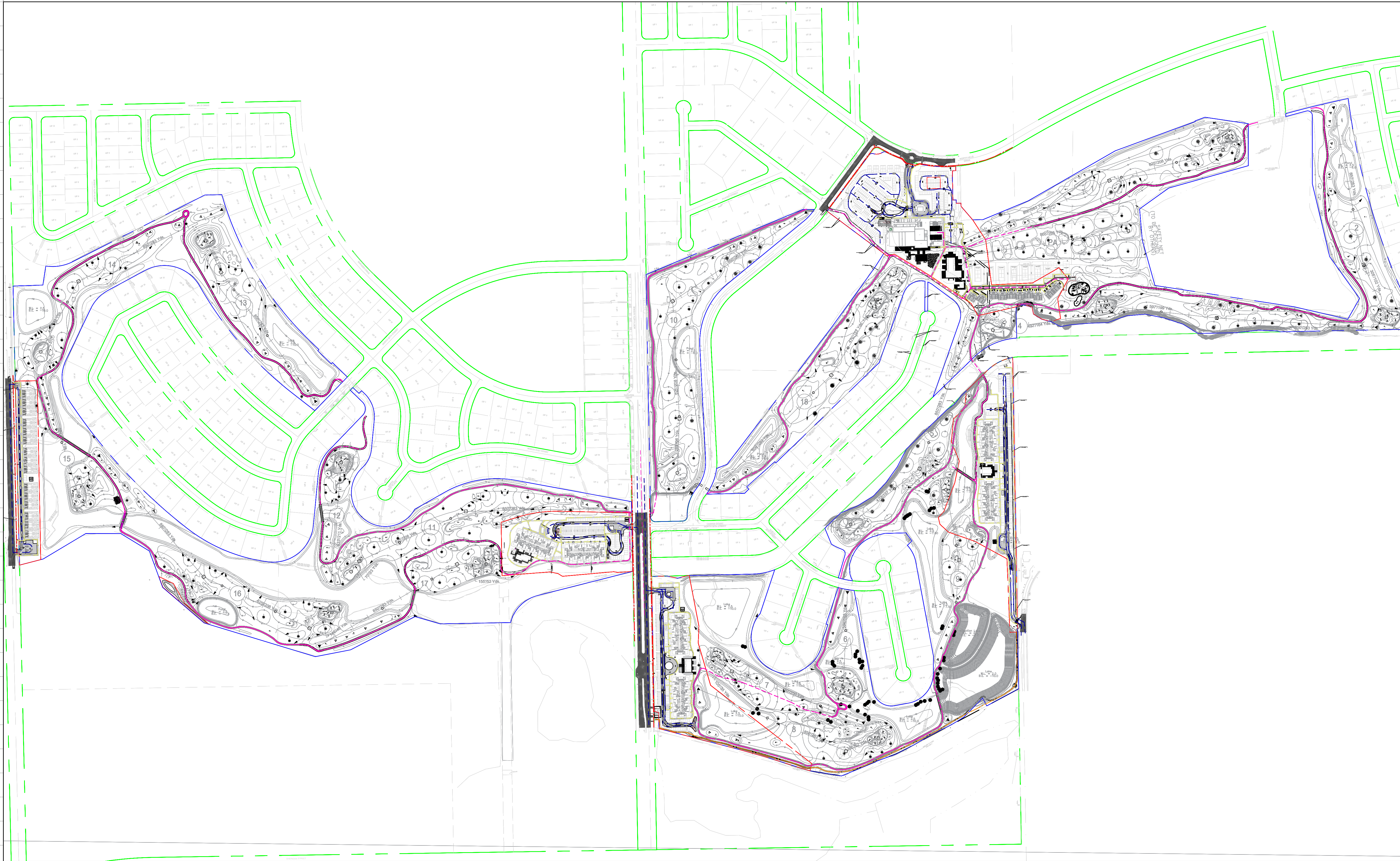


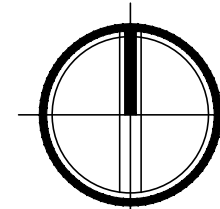


CIRCULATION LEGEND

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

1 Site Plan

Scale: 1/256"=1'



