

ADIOS GOLF VILLAS

PUD DEVELOPMENT REGULATIONS

Date: 1/9/86 (Ord. 208-85)

Rev. Date: 12/10/86

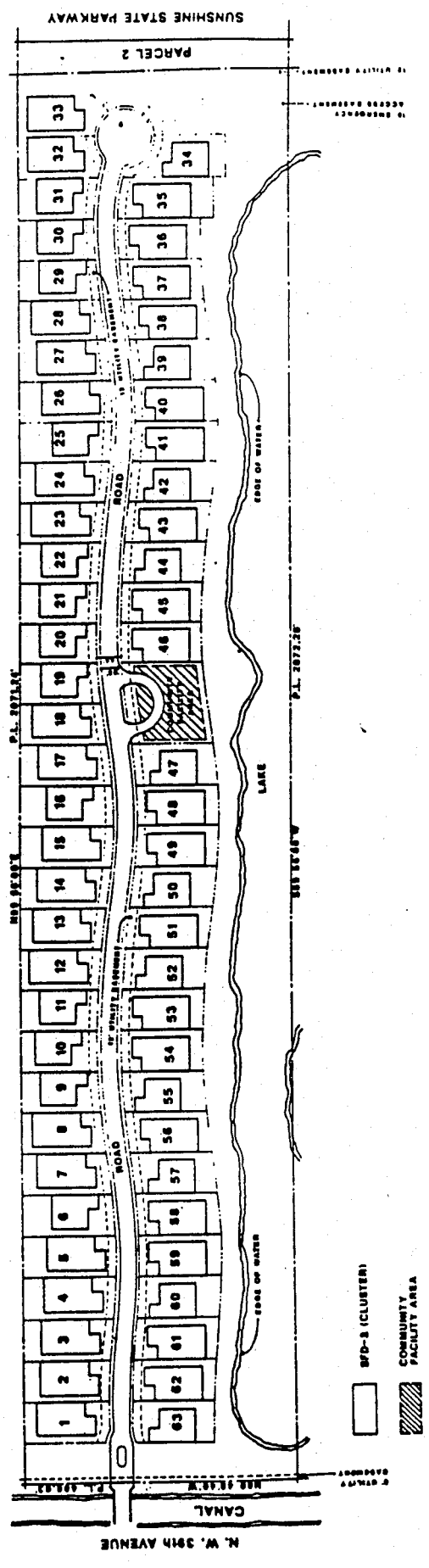
Approved  
DATE 1/14/87 BY Norman Blasko  
PLANNING & ZONING V-ch

PREPARED BY:

WILLIAM R. TINNEMAN & COMPANY, INC.  
for:

FLORIDA BUSINESS CENTERS, INC.  
3333 W. Commercial Boulevard  
Ft. Lauderdale, Florida  
(305) 467-1160

# ADIOS GOLF VILLAS



**NOTE:** Residential Program, Site Data and Legal Description are attached separately hereto.

RESIDENTIAL PROGRAM

FOR

ADIOS GOLF VILLAS P.U.D.

<u>Data Specifications</u>	<u>Approved</u>	<u>Requested</u>
Unit Type	SFD-3	Same
Lot Size - D.U. Type	Cluster SFD	Same
Maximum Bldg. Height	2 Stories	Same
Minimum Lot Width	60' (1)	Same
Minimum Lot Area	7,000 S.F. (1)	Same
Minimum Front Yard	15 ft. (3)	Same
Minimum Side Yard	10 Ft. one yard only	10 ft. one yard only or 7.5 ft. per side yard with minimum distance between homes not to be less than 15 ft. (4)
Minimum rear yard	15 ft.	Same
Minimum D.U. Size	2160 A/C S.F.	1650 A/C S.F.

NOTES:

1. Lot width and area is designated by plat - see attached list of lot dimensions and total areas as per plat.
2. All dimensions measured from the lot right-of-way, not easement lines.
3. 15' front set back dimension is to living area, except on the south side of street R/W, lots 34 - 63 inclusive will be set back 18½' from property line. Typical set back to garage shall be a minimum of 25' except on the south side of street R/W, lots 34 - 63 inclusive will be set back 28½' from property line.
4. Request 7.5' side yards with minimum distance between homes of 15' subject to fire code ordinances.
5. 5' sidewalk shall be provided on south side of street R/W only. Sidewalk to be set back 4' south from "V" curb and gutter. Sidewalk to be 5' wide and encroach up to 3½' along all front yards of lots 34 - 63 inclusive.

RESIDENTIAL PROGRAM FOR ADIOS GOLF VILLAS P.U.D.

NOTES: (continued)

6. All landscaping and site lighting shall be designed and installed in accordance with the land development code, City of Coconut Creek, Florida.
7. Any and all signs shall be designed and installed in accordance with the land development code, City of Coconut Creek, Florida.
8. Street lighting specifications will be supplied before FPL begins electric service installation to the P.U.D. subdivision.
9. All landscaping along the north side of street R/W must be set back 6½' from the outside edge of "V" curb and gutter.

