

# BEL LAGO

## CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA ST. LUCIE INDUSTRIAL PROPERTIES, LLC.

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SHEET No.    SHEET DESCRIPTION

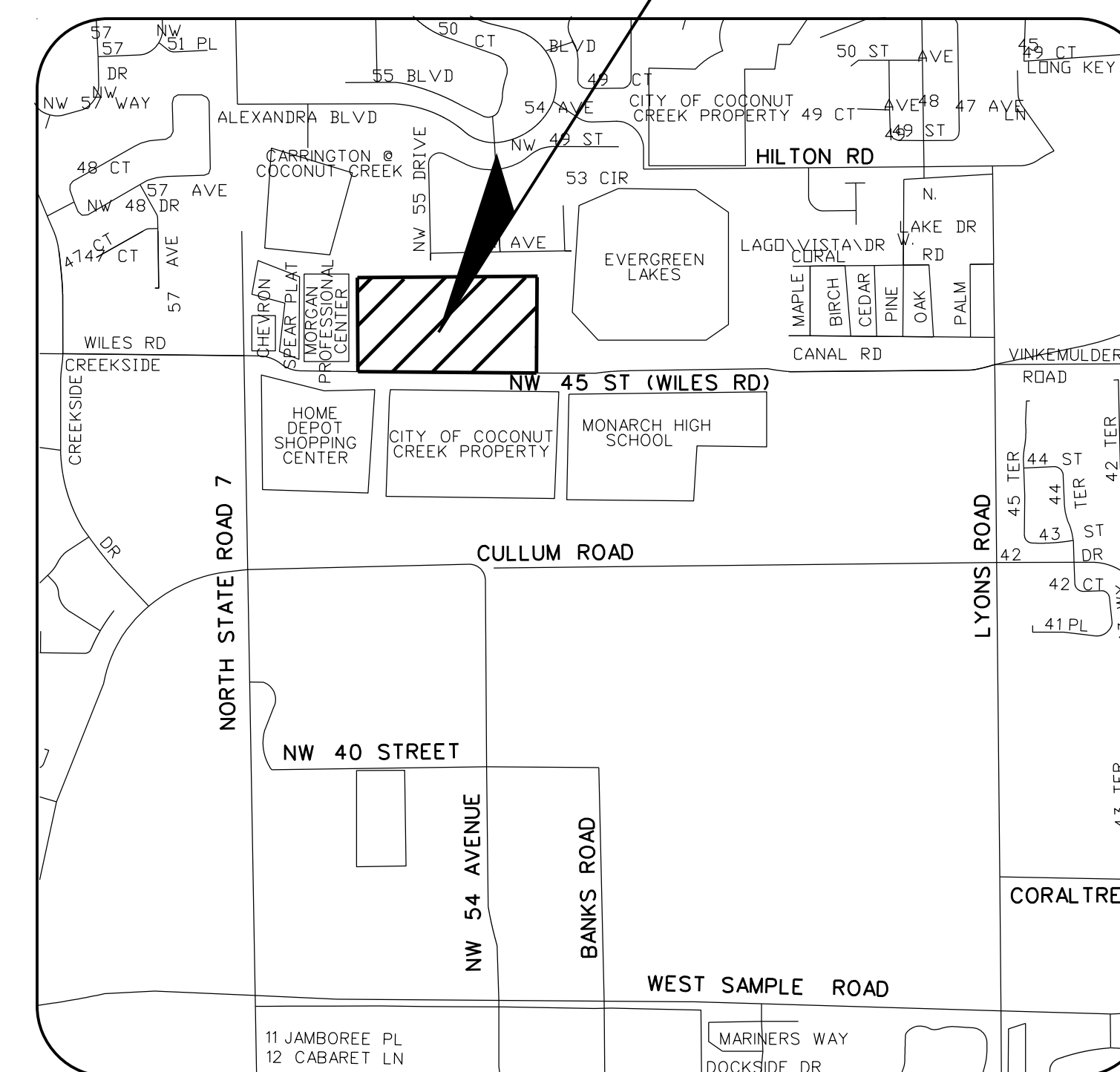
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PROJECT LOCATION



LOCATION MAP

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

**LEGAL DESCRIPTION:**

THE WEST 330 FEET OF TRACK 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION DECEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23485, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

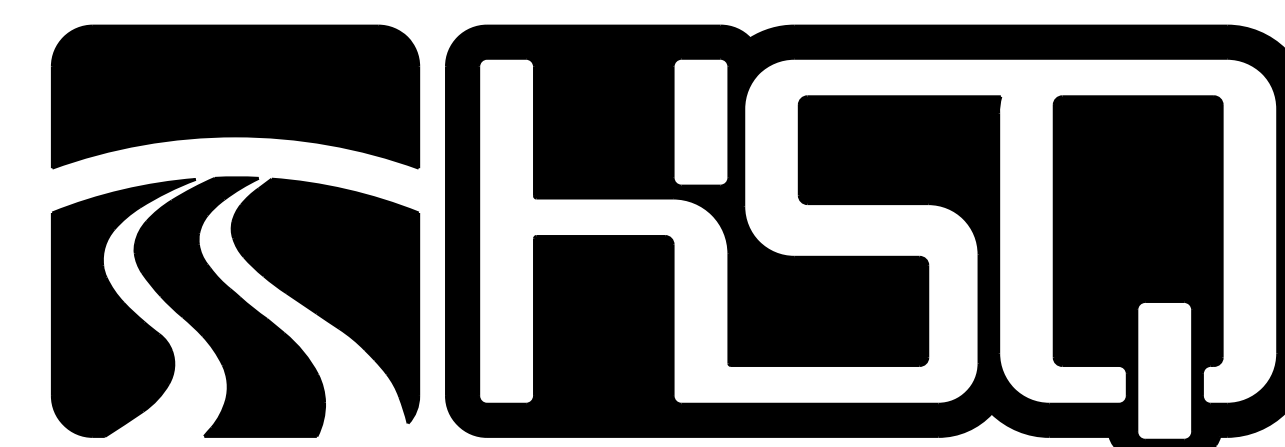
PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOUTHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 660 FEET OF TRACK 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

Date: 6/11/2012	Seal
Approved by: ANTONIO QUEVEDO	
Registered Engineer Number: 59471	
State of Florida	



**HSQ GROUP, INC.**

Engineers · Planners · Surveyors

1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
CA26258 · LB7924

**PROPERTY OWNER & DEVELOPER:**

ST LUCIE INDUSTRIAL PROPERTIES, LLC.  
PINEAPPLE GROVE CORPORATE CENTER  
101 PINEAPPLE GROVE WAY  
DELRAY BEACH, FLORIDA 33444  
(561) 330-7000

**DEVELOPER:**

ALTMAN DEVELOPMENT CORPORATION  
1515 SOUTH FRDERAL HIGHWAY, SUITE 300  
BOCA RATON, FLORIDA 33432  
(561) 997-8661

**ATTORNEY:**

RUDEN McCLOSKEY SMITH SCHUSTER & RUSSEL, P.A.  
200 EAST BROWARD BOULEVARD  
FT. LAUDERDALE, FLORIDA 33301  
(954) 527-2485

**PLANNER & CIVIL ENGINEER:**

HSQ GROUP, INC.  
1489 WEST PALMETTO PARK ROAD  
SUITE 340  
BOCA RATON, FLORIDA 33486  
(561) 392-0221

**ARCHITECT (GARDEN APARTMENTS):**

STB ARCHITECTS & PLANNERS, INC.  
8144 WALNUT HILL LANE, SUITE 460, LB 107  
DALLAS, TEXAS 75231  
(214) 739-8080

**LANDSCAPE ARCHITECT:**

MICHAEL J. PETROW & ASSOCIATES, INC.  
11210 NORTHWEST 41st STREET  
CORAL SPRINGS, FLORIDA 33075  
(954) 752-7762

**SURVEYOR**

SHAH DROTOS & ASSOCIATES.  
3410 N ANDREWS AVENUE  
POMPANO BEACH, FLORIDA 33064  
(954)943-9433

**GENERAL SITE PLAN NOTES:**

- COMMON OPEN SPACE AND PUBLIC AND RECREATIONAL FACILITIES SHALL BE INCLUDED IN THE PUD PLAN AND FULLY IMPROVED BY THE DEVELOPER. IMPROVEMENTS INCLUDING PRIVATE OR PUBLIC PARKS, POOLS, RECREATIONAL CENTERS OR OTHER FACILITIES SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE RESIDENTIAL DWELLINGS. IMPROVEMENTS SHALL BE COMPLETE PRIOR TO THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY FOR WHICH THE IMPROVEMENTS ARE ASSOCIATED AS APPROVED BY THE PLANNING AND ZONING BOARD.
- THE PERIMETER BERM ALONG THE NORTH PROPERTY LINE IS TO BE CONSTRUCTED BEFORE THE VERTICAL CONSTRUCTION PHASE CAN BEGIN ON BUILDINGS No. 6, 7, 8, 9, 10 & 11.
- THE WETLAND PLANTINGS SHOWN ON THE SITE PLAN ARE BEING CREATED BY PROPERTY OWNER ON A VOLUNTARY BASIS. PURSUANT TO BROWARD COUNTY CODE SECTION 27-341, THE PROPERTY OWNER MAY REMOVE THE WETLAND PLANTINGS IN THE FUTURE AT THEIR DISCRETION WITHOUT ANY REQUIRED MITIGATION. THE WETLAND PLANTINGS WERE NOT INCLUDED IN THE OVERALL SITE DATA OR LANDSCAPING CALCULATIONS.

