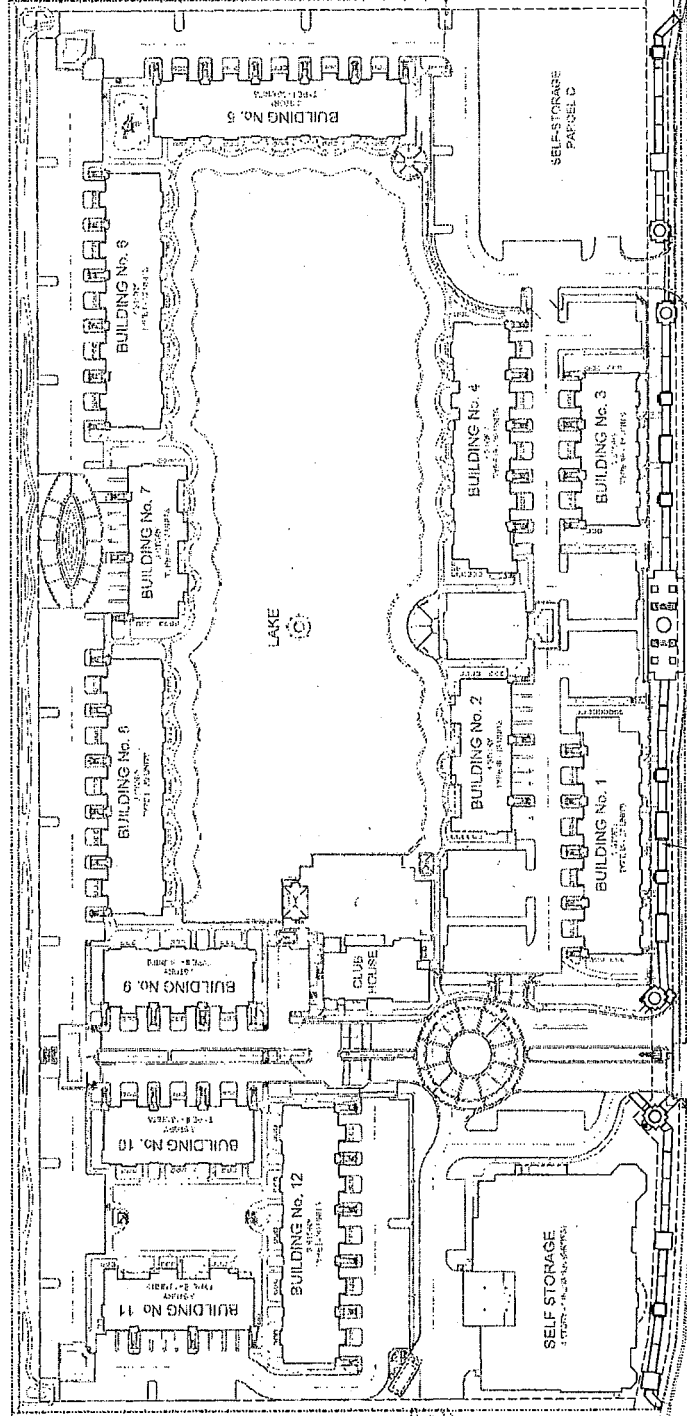
BEL LAGO
 OVERALL P.U.D. LAND USE PLAN

EXHIBIT 3
PUBLIC PARK DEDICATION



INDIGO LAKES

PLANNED UNIT DEVELOPMENT (PUD)



MORGAN PROFESSIONAL PARK
PLANNED COMMERCIAL DEVELOPMENT (PCD)

EVERGREEN LAKES
PLANNED UNIT DEVELOPMENT (PUD)

PUBLIC PARK DEDICATION & CASH PAYMENT:

REQUIRED:
RESIDENTIAL AREA (16.22 AC.) X 5% = 0.81 AC.

PROVIDED:
LINEAR PARK DEDICATION = 0.76 AC. X 50% CREDIT = 0.38 AC.
CASH PAYMENT (BASED ON 0.43 AC.) = \$ 175,000.00

LINEAR PARK ALONG WILES ROAD WITHIN
PEDESTRIAN ACCESS EASEMENT
DEDICATED BY PUAT

WILES ROAD

NO.	DATE	BY	REVISION
1	2/20/18	AD	REVISED PARCEL C FOR SELF STORAGE USE

Designed by: G.J.L.	Drawn: S.V.E.	Approved by: ANTHONY QUAYSON	Date: 2/20/18
Checked by: A.O.	Date: 2/15/18	Registered Professional Engineer Number: 99071	State of Florida

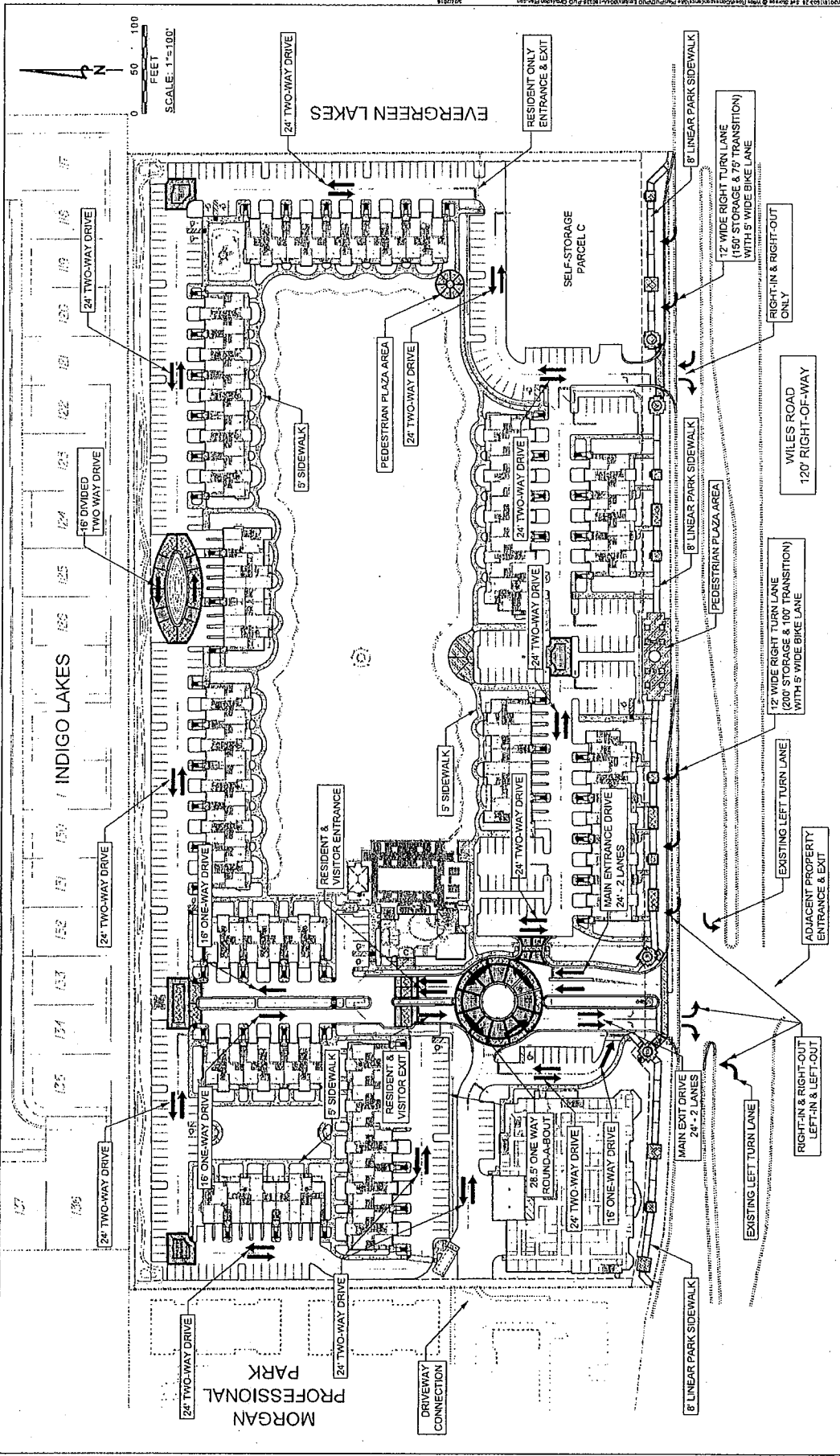
PROJECT NUMBER	1603-28
SHEET NUMBER	EX-3

HSQ GROUP, INC.
Engineers - Planners - Surveyors
5911 Northwest 27th Drive, Suite 4
Miami, Florida 33147
CITERS - LB7924



BEL LAGO
PUBLIC PARK DEDICATION EXHIBIT

EXHIBIT 4
P.U.D. CIRCULATION & PARKING SPACE EXHIBITS



NO.	DATE	BY	REVISION
1			REVISED PARCEL C FOR SELF STORAGE USE

Designed by:	DA	Drawn by:	DA	Checked by:	AS
Drawn by:	DA	Drawn by:	DA	Checked by:	AS
Approved by:	ANTONIO DUTRIGO	Drawn by:	DA	Checked by:	AS
Registered Engineer Number:	5847	State of Florida:			

PROJECT NUMBER	1609-26
SHEET NUMBER	EX-4A

BEL LAGO
OVERALL P.U.D. CIRCULATION PLAN

HSQ GROUP, INC.
Engineers - Planners - Surveyors
5941 Northwest 172nd Drive, Suite 4
Miami, Florida 33155 786-594-3021
CORPORATE OFFICE

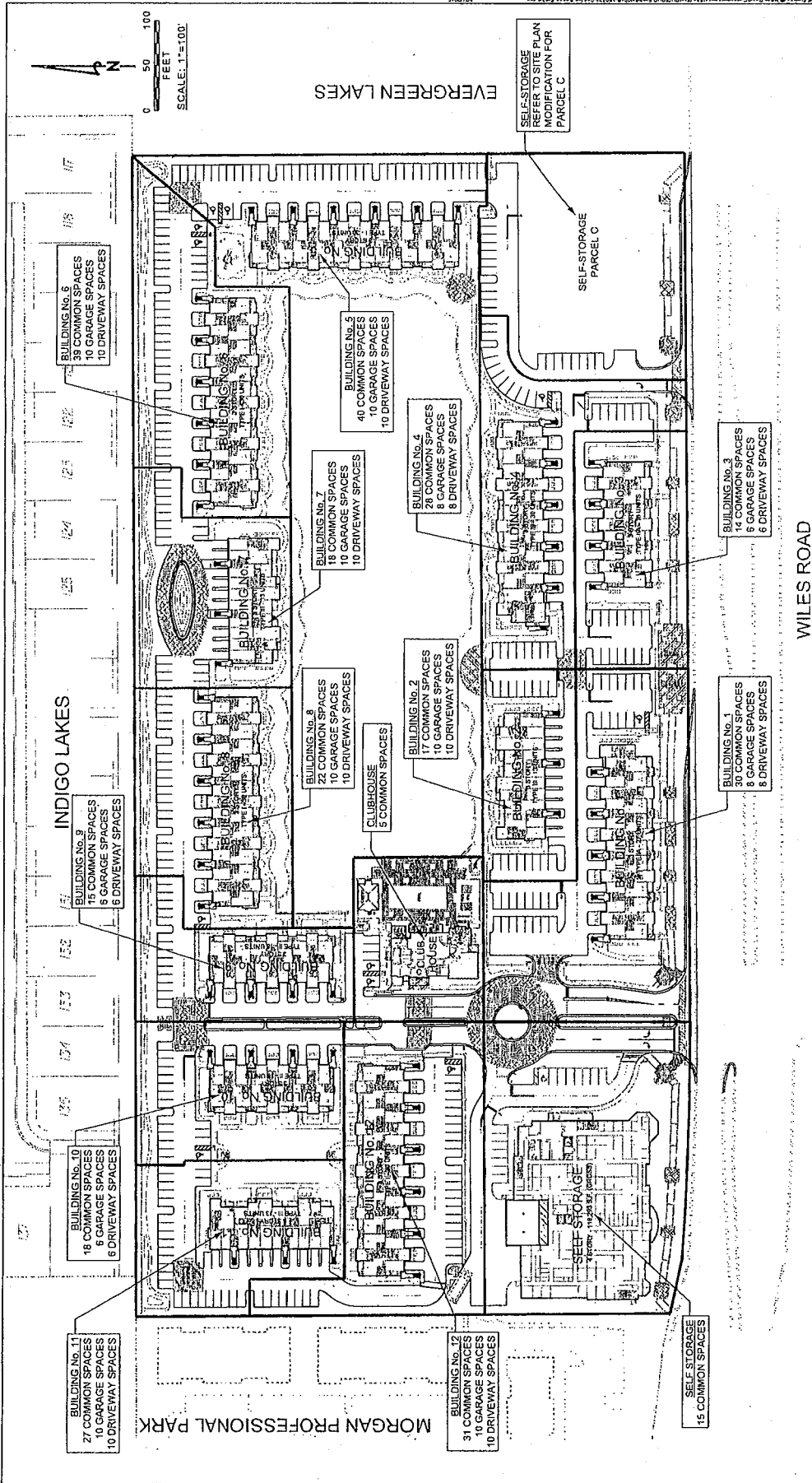
INDIGO LAKES 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147

EVERGREEN LAKES

SELF-STORAGE PARCEL C

MORGAN PROFESSIONAL PARK

WILES ROAD



PROJECT NUMBER 1603-26		SHEET NUMBER EX-4B	
BEL LAGO PARKING SPACE EXHIBIT			
HSQ GROUP, INC. Engineers - Planners - Surveyors 2951 Northwest 170th Drive, Suite 4 Miami, Florida 33187-2002 Tel: 305.422.7272 Fax: 305.422.7274			
Approved by: ANTONIO GUTIERREZ		Date: 2/28/2011	
Designed by: CH		Date: 5/18	
Drawn by: CH		Date: 5/18	
Checked by: ALC		Date: 5/18	
Professional Engineer Number: 38111		State of Florida	
NO.	DATE	BY	REVISION
1	5/24/11	JAL	REVISED PARCEL C FOR SELF STORAGE USE



EXHIBIT 5
APPROVED & PROPOSED SITE PLANS

PROPERTY OWNER & DEVELOPER:
 HSO GROUP, INC.
 107 PINEAPPLE GROVE WAY
 BOCA RATON, FLORIDA 33444
 (954) 332-7000

DEVELOPER:
 HSO GROUP, INC.
 515 SOUTH FEDERAL HIGHWAY, SUITE 200
 BOCA RATON, FLORIDA 33432
 (954) 337-2485

ATTORNEY:
 RUDEN INGLIS SMITH SCHUSTER & RUSSEL, P.A.
 1000 WEST PALMETTO PARK ROAD
 SUITE 300
 BOCA RATON, FLORIDA 33488
 (954) 337-2485

PLANNER & CIVIL ENGINEER:

HSO GROUP, INC.
 515 SOUTH FEDERAL HIGHWAY, SUITE 200
 BOCA RATON, FLORIDA 33432
 (954) 337-2485

ARCHITECT (GARDEN APARTMENTS):

SHAW DROTZ & ASSOCIATES, INC.
 8704 WINDYBUSH DRIVE, SUITE 401, LB 107
 DALLAS, TEXAS 75221
 (214) 738-4888

LANDSCAPE ARCHITECT:

MICHAEL J. PERROW & ASSOCIATES, INC.
 11210 NORTHWEST 14th STREET
 CORAL SPRINGS, FLORIDA 33075
 (954) 754-7176

SURVEYOR:

SHAW DROTZ & ASSOCIATES, INC.
 8704 WINDYBUSH DRIVE, SUITE 401, LB 107
 DALLAS, TEXAS 75221
 (214) 738-4888

LAND USE DATA TABLE

EXISTING LAND USE	LOW-MEDIUM (10) RESIDENTIAL
ADDRESS:	
CROSS SITE AREA:	19.78 AC.
NET SITE AREA:	18.22 AC. (RESIDENTIAL)
RIGHT-OF-WAY RESERVATION:	1.56 AC. (SELF STORAGE)
NET SITE AREA:	16.66 AC. (RESTAURANT)
BUILDING COVERAGE AREA:	337 AC.
DRIVEWAY & PARKING AREAS:	1.34 AC.
COMMON GREEN AREAS:	4.31 AC.
LAKE AREA:	2.82 AC.
LAKE BANK AREA:	0.71 AC.

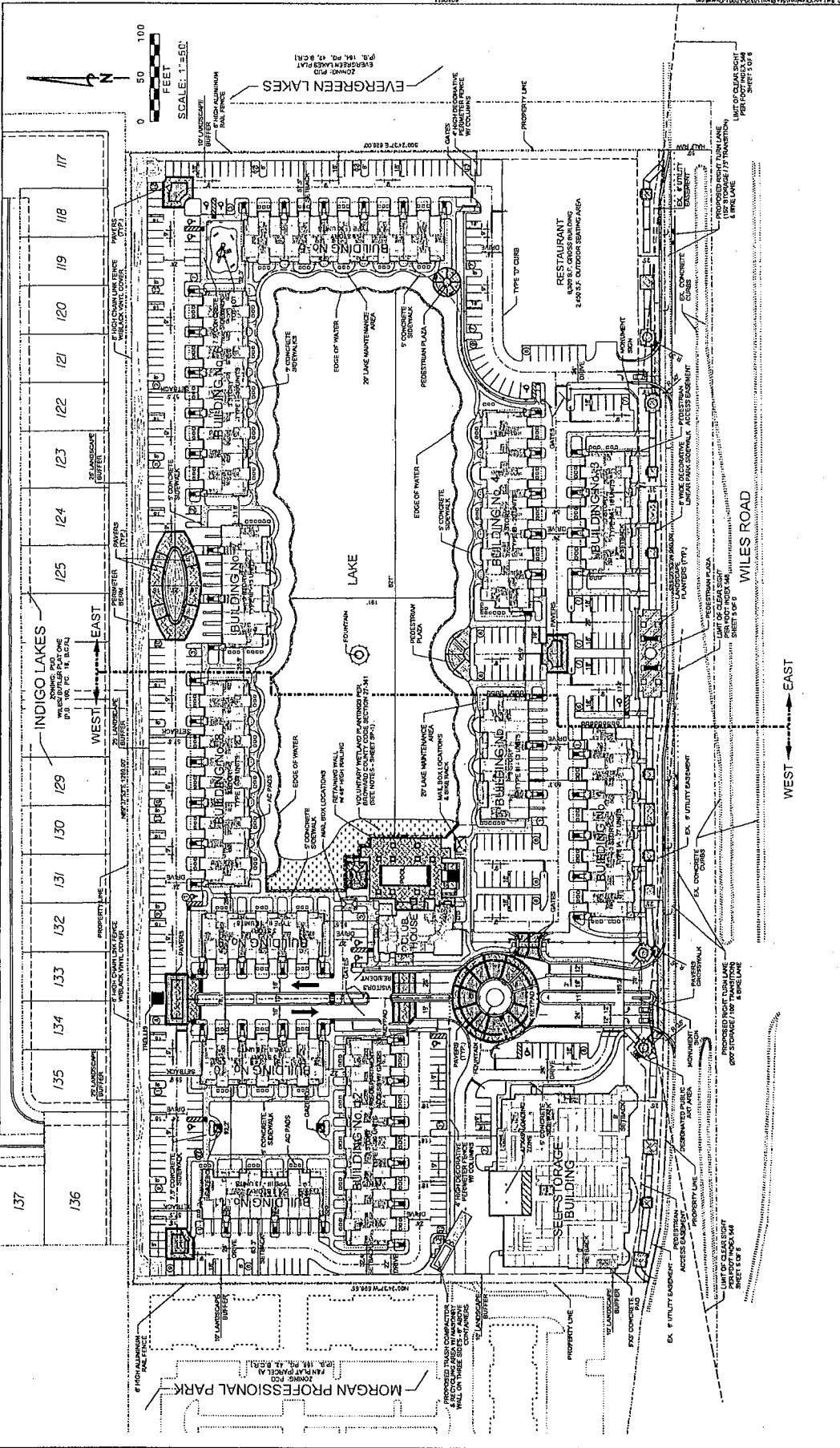
APPROVED UNITS PER L.U.D. USE:
 182 UNITS PER L.U.D. (RESIDENTIAL)
 18 UNITS PER L.U.D. (RESTAURANT)

ELIGIBILITY ALLOCATION:
 RESIDENTIAL: 182 UNITS PER L.U.D. (RESIDENTIAL)
 COMMERCIAL: 18 UNITS PER L.U.D. (RESTAURANT)

PROPOSED DENSITY & DEVELOPMENT:
 RESIDENTIAL: 275 UNITS / 18.22 AC. = 15.08 UNITS/AC.
 COMMERCIAL: 18 UNITS / 1.56 AC. = 11.54 UNITS/AC.