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LANDSCAPE ARCHITECT:
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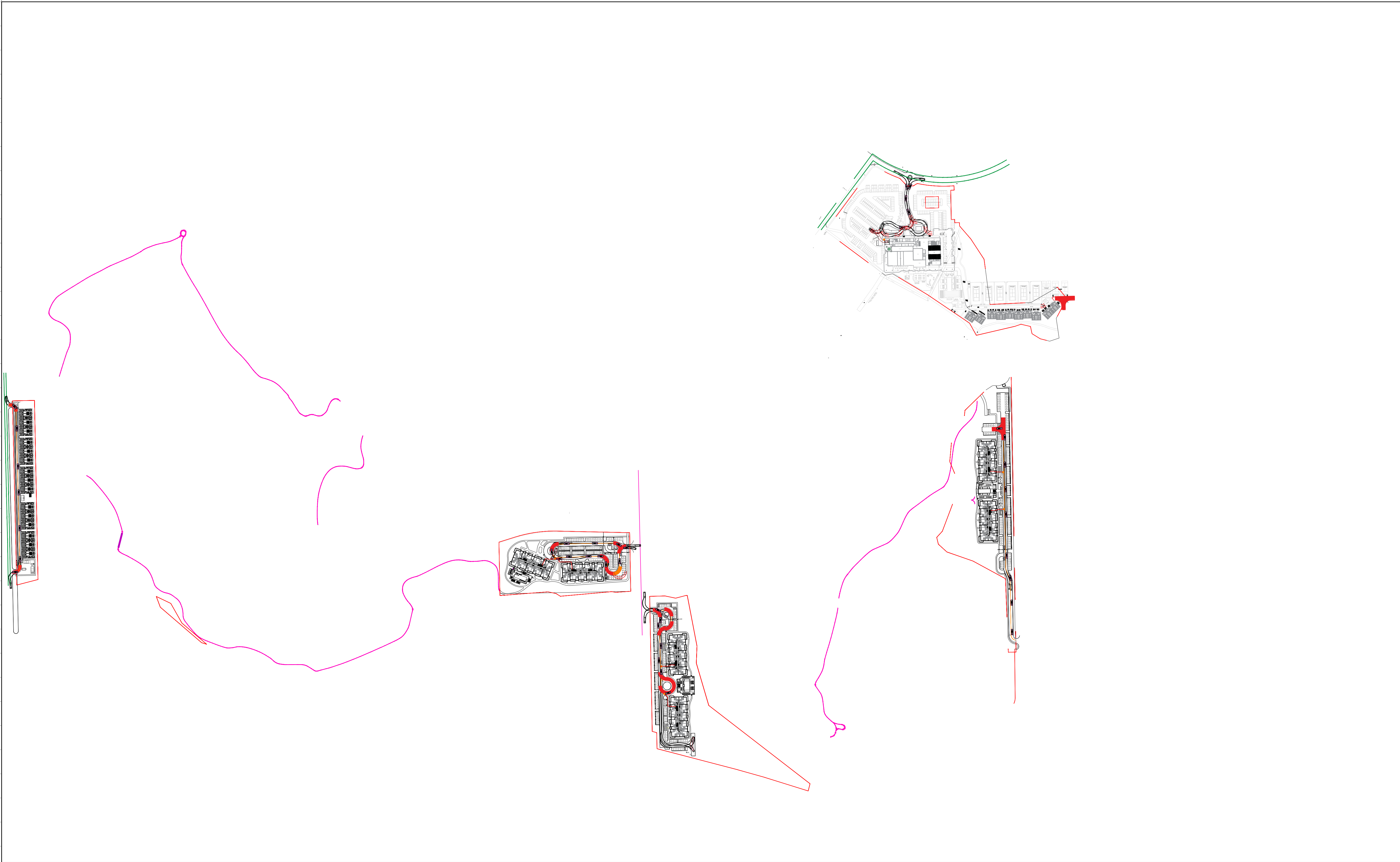
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SITE PLAN - CIRCULATION