LAND USE DATA TABLE	
<b>EXISTING LAND USE:</b>	LOW-MEDIUM (10) RESIDENTIAL
<b>ACREAGE:</b>	
GROSS SITE AREA:	19.79 AC.
PARCEL A:	16.22 AC. (RESIDENTIAL)
PARCEL B:	2.14 AC. (SELF STORAGE)
PARCEL C:	1.43 AC. (RESTAURANT)
<b>APPROVED UNITS PER LAND USE:</b>	
PARCEL A:	16.22 AC. X 10 DU/AC = 162 UNITS
<b>FLEXIBILITY ALLOCATION:</b>	
RESIDENTIAL:	
PARCEL A:	108 ADDITIONAL RESERVE UNITS
COMMERCIAL:	
PARCEL B:	2.14 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)
PARCEL C:	1.43 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)
<b>PROPOSED DENSITY &amp; DEVELOPMENT:</b>	
RESIDENTIAL:	
PARCEL A:	270 UNITS / 16.22 AC. = 16.65 DU/AC
COMMERCIAL:	
PARCEL B:	116,293 S.F. (GROSS)
PARCEL C:	8,750 S.F. (GROSS)

SITE PLAN DATA TABLE													
<b>EXISTING ZONING:</b> P.U.D. (PLANNED UNIT DEVELOPMENT)					<b>PARKING CALCULATIONS</b>								
<b>SITE AREA INFORMATION:</b>					<b>RESIDENTIAL USES:</b>				<b>COMMERCIAL USES:</b>				
GROSS SITE AREA: 19.79 AC.					<b>REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:</b>				<b>REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:</b>				
RIGHT-OF-WAY DEDICATION: 1.70 AC.					<b>UNIT TYPE</b>	<b>GENERATION RATE</b>	<b>TOTAL UNITS</b>	<b>SPACES REQUIRED</b>	<b>UNIT TYPE / USE</b>	<b>GENERATION RATE</b>	<b>TOTAL S.F.</b>	<b>SPACES REQUIRED</b>	
NET SITE AREA: 18.09 AC. 100.0%					ONE (1) BEDROOM	1.50 PER UNIT	80	120	RESTAURANT				
BUILDING COVERAGE AREA: 3.57 AC. 19.7%					TWO (2) BEDROOM	1.75 PER UNIT	154	270	SERVICE AREA	1 PER 150 S.F.	6,750	45	
SIDEWALK AREAS: 1.34 AC. 7.4%					THREE (3) BEDROOM	2.00 PER UNIT	36	72	NON-SERVICE	1 PER 300 S.F.	2,000	7	
DRIVEWAY & PARKING AREAS: 5.23 AC. 28.9%					GUEST PARKING	10% OF TOTAL SPACES		47	TOTAL REQUIRED PER P.U.D.:				52
COMMON GREEN AREAS: 4.31 AC. 23.8%					CLUBHOUSE	1.00 PER 200 S.F. (OFFICE ONLY)		3	HANDICAP SPACES REQUIRED:				3
LAKE AREA: 2.92 AC. 16.2%					TOTAL REQUIRED PER P.U.D.:				512				
LAKE BANK AREA: 0.71 AC. 4.0%					HANDICAP SPACES REQUIRED:				11				
<b>BUILDING AND UNIT INFORMATION:</b>					<b>PROVIDED PER SITE PLAN:</b>								
<b>RESIDENTIAL USES:</b>					<b>DESCRIPTION</b>	<b>DIMENSIONS</b>	<b>TOTAL SPACES</b>						
<b>BUILDING TYPE</b>	<b>QTY.</b>	<b>UNITS PER BLDG.</b>	<b>GARAGES</b>	<b>BEDROOM (BR) MIX PER BLDG.</b>	COMMON SPACES	9'X18'	290						
TYPE I	4	30	10	(10) ONE BR (20) TWO BR	CLUBHOUSE	9'X18'	3						
TYPE IA	1	27	8	(8) ONE BR (19) TWO BR	GARAGE SPACES	10'X20'	104						
TYPE IB	1	30	8	(11) ONE BR (19) TWO BR	TANDEM DRIVEWAY SPACES	9'X18" (MIN)	104						
TYPE II	3	18	6	(6) ONE BR (12) TWO BR	HANDICAP SPACES PROVIDED:		11						
TYPE III	3	13	10	(1) ONE BR (12) THREE BR	TOTAL PROVIDED PER SITE PLAN:		512						
TOTALS	12	270		(80) 1BR - (154) 2BR (36) 3BR									
CLUBHOUSE: 4,570 S.F. GROSS (3,985 RECREATIONAL & 585 OFFICES)													
<b>COMMERCIAL USES:</b>													
<b>BUILDING</b>	<b>DESIGN</b>	<b>TYPE OF USES</b>	<b>SQUARE FOOTAGE</b>										
RESTAURANT	1 STORY	7,650 S.F. MAXIMUM CUSTOMER SERVICE AREA	6,300 INTERIOR 2,450 EXTERIOR										
SELF STORAGE	4 STORY	113,478 S.F. STORAGE 1,850 S.F. OFFICES 965 S.F. APARTMENT	116,293 (GROSS)										
<b>OPEN SPACE CALCULATIONS:</b>													
GROSS AREA = 19.79 ACRES X 35% = 6.93 ACRES (OPEN SPACE NEEDED)													
<b>DESCRIPTION</b>		<b>PERCENTAGE OF TOTAL</b>	<b>OPEN SPACE CREDIT</b>										
COMMON GREEN AREAS		60%	4.16 ACRES										
LAKE AREA (PORTION)		40%	2.77 ACRES										
TOTAL OPEN SPACE PROVIDED:			6.93 ACRES										
* NINETEEN (19) REGULAR PARKING SPACES CURRENTLY SHOWN ON SITE PLAN. REMAINING REQUIRED SPACES TO BE INSTALLED DURING THE CONSTRUCTION OF THE PROPOSED FUTURE RESTAURANT BUILDING.													

NO.	DATE	BY	REVISION
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	A.Q.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

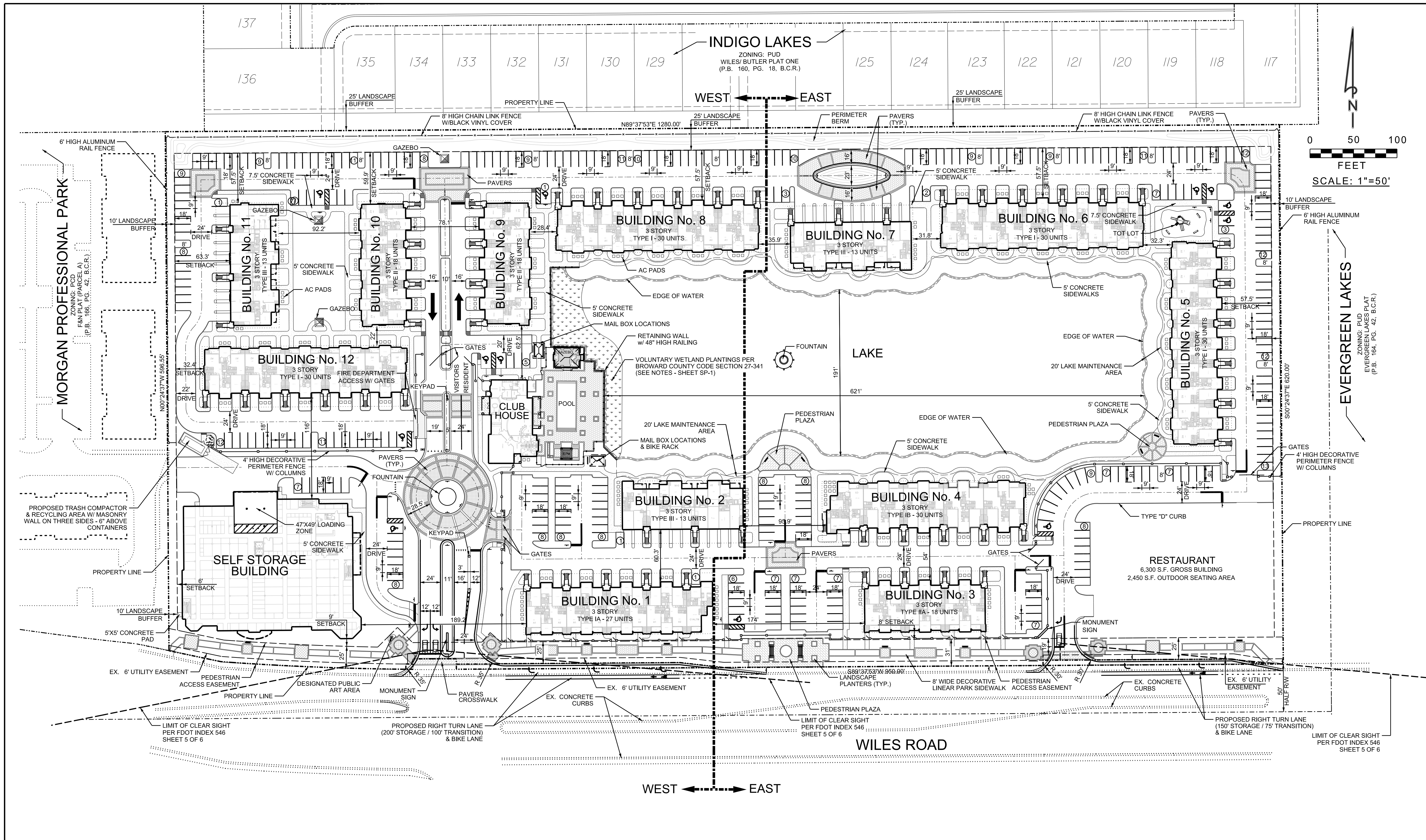
Designed by: A.Q. Date: 11/11  
 Drawn by: R.W. Date: 11/11  
 Checked by: A.Q. Date: 11/11  
 Approved by: ANTONIO QUEVEDO Date: 6/11/2012  
 Registered Engineer Number 59471  
 State of Florida



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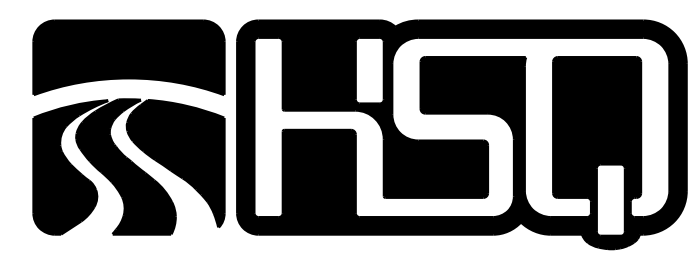
**BEL LAGO**  
 SITE DATA INFORMATION

PROJECT NUMBER  
**1105-20**  
 SHEET NUMBER  
**SP-1**



NO.	DATE	BY	REVISION
4	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
3	3/6/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by:	A.Q.	Date:	11/11	Approved by:	ANTONIO QUEVEDO	Date:	6/11/2012
Drawn by:	R.W.	Date:	11/11				
Checked by:	A.Q.	Date:	11/11	Registered Engineer Number	59471		
				State of Florida			