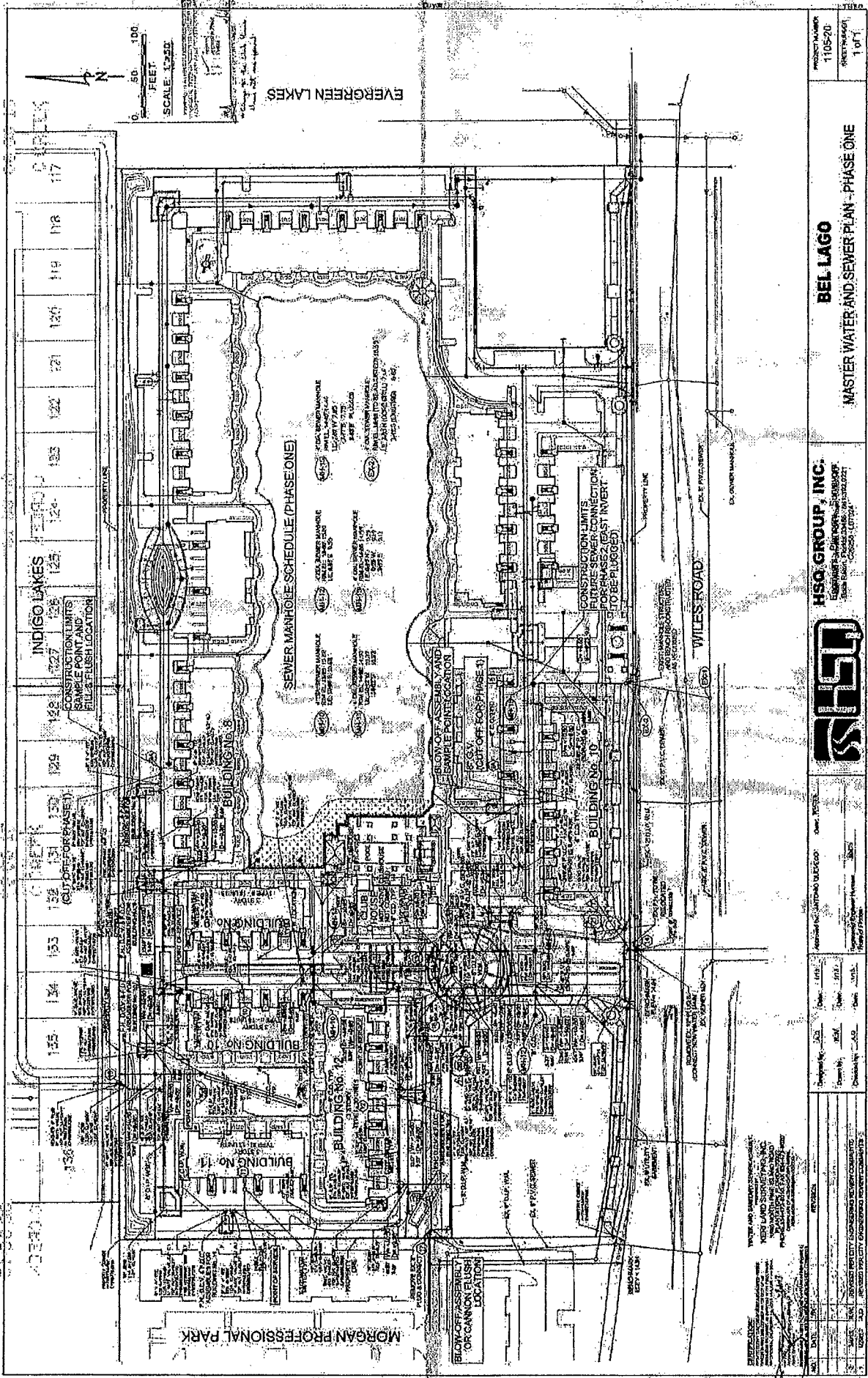
SITE PLAN DATA TABLE

EXISTING ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)		PENDING CALCULATIONS	
RESIDENTIAL USES:		COMMERCIAL USES:	
REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:	REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:	REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:	REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:
UNCL. USE	SEPARATION RATE	UNCL. USE	SEPARATION RATE
ONE (1) BEDROOM	1.09 PER UNIT	RESTAURANT	1 PER 1,000 S.F.
TWO (2) BEDROOM	1.73 PER UNIT	NON-SERVICE	1 PER 200 S.F.
THREE (3) BEDROOM	2.60 PER UNIT		
GUEST PARKING	1% OF TOTAL SPACES		
CLUBHOUSE	1.09 PER 200 S.F. (OFFICE ONLY)		
	TOTAL REQUIRED PER P.U.D.: 812		
	HANDICAP SPACES REQUIRED: 3		
	TOTAL REQUIRED PER P.U.D.: 815		
	HANDICAP SPACES PROVIDED: 11		
	TOTAL REQUIRED PER P.U.D.: 804		
	HANDICAP SPACES PROVIDED: 16		
	TOTAL REQUIRED PER P.U.D.: 788		
	HANDICAP SPACES PROVIDED: 1		
	TOTAL REQUIRED PER P.U.D.: 789		
	HANDICAP SPACES PROVIDED: 3		
	TOTAL REQUIRED PER P.U.D.: 792		
	HANDICAP SPACES PROVIDED: 10		
	TOTAL REQUIRED PER P.U.D.: 782		
	HANDICAP SPACES PROVIDED: 11		
	TOTAL REQUIRED PER P.U.D.: 793		
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	TOTAL REQUIRED PER P.U.D.: 771		
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	HANDICAP SPACES PROVIDED: 11		
	TOTAL REQUIRED PER P.U.D.: 770		
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	TOTAL REQUIRED PER P.U.D.: 765		
	HANDICAP SPACES PROVIDED: 3		
	TOTAL REQUIRED PER P.U.D.: 768		
	HANDICAP SPACES PROVIDED: 10		
	TOTAL REQUIRED PER P.U.D.: 758		
	HANDICAP SPACES PROVIDED: 11		
	TOTAL REQUIRED PER P.U.D.: 769		
	HANDICAP SPACES PROVIDED: 16		
	TOTAL REQUIRED PER P.U.D.: 763		
	HANDICAP SPACES PROVIDED: 1		
	TOTAL REQUIRED PER P.U.D.: 764		
	HANDICAP SPACES PROVIDED: 3		
	TOTAL REQUIRED PER P.U.D.: 767		
	HANDICAP SPACES PROVIDED: 10		
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	HANDICAP SPACES PROVIDED: 11		
	TOTAL REQUIRED PER P.U.D.: 768		
	HANDICAP SPACES PROVIDED: 16		
	TOTAL REQUIRED PER P.U.D.: 762		
	HANDICAP SPACES PROVIDED: 1		
	TOTAL REQUIRED PER P.U.D.: 763		
	HANDICAP SPACES PROVIDED: 3		
	TOTAL REQUIRED PER P.U.D.: 766		
	HANDICAP SPACES PROVIDED: 10		
	TOTAL REQUIRED PER P.U.D.: 756		
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	HANDICAP SPACES PROVIDED: 16		
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	HANDICAP SPACES PROVIDED: 1		
	TOTAL REQUIRED PER P.U.D.: 762		
	HANDICAP SPACES PROVIDED: 3		
	TOTAL REQUIRED PER P.U.D.: 765		
	HANDICAP SPACES PROVIDED: 10		
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	HANDICAP SPACES PROVIDED: 1		
	TOTAL REQUIRED PER P.U.D.: 761		
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	TOTAL REQUIRED PER P.U.D.: 763		
	HANDICAP SPACES PROVIDED: 10		
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	TOTAL REQUIRED PER P.U.D.: 759		
	HANDICAP SPACES PROVIDED: 3		
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	HANDICAP SPACES PROVIDED: 11		
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	HANDICAP SPACES PROVIDED: 1		
	TOTAL REQUIRED PER P.U.D.: 758		
	HANDICAP SPACES PROVIDED: 3		
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	HANDICAP SPACES PROVIDED: 3		
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	TOTAL REQUIRED PER P.U.D.: 752		
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<p>PROJECT NUMBER 1105-20</p> <p>SHEET NUMBER SP-2</p>	<p>BEL LAGO</p> <p>OVERALL MASTER SITE PLAN</p>	<p>HSG GROUP, INC. Engineers - Planners - Surveyors 148 West Pender Park Road, Suite 300 Boca Raton, Florida 33486-5411-332 (377) 335288 - 101724</p>
<p>APPROVED BY: <u>ANTONIO GARCIA</u> DATE: <u>05/28/11</u></p> <p>DESIGNED BY: <u>A.D.</u> DATE: <u>11/11</u></p> <p>DRAWN BY: <u>B.H.</u> DATE: <u>11/11</u></p> <p>CHECKED BY: <u>A.D.</u> DATE: <u>11/11</u></p>	<p>PROVIDED NIGHT LUGN LAKE FOR STORAGE / FOR 400000 SHEET 1 OF 8</p>	<p>PROVIDED TRASH COMPACTOR & IS TO BE PROVIDED BY THE CONTRACTOR. SHEET 1 OF 8</p>
<p>INDIGO LAKES WATER CONTROL BASIN P.O. 18, P.C. 18, B.C.14</p>	<p>RESTAURANT 4000 S.C. CROSS BUILDING 4000 S.C. OUTDOOR SEATING AREA</p>	<p>SELF-STORAGE BUILDING</p>
<p>EVERGREEN LAKES ZONING P.D. SECTION 18.01 (ART. 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.14, 18.15, 18.16, 18.17, 18.18, 18.19, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.26, 18.27, 18.28, 18.29, 18.30, 18.31, 18.32, 18.33, 18.34, 18.35, 18.36, 18.37, 18.38, 18.39, 18.40, 18.41, 18.42, 18.43, 18.44, 18.45, 18.46, 18.47, 18.48, 18.49, 18.50, 18.51, 18.52, 18.53, 18.54, 18.55, 18.56, 18.57, 18.58, 18.59, 18.60, 18.61, 18.62, 18.63, 18.64, 18.65, 18.66, 18.67, 18.68, 18.69, 18.70, 18.71, 18.72, 18.73, 18.74, 18.75, 18.76, 18.77, 18.78, 18.79, 18.80, 18.81, 18.82, 18.83, 18.84, 18.85, 18.86, 18.87, 18.88, 18.89, 18.90, 18.91, 18.92, 18.93, 18.94, 18.95, 18.96, 18.97, 18.98, 18.99, 18.100)</p>	<p>MORGAN PROFESSIONAL PARK ZONING P.D. SECTION 18.01 (ART. 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.14, 18.15, 18.16, 18.17, 18.18, 18.19, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.26, 18.27, 18.28, 18.29, 18.30, 18.31, 18.32, 18.33, 18.34, 18.35, 18.36, 18.37, 18.38, 18.39, 18.40, 18.41, 18.42, 18.43, 18.44, 18.45, 18.46, 18.47, 18.48, 18.49, 18.50, 18.51, 18.52, 18.53, 18.54, 18.55, 18.56, 18.57, 18.58, 18.59, 18.60, 18.61, 18.62, 18.63, 18.64, 18.65, 18.66, 18.67, 18.68, 18.69, 18.70, 18.71, 18.72, 18.73, 18.74, 18.75, 18.76, 18.77, 18.78, 18.79, 18.80, 18.81, 18.82, 18.83, 18.84, 18.85, 18.86, 18.87, 18.88, 18.89, 18.90, 18.91, 18.92, 18.93, 18.94, 18.95, 18.96, 18.97, 18.98, 18.99, 18.100)</p>	<p>WILES ROAD</p>

EXHIBIT 6
CIVIL AS-BUILT DRAWINGS



PROJECT NUMBER
110520

SHEET NUMBER
1 OF 1

BEL LAGO
MASTER WATER AND SEWER PLAN - PHASE ONE

HSG GROUP, INC.
Engineering - Civil, Mechanical, Electrical, Plumbing, Fire Protection, and Energy
1000 Lakeside Drive, Suite 100
Cincinnati, OH 45226



APPROVED FOR THE PROJECT BY: _____ DATE: _____
DESIGNED BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____
DRAWN BY: _____ DATE: _____

NO.	DATE	DESCRIPTION	BY	CHKD
1	08/14/13	ISSUED FOR PERMITS	JL	ML
2	08/14/13	ISSUED FOR PERMITS	JL	ML
3	08/14/13	ISSUED FOR PERMITS	JL	ML

DATE: 08/14/13
SCALE: AS SHOWN
PROJECT: BEL LAGO
SHEET: 1 OF 1

EXHIBIT 7
GARDEN APARTMENT BUILDINGS & CLUBHOUSE

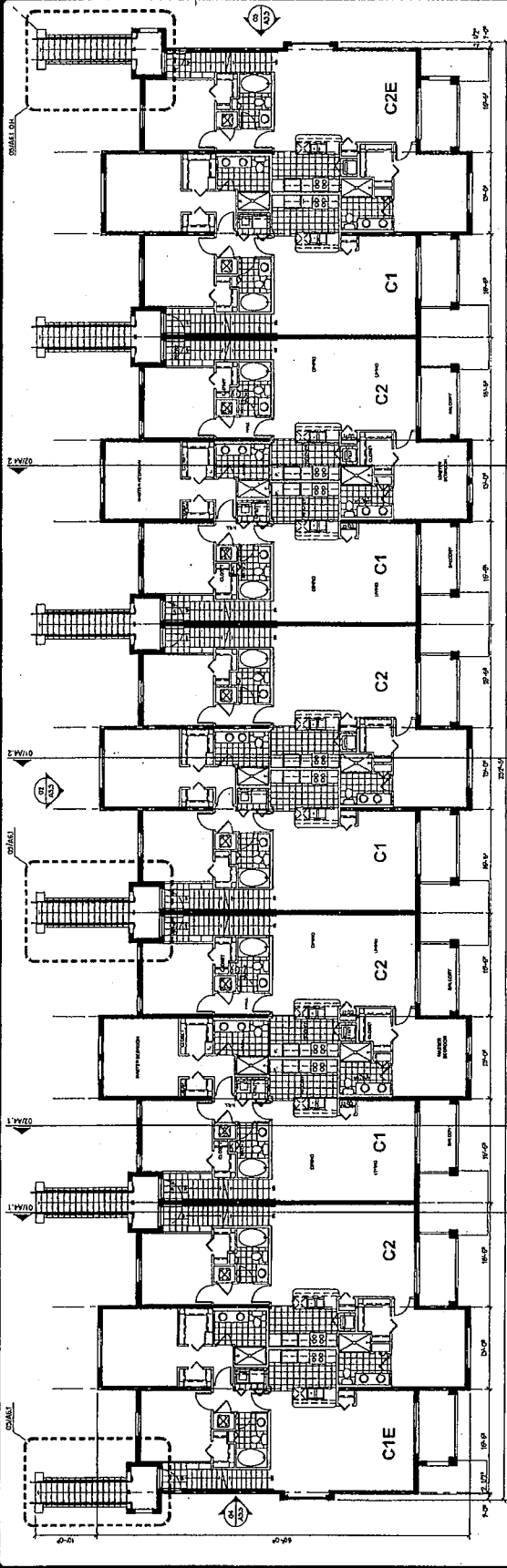
STB
 architects & planners, inc.
 614 W. 10th St. - Suite 400 - Ft. Lauderdale, FL 33304
 (754) 739-8000 fax (754) 739-8084

CARRIAGE HOME
 Allman Development Corporation
 BEL LAGO - Coconut Creek, Florida

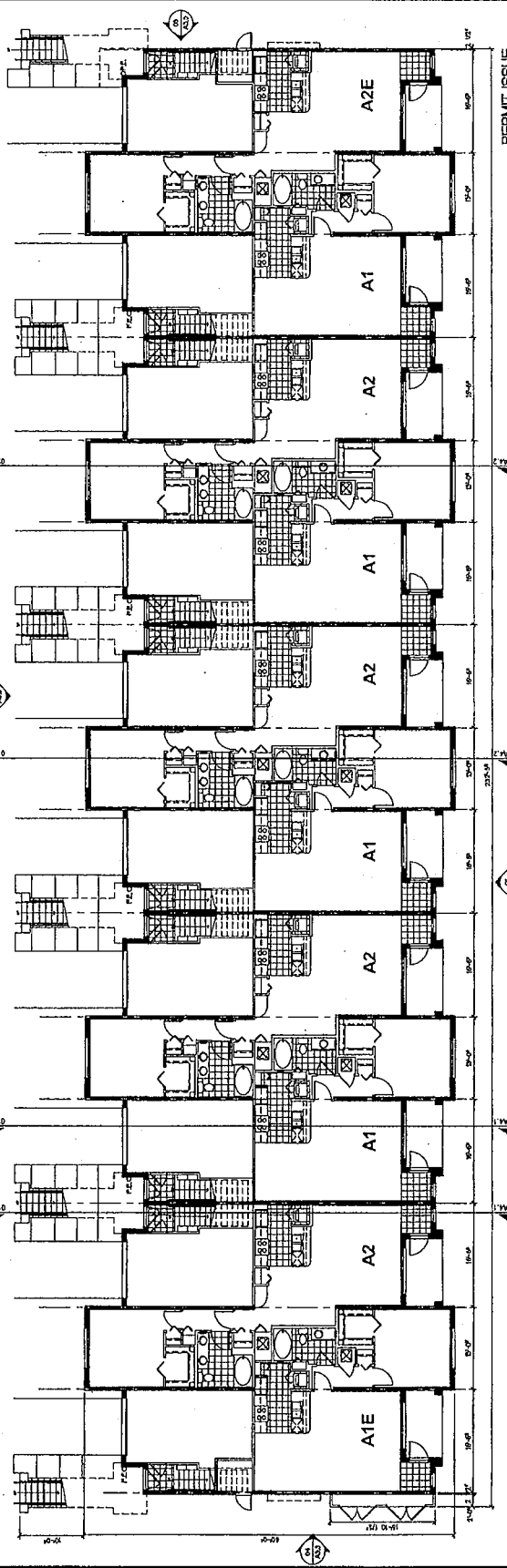
revisions:

date: 08/17/2012
 job no.: 1002

sheet number: **A3.1**



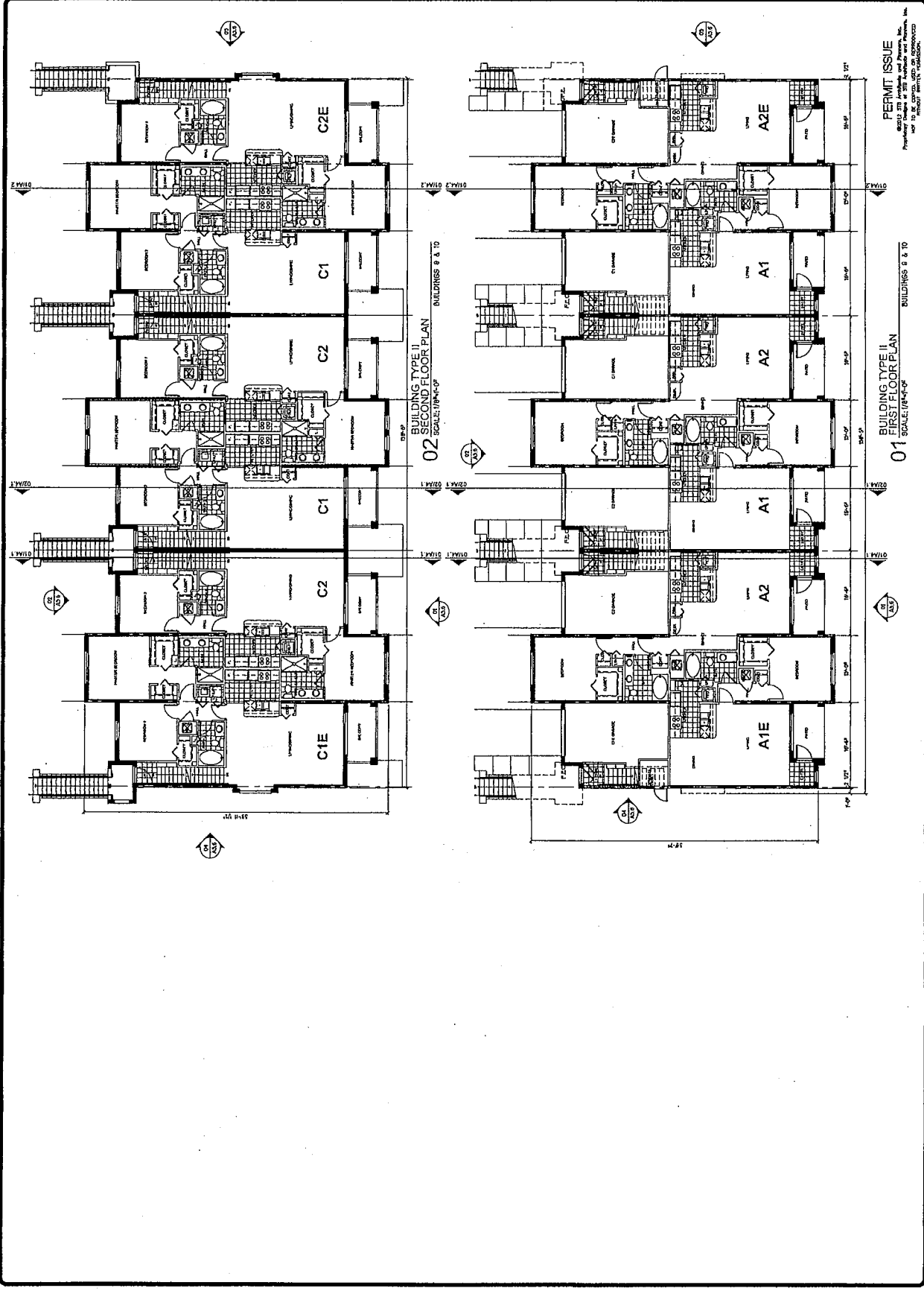
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 SECOND FLOOR PLAN
 BUILDINGS 5, 6, 8 & 12
 SCALE: 1/8"=1'-0"



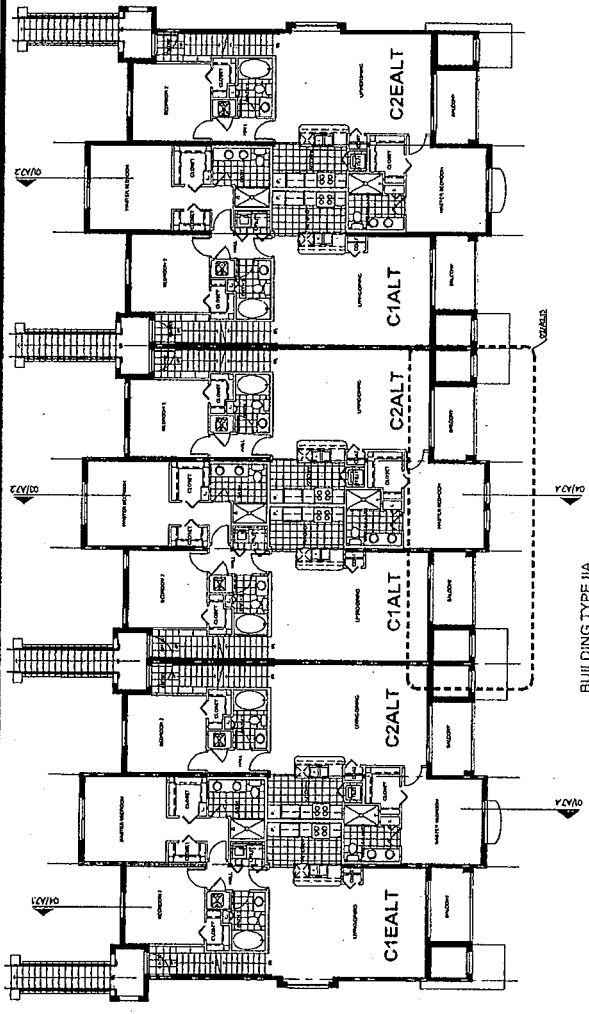
01
 BUILDING TYPE I
 BUILDING FLOOR PLAN
 BUILDINGS 5, 8 & 12
 SCALE: 1/8"=1'-0"

PERMIT ISSUE
 Prepared by STB Architects and Planners, Inc.
 for use in connection with the application for a building permit.
 NOT TO BE USED FOR ANY OTHER PURPOSE.

