

August 26, 2016

Mr. Scott Stoudenmire
Deputy Director of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

**Re: Bel Lago Self-Storage at Wiles Road
Rezoning (PUD Amendment)/Site Plan
Community Participation Report**

Dear Mr. Stoudenmire:

As requested by the City of Coconut Creek, we met with the Indigo Lakes Homeowner's Association and Evergreen Lakes Condominium Association to present the proposed self-storage facility on Wiles Road to encourage participation and to get community feedback as part of the project review. The following report provides an accounting of those meetings.

On August 9, 2016, we met with the Indigo Lakes Homeowner's Association Board of Directors (the "Board") and the property manager, Wendy Philips of Exclusive Property Management. At this meeting, we presented the plans for the proposed self-storage facility. We explained that the proposed 90,000 square foot self-storage facility will have similar architectural character and detailing as the existing 116,000 square foot self-storage facility on the southwest corner. We further explained that the entrance to the self-storage facility will be located on Wiles Road on the west side of the building. We informed the Board that a restaurant was originally anticipated for this site.

The proposed self-storage facility was very well received by the Board. The Board indicated that they will not be impacted by the proposed self-storage facility because of the distance separation. The Board also noted that the proposed self-storage facility will not generate as much traffic as other uses that could be allowed on the site. The Board indicated that they prefer the proposed self-storage facility to a

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | New York
Orlando | Port St. Lucie | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

restaurant due to factors including increased traffic and odor.

On August 22, 2016, we met with David Greenberg, President of the Evergreen Lakes Condominium Association and the property manager, Michael Whittle of Integrity Property Management. We provided the same presentation as described above which was also very well received. At the meeting, it was noted by both Mr. Greenberg and Mr. Whittle that the proposed self-storage facility looks very attractive and similar to an apartment or condominium building which is consistent with the Evergreen Lakes development and that they prefer a self-storage facility rather than a restaurant use. Mr. Greenberg indicated that he supports the proposed self-storage facility and that he does not plan to attend any of the public hearings regarding this project.

If you have any questions or require additional information, please contact me.

Sincerely,

GREENSPOON MARDER, P.A.

A handwritten signature in cursive script, appearing to read "Deena Gray", with a long, sweeping horizontal line extending to the right.

Deena Pacelli Gray, Esq.
For the Firm

cc: Liz Aguiar, Senior Planner

27569981



September 19, 2016

Ms. Lizet Aguiar
Senior Planner
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: Bel Lago Self-Storage on Wiles Road

Dear Ms. Aguiar:

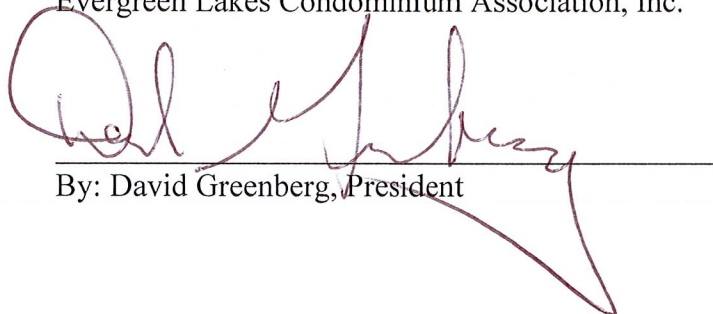
The Evergreen Lakes Condominium Association ("Evergreen Lakes") controls the property which is directly adjacent to the proposed self-storage facility. Evergreen Lakes supports the construction of the proposed 90,000 square foot self-storage facility by the Pugliese Company. We met with representatives of the Pugliese Company on August 22, 2016 and reviewed the plans for the proposed self-storage facility. We support the construction of the self-storage facility as it incorporates an architectural design that is very compatible with our residential community. Moreover, we highly prefer a self-storage facility over the restaurant use that was originally approved for the property.

We believe that the proposed self-storage facility will be positive for not only our residential development but for the entire community. We believe that the proposed self-storage facility is appropriate use of the property. We encourage you to move forward with the proposed project.

Please contact us if you have any questions or desire any further input from us.

Sincerely,

Evergreen Lakes Condominium Association, Inc.



By: David Greenberg, President

INDIGO LAKES COMMUNITY ASSOCIATION
4904 NW 54th Avenue
Coconut Creek, FL 33073

September 20, 2016

Ms. Lizet Aguiar
Senior Planner
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: Proposed Self-Storage facility on Wiles Road (Bel Lago)

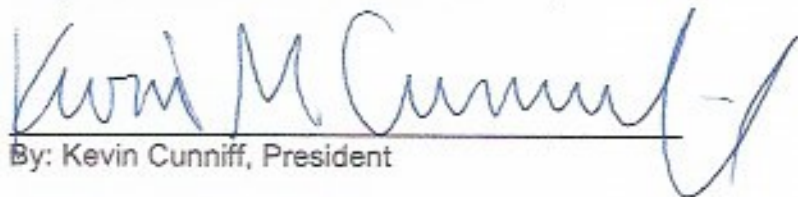
Dear Ms. Aguiar:

On August 9, 2016, representatives from the Pugliese Company attended the Indigo Lakes Community Association ("Indigo Lakes") meeting and they gave a presentation to the Board of Directors. Indigo Lakes is located to the far north of the proposed self-storage facility. We reviewed the plans for the Bel Lago self-storage facility and support the project. We understand that the proposed building will be approximately 90,000 square feet and will be constructed by the same owners of the self-storage facility located on the southwest corner of the property. We believe that the project is visually appealing as it looks like the existing self-storage facility on the southwest corner of the property and it does not give the appearance of a typical industrial-looking self-storage facility. Additionally, it is our understanding that self-storage facilities typically generate significantly less traffic than other commercial uses such as a restaurant that was initially anticipated for that site.

We believe that the proposed self-storage facility will be beneficial to the community. We support this project. Please let us know if you have any questions or need additional information from Indigo Lakes.

Sincerely,

Indigo Lakes Condominium Association, Inc.



By: Kevin Cuniff, President

BEL LAGO SELF-STORAGE

Rezoning (PUD Amendment) Justification

A detailed analysis addressing each of the standards as identified by Section 13-36 of the City's Land Development Code is provided below.

1. The proposed change is not contrary to the Comprehensive Plan

The proposed change to the PUD guidelines is not contrary to the Comprehensive Plan. Specifically, the proposed self-storage facility is consistent with the surrounding commercial and residential uses near the property. The property is located in an area surrounded by mixed uses that includes offices, Monarch High School, the Home Depot, as well as single-family and multi-family homes. There is an existing self-storage facility built on "Parcel B" located at the southwest corner of the property. The proposed change is to allow for a second self-storage facility on "Parcel C" located at the southeast corner instead of a restaurant use. It is the intent of planned unit development regulations to promote and encourage development in a uniform and coordinated manner. The proposed self-storage will have a positive effect on the neighborhood and area surrounding the property as the proposed self-storage is an attractive self-storage amenity to the residents and business owners in the city that is demand. The proposed self-storage facility will be aesthetically pleasing with high-quality architectural detailing that is similar in design to the existing self-storage facility and other surrounding uses. Therefore, the proposed self-storage facility is in line with the city's Comprehensive Plan.

2. Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.

There is an existing self-storage facility built on "Parcel B" located at the southwest corner of the property. The proposed change is to allow for a second self-storage facility on "Parcel C" located at the southeast corner instead of the restaurant use. Therefore, the proposed change will be a complement the other parcels in the PUD as well as the other adjacent districts that also include PUD and PCD, rather than creating an unrelated and incompatible district.

3. Will not substantially impact public facilities such as schools, utilities and streets.

The self-storage facility will not generate any students and therefore will not substantially impact schools. The analysis provided with the PUD manual demonstrates that the proposed change will not overburden any of the public facilities that serve the property as

all necessary utilities will be provided for the use. The streets will not be substantially impacted as self-storage facilities are generally considered to be low traffic-generating uses.

4. Will be justified by external land use conditions.

The self-storage market has been changing in recent years as more and more households are utilizing self-storage facilities as additional storage for home goods as well as renters who do not have enough storage space. In response to these market changes, the owner has created a clean, well-lit, safe and attractive facility where the average homeowner or renter feels comfortable storing their personal belongings. The resulting design more closely resembles a residential use than a traditional self-storage facility use.

5. Will not create or excessively increase automobile and vehicular traffic congestion.

Self-storage facilities are generally considered to be low traffic-generating uses. Any traffic generated by the self-storage facility will not negatively impact the traffic flow on Wiles Road and is not anticipated to create any vehicular traffic congestion in the area.

6. Will not create a storm drainage problem for other properties.

The proposed change will not create storm water drainage problems for other properties. The subject property falls within the Cocomar Water Control District ("Cocomar"). Cocomar has established basin criteria which are applicable to the development of the Property. The basin criteria require that each property be developed to standards ensuring that development of one property does not create drainage problems for other properties. The drainage system for the Property was built in accordance with Cocomar's criteria.

7. Will not adversely affect surrounding living conditions

The proposed self-storage use is an environmentally clean use that will not produce any adverse noxious effects common. If approved, the proposed self-storage facility will beautify the surrounding area while providing a valuable service to the adjacent community and the city as a whole. The proposed self-storage facility is consistent with the intent and purposes of the PUD zoning district in that the proposed development will not significantly impact the character of existing residential neighborhoods in the surrounding area of the property while at the same time supporting the commercial viability of the property and promoting business in the city. Therefore, the proposed self-storage facility will not adversely affect living conditions in the area.

8. Will not adversely affect environmental quality.

The analysis provided with the PUD manual demonstrates that no wetlands and 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 were observed on the property. The applicant will also comply with city code as to any required mitigation related to the removal of trees.

9. Will not adversely affect other property values.

The proposed change is expected to preserve and enhance property values in the city. The self-storage facility will support the provision of a quality service in the community with a new quality development that will enhance and beautify the city.

10. Will not be a deterrent to improvement or development of other property.

The proposed change is compatible with the surrounding mix of uses. As described above, the proposed self-storage facility will be aesthetically pleasing with high-quality architectural detailing that is similar in design to the existing self-storage facility and other surrounding uses. The proposed use contemplated herein will permit the cohesive development of the overall site in a manner that will allow for the creation of a business that will enhance the useful enjoyment of the surrounding neighborhood and bring commercial activity to the city within a mixed use area. Therefore, the proposed self-storage facility is not anticipated to be a deterrent to improvement or development of other properties in the area.

11. Will not constitute a special privilege to an individual owner.

The proposed change is consistent with city regulations and the Comprehensive Plan. There is an existing self-storage facility built on “Parcel B” located at the southwest corner of the property. The proposed change is to allow for a second self-storage facility on “Parcel C” located at the southeast corner. The proposed development is consistent with the intent and purposes of the PUD zoning district and therefore does not constitute a special privilege to an individual owner.

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

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.

Alejandro Zurita

April 17, 2017

Page 4 of 4

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.

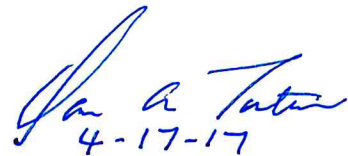
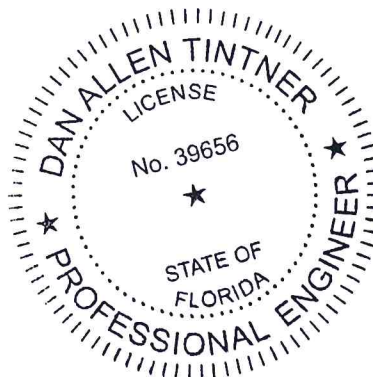
Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,



Thomas A. Hall
President

TAH/kh
Enclosures

Handwritten signature of Dan A. Tintner in blue ink, with the date "4-17-17" written below it.

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 Available Spaces	Occupied Spaces	Occupied Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season 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 Available Spaces	Occupied Spaces	Occupied Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season 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%

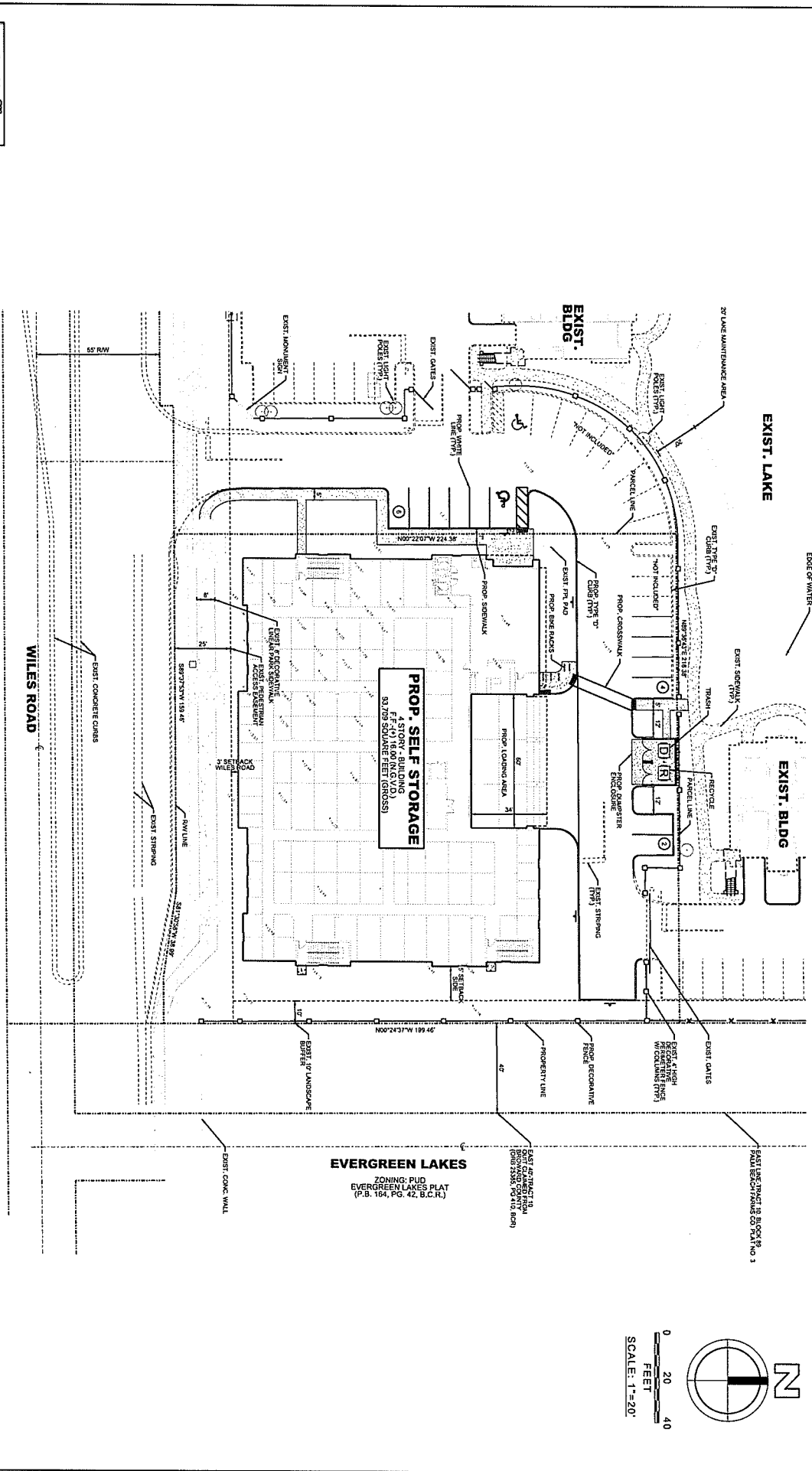
*Peak Season Factor obtained from FDOT's 2016 Online Traffic database

NO.	DATE	BY	REVISION
1	03-27-17	G.H.	REVISION PER CITY OF COCONTO CREEK COMMENTS
2	07-27-18	G.H.	REVISION PER CITY OF COCONTO CREEK COMMENTS
3	05-11-18	G.H.	REVISION PER CITY OF COCONTO CREEK COMMENTS

Designed By:	A.O.	Date:	DATE
Drawn By:	G.H.	Date:	DATE
Checked By:	N.S.	Date:	DATE

HSQ GROUP, INC.
 Engineers - Planners - Surveyors
 355 NW 13th Ave, Suite 100
 Miami, FL 33136
 Phone: 305.555.1874
 Fax: 305.555.1875
 Email: info@hsqgroup.com

SELF-STORAGE AT WILES ROAD	
SITE PLAN	
PROJECT NUMBER	1603-26
SHEET NUMBER	SP-1



Martinez, Manny

From: Chad Conant [chad@jjgoldasich.com]
Sent: Wednesday, December 19, 2007 1:24 PM
To: Martinez, Manny
Subject: FW: Seaman property; ERL No. COC-0505-065

Manny, below is the final response received from Linda to close out the EPD-issued license.

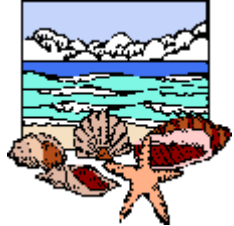
From: Sunderland, Linda [mailto:LSUNDERLAND@broward.org]
Sent: Tuesday, May 15, 2007 10:25 AM
To: Chad Conant
Subject: RE: Seaman property; ERL No. COC-0505-065

Thanks Chad. I don't need anything else.

Linda T. Sunderland, NRS IV
Aquatic & Wetland Resources Manager
Broward County
Environmental Protection Department
Office hours: Monday > Thursday 7:30am - 6:00pm

phone: (954) 519-1454

fax: (954) 519-1412



From: Chad Conant [mailto:chad@jjgoldasich.com]
Sent: Tuesday, May 15, 2007 8:35 AM
To: Sunderland, Linda
Cc: azurita@puglieseco.com
Subject: Seaman property; ERL No. COC-0505-065

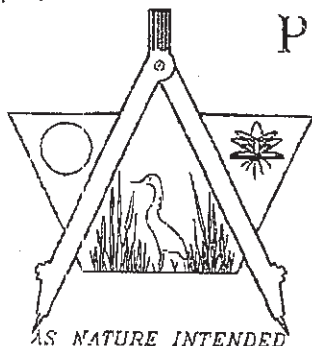
Linda, the subject General License expires on May 27, 2007. Issuance of the (attached) license approved filling of 0.07 acres of wetlands in the southwest portion of the Seaman property in Coconut Creek. Last month (April), approximately 25 truckloads (338.8 yards) of clean fill were used to fill the wetland to the proposed grade of 18.0 NGVD. Photos of the work are included for your files. Please let me know if there is anything else you need to close out this license. Thank you.

Chad Conant
J. J. Goldasich & Associates, Inc.
3121 Fairlane Farms Road, Suite 6
Wellington, Florida 33414
(561)784-2600x15 fax (866)678-6886
chad@jjgoldasich.com

12/21/2007



Att: Karin Melton



PHILLIP R. JIMRUSTI
& ASSOCIATES, INC.

ECOLOGICAL ENGINEERS
ENVIRONMENTAL CONSULTANTS

12730 S.W. 12th Court
DAVIE, FLORIDA 33325

(954) 370-8870

Fax (954) 476-9256

FAX TRANSMITTAL COVER SHEET

DATE: 6/24/05

TO: Attention: Richard Seaman
Organization: Realty Specialists, LLC

FROM: Karin L Melton

REFERENCE: Seaman Property - General License

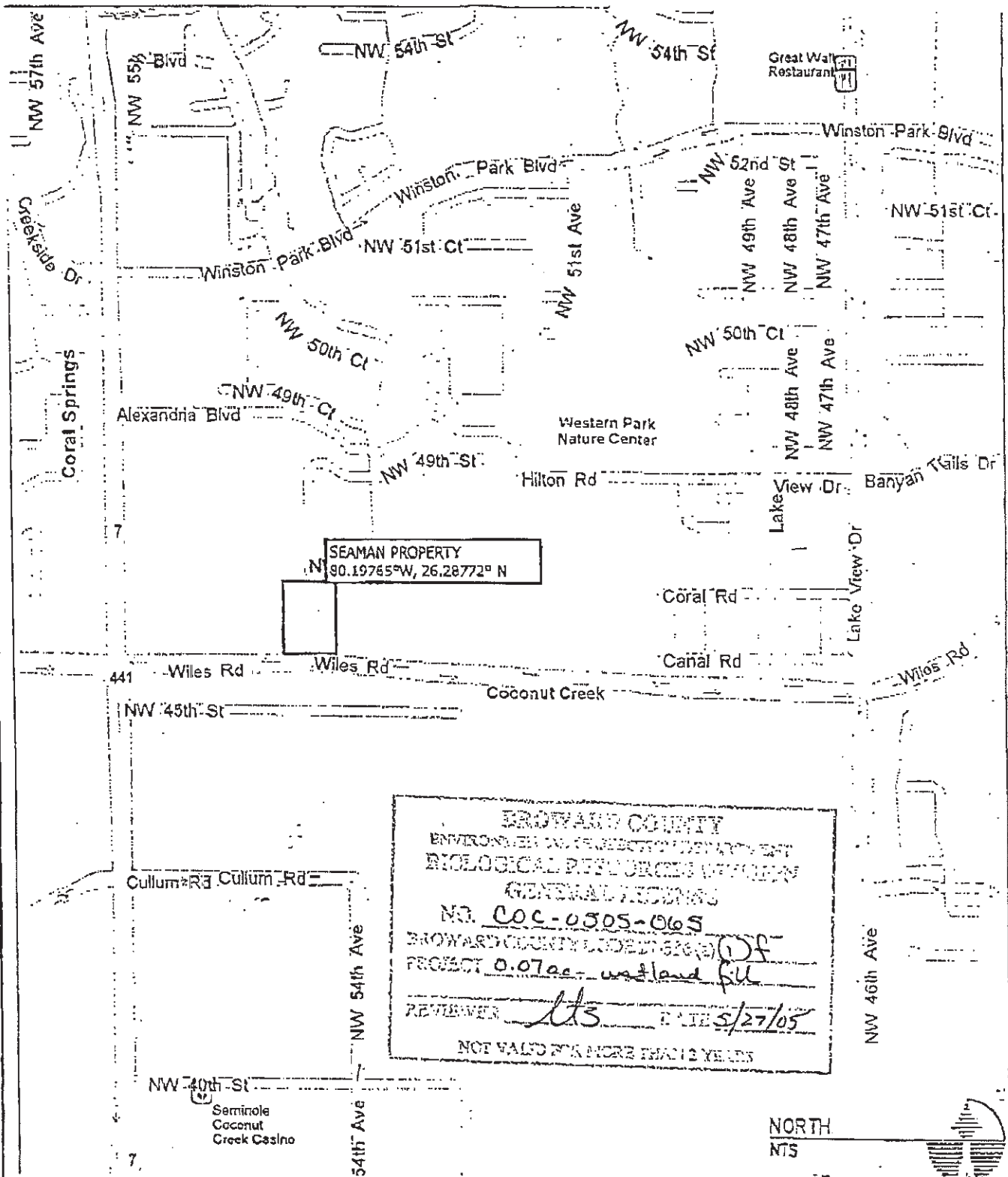
Total Number of Pages Including This Cover Sheet: 4

If transmission is incomplete, please call (954) 370-8870

COMMENTS
The Broward County Environmental Protection Department (BCEPD) General License has finally arrived. I am mailing you the original. This license is only good for 2 years. If you do not fill or develop the property within that time, we have to send in a request to renew the license. All they do is stamp the permit sketches and sign them. If you have any questions, please do not hesitate to call.
Karin Melton, Associate

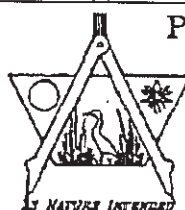
cc: _____

Fax Number: 954-333-0780



LOCATION MAP

SEAMAN PROPERTY
FOR:
EXIT REALTY SPECIALISTS
COCONUT CREEK, FLORIDA
BROWARD COUNTY, 518 - T48 - R42



PHILLIP R. JIMRUSTI
& ASSOCIATES, INC.

ECOLOGICAL ENGINEERS
ENVIRONMENTAL CONSULTANTS

12730 S.W. 12th Court
DAVE, FLORIDA 33125

(954) 370-8270

PROJECT No.
410-1

COMP. NAME

SEAMAN

FILE NAME

MAP LOCATION

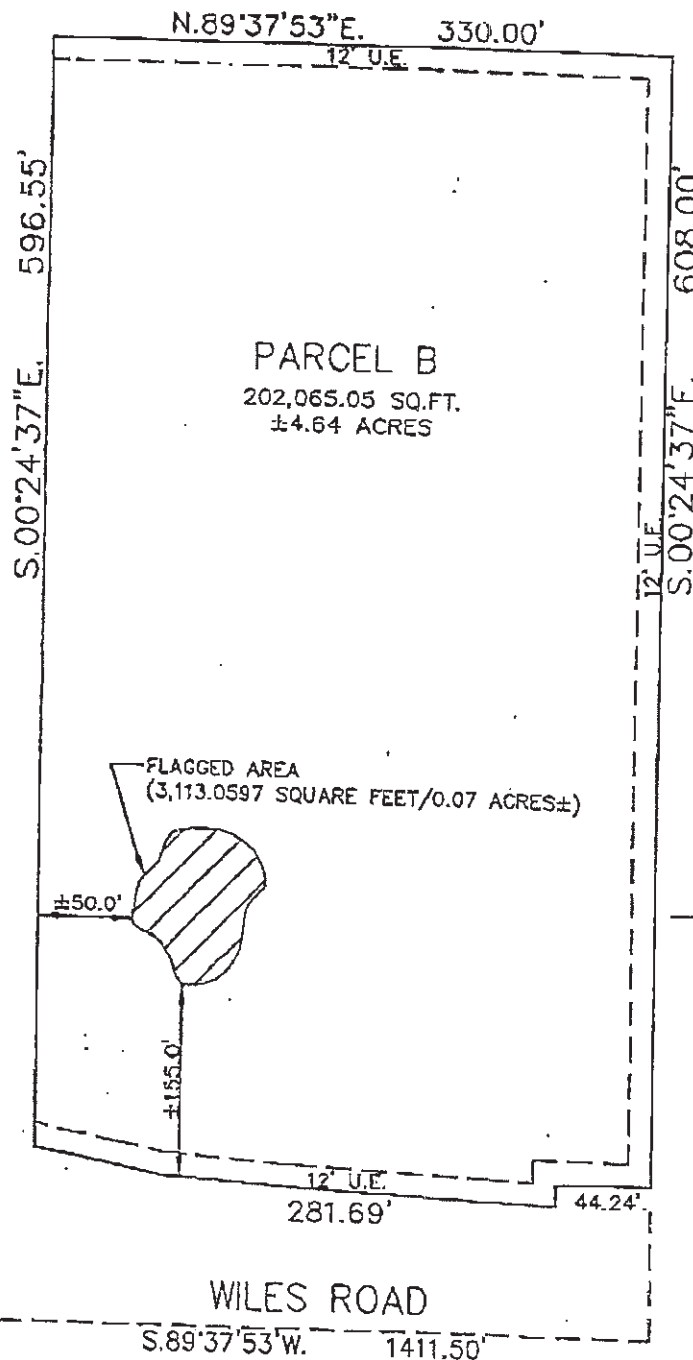
DATE
6/20/05

SHEET 1 OF 1

NORTH
SCALE = N.T.S.



PARCEL A



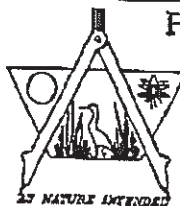
TRACT 10
PALM BEACH
CO. PLAT #3



JURISDICTIONAL WETLANDS
TO BE FILLED - 0.07 ACRES

WETLANDS MAP

SEAMAN PROPERTY
FOR:
EXIT REALTY SPECIALISTS
COCONUT CREEK, FLORIDA
BROWARD CO., S18 - T48- R42



PHILLIP R. JIMRUSTI
& ASSOCIATES, INC.

ECOLOGICAL ENGINEERS
ENVIRONMENTAL CONSULTANTS

12730 S.W. 12th Court
DAVIE, FLORIDA 33325

(954) 370-8870

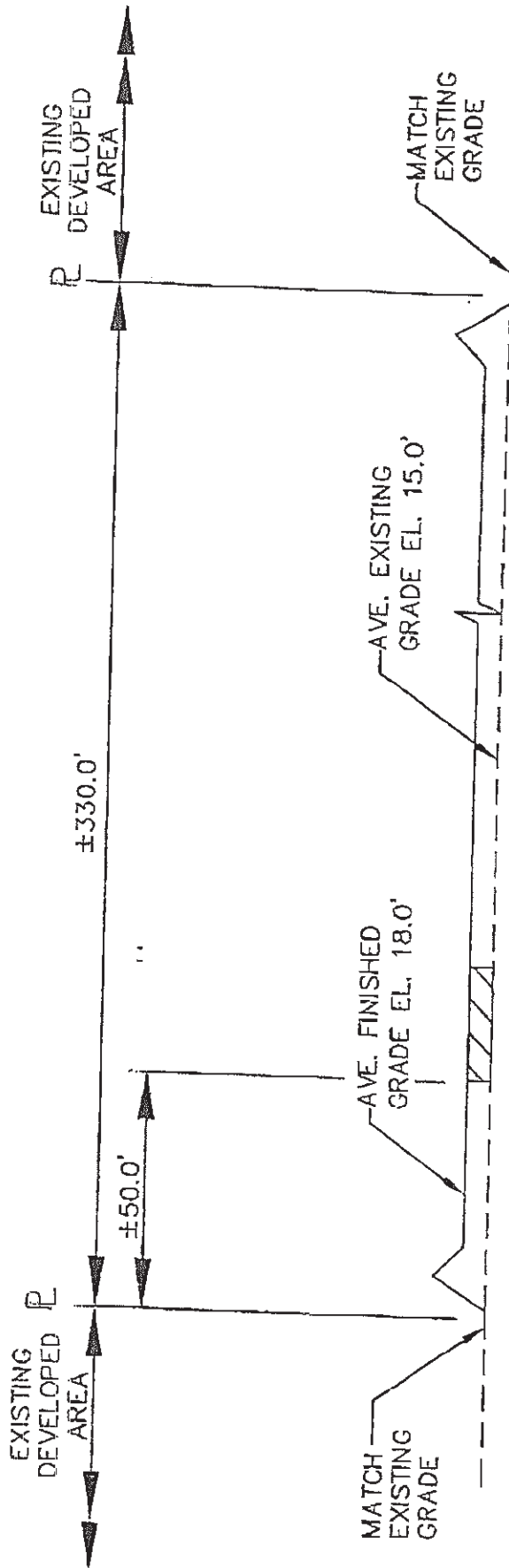
PROJECT No.
410-1

COMP. NAME
WETLANDS MAP

FILE NAME
SEAMAN

DATE
5/20/05

SHEET 1 OF 2



SECTION A - A

SECTION A - A SEAMAN PROPERTY FOR: EXIT REALTY SPECIALISTS COCONUT CREEK, FLORIDA BROWARD CO., S16 - T4S - R42		PHILLIP R. JIMRUSTI & ASSOCIATES, INC. ECOLOGICAL ENGINEERS ENVIRONMENTAL CONSULTANTS 12730 S.W. 12th Court DAVIE, FLORIDA 33325 (954) 370-8670		PROJECT No. 410-1 COMP. NAME SEC. A - A FILE NAME SEAMAN DATE 5/20/05 SHEET 2 OF 2
---	--	---	--	--

Conceptual Dredge and Fill Review Report

August 20, 2008

Plat Name: Bel Lago Villas Plat
Plat No: 037-MP-08

LOCATION

Section: 18

Township: 48 South

Range: 42 East

Address: N. side of Wiles Rd. approximately ¼ mile east of SR-7 in the City of Coconut Creek.

FINDINGS

Wetland Characteristics present: Yes X No

COMMENTS

A Jurisdictional Wetlands Determination (File No. WD0504-008) was issued for this site on May 13, 2005. During site inspection, forested wetlands were observed in the southwest portion of the site. An Environmental Resource General License (GL-COC0505-065) was subsequently issued on May 27, 2005 for filling of 0.07 acres of low quality forested wetland. However, it should also be noted that the work was never completed and **the General License expired on May 27, 2007**. Therefore, the applicant shall be advised that the boundaries of the wetland may need to be re-evaluated by the Department to determine their consistency with the most recent wetland delineation methodology contained in Chapter 62-340, F.A.C. and a new license will be required prior to commencement of construction activities within the boundaries of existing wetlands.