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



STREET LEGEND

VEHICULAR PATH

GOLF CART PATH

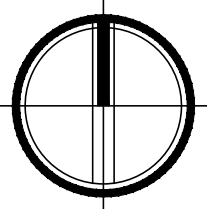
NATURE TRAIL

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

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 Townhouses	Site B Garden Apts	Site C Midrise Apts	Site D Midrise Apts	Site E Clubhouse
Site area	108,951 SF NET: 2.5 Ac GROSS: 3.4 Ac	222,324 SF NET: 5.10 Ac GROSS: 5.4 Ac	311,219 SF NET: 7.13 Ac GROSS: 7.9 Ac	314,918 SF NET: 7.22 Ac GROSS: 8.0 Ac	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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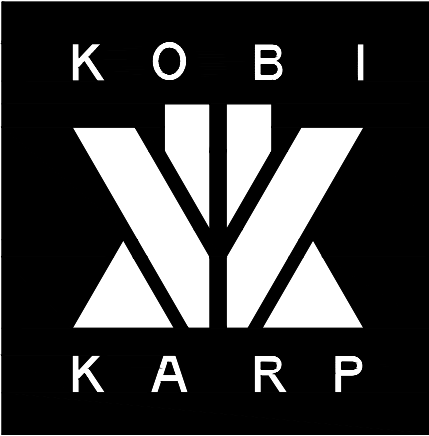
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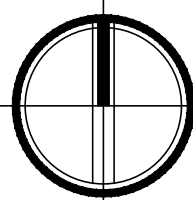
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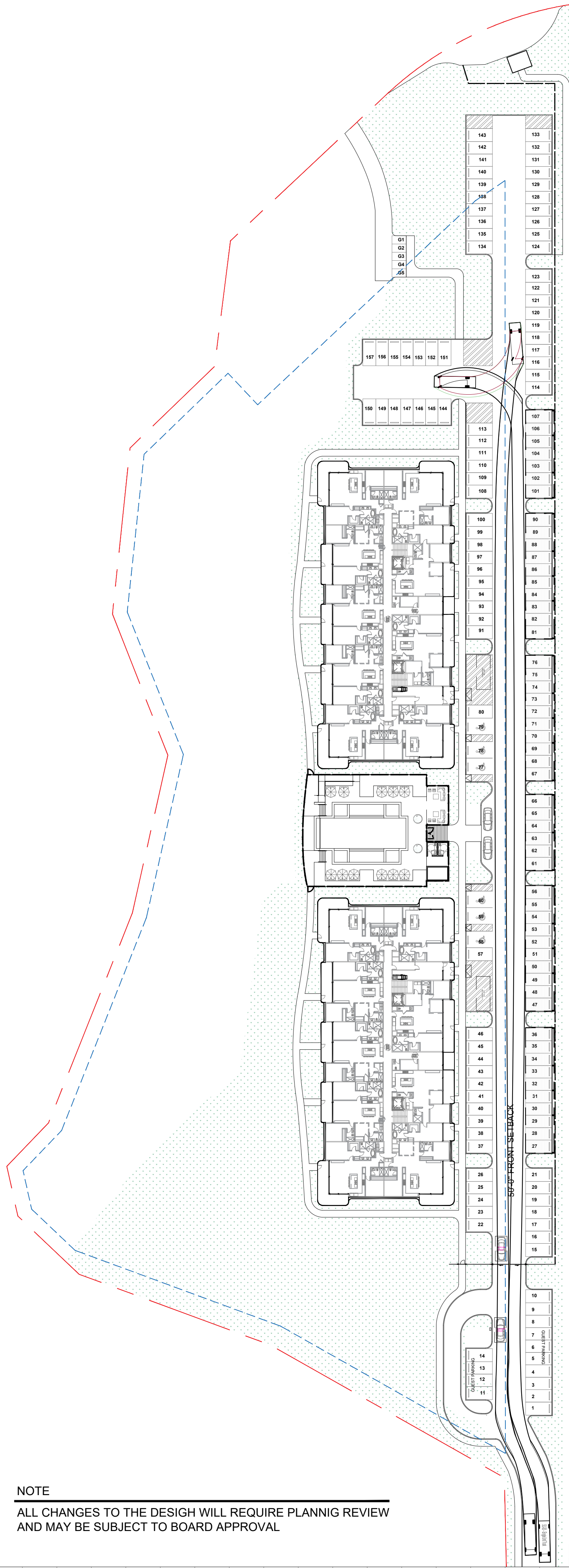


OVERALL LAND USE PLAN

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A2.07

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





SITE D - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	157,459 SF (50.00%)
BUILDING	41,884 SF
AMENITY DECK	7,263 SF
LOT COVERAGE PROVIDED	49,147 SF (15.60%)

SITE D - ZONING DATA	
PERVIOUS	
MINIMUM PERVIOUS ALLOWED	94,475 SF (30.00%)
TOTAL PERVIOUS PROVIDED	189,424 SF (60.15%)
IMPERVIOUS	
MAX IMPERVIOUS ALLOWED	220,443 SF (70.00%)
BUILDING	35,336 SF
PARKING	70,909 SF
AMENITY DECK	7,263 SF
SIDEWALK	11,986 SF
TOTAL IMPERVIOUS	125,494 SF (39.85%)

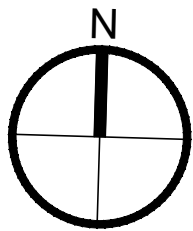
LEGEND

PERVIOUS

OUTDOOR AMENITY AREA

NOTE

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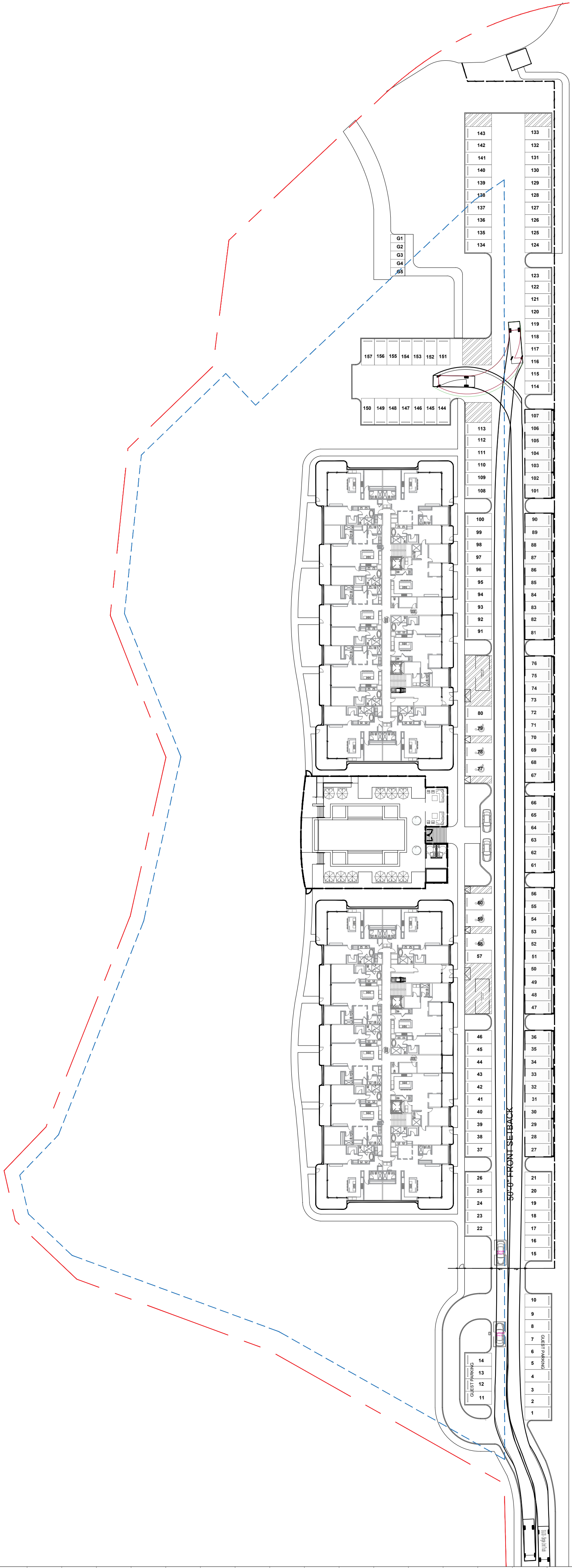
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ZONING DATA - N 40TH ST