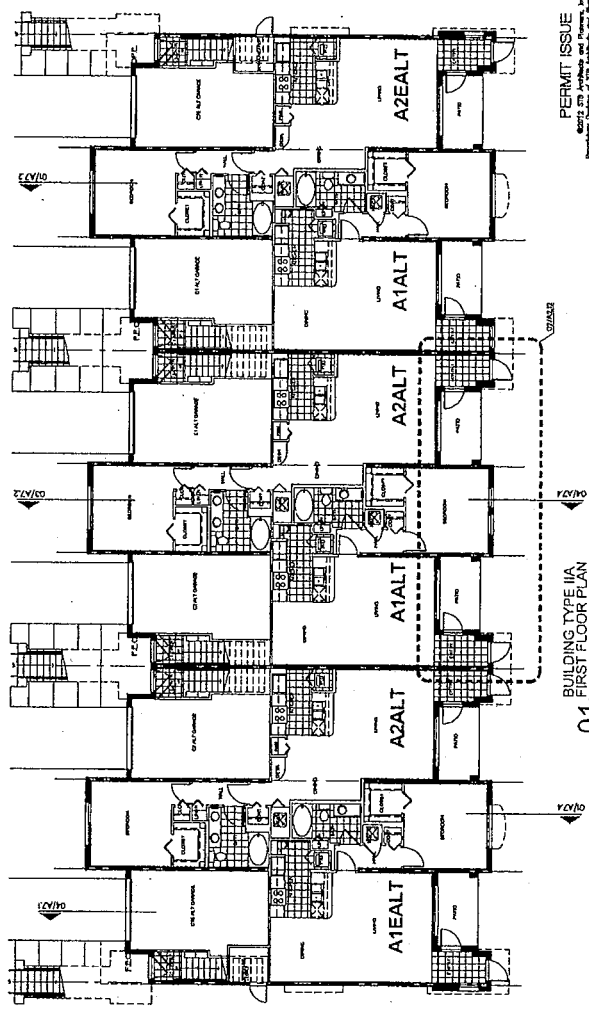
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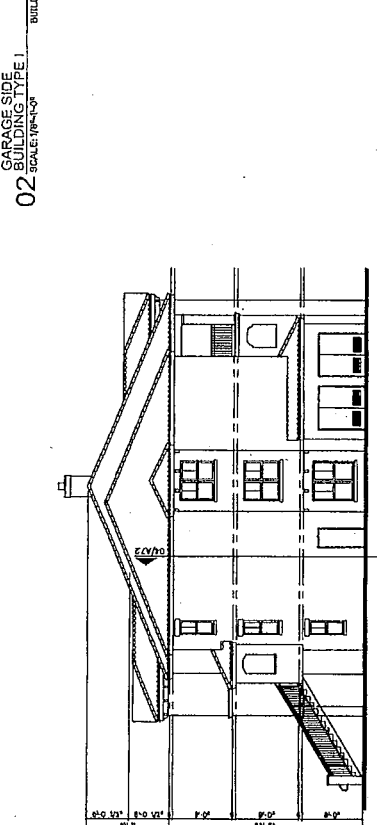
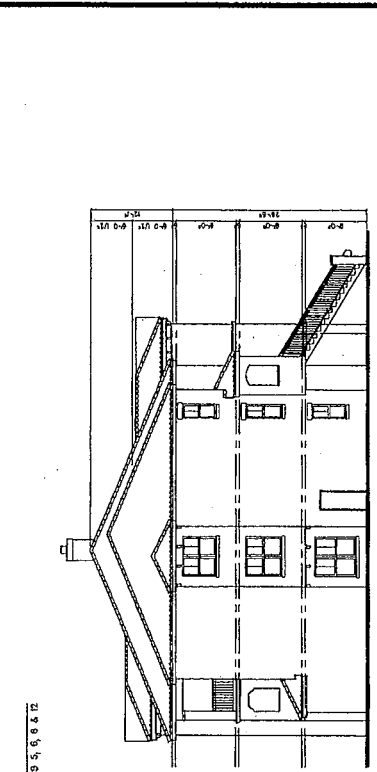
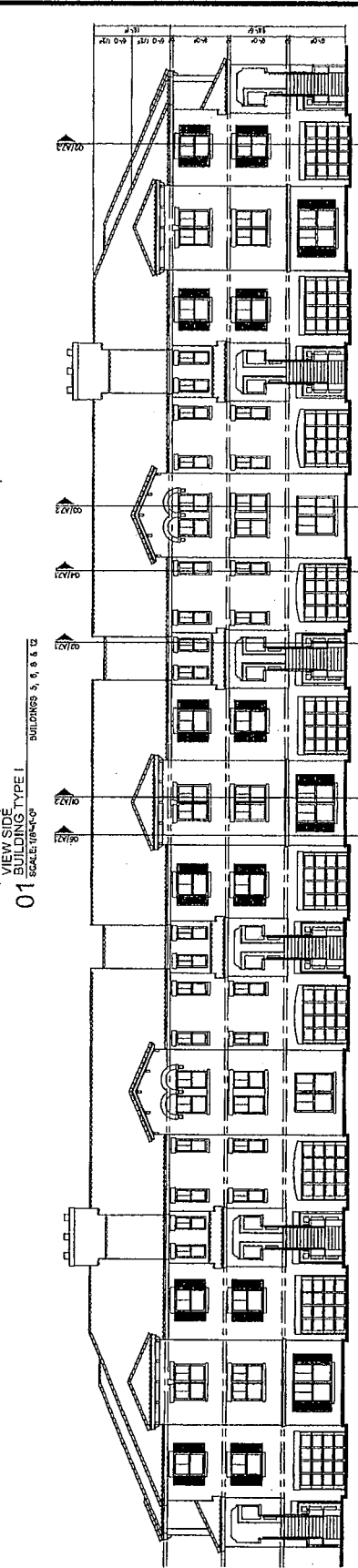
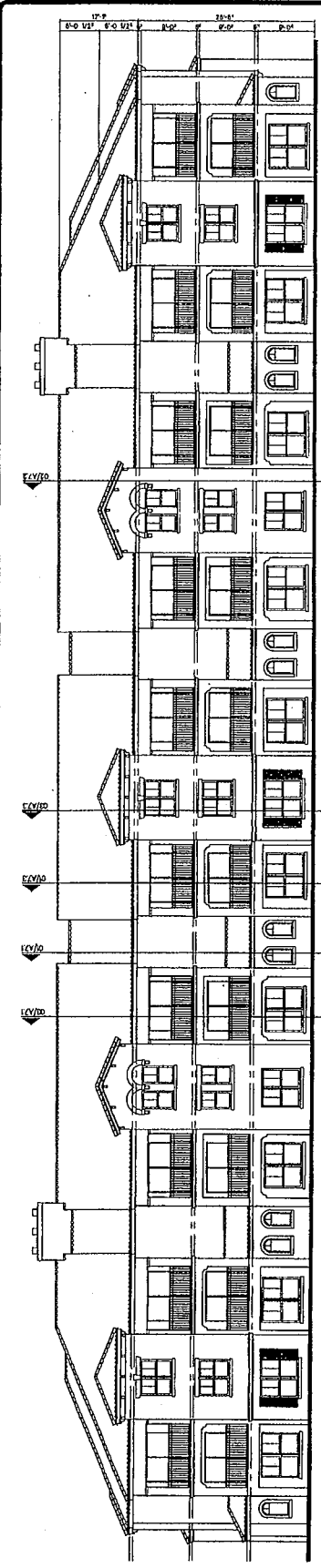
02
 BUILDING TYPE IIIA
 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



01
 BUILDING TYPE IIIA
 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

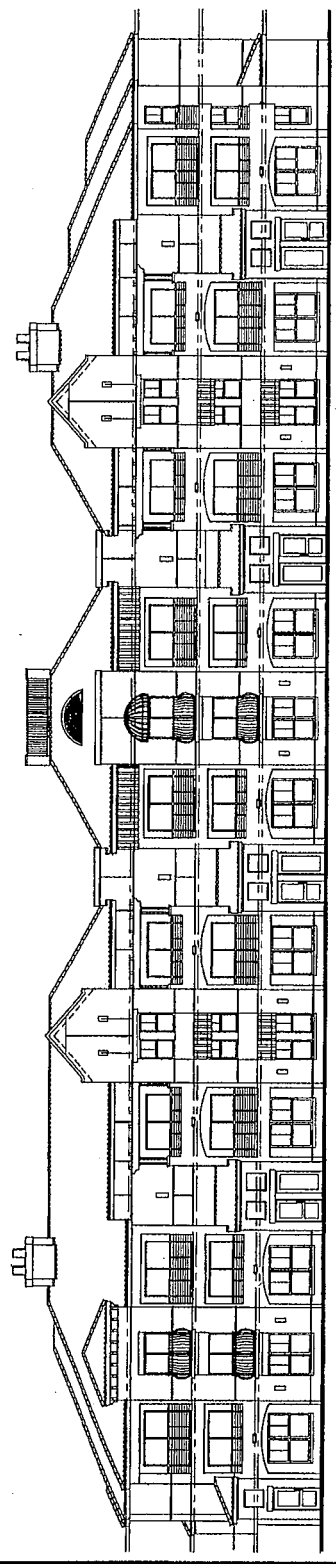
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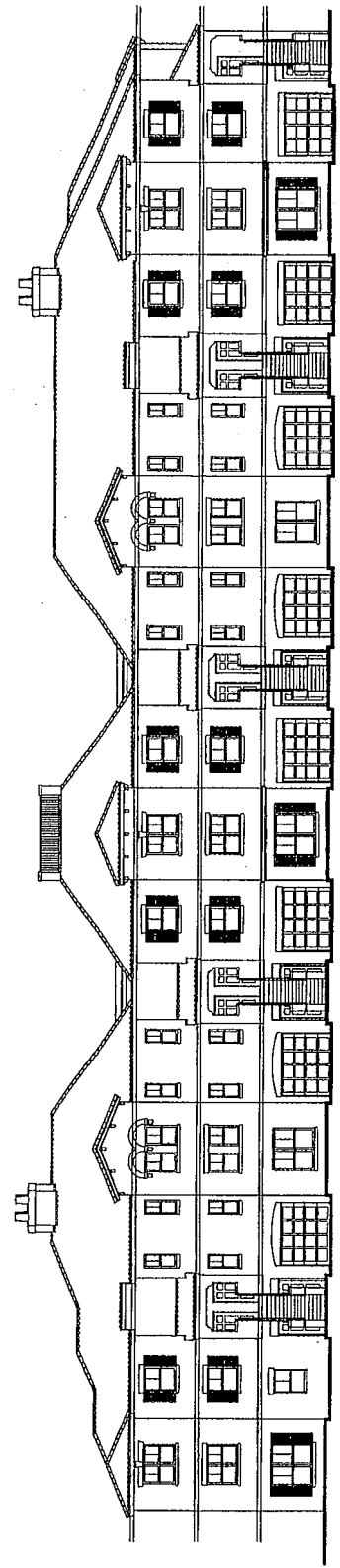
PERMIT ISSUE
 A33
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 03/12/04

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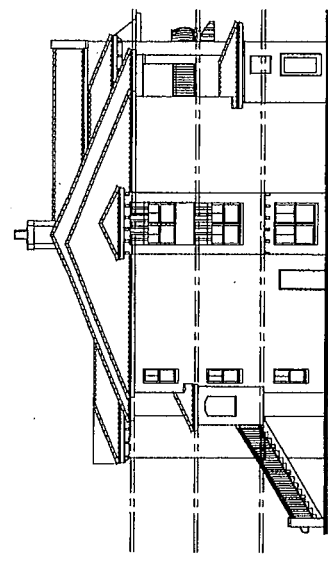
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 SCALE: 1/8"=1'-0"

BUILDING 1



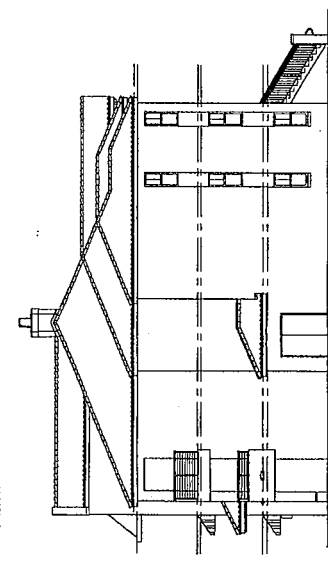
02 BUILDING TYPE IA
 REAR ELEVATION
 SCALE: 1/8"=1'-0"

BUILDING 1



03 BUILDING TYPE IA
 LEFT END ELEVATION
 SCALE: 1/8"=1'-0"

BUILDING 1



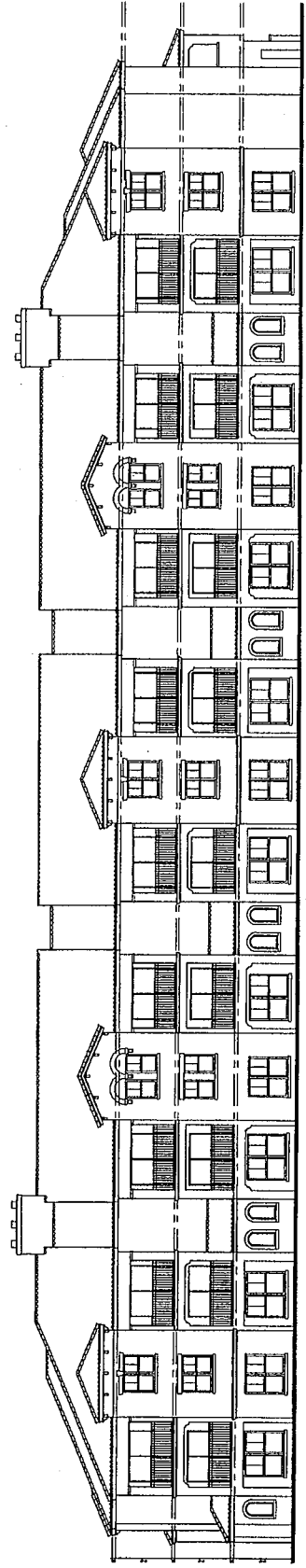
04 BUILDING TYPE IA
 RIGHT END ELEVATION
 SCALE: 1/8"=1'-0"

BUILDING 1

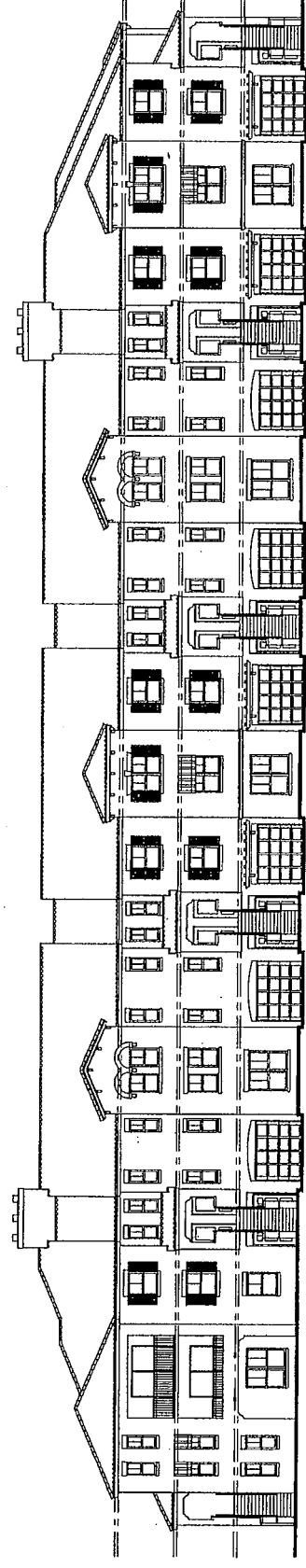
PERMIT ISSUE
 PROJECT NO. 102
 SHEET NO. A33A
 DATE: 08/12/02

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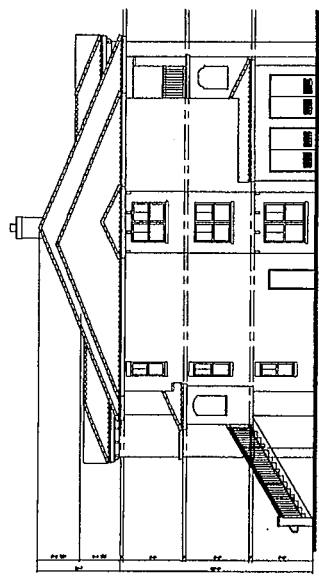
THE ARCHITECT HAS BEEN ADVISED BY THE CITY OF MIAMI THAT THE CITY ENGINEER HAS REVIEWED THE ARCHITECT'S DRAWINGS AND HAS APPROVED THEM FOR THE CITY OF MIAMI. THE ARCHITECT HAS BEEN ADVISED BY THE CITY OF MIAMI THAT THE CITY ENGINEER HAS REVIEWED THE ARCHITECT'S DRAWINGS AND HAS APPROVED THEM FOR THE CITY OF MIAMI. THE ARCHITECT HAS BEEN ADVISED BY THE CITY OF MIAMI THAT THE CITY ENGINEER HAS REVIEWED THE ARCHITECT'S DRAWINGS AND HAS APPROVED THEM FOR THE CITY OF MIAMI.



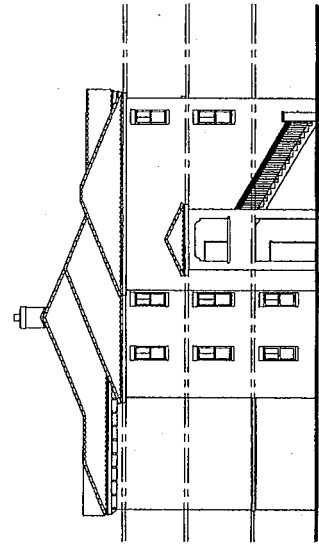
01 BUILDING TYPE IB FRONT ELEVATION SCALE: 1/8"=1'-0" BUILDING 4



02 BUILDING TYPE IB REAR ELEVATION SCALE: 1/8"=1'-0" BUILDING 4



03 BUILDING TYPE IB LEFT END ELEVATION SCALE: 1/8"=1'-0" BUILDING 4



04 BUILDING TYPE IB RIGHT END ELEVATION SCALE: 1/8"=1'-0" BUILDING 4

PERMIT ISSUE
 ARCHITECT: STB ARCHITECTS & PLANNERS, INC.
 PROPERTY: 1000 S.W. 10TH AVENUE, MIAMI, FL 33135
 NOT TO BE CONSIDERED AS A SUBSTITUTE FOR THE CITY OF MIAMI'S PERMITTING PROCESS.