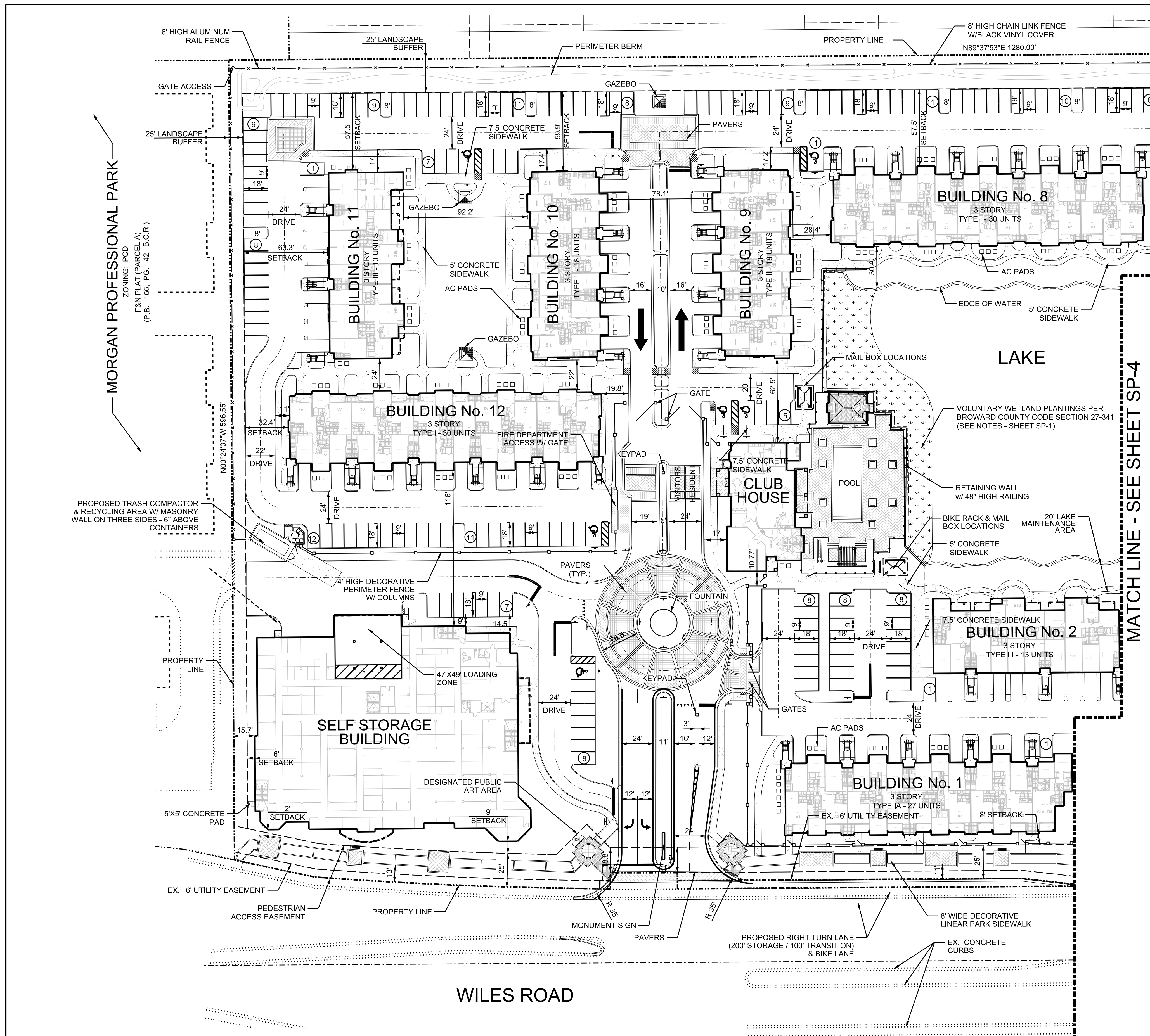


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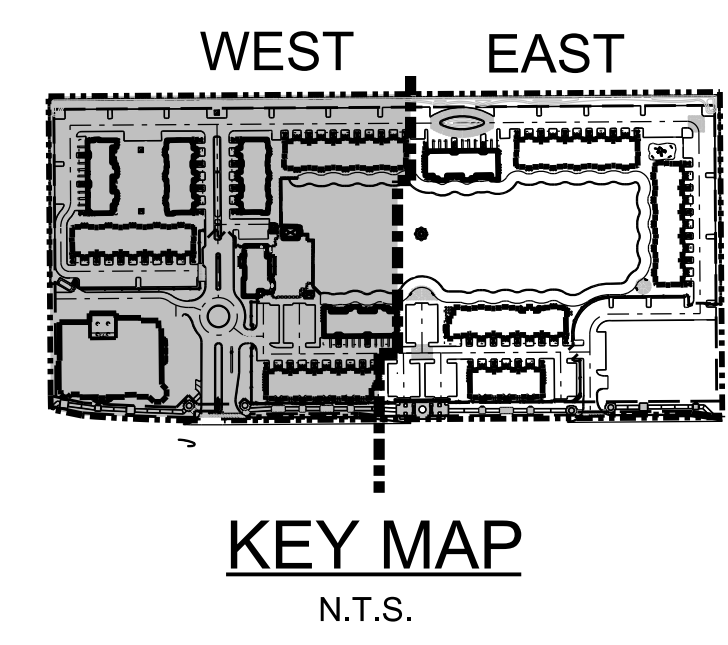
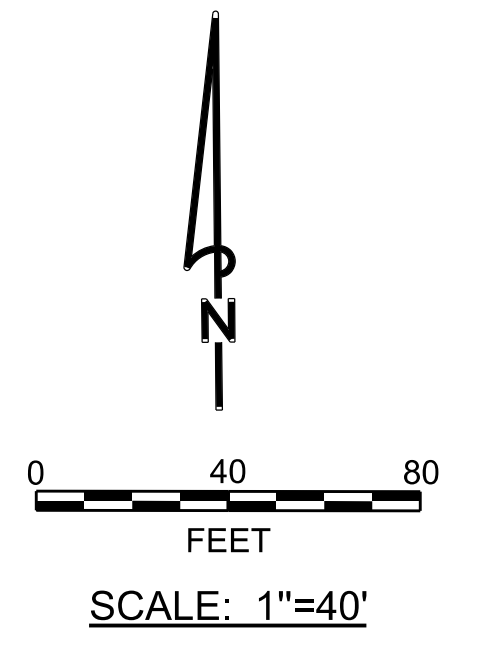
**BEL LAGO**  
 OVERALL MASTER SITE PLAN

PROJECT NUMBER	1105-20
SHEET NUMBER	SP-2

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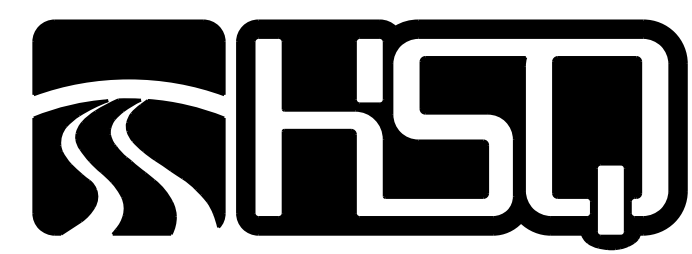


MATCH LINE - SEE SHEET SP-4



NO.	DATE	BY	REVISION
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2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by:	A.Q.	Date:	11/11	Approved by:	ANTONIO QUEVEDO	Date:	6/11/2012
Drawn by:	R.W.	Date:	11/11				
Checked by:	A.Q.	Date:	11/11	Registered Engineer Number	54971		
				State of Florida			

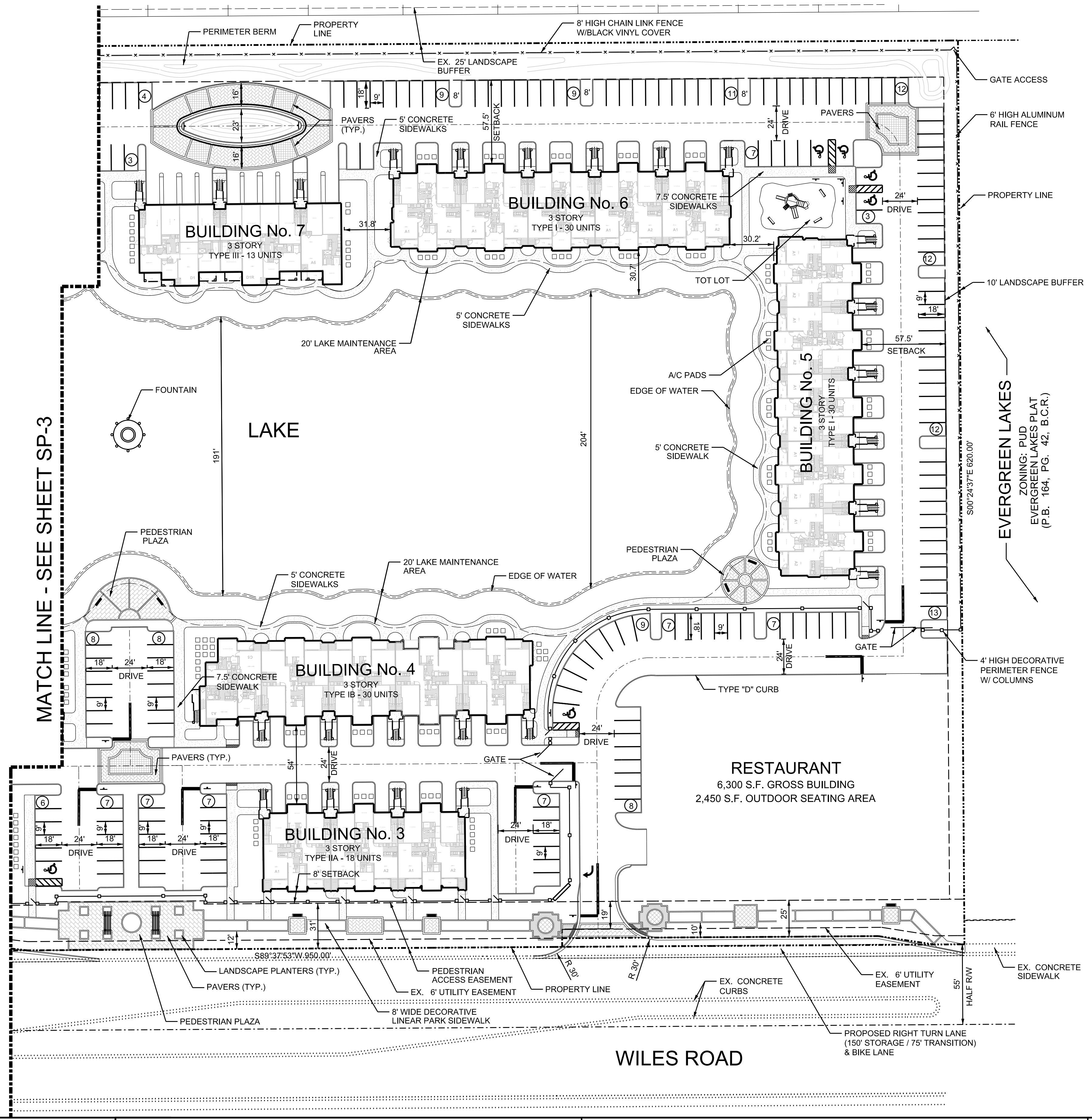
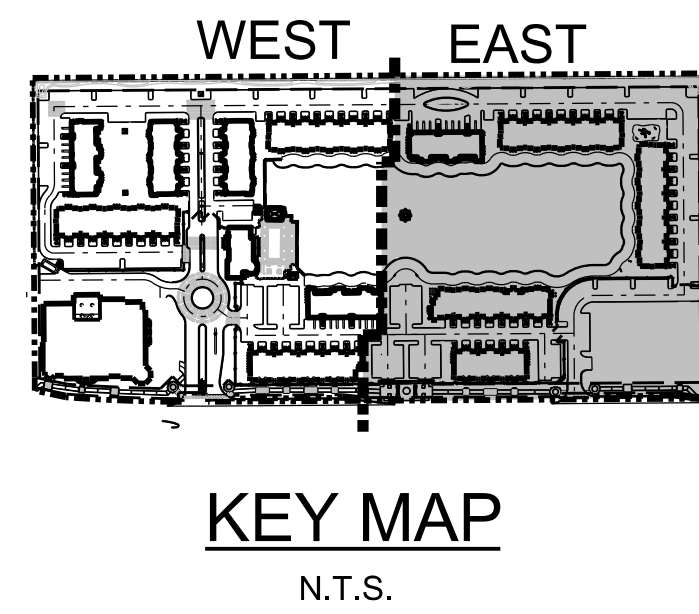
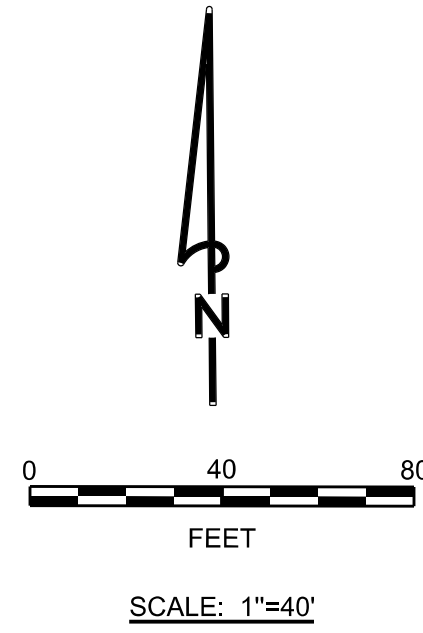


