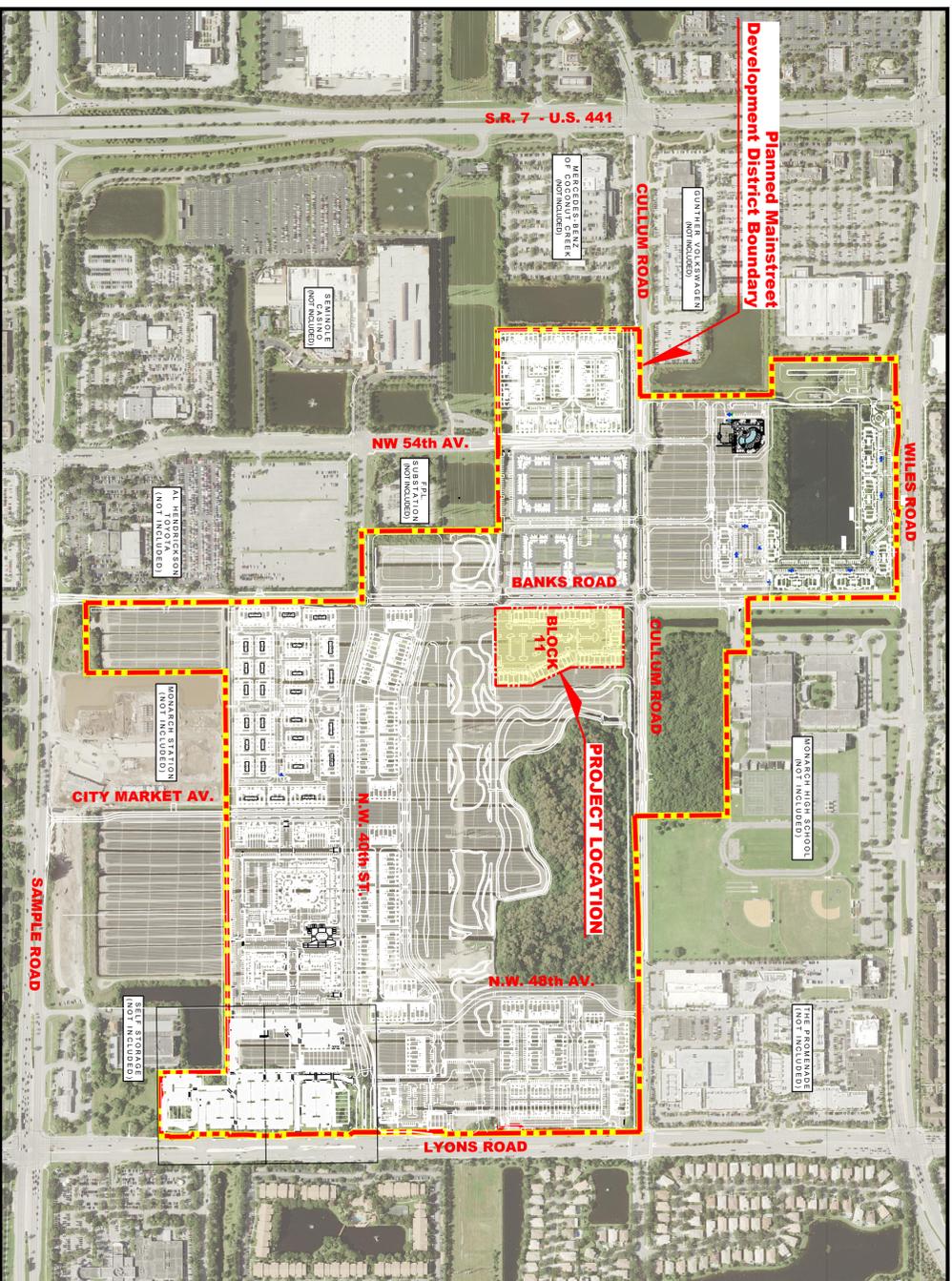


# EXHIBIT "B"

DATE: Apr 11, 2024 - 2:04pm Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\180332-BLOCK 11-PDC001.dwg