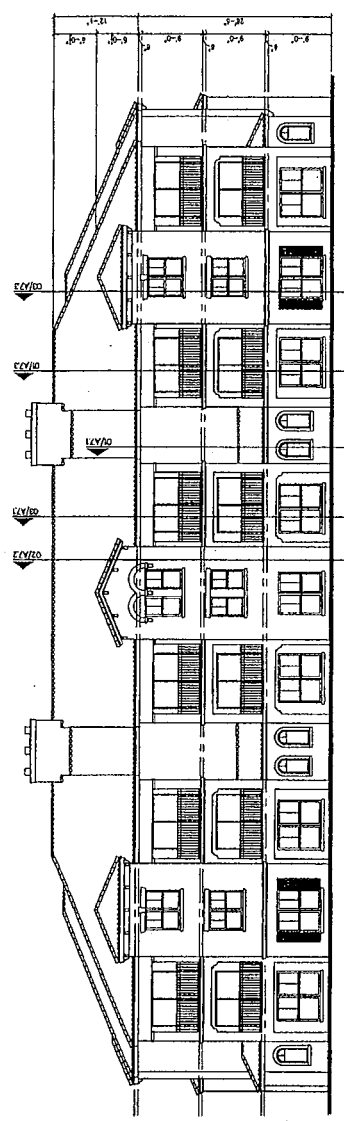
STB
 architects & planners, inc.
 8144 Westmill Lane, Suite 400, Fort Collins, CO 80521
 (214) 739-8080 • office 480 to 107 • fax (214) 739-8084

CARRIAGE HOME
 APARTMENTS
 Allman Development Corporation
 BEL LAGO - Coconut Creek, Florida

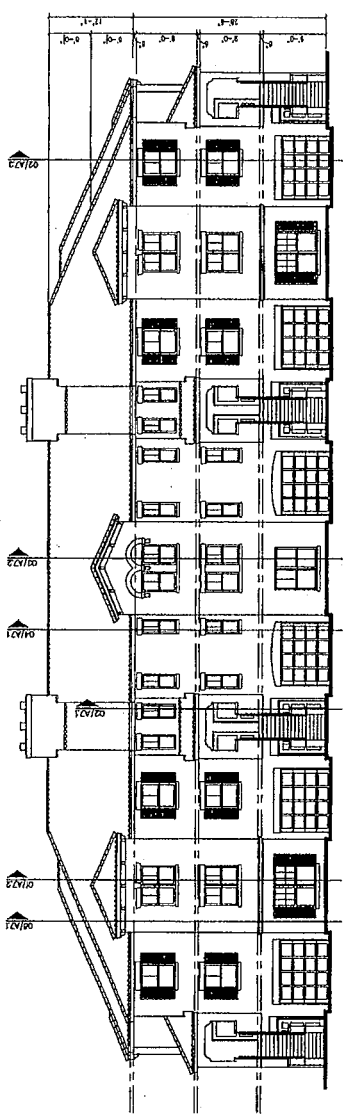
REVISIONS

DATE: 01/12/2012
 JOB NO.: 1007

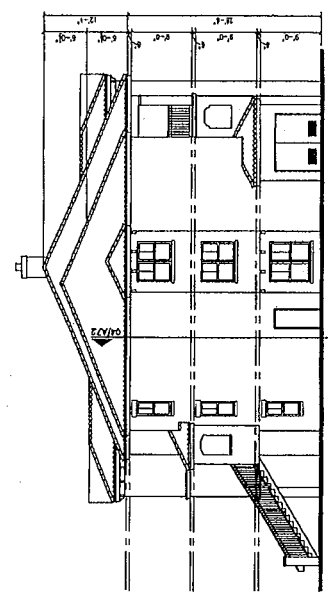
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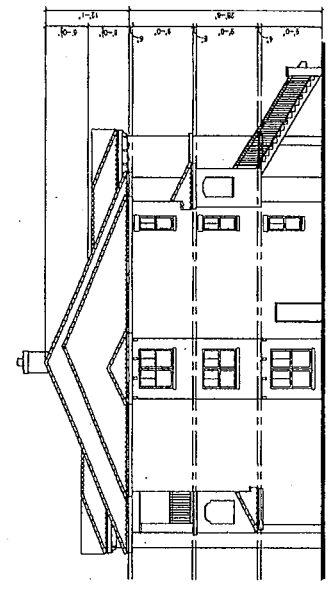
01 BUILDING TYPE II FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDINGS 8 & 10



02 BUILDING TYPE II REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDINGS 8 & 10



03 BUILDING TYPE II LEFT END ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDINGS 8 & 10



04 BUILDING TYPE II RIGHT END ELEVATION
 SCALE: 1/8" = 1'-0"
 BUILDINGS 8 & 10

PERMIT ISSUE
 SHEET NO. 102 OF 102
 PROJECT NO. 102
 DATE: 10/20/02

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STB
 architects & planners, inc.
 8144 westhill lane • suite 400 lb 107 • galles, tx 75231
 (214) 739-0960
 fax (214) 739-0984

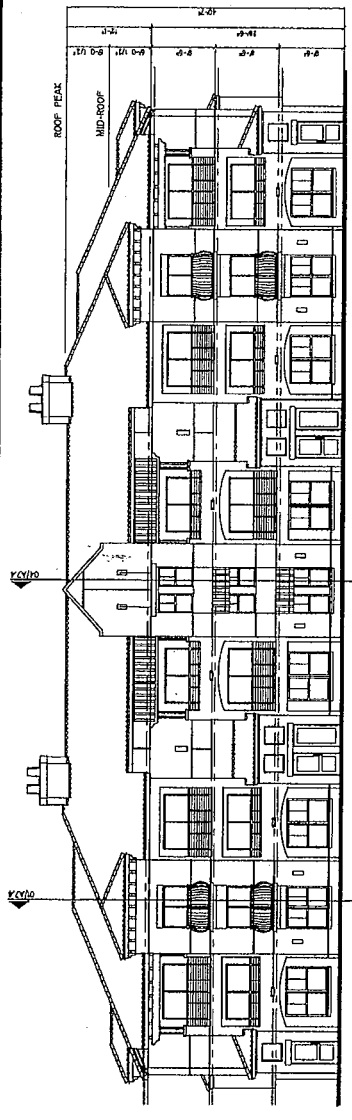
CARRIAGE HOME
 APARTMENTS
 Affman Development Corporation
 BEL LAGO - Coconut Creek, Florida

REVISIONS

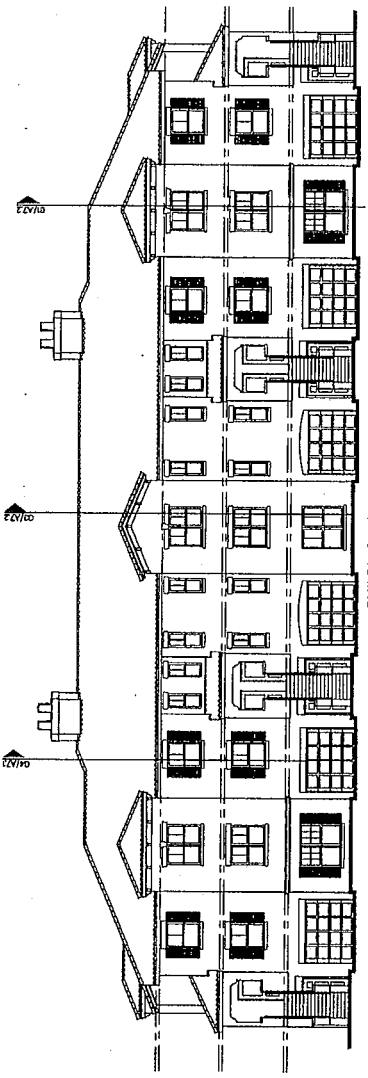
date: 08/22/02
 job no: 102

sheet:
 of:
A3.6A

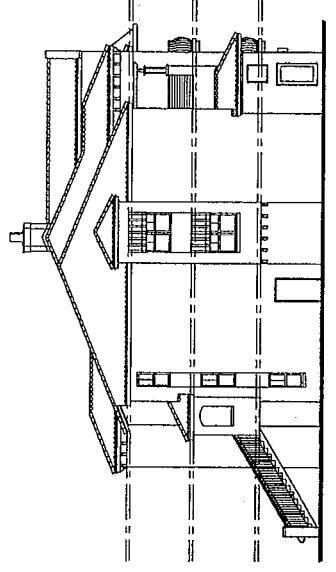
PERMIT ISSUE
 PROPERTY OWNER: BEL LAGO DEVELOPMENT CORPORATION
 10715 W. COCONUT CREEK, SUITE 1000, COCONUT CREEK, FL 33073



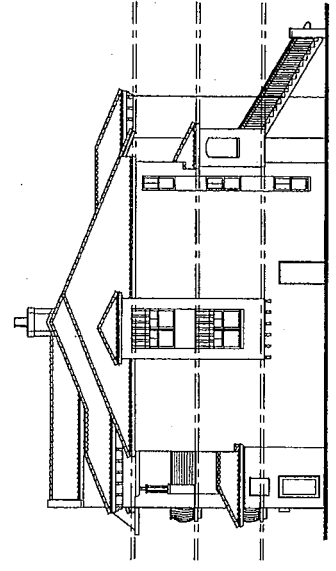
01 BUILDING TYPE IIA
 FRONT ELEVATION
 SCALE: 1/8"=1'-0"



02 BUILDING TYPE IIA
 REAR ELEVATION
 SCALE: 1/8"=1'-0"

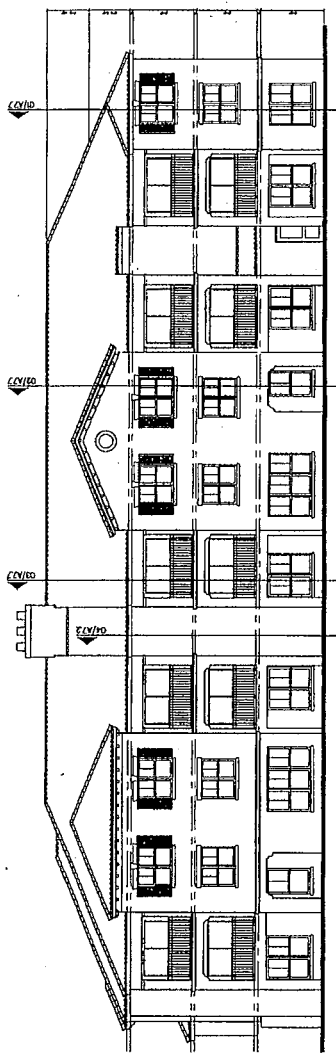


03 BUILDING TYPE IIA
 LEFT END ELEVATION
 SCALE: 1/8"=1'-0"

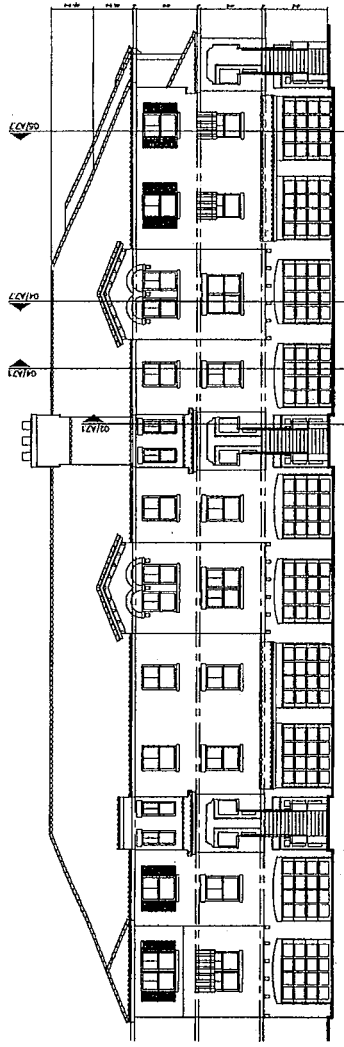


04 BUILDING TYPE IIA
 RIGHT END ELEVATION
 SCALE: 1/8"=1'-0"

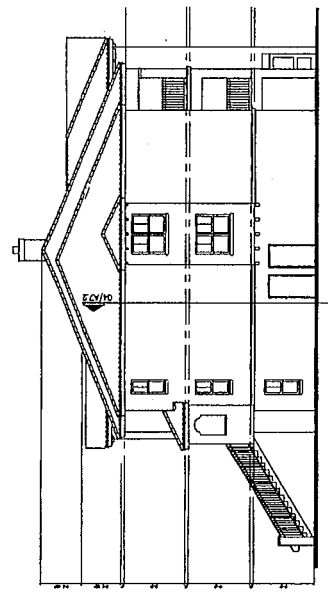
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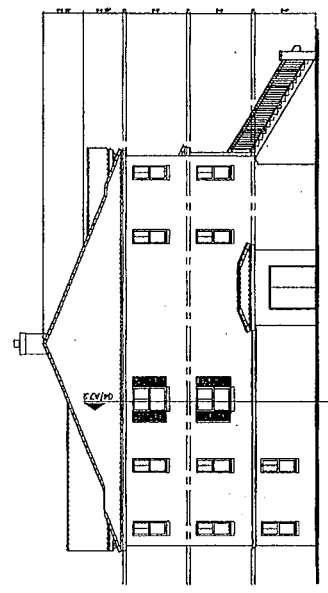
01 BUILDING TYPE III
 FRONT ELEVATION
 SCALE: 1/8"=1'-0"



02 BUILDING TYPE III
 REAR ELEVATION
 SCALE: 1/8"=1'-0"



03 BUILDING TYPE III
 LEFT END ELEVATION
 SCALE: 1/8"=1'-0"



04 BUILDING TYPE III
 RIGHT END ELEVATION
 SCALE: 1/8"=1'-0"

PERMIT ISSUE
 APPROVED BY THE CITY OF COCONUT CREEK
 PERMIT NUMBER: 02-0000000000
 DATE: 09/12/02

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EXHIBIT 8
SELF STORAGE BUILDING (PARCEL B)

SHEET
A4.1
 PAGE 1 OF 5

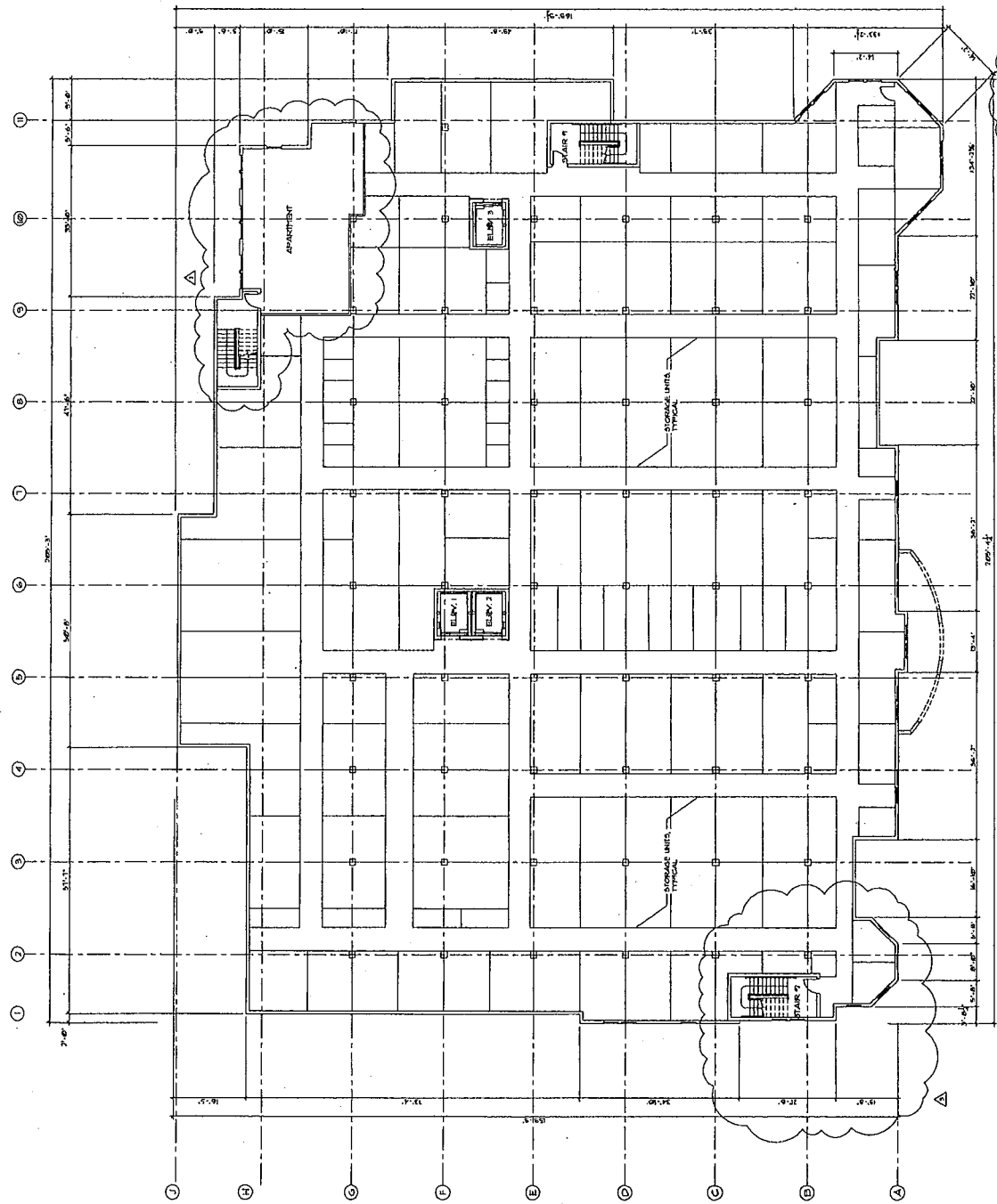
KENNETH R. CARLSON
 ARCHITECT

DATE: 12/18/08
 PROJECT: 44-1010
 CLIENT: S&P&S
 ARCHITECT: K.R. CARLSON

APPROVED FOR CONSTRUCTION
 DATE: 12/18/08
 PROJECT: 44-1010
 CLIENT: S&P&S
 ARCHITECT: K.R. CARLSON

KENNETH R. CARLSON - ARCHITECT, P.A.
 1023 E. NEWPORT CENTER DR. SUITE 101
 DEERFIELD BEACH, FLORIDA 33442
 AA COOR116
 FAX (561) 437 - 0848
 P11 (561) 437 - 0848

S&P&S AND STUBBS
 BEL LAGO WILDS BOAT
 COCONUT CREEK, FLORIDA



IN FLOOR 20,000
 THE FLOOR 20,000
 APARTMENT AND 20,000 OF
 RELATED PARALLEL
 400 FLOOR 20,000
 TOTAL 80,000 SQ. FT.