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**BEL LAGO**  
 SITE PLAN - WEST

PROJECT NUMBER	1105-20
SHEET NUMBER	SP-3

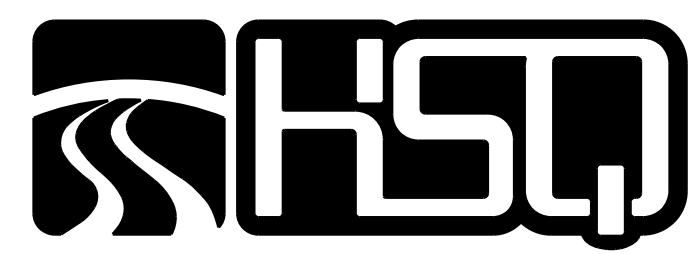
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2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	R.W.	REVISED PLANS PER CITY D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 11/11  
 Drawn by: R.W. Date: 11/11  
 Checked by: A.Q. Date: 11/11

Approved by: ANTONIO QUEVEDO Date: 6/11/2012  
 Registered Engineer Number 59471  
 State of Florida

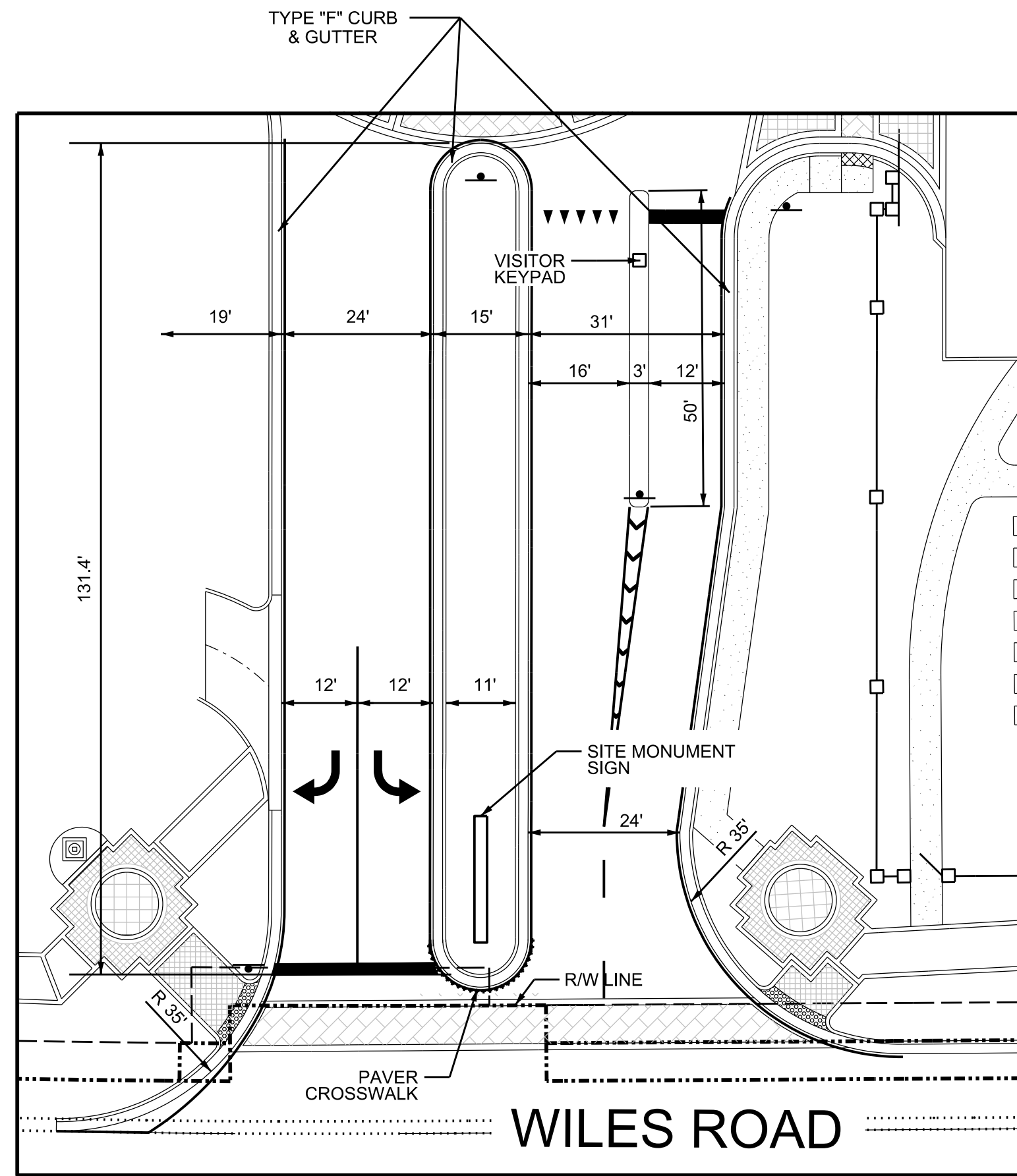


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**BEL LAGO**  
 SITE PLAN - EAST

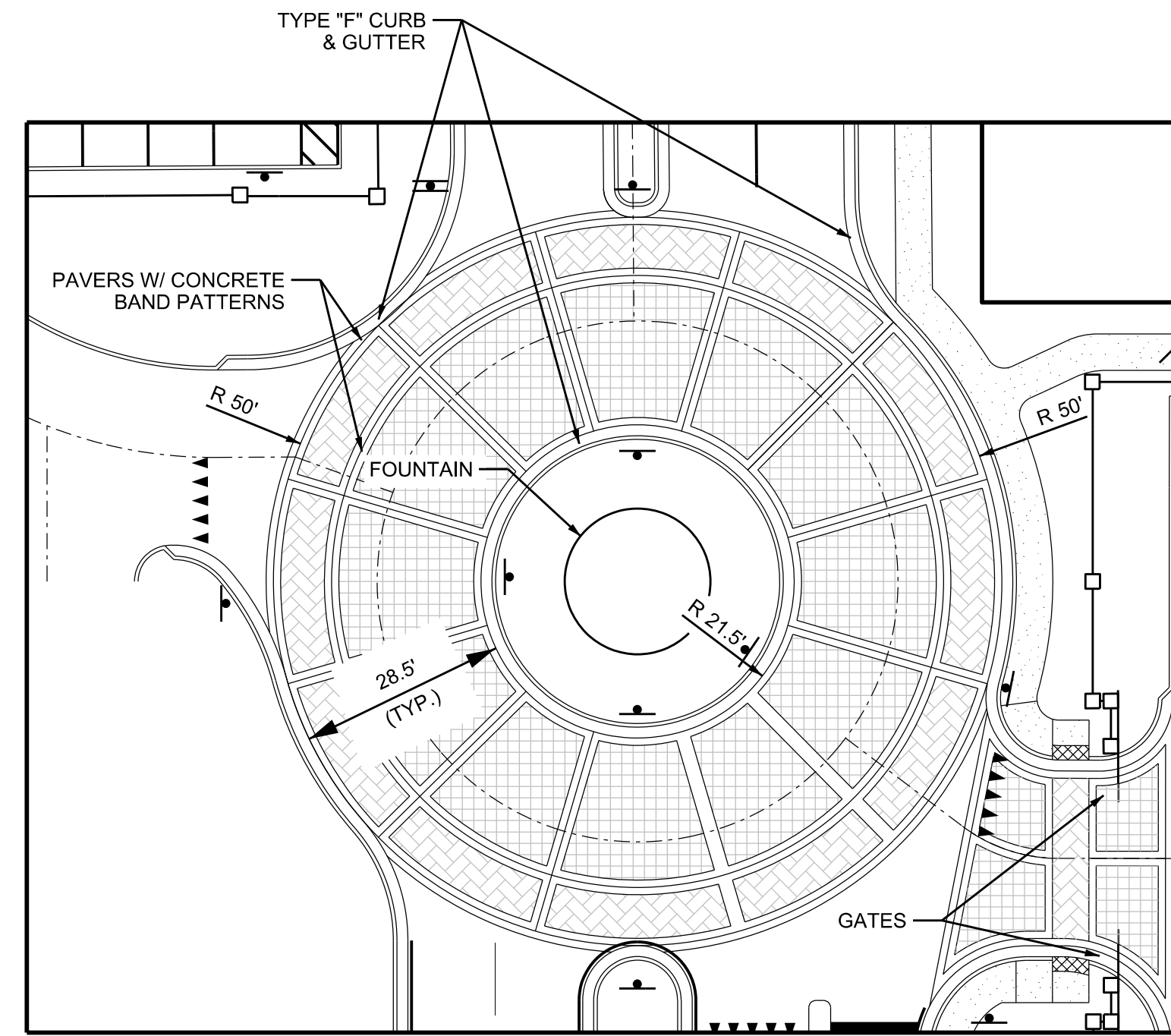
PROJECT NUMBER  
 1105-20  
 SHEET NUMBER  
 SP-4