# MAINS STREET AT COCONUT CREEK - BLOCK 11 - CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA GSR RE PARTNERS, LLC

| SHEET NO.                | INDEX OF PLANS                     | SHEET DESCRIPTION |
|--------------------------|------------------------------------|-------------------|
| <b>ENGINEERING PLANS</b> |                                    |                   |
| 01 - OS-1                | COVER SHEET                        |                   |
| 030 - SP-1               | SITE PLAN                          |                   |
| 031 - SP-2               | LAND DEVELOPMENT CODE              |                   |
| 230 - PD-1               | PAVING AND DRAINAGE PLAN           |                   |
| 231A - PDD-1             | PAVING AND DRAINAGE DETAILS        |                   |
| 231 - PDD-2              | PAVING AND DRAINAGE DETAILS        |                   |
| 230A - RDD-1             | ROADWAY CROSS SECTIONS             |                   |
| 232 - WS-1               | WATER AND SEWER PLAN               |                   |
| 233 - WSD-1              | WATER AND SEWER DETAILS            |                   |
| 234 - WSD-2              | WATER AND SEWER DETAILS            |                   |
| 235 - WSD-3              | WATER AND SEWER DETAILS            |                   |
| 236 - SPM-1              | SIGNAGE AND PAVEMENT MARKINGS PLAN |                   |
| 210 - PH-1               | PHOTOMETRIC PLAN                   |                   |
| 211 - PH-2               | PHOTOMETRIC PLAN                   |                   |
| 235 - FT-1               | FIRE TRUCK ROUTING PLAN            |                   |



### LEGAL DESCRIPTION:

LEGAL DESCRIPTION  
JOHN'S FAMILY PARTNERS LLP

Parcel 1:  
Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, and 73, Block 89, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45-54, of the Public Records of Palm Beach, Florida, said lands now lying, being and situate in Broward County, Florida, LESS and except the North 20 feet of Tracts 33 and 42, conveyed to Broward County, by Warranty Deeds recorded in Official Records Book 34, Page 359 and 10, recorded in Official Records Book 24, Page 337, Audited and Certified by the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 33, Page 575, and to the Broward County, Florida, by Order Of Taking recorded in Official Records Book 13966, Page 480; LESS that portion of Tract 24 known as Parcel No. 101, conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 826 through 842, inclusive; and LESS that portion of Tract 42 known as Parcel No. 102, conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 845 through 861, inclusive, all of the Public Records of Broward County, Florida.

Parcel 2:  
That part of the West one-half (1/2) of Tract 4, Block 90, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45-54, of the Public Records of Palm Beach County, Florida, lying North of the North right-of-way line of Sample Road; LESS AND EXCEPT that portion thereof conveyed to the City of Margate by Deed recorded in Official Records Book 8283, Page 952 and LESS AND EXCEPT that portion thereof conveyed to the State Of Florida Department Of Transportation by the Deed recorded in Official Records Book 12971, Page 265, of the Public Records of Broward County, Florida.

Said lands now lying, being and situate in Broward County, Florida.

### LOCATION MAP

SCALE: 1" = 400'

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

## SITE PLAN



**HSQ GROUP, LLC**  
Engineers · Planners · Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 · 561.392.0221  
C26258 · LB7924