△
SECOND FLOOR PLAN
 A4.1
 3/20/10-08

SAFS AND SECURS
 BEL LA GO WILES ROAD
 COCONUT CREEK FLORIDA

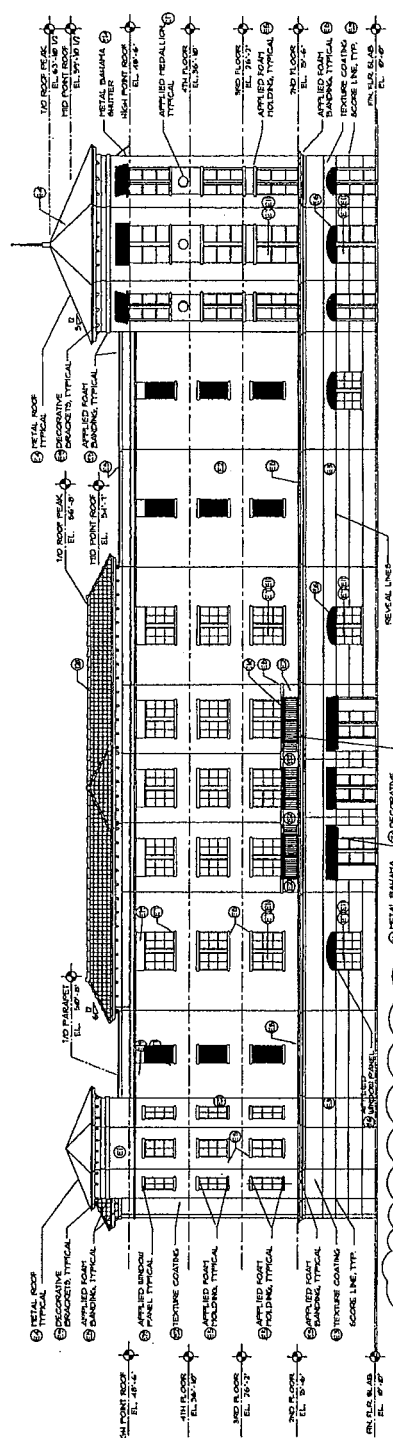
KENNETH R CARLSON - ARCHITECT, P.A.
 1003 E. NEWPORT CENTER DR. SUITE 101
 DEERFIELD BEACH, FLORIDA 33442
 PH: (954) 471 - 0848
 FAX: (954) 471 - 9919

DATE: 11/18/09
 PROJECT: 09001
 SHEET: 15.0
 OF: 15.0

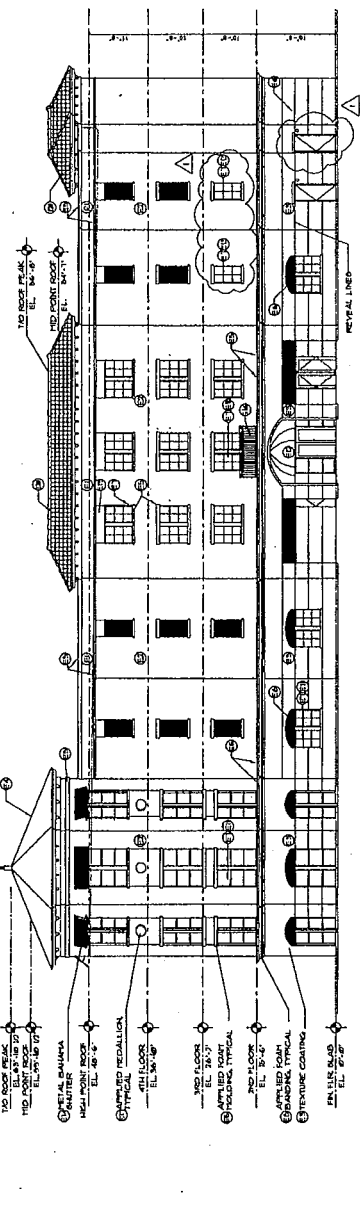
OWNER: SAFS AND SECURS
 ARCHITECT: KENNETH R CARLSON

SCALE: 1/8" = 1'-0"

A5.0
 SHEET
 OF
 PAGE X OF



1 SOUTH (WILES ROAD) ELEVATION
 A5.0
 300'-11"0"



2 EAST ELEVATION
 A5.0
 300'-11"0"

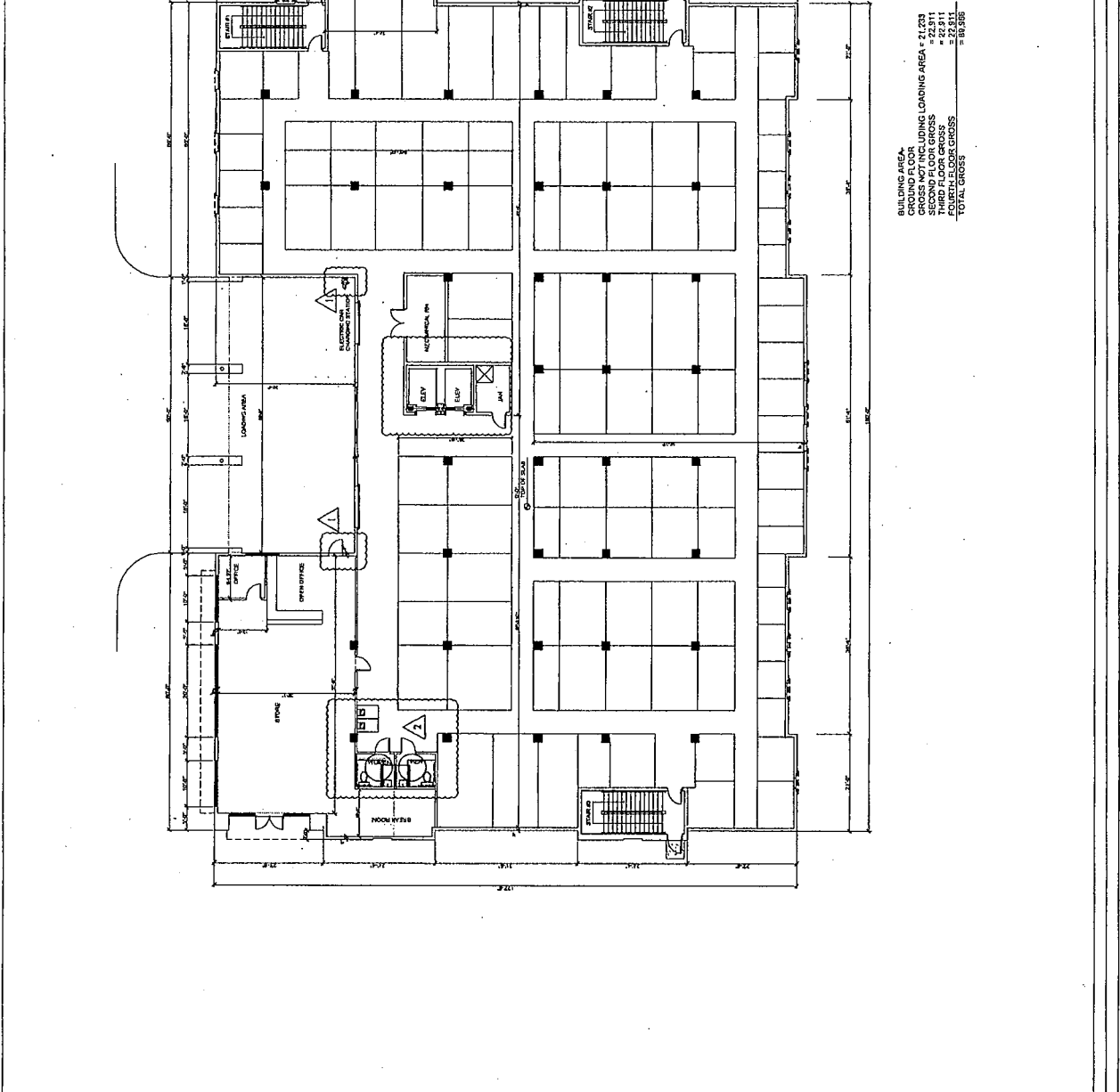
MARK	DESCRIPTION	FEL	CATALOG NO	FINISH	TYPE	FINISH	NOTE	FINISH	COLOR	MARK	DESCRIPTION	FEL	CATALOG NO	FINISH	TYPE	FINISH	NOTE	FINISH	COLOR
1	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	1	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
2	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	2	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
3	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	3	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
4	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	4	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
5	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	5	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
6	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	6	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
7	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	7	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
8	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	8	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
9	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	9	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
10	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	10	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE
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15	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE	15	PAINTED TREMBANT TEXTURE	SHERRIN	BU 840	FLAT	FLAT	FLAT	2 COATS BERNINI WALLS AND EXTERIOR LINED WITH GLASS	FLAT	WHITE

3 EXTERIOR FINISH SCHEDULE
 A5.0
 300'-11"0"

EXHIBIT 9
SELF STORAGE BUILDING (PARCEL C)

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1 FIRST FLOOR PLAN
DATE: 08-27-2016



BUILDING AREA = 21,233
 GROSS NOT INCLUDING LOADING AREA = 22,311
 SECOND FLOOR GROSS = 22,311
 THIRD FLOOR GROSS = 22,311
 FOURTH FLOOR GROSS = 22,311
 TOTAL GROSS = 89,566



ARCHITECTURE
 ARCHITECTURE
 131 W. WINDY CREEK DRIVE
 PALM BEACH, FL 33480

CLIENT
 MELVIN F. URBAN,
 PRESIDENT
 C.S.S. BUILDING & DESIGN,
 INC.

PROJECT
 SELF STORAGE
 AT WILES ROAD

ADDRESS
 531 WILES ROAD
 COCONUT CREEK, FLORIDA
 33073

DATE
 08-27-2016

SCALE
 AS SHOWN

REVISIONS

NO.	DESCRIPTION	DATE
1	LOADING AREA	08-27-2016
2	REVISION	08-27-2016

PROJECT NO.
 16-2016

PROJECT NAME
 SELF STORAGE AT WILES ROAD

PROJECT ADDRESS
 531 WILES ROAD, COCONUT CREEK, FL 33073

PROJECT CONTACT
 MELVIN F. URBAN, PRESIDENT, C.S.S. BUILDING & DESIGN, INC.

PROJECT PHONE
 561-861-1111

PROJECT FAX
 561-861-1111

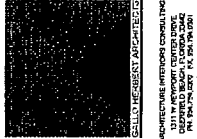
PROJECT EMAIL
 melvin@cssbd.com

PROJECT WEBSITE
 www.cssbd.com

PROJECT SOCIAL MEDIA
 Facebook: CSSBD, Twitter: CSSBD, LinkedIn: CSSBD

FIRST FLOOR PLAN
 A 101

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585 WILES ROAD
 COCONINO COUNTY, FLORIDA
 86303

SELF STORAGE
 AT WILES ROAD

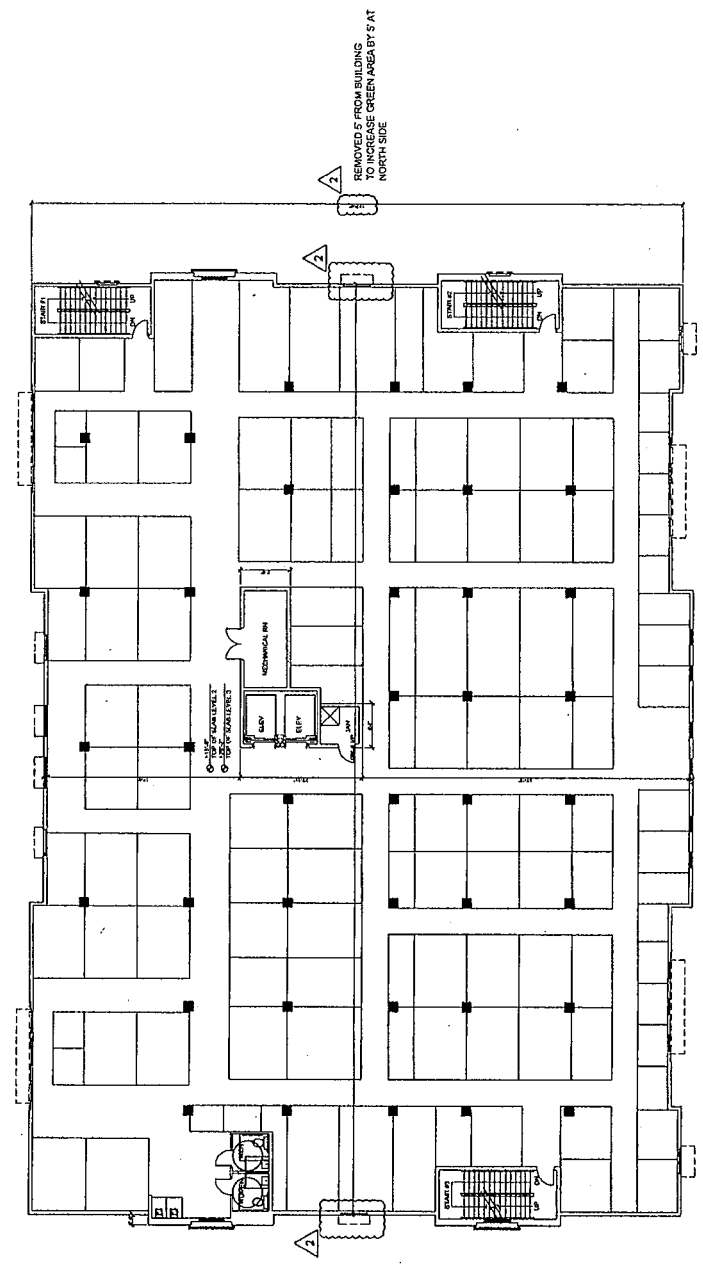
MELVIN F. URBAN,
 PRESIDENT
 C.S.S. BUILDING & DESIGN,
 INC.

NO.	DATE	DESCRIPTION	BY
1	06-27-2018	PRELIMINARY	MFU
2	10-20-18	REVISED	MFU
3	06-27-2018	REVISED	MFU
4	06-27-2018	REVISED	MFU
5	06-27-2018	REVISED	MFU
6	06-27-2018	REVISED	MFU
7	06-27-2018	REVISED	MFU
8	06-27-2018	REVISED	MFU
9	06-27-2018	REVISED	MFU
10	06-27-2018	REVISED	MFU
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14	06-27-2018	REVISED	MFU
15	06-27-2018	REVISED	MFU
16	06-27-2018	REVISED	MFU
17	06-27-2018	REVISED	MFU
18	06-27-2018	REVISED	MFU
19	06-27-2018	REVISED	MFU
20	06-27-2018	REVISED	MFU

PROJECT NO. 18-2018
 DATE 06-27-2018
 PROJECT NAME
 AS SHOWN

SECOND & THIRD
 FLOOR PLAN

A 102

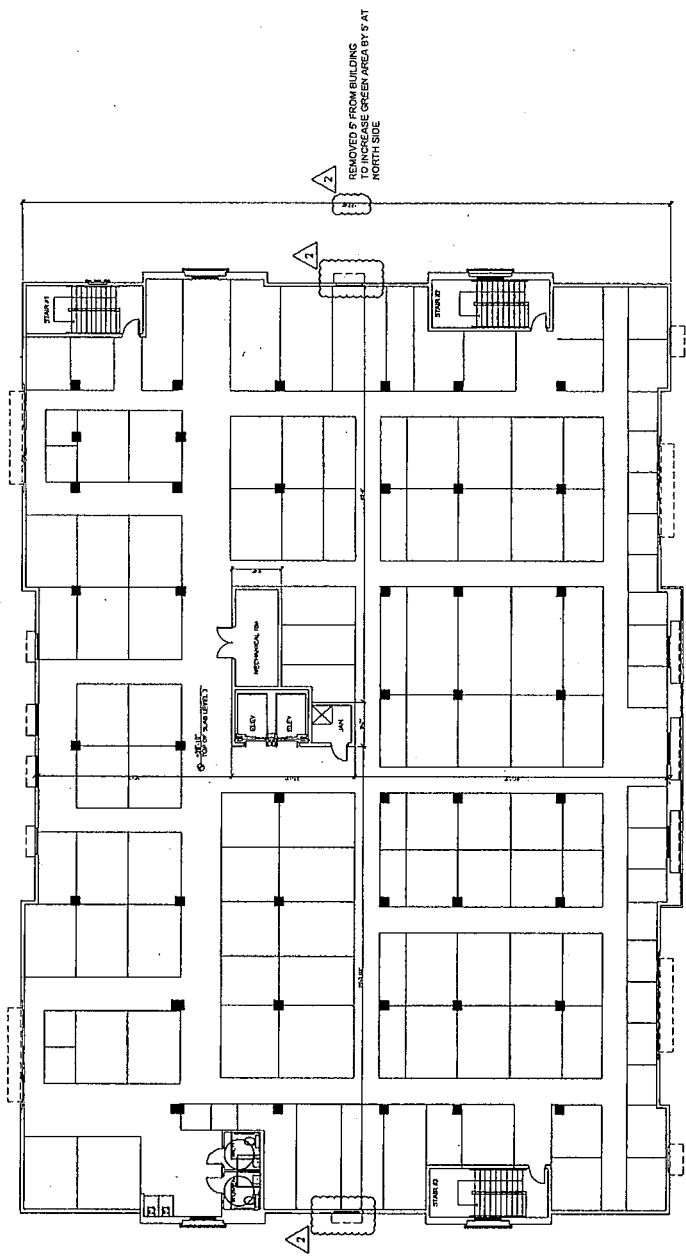


N

1 SECOND AND THIRD FLOOR PLAN TYPICAL
 SCALE: 1/8" = 1'-0"

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1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



N



CALUS NEUBERT ARCHITECTS
ARCHITECTS
1011 PARKWAY CENTER DRIVE
SUITE 200
DALLAS, TEXAS 75201
PHONE: 214.742.1000
FAX: 214.742.1001
WWW.CALUSNEUBERT.COM

SELF STORAGE
AT WILES ROAD

5381 WILES ROAD
COCONUT CREEK, FLORIDA
33073
MELVIN F. URBAN,
PRESIDENT
C.S.S. BUILDING & DESIGN,
INC.

NO. OF SHEETS	1
NO. OF SHEETS USED	1
DATE	08/27/2018
DESIGNED BY	TR/PLS
CHECKED BY	AS/PLS
DATE	08/27/2018
PROJECT	SELF STORAGE AT WILES ROAD
AD/TEAM	TR/PLS

FOURTH FLOOR PLAN
A 103



ARCHITECTURE INTERIORS CONSULTING
311 N. WASHINGTON CENTER DRIVE
SUITE 1000, TAMPA, FL 33602
TEL: 813.251.1111
WWW.AICCONSULTING.COM



SELF STORAGE
AT WILES ROAD

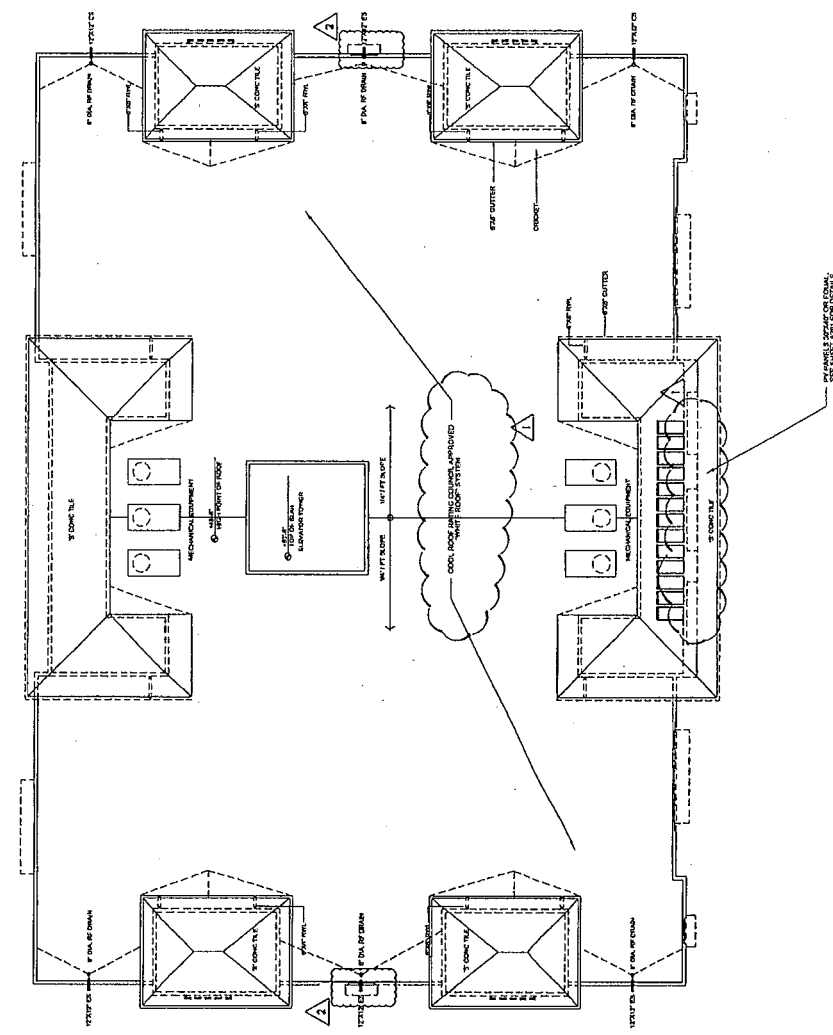
5351 WILES ROAD
COCONUT CREEK, FLORIDA
33073

MELVIN F. URBAN,
PRESIDENT
C.S.S. BUILDING & DESIGN,
INC.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/27/2016
2	ISSUED FOR PERMIT	08/27/2016
3	ISSUED FOR PERMIT	08/27/2016
4	ISSUED FOR PERMIT	08/27/2016
5	ISSUED FOR PERMIT	08/27/2016
6	ISSUED FOR PERMIT	08/27/2016
7	ISSUED FOR PERMIT	08/27/2016
8	ISSUED FOR PERMIT	08/27/2016
9	ISSUED FOR PERMIT	08/27/2016
10	ISSUED FOR PERMIT	08/27/2016
11	ISSUED FOR PERMIT	08/27/2016
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16	ISSUED FOR PERMIT	08/27/2016
17	ISSUED FOR PERMIT	08/27/2016
18	ISSUED FOR PERMIT	08/27/2016
19	ISSUED FOR PERMIT	08/27/2016
20	ISSUED FOR PERMIT	08/27/2016

UNIC
08/27/2016
16-016
AD/AM
08/27/2016

ROOF PLAN
A 104



N

1 ROOF PLAN
SCALE: 3/32" = 1'-0"

THIS PLAN OR PORTION THEREOF SHALL BE VOID WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT AND SHALL BE VOID WITHOUT THE SIGNATURE AND SEAL OF THE ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