Date: 07-16-2026	Sheet No.
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Project # 1849	



LEGEND

PROPERTY LINE

PROPERTY SETBACK

LOT COVERAGE

SITE D - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	157,459 SF (50.00%)
BUILDING	41,884 SF
AMENITY DECK	8,093 SF
LOT COVERAGE PROVIDED	49,977 SF (16%)

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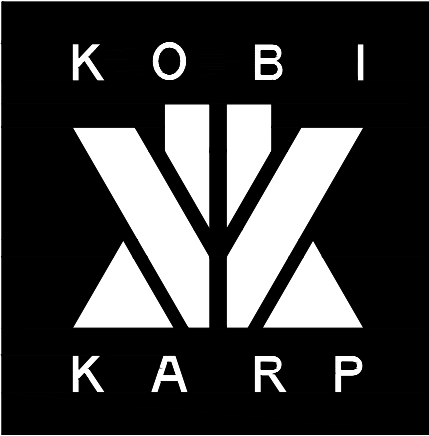
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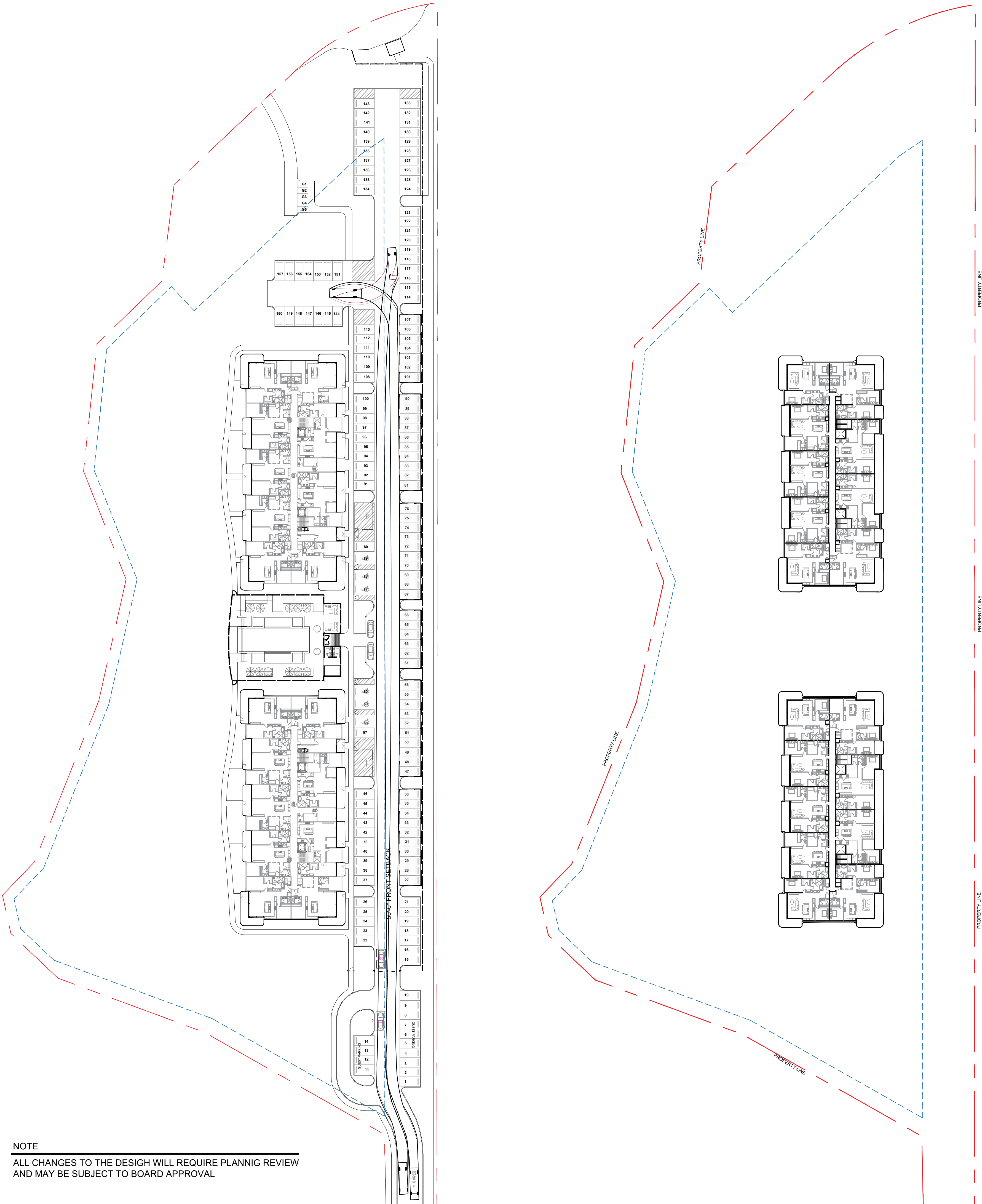
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LEGEND

