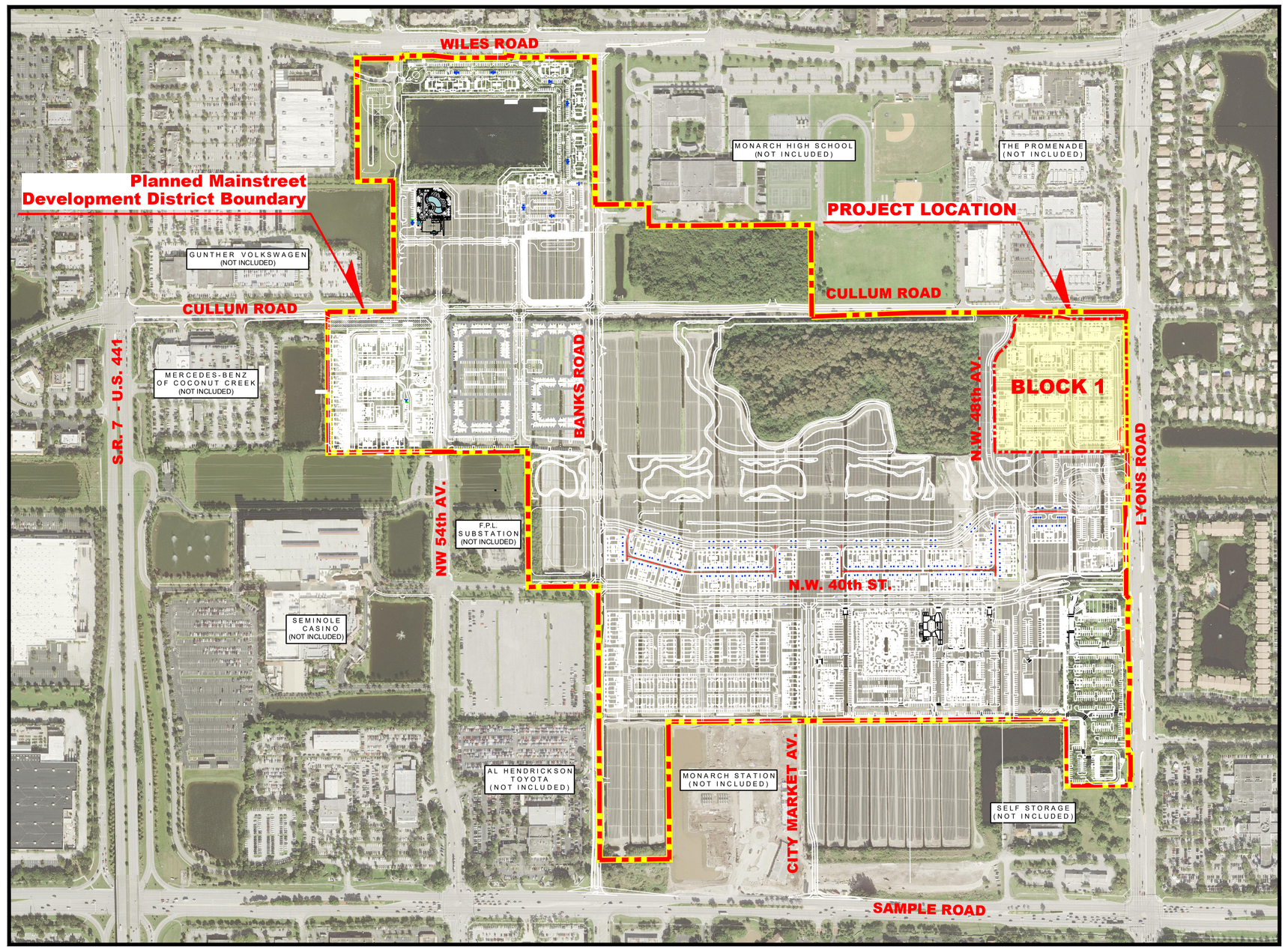
MAINSTREET AT COCONUT CREEK
- BLOCK 1 -

CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA

GSR RE PARTNERS, LLC

EXHIBIT "B"



LOCATION MAP

SCALE: 1" = 400'

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

SITE PLAN

LEGAL DESCRIPTION:

LEGAL DESCRIPTION
JOHN'S FAMILY PARTNERS LLLP

Parcel 1:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, and 73, Block 89, The Palm Beach Farms Co. Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45 -54, of the Public Records of Palm Beach, Florida, said lands now lying, being and situate in Broward County, Florida; LESS and except the North 20 feet of Tracts 33 and 42 conveyed to Broward County by Warranty Deeds recorded in Official Records Book 14, Page 599 and Official Records Book 24, Page 594; LESS those portions of Tracts 33 and 55 conveyed to the Broward County Expressway Authority and Broward County, Florida, by Order Of Taking recorded in Official Records Book 13966, Page 480; LESS that portion of Tract 24 known as Parcel No. 101 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 826 through 842, inclusive; and LESS that portion of Tract 42 known as Parcel No. 102 conveyed to the State of Florida Department of Transportation by Warranty Deeds recorded in Official Records Book 21899, Pages 845 through 861, inclusive, all of the Public Records of Broward County, Florida.