The applicant shall be advised that a License will be required prior to any dredging, filling, or other alteration of the wetlands. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department. No license would be necessary for filling within existing uplands.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of this project.

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:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
A	PROJECT AND CONSULTANT INFORMATION	4
B	IDENTIFICATION OF PROPERTY OWNER & DEVELOPER	6
C	P.U.D. LAND USE PLAN & FLEXIBILITY ALLOCATION	7
D	P.U.D. CIRCULATION PLAN	8
E	RESIDENTIAL PROGRAM	9
F	COMMERCIAL PROGRAM	9
G	OPEN SPACE AND RECREATIONAL PROGRAM	10
H	P.U.D. UTILITIES PROGRAM	10
I	P.U.D. DRAINAGE PLAN	12
J	P.U.D. SITE SPECIFIC DEVELOPMENT STANDARDS	12
K	ZONING DESIGNATIONS	17
L	LAND USE INFORMATION	17
M	NATURAL AND GEOGRAPHIC FEATURES ANALYSIS	18
N	TRAFFIC IMPACT ANALYSIS	19
O	PUBLIC LAND DEDICATION ANALYSIS	19
P	BOUNDARY AND LEGAL DESCRIPTION INFORMATION	20
Q	LOCATION AND STREET INFORMATION	20
R	MAINTENANCE AREA INFORMATION	20
S	GREEN BUILDING CONSTRUCTION (LEED) CRITERIA	21
T	P.U.D. CONSTRUCTION PHASING PLAN	22

EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
1	STREET MAP (FIVE MILE RADIUS) ZONING MAP (ONE-QUARTER MILE RADIUS) LAND USE MAP (ONE-QUARTER MILE RADIUS) LOCATION MAP (AERIAL EXHIBT)
2	OVERALL P.U.D. LAND USE PLAN
3	PUBLIC PARK DEDICATION EXHIBIT B - P.U.D. PHASING PLAN
4	A - OVERALL P.U.D. CIRCULATION PLAN B - PARKING SPACE EXHIBIT
5	SITE PLAN DRAWINGS
5	A – APPROVED SITE PLAN (OVERALL) B – PROPOSED SITE PLAN (PARCEL C)
6	PAVING AND DRAINAGE PLANS & DETAILS
6	CIVIL AS-BUILT DRAWINGS
7	SIGNING AND PAVEMENT MARKINGS PLANS & DETAILS
8	WATER AND SEWER PLANS
9 7	GARDEN APARTMENT BUILDINGS & CLUBHOUSE - FLOOR PLANS & ELEVATIONS
10	SELF STORAGE BUILDING - FLOOR PLANS & ELEVATIONS
8	SELF STORAGE BUILDING - FLOOR PLANS & ELEVATIONS (PARCEL B)
9	SELF STORAGE BUILDING - FLOOR PLANS & ELEVATIONS (PARCEL C)
11	COLORED BUILDING RENDERINGS
12	LANDSCAPE PLANS AND DETAILS
10	LANDSCAPE PLANS AND DETAILS (OVERALL)
11	LANDSCAPE PLANS AND DETAILS (PARCEL C)
13	P.U.D. BOUNDARY AND LEGAL DESCRIPTION
14 12	EXISTING BOUNDARY SURVEY
13	PROPOSED PLAT DRAWINGS
15 14	ORIGINAL TRAFFIC GENERATION ANALYSIS
15	NEW PARKING STUDY

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	4842-18-01-0111
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.
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

ATTORNEY:

RUDEN McCLOSKEY SMITH SCHUSTER &
RUSSELL, P.A.
200 East Broward Boulevard, Suite 1500
Ft. Lauderdale, Florida 33301
(954) 527-2409 Phone
(954) 333-4009 Fax
Contact: Dennis Mele
Email: dennis.mele@ruden.com

APPLICANT & AGENT:

HSQ GROUP, INC.
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone
(561) 392-6458 Fax
Contact: Antonio Quevedo
Email: tony@hsqgroup.net

PLANNER:

HSQ GROUP, INC.
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone
(561) 392-6458 Fax
Contact: Antonio Quevedo
Email: tony@hsqgroup.net

CIVIL ENGINEER:

HSQ GROUP, INC.
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone
(561) 392-6458 Fax
Contact: Antonio Quevedo
Email: tony@hsqgroup.net

TRAFFIC ENGINEER:

TRAF TECH ENGINEERING, INC.
8400 North University Drive, Suite 202
Tamarac, Florida 33321
(954) 582-0988 Phone
(954) 582-0989 Fax
Contact: Joaquin E. Vargas
Email: joaquin@traftech.biz

SURVEYOR:

SHAH DROTOS & ASSOCIATES
3410 North Andrews Avenue
Pompano Beach, Florida 33064
(954) 943-9433 Phone
(954) 783-4754 Fax
Contact: Michael Rose
Email: mrose@shahdrotos.co

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: mjpinc2@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 24' – Two Way 5' Wide 8' Wide	Asphalt / Pavers Asphalt / Pavers Concrete Concrete / Pavers	Driveways Driveways Sidewalks Linear Park Sidewalk
Parcel B - Self Storage	24' – Two Way 16' – One Way 5' Wide 8' Wide	Asphalt Asphalt Concrete Concrete / Pavers	Driveways Exit Only Sidewalks Linear Park Sidewalk
Parcel C - Restaurant	24' – Two Way 5' Wide 8' Wide	Asphalt Concrete Concrete / Pavers	Driveways Sidewalks Linear Park Sidewalk
Parcel C - Self Storage	24' – Two Way 5' Wide 8' Wide	Asphalt Concrete Concrete / Pavers	Driveways Sidewalks 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	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>
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 N **TRAFFIC IMPACT ANALYSIS**

A traffic generation analysis was prepared by Traf Tech, Inc. for this development. The report studies the trips during the peak school hours for Monarch High School. The report confirms that no negative impact will be created by this development to the current traffic flows on Wiles Road and to Monarch High School.

Refer to Traffic General Analysis & New Parking Study (**Exhibit 14 & 15**)

SECTION O **PUBLIC LAND DEDICATION ANALYSIS**

(1) PUBLIC LAND DEDICATION CALCULATION:

The P.U.D. is required to provide for a 5% public park dedication within the site. The following is the dedication calculations:

Total Residential Gross Area = 16.22 acres X 5% = **0.81 acres** (Public Park Area needed)

PROPOSED DEDICATION & CASH CONTRIBUTION:

<u>Dedication Description</u>	<u>Square Footage</u>	<u>Acres</u>
Linear Park @ Wiles Road	33,106 S.F.	0.76 acres
	50% Credit	0.38 acres
<u>Total Dedicated Area Provided:</u>		<u>0.38 acres</u>

Total Cash Contribution

\$175,000.00

Cash contributions are to be paid to the City of Coconut Creek in four (4) equal payment installments based on the following schedule:

- 1st Payment = \$43,750.00 (Due @ First Building Permit)
- 2nd Payment = \$43,750.00 (Due @ 25% Building Permits)
- 3rd Payment = \$43,750.00 (Due @ 50% Building Permits)
- 4th Payment = \$43,750.00 (Due @ 75% Building Permits)

The public park dedication requirement is being partially addressed with the creation of a linear park along Wiles Road. This area will be dedicated under a platted pedestrian access easement granting passive recreational use and pedestrian access. The maintenance of these areas will be the responsibility of the property owner. In addition, a right-of-way beautification agreement will be executed with Broward County for the linear park.

~~Refer to Public Park Dedication Exhibit (Exhibit 3-A)~~

Refer to Public Park Dedication Exhibit (Exhibit 3)

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 5

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:

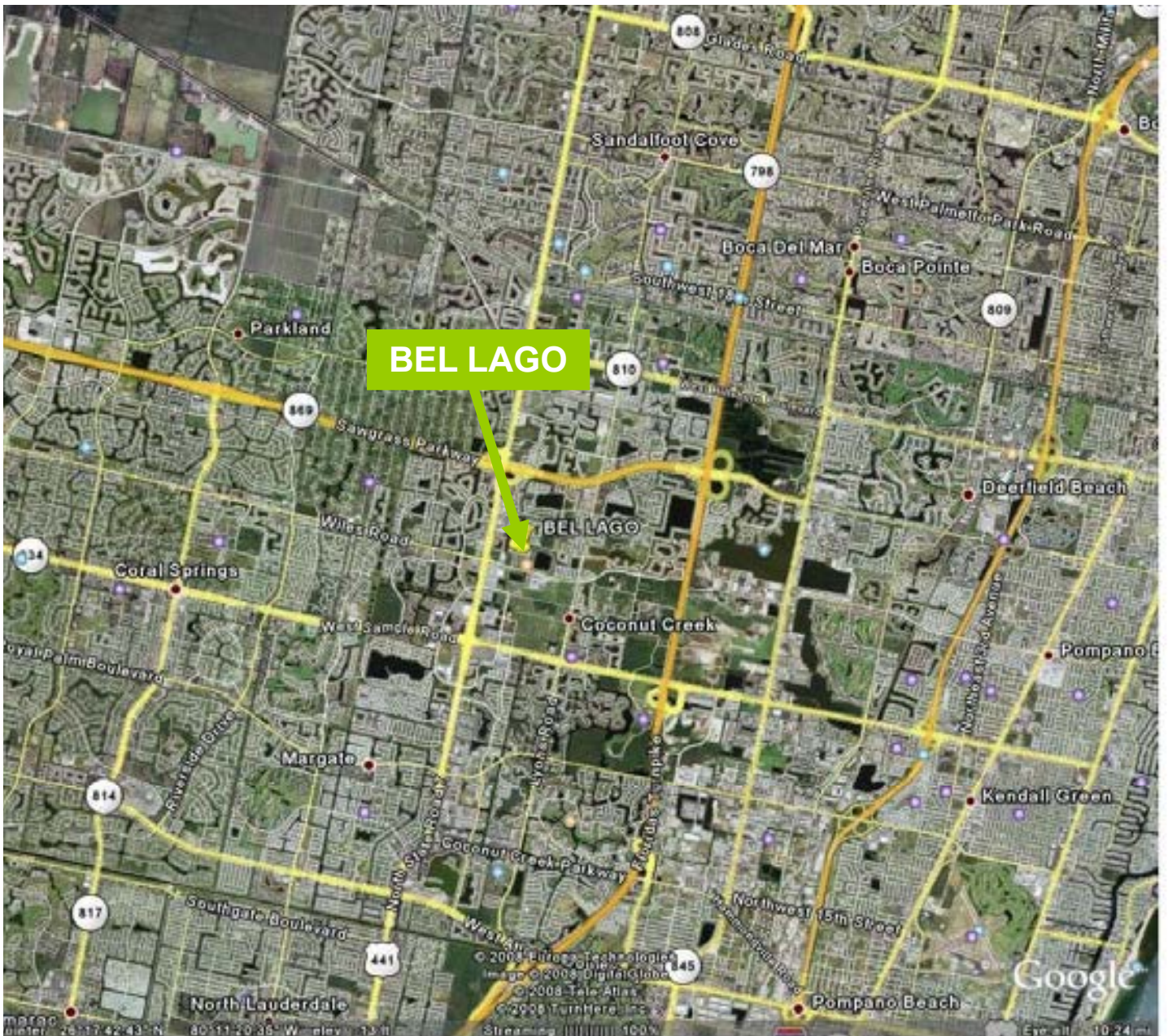
<u>Phases</u>	<u>Description of Construction</u>	<u>Estimated Start of Construction</u>	<u>Duration of Construction Phase</u>
Phase One	General Site Clearing & Grading Lake Excavation	July 2012	120 Days
Phase Two	Residential Buildings 9 & 10 Clubhouse & Pool Area Linear Park @ Wiles Road Main Entrance & 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 (¼ 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



Parcel
B

Indigo Lakes

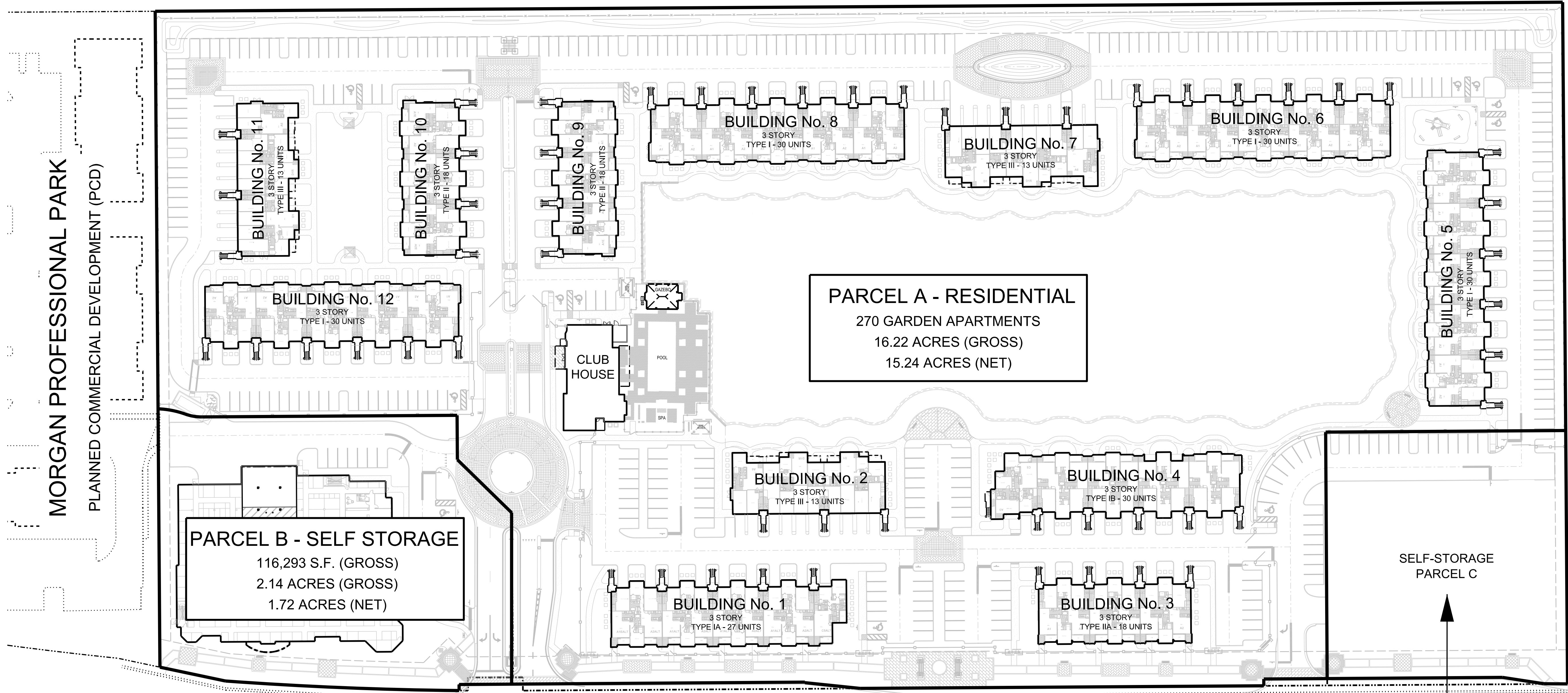
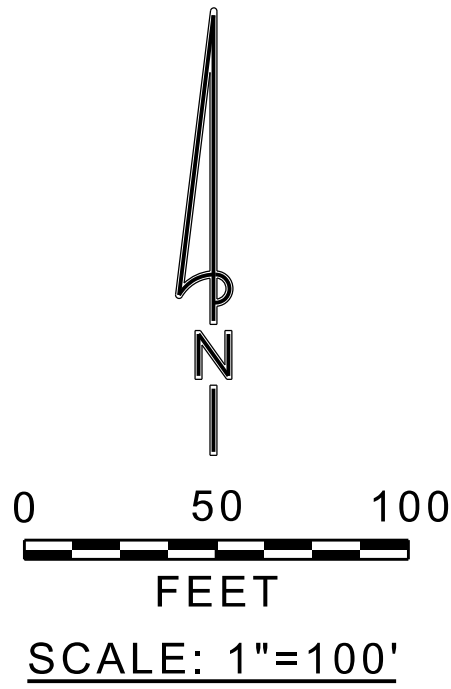
BEL LAGO
Parcel A

Wiles Road

Parcel C

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

INDIGO LAKES
PLANNED UNIT DEVELOPMENT (PUD)



HOME DEPOT SHOPPING CENTER
PLANNED COMMERCIAL DEVELOPMENT (PCD)

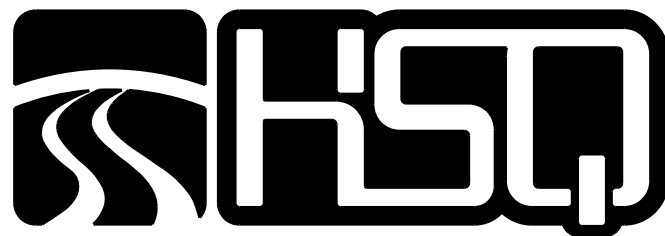
CITY OF COCONUT CREEK PROPERTY
PLANNED COMMERCIAL DEVELOPMENT (PCD)

EVERGREEN LAKES
PLANNED UNIT DEVELOPMENT (PUD)

NO.	DATE	BY	REVISION
2	5/9/17	AQ	REVISED PARCEL C - SELF STORAGE SQUARE FOOTAGE
1	5/24/16	AQ	REVISED PARCEL C FOR SELF STORAGE USE

Designed by: G.H. Date: 5/16
Drawn by: G.H. Date: 5/16
Checked by: A.Q. Date: 5/16

Approved by: ANTONIO QUEVEDO Date: 5/9/2017
Registered Engineer Number 59471
State of Florida



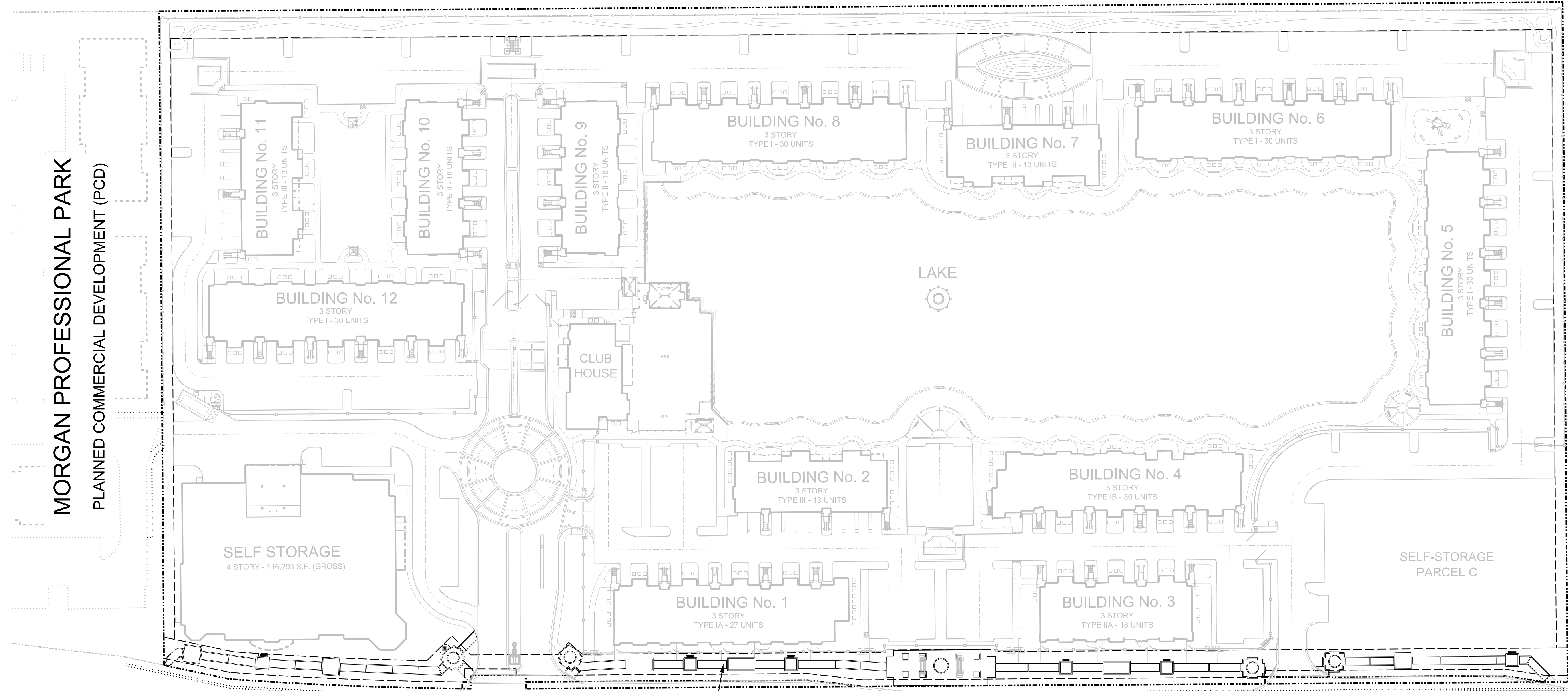
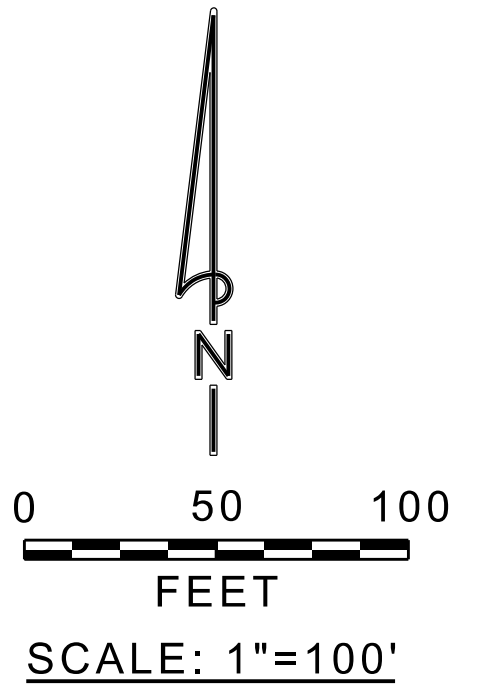
HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26258 · LB7924

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

PROJECT NUMBER
1603-26
SHEET NUMBER
EX-2

EXHIBIT 3
PUBLIC PARK DEDICATION

INDIGO LAKES
PLANNED UNIT DEVELOPMENT (PUD)



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

WILES ROAD

PUBLIC PARK DEDICATION & CASH PAYMENT:

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

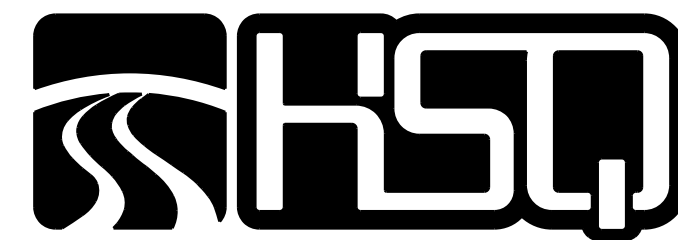
PROVIDED:
LINEAR PARK DEDICATION = 0.76 AC. X 50% CREDIT = 0.38 AC.

CASH PAYMENT (BASED ON 0.43 AC.) = \$ 175,000.00

NO.	DATE	BY	REVISION
1	5/24/16	AQ	REVISED PARCEL C FOR SELF STORAGE USE

Designed by: G.H. Date: 5/16
Drawn by: G.H. Date: 5/16
Checked by: A.Q. Date: 5/16

Approved by: ANTONIO QUEVEDO Date: 5/24/2016
Registered Engineer Number 59471
State of Florida



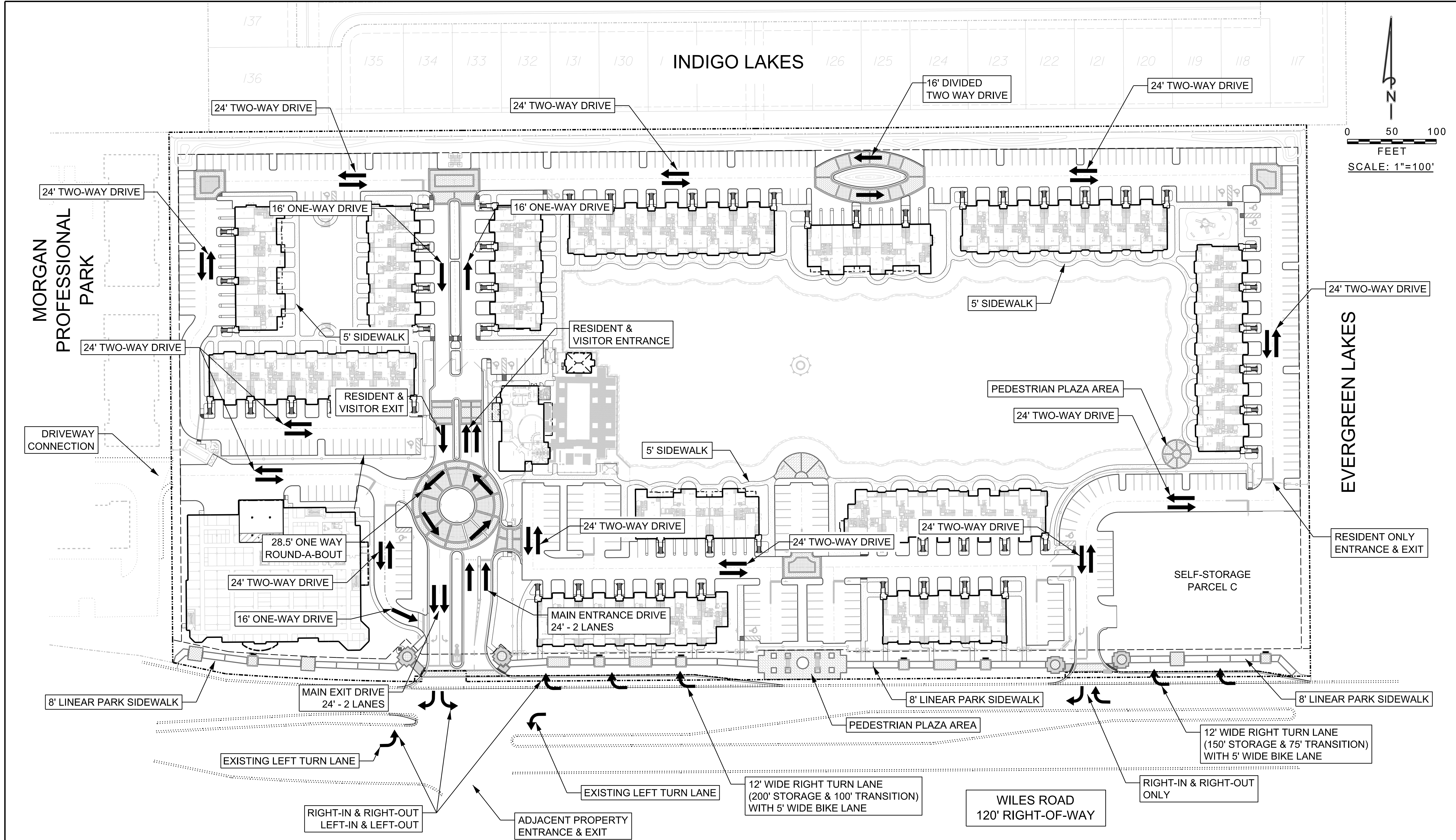
HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26258 · LB7924

BEL LAGO
PUBLIC PARK DEDICATION EXHIBIT

PROJECT NUMBER
1603-26
SHEET NUMBER
EX-3

EXHIBIT 4

P.U.D. CIRCULATION & PARKING SPACE EXHIBITS



NO.	DATE	BY	REVISION
1	5/24/16	AQ	REVISED PARCEL C FOR SELF STORAGE USE

Designed by: G.H.	Date: 5/16	Approved by: ANTONIO QUEVEDO	Date: 5/24/2016
Drawn by: G.H.	Date: 5/16		
Checked by: A.Q.	Date: 5/16	Registered Engineer Number 59471	State of Florida

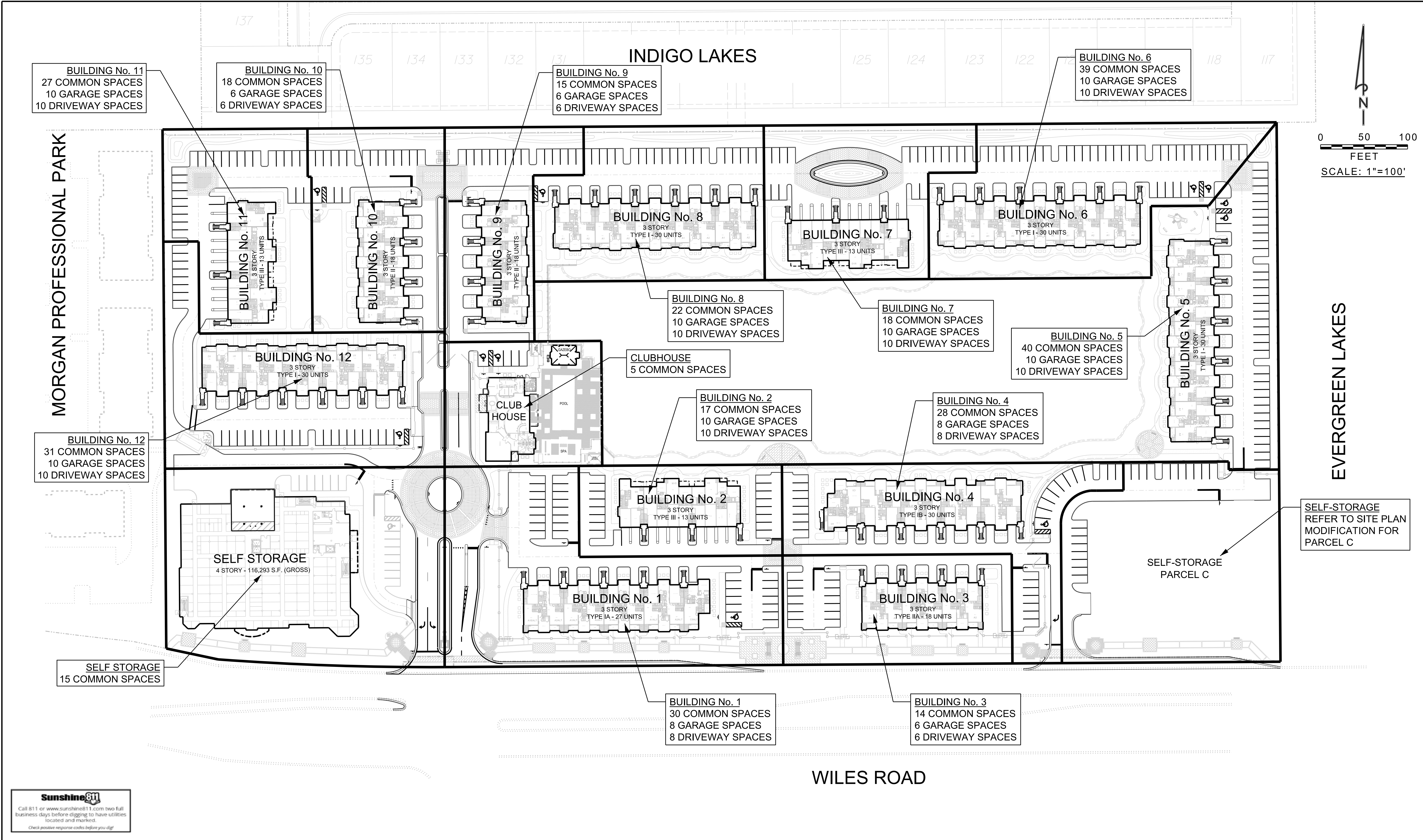


HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26258 · LB7924

BEL LAGO
OVERALL P.U.D. CIRCULATION PLAN

PROJECT NUMBER
1603-26
SHEET NUMBER
EX-4A

Z:\HSQ Data\GMI\Projects\2016\1603-26 Self Storage @ Wiles Road\Correspondence\Site Plan\PU.D. Exhibits\04A-160326-PU.D. Circulation Plan.dgn 5/24/2016