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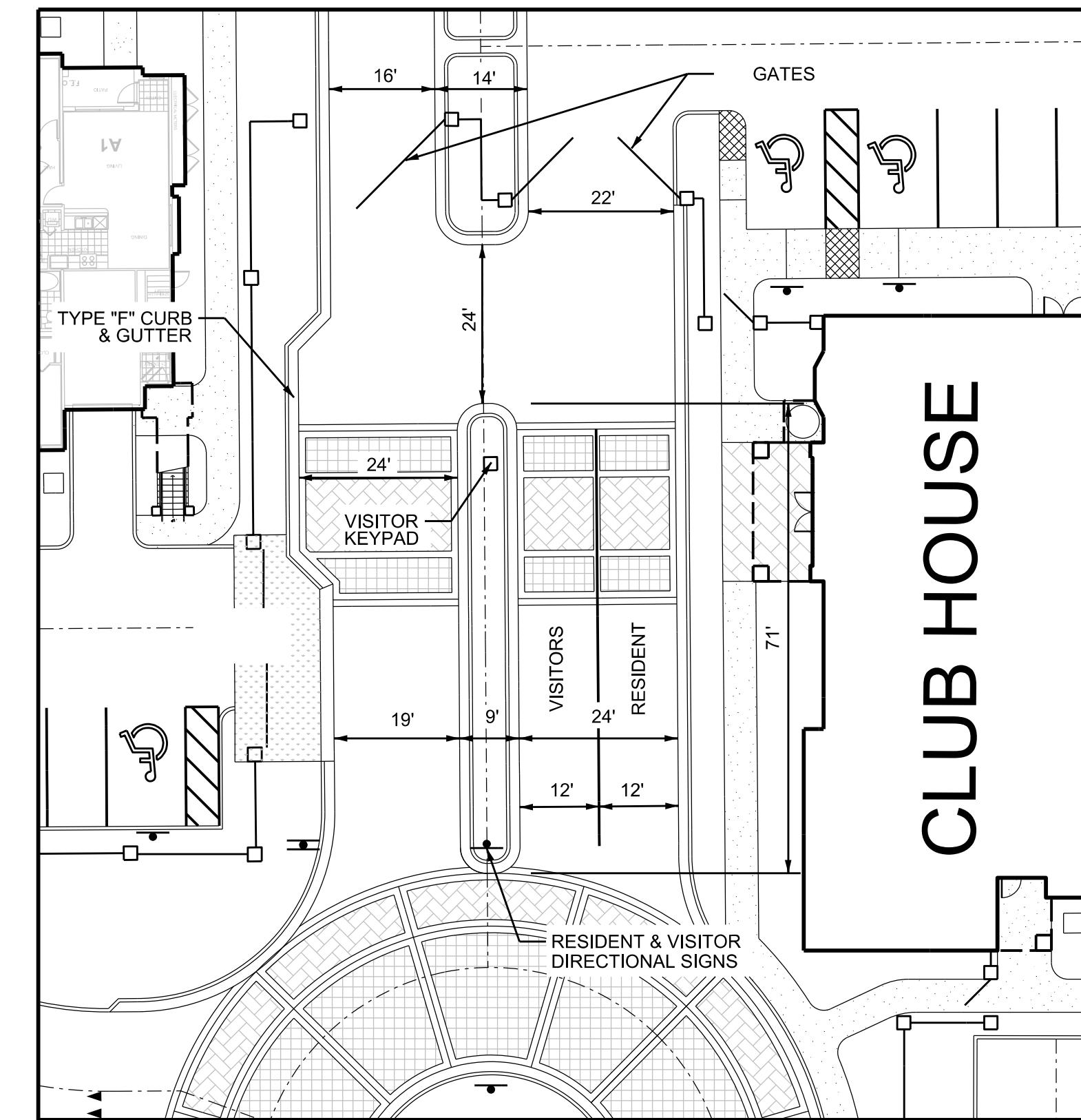
**MAIN ENTRANCE @ WILES ROAD**

SCALE: 1"=20'



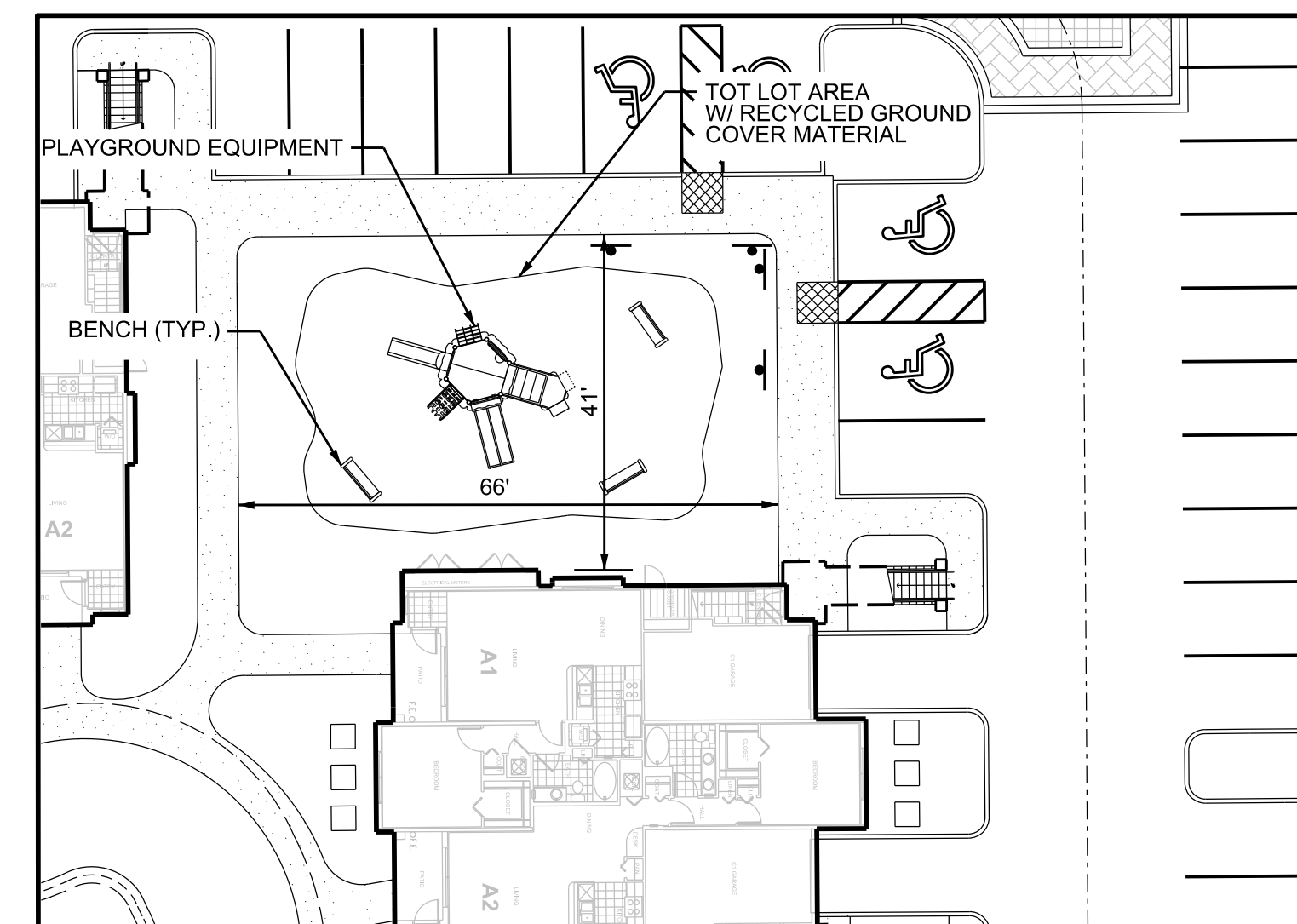
**ROUND-A-BOUT**

SCALE: 1"=20'



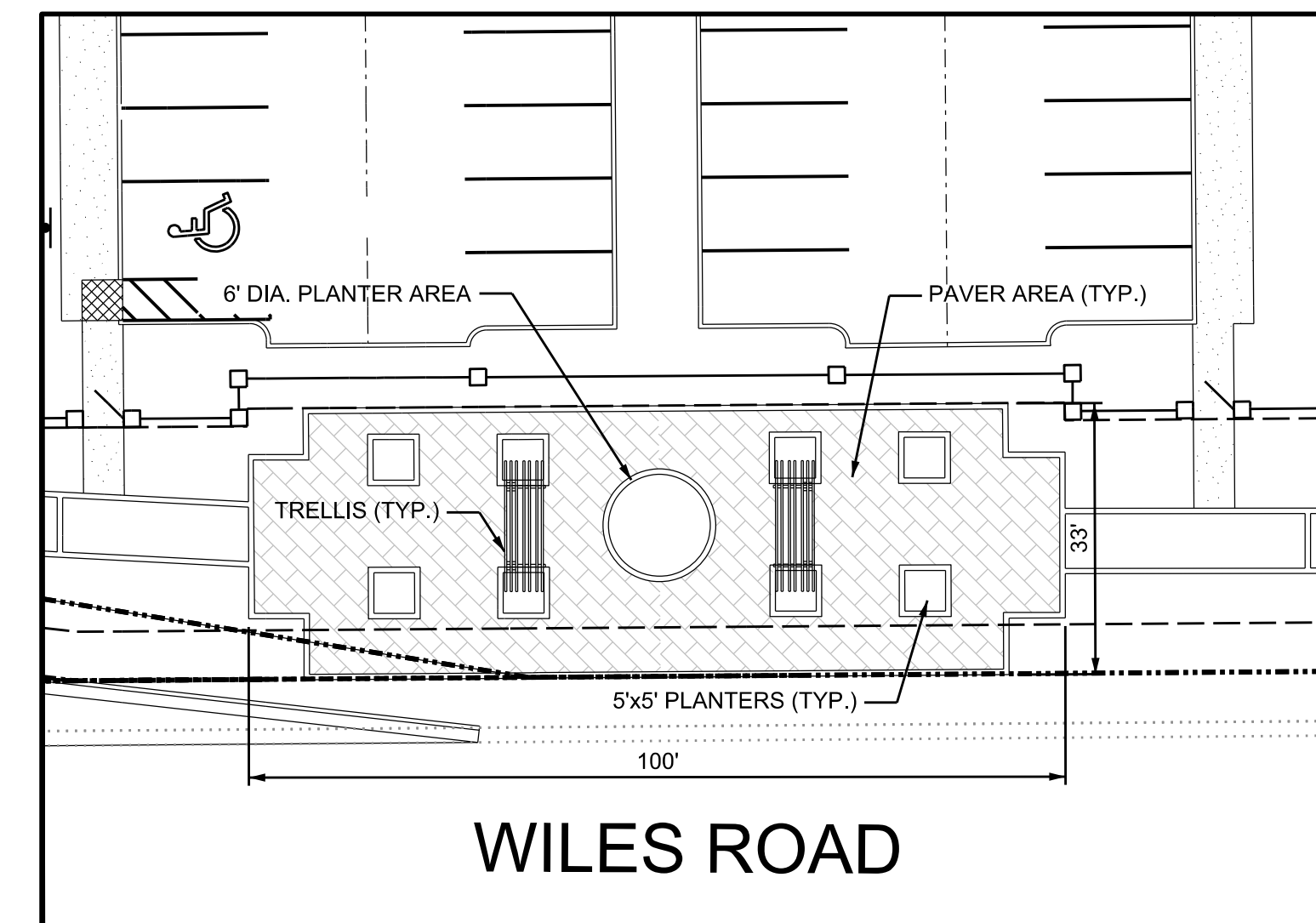
**MAIN RESIDENTIAL ENTRANCE**

SCALE: 1"=20'



