

ADIOS GOLF VILLAS

PETITION TO REZONE

PREPARED BY:

STEVEN L. COHEN AND ASSOCIATES
300 SOUTH PINE ISLAND ROAD SUITE 300
PLANTATION, FLORIDA 33324

APPROVED
BY P. & Z. Norman Calverley DATE 10/3/25

PARCEL 2

Zoning Classification P.U.D.

Description

A Portion of Government Lots 1 and 2, Section 5, Township 48 South, Range 42 East. Being More Particularly Described as Follows:

Commencing at the Northwest Corner of Said Government Lot 2, Thence North 89'56'00" East, Along the North Line of Said Government Lot 2. A Distance of 130.01 Feet Thence South 00'43' 40" East, A Distance of 30.00 Feet to the Point of Beginning of this Description, Thence North 89'56'00" East, Along a Line Parallel with and 30.00 Feet South of as measured at Right Angles to the North Line of Said Government Lots 2 and 1, A Distance of 2071.24 Feet to a Point on the West Right of Way Line of the Sunshine State Parkway, Thence South 00'43'44" East, Along the Said Right-of-Way Line, a Distance of 133.25 Feet to the Point of Curvature of a Circular Curve. Concave Easterly, Thence Southerly, Along the Arc of Said Curve, having a Radius of 34527.47 Feet, A Central Angle of 00'26' 34" and an Arc Distance of 266.79 Feet, Thence South 89'56'00" West, Along a Line not Radial to the Last Described Curve, a Distance of 2072.28 Feet. Thence North 00'43'40" West , Along a Line Parallel with and 130.00 Feet East of as Measured at Right Angles to the West Line of Said Government Lot 2, A Distance of 400.03 Feet to the Point of Beginning.

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

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-3 Bedroom two story

Unit Type C-3 Bedroom one story

Note: Unit type may vary

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

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

ADJACENT PROPERTY OWNERS (500' RADIUS)

1. James G. Brady
7613 Marabella Terrace
Boca Raton, Fla. 33433
2. Pylon Homes
5499 N. Federal Hwy.
Boca Raton, Fla. 33431
3. William Hadler, Tr.
661 May Pop Ct.
Boca Raton, Fla.
4. Nicholas Coppola
5100 N. Ocean Blvd. Apt. 1012
Fort Lauderdale, Fla. 33308
5. Xanadu Land Development, Inc.
950 N. Federal Hwy.
Pompano Beach, Fla. 33062
6. Profit Sharing & Pension Trust
Norman, Flaten & Todd, Trustees
1841 N.E. 45th St.
Fort Lauderdale, Fla. 33308
7. Quiet Water Park
c/o Broward County
201 S. E. 6th St.
Fort Lauderdale, Fl. 33301

RESIDENTIAL PROGRAM

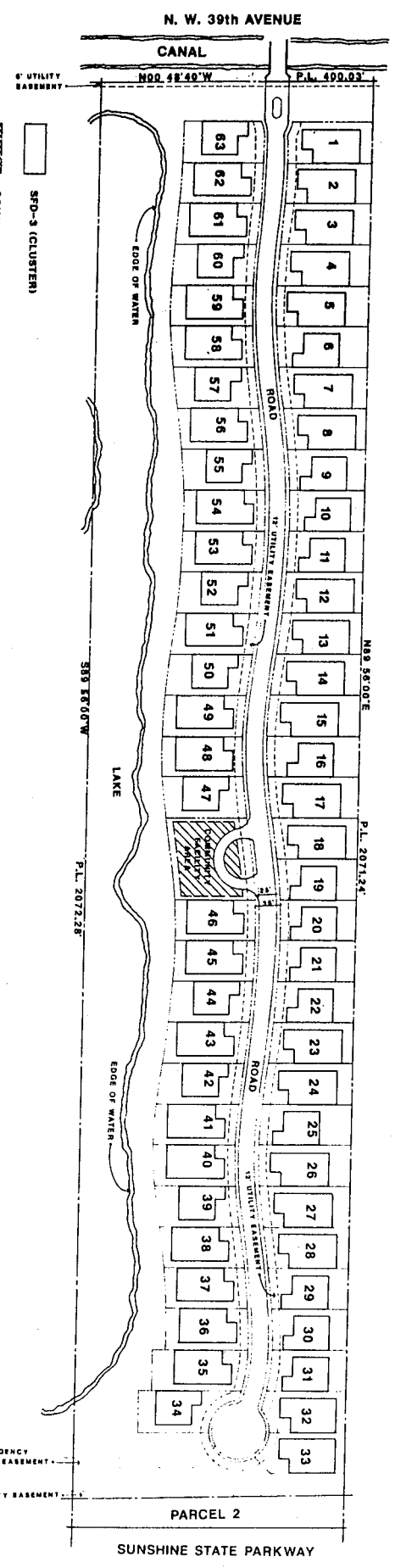
Lot Size, Yard Areas & Other Areas & Bulk Standards for Various Unit Types Contained in the P.U.D.