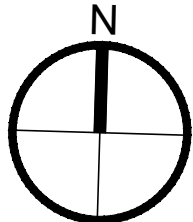
PROPERTY LINE

PROPERTY SETBACK

SITE D - SITE DATA	
PROPOSED	
LOT AREA	314,918 SF (7.22 ACRES)
SITE D - ZONING DATA	
BUILDING SIZE	
UNIT SIZE ALLOWED	220,306 SF (70.00%)
LEVEL 1	35,336 SF
LEVEL 2	35,336 SF
LEVEL 3	35,336 SF
LEVEL 4	35,336 SF
TOTAL UNIT SIZE	141,344 SF (44.88%)

1 UNIT SIZE

Scale: 1" = 50'-0"



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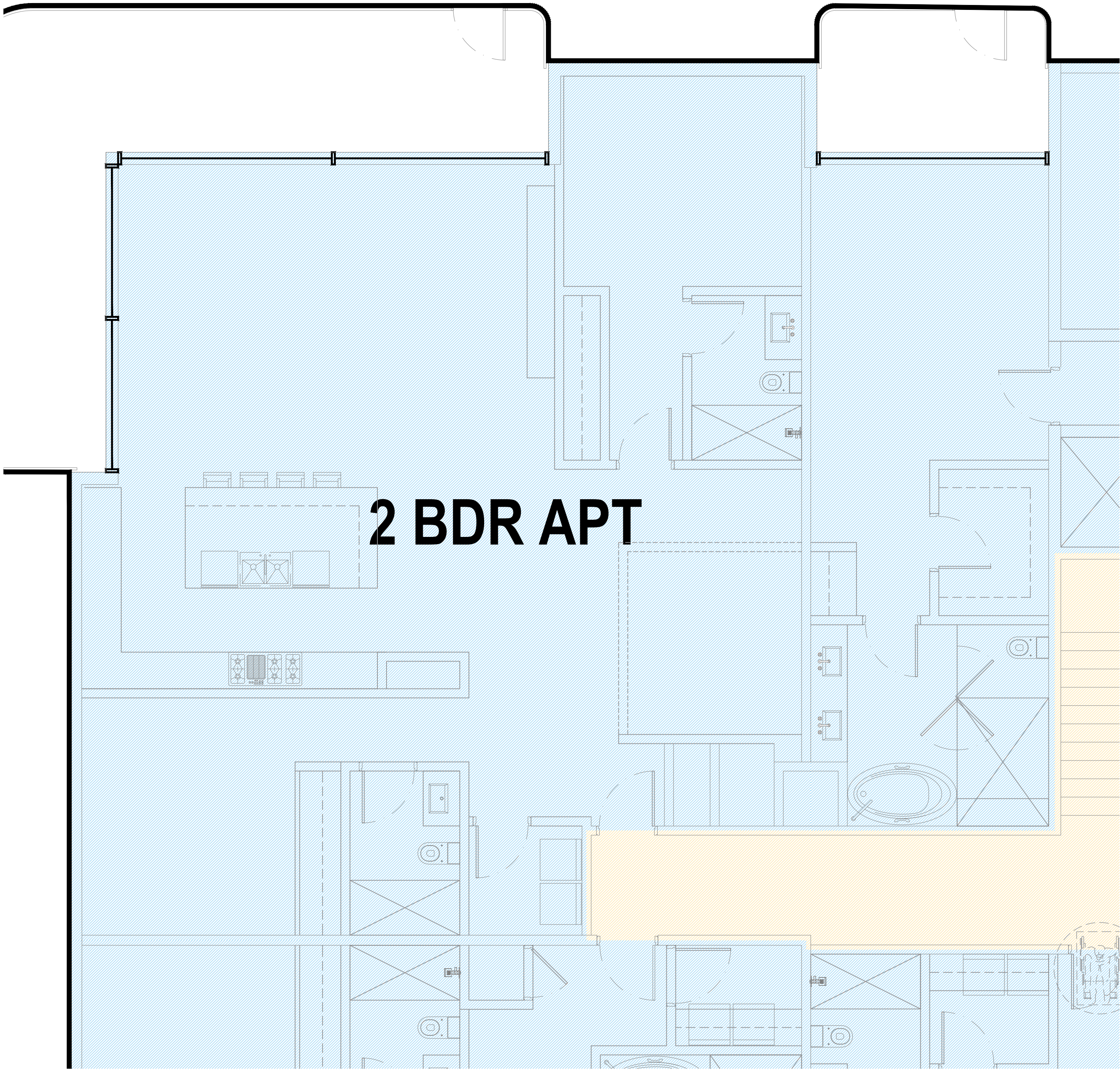
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ZONING DATA - N 40TH ST