| SHEET NO.                  | INDEX OF PLANS                            | SHEET DESCRIPTION |
|----------------------------|---|-------------------|
| <b>SURVEY</b>              |   |                   |
| 070 - S-5                  | SURVEY                                    |                   |
| 071 - S-8                  | SURVEY                                    |                   |
| <b>ARCHITECTURAL PLANS</b> |   |                   |
| 110 - A-1                  | 16 UNIT BUILDING - FIRST FLOOR PLAN       |                   |
| 110A - A-0                 | 16 UNIT BUILDING - COVER SHEET            |                   |
| 111 - A-2                  | 16 UNIT BUILDING - SECOND FLOOR PLAN      |                   |
| 112 - A-3                  | 16 UNIT BUILDING - THIRD FLOOR PLAN       |                   |
| 113 - A-4                  | 16 UNIT BUILDING - FOURTH FLOOR PLAN      |                   |
| 114 - A-5                  | 16 UNIT BUILDING - ROOF PLAN              |                   |
| 115 - A-6                  | 16 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 115A - A-6.1               | 16 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 115B - A-6.2               | 16 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 116 - A-7                  | 16 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 116A - A-7.1               | 16 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 116B - A-7.2               | 16 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 117 - A-8                  | 20 UNIT BUILDING - FIRST FLOOR PLAN       |                   |
| 117A - A-0                 | 20 UNIT BUILDING - FIRST FLOOR PLAN       |                   |
| 118 - A-9                  | 20 UNIT BUILDING - THIRD FLOOR PLAN       |                   |
| 119 - A-10                 | 20 UNIT BUILDING - FOURTH FLOOR PLAN      |                   |
| 120 - A-11                 | 20 UNIT BUILDING - ROOF PLAN              |                   |
| 121 - A-12                 | 20 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 122 - A-13                 | 20 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 122A - A-13.1              | 20 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 122B - A-13.2              | 20 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 123 - A-14                 | 20 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 123A - A-14.1              | 20 UNIT BUILDING - FIRST FLOOR PLAN       |                   |
| 123B - A-14.2              | 20 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 124 - A-15                 | 24 UNIT BUILDING - FIRST FLOOR PLAN       |                   |
| 124A - A-0                 | 24 UNIT BUILDING - COVER                  |                   |
| 125 - A-16                 | 24 UNIT BUILDING - SECOND FLOOR PLAN      |                   |
| 126 - A-17                 | 24 UNIT BUILDING - THIRD FLOOR PLAN       |                   |
| 127 - A-18                 | 24 UNIT BUILDING - FOURTH FLOOR PLAN      |                   |
| 128 - A-19                 | 24 UNIT BUILDING - ROOF PLAN              |                   |
| 129 - A-20                 | 24 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 129A - A-20.1              | 24 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 129B - A-20.2              | 24 UNIT BUILDING - FRONT & REAR ELEVATION |                   |
| 130 - A-21                 | 24 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 130A - A-21.1              | 24 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 130B - A-21.2              | 24 UNIT BUILDING - SIDE ELEVATIONS        |                   |
| 149 - A-0.1                | SINGLE DUMPSTER DETAILS                   |                   |
| <b>LANDSCAPE PLANS</b>     |   |                   |
| 190 - LP-1.0               | COVER SHEET                               |                   |
| 190A - LP-1.1              | PLANT SCHEDULE & DATA                     |                   |
| 191 - LP-2                 | PRELIMINARY LANDSCAPE PLAN                |                   |
| 192 - LP-3                 | PRELIMINARY LANDSCAPE PLAN                |                   |
| 193 - LP-4                 | PLANTING DETAILS                          |                   |
| 194 - LP-5                 | SPECIFICATIONS                            |                   |

## MAINS STREET AT COCONUT CREEK BLOCK 11

### COVER SHEET

|              |         |
|--------------|---------|
| DATE:        | 07/22   |
| DESIGNED BY: | JH      |
| DRAWN BY:    | HG      |
| CHECKED BY:  | JH      |
| PROJECT:     | 1803-32 |
| SHEET:       | CS-1    |