Unit Types	Lot Size D.U. Type	Maximum Bldg Height	Minimum Lot Width	Minimum Lot Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum D.U. Size
SFD-3	Cluster SFD	2 stys.	60ft.	7,000 SF**	15 ft. (4)	10 ft.*	15 ft.	2160 SF
P-1	large patio	2 stys.	50ft.	5,000 SF**	25 ft.	7.5 ft.(one) + patio	15 ft.	2160 SF
P-2	small patio	2 stys.	35ft.	3,500 SF**	22 ft.	7.5 ft.(one) + patio	15 ft.	2160 SF
*10	From building to building in cluster SFD only							

** Each lot size shall be no less than one hundred percent (100%) of the total ground floor area of the residential unit condominium concepts; other concepts shall comply with the City of Coconut Creek Zoning Code

- Notes:
1. Lot width is computed at building setback line: minimum frontage of right-of-way is 20' for "flag lots"
 2. Minimum D.U. size based on P&Z accepting minimum floor area requirements in PUD units which resemble R-4 and R-5 Zoning, as per Section 401.01 of the City Code as follows 1 bedroom, 750 SF; 2 bedroom, 900 SF, 3 bedroom, 1075SF, + 150 SF per additional bedroom.
 3. All dimensions measured from the lot right-of-way, not easement lines.
 4. 15' front set back dimension is to living area. Typical set back to garage shall be minimum of 25'.
 5. 5' sidewalks shall be provided both sides of right-of-way
 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

ADIOS GOLF VILLAS



RESIDENTIAL PROGRAM

Use Table, Table 200-1, Chapter 200, Florida Building Code, for Minimum Unit Types Contained in the P.U.D.

Unit Type	Min. Size	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Height	Min. Floor Area	Min. Ceiling Height	Min. Stair Width	Min. Stair Rise	Min. Stair Run	Min. Stair Headroom	Min. Stair Landing	Min. Stair Tread	Min. Stair Riser	Min. Stair nosing	Min. Stair nosing height	Min. Stair nosing width	Min. Stair nosing depth	Min. Stair nosing height	Min. Stair nosing width	Min. Stair nosing depth
SP-1	1 1/2	1,800 SF	18 FT	20 FT	20 FT	20 FT	20 FT	10 FT	1,800 SF	7 FT	7 FT	11 FT	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
SP-2	2 1/2	2,400 SF	24 FT	24 FT	24 FT	24 FT	24 FT	10 FT	2,400 SF	7 FT	7 FT	11 FT	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
SP-3	3 1/2	3,000 SF	30 FT	30 FT	30 FT	30 FT	30 FT	10 FT	3,000 SF	7 FT	7 FT	11 FT	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
P-1	1 1/2	1,800 SF	18 FT	20 FT	20 FT	20 FT	20 FT	10 FT	1,800 SF	7 FT	7 FT	11 FT	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
P-2	2 1/2	2,400 SF	24 FT	24 FT	24 FT	24 FT	24 FT	10 FT	2,400 SF	7 FT	7 FT	11 FT	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
P-3	3 1/2	3,000 SF	30 FT	30 FT	30 FT	30 FT	30 FT	10 FT	3,000 SF	7 FT	7 FT	11 FT	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN	36 IN

