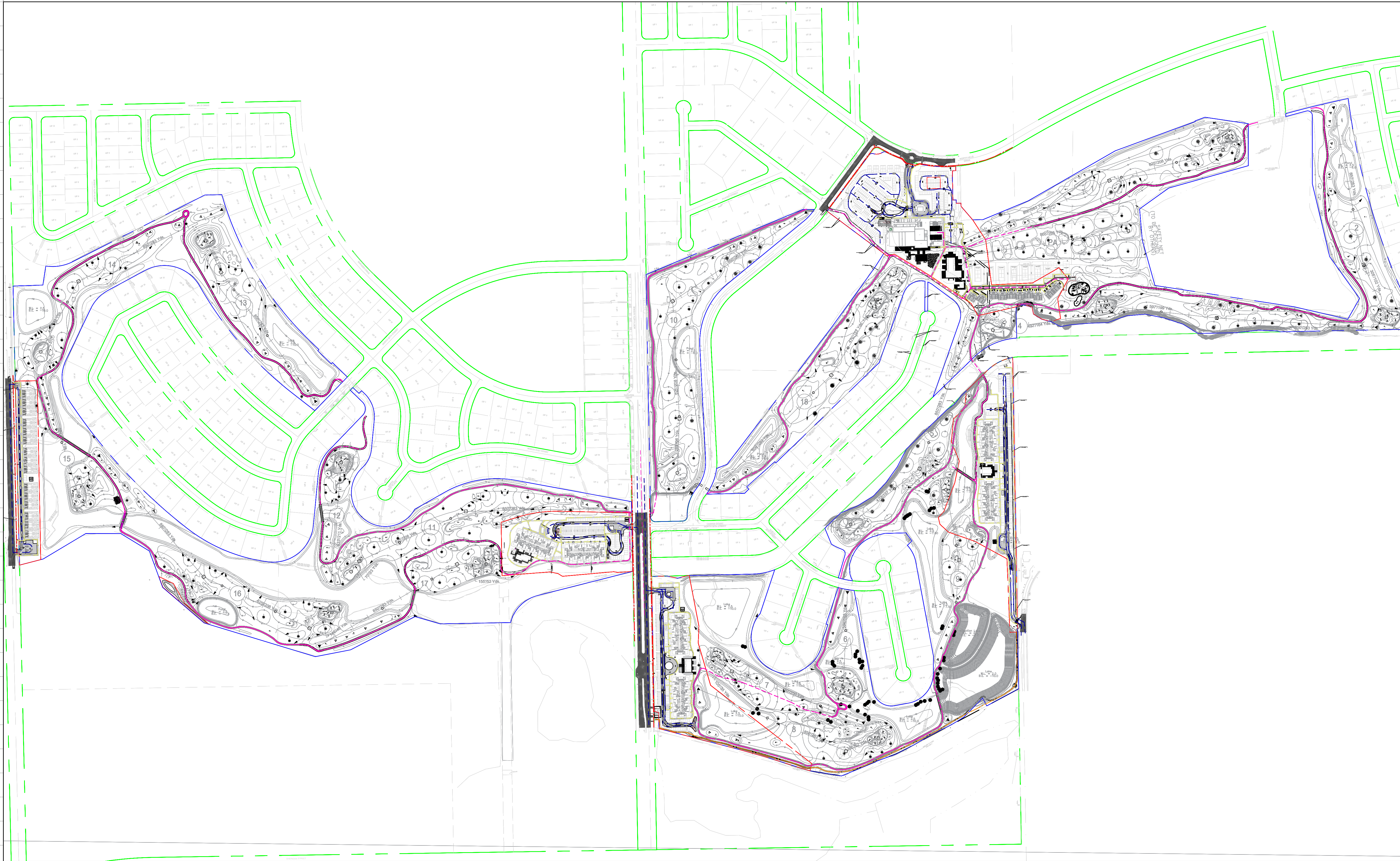


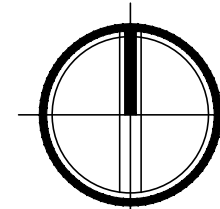


CIRCULATION LEGEND

- VEHICULAR PATH
- GOLF CART PATH
- STREET SIDEWALK
- NATURE TRAIL
- PEDESTRIAN / ADA PATH

1 Site Plan

Scale: 1/256"=1'