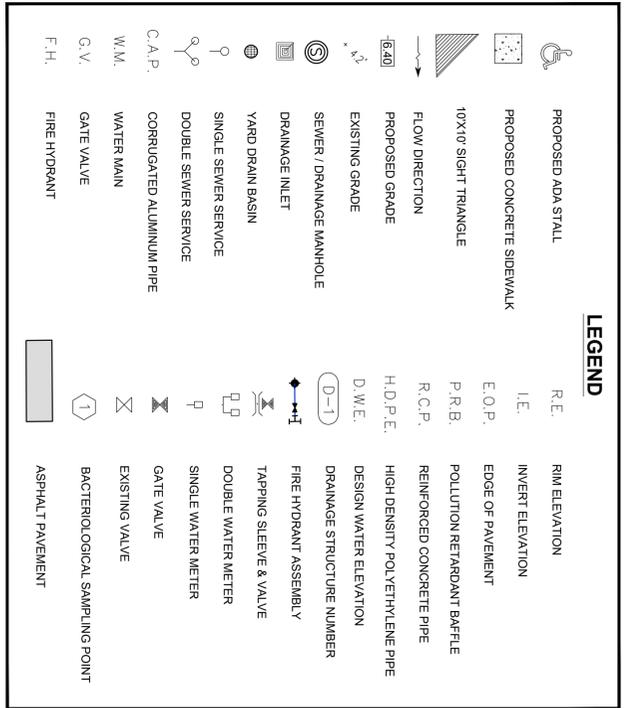
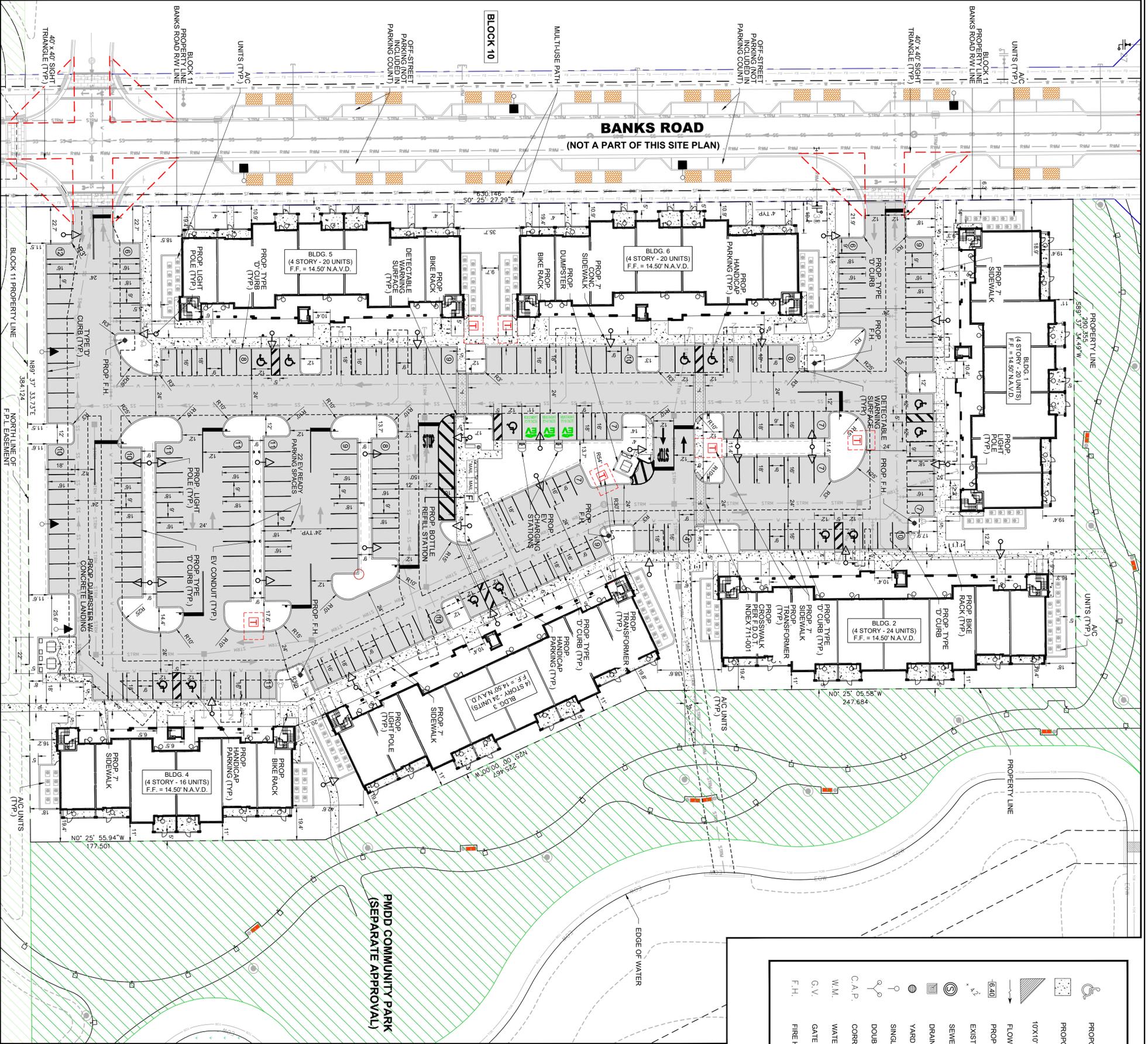
**HSQ GROUP, LLC**  
Engineers · Planners · Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 · 561.392.0221  
C26258 · LB7924