ARCHITECTURE INTERIOR CONSULTING
 10000 W. BOCA RATON BLVD. SUITE 100
 BOCA RATON, FL 33433
 TEL: 561-993-1100
 WWW.BUILDREBUILTARCHITECTS.COM

PROJECT
**SELF STORAGE
 AT WILES ROAD**

5351 WILES ROAD
 COCONUT CREEK, FLORIDA
 33073

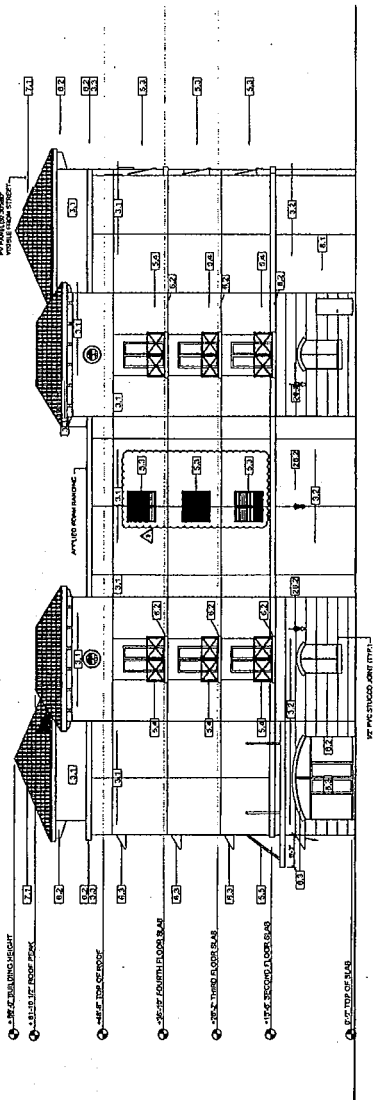
CLIENT
**MELVIN E. URBAN,
 PRESIDENT
 C.S.S. BUILDING & DESIGN,
 INC.**

NO.	DESCRIPTION	DATE
1	PRELIMINARY	08-27-2016
2	REVISION	11-20-16
3	REVISION	02-02-17
4	REVISION	03-16-17
5	REVISION	04-11-17
6	REVISION	05-08-17
7	REVISION	05-15-17
8	REVISION	05-22-17
9	REVISION	06-05-17
10	REVISION	06-12-17
11	REVISION	06-19-17
12	REVISION	06-26-17
13	REVISION	07-03-17
14	REVISION	07-10-17
15	REVISION	07-17-17
16	REVISION	07-24-17
17	REVISION	07-31-17
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19	REVISION	08-14-17
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21	REVISION	08-28-17
22	REVISION	09-04-17
23	REVISION	09-11-17
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36	REVISION	12-11-17
37	REVISION	12-18-17
38	REVISION	12-25-17
39	REVISION	01-01-18
40	REVISION	01-08-18
41	REVISION	01-15-18
42	REVISION	01-22-18
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77	REVISION	09-24-18
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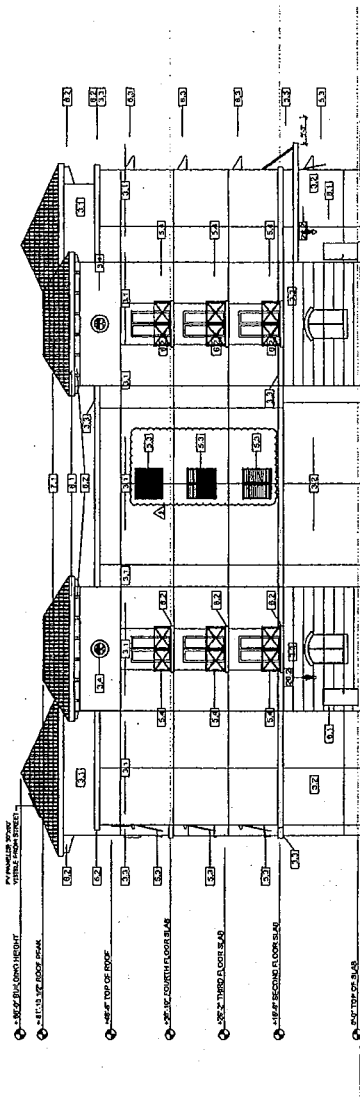
DESIGNED BY
 DATE
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PROJECT AS SHOWN
 DATE
 APPROVED BY
 DATE

EXTERIOR ELEVATIONS
A 201



1 WEST ELEVATION



2 EAST ELEVATION

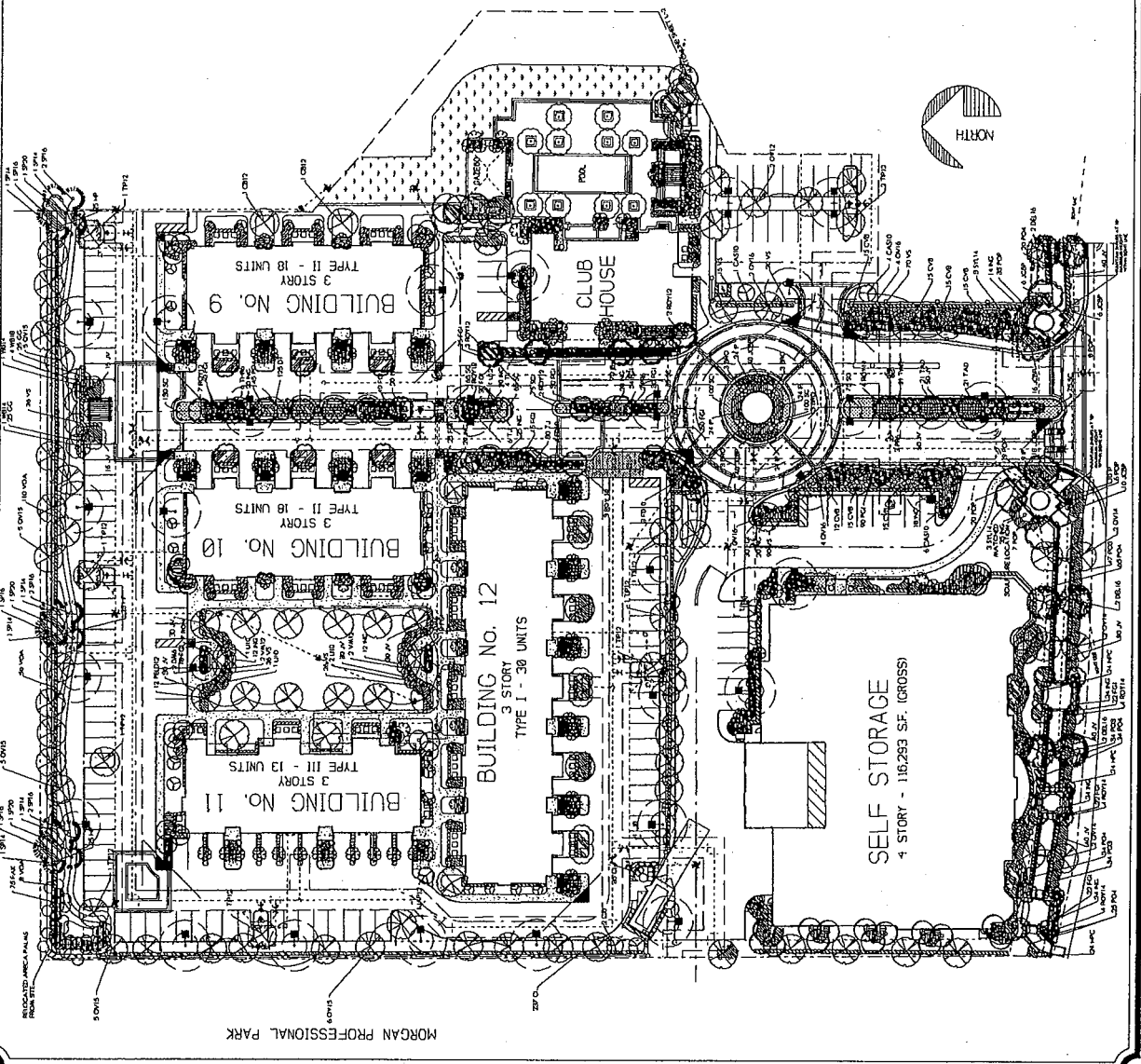
THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS OF ALL INFORMATION PROVIDED TO HIM BY THE CLIENT AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS OF ALL INFORMATION PROVIDED TO HIM BY THE CLIENT AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS OF ALL INFORMATION PROVIDED TO HIM BY THE CLIENT AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY THE CLIENT.

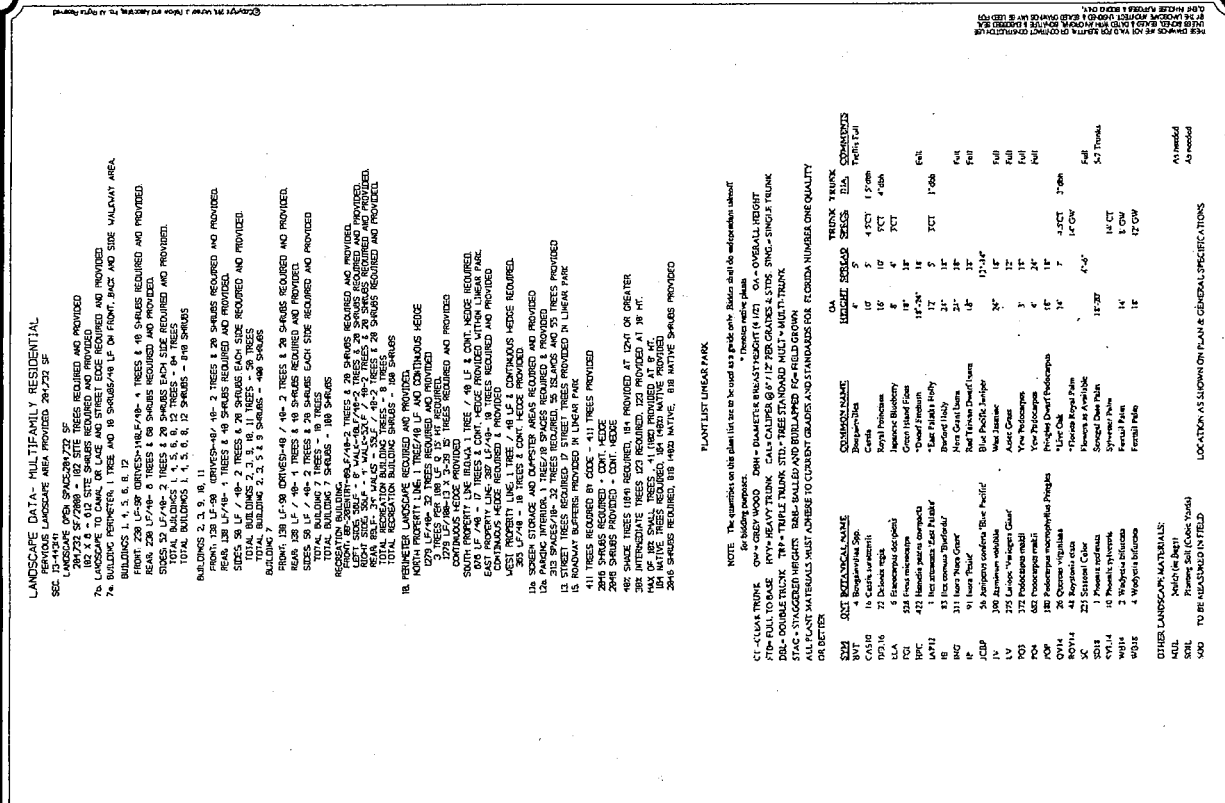
EXHIBIT 10
LANDSCAPE PLANS AND DETAILS (OVERALL)

PLANT LIST SHEETS L-1, L-2 & L-3 SITE

NOTE: This schedule is for your reference only. It is not intended to be used as a substitute for a site-specific landscape plan. The plant list is based on the site conditions and the design intent. The plant list is subject to change without notice. The plant list is based on the site conditions and the design intent. The plant list is subject to change without notice.

NO.	SYMBOL	COMMON NAME	HEIGHT	SPREAD	TRUNK THICKNESS	COMMENTS
001	1	1" CLEAR TRUNK	0'	0'	1"	1" CLEAR TRUNK
002	2	2" CLEAR TRUNK	0'	0'	2"	2" CLEAR TRUNK
003	3	3" CLEAR TRUNK	0'	0'	3"	3" CLEAR TRUNK
004	4	4" CLEAR TRUNK	0'	0'	4"	4" CLEAR TRUNK
005	5	5" CLEAR TRUNK	0'	0'	5"	5" CLEAR TRUNK
006	6	6" CLEAR TRUNK	0'	0'	6"	6" CLEAR TRUNK
007	7	7" CLEAR TRUNK	0'	0'	7"	7" CLEAR TRUNK
008	8	8" CLEAR TRUNK	0'	0'	8"	8" CLEAR TRUNK
009	9	9" CLEAR TRUNK	0'	0'	9"	9" CLEAR TRUNK
010	10	10" CLEAR TRUNK	0'	0'	10"	10" CLEAR TRUNK
011	11	11" CLEAR TRUNK	0'	0'	11"	11" CLEAR TRUNK
012	12	12" CLEAR TRUNK	0'	0'	12"	12" CLEAR TRUNK
013	13	13" CLEAR TRUNK	0'	0'	13"	13" CLEAR TRUNK
014	14	14" CLEAR TRUNK	0'	0'	14"	14" CLEAR TRUNK
015	15	15" CLEAR TRUNK	0'	0'	15"	15" CLEAR TRUNK
016	16	16" CLEAR TRUNK	0'	0'	16"	16" CLEAR TRUNK
017	17	17" CLEAR TRUNK	0'	0'	17"	17" CLEAR TRUNK
018	18	18" CLEAR TRUNK	0'	0'	18"	18" CLEAR TRUNK
019	19	19" CLEAR TRUNK	0'	0'	19"	19" CLEAR TRUNK
020	20	20" CLEAR TRUNK	0'	0'	20"	20" CLEAR TRUNK
021	21	21" CLEAR TRUNK	0'	0'	21"	21" CLEAR TRUNK
022	22	22" CLEAR TRUNK	0'	0'	22"	22" CLEAR TRUNK
023	23	23" CLEAR TRUNK	0'	0'	23"	23" CLEAR TRUNK
024	24	24" CLEAR TRUNK	0'	0'	24"	24" CLEAR TRUNK
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061	61	61" CLEAR TRUNK	0'	0'	61"	61" CLEAR TRUNK
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097	97	97" CLEAR TRUNK	0'	0'	97"	97" CLEAR TRUNK
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LANDSCAPE DATA - MULTIFAMILY RESIDENTIAL

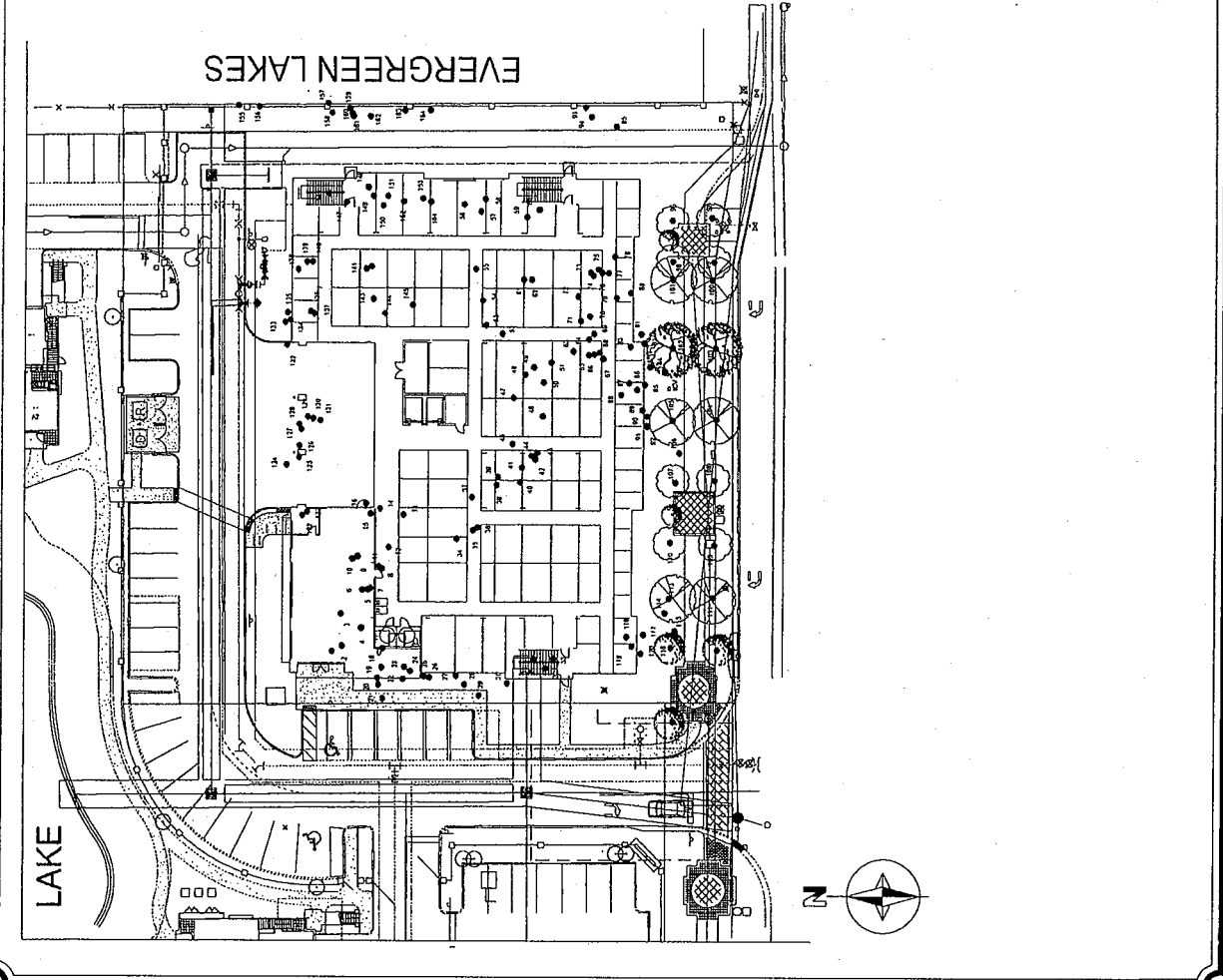
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EXHIBIT 11
LANDSCAPE PLANS AND DETAILS (PARCEL C)

<p>NO REVISIONS</p> <p>DATE: MAY 15, 2017</p> <p>DRAWN BY: M.A.M.</p>	<p>DATE: FEBRUARY 18, 2017</p> <p>PROJECT: TREE DISPOSITION PLAN FOR WILES STORAGE</p>	<p>PROJECT: TREE DISPOSITION PLAN FOR WILES STORAGE</p> <p>WILES ROAD</p> <p>COCCONUT CREEK, FLORIDA</p>	<p>Michael J. Petrow and Associates, Inc.</p> <p>Professional Engineer No. 12345</p> <p>Professional Surveyor No. 12345</p>	<p>Michael J. Petrow</p> <p>Professional Engineer No. 12345</p> <p>Professional Surveyor No. 12345</p>
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THIS DRAWING IS THE PROPERTY OF MICHAEL J. PETROW AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MICHAEL J. PETROW AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

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LAKE

EVERGREEN LAKES

EXHIBIT 12

P.U.D. BOUNDARY AND LEGAL DESCRIPTION

INDIGO LAKES

N89°37'53"E 1280.0'

330.0'

330.0'

620.0'

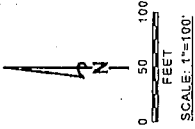
WEST PARCEL
4.639 ACRES

CENTER
PARCEL
4.697 ACRES

EAST PARCEL
8.825 ACRES

MORGAN PROFESSIONAL PARK
N00°24'37"W 596.55'

S00°24'37"E 620.0'
EVERGREEN LAKES



LEGAL DESCRIPTION:

THE WEST 330 FEET OF TRACK 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 22485, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH FEET OF THE WEST 330 FEET OF TRACK 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVED BY: GAL Date: 5/15
DRAWN BY: CAJ Date: 5/15
CHECKED BY: ALO Date: 5/15

TOGETHER WITH:
PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES, PREVIOUSLY SET FORTH TO THE SOUTHERLY LINE OF THE PLAT DEEDED TO BROWARD COUNTY, AS REFERRED TO IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THE EAST 660 FEET OF TRACK 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

NO.	DATE	BY	REVISION
1			REVISED PARCEL C FOR SELF STORAGE USE

Approved by: ANTONIO QUEVEDO Date: 5/20/15
Registered Engineer Number: 59471
State of Florida



HSQ GROUP, INC.
Engineers, Planners, Surveyors
Miami, Florida 33135 • 785.534.3221
C26258 • L07924

BEL LAGO
P.U.D. BOUNDARY AND LEGAL DESCRIPTION

PROJECT NUMBER
1603-26
SHEET NUMBER
EX-13

EXHIBIT 13
EXISTING SURVEY & PLAT DRAWINGS

CFN # 110842013,
Page of 5
Recorded 06/27/2012 at 03:37 PM

BEL LAGO VILLAS PLAT

A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD
THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING BOARD OF CITY OF COCONUT CREEK, THIS 11th DAY OF JUNE, A.D. 2012.