Rev.	Date

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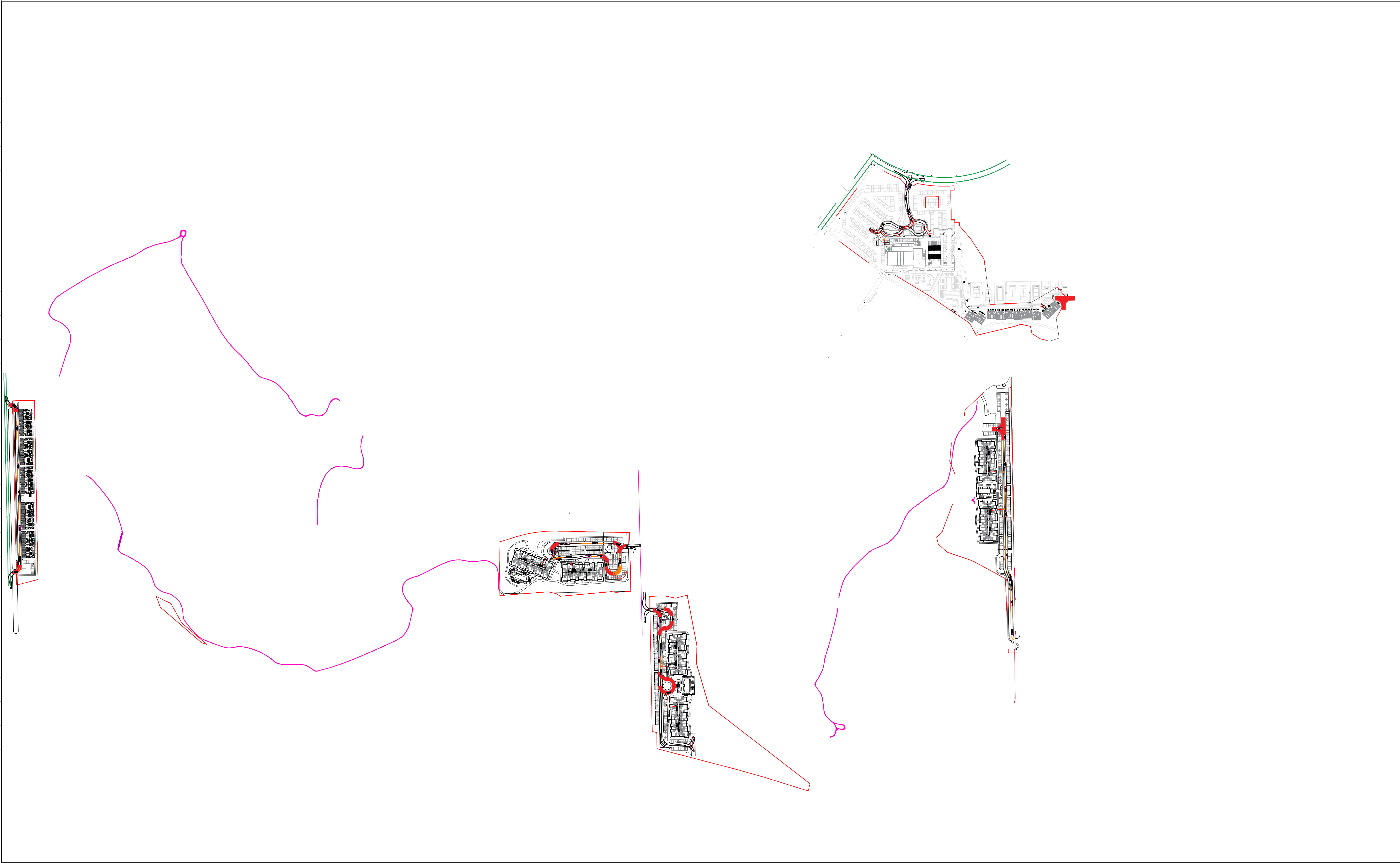
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SITE PLAN - CIRCULATION