| NO. | DATE | BY | REVISIONS |
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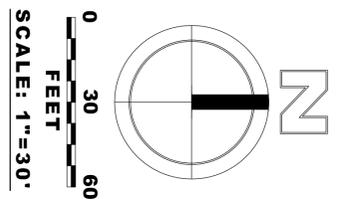
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# EXHIBIT "B"

DATE: Apr 11, 2024 - 2:19pm Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 11\180332-BLOCK 11-SP001.dwg



| SITE DATA - BLOCK 11                           |   |
|--|---|
| LAND USE CLASSIFICATION:                       | RAC   |
| ZONING CLASSIFICATION:                         | P.M.D.D. CONCURRENT PROPOSED REZONING                               |
| <b>SITE AREA:</b>                              | 4.83 AC   |
| LANDSCAPE AREAS (PERVIOUS):                    | 1.10 AC   |
| PARKING OVERHANG (PERVIOUS):                   | 0.03 AC   |
| PAVED VUL IMPERVIOUS:                          | 1.88 AC   |
| SERVICE MESH EQUIP. AREAS (IMPERVIOUS):        | 0.14 AC   |
| <b>TOTAL IMPERVIOUS AREA:</b>                  | 4.83 AC   |
| <b>PARKING REQUIREMENTS:</b>                   | 100%  |
| PARKING PROVIDED:                              | 218,000 SPACES  |
| BIKE SPACES REQUIRED:                          | 1 BIKE SPACE / EA. 15 REQUIRED UNIT SPACES @ 205 SPS. = 14 BIKE SPS |
| BIKE SPACES PROVIDED:                          | 12 BIKE SPACES / 24 BIKE SPACES                                     |
| DENSITY CALCULATIONS:                          | 218,000 SPACES / 24 BIKE SPACES = 9,083 SPS. = 3.5 CHARGING         |
| NET SITE AREA:                                 | 4.83 AC   |
| NUMBER OF UNITS:                               | 124 CONDO UNITS & 233 BEDROOM UNITS                                 |
| BUILDING HEIGHT:                               | 4 STORIES   |
| <b>PERMETER BUILDING SETBACK REQUIREMENTS:</b> | REQUIRED FROM PUBLIC GREENWAY: 20' MAX                              |
| NORTH:   | PROPOSED PORCH / 20' (UNIT)   |
| EAST (BANKS ROAD):                             | 5' MIN. (FROM PROPERTY LINE)  |
| WEST (BANKS ROAD):                             | 20' MAX   |
| SOUTH (PARK):                                  | 5' MIN. (FROM PROPERTY LINE)  |



DATE: 07/22  
 DESIGNED BY: JH  
 DRAWN BY: HG  
 CHECKED BY: JH

PROJECT: 1803-32  
 SHEET: SP-1

## MAINSTREET AT COCONUT CREEK BLOCK 11

### SITE PLAN



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 Engineers · Planners · Surveyors  
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 C26258 · LB7924

| NO. | DATE | BY | REVISIONS |
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This plan has been digitally signed and sealed by Jay Hubbert, P.E. No other plan should be signed to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.