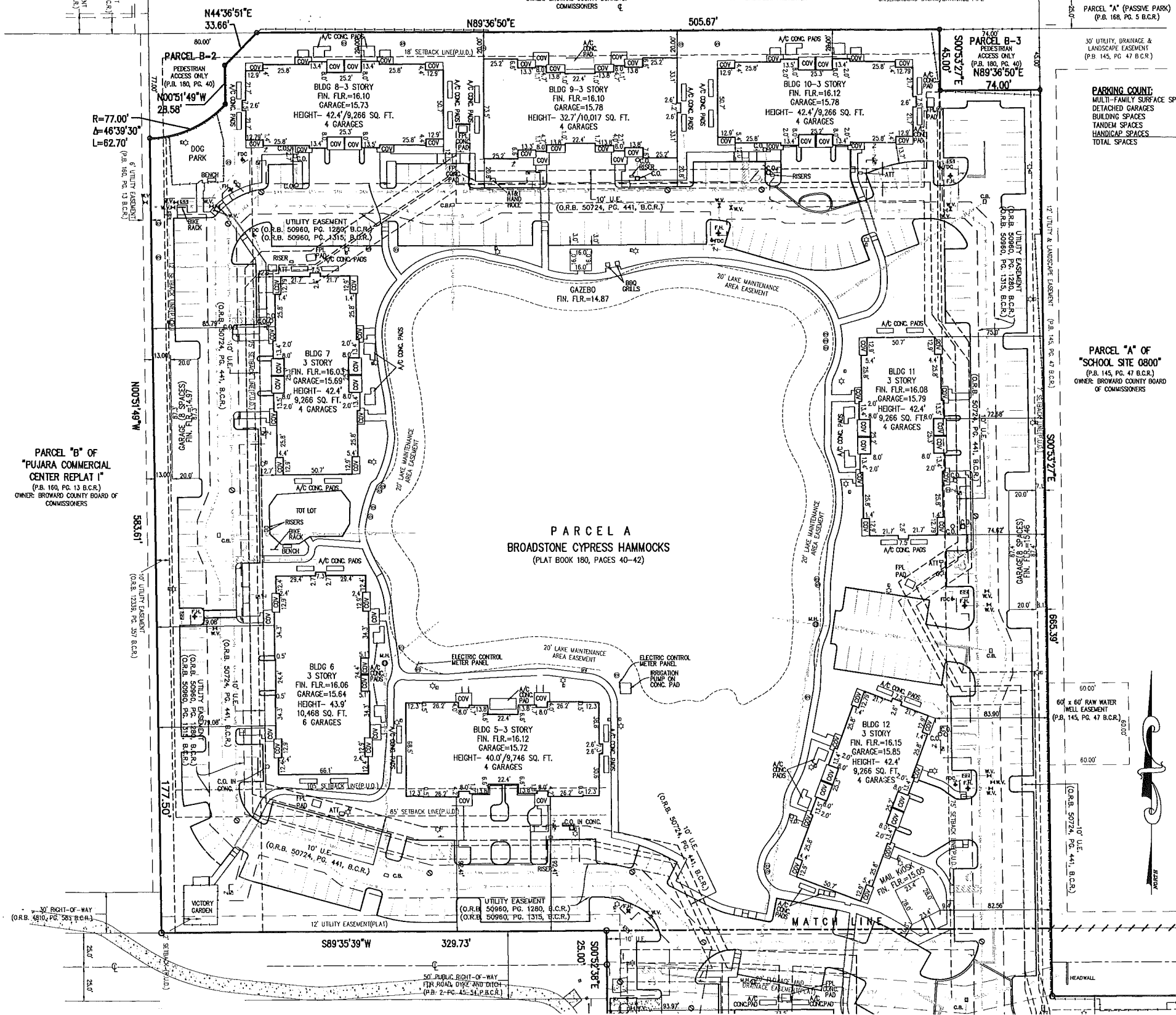


PARCEL "A" OF  
"COUNTRY CLUB PLACE"  
(P.B. 138, PG. 29 B.C.R.)

PARCEL "B" OF  
"PUJARA COMMERCIAL  
CENTER REPLAT I"  
(P.B. 150, PG. 13 B.C.R.)  
OWNER: BROWARD COUNTY BOARD OF  
COMMISSIONERS

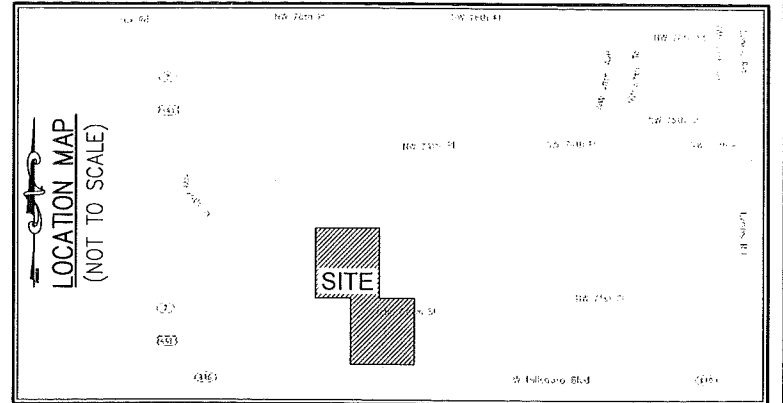


PARCEL A  
BROADSTONE CYPRESS HAMMOCKS  
(PLAT BOOK 180, PAGES 40-42)