NO.	DATE	BY	REVISION
1	5/24/16	AQ	REVISED PARCEL C FOR SELF STORAGE USE

Designed by:	G.H.	Date:	5/16	Approved by:	ANTONIO QUEVEDO	Date:	5/24/2016
Drawn by:	G.H.	Date:	5/16				
Checked by:	A.Q.	Date:	5/16	Registered Engineer Number	59471		
				State of Florida			



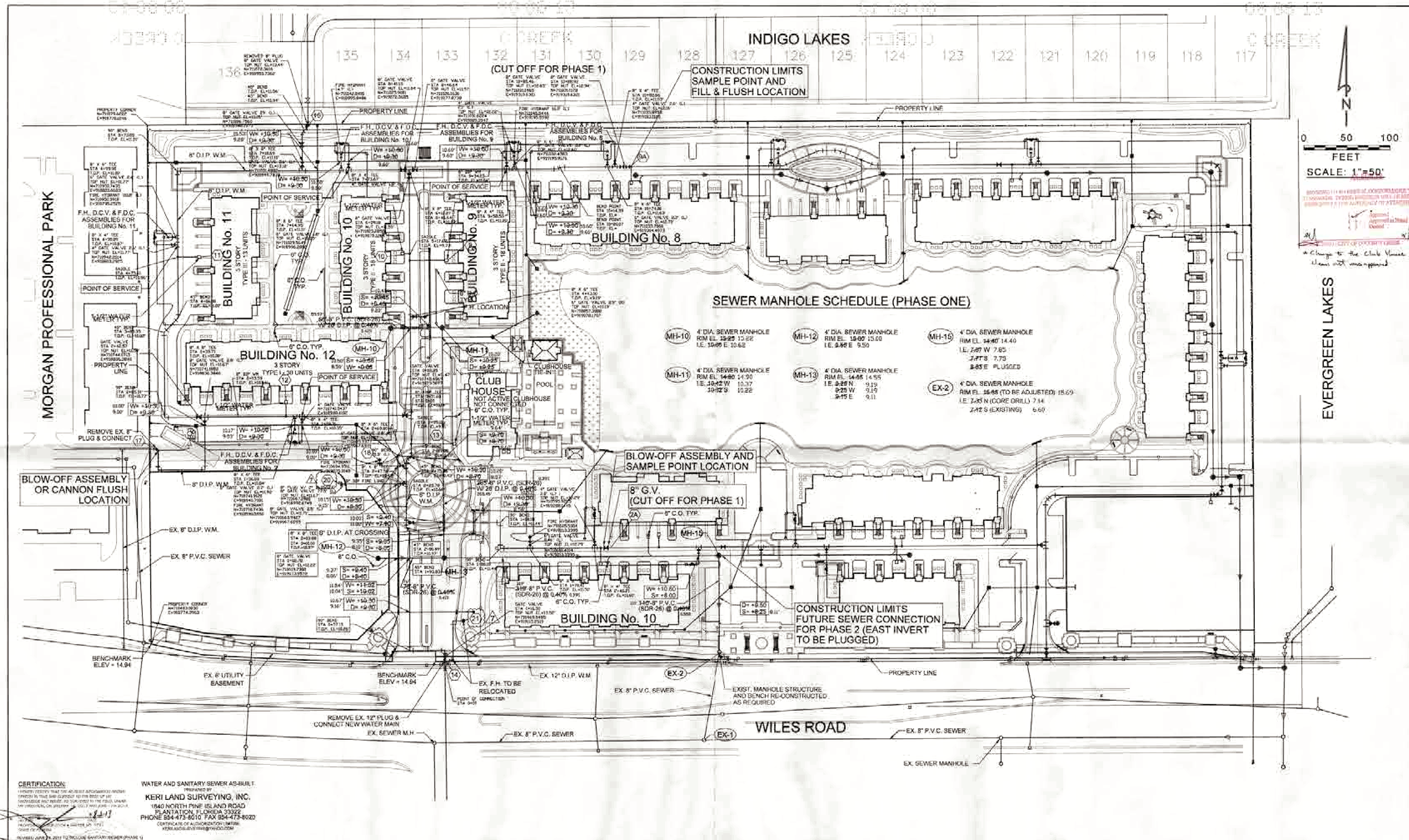
HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26258 · LB7924

BEL LAGO
PARKING SPACE EXHIBIT

PROJECT NUMBER
1603-26
SHEET NUMBER
EX-4B

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

EXHIBIT 6
CIVIL AS-BUILT DRAWINGS



<p>(MH-1) 4' DIA. SEWER MANHOLE RIM EL. 14.90 14.79' I.E. 40.90E 10.75'</p>	<p>(MH-7) 4' DIA. SEWER MANHOLE RIM EL. 14.20 14.20' I.E. 6.97W 6.03' 6.87S 5.98'</p>
<p>(MH-2) 4' DIA. SEWER MANHOLE RIM EL. 14.55 14.50' I.E. 40.22W 10.07' 40.12E 10.01'</p>	<p>(MH-8) 4' DIA. SEWER MANHOLE RIM EL. 15.00 14.88' I.E. 4.90 N 5.16' 4.80 E 5.08'</p>
<p>(MH-3) 4' DIA. SEWER MANHOLE RIM EL. 14.95 14.88' I.E. 9.90W 9.80' 9.80E 9.75'</p>	<p>(MH-9) 4' DIA. SEWER MANHOLE (INSTALL NEW SEWER M.H. WITHIN EXIST. 8' MAIN) RIM EL. 14.96 14.83' I.E. 4.67 W 3.73'</p>
<p>(MH-4) 4' DIA. SEWER MANHOLE RIM EL. 14.45 14.49' I.E. 9.52 W 9.49' 9.42 E 9.39'</p>	<p>9.27 N & S (EXISTING) 3.83'(N) (TO BE FIELD VERIFIED 3.68'(S)) PRIOR TO MANHOLE FABRICATION)</p>
<p>(MH-4A) 4' DIA. SEWER MANHOLE RIM EL. 14.85 14.88' I.E. 6.66 W 8.65' 6.56 E 8.55'</p>	<p>(MH-14) 4' DIA. SEWER MANHOLE RIM EL. 14.85 14.86' I.E. 9.52 W 9.43'</p>
<p>(MH-5) 4' DIA. SEWER MANHOLE RIM EL. 14.75 14.77' I.E. 7.80W 7.79' 7.70S 7.69'</p>	<p>(MH-15) 4' DIA. SEWER MANHOLE RIM EL. 14.40 14.44' I.E. 7.87 W 7.71' 7.77 S 7.59' 6.60 E 8.61'</p>
<p>(MH-5A) 4' DIA. SEWER MANHOLE RIM EL. 14.85 14.85' I.E. 7.60N 7.04' 6.90S 6.95'</p>	<p>EX-1 EX. SEWER MANHOLE RIM EL. 15.03 I.E. 0.78 W 0.75 E 0.85 N</p>
<p>(MH-6) 4' DIA. SEWER MANHOLE RIM EL. 14.20 14.26' I.E. 6.20 N 6.25' 6.10 E 6.15'</p>	

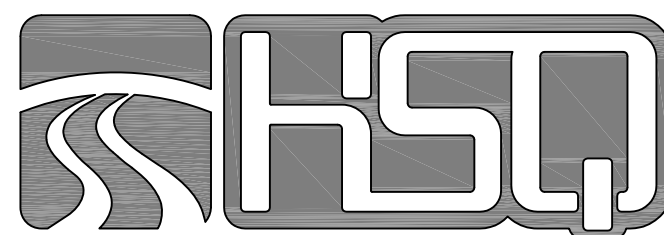
- GENERAL NOTES**
1. ALL 1½" WATER METER ASSEMBLIES ARE TO BE SERVICED BY A 2" P.E. (SDR-9) WATER SERVICE LINE REFER TO SHEET 18 FOR STANDARD CITY CONNECTION DETAIL.
 2. ALL 6" P.V.C. SEWER LATERALS ARE TO BE INSTALLED AT ¼" PER FT. SLOPE (MIN.) UNLESS NOTED OTHERWISE ON PLANS.
 3. ALL SEWER CLEANOUTS TO HAVE U.S.F. 7635 SEWER VALVE BOX AND CONCRETE COLLAR. REFER TO SHEET 19 FOR STANDARD DETAIL.
 4. ALL WATER MAIN, SEWER MAIN AND DRAINAGE PIPES TO HAVE 36" MINIMUM COVER. ALL SERVICE LINES TO HAVE 24" MINIMUM COVER.
 5. ALL 8" P.V.C. GRAVITY SEWER MAIN MATERIAL TO BE SDR-26

1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #3201, EL.=15.178'.
3. LAST DATE OF FIELDWORK: 11/12/13

01/02/14	GTW	DCW	ADD SAMPLING POINTS	N/A
11/13/13	GTW	DCW	ADD CROSSING INFORMATION	FILE
DATE:	DWG BY:	CHKD BY:	REVISIONS	FBLPG
REVISIONS			SEAL	
DATE: 10-11-13			DONNA C. WEST PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. LS4290	
DWG BY:	GTW	CHKD BY:	DCW	
PROJECT NO:	1105-20	FBLPG:	FILE	
AS-BUILT SURVEY				

[illegible]

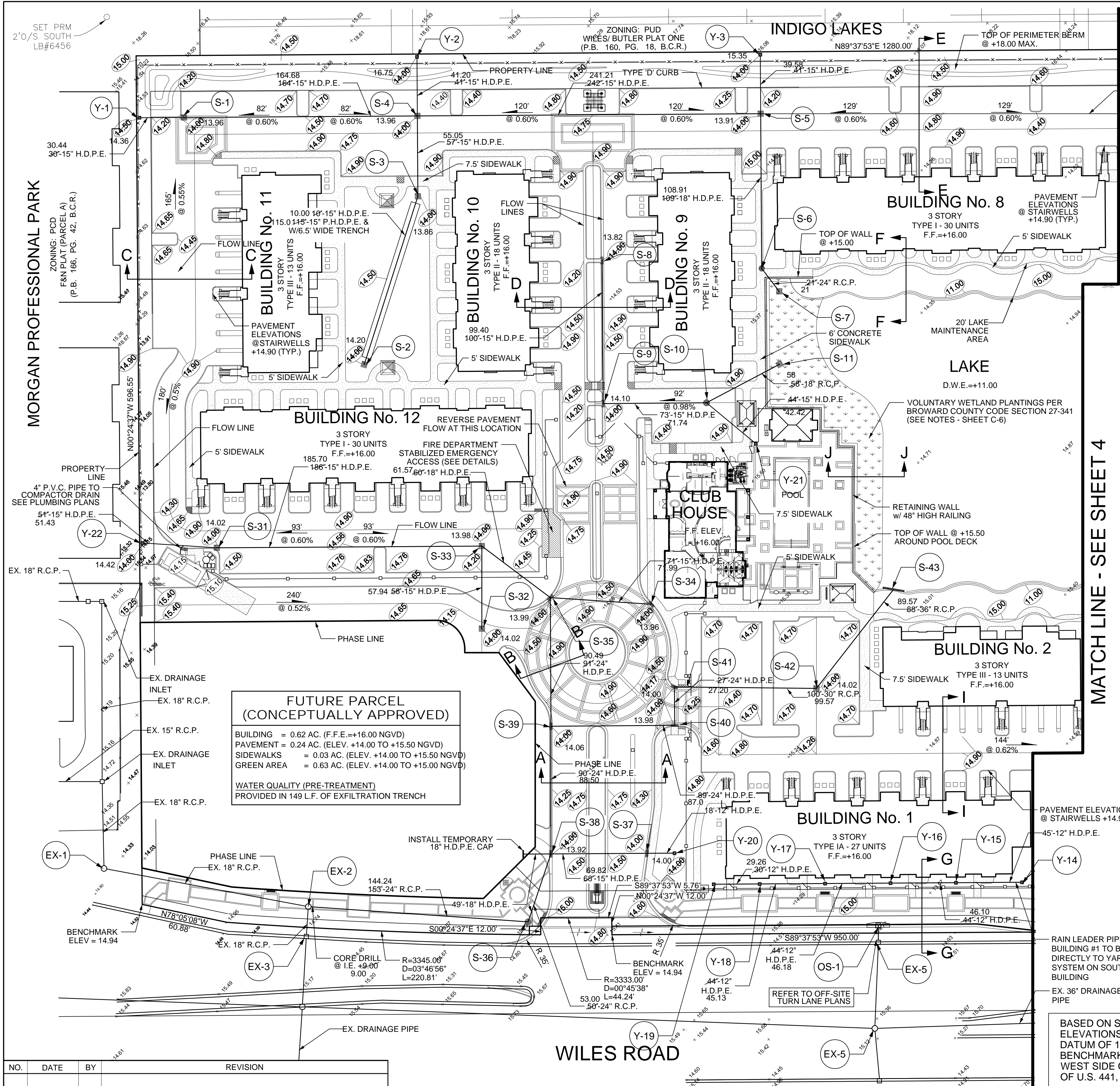
Designed by: <u>A.Q.</u>	Date: <u>11/11</u>	Approved by: ANTONIO QUEVEDO	Date: _____
Drawn by: <u>R.W.</u>	Date: <u>11/11</u>	_____	
Checked by: <u>A.Q.</u>	Date: <u>11/11</u>	Registered Engineer Number	59471
		State of Florida	



BEL LAGO
AS-BUILTS
WATER AND SEWER PLAN - EAST (PHASE 2)

PROJECT NUMBER
1105-20

SHEET NUMBER
15 of 22



DRAINAGE INLET SCHEDULE

S-1	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 13.96 I.E. 7.80E 7.70 9.50W 9.26	S-32	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 14.52 I.E. 9.50N 9.52	Y-1	24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.50 14.36 I.E. 9.50E 9.50 +/-
S-2	TYPE "D" DITCH BOTTOM INLET PER FDOT INDEX 232 R.E. 14.00 14.20 I.E. 10.70 NE (PRB) 10.70	S-33	5" DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 13.98 I.E. 7.80W 7.46 9.50S 9.06	Y-2	24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 16.75 I.E. 9.50S 9.50 +/-
S-3	TYPE "D" DITCH BOTTOM INLET PER FDOT INDEX 232 R.E. 14.00 13.86 I.E. 10.70 SW (PRB) 10.70 7.80N W/ INVERTED 7.80 BAFFLE @ W.E. +13.50/3.50	S-34	TYPE "P-9" CURB INLET FDOT INDEX 214 (4" DIA MANHOLE) R.E. 14.00 13.96 I.E. 7.20W 7.27	Y-3	24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 15.35 I.E. 9.60S 9.50 +/-
S-4	TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 13.96 I.E. 9.50N 9.58 7.80W 7.66 7.80E 7.76 7.80S 7.70	S-35	TYPE "P-9" CURB INLET FDOT INDEX 214 (5" DIA MANHOLE) R.E. 14.00 13.99 I.E. 7.20E 7.19 9.25NW 9.32 7.05S 7.20	Y-14	12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 14.78 I.E. 10.75 W 10.68 9.50NE PHASE II
S-5	TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 13.91 I.E. 9.50N 9.58 7.80W 7.66 7.80E 7.76 7.80S 7.61	S-36	4" DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15.50 15.53 I.E. 9.00W 9.53 9.00NE 8.93	Y-15	12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 15.02 I.E. 11.25 E & W 10.92
S-6	4" DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15.00 15.80 I.E. 7.80W 7.80 5.50SE (PRB) 5.53	S-37	TYPE "P-9" CURB INLET FDOT INDEX 214 (4" DIA MANHOLE) R.E. 14.00 14.00 I.E. 7.80W 7.80 9.50E 9.46	Y-16	12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 15.02 I.E. 11.25 E & W 11.12
S-7	TYPE "D" DITCH BOTTOM INLET FDOT INDEX 232 R.E. 10.50 10.50 I.E. 5.50SW 5.53	S-38	TYPE "P-9" CURB INLET FDOT INDEX 214 (5" DIA MANHOLE) R.E. 14.00 13.92 I.E. 7.80E 7.76 9.25W (PLUGGED) 9.50 6.15N 6.12 9.00SW 9.00	Y-17	12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 15.04 I.E. 11.50 E & W 11.34
S-8	TYPE "C" INLET W/USF 5112-6143 R.E. 14.00 13.82 I.E. 7.85S 7.90	S-39	TYPE "P-9" CURB INLET FDOT INDEX 214 (4" DIA MANHOLE) R.E. 14.00 14.06 I.E. 7.05N 7.16 6.15S 6.10 6.10E 6.06	Y-18	12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 15.01 I.E. 11.75 E & W 11.71
S-9	TYPE "C" INLET W/USF 5112-6143 R.E. 14.00 14.10 I.E. 7.95N 7.80 7.75E 7.80	S-40	TYPE "P-9" CURB INLET FDOT INDEX 214 (4" DIA MANHOLE) R.E. 14.00 13.98 I.E. 6.10W 6.48 7.05N 7.58	Y-19	12" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 15.07 I.E. 12.00E 12.37
S-10	4" DIA MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 14.00 14.81 I.E. 7.75W 7.81 6.00NE (PRB) 6.01 9.50SE 9.46	S-41	TYPE "P-9" CURB INLET FDOT INDEX 214 (4" DIA MANHOLE) R.E. 14.00 14.00 I.E. 7.05S 7.00 8.25E 8.20	Y-20	24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 15.42 I.E. 9.60W 9.5 +/-
S-11	TYPE "D" DITCH BOTTOM INLET FDOT INDEX 232 R.E. 10.50 10.53 I.E. 6.00SW 6.01	S-42	5" DIA MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 RING & COVER R.E. 14.00 14.02 I.E. 8.25W 8.10 7.30NE (PRB) 7.31	Y-21	24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 15.00 15.42 I.E. 9.60E 9.5 +/-
S-31	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 14.02 I.E. 7.80E 7.92 9.50W 9.52	S-43	15'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11.55/11.60 I.E. 7.30SW 7.60	Y-22	24" SQUARE YARD DRAIN W/ HINGED GRATE & CONCRETE APRON R.E. 14.00 14.42 I.E. 9.60E 9.5 +/-
EX-2	EX. DRAINAGE MANHOLE R.E. 15.07 (TO BE ADJUSTED) 15.08 I.E. 9.17 W (EXISTING) 9.24 S (EXISTING) 9.00E (CORE DRILL) 9.00				

WEST EAST

KEY MAP



BASED ON SURVEY INFORMATION PROVIDED BY SHAH, DROTOS AND ASSOCIATES:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL
DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINEERING
BENCHMARK NO. 3021, SQUARE CUT ON WEST OF HEADWALL CONTROL STRUCTURE,
WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST
OF U.S. 441, ELEVATION = 15.178'

NO.	DATE	BY	REVISION
7	6/20/12	R.W.	REVISED PER FINAL CITY ENGINEERING COMMENTS
6	5/15/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
5	4/13/12	R.W.	REVISED PER BROWARD COUNTY E.P.D. COMMENTS
4	4/6/12	R.W.	REVISED PLAN PER CITY ENGINEERING COMMENTS
3	3/13/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11
Drawn by: R.W. Date: 11/11
Checked by: A.Q. Date: 11/11
Approved by: ANTONIO QUEVEDO Date: SDATE\$
Registered Engineer Number 59471
State of Florida



HSG GROUP, INC.
Engineers Planners Surveyors
1400 West Palm Beach Road, Suite 300
Boca Raton, Florida 33486 561.392.0221
C26258 - LB7924

BEL LAGO
PAVING AND DRAINAGE PLAN - WEST

PROJECT NUMBER	1105-20
SHEET NUMBER	3 of 22

LENGTH - SIZE - MATERIAL
PAVEMENT FLOW LINE
PAVEMENT RIDGE LINE
PAVEMENT SLOPE & DIRECTION
FLOW DIRECTION
PROPOSED GRADE
EXISTING GRADE
FINISHED FLOOR ELEVATION
SEWER / DRAINAGE MANHOLE
DRAINAGE INLET
CURB INLET
YARD DRAIN BASIN
DOUBLE SEWER SERVICE
SINGLE SEWER SERVICE
FIRE HYDRANT
TAPPING SLEEVE & VALVE
DOUBLE WATER METER
SINGLE WATER METER
GATE VALVE
EXISTING VALVE
EXISTING FIRE HYDRANT
BACTERIOLOGICAL SAMPLING POINT
REINFORCED CONCRETE PIPE
HIGH DENSITY POLYETHYLENE PIPE
CORRUGATED ALUMINUM PIPE
WATER MAIN
GATE VALVE
FIRE HYDRANT
RIM ELEVATION
INVERT ELEVATION
EDGE OF PAVEMENT
POLLUTION RETARDANT Baffle
DESIGN WATER ELEVATION
SAWCUT & WIDENING

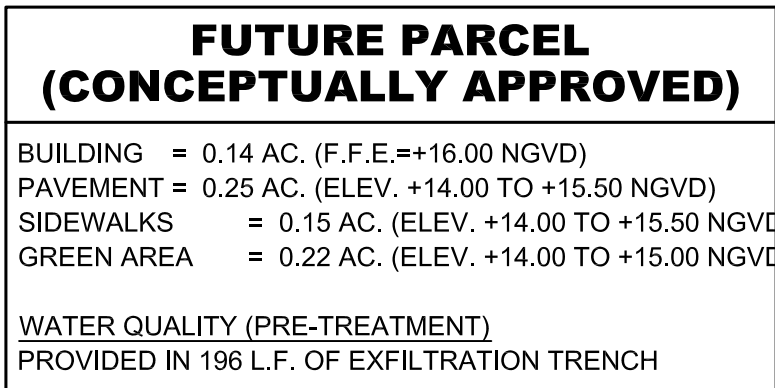
S-12	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.94 I.E. 9-50-N 9.36 7-00-S 7.73	S-21	9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11-55 11.50 I.E. 0-00-NE 8.80
S-13	4' DIA MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15-00 15.09 I.E. 7-00-N 7.59 0-00-S (PRB) 8.59	S-22	TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.96 I.E. 9-50-E 9.26 9-50-S (PLUGGED) 9.39 7-00-W 7.84
S-14	9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11-55 11.33 I.E. 0-00-N 8.30	S-23	4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 14.01 I.E. 9-50-E 9.44 9-50-SW 9.58
S-15	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.88 I.E. 9-50-N 9.62 0-00-S 6.98	S-24	5' DIA MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 14.02 I.E. 9-50-W 9.42 0-00-S 9.42 7-55-N 7.35 7-55-E 7.40
S-16	4' DIA MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15-00 14.95 I.E. 0-00-N 6.85 0-00-S (PRB) 8.85	S-25	4' DIA MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.97 I.E. 7-00-E 7.95 7-55-S 7.57 0-30-N (PRB) 8.36
S-17	9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11-55 11.71 I.E. 0-00-N 9.14	S-26	11'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11-55 11.46 I.E. 0-30-S 8.24
S-18	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.97 I.E. 9-50-N 9.32 9-00-S 9.45	S-27	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 14.01 I.E. 9-50-W 9.71
S-19	TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.93 I.E. 9-50-E 9.52 9-50-W 9.49	S-28	5' DIA MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.97 I.E. 9-50-E 9.15 9-50-SW 9.32 0-25-NE 6.35
S-20	4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 13.93 I.E. 9-50-N 9.40 9-50-E 9.49 0-00-SW (PRB) 8.75	S-29	TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14-00 14.01 I.E. 0-25-SW 6.25 0-00-N (PRB) 8.90
		S-30	9'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL +11-55 11.46 I.E. 0-00-S 8.66

D = +15.00	TYPE & BOTTOM OF PIPE ELEV.
S = +13.50	TYPE & TOP OF PIPE ELEVATION
	W = WATER MAIN
	S = SANITARY SEWER MAIN
	D = STORM DRAINAGE LINE

BASED ON SURVEY INFORMATION PROVIDED BY SHAH, DROTOS AND ASSOCIATES:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL
DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINEERING
BENCHMARK NO. 3021, SQUARE CUT ON WEST OF HEADWALL CONTROL STRUCTURE,
WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD, 0.25 MILE WEST
OF U.S. 441, ELEVATION = 15.178'

1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #3201, EL.=15.178'.
3. LAST DATE OF FIELDWORK: 5/9/14

+14.1'	AS-BUILT ROCK ELEVATION
+14.75(C)	AS-BUILT BACK OF CURB ELEVATION
+17.7'	AS-BUILT TOP OF BERM ELEVATION (ON SOD)



8-14-14	GTW	DOW	ADD ROCK, CURB, & BERM AB ELEVATIONS	FILE
5-9-14	GTW	DOW	UPDATE YARD DRAINS	13/32
DATE:	DWG BY:	CHKD BY:	REVISIONS	FB/PG
REVISIONS DATE: 4-09-14 DWG BY: GTW CHKD BY: DOW PROJECT NO: 1105-20 FB/PG: FILE			SEAL DONNA C. WEST PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. LS4290	

[illegible]

Designed by: <u>A.Q.</u>	Date: <u>11/11</u>	Approved by: <u>ANTONIO QUEVEDO</u>	Date: _____
Drawn by: <u>R.W.</u>	Date: <u>11/11</u>	_____	
Checked by: <u>A.Q.</u>	Date: <u>11/11</u>	Registered Engineer Number <u>59471</u>	
		State of Florida	



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

BEL LAGO

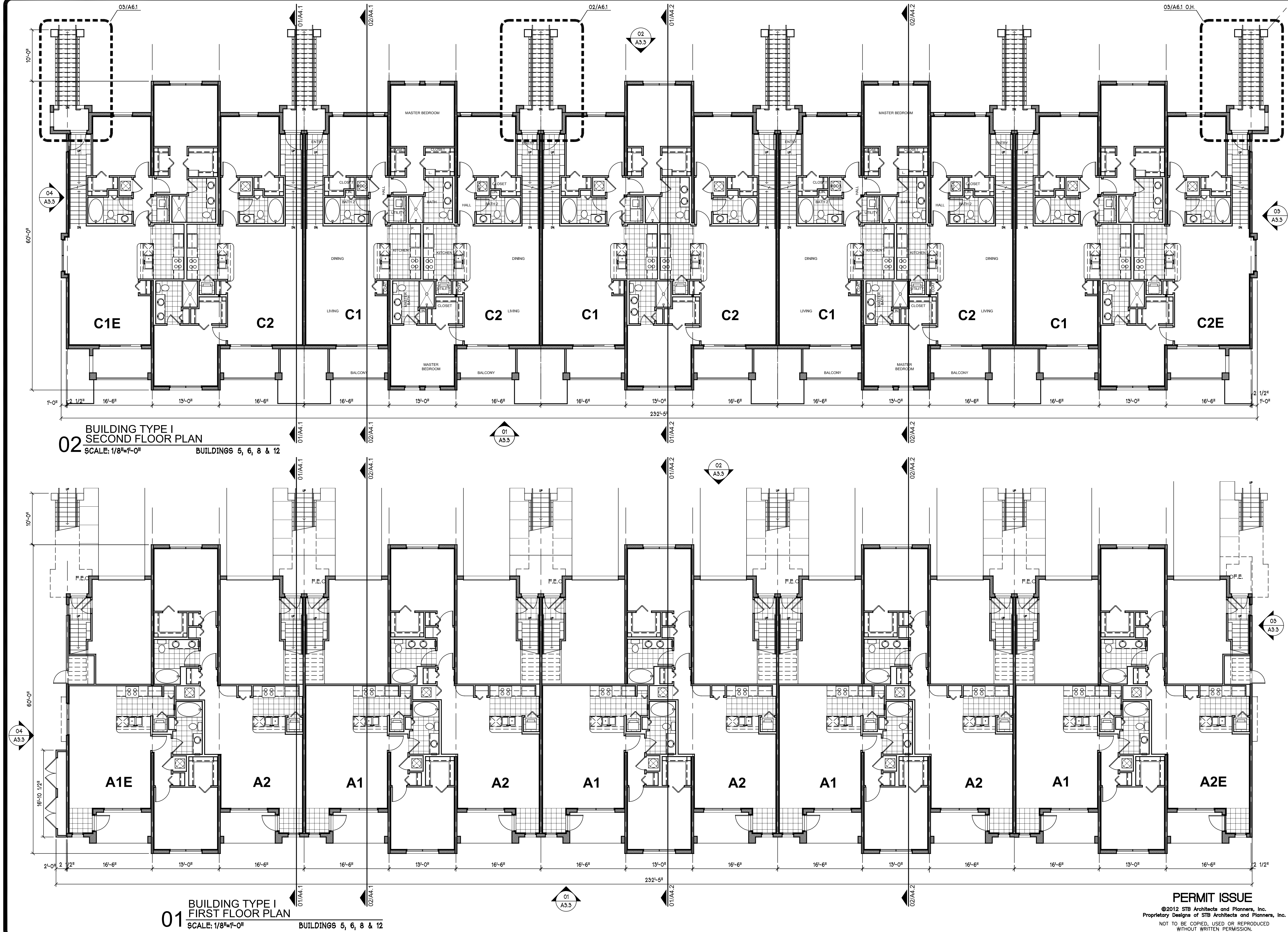
PAVING AND DRAINAGE AS-BUILTS- EAST

PROJECT NUMBER
1105-20

SHEET NUMBER
4 of 22

EXHIBIT 7
GARDEN APARTMENT BUILDINGS & CLUBHOUSE

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3406 ON JULY 31, 2004, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 100.01 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

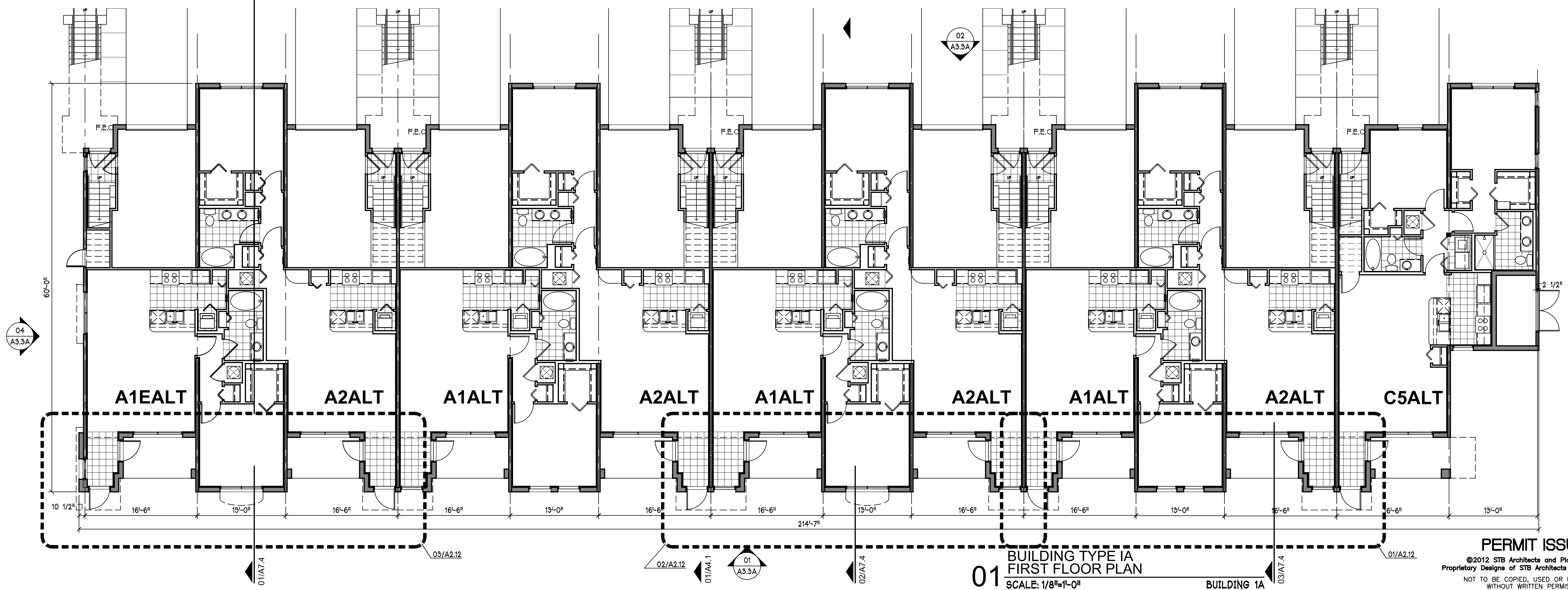
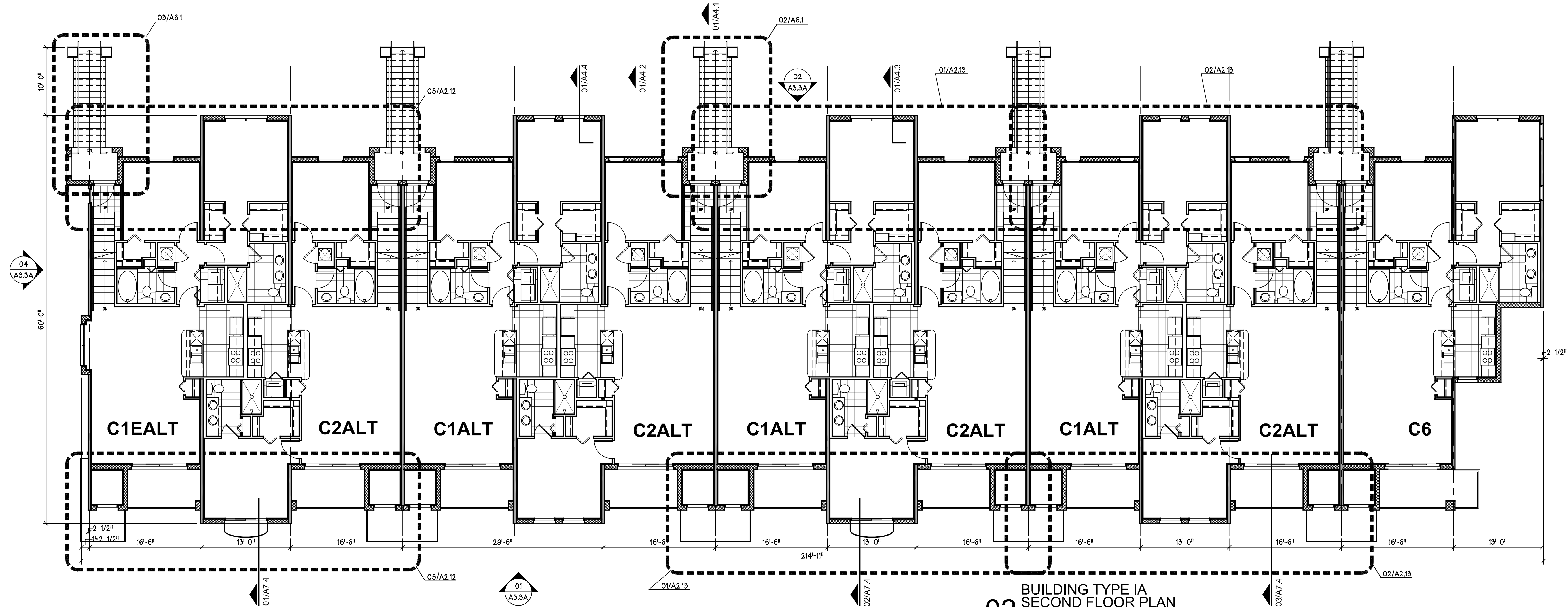
STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx, 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
ARRIAGE HOMES
APARTMENTS

revisions:

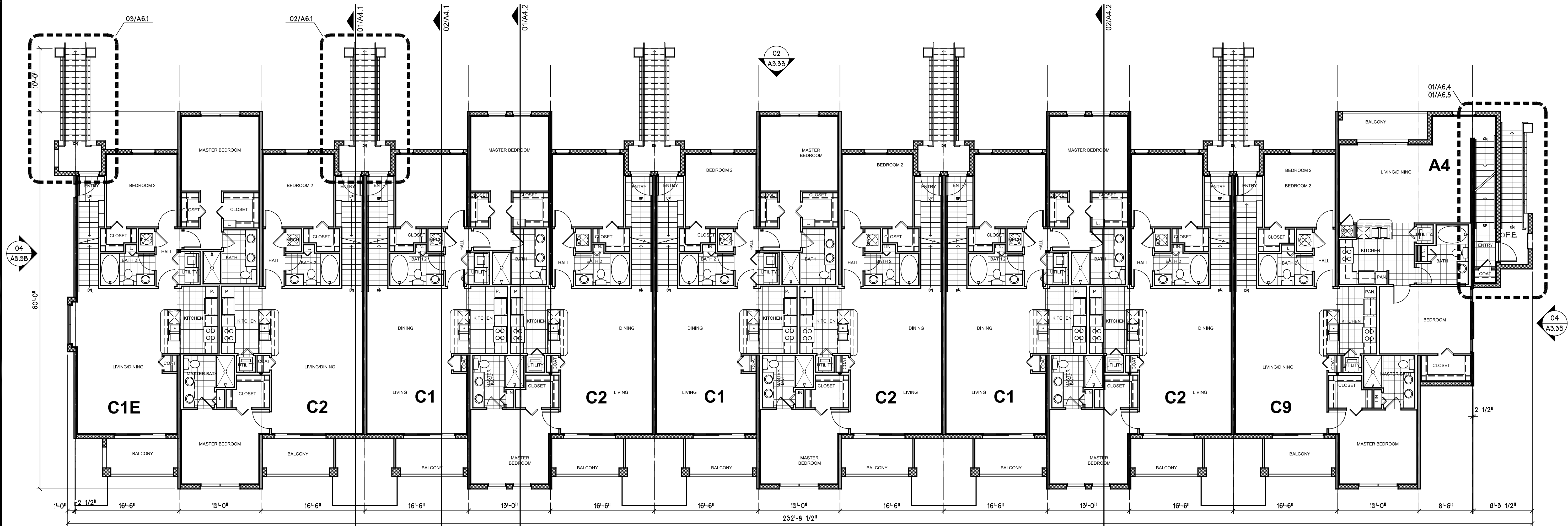
date:
03/12/2012
job no.:
1102

sheet
number:
A3.1

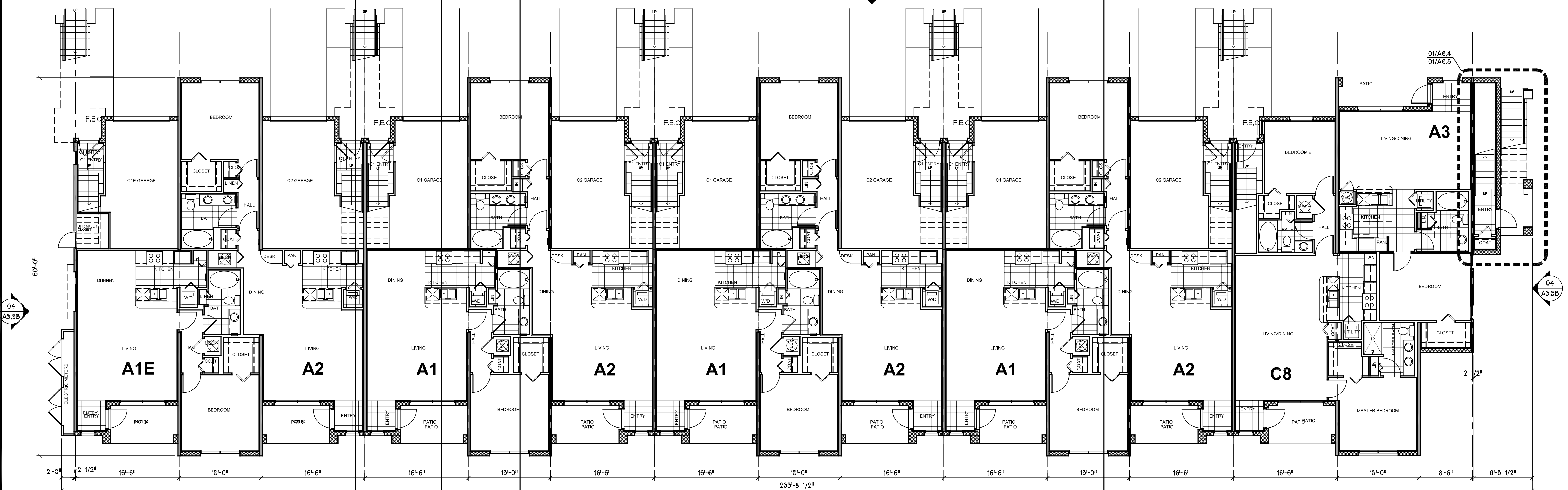


sheet
number:
A3.1A

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3496, ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.09 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



02 BUILDING TYPE IB
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDING 4



01 BUILDING TYPE IB
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDING 4

PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx, 75231
(214) 739-8080 fax (214) 739-8084

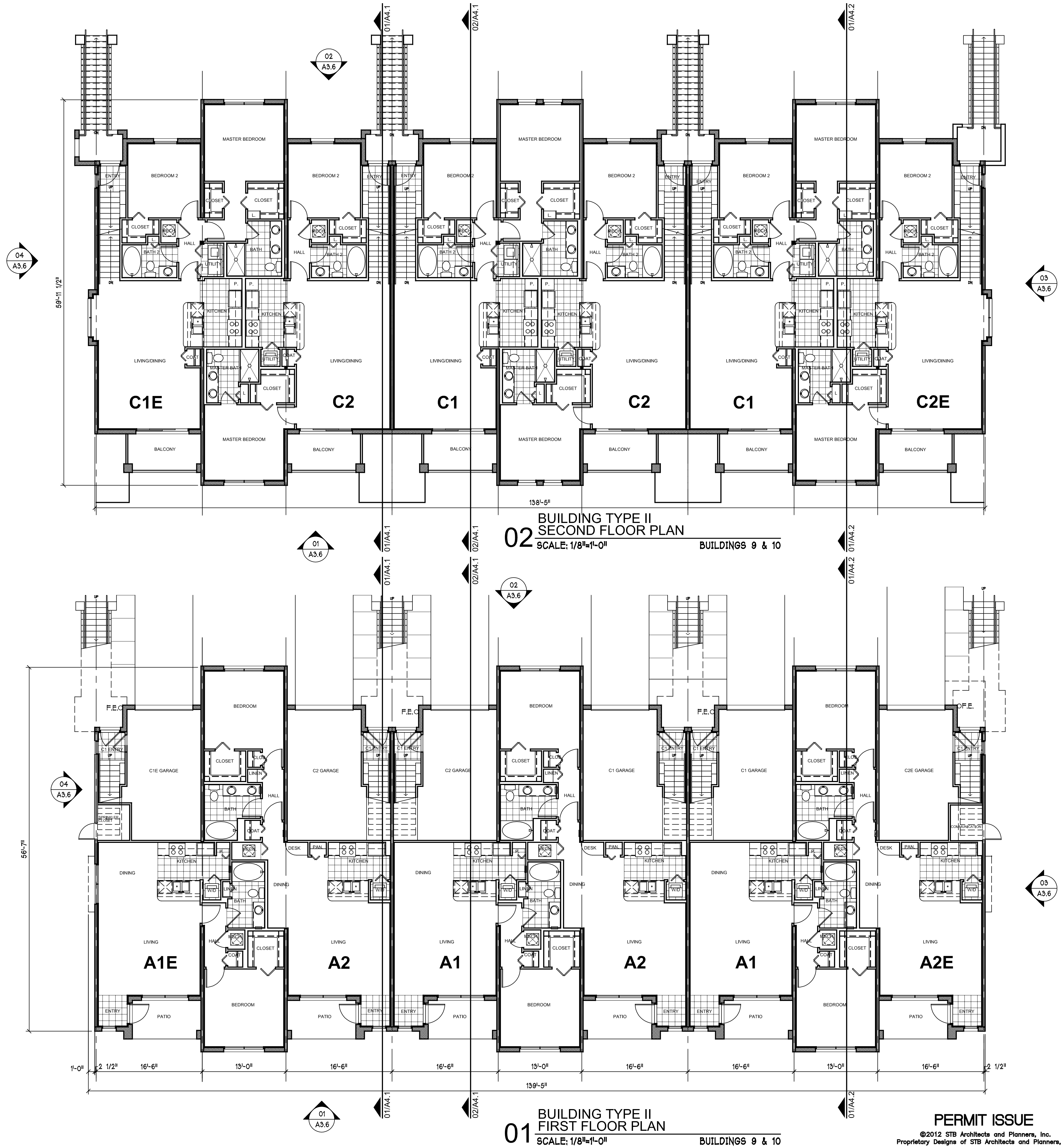
BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOME APARTMENTS

revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.1B

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG. NO. 9465 ON MARCH 12, 2012. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

revisions:

date:
03/12/2012

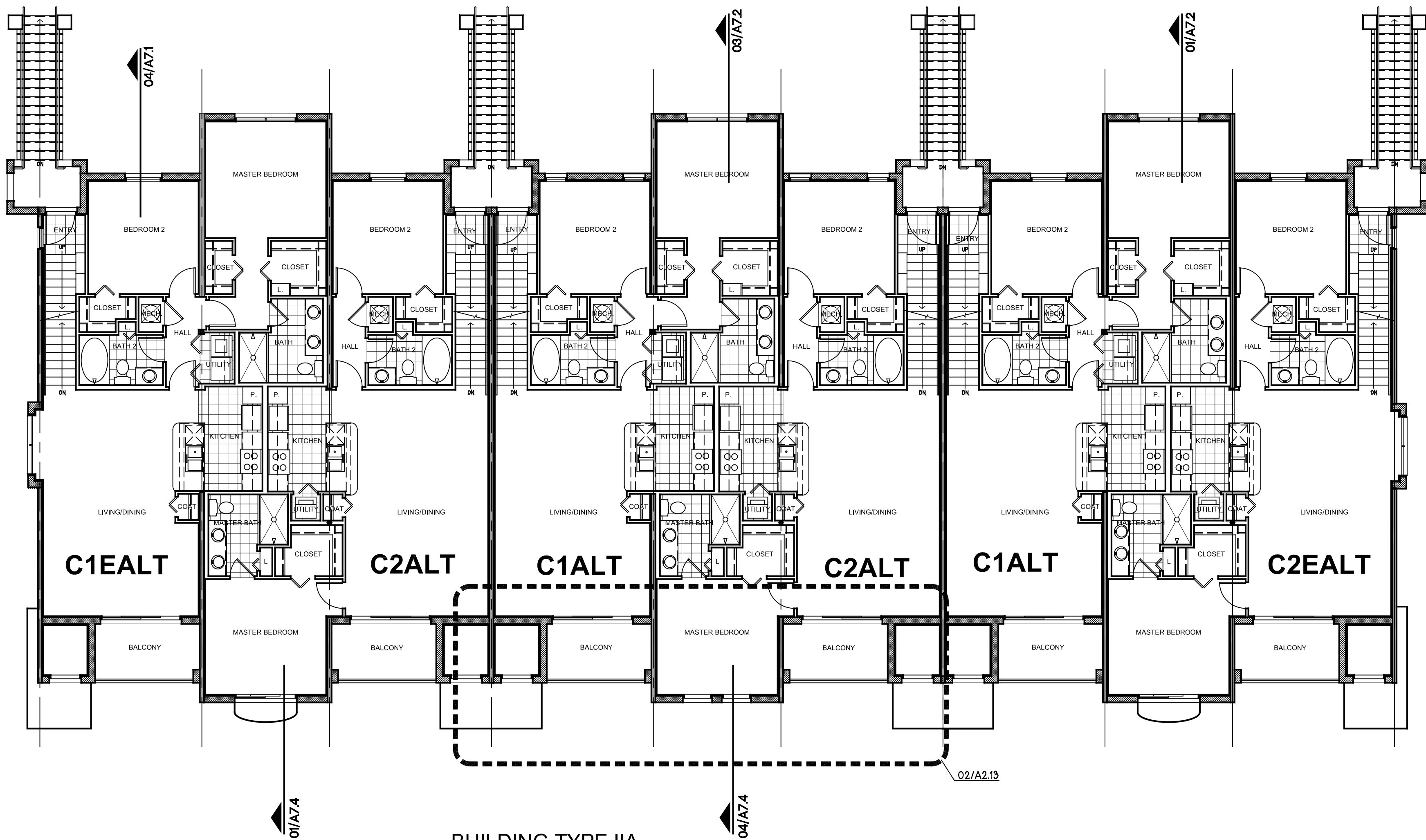
job no.:
1102

sheet
number:
A3.4

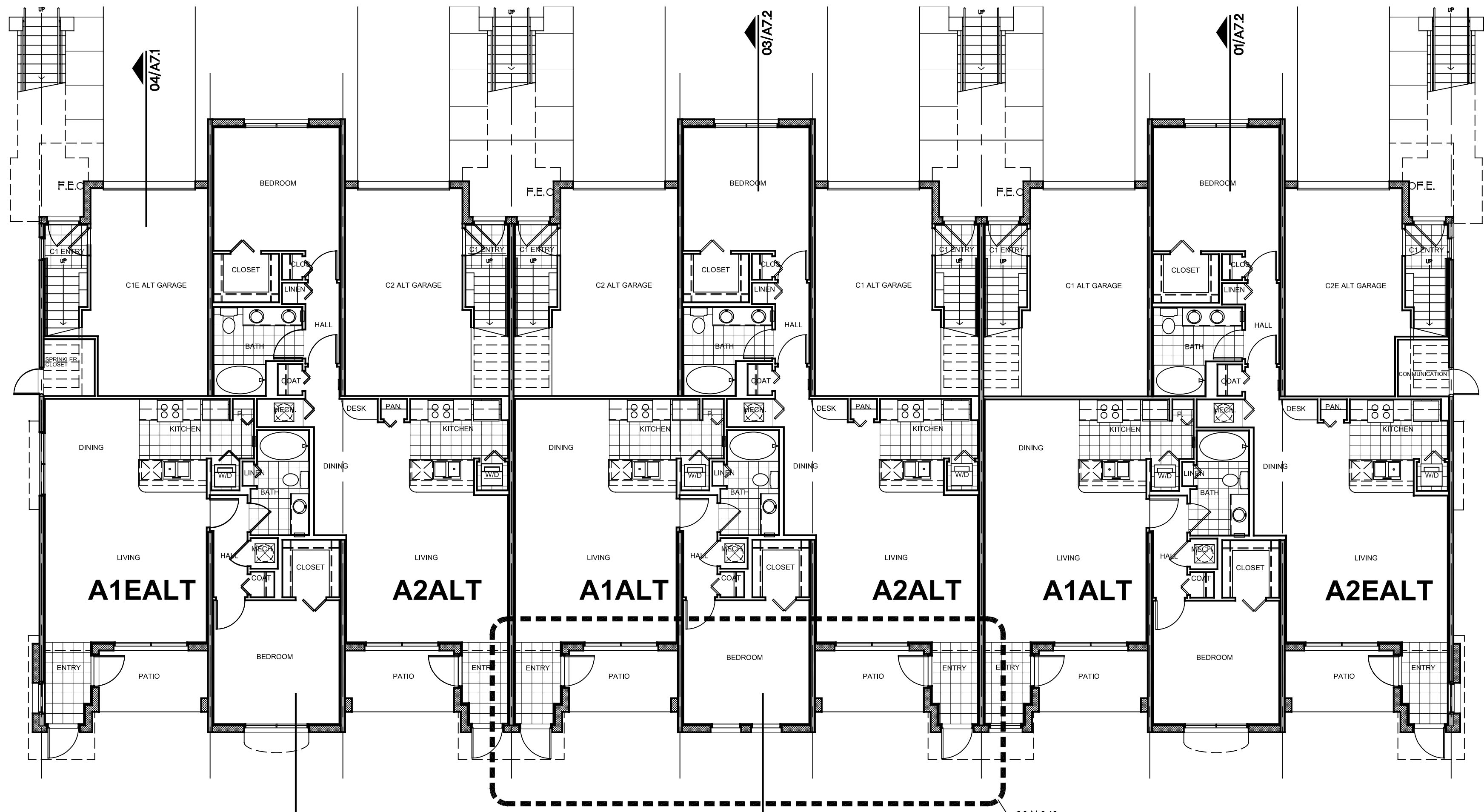
BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3406 ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.00 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



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



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

PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane . suite 460 lb 107 . dallas, tx. 75231
(214) 739-8084 fax (214) 739-8084

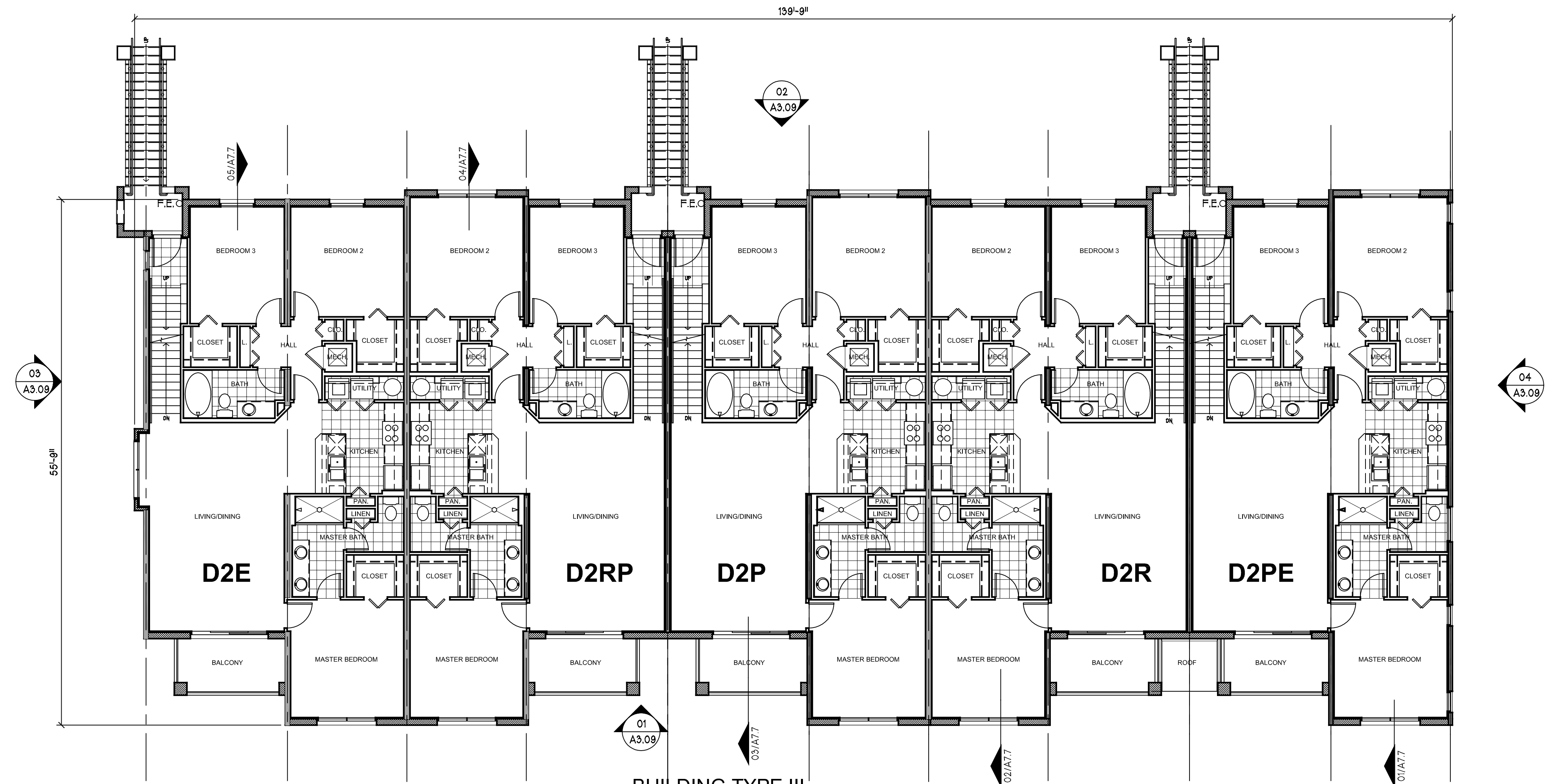
BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
ARRIAGE HOME
APARTMENTS

revisions:

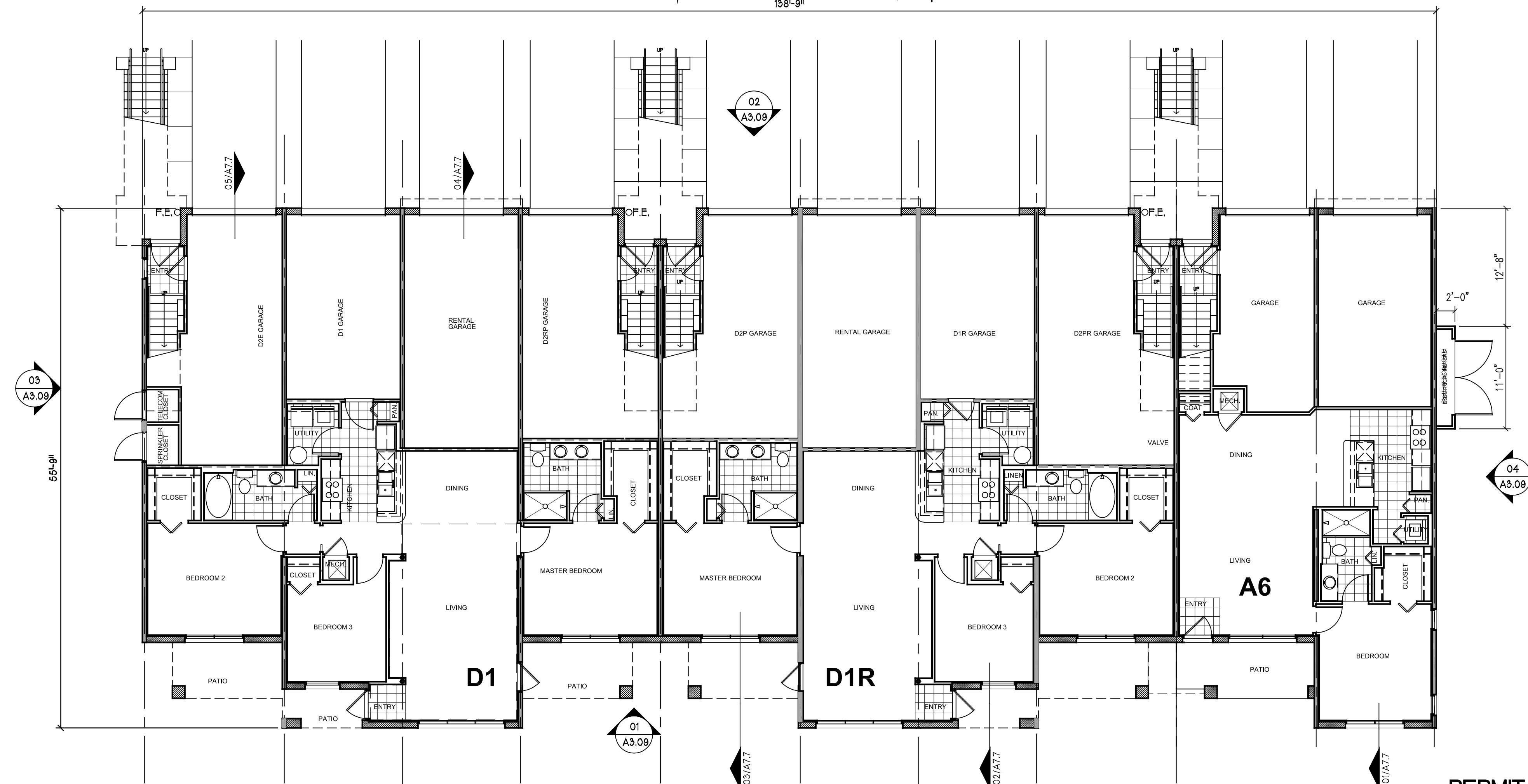
date:
03/12/2012
job no.:
1102

sheet
number:
A3.4A

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 2406 ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.09 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



02 BUILDING TYPE III
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDINGS 2, 7 & 11



01 BUILDING TYPE III
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
BUILDINGS 2, 7 & 11

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

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

revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.7

STB
architects & planners, inc.
8144 walnut hill lane . suite 460 lb 107 . dallas, tx. 75231
(214) 739-8084 fax (214) 739-8084

EXHIBIT 7
GARDEN APARTMENT BUILDINGS & CLUBHOUSE

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3406 ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.09 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



01 VIEW SIDE
BUILDING TYPE I
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12



02 GARAGE SIDE
BUILDING TYPE I
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12



03 BUILDING TYPE I
LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12



04 BUILDING TYPE I
RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 5, 6, 8 & 12

PERMIT ISSUE

©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane . suite 460 lb 107 . dallas, tx, 75231
(214) 739-8084 fax (214) 739-8084

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

revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.3

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART PRINCIPAL, TEX. ARCH. REG. NO. 34852 ON MARCH 12, 2025. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 100.05 OF THE RULES AND EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



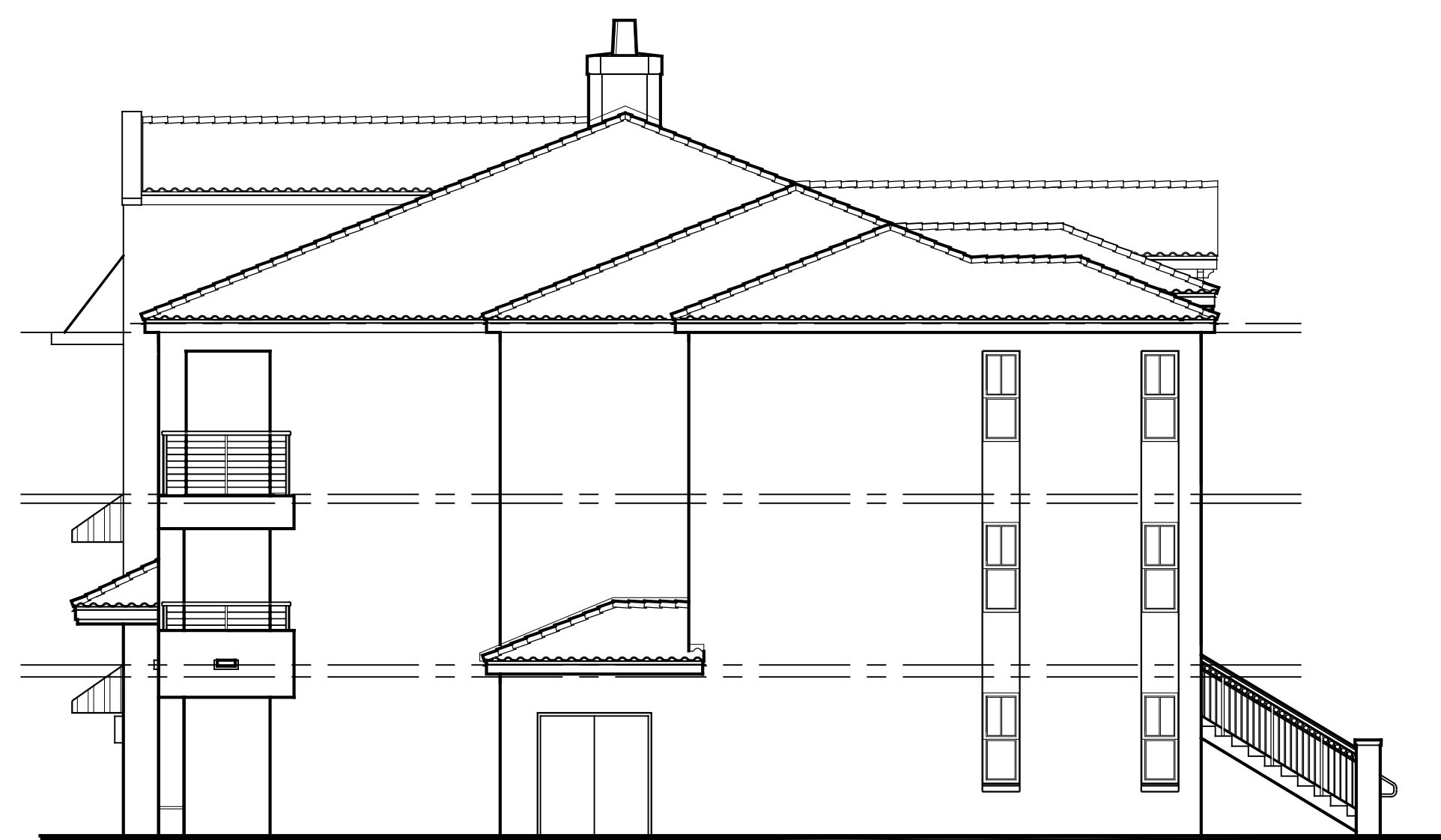
01 BUILDING TYPE IA
FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDING 1



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
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

BELL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES
CAPARTMENTS

revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.3A

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3406 ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.09 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



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
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane · suite 460 lb 107 · dallas, tx, 75231
(214) 739-8080 fax (214) 739-8084

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

revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.3B

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 2406 ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.09 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



01 BUILDING TYPE II
FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10



02 BUILDING TYPE II
REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10



03 BUILDING TYPE II
LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10



04 BUILDING TYPE II
RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 9 & 10

PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane . suite 460 lb 107 . dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOME
P A R T M E N T S

revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.6

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3406 ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.09 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



01 BUILDING TYPE IIA
FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3



02 BUILDING TYPE IIA
REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3



03 BUILDING TYPE IIA
LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3



04 BUILDING TYPE IIA
RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDING 3

PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane . suite 460 lb 107 . dallas, tx. 75231
(214) 739-8080 fax (214) 739-8084

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

revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.6A

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF STB ARCHITECTS AND PLANNERS INC., JERRY W. STEWART, PRINCIPAL, TEX. ARCH. REG. NO. 3406 ON MARCH 12, 2013. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 100.09 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATIONS TO OR USE OF THE DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESSED WRITTEN PERMISSION.