Parcel 2:

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

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

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
SURVEY	
070	BOUNDARY AND TOPOGRAPHIC SURVEY
071	BOUNDARY AND TOPOGRAPHIC SURVEY
ARCHITECTURAL PLANS	
110	8-UNIT TOWNHOUSE 22' REAR LOADED - FIRST FLOOR PLAN
111	8-UNIT TOWNHOUSE 22' REAR LOADED - FIRST FLOOR PLAN
112	8-UNIT TOWNHOUSE 22' REAR LOADED - FRONT FENCE ELEVATION
113	8-UNIT TOWNHOUSE 22' REAR LOADED - FRONT FENCE ELEVATION
113.a	8-UNIT TOWNHOUSE 22' REAR LOADED - SECOND FLOOR PLAN
113.b	8-UNIT TOWNHOUSE 22' REAR LOADED - SECOND FLOOR PLAN
113.c	8-UNIT TOWNHOUSE 22' REAR LOADED - ROOF PLAN
115	7-UNIT TOWNHOUSE 22' REAR LOADED - FIRST FLOOR PLAN
116	7-UNIT TOWNHOUSE 22' REAR LOADED - FRONT FENCE ELEVATION
116.a	7-UNIT TOWNHOUSE 22' REAR LOADED - SECOND FLOOR PLAN
116.b	7-UNIT TOWNHOUSE 22' REAR LOADED - ROOF PLAN
117	6-UNIT TOWNHOUSE 22' REAR LOADED - FIRST FLOOR PLAN
118	6-UNIT TOWNHOUSE 22' REAR LOADED - FRONT FENCE ELEVATION
118.a	6-UNIT TOWNHOUSE 22' REAR LOADED - SECOND FLOOR PLAN
118.b	6-UNIT TOWNHOUSE 22' REAR LOADED - ROOF PLAN
118.c	6-UNIT TOWNHOUSE 22' REAR LOADED - FIRST FLOOR PLAN
118.d	6-UNIT TOWNHOUSE 22' REAR LOADED - FRONT FENCE ELEVATION
118.e	6-UNIT TOWNHOUSE 22' REAR LOADED - SECOND FLOOR PLAN
118.f	6-UNIT TOWNHOUSE 22' REAR LOADED - ROOF PLAN
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120	5-UNIT TOWNHOUSE 22' REAR LOADED - FRONT FENCE ELEVATION
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129	5-UNIT VILLAS - SECOND FLOOR PLAN
130	4-UNIT VILLAS - FIRST FLOOR PLAN
132	4-UNIT VILLAS - REAR FENCE ELEVATION
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132.b	4-UNIT VILLAS - ROOF PLAN
133	5-UNIT VILLAS - ROOF PLAN
140	8-UNIT TOWNHOUSE 22' REAR LOADED - FRONT & REAR ELEVATION
140.a	8-UNIT TOWNHOUSE 22' REAR LOADED - FRONT & REAR ELEVATION
140.b	8-UNIT TOWNHOUSE 22' REAR LOADED - ROOF PLAN
140.c	8-UNIT TOWNHOUSE 22' REAR LOADED - SIDE ELEVATIONS
140.d	8-UNIT TOWNHOUSE 22' REAR LOADED - FRONT & REAR ELEVATION
140.e	8-UNIT TOWNHOUSE 22' REAR LOADED - FRONT & REAR ELEVATION
140.f	8-UNIT TOWNHOUSE 22' REAR LOADED - SIDE ELEVATIONS
141	7-UNIT TOWNHOUSE 22' REAR LOADED - FRONT & REAR ELEVATION
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142.f	6-UNIT TOWNHOUSE 22' REAR LOADED - FRONT & REAR ELEVATION
142.g	6-UNIT TOWNHOUSE 22' REAR LOADED - SIDE ELEVATIONS
143	5-UNIT TOWNHOUSE 22' REAR LOADED - FRONT & REAR ELEVATION
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143.c	5-UNIT TOWNHOUSE 22' REAR LOADED - SIDE ELEVATIONS
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ENGINEER'S CERTIFICATION

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAY HUEBNER, P.E., ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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!

NO	DATE	BY	REVISIONS
2	08/12/2023	H.G.	PER CITY COMMENTS
1	07/25/2023	H.G.	PER CITY COMMENTS

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MAINSTREET AT COCONUT CREEK
BLOCK 1

COVER SHEET

DATE:	04/22
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Jan 09, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