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.2.05



STREET LEGEND

VEHICULAR PATH

GOLF CART PATH

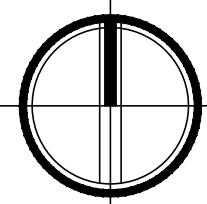
NATURE TRAIL

PEDESTRIAN PATH

WASTE COLLECTION PATH

EXISTING GOLF CART PATH

1 Site Plan
Scale: 1/256"=1'



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SITE PLAN
WASTE COLLECTION - OVERALL

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.2.06



COLOR LEGEND	
	TOWNHOMES
	RESIDENTIAL BUILDING
	CLUBHOUSE / RESIDENTIAL BUILDING
	VILLAS
	PERVIOUS SPACE
	PARKING LOT
	PEDESTRIAN CIRCULATION
	VEHICULAR CIRCULATION
	GOLF CART PATH
	NATURE TRAIL

NOTES

- In consideration that there are no infrastructure considerations in the phasing order, the phasing plan may be modified upon the approval of the city manager or designee, without the need for PDB or Commission approval.

- As Part of Phase 1, the Golf Course, and all amenities associated with the Clubhouse Site (Site E) will be operational. The Park (Site P) will also be operational. Each pool & amenity space associated with Sites A, B, C, D will be operational at completion of construction of each individual site.

	Site A	Site B	Site C	Site D	Site E
Site area	Townhouses 108,951 SF NET: 2.5 Ac GROSS: 3.4 Ac	Garden Apts 222,324 SF NET: 5.10 Ac GROSS: 5.4 Ac	Midrise Apts 311,219 SF NET: 7.13 Ac GROSS: 7.9 Ac	Midrise Apts 314,918 SF NET: 7.22 Ac GROSS: 8.0 Ac	Clubhouse 451,003 SF NET: 10.4 Ac GROSS: 11.1 Ac
Max. gross density	10 du/ac	10 du/ac	10 du/ac	10 du/ac	10 du/ac
Max. no. units	34	54	79	80	111
Min. lot area	2,000 sf	N/A	N/A	N/A	N/A
Min. lot depth	100 feet	N/A	N/As thA	N/A	N/A
Max. lot coverage (impervious area)	70%	75%	50%	50%	80%
Min. street setback	25 feet	50 feet	50 feet	50 feet	100 feet
Min. side setback	15' adj. to RS-7 15' adj. to RM-9	15 feet	50 feet	15 feet	15 feet
Min. rear setback	10 feet	10 feet	20 feet	10 feet	10 feet
Max. Building Height (Stories/Feet)	3 stories/ 35'-0"	3 stories/ 40'-0"	4 stories/ 50'-0"	4 stories/ 50'-0"	Clubhouse 5 stories / 80'-0"
Min. Unit size	2,000 sf	1,000 sf	1,000 sf	1,000 sf	750 sf
Min. Building separation	Per Florida Building Code, Broward Amendments				
Yard Encroachments	Per §4.23 unless noted below				

PHASE #1	
SITE	USES
SITE P	PARK
SITE E	CLUBHOUSE
SITE E	VILLAS
SITE D	APARTMENTS
SITE F	SINGLE FAMILY HOUSES
PHASE #2	
SITE	USES
SITE B	APARTMENTS
SITE C	APARTMENTS
PHASE #3	
SITE	USES
SITE A	TOWNHOUSES