**TOT LOT AREA**

SCALE: 1"=20'

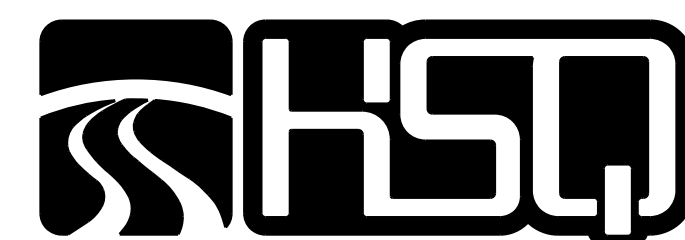


**PEDESTRIAN PLAZA @ WILES ROAD**

SCALE: 1"=20'

NO.	DATE	BY	REVISION
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
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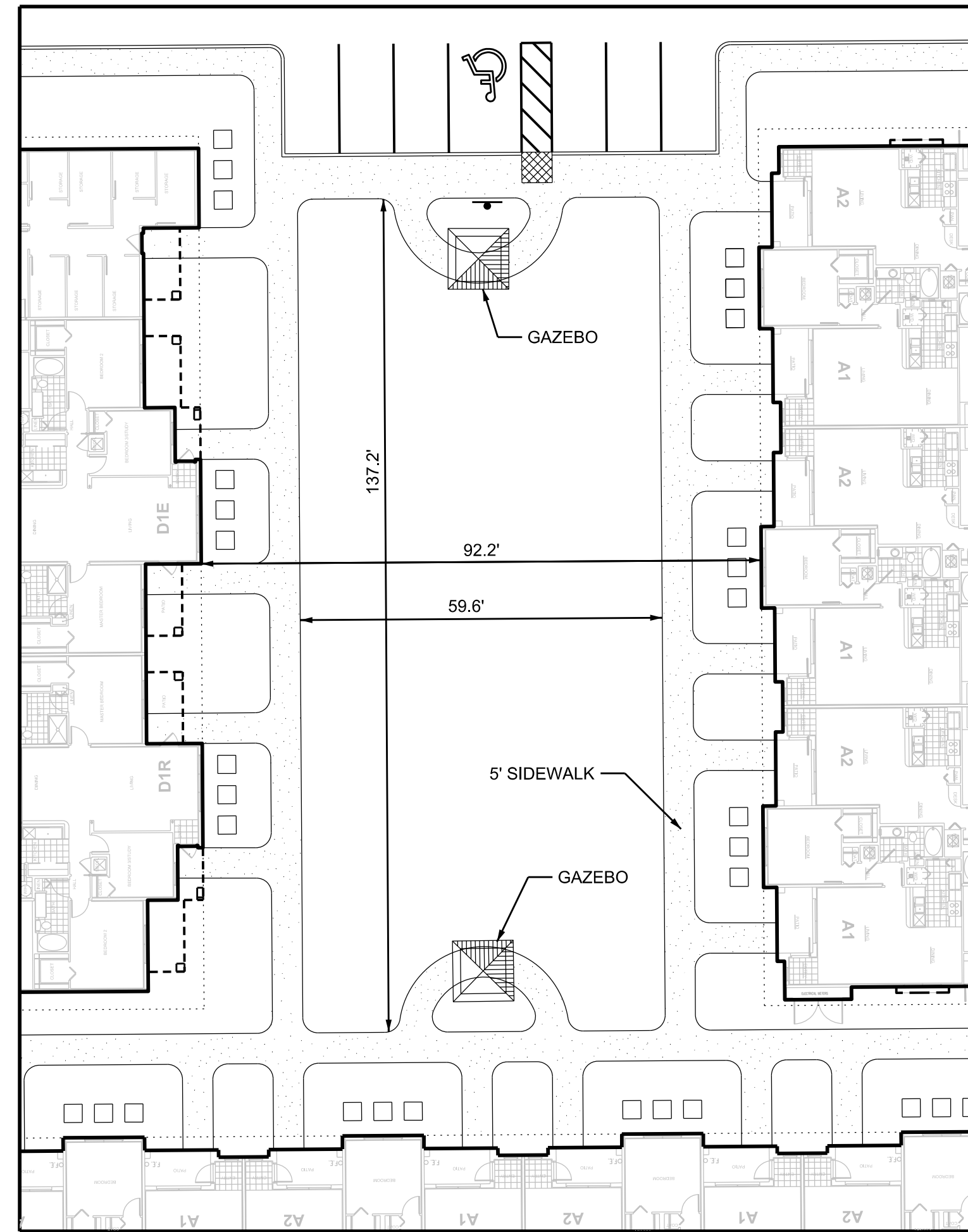
Designed by: A.Q.	Date: 11/11	Approved by: ANTONIO QUEVEDO	Date: 6/11/2012
Drawn by: R.W.	Date: 11/11		
Checked by: A.Q.	Date: 11/11	Registered Engineer Number: 59471	State of Florida



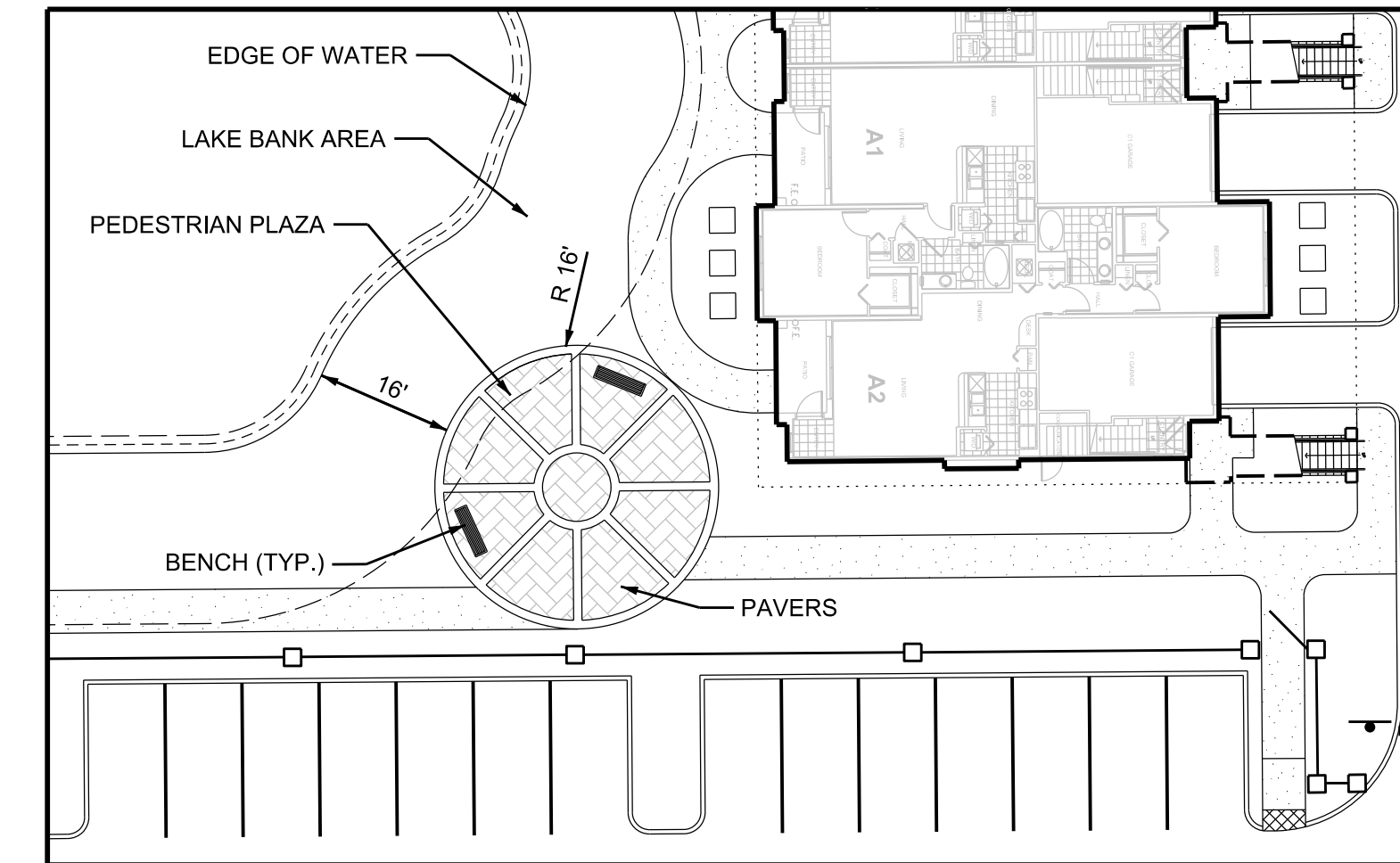
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**BEL LAGO**  
 SITE PLAN DETAILS