01 BUILDING TYPE III
FRONT ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



02 BUILDING TYPE III
REAR ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



03 BUILDING TYPE III
LEFT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11



04 BUILDING TYPE III
RIGHT END ELEVATION
SCALE: 1/8"=1'-0" BUILDINGS 2, 7 & 11

PERMIT ISSUE
©2012 STB Architects and Planners, Inc.
Proprietary Designs of STB Architects and Planners, Inc.
NOT TO BE COPIED, USED OR REPRODUCED
WITHOUT WRITTEN PERMISSION.

STB
architects & planners, inc.
8144 walnut hill lane . suite 460 lb 107 . dallas, tx, 75231
(214) 739-8080 fax (214) 739-8084

BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOME
P A R T M E N T S

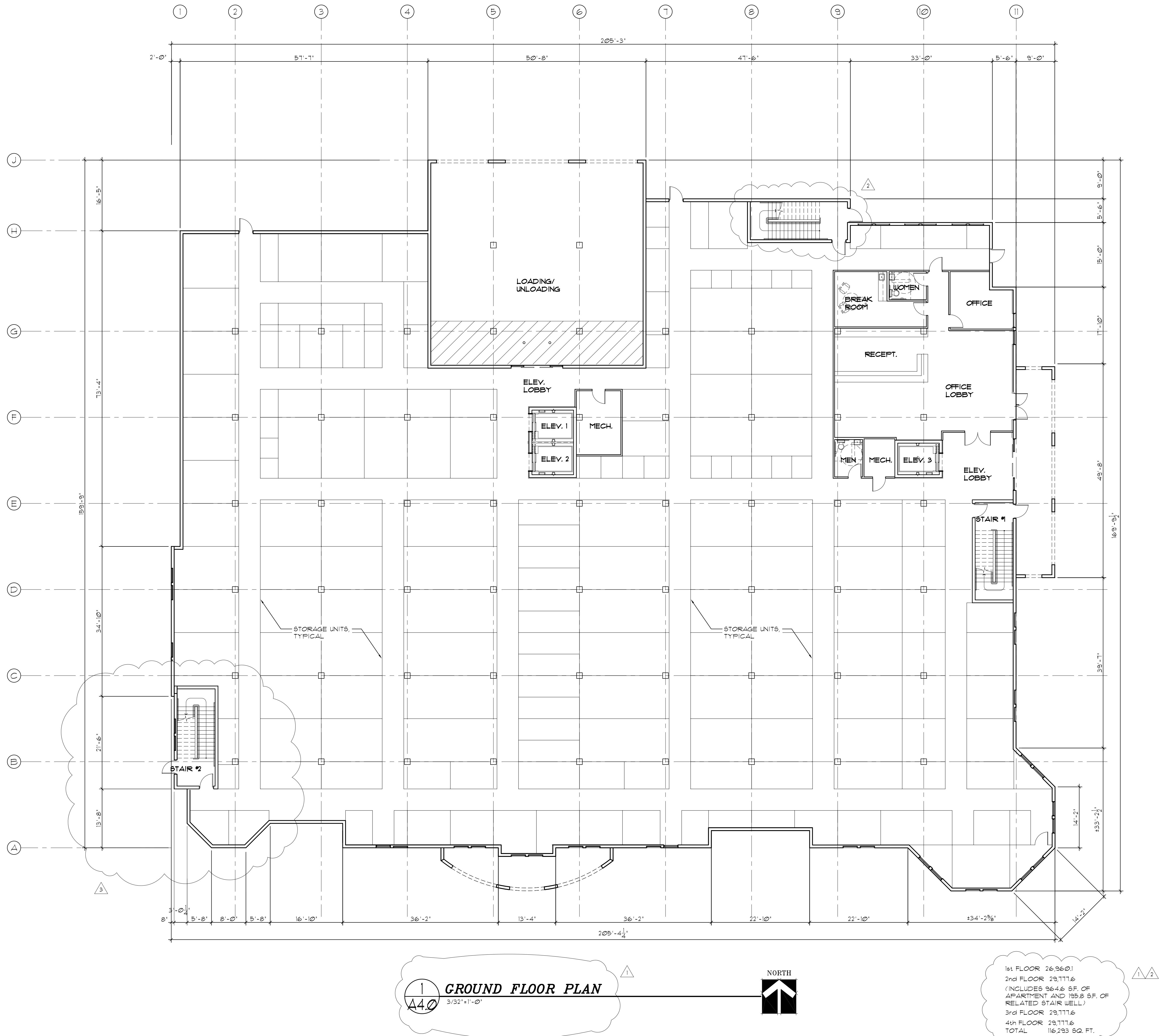
revisions:

date:
03/12/2012
job no.:
1102

sheet
number:
A3.9

EXHIBIT 8
SELF STORAGE BUILDING (PARCEL B)

F:\Projects\2008\08017_Bel Lago\A4.0 thru A4.2_FLOOR_PLAN_08017.dwg, 5/28/2010 2:35:01 PM, Bluebeam PDF Printer



1
A4.0
GROUND FLOOR PLAN

1st FLOOR 26,960.1
2nd FLOOR 29,111.6
(INCLUDES 964.6 SF. OF
APARTMENT AND 185.8 SF. OF
RELATED STAIR WELL)
3rd FLOOR 29,111.6
4th FLOOR 29,111.6
TOTAL 116,293 SQ. FT.

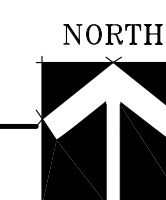
SAFE AND SECURE
BEL LAGO WILES ROAD
COCONUT CREEK, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.
1002 E. NEWPORT CENTER DR. SUITE 101
DEERFIELD BEACH, FLORIDA 33442
PH. (954) 421 - 8848
FAX (954) 421 - 9929
e-mail: krc@kenrclson.com

Revisions:
06/28/08
PERSONALITY COMMENTS
PER CLIENT REQ.
5/25/10
PER CLIENT REQ.
08/07
ADPLAN

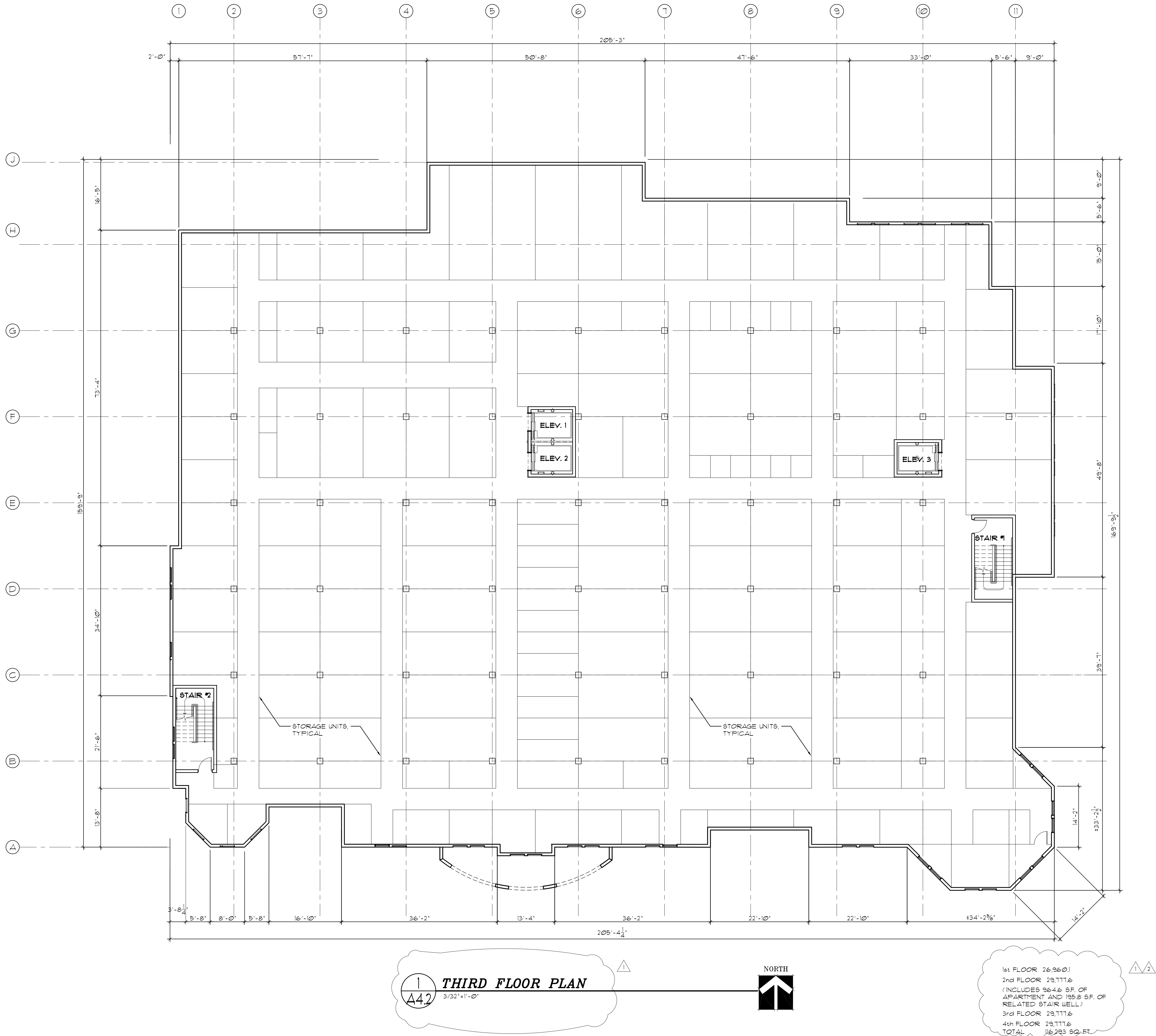
DRAWN BY: JCB
CHECKED BY: KRC
DATE: 4/18/08
SCALE: AS NOTED
PROJECT #: 08071
CAD DWG FILE: A4PLAN

KENNETH R. CARLSON
AR 12546

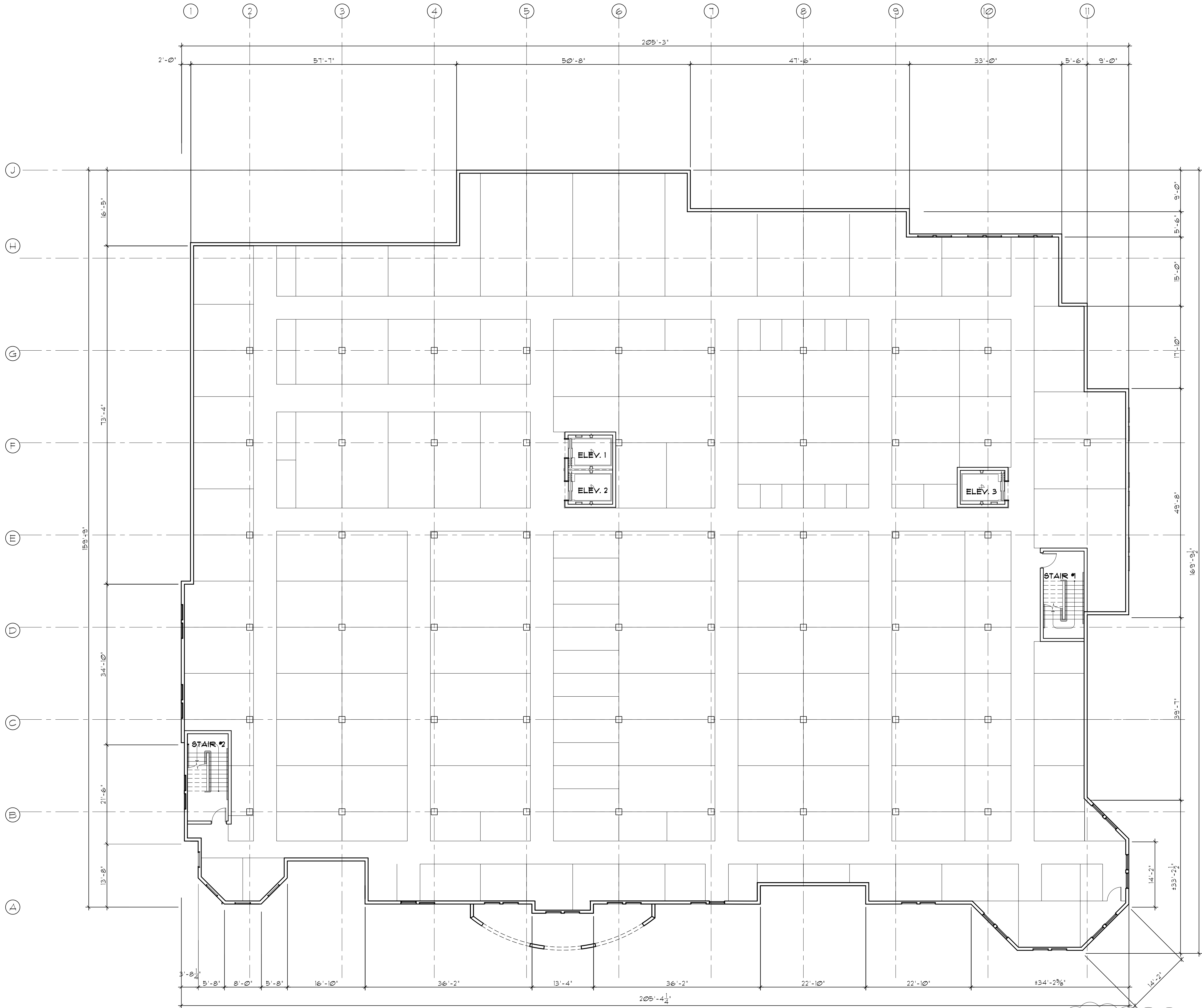


1st FLOOR 26,360.1
2nd FLOOR 29,777.6
(INCLUDES 964.6 S.F. OF
APARTMENT AND 195.8 S.F. OF
RELATED STAIR WELL)
3rd FLOOR 29,777.6
4th FLOOR 29,777.6
TOTAL 116,293 SQ. FT.

F:\Projects\2008\08017_Bel Lago\A4.0 thru A4.2_FLOOR_PLAN_08017.dwg, 5/28/2010 2:35:28 PM, Bluebeam PDF Printer



F:\Projects\2008\08017_Bel Lago\A4.0 thru A4.2_FLOOR_PLAN_08017.dwg, 5/28/2010 2:35:01 PM, Bluebeam PDF Printer



1
A4.3
FOURTH FLOOR PLAN
3/32"=1'-0"

1st FLOOR 26,960.1
2nd FLOOR 29,111.6
(INCLUDES 964.6 SF. OF
APARTMENT AND 195.8 SF. OF
RELATED STAIR WELL)
3rd FLOOR 29,111.6

SHEET OF

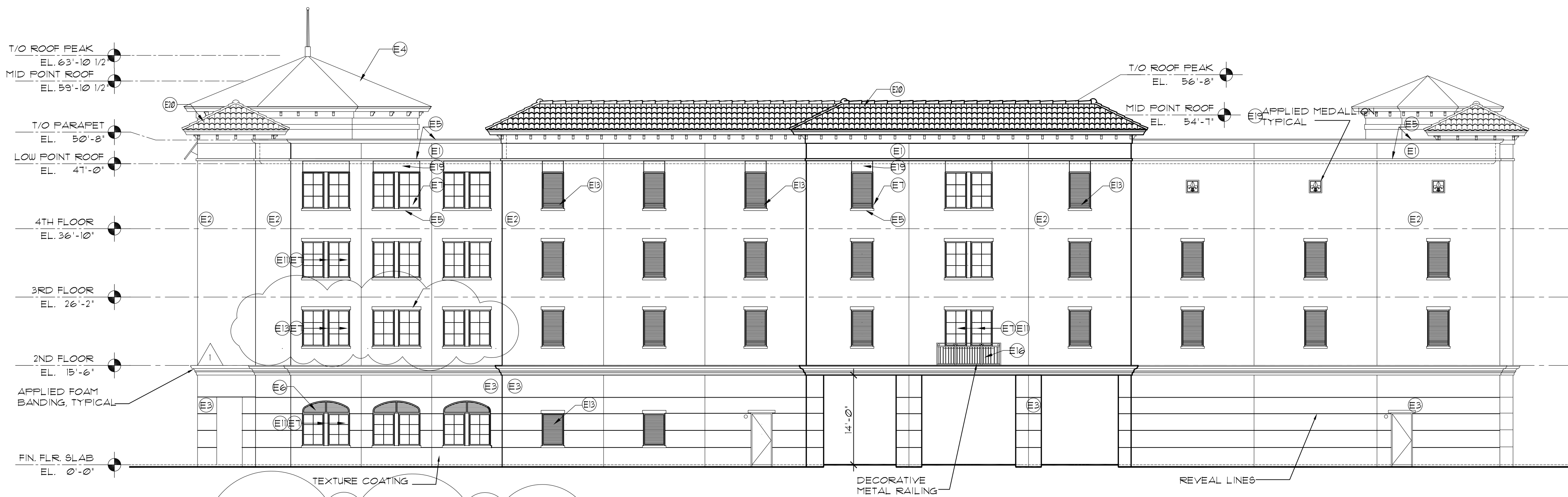
PAGE OF

KENNETH R. CARLSON

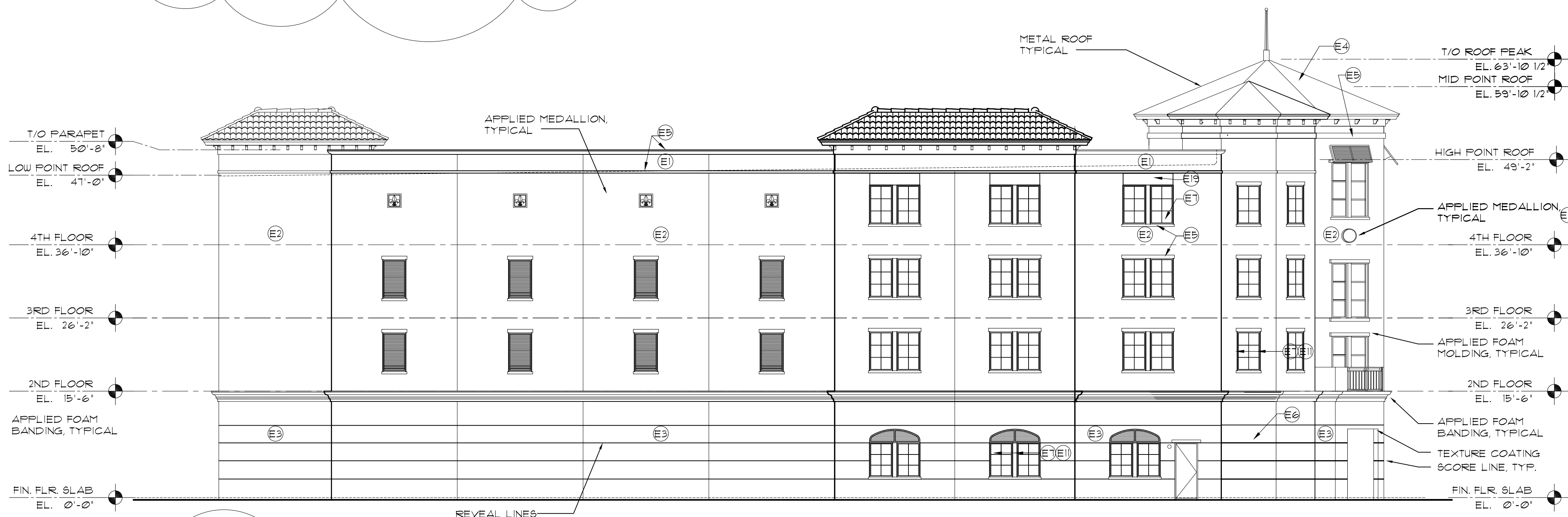
DRAWN BY: 1
CHECKED BY: KSC
DATE: 4/18/08
SCALE:
PROJECT #:
CAD DWG FILE:

Revisions:
A 10/30/09 PER CLIENT REQ.
B
C
D

KENNETH R. CARLSON - ARCHITECT, P.A.
1002 E. NEWPORT CENTER DR. SUITE 101
DEERFIELD BEACH, FLORIDA 33442
PH. (954) 421 - 8848
FAX (954) 421 - 9929
e-mail: kencarlson.com



1 NORTH (REAR) ELEVATION



2 WEST ELEVATION

MARK	DESCRIPTION	MFR.	CATALOG NO.	COLOR	TYPE	FINISH	COATS	NOTE:	COMMON COLOR NAMES:
E1	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	WHITE
E2	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6106	KILIM BEIGE	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	LIGHT BEIGE
E3	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6066	SAND TRAP	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	BEIGE
E4	STANDING SEAM METAL ROOF			PATINA GREEN	PRE-FINISHED	FACTORY	-		GREEN
E5	APPLIED FOAM BANDING	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE	EXTERIOR LATEX	SEMI GLOSS	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX FLAT ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	WHITE
E6	DECORATIVE LOUVER			PATINA GREEN	PRE-FINISHED	FACTORY	-		GREEN
E7	STOREFRONT FRAME	YKK		GREEN	ANODIZED	FACTORY	-		
E8	MAN DOOR & FRAMES						-		
E9	PAINTED WOOD FASCIA AND TRIM	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE		SATIN	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SATIN ON 1 COAT SHERWIN WILLIAMS A-100 EXTERIOR LATEX PRIMER	WHITE
E10	PAINTED METAL DOOR, FRAME AND MISC.	SHERWIN WILLIAMS	SW 6066	SAND TRAP	POWDER COAT	FACTORY	-		LIGHT BEIGE

MARK	DESCRIPTION	MFR.	CATALOG NO.	COLOR	TYPE	FINISH	COATS	NOTE:	COMMON COLOR NAMES:
E11	STOREFRONT GLAZING	YKK	-	BLACK	IMPACT	-	-	IMPACT RATED GLASS WITH STOREFRONT FRAME.	BLACK
E12	FABRIC AWNING	SUNBRELLA							
E13	STOREFRONT GLAZING	YKK		TINTED	IMPACT			IMPACT RATED GLASS WITH STOREFRONT FRAME.	
E14	ALUMINUM BAHAMA SHUTTER								
E15	RECESSED PANEL								
E16	42" HIGH DECORATIVE RAILING	CUSTOM	-	MATCH PATINA GREEN	POWDER COAT	FACTORY	-		GREEN
E17	PINEAPPLE GROVE MEDALLION							ROUND MEDALLION	
E18	PINEAPPLE GROVE MEDALLION							SQUARE MEDALLION	
E19	RECESSED PANEL								
E20	18" TILE ROOF								

3 EXTERIOR FINISH SCHEDULE

SAFE AND SECURE

BELL LAGO WILLES ROAD
COCONUT CREEK, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.

1002 E. NEWPORT CENTER DR. SUITE 101
DEERFIELD BEACH, FLORIDA 33442
PH. (954) 421 - 8848
FAX (954) 421 - 9979
e-mail: krc@kenrclson.com

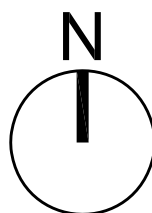
Revisions:
11/02/03
DESIGN
PER CLIENT REQ.
11/02/03
DESIGN
PER CLIENT REQ.

DRAWN BY: J.B.
CHECKED BY: KSC
DATE: 4/18/08
SCALE: NOTED
PROJECT #: 08011
CAD DWG FILE: A5.0

KENNETH R. CARLSON
AR 12546

SHEET OF
A5.1
PAGE X OF

EXHIBIT 9
SELF STORAGE BUILDING (PARCEL C)



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

PROJECT STATUS

DRC

DATE

06-27-2016

PROJECT NUMBER

18-2016

SCALE

AS SHOWN

DRAWN BY

CHECKED BY

DAD / AM

JET

DRAWING TITLE

DRAWING NUMBER

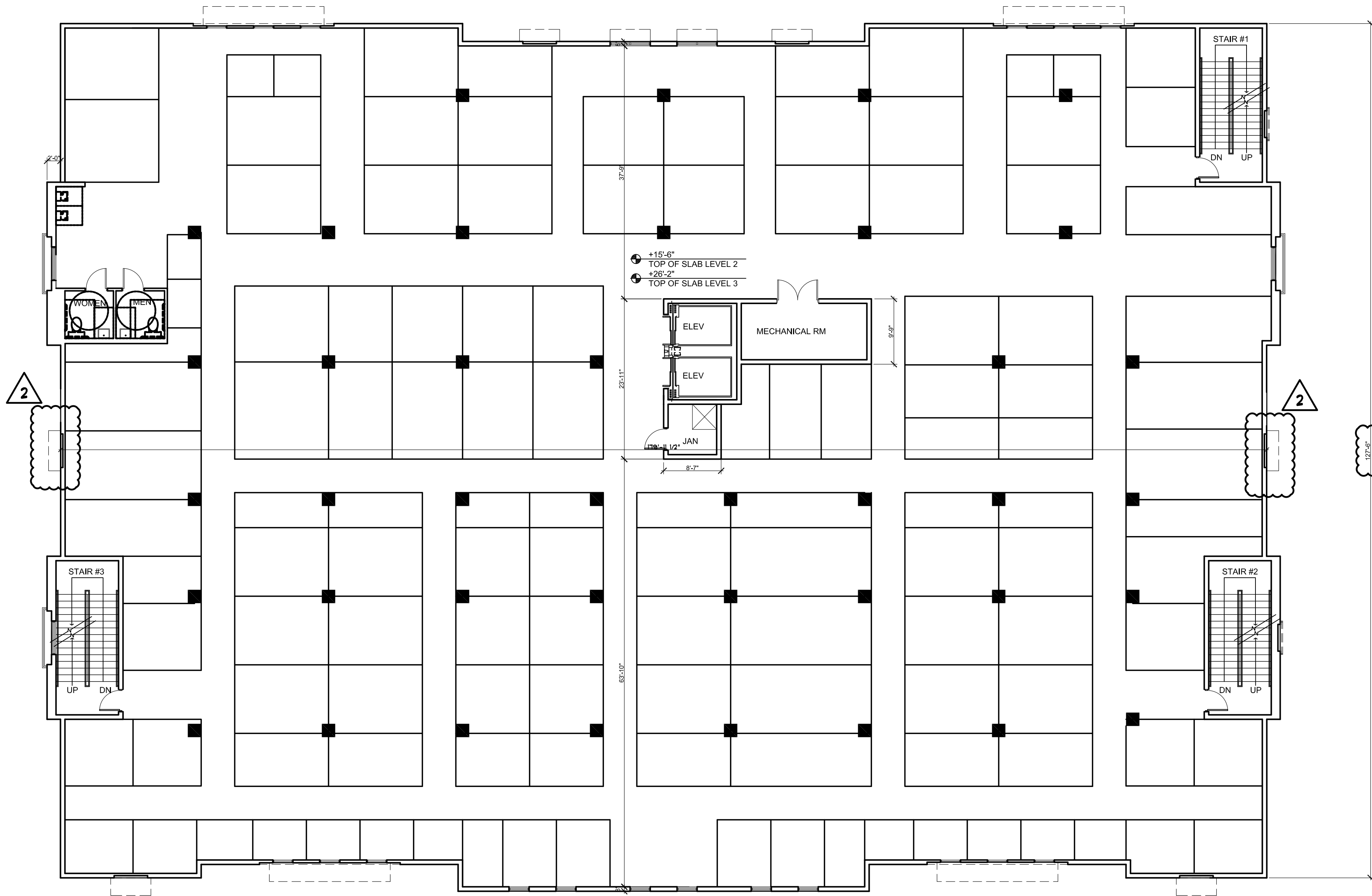
A 101

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED, OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS. COPYRIGHT 2016 GALLO HERBERT ARCHITECTS. CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

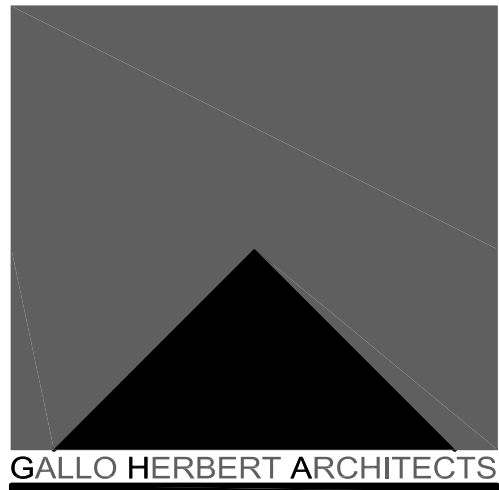
1

SECOND AND THIRD FLOOR PLAN TYPICAL

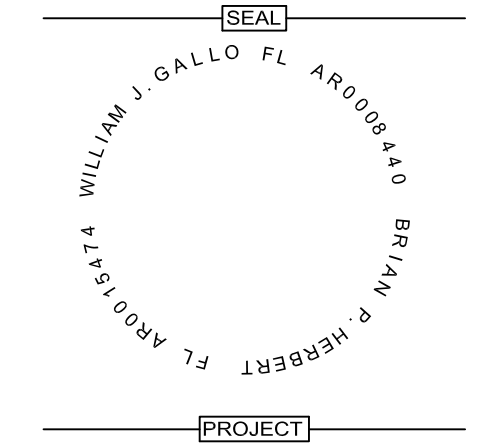
SCALE: 3/32" = 1'-0"



N



ARCHITECTURE INTERIORS CONSULTING
1311 W NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
PH. 954.794.0300 FX. 954.794.0301



SELF STORAGE
AT WILES ROAD

5351 WILES ROAD
COCONUT CREEK, FLORIDA
33073

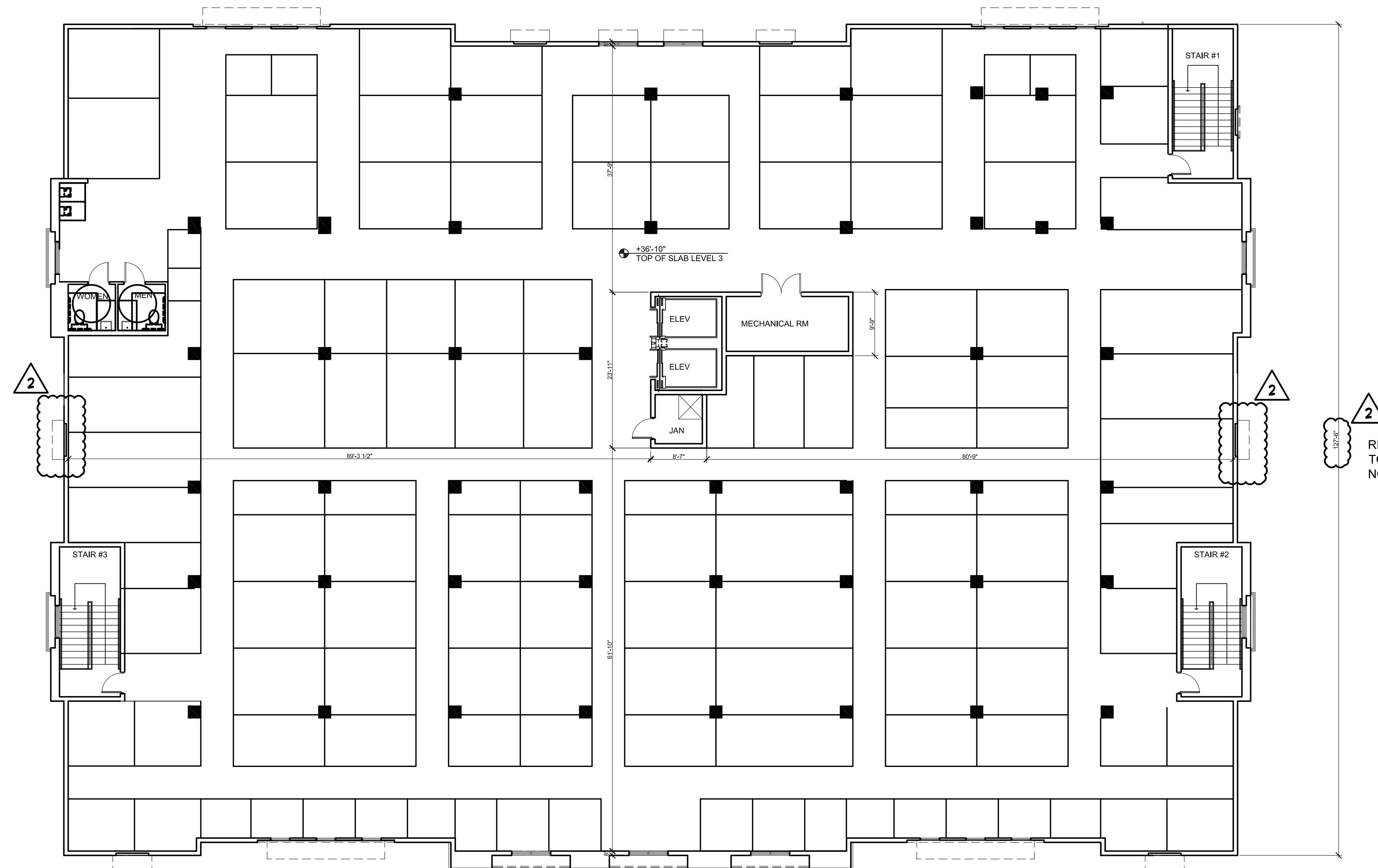
MELVIN F. URBAN,
PRESIDENT
C.S.S BUILDING & DESIGN,
INC.