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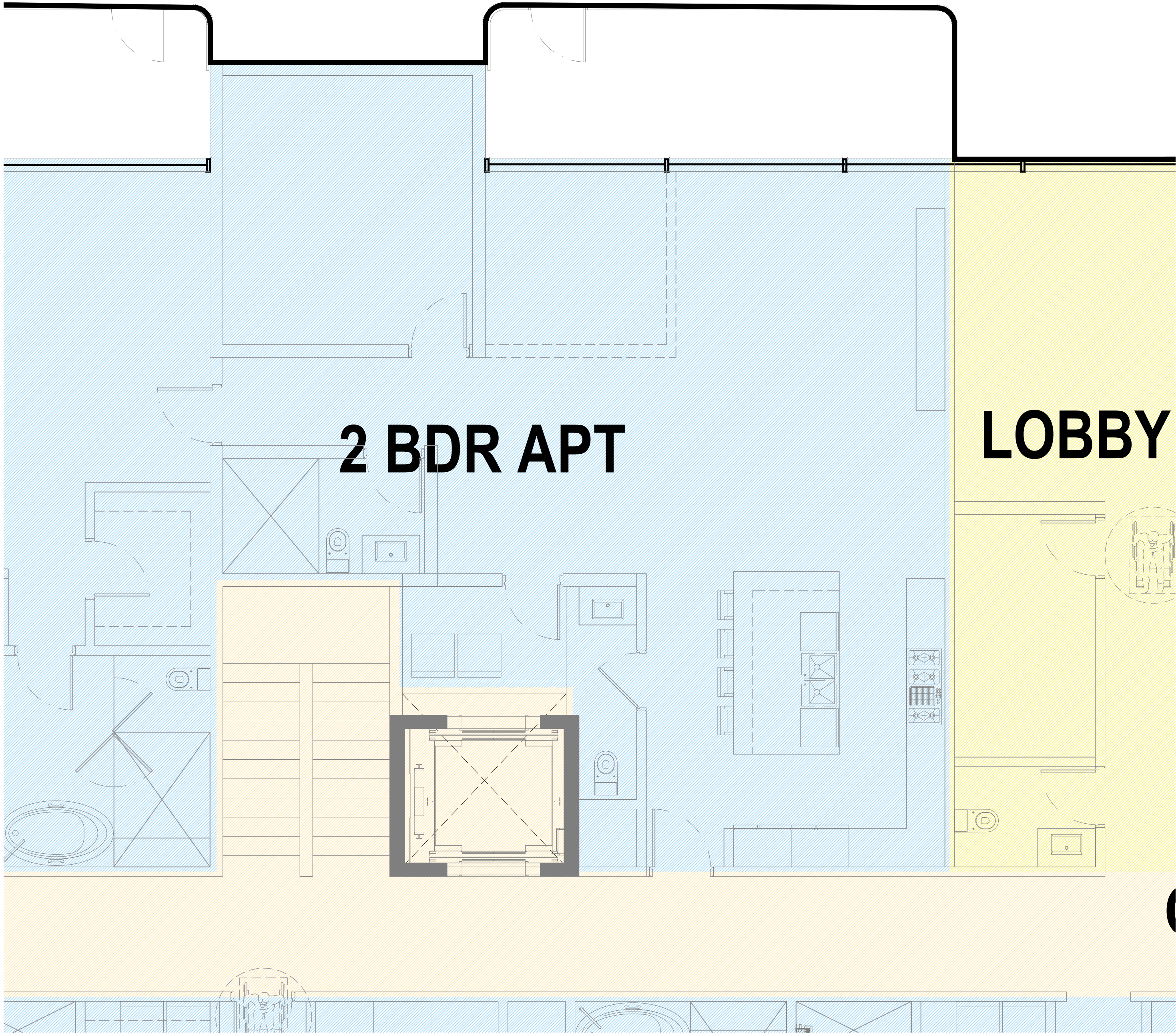
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