THE VILLAS  
at  
ADIOS

<u>LEGAL</u>	<u>SQ. FT.</u>	<u>EXPOSURE</u>	<u>ESTIMATED DIMENSION</u>
Lot 1	7510	(Golf)	60 x 125 *
2	7619	(Golf)	60 x 128
3	7839	(Golf)	60 x 132
4	8055	(Golf)	60 x 135
5	8103	(Golf)	60 x 134
6	7931	(Golf)	60 x 129
7	7541	(Golf)	60 x 121
8	7097	(Golf)	60 x 115
9	6817	(Golf)	60 x 112
10	6716	(Golf)	60 x 112
11	6792	(Golf)	60 x 114
12	7046	(Golf)	60 x 120
13	7470	(Golf)	60 x 128
14	7880	(Golf)	60 x 133
15	8083	(Golf)	60 x 135
16	8065	(Golf)	60 x 133
17	7826	(Golf)	60 x 127
18	7377	(Golf)	60 x 118
19	6888	(Golf)	60 x 111
20	6638	(Golf)	60 x 110
21	6690	(Golf)	60 x 113
22	7009	(Golf)	60 x 120
23	7397	(Golf)	60 x 126
24	7779	(Golf)	60 x 132
25	8030	(Golf)	60 x 134
26	8011	(Golf)	60 x 131
27	7716	(Golf)	60 x 124
28	7252	(Golf)	60 x 116
29	6798	(Golf)	60 x 110
30	6628	(Golf)	60 x 111
31	6919	(Golf)	60 x 120
32	7291	(Golf)	60 x 120
33	7407	(Golf)	60 x 125
34	7666	(Park)	60 x 149
35	8060	(Lake)	60 x 138
36	7181	(Lake)	60 x 120
37	7250	(Lake)	60 x 121
38	7263	(Lake)	60 x 120
39	7242	(Lake)	60 x 121
40	7207	(Lake)	60 x 120
41	7205	(Lake)	60 x 120
42	7232	(Lake)	60 x 120
43	7242	(Lake)	60 x 120
44	7242	(Lake)	60 x 120
45	7218	(Lake)	60 x 120

THE VILLAS AT ADIOS - Lot Prices (Continued)

<u>LEGAL</u>	<u>SQ. FT.</u>	<u>EXPOSURE</u>	<u>ESTIMATED DIMENSION</u>
46	7206	(Lake)	60 x 120*
47	7299	(Lake)	60 x 120
48	7205	(Lake)	60 x 120
49	7203	(Lake)	60 x 120
50	7224	(Lake)	60 x 120
51	7259	(Lake)	60 x 121
52	7240	(Lake)	60 x 121
53	7210	(Lake)	60 x 120
54	7201	(Lake)	60 x 120
55	7213	(Lake)	60 x 120
56	7246	(Lake)	60 x 121
57	7258	(Lake)	60 x 121
58	7219	(Lake)	60 x 120
59	7202	(Lake)	60 x 120
60	7207	(Lake)	60 x 120
61	7216	(Lake)	60 x 120
62	7210	(Lake)	60 x 120
63	7201	(Lake)	60 x 120

\*All depth dimensions represent the longest measurement as per plat.  
All lots are slightly irregular.

PLAT RESTRICTIONS

<u>Setbacks:</u>	Frontyard (garage)	25'
	(living area)	15'
	Sideyard (zero lot)	10'
	Rearyard	15'

Building Criteria:

2 car garage with 2 car off street parking on drive

Sidewalks: 5' sidewalks along front yard south side of street  
R/W only. (See sidewalk specs and design detail.)

\*\*Except Lots 34-63 on the south side of R/W would be 28½' and 18½' respectively.

SITE DATA

SITE AREA: 828,598.32 S.F./ 19.022 Acres

RECREATION AREA: 30,400 S.F./ .70 Acres

DENSITY: 3.31 Units per Acre

SFD-3 (Cluster)

Total No. of Units 63

Unit Type A-2 Bedroom/den - one story

Unit Type B-2 Bedroom/den - one story

Unit Type C-3 Bedroom/den - two story

Unit Type D-3 Bedroom - one story (not shown)

Parking: No parking will be permitted  
on right-of-way.

All homes are provided with two garages and driveways able  
to accommodate two vehicles.