SITE DATA

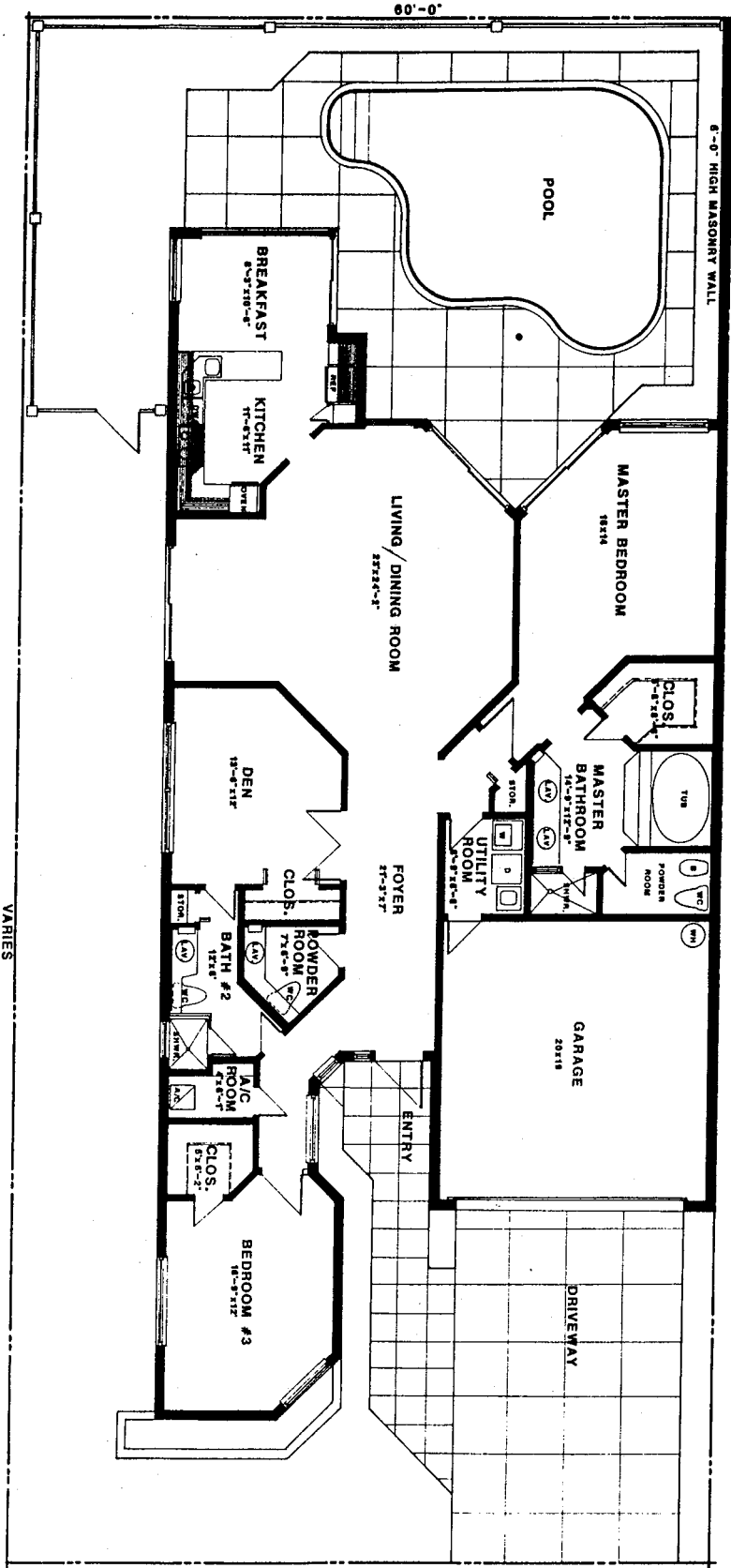
SITE AREA: 515,000 SQ. FT. (11.77 ACRES)
 PERMITTED AREA: 10,000 SQ. FT. (0.23 ACRES)
 DENSITY: 1.92 UNITS PER ACRE
 TOTAL # OF UNITS: 34
 UNIT TYPE: 1 1/2, 2 1/2, 3 1/2
 UNIT TYPE: P-1, P-2, P-3
 UNIT TYPE: SP-1, SP-2, SP-3
 UNIT TYPE: COMMERCIAL
 UNIT TYPE: MULTI-FAMILY
 UNIT TYPE: SINGLE-FAMILY
 UNIT TYPE: INDUSTRIAL
 UNIT TYPE: OFFICE
 UNIT TYPE: RETAIL
 UNIT TYPE: RESTAURANT
 UNIT TYPE: HOTEL
 UNIT TYPE: APARTMENT
 UNIT TYPE: CONDO
 UNIT TYPE: TOWNHOME
 UNIT TYPE: MANUFACTURED HOME
 UNIT TYPE: MOBILE HOME
 UNIT TYPE: TRAILER
 UNIT TYPE: OTHER