REVISIONS		
No.	Description	Date
1	DRC REVISION	08-26-16
2	DRC REVISION	04-18-17

PROJECT STATUS	
DRC	
DATE	
06-27-2016	
PROJECT NUMBER	
18-2016	
SCALE	
AS SHOWN	
DRAWN BY	CHECKED BY
AD / AM	JET
DRAWING TITLE	

SECOND & THIRD
FLOOR PLAN

DRAWING NUMBER
A 102

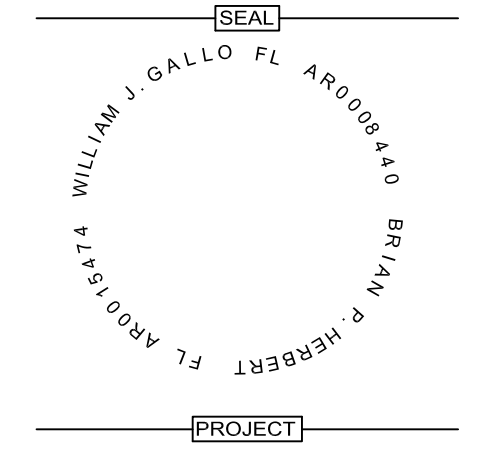


REMOVED 5' FROM BUILDING
TO INCREASE GREEN AREA BY 5' A
NORTH SIDE

N



ARCHITECTURE INTERIORS CONSULTING
1311 W NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
PH. 954.794.0300 FX. 954.794.0301



SELF STORAGE
AT WILES ROAD

5351 WILES ROAD
COCONUT CREEK, FLORIDA
33073

OWNER

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

[illegible]

PROJECT STATUS

DRC

DATE
06-27-2016

PROJECT NUMBER

18-2016

SCALE
AS SHOWN

DRAWN BY _____ CHECKED BY _____
AD / AM _____ JET _____
_____ DRAWING TITLE _____

FOURTH FLOOR
PLAN

DRAWING NUMBER

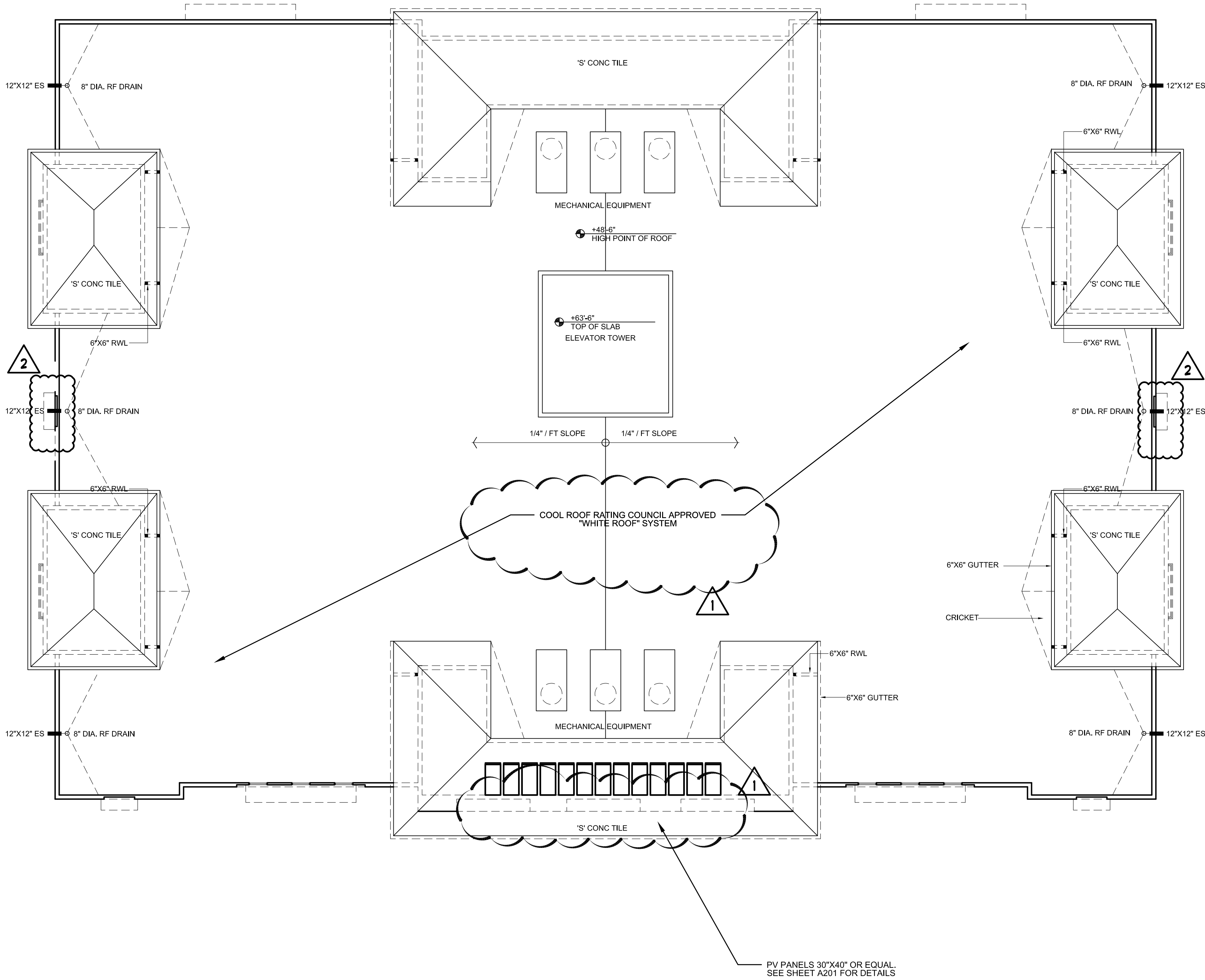
A 103

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED, OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS. CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

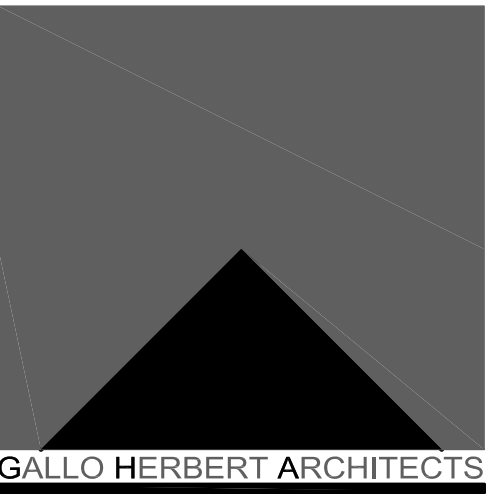
COPYRIGHT 2016 GALLO HERBERT ARCHITECTS

1

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



N



ARCHITECTURE INTERIORS CONSULTING
1311 W NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
PH. 954.794.0300 FX. 954.794.0301



SELF STORAGE
AT WILES ROAD

5351 WILES ROAD
COCONUT CREEK, FLORIDA
33073

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

REVISIONS		
No.	Description	Date
1	DRC REVISION	08-26-16
2	DRC REVISION	04-18-17

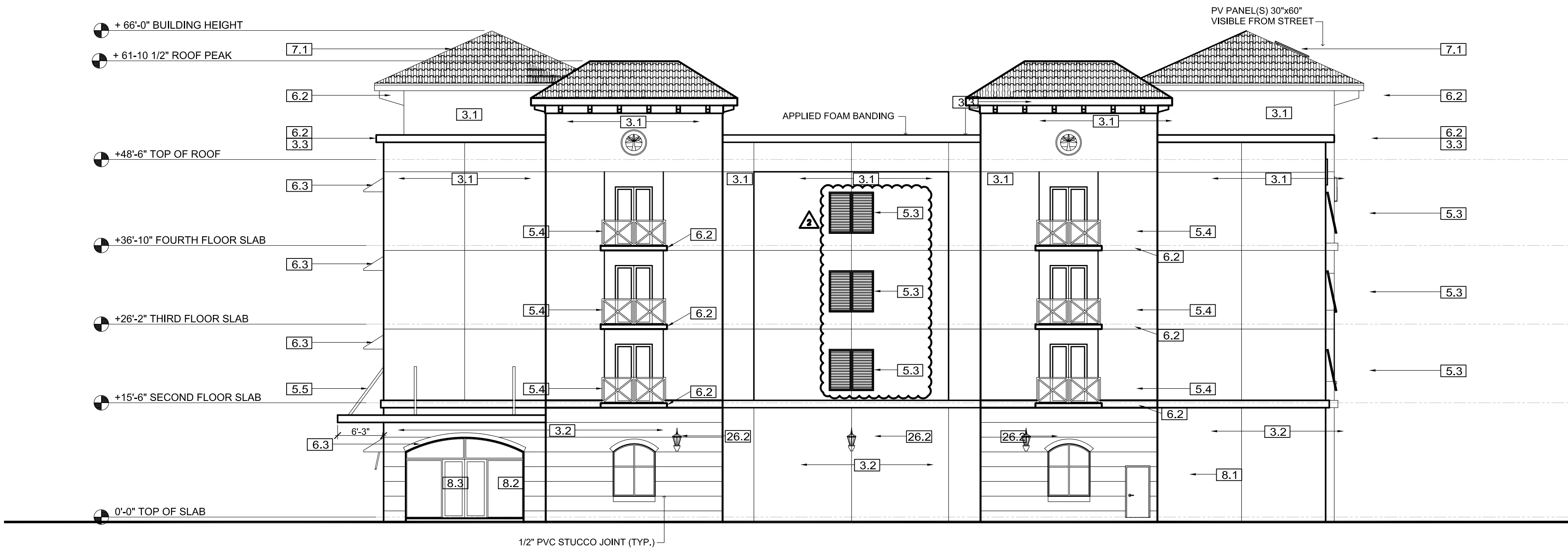
PROJECT STATUS
DRC
DATE
06-27-2016
PROJECT NUMBER
18-2016
SCALE
AS SHOWN
DRAWN BY
AD / AM
CHECKED BY
JET
DRAWING TITLE

ROOF PLAN

DRAWING NUMBER
A 104

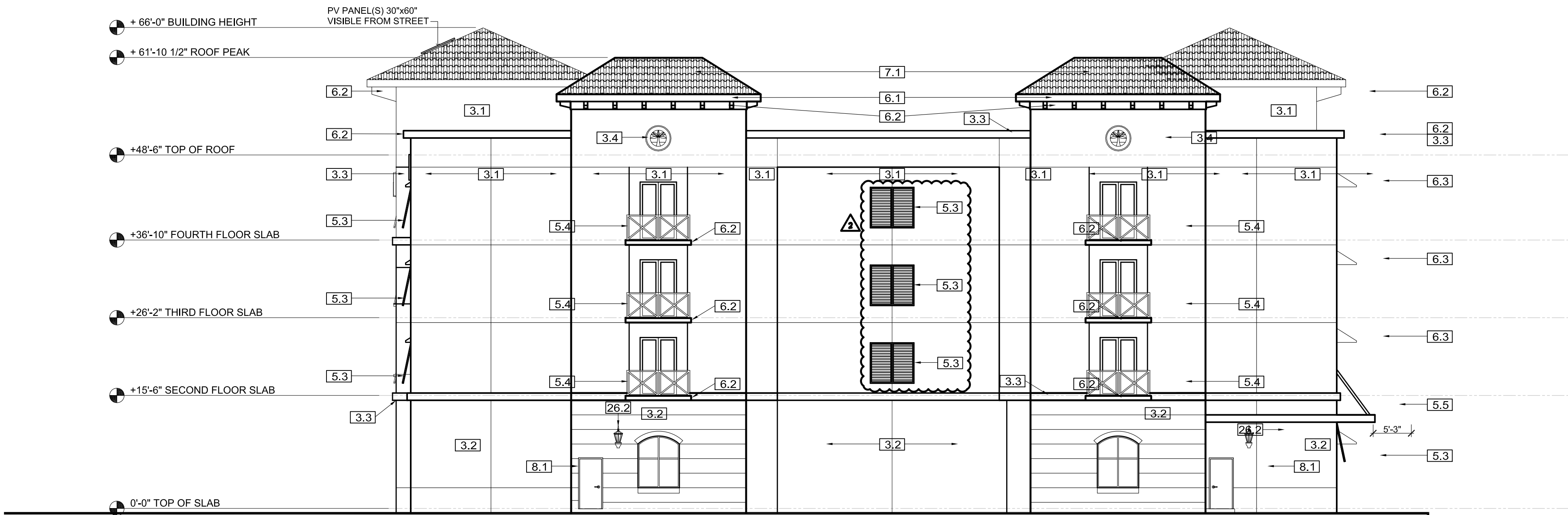
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED, OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS. CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

COPYRIGHT 2016 GALLO HERBERT ARCHITECTS



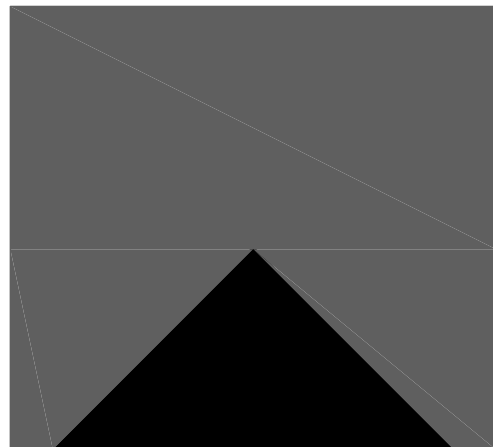
1 WEST ELEVATION

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



2 EAST ELEVATION

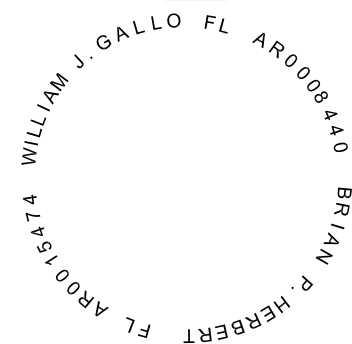
SCALE: 3/32" = 1'-0"



GALLO HERBERT ARCHITECTS

ARCHITECTURE INTERIORS CONSULTING
1311 W NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
PH. 954.794.0300 FX. 954.794.0301

SEAL



PROJECT

SELF STORAGE AT WILES ROAD

5351 WILES ROAD
COCONUT CREEK, FLORIDA
33073

OWNER

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

REVISIONS

No.	Description	Date
Δ	DRC REVISION	08-26-16
Δ	DRC REVISION	04-18-17

PROJECT STATUS

DRC

DATE

06-27-2016

PROJECT NUMBER

18-2016

SCALE

AS SHOWN

DRAWN BY

AD / AM

CHECKED BY

JET

DRAWING TITLE

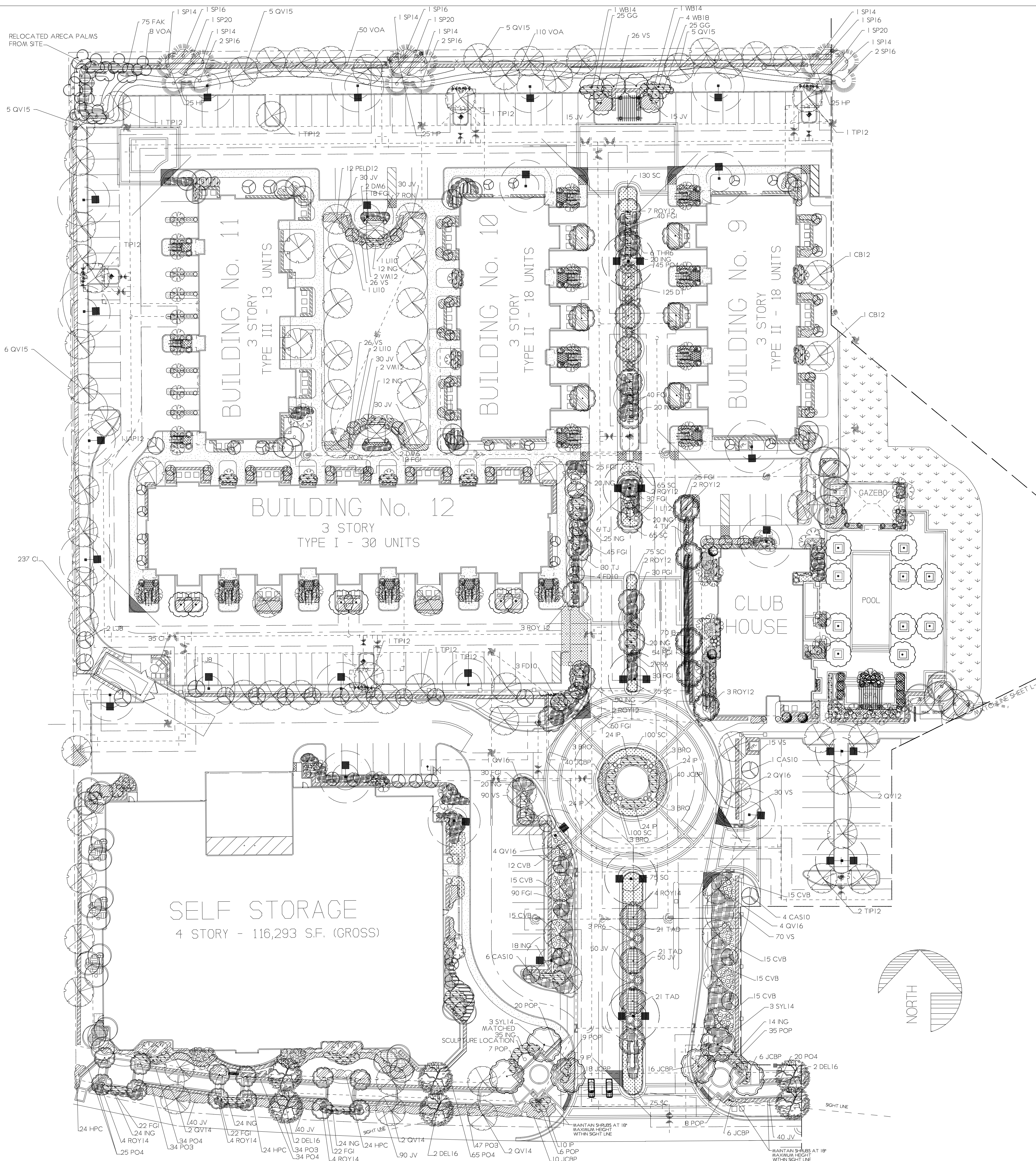
EXTERIOR ELEVATIONS

DRAWING NUMBER

A 201

EXHIBIT 10
LANDSCAPE PLANS AND DETAILS (OVERALL)

MORGAN PROFESSIONAL PARK



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

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independent takeoff for bidding purposes. * Denotes native plants.

CT - CLEAR TRUNK GW - GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2") OA = OVERALL HEIGHT
FTB - FULL TO BASE HYY - HEAVY TRUNK CAL = CALIPER @ 5" / 12" PER GRADES & STDS SING - SINGLE TRUNK
DBL - DOUBLE TRUNK TRP - TRIPLE TRUNK STD - TREE STANDARD MULT - MULTI-TRUNK
STAG - STAGGERED HEIGHTS B&B - BALLED AND BURLAPPED FG = FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS	TRUNK DIA.	COMMENTS
BRO	12	Bromeliad Spp Orange	Bromeliad	12"	12"			6" Pots
CAS10	13	Cassia surattensis	Cassia	10'	5'	4.5CT	1.5" dbh	
CB12	3	Callistemon viminalis	Weeping Bottlebrush	12'	6'	4.5CT	2" dbh	
CI	544	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
CVB	132	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	18"			3 Per Pot
DM6	4	Dracaena marginata	Dracaena	6'	2'			5-7 Hds Min
DI	125	Dianella ismarnica	Blueberry Flax Lily	8"	8"			Full Gal
FAK	75	Tripsacum dactyloides	*Fakahatchee Grass	30"	30"			Full
FD10	7	Ficusum decipiens	Japanese Fern Tree	10'	4'	3CT	2" dbh	
FGI	575	Ficus microcarpa	Green Island Ficus	18"	18"			
GG	110	Galphimia gracilis	Thyrallus	24"	18"			Full
HP	225	Hamelia patens	*Firebush	24"-30"	18"			Full
IAP10	2	Ilex attenuata 'East Palacka'	*East Palacka Holly	10'	5'	3CT	2" dbh	
IAP12	2	Ilex attenuata 'East Palacka'	*East Palacka Holly	12'	5'	3CT	1" dbh	
JB	70	Ilex cornuta 'Burfordii'	Burford Holly	24"	18"			
ING	468	Ixora 'Nova Grant'	Nova Grant Ixora	24"	18"			Full
JP	96	Ixora 'Petite'	Red Taiwan Dwarf Ixora	18"	18"			Full
JCBP	80	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper		12"-14"			
JV	485	Jasminum volubile	Wax Jasmine	24"	18"			Full
LAX12	4	Lagerstroemia speciosa	Queens Crape Myrtle	12'	5'	5CT	2" dbh	
LC14	4	Livistona chinensis	Chinese Fan Palm	20'		14CT		
LC16	4	Livistona chinensis	Chinese Fan Palm	22'		16CT		
LC20	2	Livistona chinensis	Chinese Fan Palm	28'		20CT		
LI10	17	Lagerstroemia indica	Crape Myrtle	10'	4'	3-4.5CT		
LI12	1	Lagerstroemia indica	Crape Myrtle	12'	5'	3-4.5CT		
LJ10	3	Ligustrum japonicum	Wax Privet	10'	6'	4CT		MULT
LJ8	3	Ligustrum japonicum	Wax Privet	8'	4'	3CT		MULT
NGL14	11	Magnolia grandiflora 'Little Gem'	*Magnolia Little Gem	14'	6'	4CT	3" dbh	
PE14	4	Psychosperma elegans	Solitaire Palm	14'				Triple
PE18	2	Psychosperma elegans	Solitaire Palm	18'				Triple
PELD12	12	Peltophorum dubium	Yellow Pongamia	12'	6'	4.5CT	2" dbh	
PO4	45	Podocarpus makii	Yew Podocarpus	4'	24"			Full
PK6	5	Phoenix roebelenii	Pygmy Date Palm	6'				Triple Hd
QV12	12	Quercus virginiana	*Live Oak	12'	6'	4.5CT	2" dbh	
QV15	70	Quercus virginiana	*Live Oak	15'	7'	4.5CT	3" dbh	
QV16	11	Quercus virginiana	*Live Oak	16'	8'	4-6CT	3.5" dbh	
RON	29	Rondeletia leucophylla	Panama Rose	18"				
ROY12	21	Roystonia elata	*Florida Royal Palm			12 GW		
ROY14	4	Roystonia elata	*Florida Royal Palm			14 GW		
RUB	104	Ruellia brittoniana	Purple Shower	24"	18"			
SI	1060	Seasonal Color	Flowers as Available		4"-6"			Full
SP14	18	Sabal palmetto	*Cabbage Palm			14CT		
SP16	27	Sabal palmetto	*Cabbage Palm			16CT		
SP20	9	Sabal palmetto	*Cabbage Palm			20CT		
SYL14	4	Phoenix sylvestris	Sylvester Palm			14 CT		
TAD	63	Tabernaemontana divaricata	Crape Jasmine	30"	30"			Full
TAM	75	Trachelospermum asiaticum 'Minima'	Minima Jasmine		12"-14"			Full
THR6	6	Thrinax radiata	*Thatch Palm	6'				
TJP12	19	Tabebuia impetiginosa	Purple Trumpet Tree	12'	6'	4.5CT	2" dbh	
YJ	40	Trachelospermum jasminoides	Confederate Jasmine	36"				Trellis
VM12	4	Vetelia montgomeryana	Montgomery Palm	18"		12CT		
VDA	531	Viburnum odoratissimum awabuki	Awabuki Viburnum	24"	18"			
VS	323	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	2	Wodyetia bifurcata	Foxtail Palm	14'		8 GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12 GW		

OTHER LANDSCAPE MATERIALS:
MUL Mulch (in Bags) As needed
SOIL Planting Soil (Cubic Yards) As needed
SOD TO BE MEASURED IN FIELD
LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF OWNERSHIP: The drawings, designs, renderings and ideas represented by these plans are the property of the landscape architect. No part of these drawings, designs, renderings or ideas may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written permission of the landscape architect. The client acknowledges that the landscape architect is not responsible for the construction of the project and that the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client acknowledges that the landscape architect is not responsible for the construction of the project and that the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client acknowledges that the landscape architect is not responsible for the construction of the project and that the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

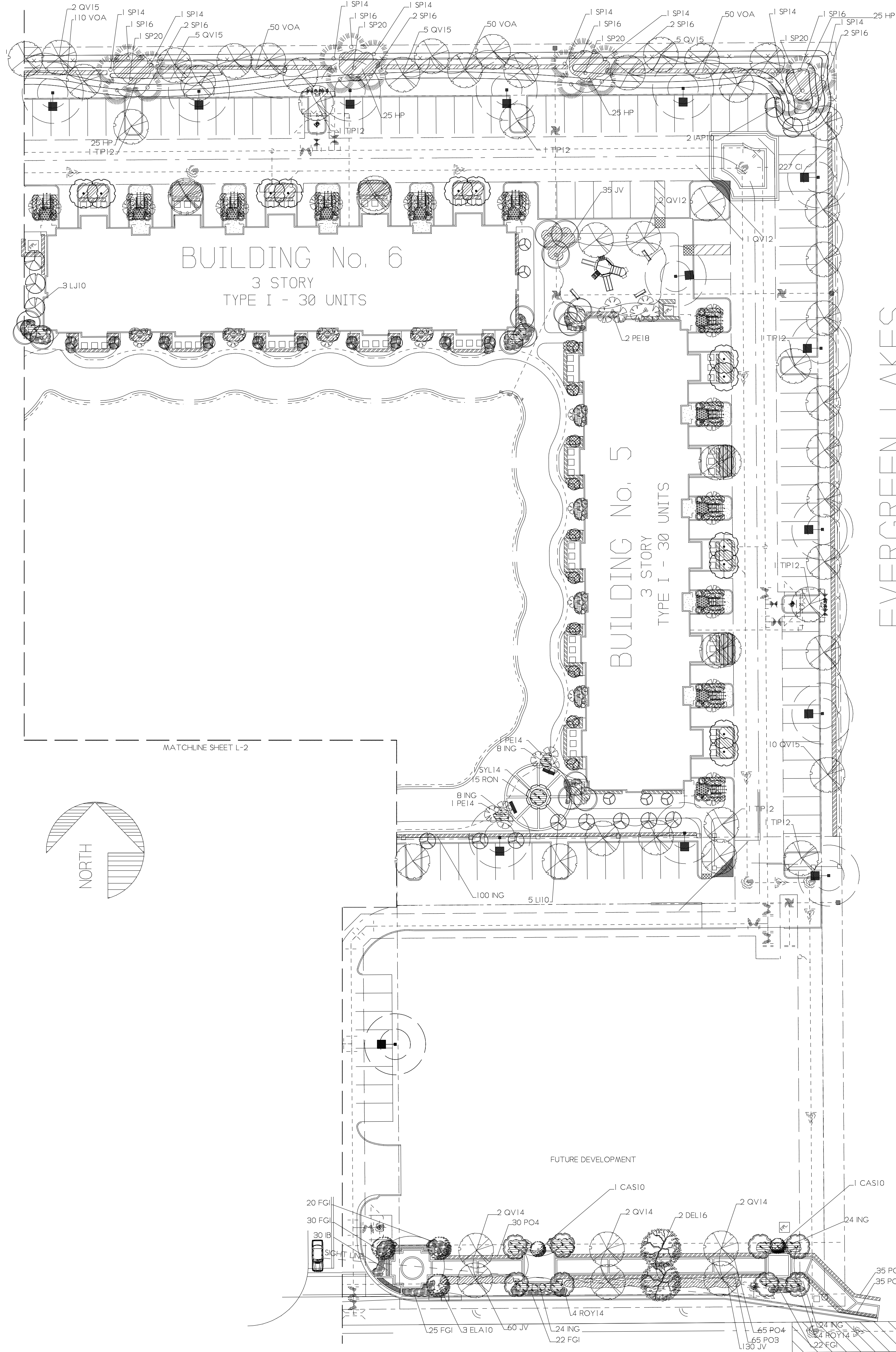
NO	REVISIONS	SCALE: 1"=30'
1	DEC 5, 2011	DATE: AUG 29, 2011
2	JAN 30, 2012	DRAWN BY: MJP
3	APRIL 26, 2012	
4	JULY 11, 2012	

SITE LANDSCAPE PLAN FOR BEL LAGO
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow
and
Associates, Inc.
Landscape Architecture
P.O. Box 8801, Coral Springs, FL 33075
Phone: (954) 448-9659 FL Reg. #382

SHEET NO: L-1
OF: 17

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH ORIGINAL SIGNATURE & LICENSED SEAL BY THE LANDSCAPE ARCHITECT. UNSEALED & DATED DRAWINGS MAY BE USED FOR CLIENT HOUSE PURPOSES & BIDDING ONLY.