# PARCEL 2

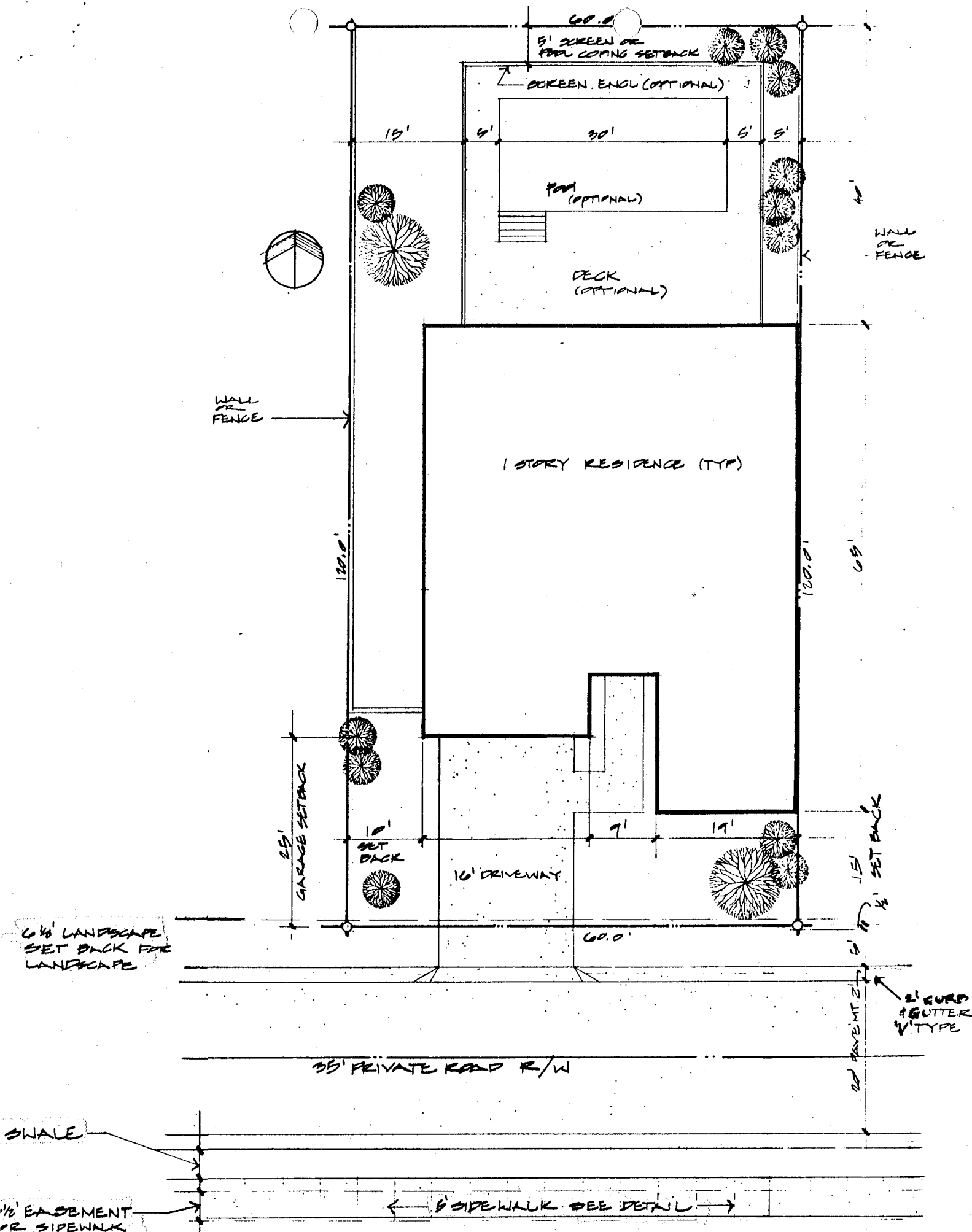
Zoning Classification P.U.D.

Legal Description:

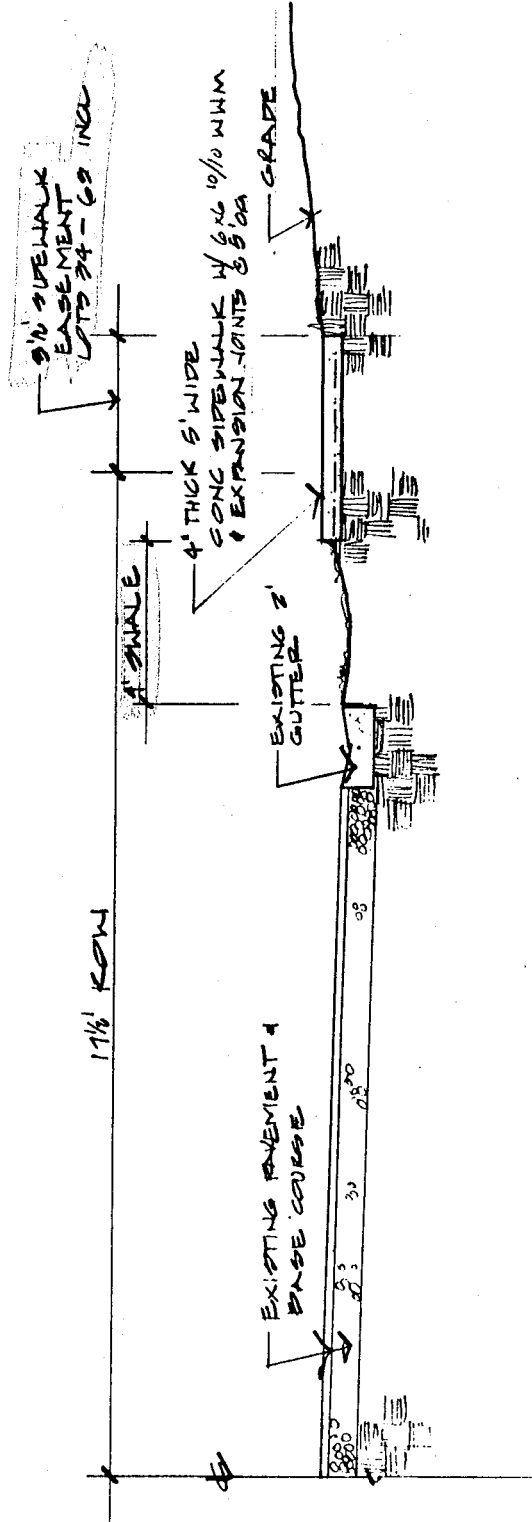
Florida Residential Centers, Plat No. 1, Tracts A-F and Lots 1 - 63 inclusive, as recorded in Plat Book 125, Page 38, Broward County, Florida.