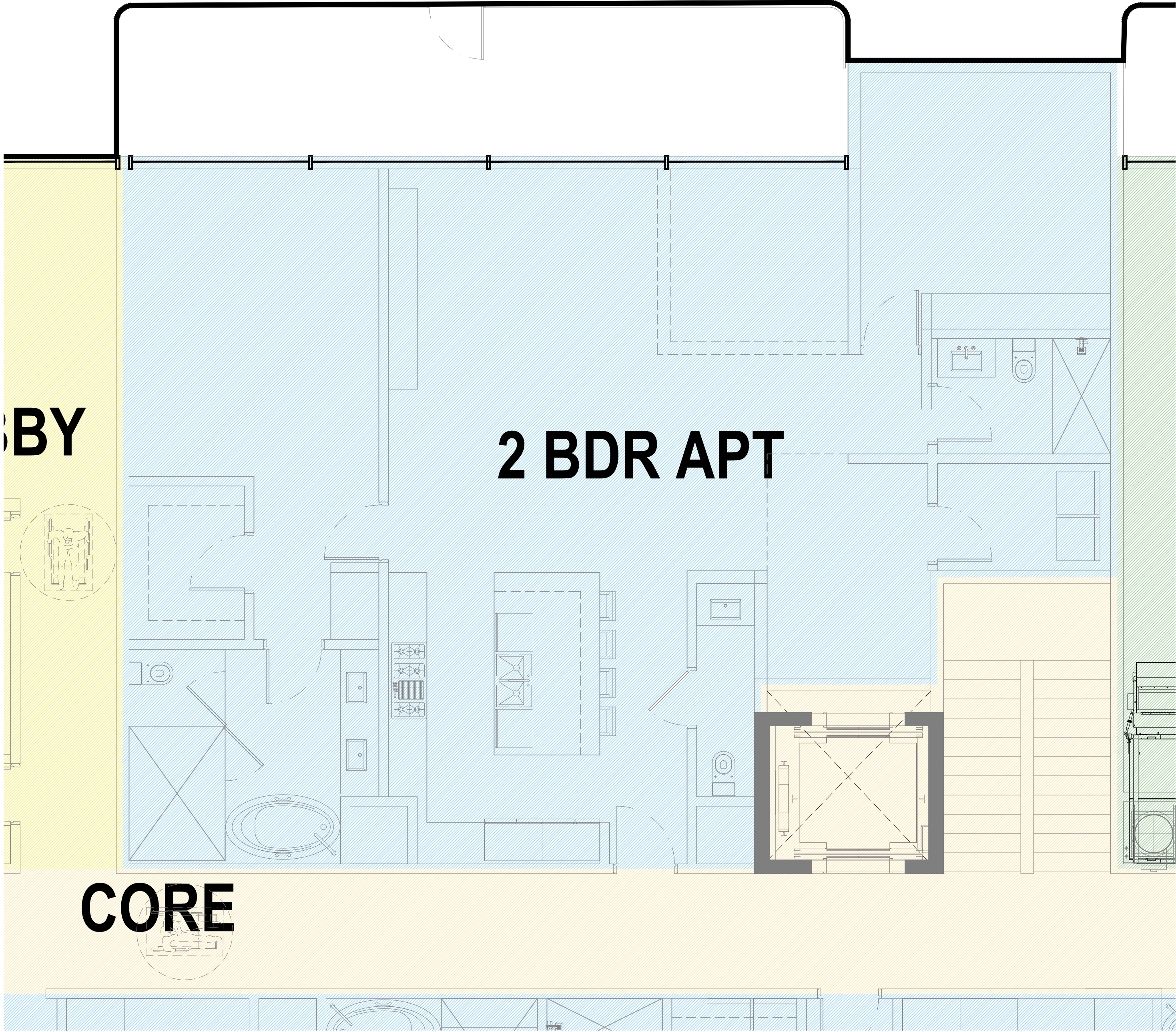
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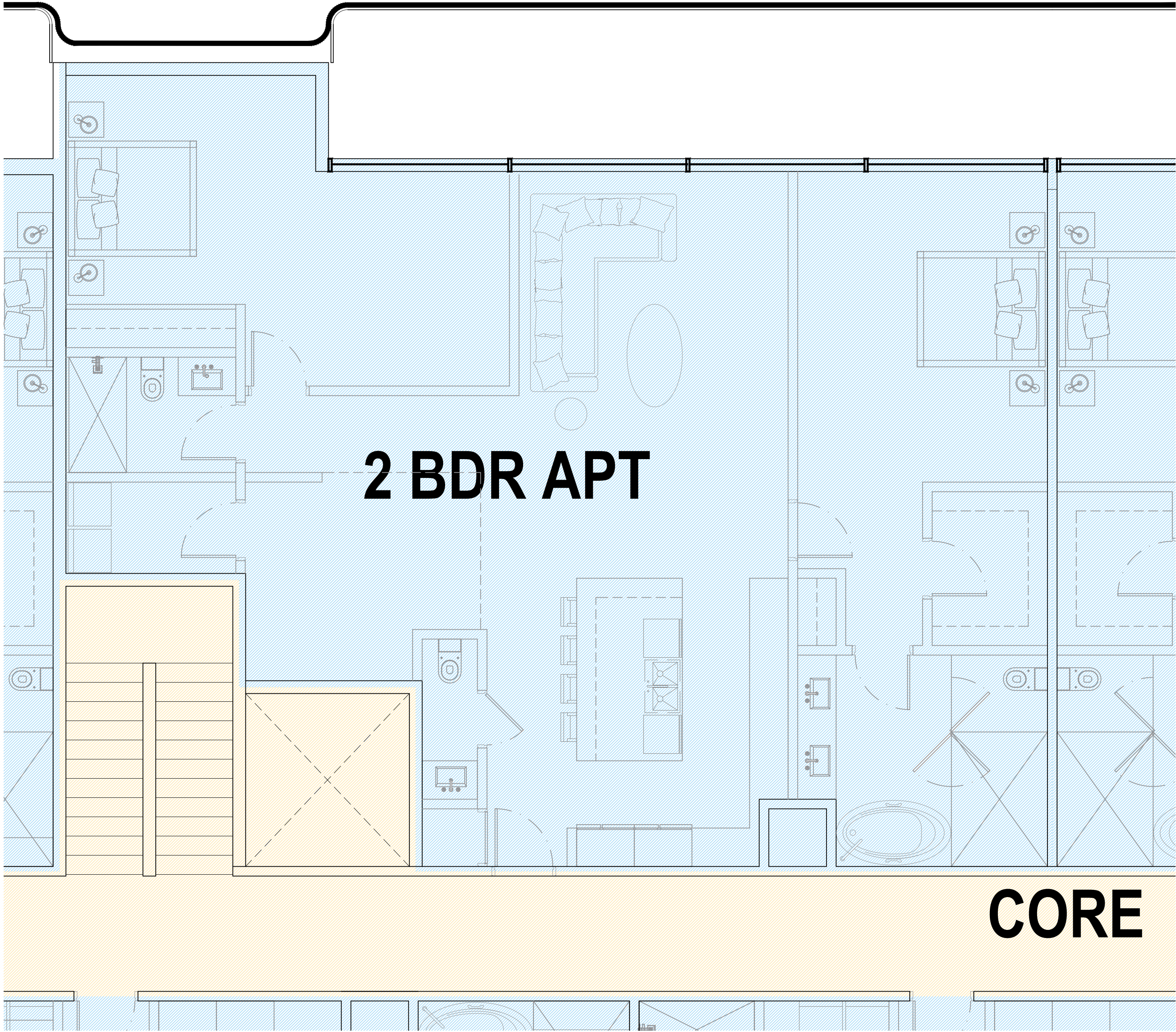