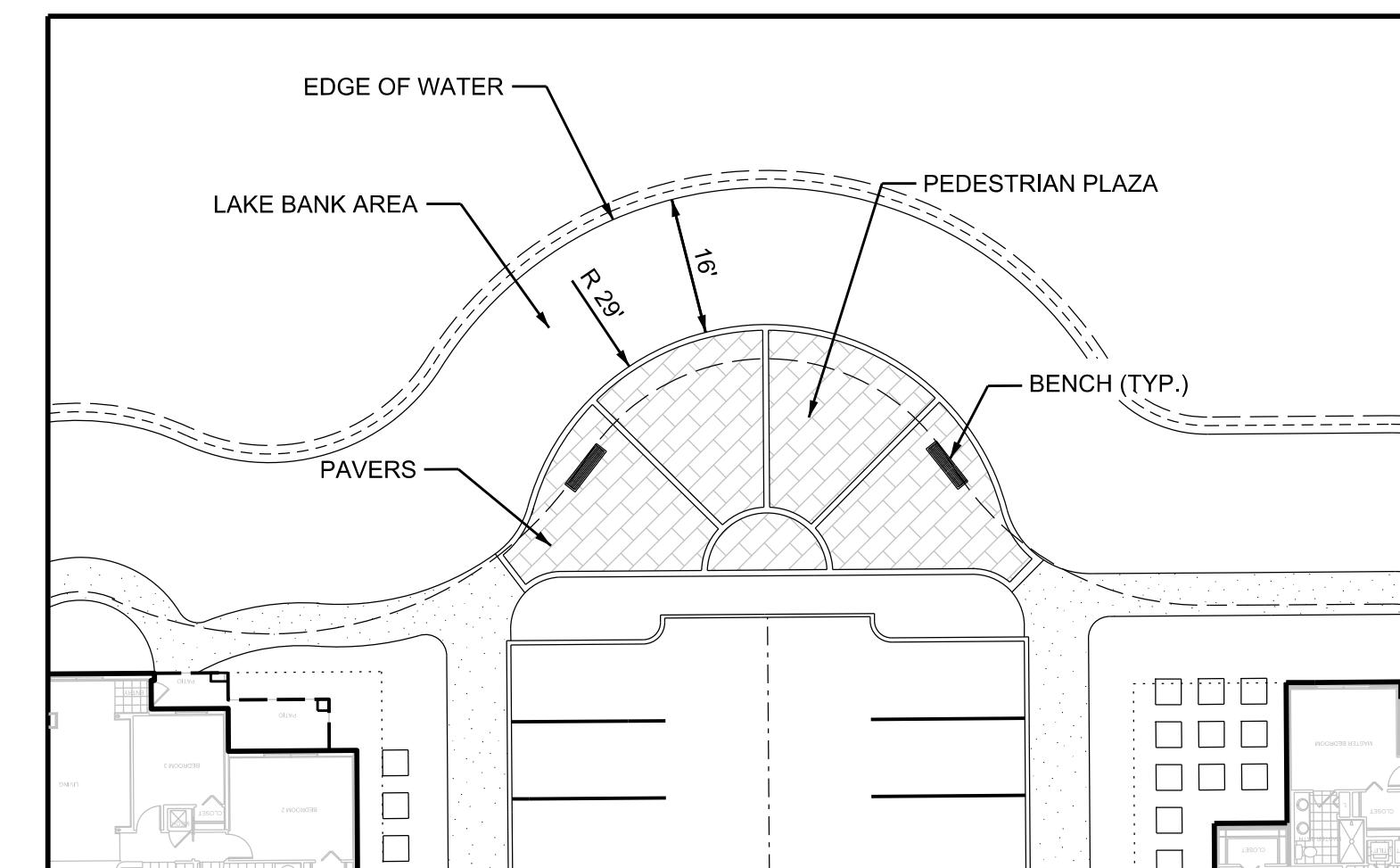
PROJECT NUMBER  
 1105-20  
 SHEET NUMBER  
 SP-5



**COURTYARD AREA**  
SCALE: 1"=20'



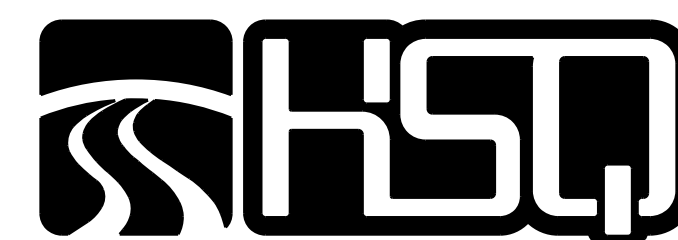
**EAST PEDESTRIAN PLAZA @ LAKE**  
SCALE: 1"=20'



**CENTER PEDESTRIAN PLAZA @ LAKE**  
SCALE: 1"=20'

NO.	DATE	BY	REVISION
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	A.Q.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

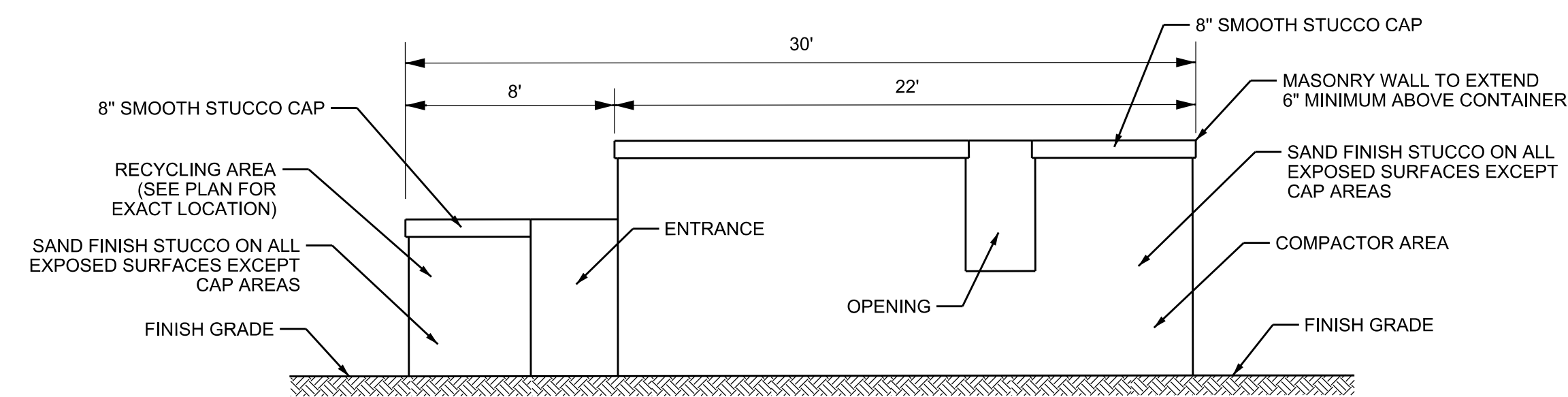
Designed by: A.Q.	Date: 11/11	Approved by: ANTONIO QUEVEDO	Date: 6/11/2012
Drawn by: R.W.	Date: 11/11		
Checked by: A.Q.	Date: 11/11	Registered Engineer Number 59471	State of Florida



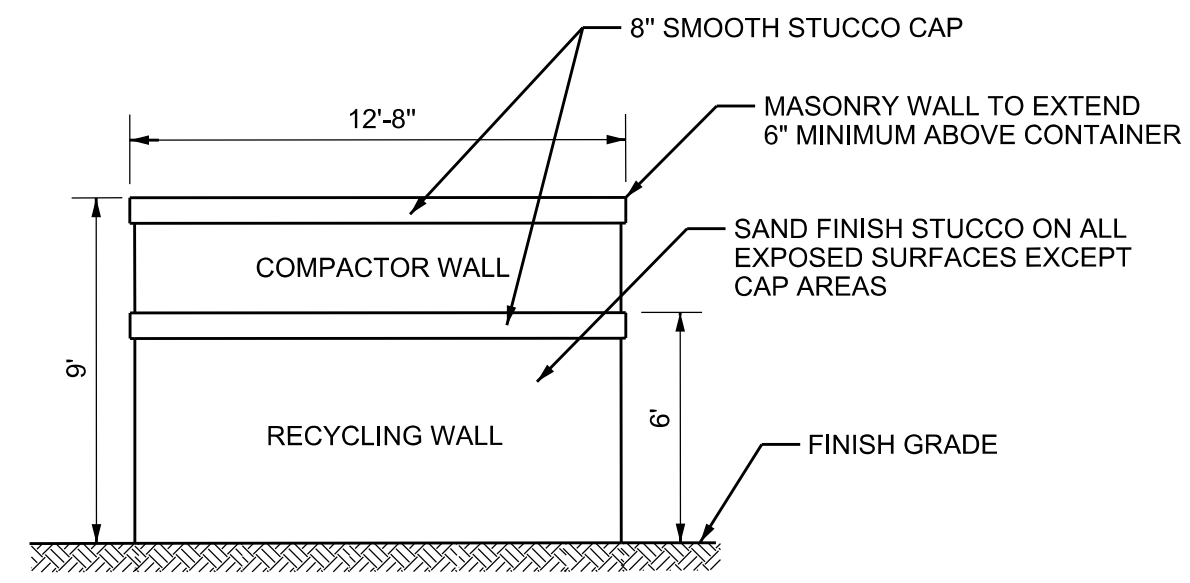
**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

**BEL LAGO**  
SITE PLAN DETAILS

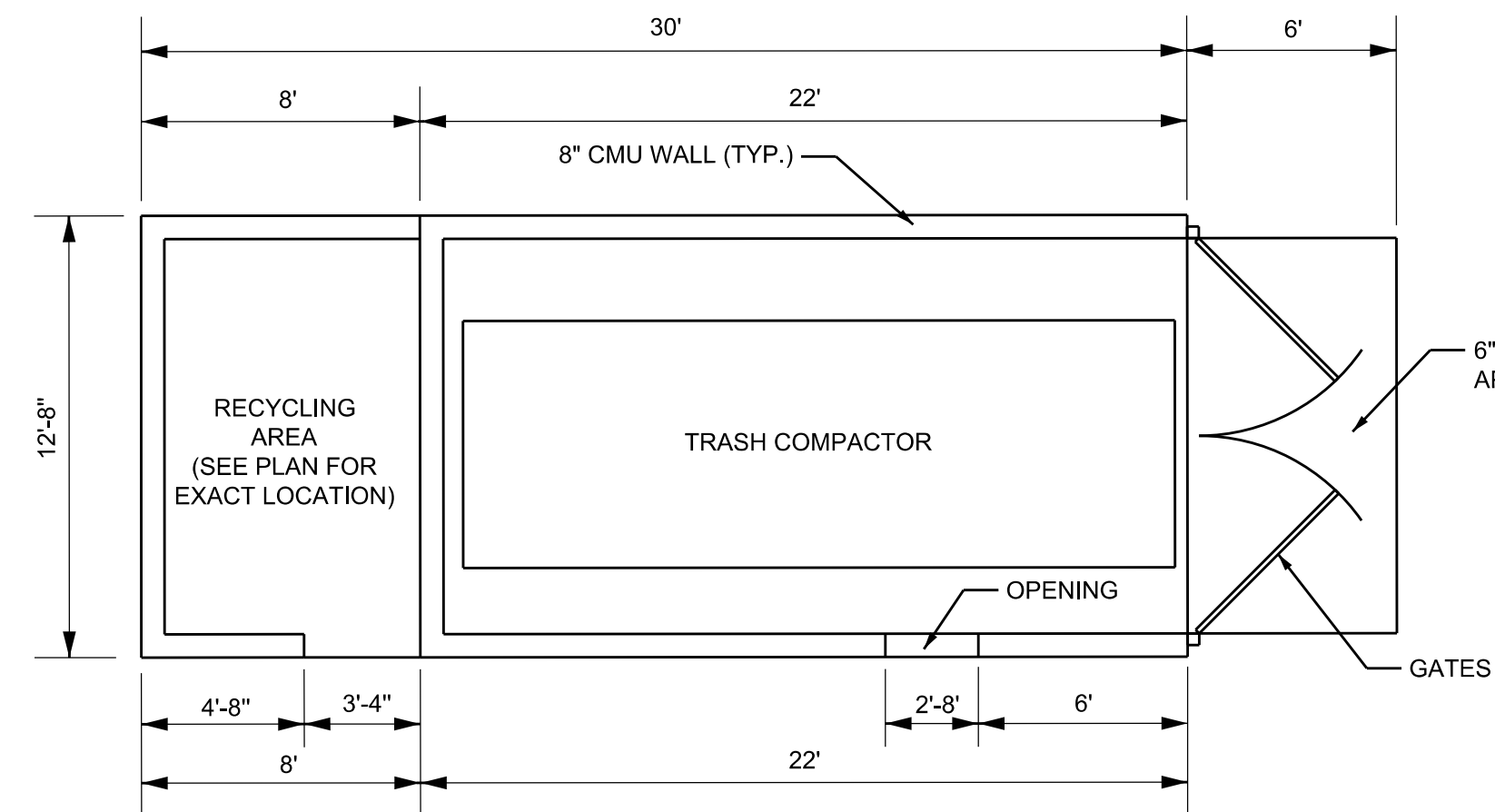
PROJECT NUMBER  
1105-20  
SHEET NUMBER  
SP-6