Said Lands Situate, Lying and Being in Broward County Florida Containing 19.022 Acres More or Less.

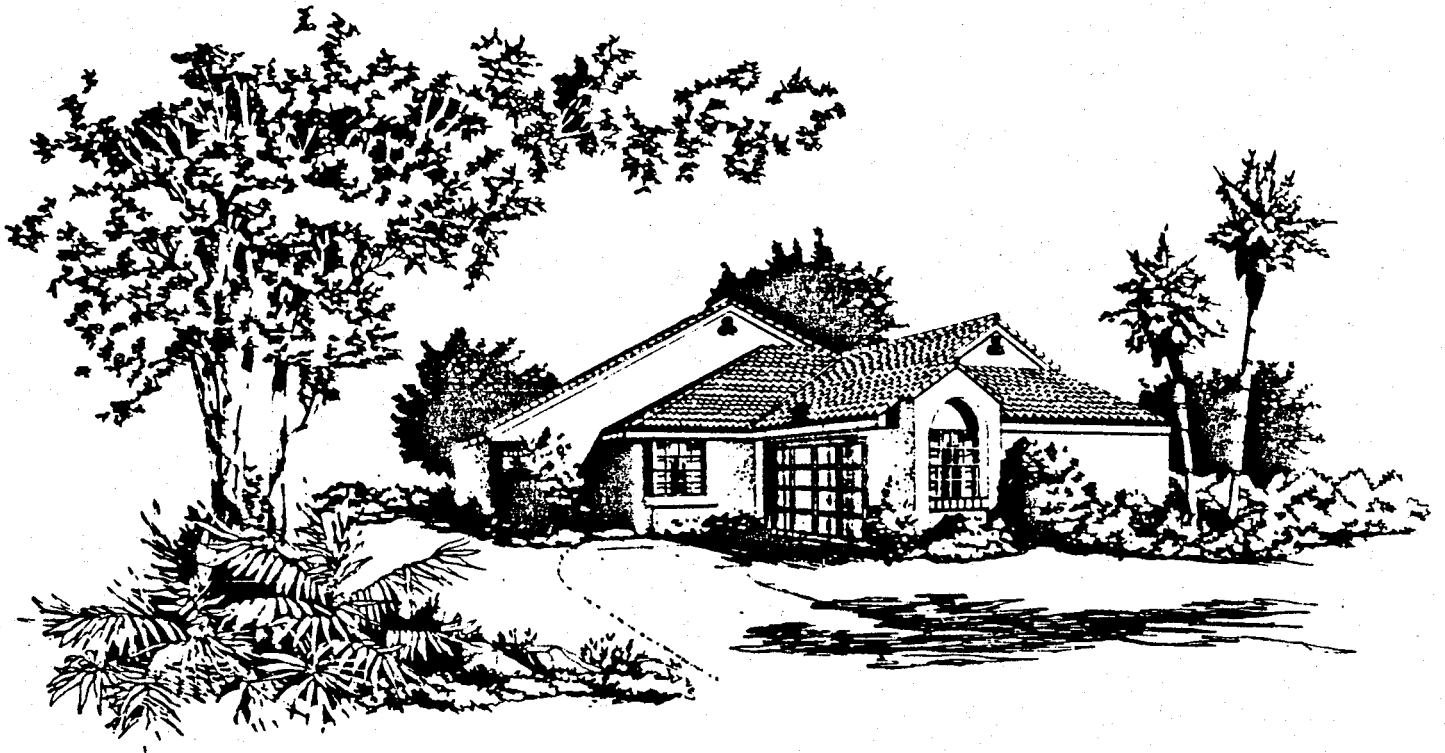