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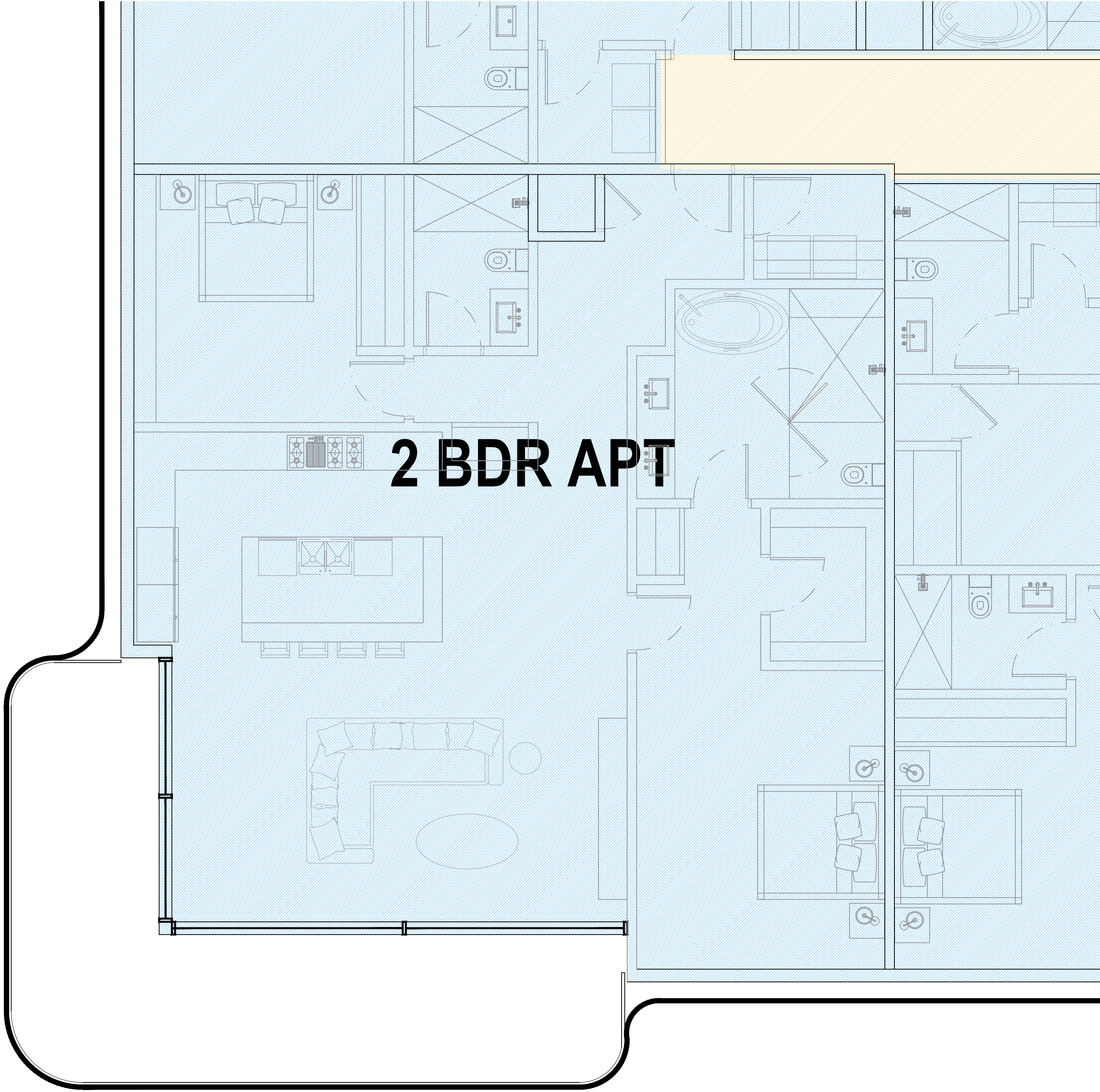
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