PARKING CALCULATIONS PER SITE	
N 56TH ST / SITE A - PARKING REQUIREMENTS	
RATIO	
UNITS PS	2 PS / UNIT
GUEST PS	1 PS / 5 UNIT
ADA PARKING	1 per 25 PS
N 46TH AVE (WEST) / SITE B - PARKING REQUIREMENTS	
RATIO	
UNITS PS	1.5 PS / UNIT
GUEST PS	1 PS / 5 UNIT
ADA PARKING	5 per 101-150PS
N 46TH AVE (EAST) / SITE C - PARKING REQUIREMENTS	
RATIO	
UNITS PS	1.5 PS / UNIT
GUEST PS	1 PS / 5 UNIT
ADA PARKING	5 per 101-150PS
N 40TH ST / SITE D - PARKING REQUIREMENTS	
RATIO	
UNITS PS	1.5 PS / UNIT
GUEST PS	1 PS / 5 UNIT
ADA PARKING	5 per 101-150PS
CLUB HOUSE / VILLAS - PARKING REQUIREMENTS	
RATIO	
CLUBHOUSE RES UNITS PS	1.5 PS / UNIT
CLUBHOUSE RES UNIT GUEST PS	1 PS / 5 UNIT
ADA PS	4 PS per 76-100 PS
HOTEL VILLA UNITS PS	1 PS / 1 UNIT
HOTEL VILLA ADA PS	2PS per 26 TO 50 PS
GOLF CLUBHOUSE & COURSE	9.26 PS Per Hole *ITE Code- Parking Generation Manual 6th Edition
ADA PS	6PS per 151-200 PS

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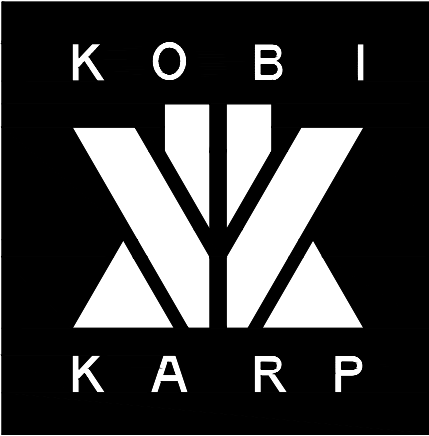
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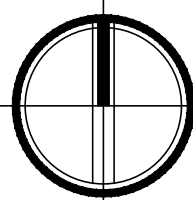
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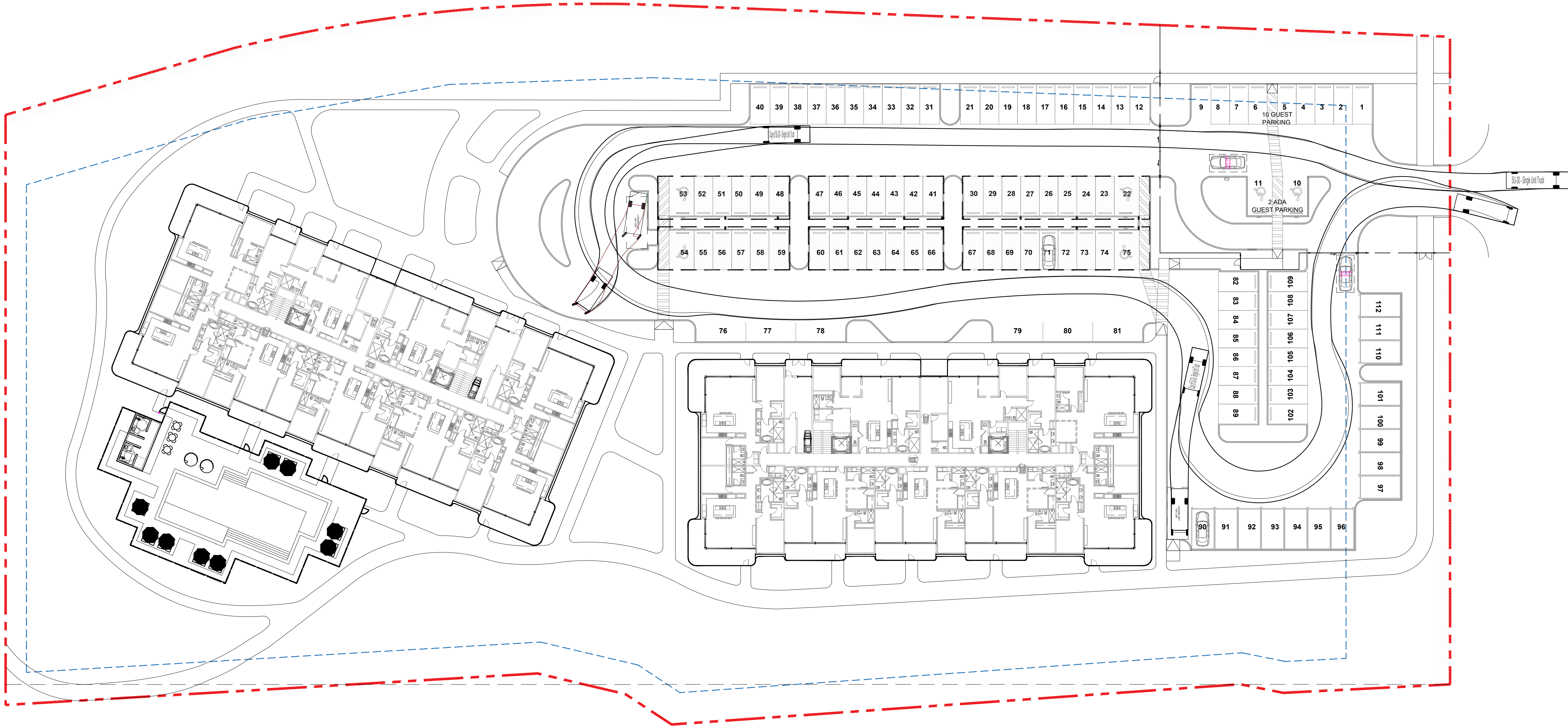