**TYPICAL LOT & HOUSE LAYOUT**



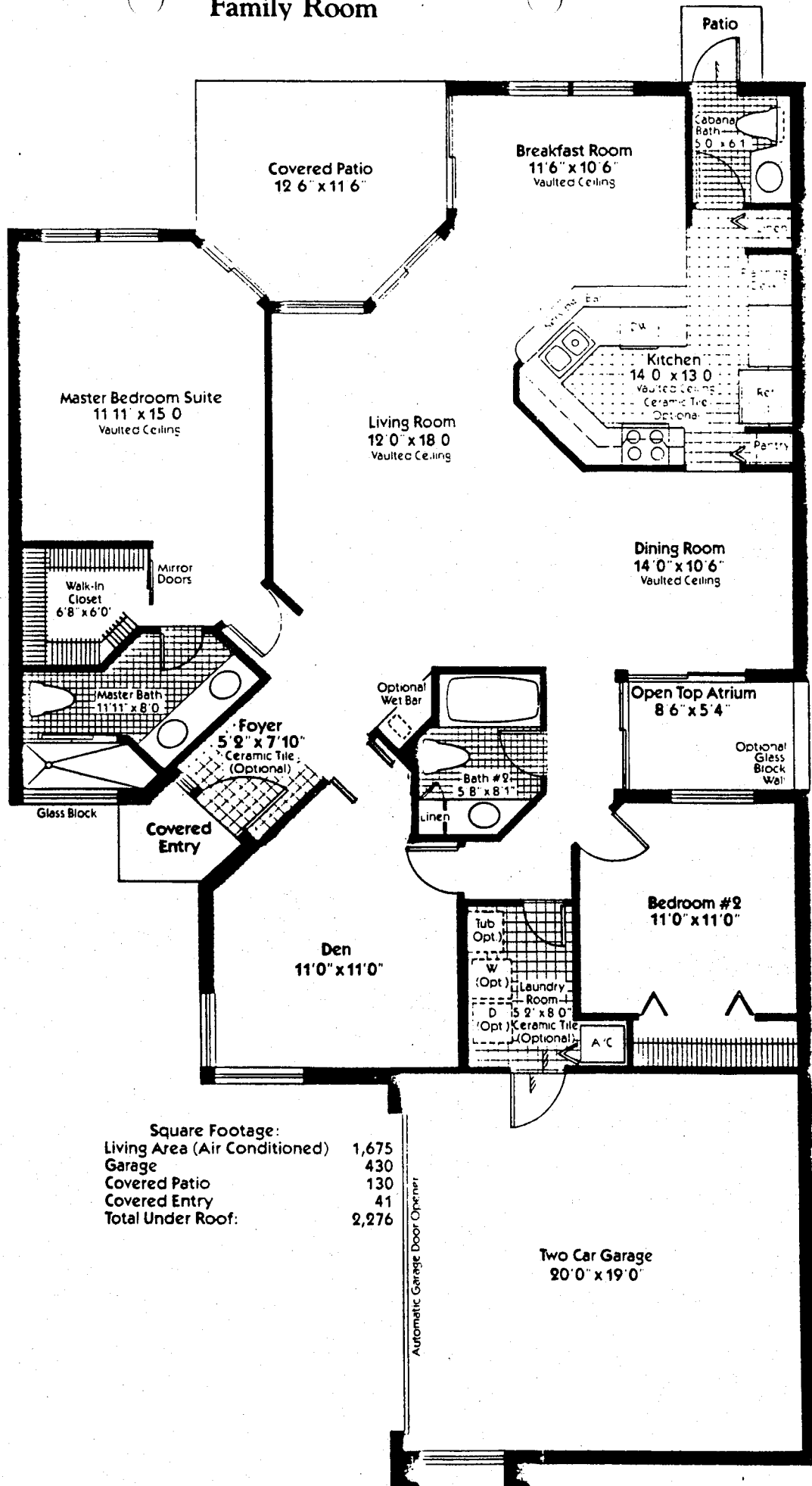
SIDEWALK DETAIL (SOUTH SIDE)