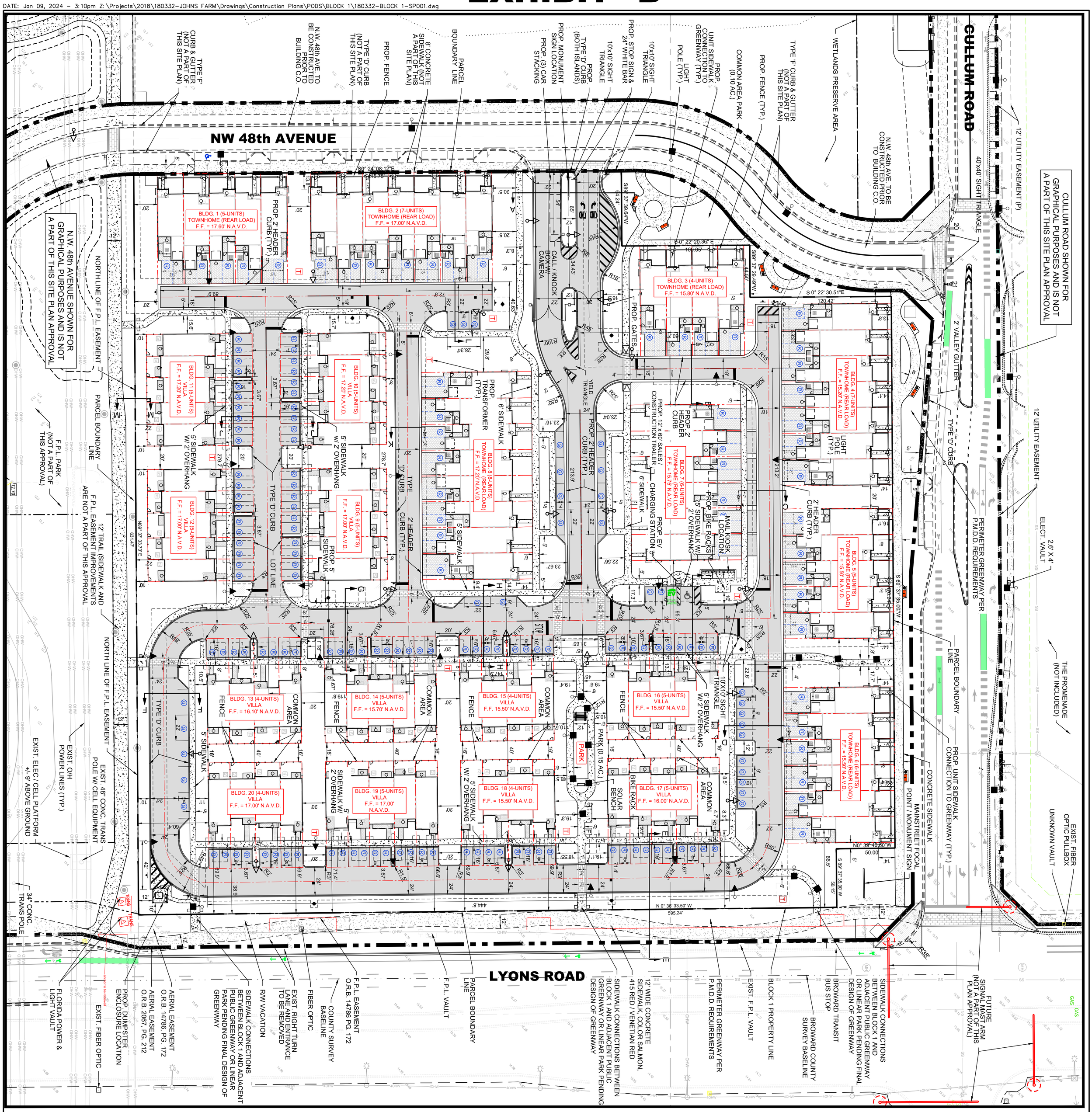
This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT:	1803-32
SHEET:	CS-1

DATE: Jan 09, 2024 - 2:51pm Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 1\180332-BLOCK 1-PDC001.dwg

EXHIBIT "B"

DATE: Jan 09, 2024 - 3:10pm Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 1\180332-BLOCK 1-SP001.dwg