LANDSCAPE DATA- MULTIFAMILY RESIDENTIAL

PERVIOUS LANDSCAPE AREA PROVIDED: 204,732 SF
SEC. 13-443(4)
LANDSCAPE OPEN SPACE:204,732 SF
204,732 SF/2000 = 102 SITE TREES REQUIRED AND PROVIDED
102 X 6 = 612 SITE SHRUBS REQUIRED AND PROVIDED
7b. LANDSCAPE TO CANAL OR LAKE AND STREET EDGE REQUIRED AND PROVIDED
7c. BUILDING PERIMETER: 1 TREE AND 10 SHRUBS/40 LF ON FRONT, BACK AND SIDE WALKWAY AREA.
BUILDINGS 1, 4, 5, 6, 8, 12
FRONT: 230 LF-90' (DRIVES)=140LF/40= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
REAR: 230 LF/40= 6 TREES & 60 SHRUBS REQUIRED AND PROVIDED.
SIDES: 52 LF/40= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDINGS 1, 4, 5, 6, 8, 12 TREES = 84 TREES
TOTAL BUILDINGS 1, 4, 5, 6, 8, 12 SHRUBS = 840 SHRUBS
BUILDINGS 2, 3, 9, 10, 11
FRONT: 138 LF-90 (DRIVES)=48/ 40= 2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
REAR: 138 LF/40= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
SIDES: 50 LF / 40= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDINGS 2, 3, 9, 10, 11 TREES = 50 TREES
TOTAL BUILDING 2, 3, 5 & 9 SHRUBS = 400 SHRUBS
BUILDING 7
FRONT: 138 LF-90 (DRIVES)=48 / 40= 2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
REAR: 138 LF / 40= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
SIDES: 56 LF / 40= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDING 7 TREES = 10 TREES
TOTAL BUILDING 7 SHRUBS = 100 SHRUBS
RECREATION BUILDING:
FRONT: 89'-20"ENTRY=69LF/40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
LEFT SIDE: 56LF - 8' WALK=48LF/40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
RIGHT SIDE: 56LF - 4' WALK=52LF / 40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
REAR: 89LF- 34' WALKS = 55LF / 40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
TOTAL RECREATION BUILDING TREES = 8 TREES
TOTAL RECREATION BUILDING SHRUBS = 160 SHRUBS
10. PERIMETER LANDSCAPE REQUIRED AND PROVIDED:
NORTH PROPERTY LINE: 1 TREE/40 LF AND CONTINUOUS HEDGE
1279 LF/40= 32 TREES REQUIRED AND PROVIDED
3 TREES PER 100 LF @ 15' HT REQUIRED.
1279 LF/100=13 X 3=39 15' TREES REQUIRED AND PROVIDED
CONTINUOUS HEDGE PROVIDED
SOUTH PROPERTY LINE (R.O.W.): 1 TREE / 40 LF & CONT. HEDGE REQUIRED.
676 LF /40 = 17 TREES & CONT. HEDGE PROVIDED WITHIN LINEAR PARK.
EAST PROPERTY LINE: 387 LF/40= 10 TREES REQUIRED AND PROVIDED
CONTINUOUS HEDGE REQUIRED & PROVIDED
WEST PROPERTY LINE: 1 TREE / 40 LF & CONTINUOUS HEDGE REQUIRED.
365 LF/40 = 10 TREES & CONT. HEDGE PROVIDED.
11a. SCREEN STORAGE AND DUMPSTER AREAS REQUIRED AND PROVIDED
12a. PARKING INTERIOR: 1 TREE/10 SPACES REQUIRED & PROVIDED
313 SPACES/10= 32 TREES REQUIRED, 55 ISLANDS AND 55 TREES PROVIDED
13. STREET TREES REQUIRED: 17 STREET TREES PROVIDED IN LINEAR PARK
15. ROADWAY BUFFERS: PROVIDED IN LINEAR PARK
411 TREES REQUIRED BY CODE - 411 TREES PROVIDED
2046 SHRUBS REQUIRED + CONT. HEDGE
2046 SHRUBS PROVIDED + CONT. HEDGE
40% SHADE TREES (164) REQUIRED, 164 PROVIDED AT 12HT OR GREATER
30% INTERMEDIATE TREES 123 REQUIRED, 123 PROVIDED AT 10' HT.
MAX OF 10% SMALL TREES , 41 (10%) PROVIDED AT 8' HT.
164 NATIVE TREES REQUIRED, 164 (40%) NATIVE PROVIDED
2046 SHRUBS REQUIRED, 818 (40%) NATIVE, 818 NATIVE SHRUBS PROVIDED

PLANT LIST LINEAR PARK

NOTE The quantities on this plant list are to be used as a guide only. Bidder shall do independent takeoff for bidding purposes. * Denotes native plants

CT= CLEAR TRUNK GW= GREY WOOD DBH= DIAMETER BREST HEIGHT (4 1/2) OA= OVERALL HEIGHT
FTB= FULL TO BASE HYY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STD. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP= TRIPLE TRUNK STD.= TREE STANDARD MULT.= MULTI-TRUNK
STAG= STAGGERED HEIGHTS B&B= BALLED AND BURLAPPED FG= FIELD GROWN
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS	TRUNK DIA.	COMMENTS
BVT	4	Bougainvillea Spp.	Bougainvillea	4'	5'			Trellis Full
CAS10	16	Cassia surattensis	Cassia	10'	5'	4.5'CT	1.5'dbh	
DEL16	22	Delonix regia	Royal Poinciana	16'	10'	5'CT	4'dbh	
ELA	6	Elaeocarpus decipiens	Japanese Blueberry	8'	4'	3'CT		
FGI	528	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	422	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18"			Full
IAP12	1	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	1'dbh	
IB	83	Ilex cornuta 'Burfordii'	Burford Holly	24"	18"			
ING	311	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
IP	91	Ixora 'Petite'	Red Taiwan Dwarf Ixora	18"	18"			Full
JCBP	56	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper		12"-14"			
JV	390	Jasminum volubile	Wax Jasmine	24"	18"			Full
LV	275	Liriope 'Variegata Giant'	Aztec Grass		12"			Full
PO3	372	Podocarpus makii	Yew Podocarpus	3'	18"			Full
PO4	682	Podocarpus makii	Yew Podocarpus	4'	24"			Full
POP	180	Podocarpus macrophyllus Pringles	Pringles Dwarf Podocarpus	18"	18"			
QV14	26	Quercus virginiana	*Live Oak	14'	7'	4.5'CT	3'dbh	
ROY14	48	Roystonea elata	*Florida Royal Palm			14' GW		
SC	225	Seasonal Color	Flowers as Available		4"-6"			Full
SD18	1	Phoenix reclinata	Senegal Date Palm	18'-20'				5-7 Trunks
SV1.14	10	Phoenix sylvestris	Sylvestre Palm			14' CT		
WB14	2	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		

OTHER LANDSCAPE MATERIALS:
MUL Mulch (in Bags) As needed
SOIL Planting Soil (Cubic Yards) As needed
SOD TO BE MEASURED IN FIELD LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

©Copyright 2011, Michael J. Petrow and Associates, Inc. All Rights Reserved.

RIGHT OF MESSAGE: The drawings, designs, renderings and ideas represented by these plans are the property of the landscape architect. No part of such drawings, designs, renderings or ideas may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written permission of the landscape architect. In the event of any dispute, the plans and specifications submitted herewith, copy of the plans and specifications, shall prevail over any oral statements or discussions made at any time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS
DEC 5, 2011	
JAN 30, 2012	
APRIL 26, 2012	

SCALE: 1"=30'
DATE: AUG. 29, 2011
DRAWN BY: MJP.

SITE LANDSCAPE PLAN FOR BEL LAGO
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8801, Coral Springs, FL 33075
Phone (954) 446-9659 FL Reg. #382

SHEET NO: L-3
OF: 17

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT NEGOTIATION UNLESS SIGNED, SEALED & DATED WITH ORIGINAL SIGNATURE & LICENSED SEAL BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEAL DRAWINGS MAY BE USED FOR CLIENT HOUSE PURPOSES & BIDDING ONLY.

EXHIBIT 11
LANDSCAPE PLANS AND DETAILS (PARCEL C)

EXHIBIT 12
P.U.D. BOUNDARY AND LEGAL DESCRIPTION

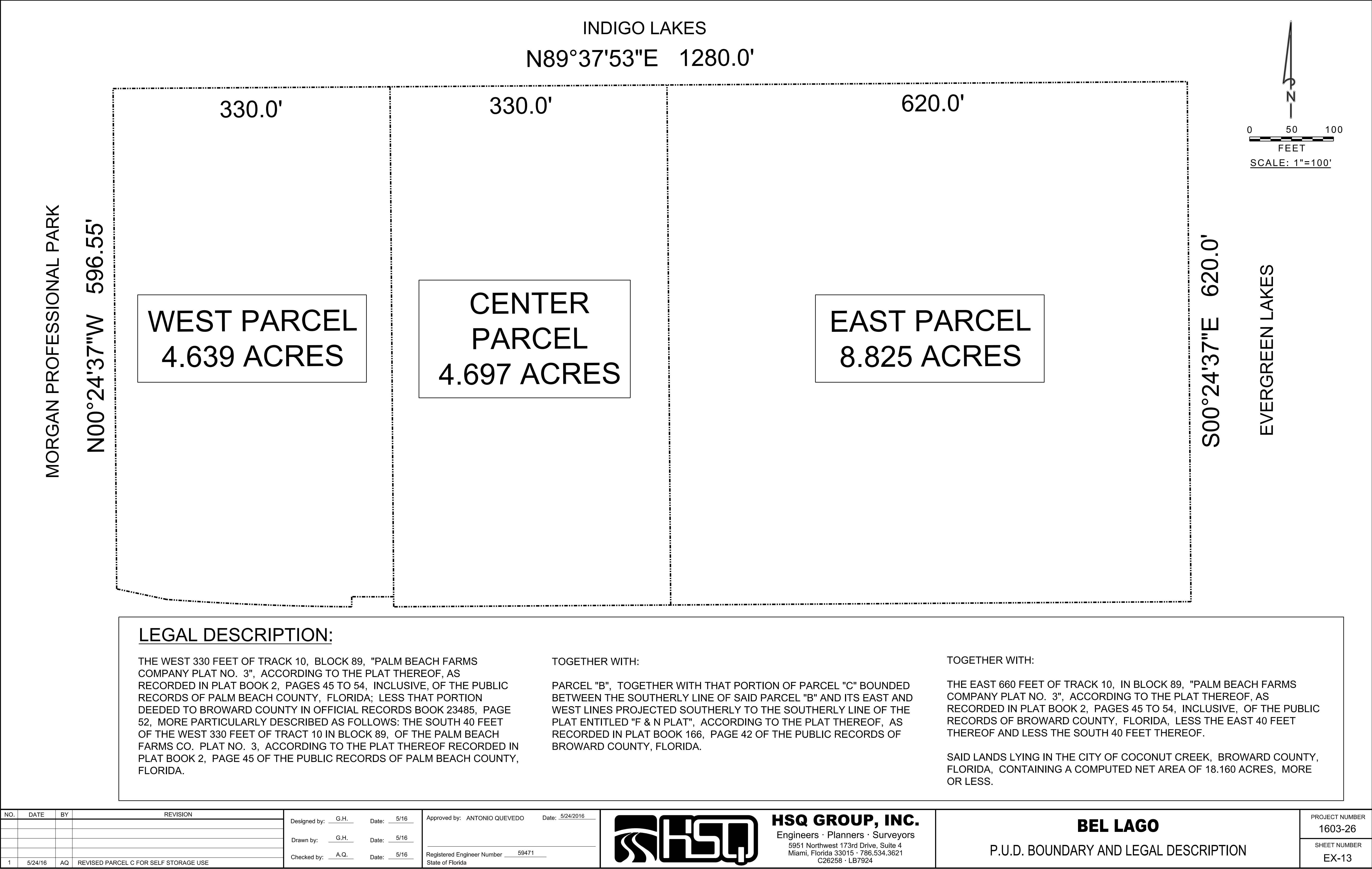
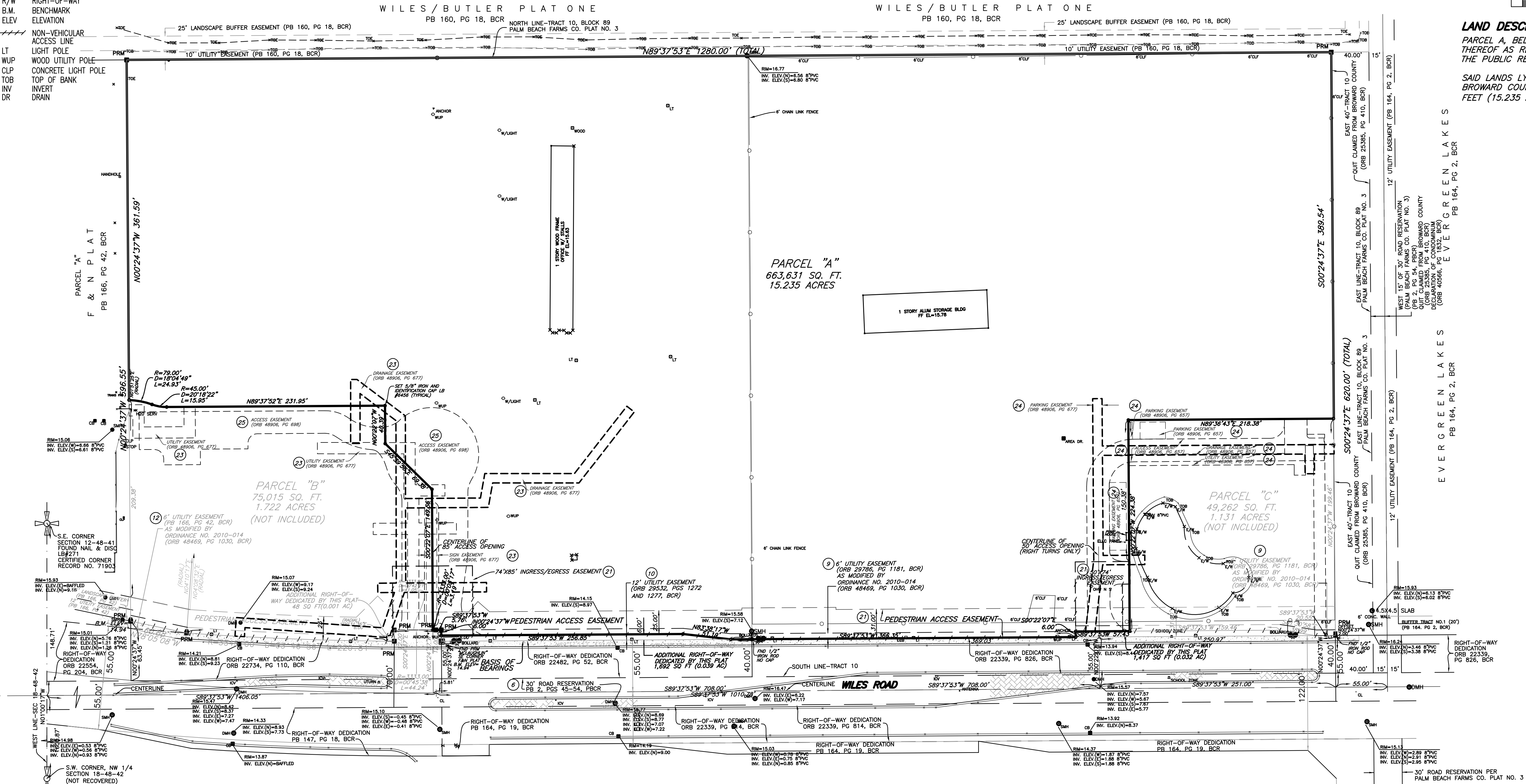


EXHIBIT 13
EXISTING SURVEY & PLAT DRAWINGS

LEGEND
IRON ROD
PRM - 4"x 4"x 24" PERMANENT
REFERENCE MONUMENT - MARKED
WITH SURVEYOR'S LB#6456
LB LAND (SURVEYING) BUSINESS
FND FOUND
ORB OFFICIAL RECORD BOOK
PB PLAT BOOK
PBCR PALM BEACH COUNTY RECORDS
BCR BROWARD COUNTY RECORDS
PC POINT OF CURVATURE
R RADIUS
D DELTA ANGLE
L ARC LENGTH
R/W RIGHT-OF-WAY
B.M. BENCHMARK
ELEV ELEVATION
NON-VEHICULAR ACCESS LINE
LT LIGHT POLE
WUP WOOD UTILITY POLE
CLP CONCRETE LIGHT POLE
TOB TOP OF BANK
INV INVERT
DR DRAIN



SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOC., P.A. FOR RIGHTS-OF-WAY EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THIS SURVEY IS BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 12, 2012, (ORDER NUMBER 3561818)

PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B SECTION II OF SAID COMMITMENT WITH ALL RECORDING REFERENCES TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA:

ITEM 6 MATTERS AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AND AS AMENDED BY ORDINANCE NO. 131-97 RECORDED IN ORB 26991, PAGE 403 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (ROAD RESERVATION AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY).
ITEM 7 INTENTIONALLY DELETED
ITEM 8 INTENTIONALLY DELETED
ITEM 9 UTILITY EASEMENT RECORDED IN ORB 29786, PG 1181, TOGETHER WITH CITY OF COCONUT CREEK RESOLUTION NO 95-3 RECORDED IN ORB 29786, PG 1176, AS MODIFIED BY ORDINANCE NO. 2010-014 RECORDED IN ORB 48468, PG 1030 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY).
ITEM 10 UTILITY EASEMENT RECORDED IN ORB 29532, PG 1277, AS AFFECTED BY RESOLUTION RECORDED IN ORB 29532, PG 1272 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY).

ITEM 11 AGREEMENT RECORDED IN ORB 20912, PG 528, TOGETHER WITH AND AS AFFECTED BY THE WARRANTY DEEDS TO BROWARD COUNTY RECORDED IN ORB 22339, PG 826, ORB 22482, PG 52 AND ORB 22734, PG 110. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
ITEM 12 MATTERS SHOWN ON THE PLAT OF F & N PLAT AS RECORDED IN PLAT BOOK 166, PAGE 42, TOGETHER WITH AND AS AMENDED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT, RECORDED IN ORB 34684, PG 648. PLATTED EASEMENTS SHOWN ON SURVEY WHERE APPLICABLE. AGREEMENT FOR AMENDMENT TO NOTATION ON PLAT IS AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
ITEM 13 INTENTIONALLY DELETED
ITEM 14 INTENTIONALLY DELETED
ITEM 15 INTENTIONALLY DELETED
ITEM 16 ORDINANCE NO. 2008-45 AMENDMENT TO LAND USE PLAN AS RECORDED IN ORB 43336, PG 768. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
ITEM 17 TERMS AND PROVISIONS OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN ORB 45796, PG 570 AND AS AMENDED BY AMENDED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN ORB 47467, PG 254. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
ITEM 18 INTENTIONALLY DELETED
ITEM 19 ORDINANCE NO. 2008-032 AMENDING CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS" RECORDED IN ORB 47989, PG 1270. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
ITEM 20 TERMS, CONDITIONS AND PROVISIONS OF ROAD IMPACT FEE AGREEMENT WITH BROWARD COUNTY RECORDED IN ORB 34684, PG 672. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 21 MATTERS SHOWN ON THE PLAT OF BEL LAGO VILLAS, RECORDED IN PLAT BOOK 180, PG 67. APPLICABLE EASEMENTS SHOWN ON SURVEY.
ITEM 22 TERMS, PROVISIONS, CONDITIONS, LIENS OF ASSESSMENTS AND EASEMENTS CONTAINED IN THE DRAINAGE DECLARATION RECORDED IN ORB 48906, PG 630. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
ITEM 23 TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN THE ACCESS, SHARED ENTRYWAY, SIGN, DRAINAGE, LANDSCAPING AND UTILITIES EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN ORB 48906, PG 677. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY)
ITEM 24 TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN THE ACCESS, SHARED ENTRYWAY, SIGN, DRAINAGE, LANDSCAPING AND UTILITIES EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN ORB 48906, PG 657. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY)
ITEM 25 TERMS, PROVISIONS, CONDITIONS, LIENS FOR ASSESSMENTS AND EASEMENTS CONTAINED IN THE CONSTRUCTION ACCESS AND LANDSCAPING EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN ORB 48906, PG 698. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY)
ITEM 26 RESTRICTIONS, TERMS AND PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN ORB 48906, PG 710. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
ITEM 27 TERMS, PROVISIONS, CONDITIONS AND LIENS CONTAINED IN THE SECURITY/LIEN AGREEMENT RECORDED IN ORB 48862, PG 1725. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 28 INTENTIONALLY DELETED
ITEM 29 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANT AND AGREEMENT FOR RIGHT OF WAY BEAUTIFICATION ALONG WILES ROAD RECORDED IN ORB 48874, PG 1961. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)
2. UNDERGROUND FOUNDATIONS AND INSTALLATIONS-NOT LOCATED.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 3201, SQUARE CUT ON WEST END OF HEADWALL CONTROL STRUCTURE. WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST OF US 441 ELEVATION=15.178'
5. TREE SPECIES SHOULD BE VERIFIED BY A LANDSCAPE ARCHITECT OR OTHER QUALIFIED PERSON IN THIS FIELD.

6. FLOOD ZONE INFORMATION:

COMMUNITY NO.: 120031
PANEL NO.: 0115 F
ZONE: X
BASE FLOOD ELEV.: N/A
DATE OF MAP: 8/18/92
DATE OF INDEX: 10/2/97

7. PROPERTY IS ZONED PLANNED UNIT DEVELOPMENT (P.U.D.). BUILDING SETBACKS ARE AS FOLLOWS:

EAST BOUNDARY: 57.5'
NORTH BOUNDARY: 57.5'
WEST BOUNDARY: 32.4'

SURVEYOR'S CERTIFICATE

TO PNC BANK, NATIONAL ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, BROAD AND CASSEL, CHICAGO TITLE INSURANCE COMPANY, BUILDING LAND AND TECHNOLOGY, AND ALTIS AT COCONUT CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 8, 9, 11(B), 12, 13, 14, 16, 17, 18, 19, 20, AND 21, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 30, 2012.

DATE: JULY 13, 2012

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISIONS		DESCRIPTION
DATE	BY	REVISION
08/27/12	MDR	REVISED TO SHOW PLAT BOOK AND PAGE

ENGINEERING SURVEYING PLANNING
SHAH DROTOS & ASSOCIATES
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9435 • FAX: 954-783-4754

DRAWN BY: MDR
CHECKED BY: MDR
DESIGNED BY:
APPROVED BY: S.D.A.

SCALE: 1"=60'

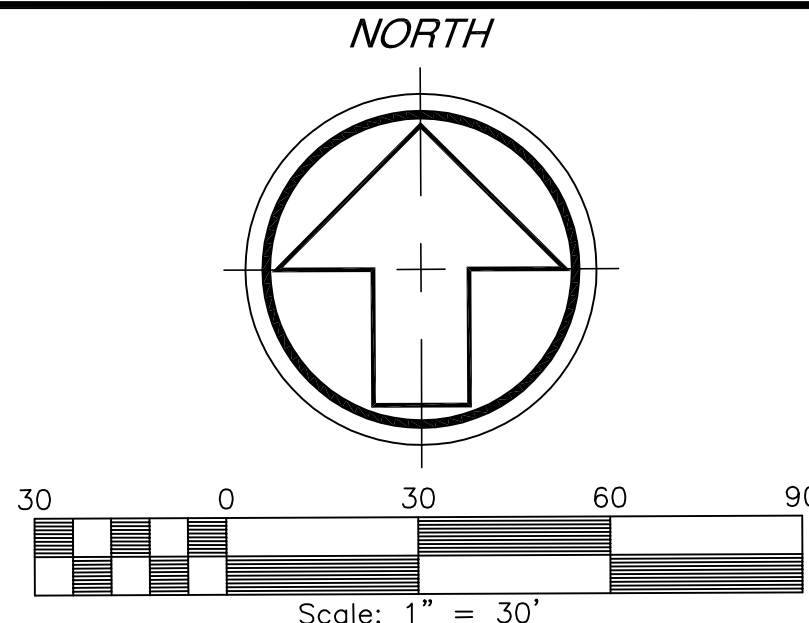
ALTA/ACSM LAND TITLE SURVEY
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
PARCEL A
BEL LAGO VILLAS PLAT

SEAL
FOR THE FIRM, BY:
JULY 13, 2012
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR
FLORIDA REG NO. 3998
DATE: MAY 30, 2012
JOB NO. 0778B.00
SHEET 1 OF 1

LEGEND

Ⓡ	IRON ROD
PRM	PRM - 4" x 4" x 24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LBF#6456
LB	LAND (SURVEYING) BUSINESS
FND	FUND
ORB	ORIGINAL BOOK
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
PC	POINT OF CURVATURE
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
R/W	RIGHT-OF-WAY
B.M.	BENCHMARK
ELEV	ELEVATION
-----	NON-VEHICULAR ACCESS LINE
LT	LIGHT POLE
WUP	WOOD UTILITY POLE
CLP	CONCRETE LIGHT POLE
TOB	TOP OF BANK
INV	INVERT
-----	DRAIN

PARCEL "A"
BEL LAGO PLAT
PB 180, PG 67, BCR



LAND DESCRIPTION:

PARCEL C, BEL LAGO VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, AT PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK ,
BROWARD COUNTY, FLORIDA, CONTAINING 49,262 SQUARE
FEET (1.131 ACRES), MORE OR LESS.

Number	Flower type	Number	Flower type	Number	Flower type
1 25 ¹	Oak	56 22 ²	Cypress	111 4 ¹	Oak
2 18 ¹	Cabbage Palm	57 1 ²	Cypress	112 4 ¹	Oak
3 15 ¹	Unknown	58 2 ²	Stemless	113 4 ¹	Oak
4 12 ¹	Cabbage Palm	59 6 ¹	Cypress	114 8 ¹	Oak
5 12 ¹	Unknown	60 14 ¹	Cabbage Palm	115 12 ¹	Oak
6 4 ¹	Unknown	61 30 ¹	Cypress	116 4 ¹	Birch
7 3 ¹	Unknown	62 24 ¹	Strawberry	117 14 ¹	Cabbage Palm
8 10 ¹	Unknown	63 10 ¹	Unknown	118 14 ¹	Unknown
9 10 ¹	Unknown	64 12 ¹	Unknown	119 10 ¹	Cabbage Palm
10 1 ¹	Unknown	65 5 ¹	Unknown	120 15 ¹	Aspen
11 1 ¹	Unknown	66 10 ¹	Cypress	121 10 ¹	Aspen
12 24 ¹	Cabbage Palm	67 10 ¹	Unknown	122 12 ¹	Cypress
13 1 ¹	Unknown	68 1 ¹	Unknown	123 10 ¹	Cypress
14 12 ¹	Unknown	69 8 ¹	Unknown	124 23 ¹	Cypress
15 30 ¹	Cypress	70 1 ¹	Unknown	125 14 ¹	Unknown
16 1 ¹	Cypress	71 4 ¹	Unknown	126 15 ¹	Cabbage Palm
17 12 ¹	Unknown	72 1 ¹	Unknown	127 1 ¹	Cypress
18 10 ¹	Cabbage Palm	73 1 ¹	Unknown	128 1 ¹	Unknown
19 23 ¹	Cabbage Palm	74 1 ¹	Unknown	129 4 ¹	Cypress
20 12 ¹	Oak	75 1 ¹	Unknown	130 30 ¹	Cypress
21 15 ¹	Cabbage Palm	76 5 ¹	Unknown	131 10 ¹	Cabbage Palm
22 5 ¹	Unknown	77 30 ¹	Unknown	132 10 ¹	Unknown
23 10 ¹	Unknown	78 24 ¹	Unknown	133 10 ¹	Unknown
24 2 ¹	Cabbage Palm	79 24 ¹	Unknown	134 10 ¹	Cabbage Palm
25 10 ¹	Cabbage Palm	80 1 ¹	Unknown	135 1 ¹	Cypress
26 10 ¹	Cabbage Palm	81 10 ¹	Cabbage Palm	136 10 ¹	Cypress
27 1 ¹	Unknown	82 12 ¹	Archibuthus Pine	137 10 ¹	Cypress
28 12 ¹	Cabbage Palm	83 20 ¹	Archibuthus Pine	138 20 ¹	Cypress
29 12 ¹	Cabbage Palm	84 24 ¹	Cypress	139 10 ¹	Cypress
30 14 ¹	Cabbage Palm	85 30 ¹	Cypress	140 10 ¹	Cabbage Palm
31 12 ¹	Cabbage Palm	86 22 ¹	Cypress	141 10 ¹	Cypress
32 14 ¹	Cabbage Palm	87 10 ¹	Unknown	142 10 ¹	Cypress
33 10 ¹	Cabbage Palm	88 10 ¹	Unknown	143 12 ¹	Cabbage Palm
34 10 ¹	Cabbage Palm	89 4 ¹	Cabbage Palm	144 10 ¹	Cabbage Palm
35 10 ¹	Cabbage Palm	90 14 ¹	Cabbage Palm	145 10 ¹	Cypress
36 10 ¹	Cypress	91 5 ¹	Unknown	146 10 ¹	Cypress
37 30 ¹	Cypress	92 30 ¹	Unknown	147 10 ¹	Cypress
38 30 ¹	Cypress	93 24 ¹	Cypress	148 16 ¹	Cabbage Palm
39 12 ¹	Cabbage Palm	94 2 ¹	Cabbage Palm	149 10 ¹	Cypress
40 12 ¹	Cabbage Palm	95 1 ¹	Unknown	150 1 ¹	Cypress
41 12 ¹	Cabbage Palm	96 1 ¹	Royal Palm	151 16 ¹	Cypress
42 8 ¹	Unknown	97 10 ¹	Royal Palm	152 14 ¹	Unknown
43 1 ¹	Unknown	98 20 ¹	Royal Palm	153 24 ¹	Cypress
44 8 ¹	Unknown	99 10 ¹	Royal Palm	154 24 ¹	Unknown
45 12 ¹	Cabbage Palm	100 4 ¹	Oak	155 4 ¹	Oak
46 10 ¹	Cabbage Palm	101 4 ¹	Oak	156 4 ¹	Oak
47 10 ¹	Cypress	102 10 ¹	Pinecone	157 10 ¹	Unknown
48 10 ¹	Cypress	103 2 ¹	Pinecone	158 14 ¹	Unknown
49 10 ¹	Cabbage Palm	104 1 ¹	Oak	159 24 ¹	Unknown
50 10 ¹	Cabbage Palm	105 4 ¹	Oak	160 10 ¹	Unknown
51 8 ¹	Cabbage Palm	106 10 ¹	Cabbage Palm	161 1 ¹	Unknown
52 8 ¹	Unknown	107 10 ¹	Cabbage Palm	162 1 ¹	Unknown
53 10 ¹	Unknown	108 10 ¹	Royal Palm	163 10 ¹	Unknown
54 8 ¹	Cabbage Palm	109 20 ¹	Unknown	164 12 ¹	Unknown
55 8 ¹	Cabbage Palm	110 10 ¹	Royal Palm		

R E V I S I O N S		
DATE	BY	DESCRIPTION

SDA SHAH
DROTOS
& ASSOCIATES
ENGINEERING
SURVEYING
PLANNING

DRAWN BY: MDR

CHECKED BY: MDR

DESIGNED BY:

APPROVED BY: S.D.A.

SCALE: 1"=30'

ALTA/ACSM LAND TITLE SURVEY
PARCEL C
BEL LAGO VILLAS PLAT

S E A L

FOR THE FIRM, BY:

MICHAEL D. ROSE
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REG No. 3998

DATE: MARCH 2016

JOB NO.
0778B.00

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOC., P.A. FOR RIGHTS-OF-WAY EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THIS SURVEY IS BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 12, 2012, (ORDER NUMBER 3561818)

PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING
ITEMS LISTED IN SCHEDULE B SECTION II OF SAID COMMITMENT.
WITH ALL RECORDING REFERENCES TO THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA:

ITEM 6 MATTERS AS SHOWN ON THE PLAT OF PALM BEACH FURS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AND AS AMENDED BY ORDINANCE NO. 131-97 RECORDED IN ORB 26891, PAGE 403 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (ROAD RESERVATION AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY).

ITEM 7 INTENTIONALLY DELETED

ITEM 8 INTENTIONALLY DELETED

ITEM 9 UTILITY EASEMENT RECORDED IN ORB 2978 PG 1181, TOGETHER WITH CITY OF COCONUT CREEK RESOLUTION NO 99-3 RECORDED IN ORB 29786, PG 1176, A MODIFIED BY ORDINANCE NO. 2010-014 RECORDED IN ORB 48469, PG 1030. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY)

ITEM 10 UTILITY EASEMENT RECORDED IN ORB 29532, PG 1277, AS AFFECTED BY RESOLUTION RECORDED IN ORB 29532, PG 1272 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY).