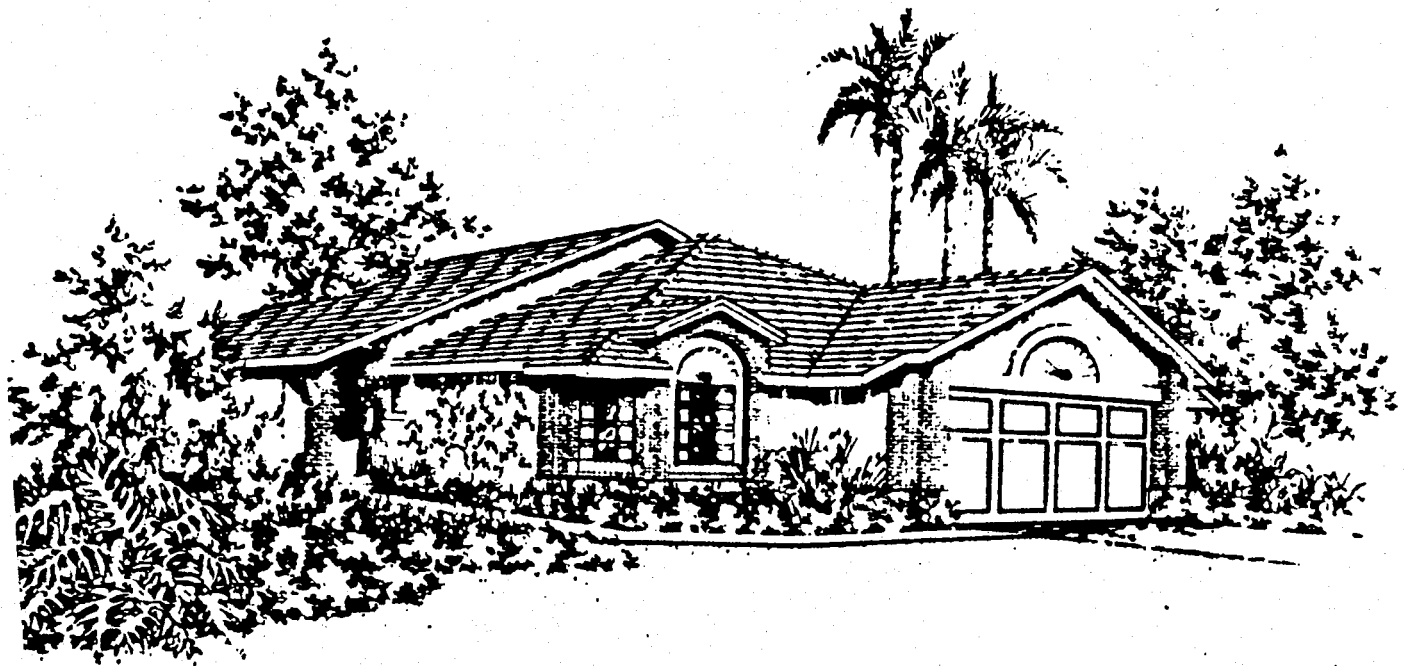
2 Bedroom, 2½ Bath  
Family Room

A-2

# 2 Bedroom, 2½ Bath Family Room



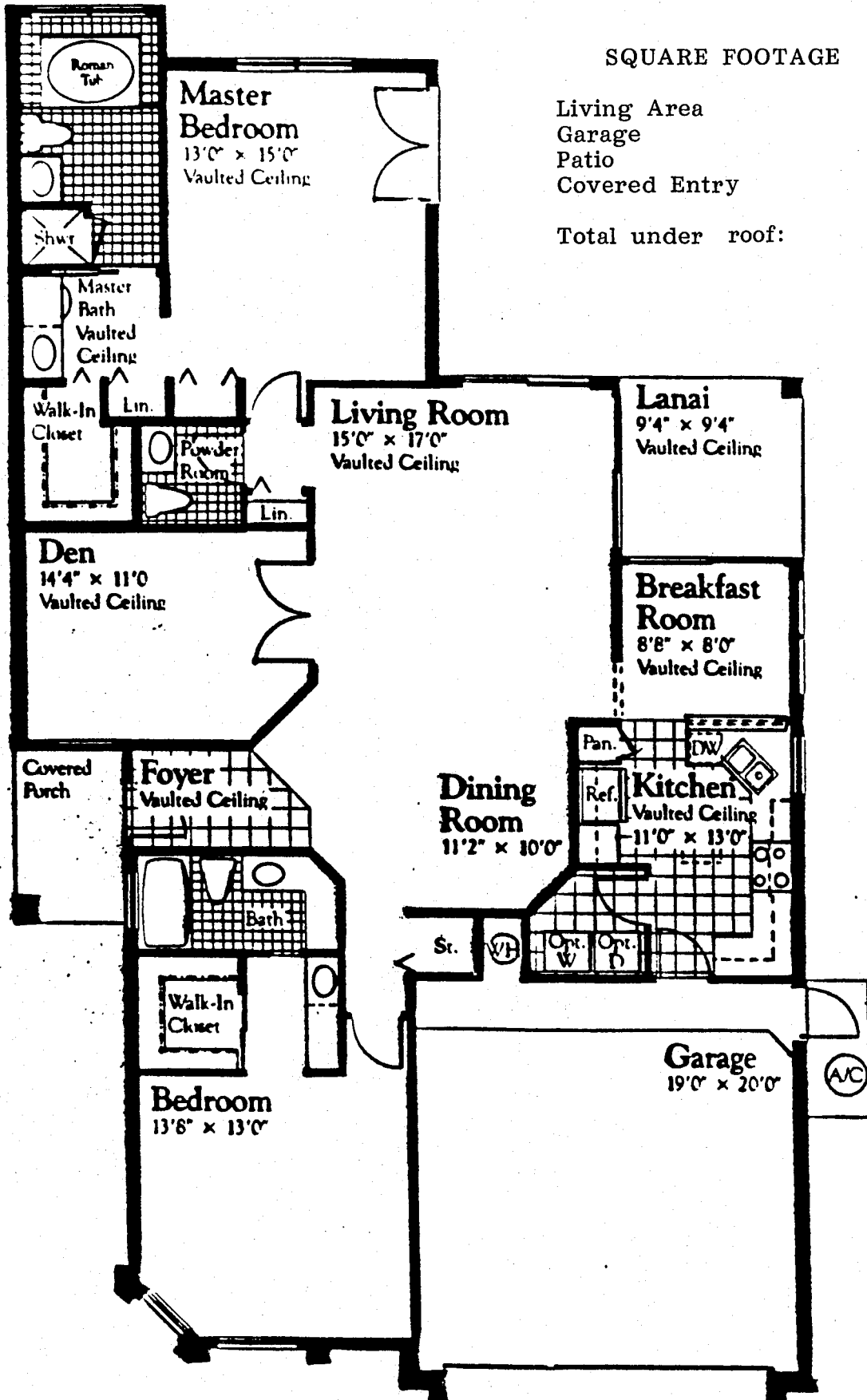
Square Footage:	
Living Area (Air Conditioned)	1,675
Garage	430
Covered Patio	130
Covered Entry	41
<b>Total Under Roof:</b>	<b>2,276</b>