PARCEL "A" OF  
"SCHOOL SITE 0800"  
(P.B. 145, PG. 47 B.C.R.)  
OWNER: BROWARD COUNTY BOARD  
OF COMMISSIONERS

**PARKING COUNT:**

MULTI-FAMILY SURFACE SPACES	527
DETACHED GARAGES	56
BUILDING SPACES	78
TANDEM SPACES	74
HANDICAP SPACES	21
TOTAL SPACES	756



THE BUILDINGS AND ITS SETBACKS PURSUANT TO THAT CERTAIN LETTER ADDRESSED TO VRS/BROADSTONE CYPRESS HAMMOCKS, LLC, DATED JUNE 16, 2014 ISSUED BY THE COCONUT CREEK DEPARTMENT OF SUSTAINABLE DEVELOPMENT PLANNING & ZONING DIVISION THE SUBJECT PROPERTY WAS REZONED FROM MH-1 MOBILE HOME PARK TO PUD (PLANNED UNIT DEVELOPMENT) WITH AN UNDERLYING LAND USE OF MEDIUM DENSITY RESIDENTIAL UNITS PER ACRE BY ORDINANCE NO. 2011-032 DATED JANUARY 12, 2013. A FINAL ORDER OF THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA DATED OCTOBER 12, 2011 WAS GRANTED FOR THE CONSTRUCTION OF 396 RESIDENTIAL UNITS, AND THE SITE PLAN APPLICATION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CITY'S LAND DEVELOPMENT CODE. THE PROJECT WAS DESIGNED AND BUILT IN ACCORDANCE WITH THE PUD REGULATIONS AND IS A LEGAL CONFORMING DEVELOPMENT.

THE SITE SPECIFIC DEVELOPMENT STANDARDS PER THE PUD ARE AS FOLLOWS:

**TABLE I  
Proposed Development**

Land Use	Unit Type	UNITS	
		Bedroom Mix (bed/bath)	Unit Count
(RM16)	Garden Apartment	1/1	186
		2/2	174
		3/2	36
		<b>Total</b>	<b>396</b>

**PARKING**

Parking Type	Spaces	Total parking provided
Surface Parking	548	756
Building Spaces	78	
Detached Garages	56	
Tandem Spaces	74	

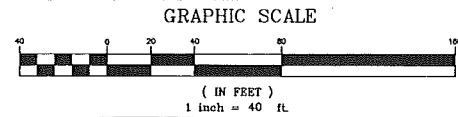
**TABLE II  
Site Specific Development Standards**

Perimeter Buffer	Adjacent Use	PUD Proposed Buffers(1)	
North portion	Preserve	18 ft	
	Greenway	Varies 5ft to 41ft	
	Preserve	Varies 7ft to 12 ft	
	Preserve	Varies 12ft to 15ft	
South portion	Preserve	Varies 7ft to 12ft	
	Greenway/Hillsboro Blvd	Varies 25ft to 45ft	
	Greenway/Preserve	Varies 12ft to 20ft	
	Greenway/Wal-Mart	Varies 12ft to 25ft	
Setbacks	Adjacent Use	PUD Proposed Setbacks(1)	
		North portion	18 ft
		South portion	Varies 85ft to 105 ft
		West portion	Varies 7ft (garage) to 75ft
South portion	Preserve	Varies 12ft (garage) to 75ft	
	Greenway/Hillsboro Blvd	Varies 10ft (garage) to 80ft	
	Greenway/Preserve	Varies 12ft (garage) to 90 ft	
	Greenway/Wal-Mart	Varies 15ft (garage) to 85ft	
Parking	PUD Proposed Parking		
	Garden Apartment		
1BR		1.5/unit	
	2BR	1.75/unit	
	3BR	2.00/unit	
Guest		10%	
Clubhouse		1/200 sf for leasing (1,000 sf)	

(1) Setback buffers will be measured from the property line except for park deck location areas.

**SCHEDULE B-II EXCEPTIONS**

Exception	Instrument Book & Page	Affect on Property
10	Deed Book 581, Page 19	Does not affect
10	ORB 288, Page 440	Does not affect
10	ORB 614, Page 28	Does not affect
11	Deed Book 583, Page 133	Does not affect
12	ORB 22777, Page 713	Affects as shown
14	ORB 12339, Page 357	Affects as shown
17	ORB 48602, Page 1490	Affects not platelace
18	ORB 48602, Page 1497	Affects not platelace
19	ORB 48602, Page 1543	Affects not platelace
21	ORB 48726, Page 240	Affects not platelace
21	Plat Book 180, Page 40	Affects as shown
22	ORB 48917, Page 1933	Affects not platelace
23	ORB 49053, Page 1024	Affects not platelace
24	ORB 49053, Page 1050	Affects not platelace
25	ORB 49053, Page 1067	Affects not platelace
26	ORB 49147, Page 1661	Affects as shown
27	ORB 49147, Page 1667	Affects as shown
28	ORB 49147, Page 1679	Affects as shown
29	ORB 50724, Page 441	Affects as shown
30	ORB 50960, Page 1316	Affects as shown
31	ORB 50960, Page 1280	Affects as shown



ALTAACSM LAND TITLE SURVEY

REVISED PER COMMENTS	DATE	BY
ADDED PUD SETBACK INFO	3/06/15	ACE
ADDED EASEMENT RECORDING	9/17/14	ACE
REVISE PER COMMENTS	7/30/14	ACE
REVISIONS	7/01/14	ACE

FILE NAME: 5197.ALT, 9-11-14.dwg

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1452

BROADSTONE CYPRESS HAMMOCK  
PARCEL A AND B-1  
ALTAACSM LAND TITLE SURVEY

DATE 6/24/14  
DRAWN BY CF  
F.B./PG. ELEC.  
SCALE 1"=40'

JOB # 6197-1  
SHEET NO. 2  
OF 2 SHEETS