SITE DATA

LAND USE CLASSIFICATION:	RAC
ZONING CLASSIFICATION:	P.M.D.D. (CONCURRENT PROPOSED REZONING)
SITE AREA	
NET SITE AREA:	8.82 AC 100%
BUILDING COVERAGE AREAS:	2.26 AC 26%
PRIVATE LOT IMPERVIOUS:	1.06 AC 12%
COMMON AREA SIDEWALK AREAS:	0.51 AC 6%
COMMON AREA ROAD & PARKING AREAS:	2.44 AC 28%
GREEN AREAS:	2.55 AC 29%
PERVIOUS AREAS:	2.55 AC 29%
IMPERVIOUS AREAS:	6.27 AC 71%
PARKING REQUIREMENTS	
PARKING REQUIRED:	UNIT PARKING: 2 SPACES PER UNIT = 208 SPACES GUEST PARKING: 10% OF REQUIRED UNIT PARKING = 21 SPACES TOTAL: 229 SPACES
PARKING PROVIDED:	112 VILLA UNIT ON STREET SPACES 96 TOWNHOME UNIT 1-CAR GARAGE AND 1-CAR DRIVEWAY SPACES 32 GUEST ON-STREET SPACES. (1) SPACE IS EV CHARGING 240 SPACES
DENSITY CALCULATIONS	
NET SITE AREA:	8.82 AC
NUMBER OF UNITS:	48 REAR LOADED TOWNHOMES 3-4 BEDROOM 56 VILLAS 2-3 BEDROOM 104 TOTAL UNITS = 11.79 DU/AC
BUILDING HEIGHT:	2 STORIES
PERIMETER BUILDING SETBACK REQUIREMENTS	
	REQUIRED / PROVIDED
NORTH (CULLUM ROAD)	20' MAX (FROM PUBLIC GREENWAY) / VARIES (12.7'-13.7' PORCH / 16.7' UNIT)
EAST (LYONS ROAD)	28' MIN. (FROM RW LINE) / 28' GREENWAY PLUS VARIES TO UNITS (70' MIN.)
WEST (N.W. 48TH AVE)	20' MAX. / VARIES (12.7'-13.7' PORCH / 16.7' UNIT)
SOUTH	5' MIN. / VARIES (22' MIN.)
PERIMETER FENCE SETBACKS	
NORTH & WEST FACING A COMMUNITY STREET:	30" HT. WALL PROPOSED AT 3' SETBACK WITHIN PRIVATE FRONT YARDS 6' HT. ENTRY GATE PROPOSED AT FENCE AT 113' SETBACK
EAST FACING LYONS ROAD:	MAX. 6' FENCE AT OR BEYOND MIN. 5' SETBACK FROM PUBLIC GREENWAY *(NO PERIMETER FENCE PROPOSED)*