OVERALL LAND USE PLAN

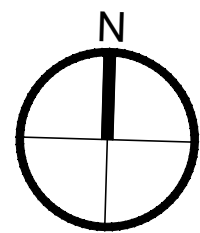
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Project # 1849	A2.07

1 Site Plan
Scale: 1/256"=1' (24'x36")





1 LOT COVERAGE - LEVEL 1
Scale: 1" = 30'-0"



SITE B - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	111,162 SF (50.00%)
BUILDING	41,884 SF (19%)
AMENITY DECK	6,725 SF (3%)
LOT COVERAGE PROVIDED	48,609 SF (22%)

LEGEND	
---	PROPERTY LINE
---	PROPERTY SETBACK
	LOT COVERAGE

NOTE
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW
AND MAY BE SUBJECT TO BOARD APPROVAL

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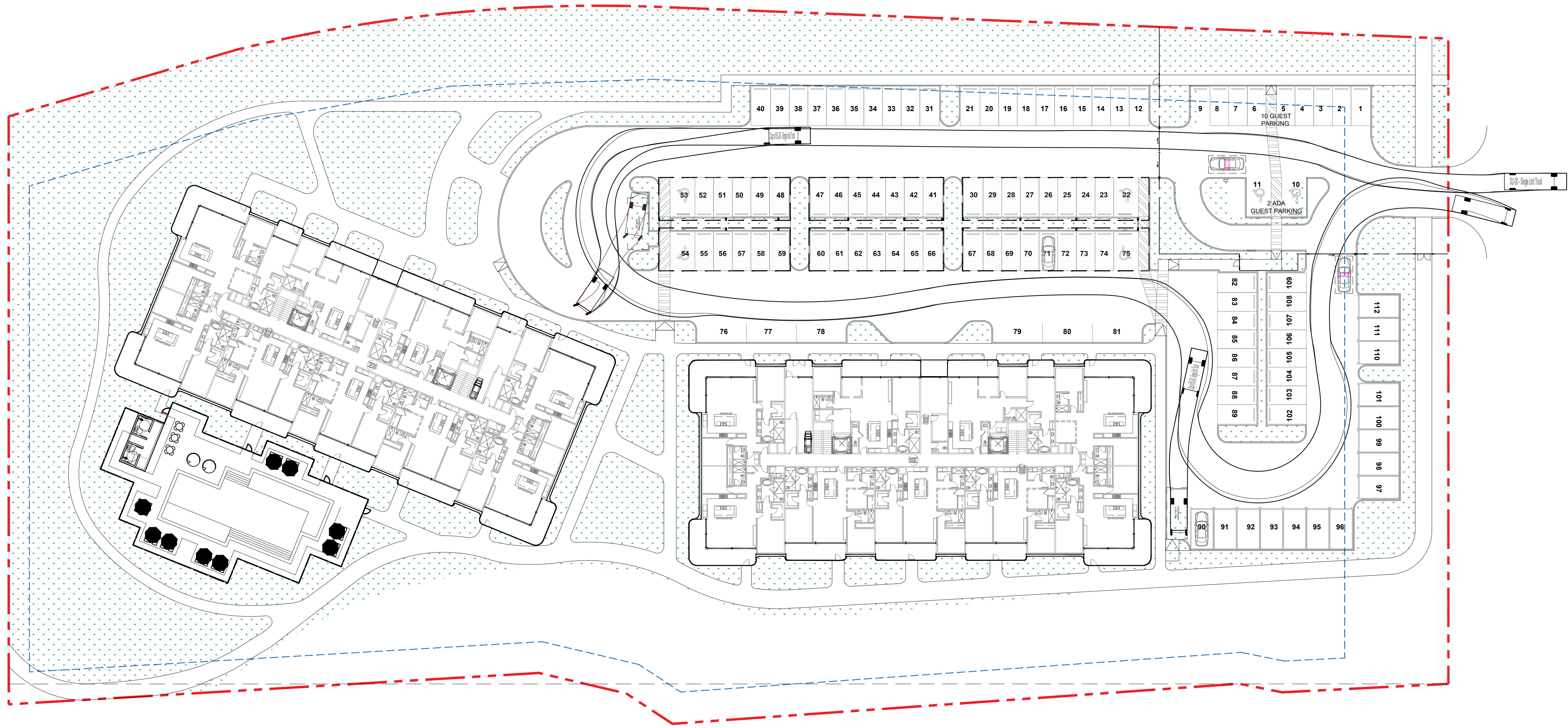
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SITE B - SITE DATA	
PROPOSED	
LOT AREA	222,324 SF (5.10 ACRES)
SITE B - ZONING DATA	
PERVIOUS	
MIN PERVIOUS ALLOWED	66,697 SF (30.00%)
TOTAL PERVIOUS PROVIDED	71,050 SF (31.96%)
IMPERVIOUS	
MAX IMPERVIOUS ALLOWED	155,627 SF
BUILDING	41,884 SF
PARKING	53,307 SF
PATH	19,977 SF
AMENITY DECK	6,725 SF
TOTAL IMPERVIOUS	121,893 SF (54.83%)

SITE B - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	111,162 SF (50.00%)
BUILDING	41,884 SF (19%)
AMENITY DECK	7,263 SF (3%)
LOT COVERAGE PROVIDED	49,147 SF (22.11%)

LEGEND

PERVIOUS

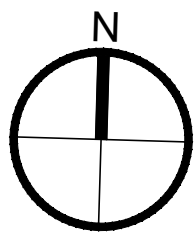
OUTDOOR AMENITY AREA

NOTE

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1 PERVIOUS CALCULATIONS

Scale: 1" = 30'-0"



Rev.	Date

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ZONING DATA - N 46TH AVE WEST

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