COMMISSIONER
CITY OF COCONUT CREEK CITY COMMISSION
THIS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 2010-0111 ADOPTED THIS 24th DAY OF August, A.D. 2010. PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING OR STRUCTURE WITHOUT THE WRITTEN APPROVAL OF THE CITY COMMISSION. ANY WRITTEN CONTRADICTION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

REGISTERED PROFESSIONAL ENGINEER
CITY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD. THIS 11th DAY OF JUNE, A.D. 2012.

REGISTERED PROFESSIONAL ENGINEER
CITY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD. THIS 11th DAY OF JUNE, A.D. 2012.

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Michael A. Rose, MORTGAGEE, DO HEREBY CONSENT TO THE REPLAT OF THE LAND DESCRIBED HEREIN AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

UNDEVELOPED LOTS:
THE UNDEVELOPED LOTS IDENTIFIED BY THE PROPERTY RECORDS HEREIN AND HEREIN JOINED IN AND CONTAINS TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT, FLORIDA, SHALL BE SUBORDINATE TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

MORTGAGEE'S ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Michael A. Rose, MORTGAGEE, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE REPLAT OF SAID PROPERTY AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

WITNESSES:
I, Michael A. Rose, MORTGAGEE, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE REPLAT OF SAID PROPERTY AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

WITNESSES BY NAME AND OFFICIAL SEAL:
I, Michael A. Rose, MORTGAGEE, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE REPLAT OF SAID PROPERTY AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

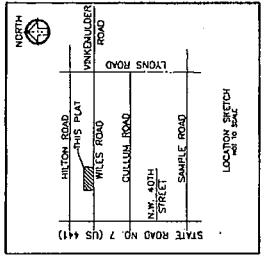
WITNESSES BY NAME AND OFFICIAL SEAL:
I, Michael A. Rose, MORTGAGEE, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE REPLAT OF SAID PROPERTY AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

WITNESSES BY NAME AND OFFICIAL SEAL:
I, Michael A. Rose, MORTGAGEE, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE REPLAT OF SAID PROPERTY AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

WITNESSES BY NAME AND OFFICIAL SEAL:
I, Michael A. Rose, MORTGAGEE, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE REPLAT OF SAID PROPERTY AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

WITNESSES BY NAME AND OFFICIAL SEAL:
I, Michael A. Rose, MORTGAGEE, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE REPLAT OF SAID PROPERTY AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

PREPARED BY: MICHAEL D. ROSE, P.L.M. #3998
SDA SHAH ENGINEERING
ENGINEERING
1111 S. W. 11th Street, Suite 100
Pompano Beach, FL 33064
PH: 954-943-9443 • FAX: 954-783-4754
APRIL, 2008



LAND DESCRIPTION:

THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF, TOGETHER WITH:

THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF, TOGETHER WITH:

TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND THE EAST AND WEST LINES DESCRIBED HEREIN TO THE SOUTHERLY LINE OF THE PLAT DETAILED HEREIN, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LOTS ARE, IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMBINED NET AREA OF 18180 SQUARE FEET, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD
I, Michael A. Rose, MORTGAGEE, DO HEREBY DEDICATE TO THE PUBLIC FOR THE USE OF ALL LOTS IN THESE RECORDS THAT ARE UNDEVELOPED LOTS, AS A PUBLIC LIMITED ACCESS ROAD, AND TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT, FLORIDA, SHALL BE SUBORDINATE TO THE DEED TO BE EXECUTED IN CONNECTION WITH SAID REPLAT.

THE PUBLIC LIMITED ACCESS ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATION AND SHALL BE THE PROPERTY OF THE PUBLIC LIMITED ACCESS ROAD DISTRICT OF BROWARD COUNTY, FLORIDA, AND SHALL BE SUBJECT TO THE PROVISIONS OF THE DISTRICT'S CHARTER AND BYLAWS.

THE PUBLIC LIMITED ACCESS ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATION AND SHALL BE THE PROPERTY OF THE PUBLIC LIMITED ACCESS ROAD DISTRICT OF BROWARD COUNTY, FLORIDA, AND SHALL BE SUBJECT TO THE PROVISIONS OF THE DISTRICT'S CHARTER AND BYLAWS.

THE PUBLIC LIMITED ACCESS ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATION AND SHALL BE THE PROPERTY OF THE PUBLIC LIMITED ACCESS ROAD DISTRICT OF BROWARD COUNTY, FLORIDA, AND SHALL BE SUBJECT TO THE PROVISIONS OF THE DISTRICT'S CHARTER AND BYLAWS.

THE PUBLIC LIMITED ACCESS ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATION AND SHALL BE THE PROPERTY OF THE PUBLIC LIMITED ACCESS ROAD DISTRICT OF BROWARD COUNTY, FLORIDA, AND SHALL BE SUBJECT TO THE PROVISIONS OF THE DISTRICT'S CHARTER AND BYLAWS.

THE PUBLIC LIMITED ACCESS ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATION AND SHALL BE THE PROPERTY OF THE PUBLIC LIMITED ACCESS ROAD DISTRICT OF BROWARD COUNTY, FLORIDA, AND SHALL BE SUBJECT TO THE PROVISIONS OF THE DISTRICT'S CHARTER AND BYLAWS.

THE PUBLIC LIMITED ACCESS ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATION AND SHALL BE THE PROPERTY OF THE PUBLIC LIMITED ACCESS ROAD DISTRICT OF BROWARD COUNTY, FLORIDA, AND SHALL BE SUBJECT TO THE PROVISIONS OF THE DISTRICT'S CHARTER AND BYLAWS.

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Michael A. Rose, DIRECTOR/DESIGNER
DATE: April 21, 2012

BROWARD COUNTY PLANNING COUNCIL
THIS IS TO CERTIFY THAT THE BROWARD PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS 23rd DAY OF February, 2012.

BY: Michael A. Rose, CHAIRPERSON
DATE: April 21, 2012

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 11th DAY OF JUNE, 2012.

BY: Michael A. Rose, DIRECTOR OR DESIGNER
BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION
THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD.

BY: Michael A. Rose, DIRECTOR
DATE: April 21, 2012

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DATE: April 21, 2012

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DATE: April 21, 2012

THIS PLAT HAS BEEN REVIEWED AND FOUND TO COMPLY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: Michael A. Rose, DIRECTOR
DATE: April 21, 2012

BY: Michael A. Rose, DIRECTOR
DATE: April 21, 2012

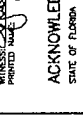
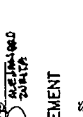
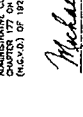
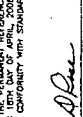
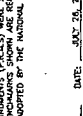
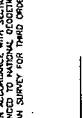
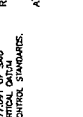
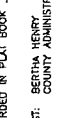
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DATE: April 21, 2012



BY: Michael A. Rose, COUNTY ADMINISTRATOR
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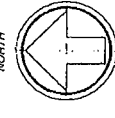
BY: Michael A. Rose, COUNTY ADMINISTRATOR
DATE: April 21, 2012

PREPARED BY: MICHAEL D. ROSS, P.S.M. #5998
 SDA SURVEYING & ENGINEERING
 3410 N. Andrews Avenue, Suite 101, Pompano Beach, FL 33064
 Phone: 954-941-9435 • FAX: 954-781-4754
 APRIL, 2008

BELLAGO VILLAS PLAT CFN #110842013
 Pages 5 of 5
 A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

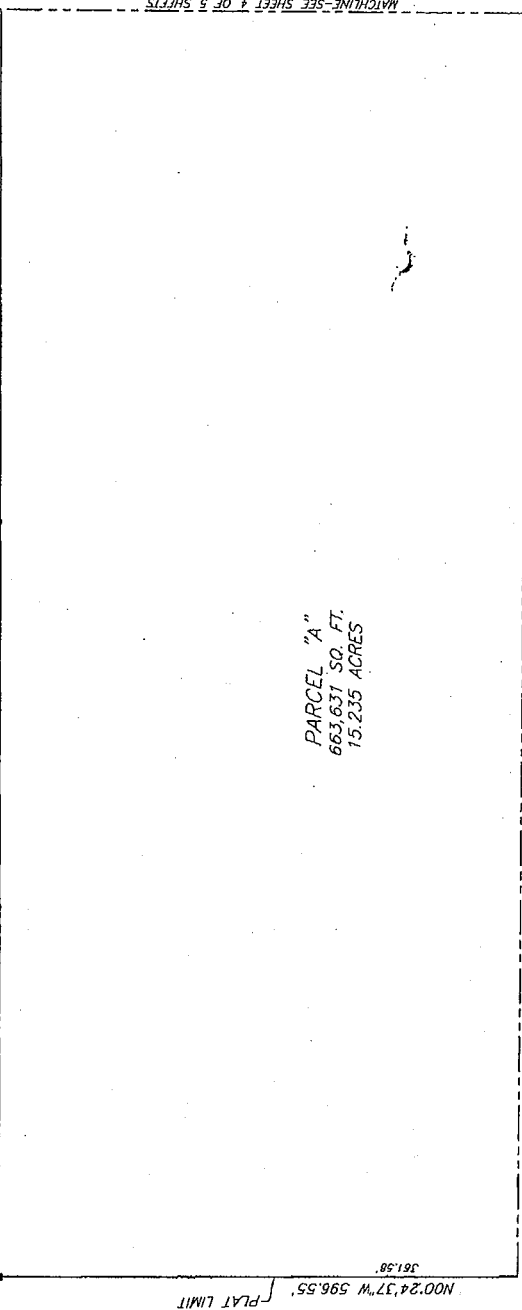
PLAT BOOK 180 PAGE 71
 SHEET 5 OF 5 SHEETS

AREA TABULATION	
PARCEL "A"	63,631 SQUARE FEET
PARCEL "B"	73,015 SQUARE FEET
PARCEL "C"	40,129 SQUARE FEET
TOTAL	176,775 SQUARE FEET



LEGEND:
 ■ 25' LANDSCAPE BUFFER EASEMENT (PB 160, PG 18, BCR)
 --- 10' UTILITY EASEMENT (PB 160, PG 18, BCR)
 --- PLAT LIMIT
 --- MATCHLINE-SEE SHEET 4 OF 5 SHEETS

WILES / BUTLER PLAT ONE
 PB 160, PG 18, BCR
 NORTH LINE-TRACT 10, BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3



SURVEY NOTES:
 1. THIS PLAT IS PREPARED FROM THE ORIGINAL RECORDS OF THE BROWARD COUNTY PLAT BOOKS AND THE BROWARD COUNTY RECORDS. THE ORIGINAL RECORDS ARE THE SOURCE OF THE INFORMATION CONTAINED HEREIN.
 2. THE BROWARD COUNTY RECORDS ARE THE SOURCE OF THE INFORMATION CONTAINED HEREIN.
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 10. THE BROWARD COUNTY RECORDS ARE THE SOURCE OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT 14
ORIGINAL TRAFFIC GENERATION ANALYSIS

October 9, 2009

Mr. Tony Quevedo, P.E.
HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486

Re: BEL LAGO – Trip Generation Analysis

Dear Tony:

Per your request, Traf Tech Engineering, Inc. determined the traffic impacts generated by the proposed BEL LAGO mixed-use development on Wiles Road adjacent to Monarch High School. For this analysis, the following BEL LAGO land uses were assumed:

- o 270 residential units (apartments)
- o 116,293 square feet of self-storage
- o 8,750 square feet of restaurant use

The trip generation for the proposed BEL LAGO mixed-use development was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (8th Edition). Table 1 summarizes the trip generation of the subject development. As indicated in the table, the new external trips created by the proposed BEL LAGO project consist of approximately 2,400 daily trips, approximately 155 trips during the morning peak hour, and approximately 225 new PM peak hour trips. The new BEL LAGO trips were distributed along Wiles Road as follows:

- o 60% towards State Road 7 (to and from the west)
- o 40% towards Lyons Road (to and from the east)

Using the above trip percentages, the BEL LAGO mixed-use development will add approximately 62 new AM peak hour trips and approximately 90 new PM peak hour trips to the segment of Wiles Road adjacent to Monarch High School.

Based on existing and projected traffic volumes published by Broward County for Wiles Road near Monarch High School, the subject roadway segment is currently operating at level of service "B" and is projected to operate at level of service "B" with the proposed BEL LAGO project in

place. Moreover, Wiles Road, between State Road 7 and Lyons Road, is projected to operate at level of service "C" with the proposed BEL LAGO development in the year 2030, according to Broward County.

In summary, the proposed BEL LAGO mixed-use development is anticipated to generate acceptable traffic impacts to Wiles Road near Monarch High School.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TABLE Proposed Land Uses

Bel Lago

Trip Generation Summary

Daily Trip Generation

Land Use/ITE Code	Size	Trip Generation Rate (1)	Total Daily Trips		Internal		External Daily Trips		Passer-By (2)		External New Trips	
			In	Out	Trips	%	In	Out	Trips	%	In	Out
Residential/220	270 units	$T = 6.06(X) + 123.56$	1,760	1,707	53	3.0%	1,707	0	0.0%	0	0.0%	1,707
Self Storage/151	116,293 sq.ft	$\ln(T) = 1.01 \ln(X) + 0.82$	277	263	14	5.0%	263	0	0.0%	0	0.0%	263
Restaurant/931	8,750 sq.ft	$T = 89.95(X)$	787	748	39	5.0%	748	329	44.0%	329	44.0%	419
Total			2,824	2,718	106	3.8%	2,718	329	12.1%	329	12.1%	2,389

AM Peak Hour Trip Generation

Land Use	Size	Trip Generation Rate (1)	Total AM Peak Hour Trips			External AM Peak Hour Trips			Passer-By (2)			New Trips			
			In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential/220	270 units	$T = 0.49(X) + 3.73$	27	109	136	1	1.0%	27	108	135	0	0.0%	27	108	135
Self Storage/151	116,293 sq.ft	$T = 0.15(X)$	10	7	17	1	5.0%	9	7	16	0	0.0%	9	7	16
Restaurant/931	8,750 sq.ft	$T = 0.81(X)$	4	3	7	0	5.0%	4	3	7	3	44.0%	2	2	4
Total			41	119	160	2	1.3%	40	118	158	3	1.9%	38	117	155

PM Peak Hour Trip Generation

Land Use	Size	Trip Generation Rate (1)	Total PM Peak Hour Trips			External PM Peak Hour Trips			Passer-By (2)			New Trips			
			In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential/220	270 units	$T = 0.55(X) + 17.65$	108	58	166	4	2.5%	106	56	162	0	0.0%	106	56	162
Self Storage/151	116,293 sq.ft	$\ln(T) = 1.02 \ln(X) - 1.49$	15	14	29	1	5.0%	15	13	28	0	0.0%	15	13	28
Restaurant/931	8,750 sq.ft	$T = 7.49(X)$	44	22	66	3	5.0%	42	21	63	28	44.0%	23	12	35
Total			167	94	261	8	3.1%	163	90	253	28	11.1%	144	81	225

(1) Source: Institute of Transportation Engineers's (ITE) Trip Generation Manual (8th Edition)

(2) Source: Institute of Transportation Engineers's (ITE) Trip Generation Handbook (2th Edition)

EXHIBIT 15
PARKING STUDY

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

April 17, 2017

Alejandro Zurita
Vice-President - Planning & Development
The Pugliese Company
Pugliese Corporate Center
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

**RE: Self Storage at Wiles Road Parking Study
Project No. 201708.01**

Dear Alejandro:

We have completed the Self Storage at Wiles Road parking demand study commissioned by your firm. The storage facility's site plan indicates that there will be a single building comprised of four stories totaling 93,709 square feet. The study methodology and findings follow:

Introduction

According to information provided by the owner for a March 2017 site plan submittal in support of a new self-storage facility, the 93,709-square-foot Self Storage at Wiles Road is to be located on the north side of Wiles Road immediately west of Banks Road in the City of Coconut Creek, Florida. A copy of the project site plan is enclosed.

The proposed self-storage facility is to have 11 standard parking spaces, one handicap space, and four loading zones. Note, however, that loading zones at self-storage facilities function as parking spaces and only differ from ordinary parking spaces in that they tend to be closest to the building entrance and, as is the case with this plan, incorporate a loading dock.

The 12 parking spaces provided in the project site plan are consistent with the parking requirements of the PUD within which this project is to be constructed.

The City of Coconut Creek's Development Review Committee (DRC), in their March 30, 2017 review report, requested that a parking study be conducted to demonstrate that the proposed project actually has a sufficient number of parking spaces provided for the expected parking demand.

Study Purpose

The purpose of this study was to ascertain the actual parking demand for the proposed Self Storage at Wiles Road facility.

Study Methodology

The study was completed in accordance with the methodology defined in a telephone conversation with Liz Aguiar, Senior Planner with the City of Coconut Creek's Planning and Zoning Department. Ms. Aguiar requested that parking demand observations be conducted on a Saturday and a mid-week day at three similar facilities in South Florida. Three similar sites were found: Extra Space Self Storage in Hollywood, Florida, Four Seasons Self Storage in Oakland Park, Florida, and Solaire Self Storage in Coconut Creek, Florida.

In addition to collecting data at three similar facilities, Ms. Aguiar requested that we also collect parking occupancy counts at the existing parking spaces lining the proposed Self Storage at Wiles Road site. There are 31 existing parking spaces along the entrance driveway at the proposed site. Of those 31 spaces, 19 are allocated to the Self Storage at Wiles Road and the remaining 12 spaces are for residential use. Residents of the adjoining residential community have taken to using these spaces and Ms. Aguiar wished to know how many spaces are used by the residents.

While each study site had defined parking and loading zones, each site also had areas that could accommodate additional parked vehicles. So, for example, there was an entire row of on-street public parking spaces across the street from the Four Seasons Self Storage in Oakland Park and undefined on-site space for an additional six passenger vehicles at the Extra Space Self Storage in Hollywood.

Data Collection and Analysis

In order to determine actual parking demand for the development, parking data was collected between the hours of 9:00 a.m. and 7:00 p.m. on Saturday, April 8, 2017 and Tuesday, April 11, 2017 at the Extra Space Self Storage in Hollywood. Parking data was also collected between the hours of 9:00 a.m. and 7:00 p.m. on Saturday, April 15, 2017 and Tuesday, April 11, 2017 at the Solaire Self Storage in Coconut Creek. Parking Data was collected between the hours of 9:00 a.m. and 7:00 p.m. on Saturday, April 15, 2017 and Thursday, April 13, 2017 at the Four Seasons Self Storage in Oakland Park. Note that the Four Seasons facility opens at 9:30 a.m. so the 9:00 a.m. parking count, although collected, was not revealing of customer activity.

The number of parking spaces assumed at each study site was the total number of defined parking spaces plus defined loading zones in use on the property. As noted above, additional parking opportunities were available and some vehicles were observed parking outside the defined parking spaces and loading zones. Those vehicles were included in the study site parking occupancy totals.

Tables 1, 3 and 5 - Saturday Parking Occupancy, display the results of the parking occupancy measurements for the three study sites. The other two sites opened at 9:00 a.m. and closed at 6:00 p.m. while the Four Seasons opened at 9:30 and closed at 6:30 p.m. Note that the occupied parking spaces—the “demand” for parking—was adjusted to reflect 100 percent building occupancy. In addition, a Peak Season Factor was obtained from information provided on the Florida Department of Transportation's online traffic database for Broward County study sites.

When the parking demand adjustments were made to consider peak-season, 100-percent building occupancy, the total peak parking demand at Extra Space Self Storage was found to occur at 2:00 and 2:30 p.m. when 9 parking spaces, or 77.3 percent of the 11 available parking spaces, were in use. The Four Seasons Self Storage had a 100-percent building occupancy, peak parking demand of 9 parking spaces, or 57.7 percent of the 15 available parking spaces at 10:00 a.m. The Solaire Self Storage had a

Alejandro Zurita

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100-percent building occupancy, peak parking demand of 10 parking spaces, or 59.8 percent of the 16 available parking spaces at 3:30 to 4:30 p.m.

Tables 2 4 and 6, Weekday Parking Occupancy, shows the results of the parking occupancy measurements for each study site between the hours of 9:00 a.m. and 6:00 p.m. As with the Saturday results, the number of occupied parking spaces was adjusted to reflect peak season and 100 percent occupancy levels.

When the parking demand adjustments were made to consider peak-season, 100-percent building occupancy, the total peak parking demand at Extra Space Self Storage was found to occur at 11:00 a.m. when 4 parking spaces, or 38.7 percent of the 11 available parking spaces, were in use. The Four Seasons Self Storage had a 100-percent building occupancy, peak parking demand of 12 parking spaces, or 77.0 percent of the 15 available parking spaces at both 10:30 a.m. and 11:30 a.m. The Solaire Self Storage had a 100-percent building occupancy, peak parking demand of 7 parking spaces, or 46.5 percent of the 16 available parking spaces at 11:30 a.m. and 5:30 p.m.