PARCEL 2

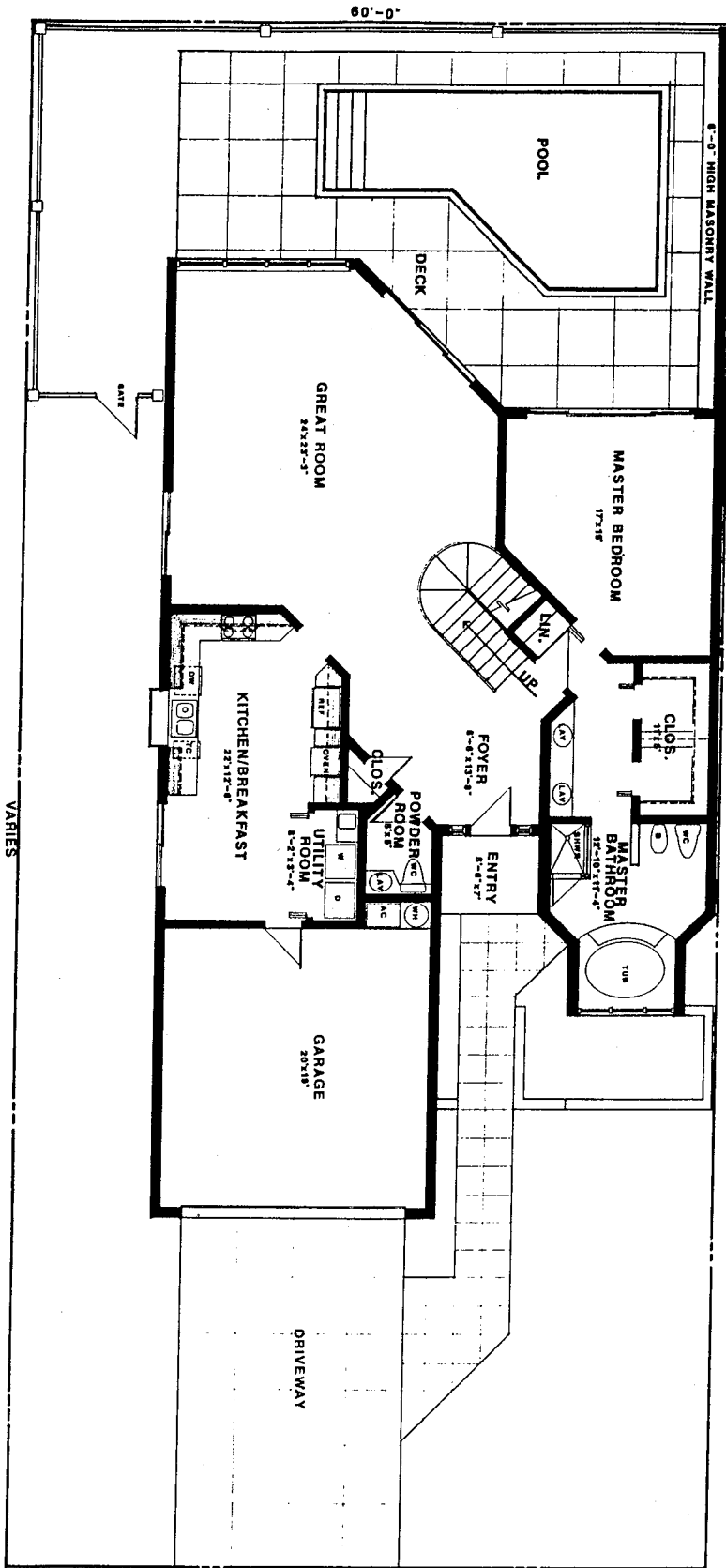
Parcel 2 is a portion of the larger development and is subject to the same rules and regulations as the entire development. The parcel is bounded by Sunshine State Parkway to the south and the canal to the north. The parcel contains 34 residential units and a community facility area. The parcel is zoned for residential use and is subject to the same rules and regulations as the entire development.