SOUTH SIDE INTERIOR:	MAX. 6' FENCE AT OR BEYOND MIN. 5' SETBACK *(NO PERIMETER FENCE PROPOSED 4' HT. FENCE AT 10' SETBACK IN UNIT PRIVATE REAR YARDS)*
MAXIMUM BUILDING SEPARATION	
	MIN. / PROVIDED
SIDE TO SIDE	20 FEET / 20 FEET MIN.
SIDE TO BACK	30 FEET / 53 FEET MIN.
BACK TO BACK	40 FEET / 40 FEET MIN.
FRONT TO BACK	40 FEET / N/A
FRONT TO FRONT	60 FEET / 117 FEET (TO UNIT) / 111 (COVERED PORCH)

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE
- PROPOSED LIGHT POLE
- PROPOSED TRAFFIC SIGN
- PROPOSED RESIDENT PARKING SPACE
- PROPOSED GUEST PARKING SPACE
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING OVERHEAD WIRES
- PROPOSED CONDUIT BANK
- WETLAND BUFFER

N

0 40 80 FEET

SCALE: 1"=40'

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Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
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MAINSTREET AT COCONUT CREEK BLOCK 1

SITE PLAN

HSQ GROUP, LLC
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NO	DATE	BY	REVISIONS
2	09/12/2023	H.G.	PER CITY COMMENTS
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DATE: 04/22
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

PROJECT: 1803-32
SHEET: SP-1

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JAY HUEBNER, P.E.
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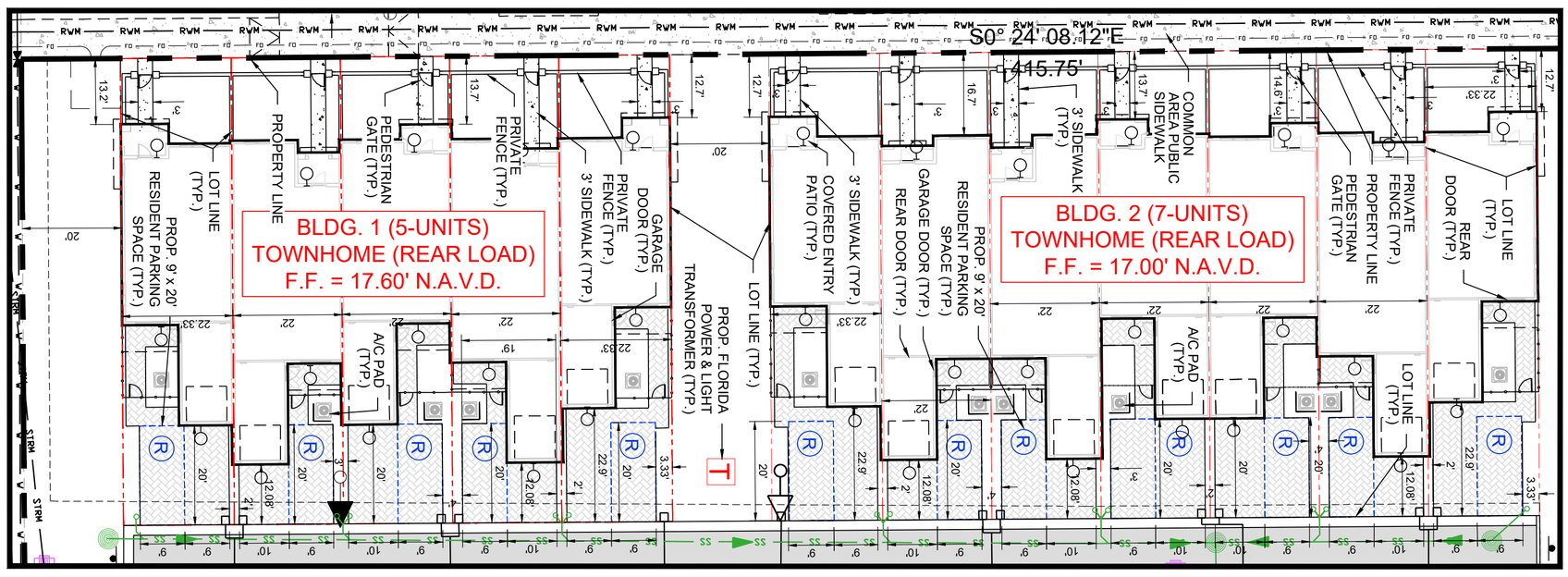
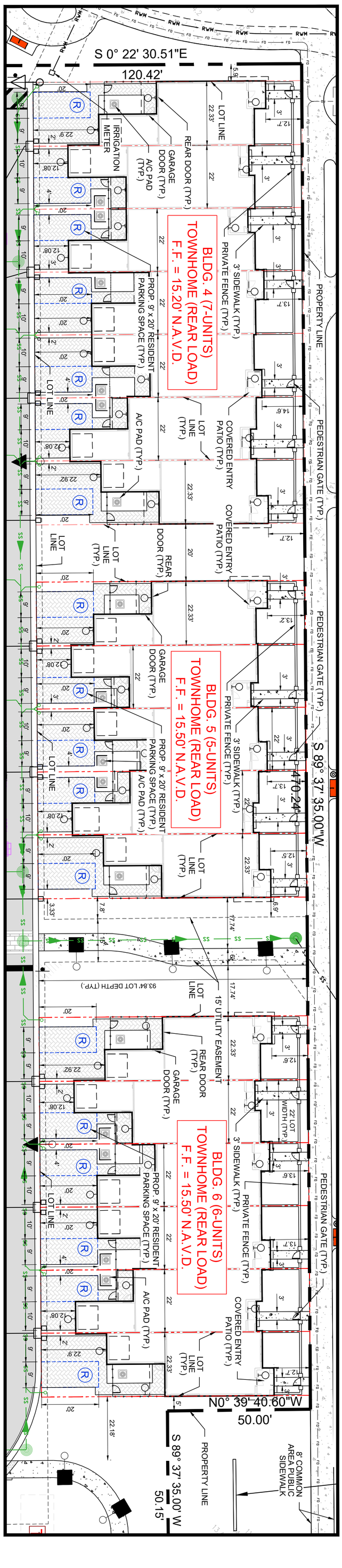
DATE: Jan 09, 2024 - 3:13pm Z:\Projects\2018\180332-JOHNS FARM\Drawings\Construction Plans\PODS\BLOCK 1\180332-BLOCK 1-SP001.dwg