**2 Bedroom, 2½ Bath  
Family Room**

**B-2**

2 Bedroom, 2½ Bath  
Family Room



Roman Tub

**Master Bedroom**  
13'0" x 15'0"  
Vaulted Ceiling

Shwt

Master Bath  
Vaulted Ceiling

Walk-In Closet

Powder Room

**Living Room**  
15'0" x 17'0"  
Vaulted Ceiling

**Lanai**  
9'4" x 9'4"  
Vaulted Ceiling

**Den**  
14'4" x 11'0"  
Vaulted Ceiling

**Breakfast Room**  
8'8" x 8'0"  
Vaulted Ceiling

Covered Purch

**Foyer**  
Vaulted Ceiling

**Dining Room**  
11'2" x 10'0"

**Kitchen**  
Vaulted Ceiling  
11'0" x 13'0"  
Pan. Ref.

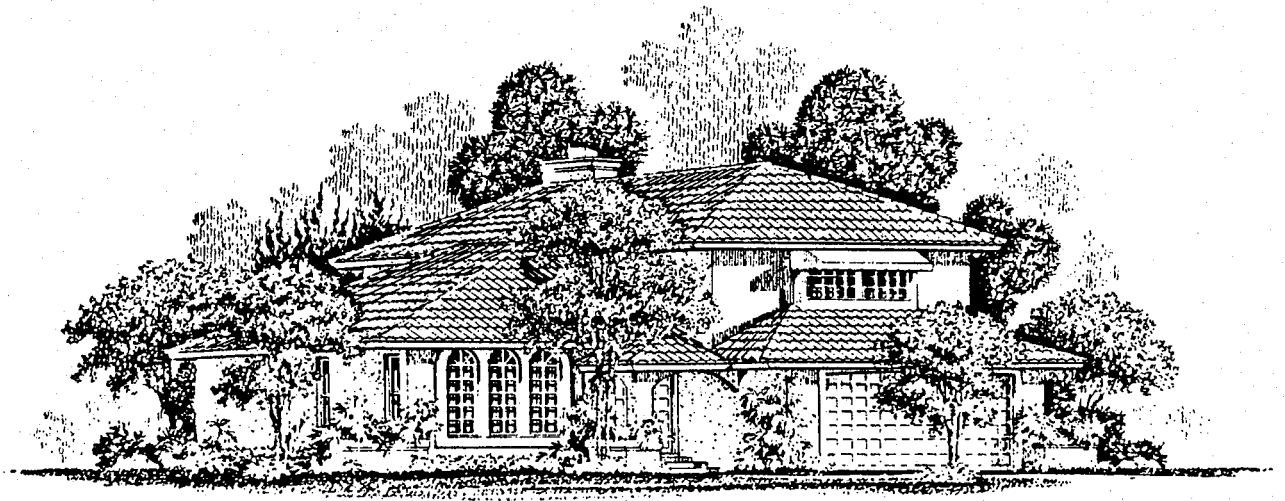
Bath

Walk-In Closet

**Bedroom**  
13'6" x 13'0"

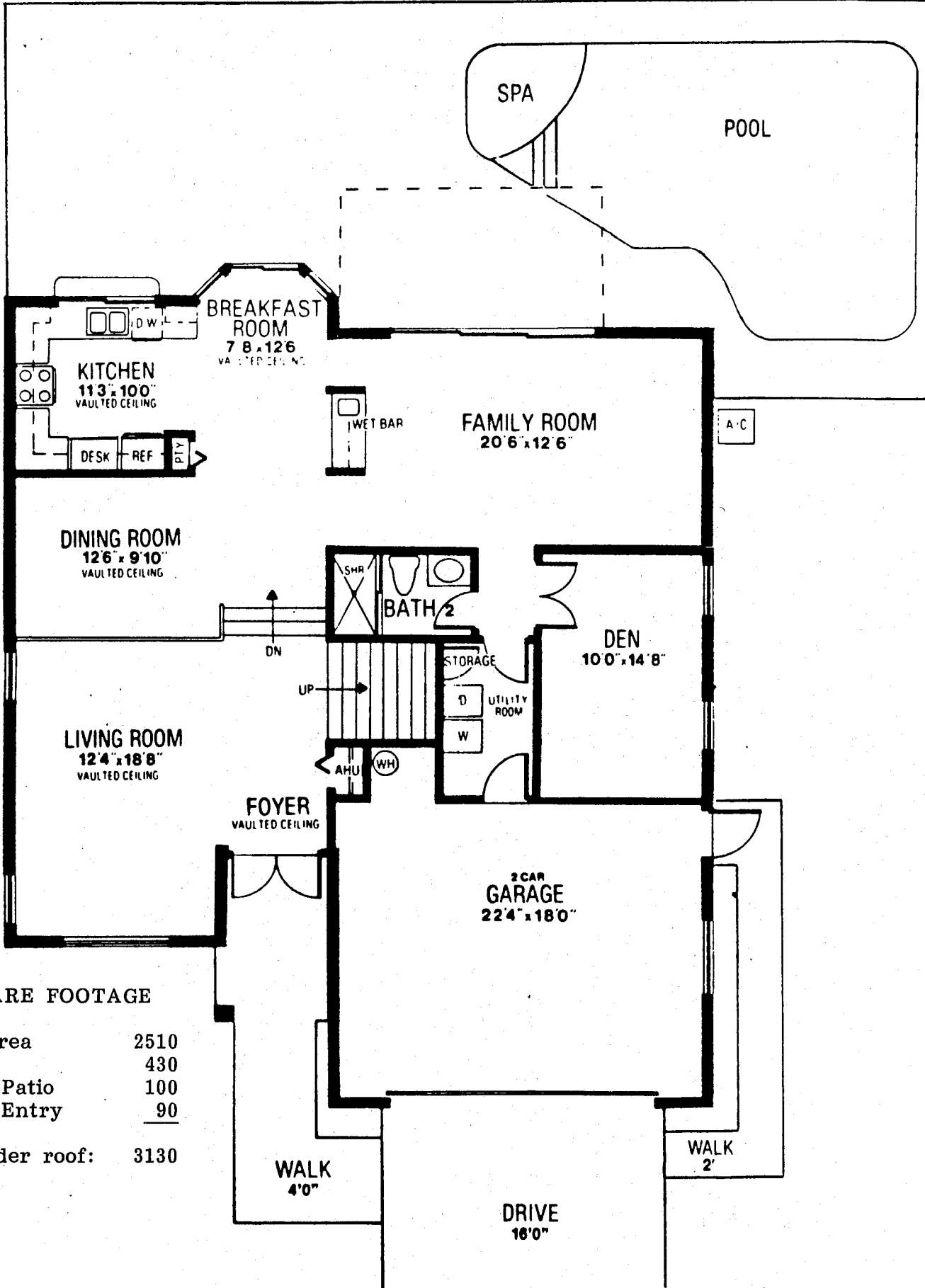
**Garage**  
19'0" x 20'0"

A/C



**3 Bedroom 3 Bath Plus Family Room**  
**2 Story**  
C-3

**3 Bedroom 3 Bath Plus Family Room  
2 Story**



**SQUARE FOOTAGE**

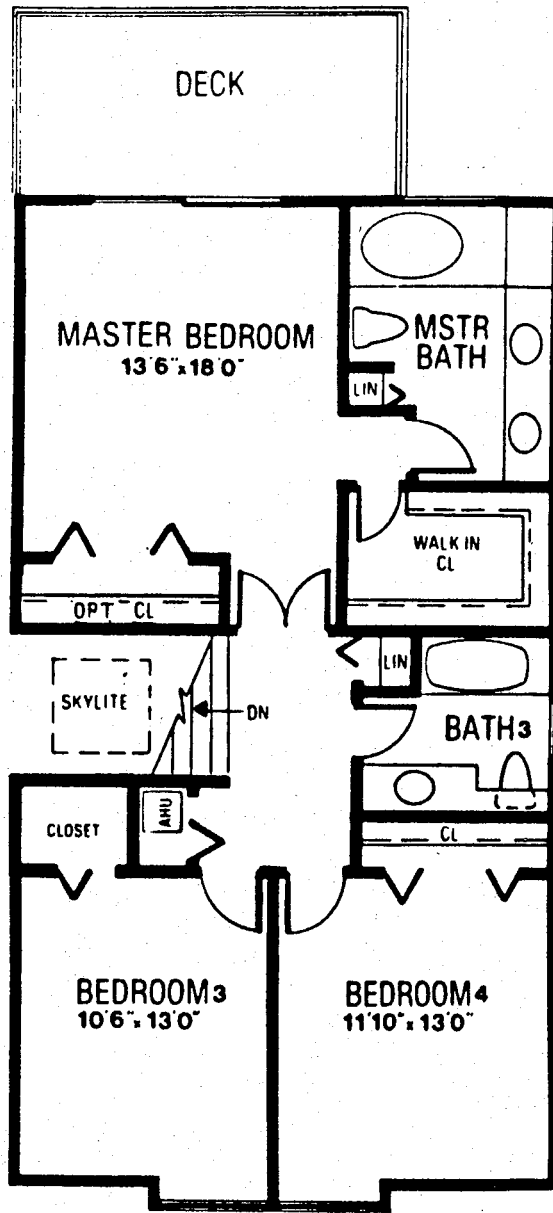
Living Area	2510
Garage	430
Covered Patio	100
Covered Entry	<u>90</u>
<b>Total under roof:</b>	<b>3130</b>

WALK  
4'0"

DRIVE  
16'0"

WALK  
2'





SECOND FLOOR

**3 Bedroom 3 Bath Plus Family Room  
2 Story**