Sheet of	Com. No.	ADIOS GOLF VILLAS	Steven L. Cohen and Associates Architects - Planners - Interior Designers 300 South Pine Island Road - Suite 300 - Plantation Florida 33324 Phone 305-478-0873 478-0879	Revisions	Meet
	Date				
	Drawn by				
	Checked				
COCONUT CREEK, FLORIDA					

SITE PLAN
Scale: 1/4" = 1'-0"



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MODEL "A" FLORIDA		300 South Pine Island Road · Suite 300 · Plantation Florida 33324. Phone 305 472-0273 472-0275		



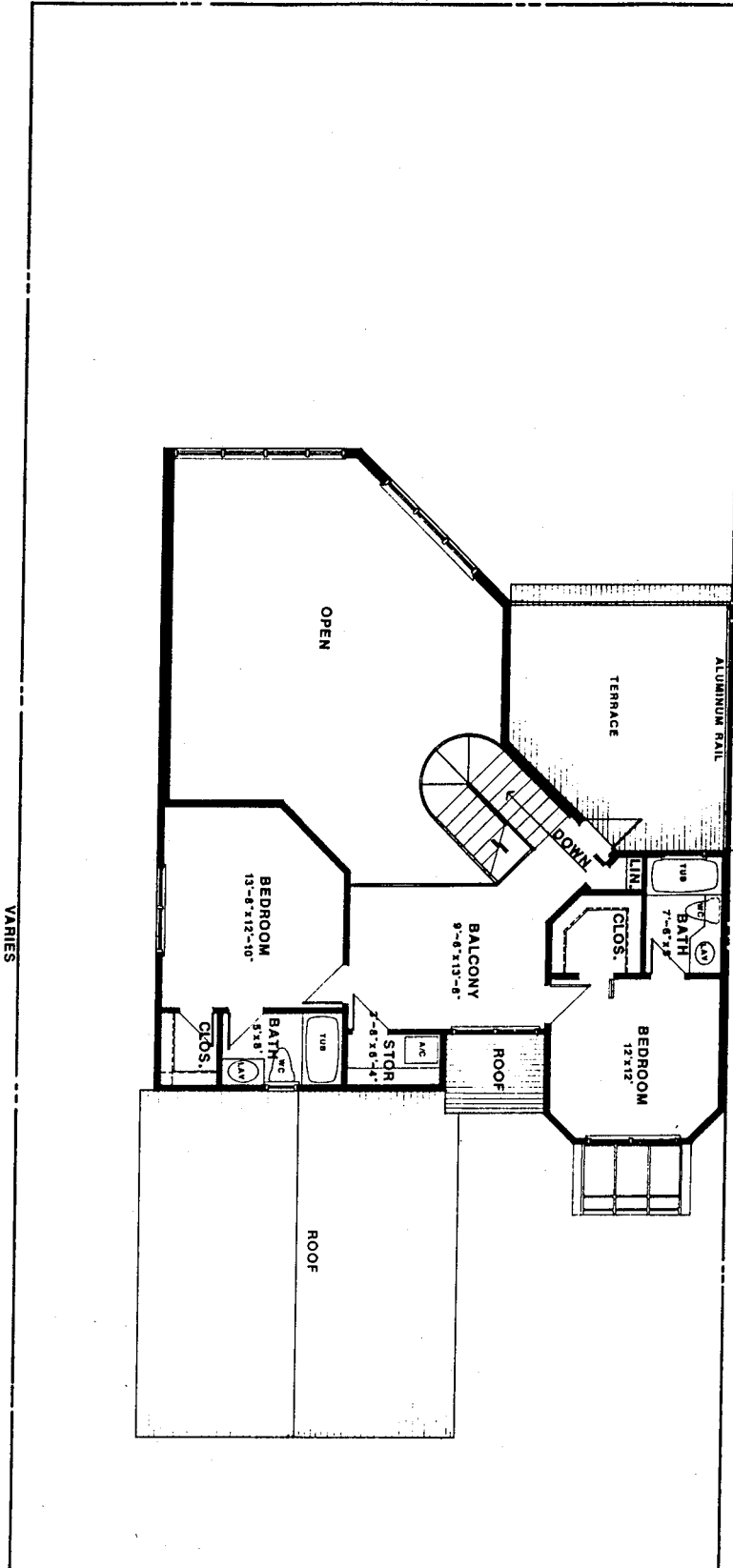
SITE PLAN
 scale: 1/4" = 1'-0"

VARIES

Sheet of _____ of _____	Com. No. _____ Date _____ Drawn by _____ Checked _____	MODEL "B" FLORIDA	Steven L. Cohen and Associates Architects · Planners · Interior Designers 300 South Pine Island Road · Suite 300 · Plantation Florida 33324 Phone 305-472-0273 472-0275	Revisions <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											Seal <div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div>