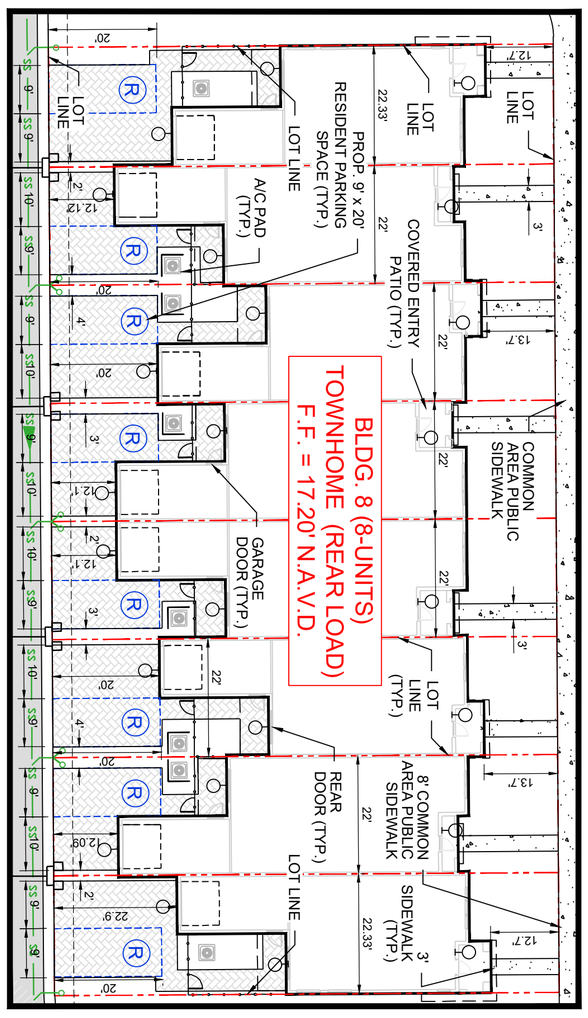
ENLARGED VIEW - BUILDINGS 1 and 2



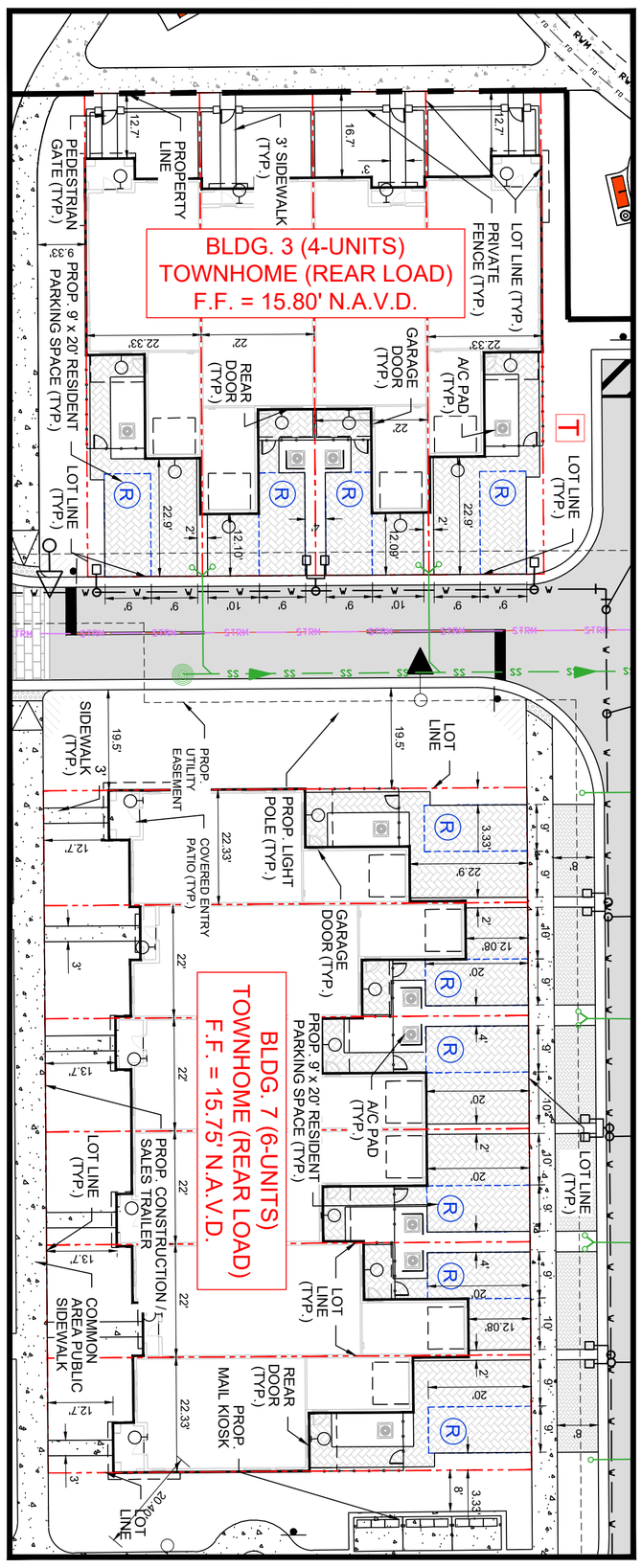
ENLARGED VIEW - BUILDING 4, BUILDING 5, and BUILDING 6



ENLARGED VIEW - BUILDING 8



ENLARGED VIEW - BUILDING 3 and BUILDING 7



TOWNHOME AND VILLA DEVELOPMENT REGULATIONS:

a. MAXIMUM BUILDING COVERAGE: FORTY (40) PERCENT OF TOTAL DEVELOPMENT BLOCK AREA.

b. MINIMUM COMMON OPEN AREA: FIFTY (50) PERCENT OF TOTAL DEVELOPMENT BLOCK AREA. COMMON OPEN AREA IS DEFINED AS THE PORTION OF THE TOTAL DEVELOPMENT BLOCK AREA NOT COVERED BY BUILDINGS OR STRUCTURES OR OPEN AREAS WITHIN PRIVATE RESIDENTIAL LOTS.

c. MAXIMUM PAVED AREA: N/A
100% OF A UNIT'S PRIVATE REAR YARD MAY BE PAVED. REAR YARD HARDSCAPE SHALL NOT ENCROACH BEYOND THE UNIT'S FEE SIMPLE LOT LINE INTO COMMON OPEN SPACE. THIS SHALL NOT PRECLUDE THE HOMEOWNER'S ASSOCIATION FROM ESTABLISHING A MORE RESTRICTIVE REQUIREMENT.

d. MINIMUM PERVIOUS OPEN AREA: SIXTEEN (16) PERCENT OF TOTAL DEVELOPMENT BLOCK AREA.

e. MINIMUM USABLE OPEN SPACE: TWENTY (20) PERCENT OF THE TOTAL DEVELOPMENT BLOCK AREA. USABLE OPEN SPACE AREA IS DEFINED AS THE PORTION OF COMMON OPEN AREA NOT INCLUDING PARKING, DRIVE AISLES, PRIVATE STREETS, SERVICE AREAS OR REQUIRED PERIMTER LANDSCAPE BUFFERS.

f. BUILDING LENGTH: NO SINGLE GOUPING OF TOWNHOMES OR VILLA UNITS SHALL EXCEED EIGHT (8) IN A ROW.