Table 7, Average Saturday Peak Parking Rate, displays the results of combining the total 100-percent occupied building, peak-season, Saturday parking demand at the three study sites to produce an average parking demand rate per thousand square feet of building area. As the table shows, the average parking rate per thousand square feet of building area is 0.095.

Table 8, Average Weekday Peak Parking Rate, displays the results of combining the total 100-percent occupied building, peak-season, Tuesday parking demand at the three study sites to produce an average parking demand rate per thousand square feet of building area. As the table shows, the average parking rate per thousand square feet of building area is 0.0796.

Applying the average parking rates per thousand square feet of building area shown in Tables 7 and 8 to the proposed 93,709-square-foot Self Storage at Wiles Road results in an expected peak-season parking demand of nine (9) parking spaces on Saturday and eight (8) parking spaces on Tuesday. Comparing the highest parking demand (9 parking spaces) to the actual number of parking spaces proposed under the current site plan (16), it would appear that sufficient numbers of parking spaces/loading zones have been provided for the new development—even for 100-percent building occupancy under peak-season conditions.

In their seminal document *Parking*, the Eno Foundation noted that an appropriate design objective when laying out parking spaces was to design for 85 percent of the peak annual parking demand. The 16 parking spaces proposed for the Self Storage at Wiles Road are expected to easily provide for 100 percent of the expected parking demand.

Adjacent Resident Parking

As was noted previously, Ms. Aguiar, of the City of Coconut Creek, expressed concern that residents of the adjacent residential community were using parking spaces that are planned for use by Self Storage at Wiles Road. The 31 existing parking spaces along the shared entrance driveway serving both the proposed self-storage facility and the residential community are to be reduced to a total of 24 parking spaces once the self-storage facility is constructed. Of the 24 remaining parking spaces, 12 are to serve the Self Storage at Wiles Road and 12 are to remain as residential parking spaces.

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Table 9, Saturday Parking Occupancy and Table 10, Weekday Parking Occupancy show the actual peak-season, peak-parking demand currently in existence at this location. As a review of the tables shows, Saturday morning between 9:00 a.m. and 10:00 a.m. had the highest parking demand for these spaces when 19 vehicles were parked there.

The residents of the adjoining residential community may park in the 12 residential parking spaces allotted to them. However, the 12 parking spaces planned for the Self Storage at Wiles Road are, of course, intended to serve that facility. This means that seven (7) of the parked vehicles currently found on a Saturday morning would not be able to park in these parking spaces. It is not known why these vehicles are parked at this location rather than inside the residential development, but there is a convenient pedestrian access from the parking spaces into the residences, which may encourage their use by residents or their guests who don't wish to use a passcode to enter the development.

It is clear that 12 of the parking spaces along the entrance driveway are for Self Storage at Wiles Road. However, were you to consider permitting residents to use these parking spaces, given that the Self Storage at Wiles Road has a peak-season parking demand of nine (9) parking spaces, as many as seven (7) parking spaces should be empty even during the peak parking demand hour(s). This would mean that up to 19 parking spaces are available for use by residents. In other words, where 19 resident's vehicles are parked now, 19 vehicles could be accommodated in the future.

Note that the peak parking demand times for the residents is not the same as the peak parking time for self-storage facilities, as is shown in the enclosed tables. While peak parking demand at self-storage facilities presumably varies from day to day, the tables make clear that the peak parking demand generally occurs slightly later in the morning and earlier in the afternoon than the peak parking demand for residents. This further strengthens the thought that, should you wish to consider it, it may be possible to share the parking spaces without imposing an undue burden on either the proposed Self Storage at Wiles Road nor on the adjacent residents.

Conclusions

Based on these findings, the total future peak-season parking demand expected at the Self Storage at Wiles Road (9 parking spaces on a peak-season Saturday) will be satisfied by the 12 parking spaces and four (4) loading zones proposed as a part of the project site plan.

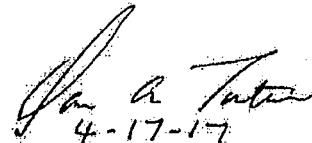
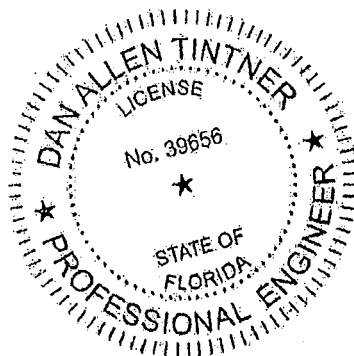
Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,



Thomas A. Hall
President

TAH/kh
Enclosures



4-17-17

Dan A. Tintner, P.E.
FL Registration No. 39656
814 S. Military Trail
Deerfield Beach, FL 33442

Table 1
Saturday Parking Occupancy
Wiles Road Storage Facility - Extra Space Self Storage in Hollywood

Date	Time	Total Available Spaces	Occupied Spaces	Occupied Percentage	Occupied Building Space (%)	100% Occupied Building Parking Demand	100% Occupied Building Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season Total Occupied Percentage
8-Apr-17	9:00 AM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
8-Apr-17	9:30 AM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
8-Apr-17	10:00 AM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
8-Apr-17	10:30 AM	11	3	27.3%	95.0%	3	28.7%	1.01	3	29.0%
8-Apr-17	11:00 AM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
8-Apr-17	11:30 AM	11	5	45.5%	95.0%	5	47.8%	1.01	5	48.3%
8-Apr-17	Noon	11	6	54.5%	95.0%	6	57.4%	1.01	6	58.0%
8-Apr-17	12:30 PM	11	5	45.5%	95.0%	5	47.8%	1.01	5	48.3%
8-Apr-17	1:00 PM	11	5	45.5%	95.0%	5	47.8%	1.01	5	48.3%
8-Apr-17	1:30 PM	11	7	63.6%	95.0%	7	67.0%	1.01	7	67.7%
8-Apr-17	2:00 PM	11	8	72.7%	95.0%	8	76.6%	1.01	9	77.3%
8-Apr-17	2:30 PM	11	8	72.7%	95.0%	8	76.6%	1.01	9	77.3%
8-Apr-17	3:00 PM	11	4	36.4%	95.0%	4	38.3%	1.01	4	38.7%
8-Apr-17	3:30 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
8-Apr-17	4:00 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
8-Apr-17	4:30 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
8-Apr-17	5:00 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
8-Apr-17	5:30 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
8-Apr-17	6:00 PM	11	0	0.0%	95.0%	0	0.0%	1.01	0	0.0%
8-Apr-17	6:30 PM	11	0	0.0%	95.0%	0	0.0%	1.01	0	0.0%
8-Apr-17	7:00 PM	11	0	0.0%	95.0%	0	0.0%	1.01	0	0.0%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

Table 2
Weekday Parking Occupancy
Wiles Road Storage Facility - Extra Space Self Storage in Hollywood

Date	Time	Total Available Spaces	Occupied Spaces	Occupied Percentage	Occupied Building Space (%)	100% Occupied Building Parking Demand	100% Occupied Building Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season Total Occupied Percentage
11-Apr-17	9:00 AM	11	0	0.0%	95.0%	0	0.0%	1.01	0	0.0%
11-Apr-17	9:30 AM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	10:00 AM	11	3	27.3%	95.0%	3	28.7%	1.01	3	29.0%
11-Apr-17	10:30 AM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
11-Apr-17	11:00 AM	11	4	36.4%	95.0%	4	38.3%	1.01	4	38.7%
11-Apr-17	11:30 AM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	Noon	11	3	27.3%	95.0%	3	28.7%	1.01	3	29.0%
11-Apr-17	12:30 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	1:00 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	1:30 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	2:00 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	2:30 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
11-Apr-17	3:00 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
11-Apr-17	3:30 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
11-Apr-17	4:00 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	4:30 PM	11	3	27.3%	95.0%	3	28.7%	1.01	3	29.0%
11-Apr-17	5:00 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	5:30 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%
11-Apr-17	6:00 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
11-Apr-17	6:30 PM	11	1	9.1%	95.0%	1	9.6%	1.01	1	9.7%
11-Apr-17	7:00 PM	11	2	18.2%	95.0%	2	19.1%	1.01	2	19.3%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

Table 3
Saturday Parking Occupancy
Wiles Road Storage Facility - Four Seasons Self Storage in Oakland Park

Date	Time	Total Available Spaces	Occupied Spaces	Occupied Percentage	Occupied Building Space (%)	100% Occupied Building Parking Demand	100% Occupied Building Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season Total Occupied Percentage
15-Apr-17	9:00 AM	15	1	6.7%	70.0%	1	9.5%	1.01	1	9.6%
15-Apr-17	9:30 AM	15	5	33.3%	70.0%	7	47.6%	1.01	7	48.1%
15-Apr-17	10:00 AM	15	6	40.0%	70.0%	9	57.1%	1.01	9	57.7%
15-Apr-17	10:30 AM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
15-Apr-17	11:00 AM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	11:30 AM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
15-Apr-17	Noon	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
15-Apr-17	12:30 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	1:00 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	1:30 PM	15	2	13.3%	70.0%	3	19.0%	1.01	3	19.2%
15-Apr-17	2:00 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	2:30 PM	15	2	13.3%	70.0%	3	19.0%	1.01	3	19.2%
15-Apr-17	3:00 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	3:30 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	4:00 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
15-Apr-17	4:30 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
15-Apr-17	5:00 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	5:30 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
15-Apr-17	6:00 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
15-Apr-17	6:30 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
15-Apr-17	7:00 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

Table 4
Weekday Parking Occupancy
Wiles Road Storage Facility - Four Seasons Self Storage in Oakland Park

Date	Time	Total Available Spaces	Occupied Spaces	Occupied Percentage	Occupied Building Space (%)	100% Occupied Building Parking Demand	100% Occupied Building Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season Total Occupied Percentage
13-Apr-17	9:00 AM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
13-Apr-17	9:30 AM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
13-Apr-17	10:00 AM	15	2	13.3%	70.0%	3	19.0%	1.01	3	19.2%
13-Apr-17	10:30 AM	15	8	53.3%	70.0%	11	76.2%	1.01	12	77.0%
13-Apr-17	11:00 AM	15	7	46.7%	70.0%	10	66.7%	1.01	10	67.3%
13-Apr-17	11:30 AM	15	8	53.3%	70.0%	11	76.2%	1.01	12	77.0%
13-Apr-17	Noon	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
13-Apr-17	12:30 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
13-Apr-17	1:00 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
13-Apr-17	1:30 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
13-Apr-17	2:00 PM	15	5	33.3%	70.0%	7	47.6%	1.01	7	48.1%
13-Apr-17	2:30 PM	15	5	33.3%	70.0%	7	47.6%	1.01	7	48.1%
13-Apr-17	3:00 PM	15	3	20.0%	70.0%	4	28.6%	1.01	4	28.9%
13-Apr-17	3:30 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
13-Apr-17	4:00 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
13-Apr-17	4:30 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
13-Apr-17	5:00 PM	15	4	26.7%	70.0%	6	38.1%	1.01	6	38.5%
13-Apr-17	5:30 PM	15	5	33.3%	70.0%	7	47.6%	1.01	7	48.1%
13-Apr-17	6:00 PM	15	7	46.7%	70.0%	10	66.7%	1.01	10	67.3%
13-Apr-17	6:30 PM	15	5	33.3%	70.0%	7	47.6%	1.01	7	48.1%
13-Apr-17	7:00 PM	15	1	6.7%	70.0%	1	9.5%	1.01	1	9.6%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

Table 5
Saturday Parking Occupancy
Wiles Road Storage Facility - Solaire Self Storage in Coconut Creek

Date	Time	Total Available Spaces	Occupied Spaces	Occupied Percentage	Occupied Building Space (%)	100% Occupied Building Parking Demand	100% Occupied Building Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season Total Occupied Percentage
15-Apr-17	9:00 AM	16	1	6.3%	95.0%	1	6.6%	1.01	1	6.6%
15-Apr-17	9:30 AM	16	1	6.3%	95.0%	1	6.6%	1.01	1	6.6%
15-Apr-17	10:00 AM	16	4	25.0%	95.0%	4	26.3%	1.01	4	26.6%
15-Apr-17	10:30 AM	16	3	18.8%	95.0%	3	19.7%	1.01	3	19.9%
15-Apr-17	11:00 AM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
15-Apr-17	11:30 AM	16	3	18.8%	95.0%	3	19.7%	1.01	3	19.9%
15-Apr-17	Noon	16	6	37.5%	95.0%	6	39.5%	1.01	6	39.9%
15-Apr-17	12:30 PM	16	5	31.3%	95.0%	5	32.9%	1.01	5	33.2%
15-Apr-17	1:00 PM	16	5	31.3%	95.0%	5	32.9%	1.01	5	33.2%
15-Apr-17	1:30 PM	16	3	18.8%	95.0%	3	19.7%	1.01	3	19.9%
15-Apr-17	2:00 PM	16	4	25.0%	95.0%	4	26.3%	1.01	4	26.6%
15-Apr-17	2:30 PM	16	6	37.5%	95.0%	6	39.5%	1.01	6	39.9%
15-Apr-17	3:00 PM	16	8	50.0%	95.0%	8	52.6%	1.01	9	53.2%
15-Apr-17	3:30 PM	16	9	56.3%	95.0%	9	59.2%	1.01	10	59.8%
15-Apr-17	4:00 PM	16	9	56.3%	95.0%	9	59.2%	1.01	10	59.8%
15-Apr-17	4:30 PM	16	9	56.3%	95.0%	9	59.2%	1.01	10	59.8%
15-Apr-17	5:00 PM	16	8	50.0%	95.0%	8	52.6%	1.01	9	53.2%
15-Apr-17	5:30 PM	16	6	37.5%	95.0%	6	39.5%	1.01	6	39.9%
15-Apr-17	6:00 PM	16	3	18.8%	95.0%	3	19.7%	1.01	3	19.9%
15-Apr-17	6:30 PM	16	4	25.0%	95.0%	4	26.3%	1.01	4	26.6%
15-Apr-17	7:00 PM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

Table 6
Weekday Parking Occupancy
Wiles Road Storage Facility - Solaire Self Storage in Coconut Creek

Date	Time	Total Available Spaces	Occupied Spaces	Occupied Percentage	Occupied Building Space (%)	100% Occupied Building Parking Demand	100% Occupied Building Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season Total Occupied Percentage
11-Apr-17	9:00 AM	16	0	0.0%	95.0%	0	0.0%	1.01	0	0.0%
11-Apr-17	9:30 AM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
11-Apr-17	10:00 AM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
11-Apr-17	10:30 AM	16	3	18.8%	95.0%	3	19.7%	1.01	3	19.9%
11-Apr-17	11:00 AM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
11-Apr-17	11:30 AM	16	7	43.8%	95.0%	7	46.1%	1.01	7	46.5%
11-Apr-17	Noon	16	5	31.3%	95.0%	5	32.9%	1.01	5	33.2%
11-Apr-17	12:30 PM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
11-Apr-17	1:00 PM	16	4	25.0%	95.0%	4	26.3%	1.01	4	26.6%
11-Apr-17	1:30 PM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
11-Apr-17	2:00 PM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
11-Apr-17	2:30 PM	16	2	12.5%	95.0%	2	13.2%	1.01	2	13.3%
11-Apr-17	3:00 PM	16	3	18.8%	95.0%	3	19.7%	1.01	3	19.9%
11-Apr-17	3:30 PM	16	1	6.3%	95.0%	1	6.6%	1.01	1	6.6%
11-Apr-17	4:00 PM	16	1	6.3%	95.0%	1	6.6%	1.01	1	6.6%
11-Apr-17	4:30 PM	16	1	6.3%	95.0%	1	6.6%	1.01	1	6.6%
11-Apr-17	5:00 PM	16	4	25.0%	95.0%	4	26.3%	1.01	4	26.6%
11-Apr-17	5:30 PM	16	7	43.8%	95.0%	7	46.1%	1.01	7	46.5%
11-Apr-17	6:00 PM	16	1	6.3%	95.0%	1	6.6%	1.01	1	6.6%
11-Apr-17	6:30 PM	16	1	6.3%	95.0%	1	6.6%	1.01	1	6.6%
11-Apr-17	7:00 PM	16	0	0.0%	95.0%	0	0.0%	1.01	0	0.0%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

Table 7
Average Saturday Peak Parking Rate
Wiles Road Storage Facility

Date	Time	Study Site	Peak Season Total Parking Demand	Building Square Footage	Square Feet	
					Per Occupied Parking Space	Parking Rate Per Thousand Square Feet
8-Apr-17	5:30 PM	Extra Space	9	91,713	10,190.333	0.0981
15-Apr-17	1:00 PM	Four Seasons	9	88,600	9,844.444	0.1016
15-Apr-17	3:30 PM	Solaire	10	117,118	11,711.800	0.0854
Average			9	99,144	10,582.193	0.0950

Table 8
Average Weekday Peak Parking Rate
Wiles Road Storage Facility

Date	Time	Study Site	Peak Season Total Parking Demand	Building Square Footage	Square Feet	
					Per Occupied Parking Space	Parking Rate Per Thousand Square Feet
2-Feb-16	10:30 AM	Extra Space	4	91,713	22,928.250	0.0436
2-Feb-16	11:00 AM	Four Seasons	12	88,600	7,383.333	0.1354
9-Feb-16	4:00 PM	Solaire	7	117,118	16,731.143	0.0598
Average			8	99,144	15,680.909	0.0796

Table 9
Saturday Parking Occupancy
Wiles Road Storage Facility - Existing Parking Spaces at Self Storage at Wiles Road

Date	Time	Total			Peak Season Factor*	Peak Season	Peak Season
		Available Spaces	Occupied Spaces	Occupied Percentage		Total Parking Demand	Total Occupied Percentage
15-Apr-17	9:00 AM	31	19	61.3%	1.01	19	61.9%
15-Apr-17	9:30 AM	31	19	61.3%	1.01	19	61.9%
15-Apr-17	10:00 AM	31	19	61.3%	1.01	19	61.9%
15-Apr-17	10:30 AM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	11:00 AM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	11:30 AM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	Noon	31	17	54.8%	1.01	17	55.4%
15-Apr-17	12:30 PM	31	15	48.4%	1.01	15	48.9%
15-Apr-17	1:00 PM	31	14	45.2%	1.01	14	45.6%
15-Apr-17	1:30 PM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	2:00 PM	31	16	51.6%	1.01	16	52.1%
15-Apr-17	2:30 PM	31	14	45.2%	1.01	14	45.6%
15-Apr-17	3:00 PM	31	14	45.2%	1.01	14	45.6%
15-Apr-17	3:30 PM	31	14	45.2%	1.01	14	45.6%
15-Apr-17	4:00 PM	31	13	41.9%	1.01	13	42.4%
15-Apr-17	4:30 PM	31	15	48.4%	1.01	15	48.9%
15-Apr-17	5:00 PM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	5:30 PM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	6:00 PM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	6:30 PM	31	17	54.8%	1.01	17	55.4%
15-Apr-17	7:00 PM	31	18	58.1%	1.01	18	58.6%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

Table 10
Weekday Parking Occupancy
Wiles Road Storage Facility - Existing Parking Spaces at Self Storage at Wiles Road

Date	Time	Total			Peak Season Factor*	Peak Season	Peak Season
		Available Spaces	Occupied Spaces	Occupied Percentage		Total Parking Demand	Total Occupied Percentage
11-Apr-17	9:00 AM	31	16	51.6%	1.01	16	52.1%
11-Apr-17	9:30 AM	31	15	48.4%	1.01	15	48.9%
11-Apr-17	10:00 AM	31	14	45.2%	1.01	14	45.6%
11-Apr-17	10:30 AM	31	14	45.2%	1.01	14	45.6%
11-Apr-17	11:00 AM	31	12	38.7%	1.01	12	39.1%
11-Apr-17	11:30 AM	31	12	38.7%	1.01	12	39.1%
11-Apr-17	Noon	31	11	35.5%	1.01	11	35.8%
11-Apr-17	12:30 PM	31	10	32.3%	1.01	10	32.6%
11-Apr-17	1:00 PM	31	10	32.3%	1.01	10	32.6%
11-Apr-17	1:30 PM	31	11	35.5%	1.01	11	35.8%
11-Apr-17	2:00 PM	31	10	32.3%	1.01	10	32.6%
11-Apr-17	2:30 PM	31	10	32.3%	1.01	10	32.6%
11-Apr-17	3:00 PM	31	10	32.3%	1.01	10	32.6%
11-Apr-17	3:30 PM	31	11	35.5%	1.01	11	35.8%
11-Apr-17	4:00 PM	31	11	35.5%	1.01	11	35.8%
11-Apr-17	4:30 PM	31	13	41.9%	1.01	13	42.4%
11-Apr-17	5:00 PM	31	14	45.2%	1.01	14	45.6%
11-Apr-17	5:30 PM	31	14	45.2%	1.01	14	45.6%
11-Apr-17	6:00 PM	31	15	48.4%	1.01	15	48.9%
11-Apr-17	6:30 PM	31	18	58.1%	1.01	18	58.6%
11-Apr-17	7:00 PM	31	16	51.6%	1.01	16	52.1%

*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