60'-0"

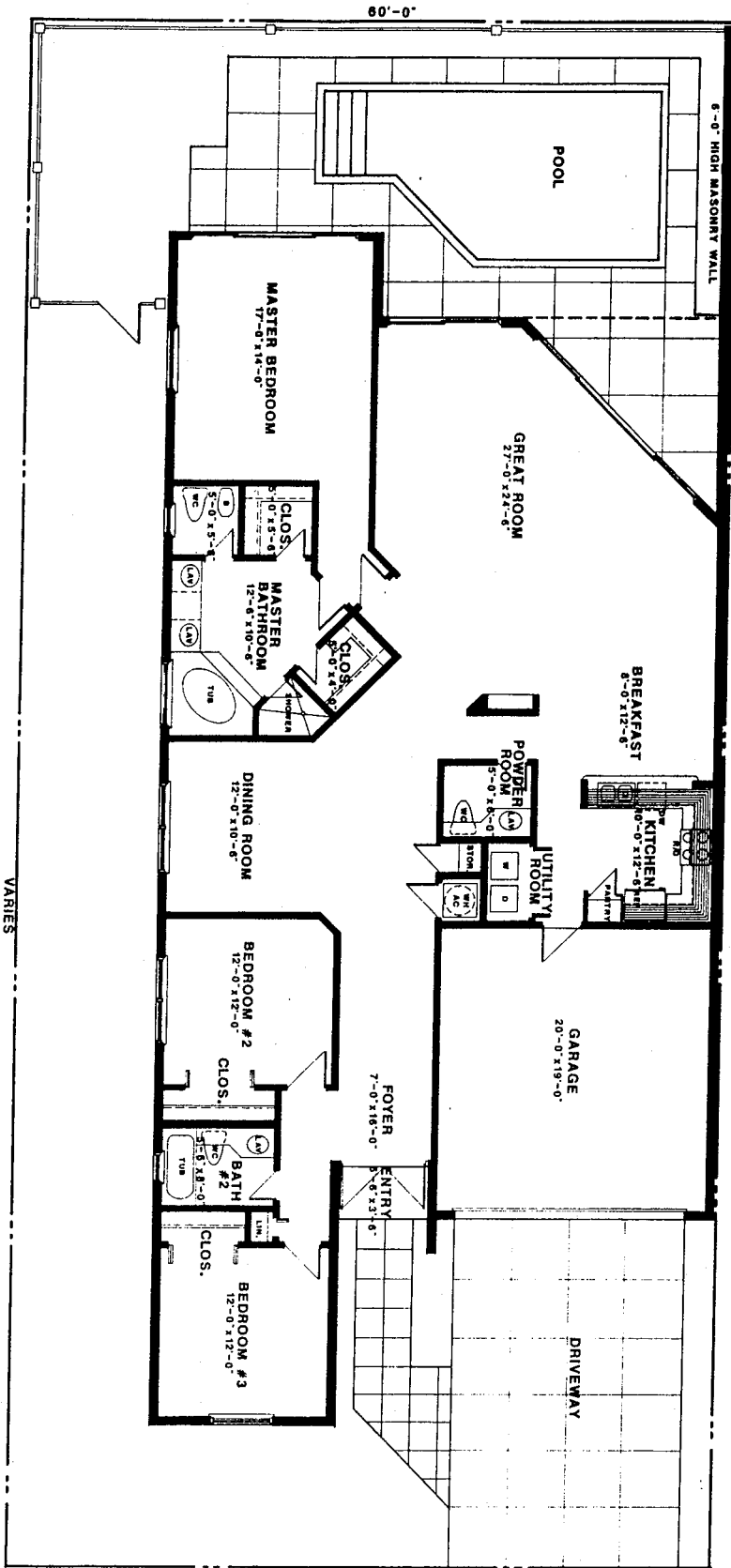
SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



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SITE PLAN
 Scale: 1/4"=1'-0"



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Sheet of	Com. No. Date Drawn by Checked	MODEL "C" FLORIDA	Steven L. Cohen and Associates Architects · Planners · Interior Designers 300 South Pine Island Road · Suite 300 · Plantation Florida 33324 Phone 305-472-0273 472-0275	Revisions <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>					Seal