g. MINIMUM AIR-CONDITIONED DWELLING UNIT SIZE:
- TH - THREE (3) BEDROOMS: 1,486 to1,843 SQUARE FEET
- TH - FOUR (4) BEDROOMS: 2,214 to 2,317 SQUARE FEET
- VILLAS – TWO (2) BEDROOMS: 1,520 SQUARE FEET
- VILLAS – THREE (3) BEDROOMS: 1,422 to 1,786 SQUARE FEET

h. ACCESSORY BUILDINGS AND STRUCTURES:
- NO ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PERMITTED ON INDIVIDUAL TOWNHOUSE SITES WITH THE EXCEPTION OF DECKS, CABANAS, WALLS, FENCES, AWNINGS, TRELLISES, AND MECHANICAL EQUIPMENT WITH ITS ENCLOSURE.
- WHERE ACCESSORY BUILDINGS OR STRUCTURES ARE ALLOWED, THE INSTALLATION OF ACCESSORY USES AND STRUCTURES SUCH AS FREE STANDING DECKS AND THE LIKE WITHIN THE PRIVATE REAR YARD AREAS OF TOWNHOUSE OR VILLA UNITS, A MASONRY WING WALL A MINIMUM OF FIVE (5) FEET IN HEIGHT AND HAVING A MINIMUM LENGTH OF TEN (10) FEET, SHALL BE INSTALLED ALONG THE COMMON SIDE PROPERTY LINES BETWEEN THE UNITS EXTENDING FROM THE REAR WALLS OF THE DWELLINGS CONSTRUCTED ACROSS THE COMMON REAR LINE OF THE PRIVATE EXTERIOR YARD SHALL BE REQUIRED TO PROVIDE EMERGENCY ACCESS.

TOWNHOME AND VILLA UNIT PROPERTY DEVELOPMENT REGULATION TABLE

	LOT DIMENSIONS		SETBACKS AND SEPARATIONS		
	SIZE	WIDTH & FRONTAGE	DEPTH	FRONT	SIDE	REAR
REAR LOAD TOWNHOME	2,068 SF	22'	94'	2' - DECORATIVE GARDEN WALL OR FENCE 15' - UNIT EXT. WALL	0' - INTERIOR UNIT SEPARATION	10' - GARAGE EXTERIOR 20' DRIVEWAY 1-CAR PARKING APRON
VILLA	1,620 SF	18'	90'	31' - UNIT EXT. WALL	20' - END UNIT SEPARATION	12' - UNIT EXT. WALL 5' - COVERED OR UNCOVERED PATIO

NOTES:

1. SETBACKS ARE MEASURED FROM THE UNIT LOT LINE, RIGHT-OF-WAY LINE OR COMMON ACCESS EASEMENT LINE TO UNIT EXTERIOR WALL UNLESS OTHERWISE NOTED. COVERED OR UNCOVERED PORCHES OR PATIOS MAY ENCROACH INTO THE MINIMUM FRONT UNIT SETBACK BY UP TO FIVE (5) FEET. ALL STRUCTURES ARE SUBJECT TO P.M.D.D. SEC. III.E.2 SETBACKS.
2. MINIMUM DISTANCE BETWEEN GROUPINGS OF UNITS IS SUBJECT TO CITY CODE SEC. 13-338(d)(5) – MINIMUM BUILDING SEPARATIONS.

Sunshine811
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N

0 20 40
FEET
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MAINSTREET AT COCONUT CREEK BLOCK 1

BUILDING DETAILS - TOWNHOMES

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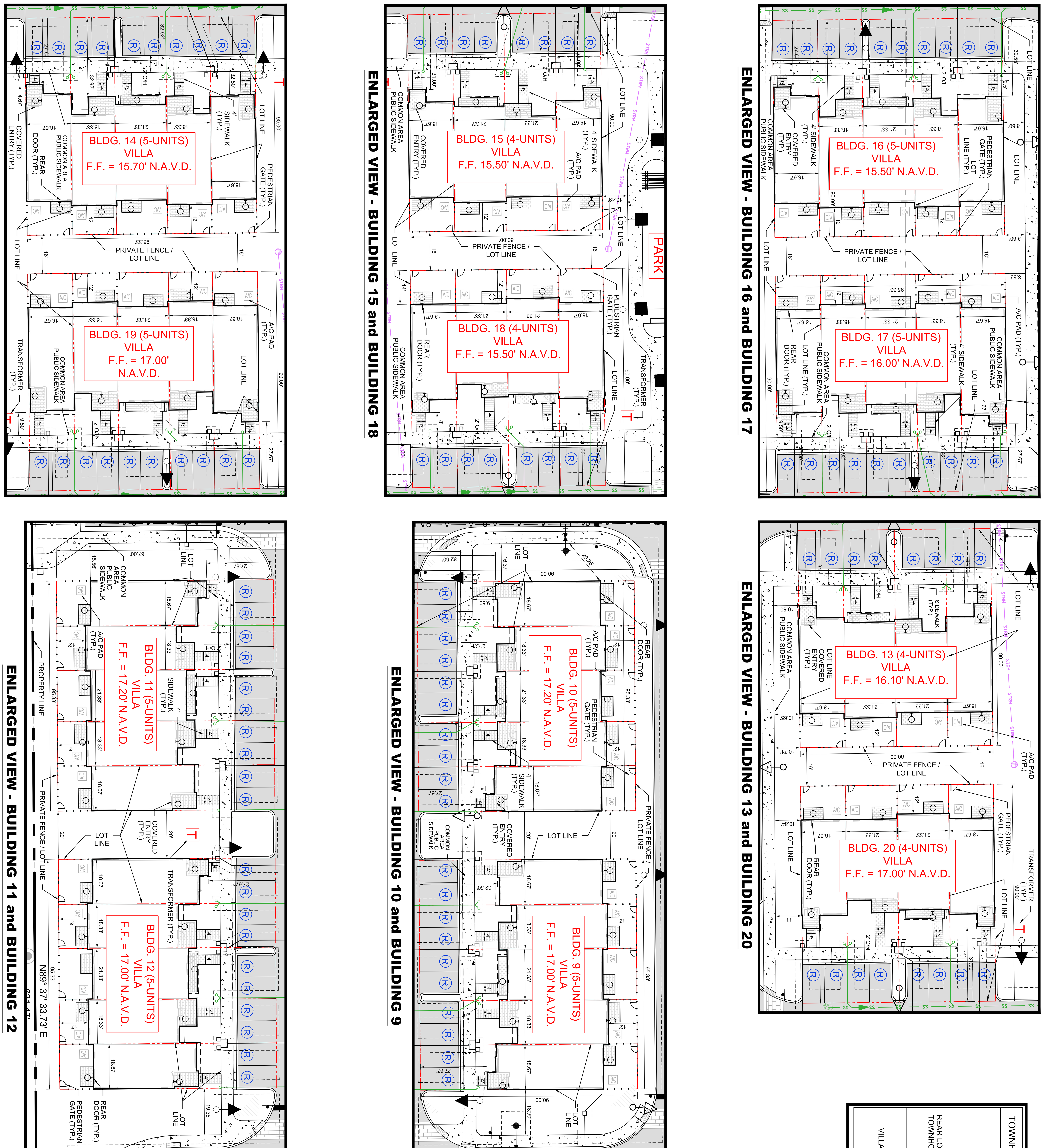