ITEM 11 AGREEMENT RECORDED IN ORB 20912, PG 528, TOGETHER WITH AND AS AFFECTED BY THE WARRANTY DEEDS TO BROWARD COUNTY RECORDED IN ORB 22339, PG 826, ORB 22482, PG 52 AND ORB 22734, PG 110. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 12 MATTERS SHOWN ON THE PLAT OF F & N PLAT AS RECORDED IN PLAT BOOK 166, PAGE 42, TOGETHER WITH AND AS AMENDED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT, RECORDED IN ORB 34684, PG 648. PLATTED EASEMENTS SHOWN ON SURVEY WHERE APPLICABLE. AGREEMENT FOR AMENDMENT TO NOTATION ON PLAT IS AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

ITEM 13 INTENTIONALLY DELETED

ITEM 14 INTENTIONALLY DELETED

ITEM 15 INTENTIONALLY DELETED

ITEM 16 ORDINANCE NO. 2006-45 AMENDMENT TO LAND USE PLAN AS RECORDED IN ORB 43336, PG 766. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 17 TERMS AND PROVISIONS OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN ORB 45796, PG 570 AND AS AMENDED BY AMENDED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN ORB 47467, PG 254. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 18 INTENTIONALLY DELETED

ITEM 19 ORDINANCE NO. 2008-032 AMENDING CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS" RECORDED IN ORB 47989, PG 1270. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 20 TERMS, CONDITIONS AND PROVISIONS OF ROAD IMPACT FEE AGREEMENT WITH BROWARD COUNTY RECORDED IN ORB 34684, PG 672. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 21 MATTERS SHOWN ON THE PLAT OF BEL
LAGO VILAS, RECORDED IN PLAT BOOK 180, PG 67.
APPLICABLE EASEMENTS SHOWN ON SURVEY.

ITEM 22 TERMS, PROVISIONS, CONDITIONS, LIENS OF
ASSESSMENTS AND EASEMENTS CONTAINED IN THE DRAINAGE
DECLARATION RECORDED IN ORB 48906, PG 630. (AFFECTS
SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM)

ITEM 23 TERMS, PROVISIONS, CONDITIONS AND
EASEMENTS CONTAINED IN THE ACCESS, SHARED ENTRYWAY,
SIGN, DRAINAGE, LANDSCAPING AND UTILITIES EASEMENT AND
MAINTENANCE AGREEMENT RECORDED IN ORB 48906, PG 677.
(AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY)

ITEM 24 TERMS, PROVISIONS, CONDITIONS AND
EASEMENTS CONTAINED IN THE ACCESS, SHARED ENTRYWAY,
SIGN, DRAINAGE, LANDSCAPING AND UTILITIES EASEMENT AND
MAINTENANCE AGREEMENT RECORDED IN ORB 48906, PG 657.
(AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY)

ITEM 25 TERMS, PROVISIONS, CONDITIONS, LIENS
FOR ASSESSMENTS AND EASEMENTS CONTAINED IN THE
CONSTRUCTION ACCESS AND LANDSCAPING EASEMENT AND
MAINTENANCE AGREEMENT RECORDED IN ORB 48906, PG 698.
(AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SURVEY)

ITEM 26 RESTRICTIONS, TERMS AND PROVISIONS OF
THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN
ORB 48906, PG 710. (AFFECTS SUBJECT PROPERTY BUT IS
NOT A PLOTTABLE ITEM)

ITEM 27 TERMS, PROVISIONS, CONDITIONS AND LIENS
CONTAINED IN THE SECURITY/LIEN AGREEMENT RECORDED IN
ORB 48862, PG 1725. (AFFECTS SUBJECT PROPERTY BUT IS
NOT A PLOTTABLE ITEM)

ITEM 28 INTENTIONALLY DELETED
ITEM 29 TERMS, PROVISIONS AND CONDITIONS
CONTAINED IN THE DECLARATION OF COVENANT AND AGREEMENT
FOR RIGHT OF WAY BEAUTIFICATION ALONG WILES ROAD
RECORDED IN ORB 48874, PG 1961. (AFFECTS SUBJECT
PROPERTY BUT IS NOT A PLOTTABLE ITEM)

2. UNDERGROUND FOUNDATIONS AND INSTALLATIONS--NOT
LOCATED.

3. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED
ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS
SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166,
PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH
89°37'53" WEST (ASSUMED).

4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL
GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE
BASED UPON BROWARD COUNTY ENGINEERING DIVISION
BENCHMARK NO. 3201, SQUARE CUT ON WEST END OF
HEADWALL CONTROL STRUCTURE. WEST SIDE OF ENTRANCE TO
TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST OF
US 441. ELEVATION=15.178'(NGVD29). TO DETERMINE NORTH
AMERICAN VERTICAL DATUM OF 1988, SUBTRACT 1.58' FROM
THE NGVD1929 VALUES.

5. TREE SPECIES SHOULD BE VERIFIED BY A LANDSCAPE
ARCHITECT OR OTHER QUALIFIED PERSON IN THIS FIELD.

6. FLOOD ZONE INFORMATION:

COMMUNITY NO.:	120031
PANEL NO.:	0115 F
ZONE:	X
BASE FLOOD ELEV.	N/A
DATE OF MAP:	8/18/14
DATE OF INDEX:	8/18/14

SURVEYOR'S CERTIFICATE

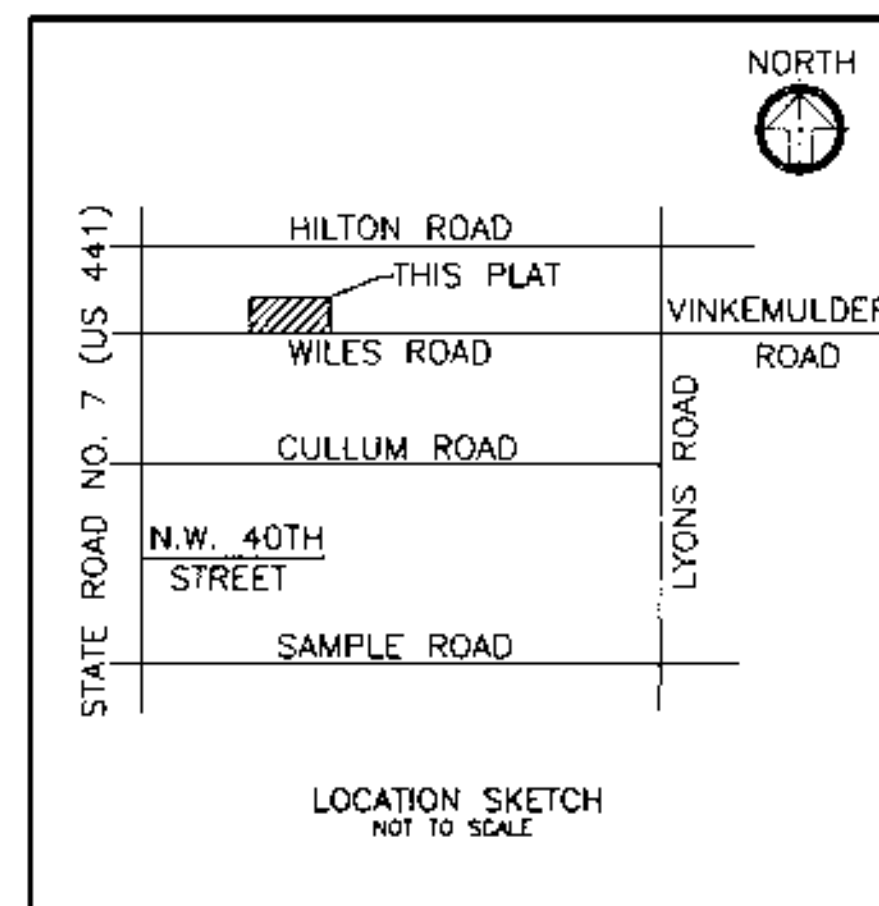
TO PNC BANK, NATIONAL ASSOCIATION AND ITS SUCCESSORS
AND ASSIGNS, BROAD AND CASSELL, CHICAGO TITLE INSURANCE
COMPANY, BUILDING LAND AND TECHNOLOGY, AND ALTIS AT
COCONUT CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA SURVEYING, STANDARD DETAIL REQUIREMENTS FOR
ALTA SURVEYING, TITLE SURVEYS, AND ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4,
6(B), 7(A), 8, 9, 11(B), 12, 13, 14, 16, 17, 18, 19, 20, AND
21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED
ON MARCH 24, 2016.

DATE: MARCH 24, 2016

SDA SHAH DROTOS & ASSOCIATESENGINEERING
SURVEYING
PLANNINGCERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2008

**LAND DESCRIPTION:**

THE EAST 660 FEET OF TRACT 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 PALM BEACH COUNTY, FLORIDA, LESS THE EAST 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 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 22482, 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.

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

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT ST. LUCIE INDUSTRIAL PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS BEL LAGO VILLAS PLAT, A REPLAT.

THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THE ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

PARCELS "A", "B" AND "C" AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRIVATE PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, INGRESS AND EGRESS, PARKING, UTILITIES AND DRAINAGE AND ARE HEREBY DEDICATED TO ST. LUCIE INDUSTRIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY WITHOUT RECOURSE TO THE CITY OF COCONUT CREEK.

THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATIONAL USE AND PEDESTRIAN ACCESS. SAID EASEMENT SHALL CONTAIN AN ALTERNATING PATTERN OF LANDSCAPING AND PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ST. LUCIE INDUSTRIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF COCONUT CREEK.

THE INGRESS-EGRESS AND ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

WITNESS:
PRINTED NAME: Doug Marek

ST. LUCIE INDUSTRIAL PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY:

WITNESS:
PRINTED NAME: MEJANWOOD WHITE

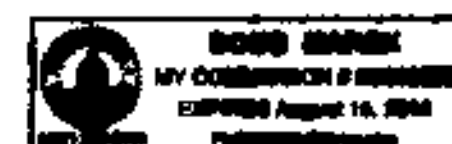
BY: Anthony V. Pugliese
ANTHONY V. PUGLIESE, II
PRESIDENT/MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June, 2011, BY ANTHONY V. PUGLIESE, II, PRESIDENT OF ST. LUCIE INDUSTRIAL PROPERTIES, LLC WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

PRINTED NAME:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:



Coconut Creek City Engineer

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 HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF CITY OF COCONUT CREEK, THIS 9th DAY OF June, A.D. 2012.

BY: Doug Young
CHAIRMAN

CITY OF COCONUT CREEK CITY COMMISSION

THIS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 2010-014, ADOPTED THIS 26th 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 WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: Barbara S. Price
BARBARA S. PRICE
CITY CLERK

CITY OF COCONUT CREEK CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF JUNE, A.D. 2012.

CITY ENGINEER: [Signature]
FLORIDA P.E. NO. 38861

MORTGAGEE'S CONSENT:

STATE OF Florida
COUNTY OF Miami Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 40276, AT PAGE 544 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SUPERVISOR, THIS 11th DAY OF August, 2011.

WITNESS: Darlene S. Santa
PRINTED NAME: Darlene S. Santa

GREAT FLORIDA BANK

WITNESS: [Signature]
PRINTED NAME: Jose Hernandez

BY: [Signature]
(PRINTED NAME) Joe Huddleston
(TITLE) Vice President

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Miami Dade

BEFORE ME PERSONALLY APPEARED Joe Huddleston, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF GREAT FLORIDA BANK, AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, A.D., 2011.

BY: [Signature]
(PRINTED NAME) Jermy M. May Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 6, 2012**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE SECTIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE; THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THE 18TH DAY OF APRIL, 2008. BENCHMARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998
SHAH, DROTOS AND ASSOCIATES, P.A.
3410 N. ANDREWS AVENUE EXTENSION
POMPAPO BEACH, FLORIDA 33064
CERTIFICATE OF AUTHORIZATION NO. LB6456

DATE: JULY 26, 2011DEDICATION
ST. LUCIE INDUSTRIAL PROPERTIES, LLCACKNOWLEDGEMENT
NOTARY PUBLICMORTGAGEE'S CONSENT
GREAT FLORIDA BANK

MORTGAGEE'S ACKNOWLEDGEMENT

BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY SURVEYOR

COCONUT CREEK CITY COMMISSION

SURVEYOR

SURVEYOR'S PROJECT NO. 05-0778

CFN # 110842013,

Page1 of 5

Recorded 06/27/2012 at 03:37 PM

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature]
DIRECTOR/DESIGNEE

DATE MAY 24, 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: [Signature]
CHAIRPERSON

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 22nd DAY OF June, 2012.

BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD:

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

BY: [Signature] 6/22/12
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

BY: [Signature] 5/24/12
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 28th DAY OF February, 2012.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: [Signature]
MAYOR-COUNTY COMMISSION

BY: [Signature]
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 27th DAY OF June, 2012 AND RECORDED IN PLAT BOOK 180, PAGE 67, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: [Signature]
DEPUTY



SDA SHAH DROTOS & ASSOCIATESENGINEERING
SURVEYING
PLANNINGCERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue, Ft. Lauderdale, FL 33306
PH: 954-943-9433 • FAX: 954-783-4754

APRIL, 2008

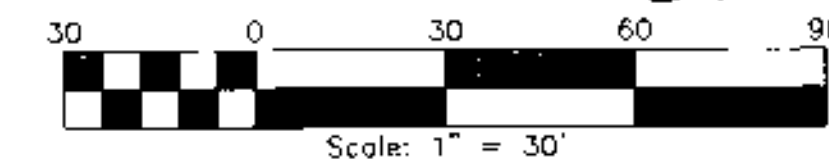
LEGEND

- IRON ROD
PRM - 4" x 4" x 24" PERMANENT
REFERENCE MONUMENT - MARKED
WITH SURVEYOR'S LB#6456
- FND FOUND
ORB OFFICIAL RECORD BOOK
PB PLAT BOOK
PBCR PALM BEACH COUNTY RECORDS
BCR BROWARD COUNTY RECORDS
PC POINT OF CURVATURE
R RADIUS
D DELTA ANGLE
L ARC LENGTH
R/W RIGHT-OF-WAY
B.M. BENCHMARK
ELEV ELEVATION

BEL LAGO VILLAS PLAT CFN #110842013

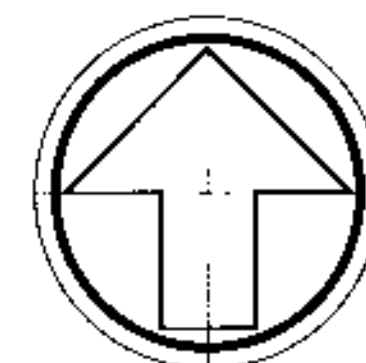
Page 2 of 5

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 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

PLAT BOOK **180**, PAGE **68**

SHEET 2 OF 5 SHEETS

NORTH



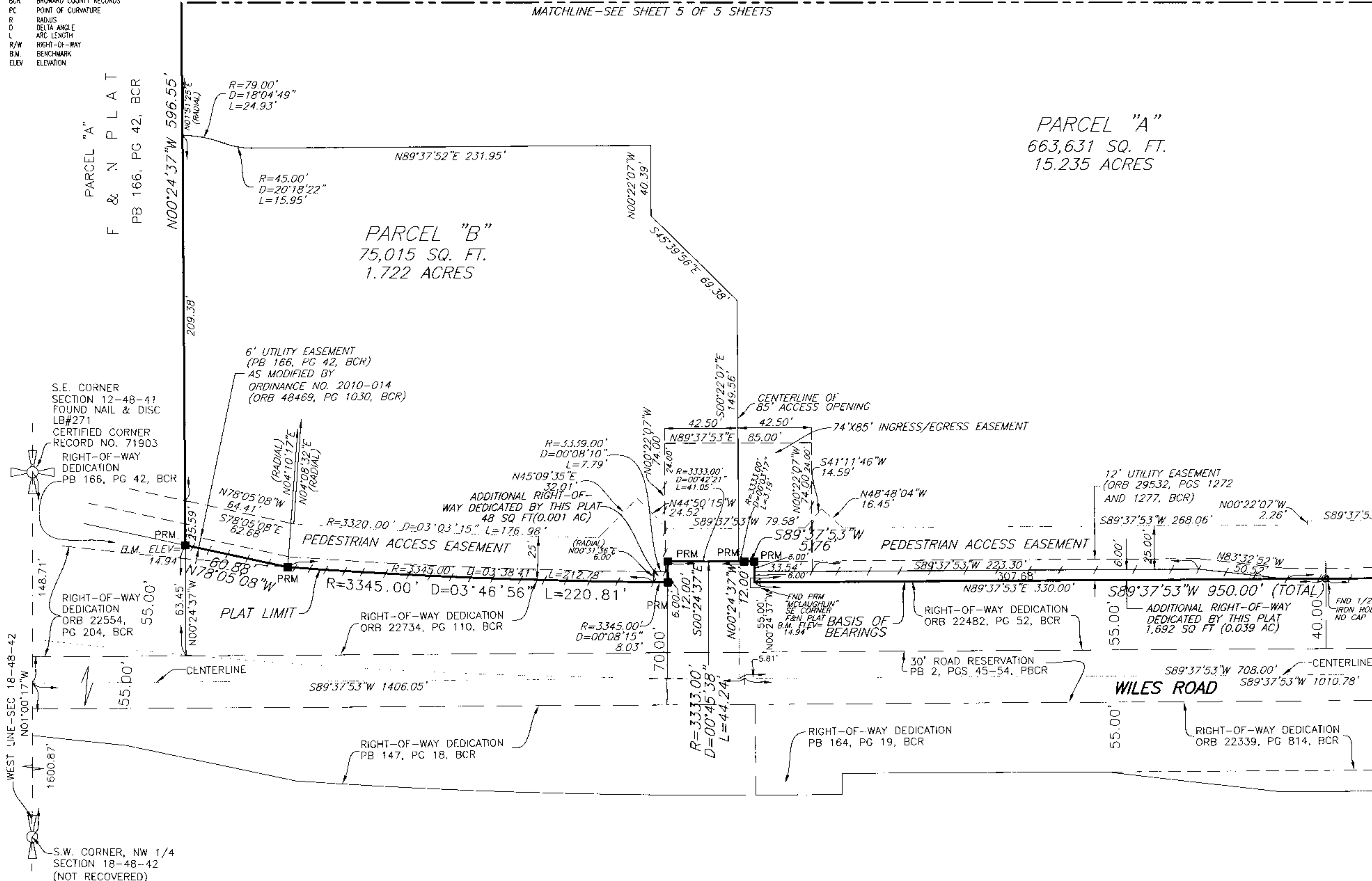
AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET

SURVEY NOTES:

- (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT - 4"X4"X24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT, BENCHMARK NO. 2947-ELEVATION=18.057 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
- THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE-BEDROOM, 156 TWO-BEDROOM, AND 36-THREE-BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF-STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.
- B.M. INDICATES BENCHMARK
- INDICATES NON-VEHICULAR ACCESS LINE

MATCHLINE-SEE SHEET 5 OF 5 SHEETS

MATCHLINE-SEE SHEET 3 OF 5 SHEETS



APRIL, 2008

LEGEND

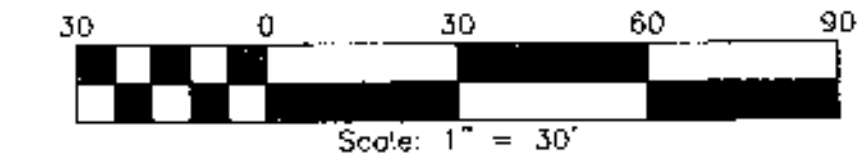
IRON ROD	PRM - 4" x 4" x 24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LB#6456
FND FOUND	
ORB OFFICIAL RECORD BOOK	
PB PLAT BOOK	
PBCR PALM BEACH COUNTY RECORDS	
BCR BROWARD COUNTY RECORDS	
PC POINT OF CURVATURE	
R RADIUS	
D DELTA ANGLE	
L ARC LENGTH	
R/W RIGHT-OF-WAY	
B.M. BENCHMARK	
ELEV ELEVATION	

BEL LAGO VILLAS PLAT

CFN #110842013

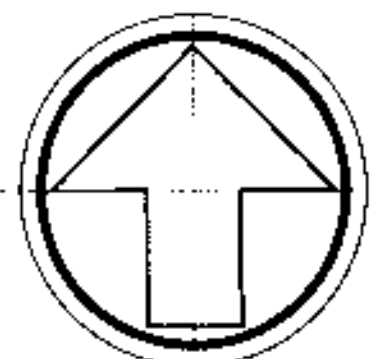
Page 3 of 5

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 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

PLAT BOOK **180**, PAGE **69**

SHEET 3 OF 5 SHEETS

NORTH



AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET

SURVEY NOTES:

1. (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT - 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
2. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947-ELEVATION=18.067 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
5. THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE-BEDROOM, 156 TWO-BEDROOM, AND 36-THREE-BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF-STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

6. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

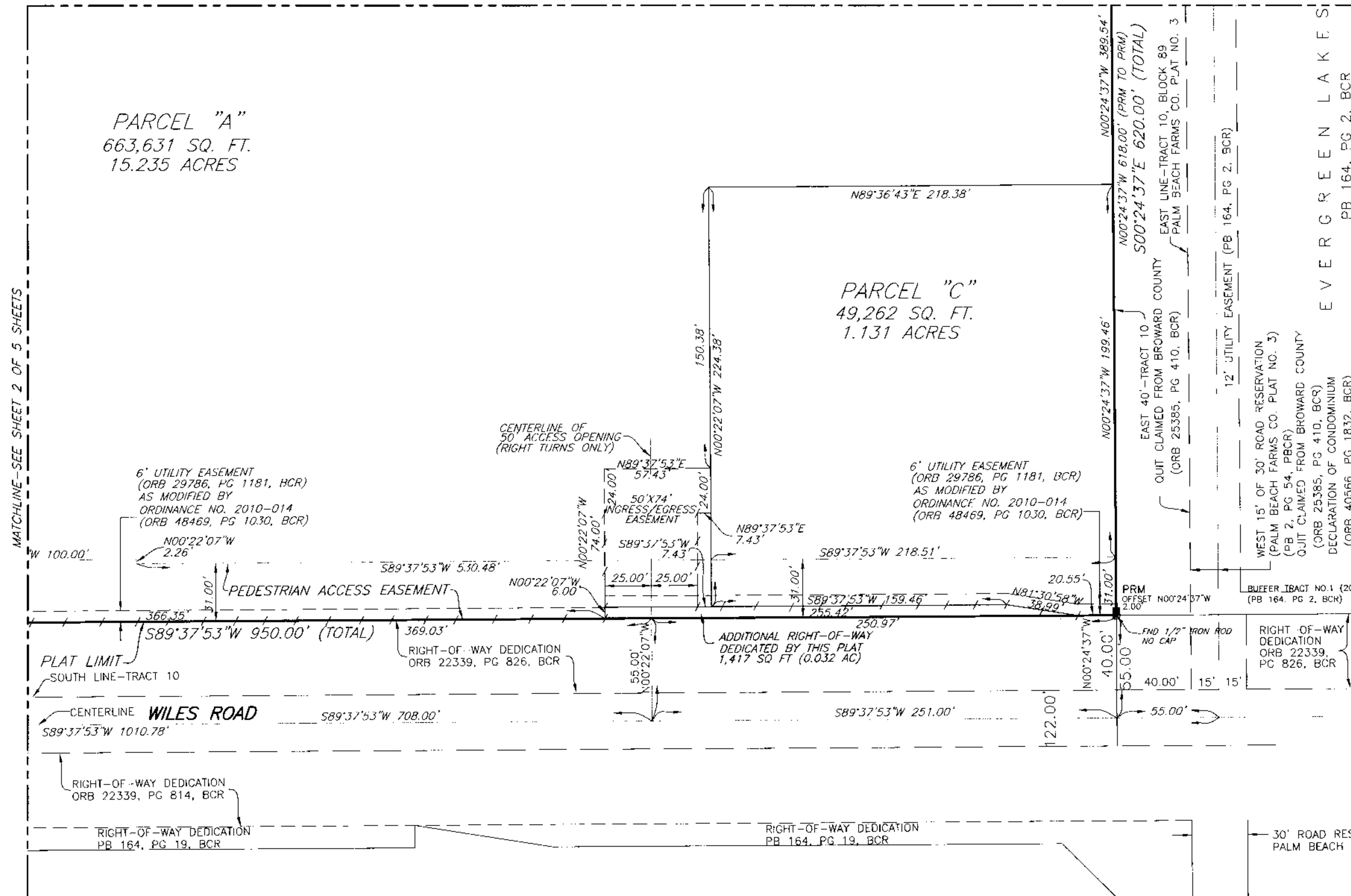
7. THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

8. GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.

9. B.M. INDICATES BENCHMARK

10. ***** INDICATES NON-VEHICULAR ACCESS LINE

MATCHLINE-SEE SHEET 4 OF 5 SHEETS



APRIL, 2008

BEL LAGO VILLAS PLAT

CFN #110842013

Page 4 of 5

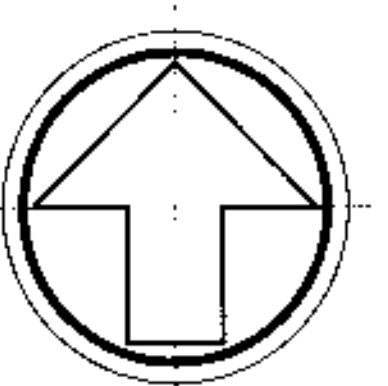
A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 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

PLAT BOOK **180**, PAGE **70**



SHEET 4 OF 5 SHEETS

NORTH



AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET

SURVEY NOTES:

1. (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT - 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
2. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947-ELEVATION=16.087 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
5. THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE-BEDROOM, 156 TWO-BEDROOM, AND 36-THREE-BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF-STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

6. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.1., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

7. THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

8. GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.

9. B.M. INDICATES BENCHMARK.

10. ----- INDICATES NON-VEHICULAR ACCESS LINE

LEGEND

- IRON ROD
- PRM - 4"x4"x24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LB#6456
- FOUND
- OFFICIAL RECORD BOOK
- PLAT BOOK
- PALM BEACH COUNTY RECORDS
- BROWARD COUNTY RECORDS
- POINT OF CURVATURE
- RADIUS
- DELTA ANGLE
- ARC LENGTH
- SIGHT-OF-WAY
- BENCHMARK
- ELEVATION

WILES / BUTLER PLAT ONE

PB 160, PG 18, BCR

25' LANDSCAPE BUFFER EASEMENT (PB 160, PG 18, BCR)

10' UTILITY EASEMENT (PB 160, PG 18, BCR)

N89°37'53"E 1280.00' (TOTAL)

PRM

40.00' 15'

PLAT LIMIT EAST 40'-TRACT 10
QUIT CLAIMED FROM BROWARD COUNTY
(ORB 25385, PG 410, BCR)

12' UTILITY EASEMENT (PB 164, PG 2, BCR)

WEST 15' OF 30' ROAD RESERVATION
(PALM BEACH FARMS CO. PLAT NO. 3)
(PB 2, PG 54, BCR)
QUIT CLAIMED FROM BROWARD COUNTY
(ORB 25385, PG 410, BCR)
DECLARATION OF CONDOMINIUM
(ORB 40566, PG 1832, BCR)

EVERGREEN LAKES
PB 164, PG 2, BCR

PARCEL "A"
663,631 SQ. FT.
15.235 ACRES

MATCHLINE--SEE SHEET 3 OF 5 SHEETS

MATCHLINE--SEE SHEET 5 OF 5 SHEETS

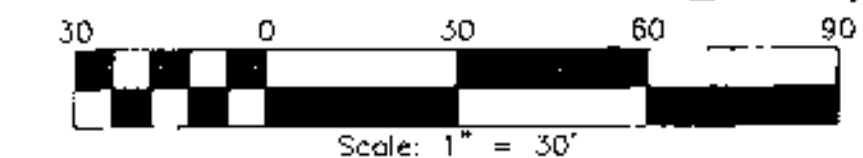
APRIL, 2008

BEL LAGO VILLAS PLAT

CFN #110842013

Page 5 of 5

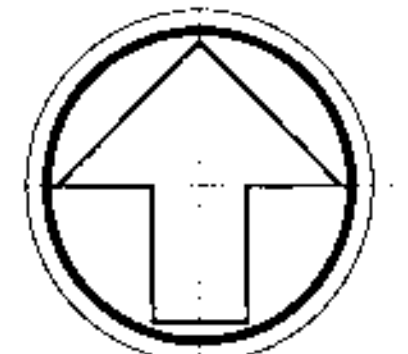
A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 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

PLAT BOOK 180, PAGE 71

SHEET 5 OF 5 SHEETS

NORTH

AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET



LEGEND

⑩	IRON ROD
■	PRM - 4" x 4" x 24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LB 6456
FNO	FOUND
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
PC	POINT OF CURVATURE
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
R/W	RIGHT-OF-WAY
B.M.	BENCHMARK
ELEV	ELEVATION

 WILES / BUTLER PLAT ONE
 PB 160, PG 18, BCR

25' LANDSCAPE BUFFER EASEMENT (PB 160, PG 18, BCR)

PRM

10' UTILITY EASEMENT (PB 160, PG 18, BCR)

PLAT LIMIT

 NORTH LINE-TRACT 10, BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3

N89°37'53"E 1280.00' (TOTAL)

 PARCEL "A"
 F & N PLAT
 PB 166, PG 42, BCR

 N00°24'37"W 596.55'
 361.58'

 PARCEL "A"
 663,631 SQ. FT.
 15.235 ACRES

MATCHLINE-SEE SHEET 2 OF 5 SHEETS

MATCHLINE-SEE SHEET 4 OF 5 SHEETS

SURVEY NOTES:

- (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT- 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
 - BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947-ELEVATION=18.057 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
 - THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE-BEDROOM, 156 TWO-BEDROOM, AND 36-THREE-BEDROOM) ON PARCEL A: 116,293 SQUARE FEET OF SELF-STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THIS NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES), MORE OR LESS.
 - B.M. INDICATES BENCHMARK
 - ***** INDICATES NON-VEHICULAR ACCESS LINE

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:

- 270 residential units (apartments)
- 116,293 square feet of self-storage
- 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:

- 60% towards State Road 7 (to and from the west)
- 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 1 - 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
				Trips	%		Trips	%	
Residential/220	270 units	$T = 6.06 (X) + 123.56$	1,760	53	3.0%	1,707	0	0.0%	1,707
Self Storage/151	116,293 sq.ft	$\ln(T) = 1.01 \ln(X) + 0.82$	277	14	5.0%	263	0	0.0%	263
Restaurant/931	8,750 sq.ft	$T = 89.95 (X)$	787	39	5.0%	748	329	44.0%	419
Total			2,824	106	3.8%	2,718	329	12.1%	2,389

AM Peak Hour Trip Generation

Land Use	Size	Trip Generation Rate (1)	Total AM Peak Hour Trips			Internal		External AM Peak Hour Trips			Passer-By (2)		New Trips		
			In	Out	Total	Trips	%	In	Out	Total	Trips	%	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			Internal		External PM Peak Hour Trips			Passer-By (2)		New Trips		
			In	Out	Total	Trips	%	In	Out	Total	Trips	%	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 Engineer's (ITE) *Trip Generation Manual* (8th Edition)(2) Source: Institute of Transportation Engineer'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

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.

Alejandro Zurita

April 17, 2017

Page 4 of 4

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.

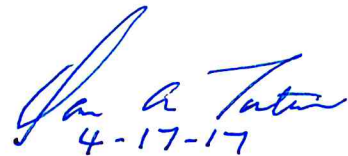
Should you have any questions regarding this matter, please do not hesitate to contact this office.

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 Available Spaces	Occupied Spaces	Occupied Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season 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 Available Spaces	Occupied Spaces	Occupied Percentage	Peak Season Factor*	Peak Season Total Parking Demand	Peak Season 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

NO.	DATE	BY	REVISION
1	03-27-17	G.H.	REVISION PER CITY OF COCONTO CREEK COMMENTS
2	07-27-18	G.H.	REVISION PER CITY OF COCONTO CREEK COMMENTS
3	05-11-18	G.H.	REVISION PER CITY OF COCONTO CREEK COMMENTS

Designed By:	A.O.	Date:	DATE
Drawn By:	G.H.	Date:	DATE
Checked By:	N.S.	Date:	DATE



HSQ GROUP, INC.
 Engineers - Planners - Surveyors
 535 NW 13th Ave, Suite 400
 Miami, FL 33136
 Phone: 305.581.1874
 Fax: 305.581.1875

SELF-STORAGE AT WILES ROAD
 SITE PLAN

PROJECT NUMBER
1603-26
 SHEET NUMBER
SP-1