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h. ACCESSORY BUILDINGS AND STRUCTURES.
- NO ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PERMITTED ON INDIVIDUAL TOWNHOUSE SITES WITH THE EXCEPTION OF DECKS, CABANAS, WALLS, FENCES, AWNINGS, TRELLISES, AND MECHANICAL EQUIPMENT WITH ITS ENCLOSURE.
- WHEREVER THE CITY AND DEVELOPER INTEND TO ALLOW THE INSTALLATION OF ACCESSORY USES AND STRUCTURES SUCH AS TRELLISES, DECKS AND THE LIKE WITHIN THE PRIVATE REAR YARD AREAS OF TOWNHOUSE OR VILLA UNITS, A MASONRY WING WALL, A MINIMUM OF FIVE (5) FEET IN HEIGHT AND HAVING A MINIMUM LENGTH OF TEN (10) FEET, SHALL BE INSTALLED ALONG THE COMMON SIDE PROPERTY LINES BETWEEN THE UNITS, EXTENDING FROM THE BACK OF THE UNITS.
- WALLS OR FENCES CONSTRUCTED ACROSS THE COMMON REAR LINE OF THE PRIVATE EXTERIOR YARD SHALL BE REQUIRED TO PROVIDE EMERGENCY ACCESS.

NOTES:

1. SETBACKS ARE MEASURED FROM THE UNIT LOT LINE, RIGHT-OF-WAY LINE OR COMMON ACCESS EASEMENT LINE TO UNIT EXTERIOR WALL UNLESS OTHERWISE NOTED. COVERED OR UNCOVERED PORCHES OR PATIOS MAY ENCROACH INTO THE MINIMUM FRONT UNIT SETBACK BY UP TO FIVE (5) FEET. ALL STRUCTURES ARE SUBJECT TO P.M.D.D. SEC. III.E.2 SETBACKS.
2. MINIMUM DISTANCE BETWEEN GROUPINGS OF UNITS IS SUBJECT TO CITY CODE SEC. 13-338(d)(5) – MINIMUM BUILDING SEPARATIONS.

TOWNHOME AND VILLA UNIT PROPERTY DEVELOPMENT REGULATION TABLE

	LOT DIMENSIONS			SETBACKS AND SEPARATIONS		
	SIZE	WIDTH & FRONTAGE	DEPTH	FRONT	SIDE	REAR
REAR LOAD TOWNHOME	2,068 SF	22'	94'	2' - DECORATIVE GARDEN WALL OR FENCE 15' - UNIT EXT. WALL	0' - INTERIOR UNIT SEPARATION	10' - GARAGE EXTERIOR 20' DRIVEWAY 1-CAR PARKING APRON
VILLA	1,620 SF	18'	90'	31' - UNIT EXT. WALL	20' - END UNIT SEPARATION	12' - UNIT EXT. WALL 5' - COVERED OR UNCOVERED PATIO

SCALE: 1"=20'

0 20 40 FEET

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!

NO	DATE	BY	REVISIONS
2	09/12/2023	H.G.	PER CITY COMMENTS
1	07/25/2023	H.G.	PER CITY COMMENTS

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

MAINSTREET AT COCONUT CREEK BLOCK 1

BUILDING DETAILS - VILLAS

DATE: 04/22
DESIGNED BY: JH
DRAWN BY: HG
CHECKED BY: JH

JAY HUEBNER LICENSE No. 54615 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: Jan 09, 2024
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO.: 54615

PROJECT: 1803-32
SHEET: SP-3

This item has been digitally signed and sealed by Jay Huebner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.