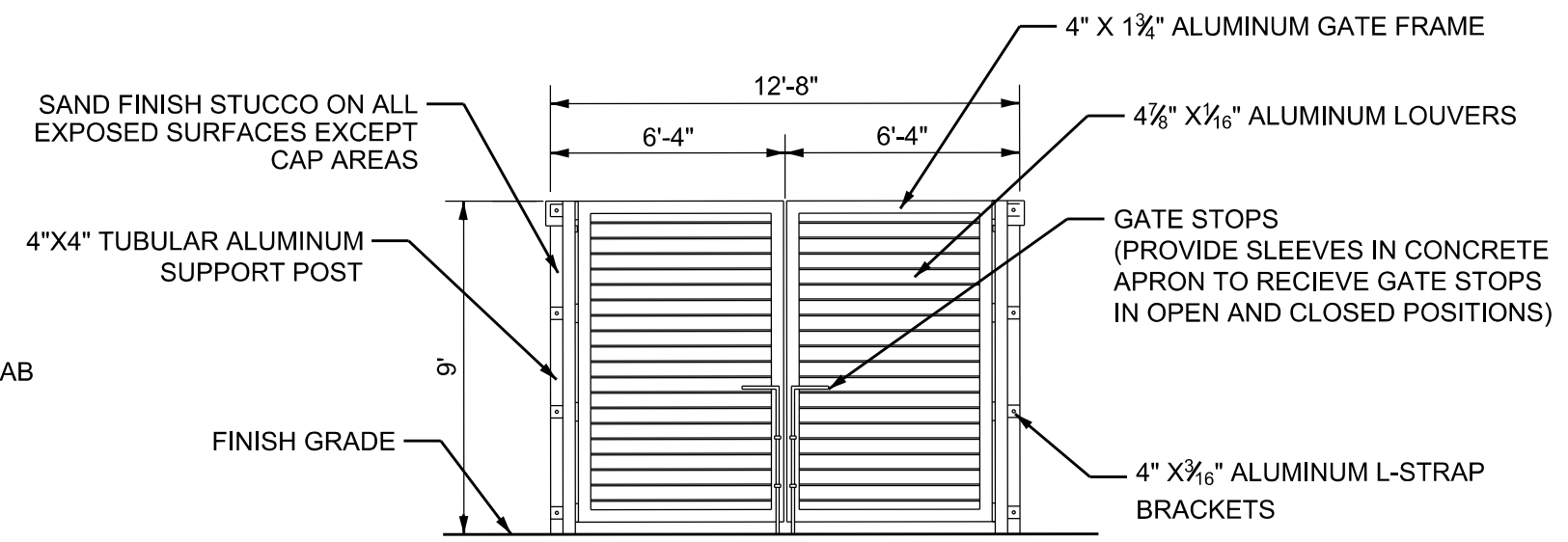
**SIDE ELEVATION**



**REAR ELEVATION**



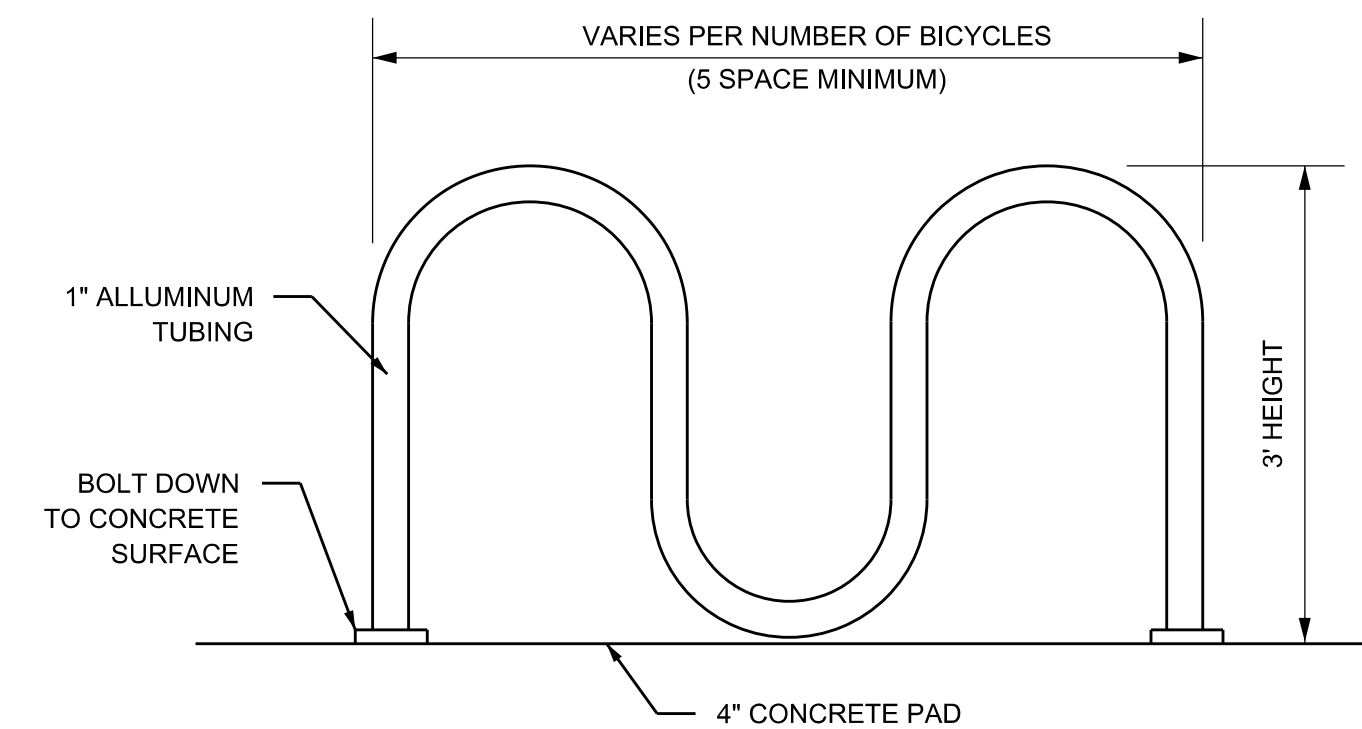
**PLAN VIEW**



**FRONT GATE ELEVATION**

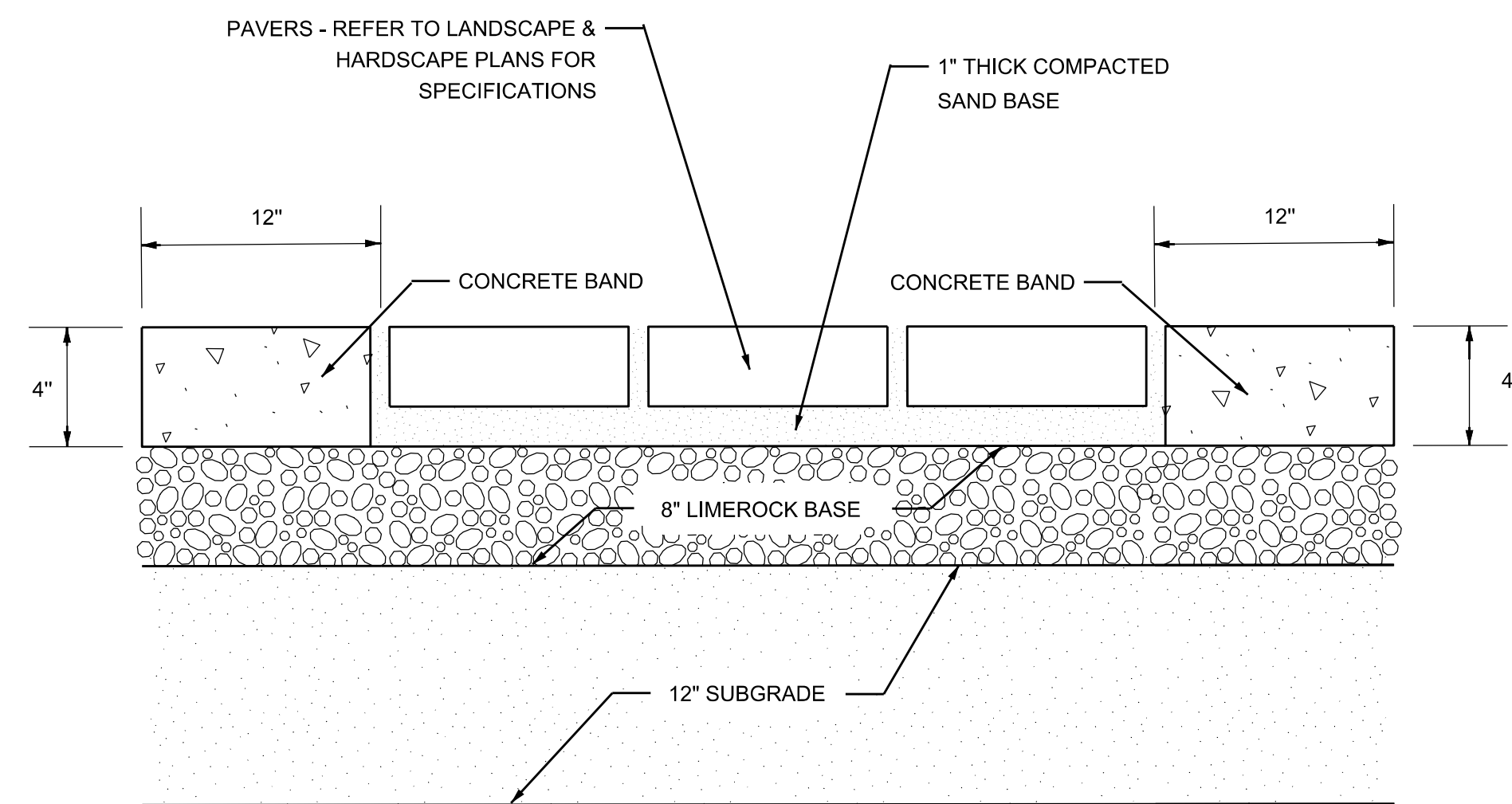
**TRASH COMPACTOR ENCLOSURE DETAILS**

N.T.S.



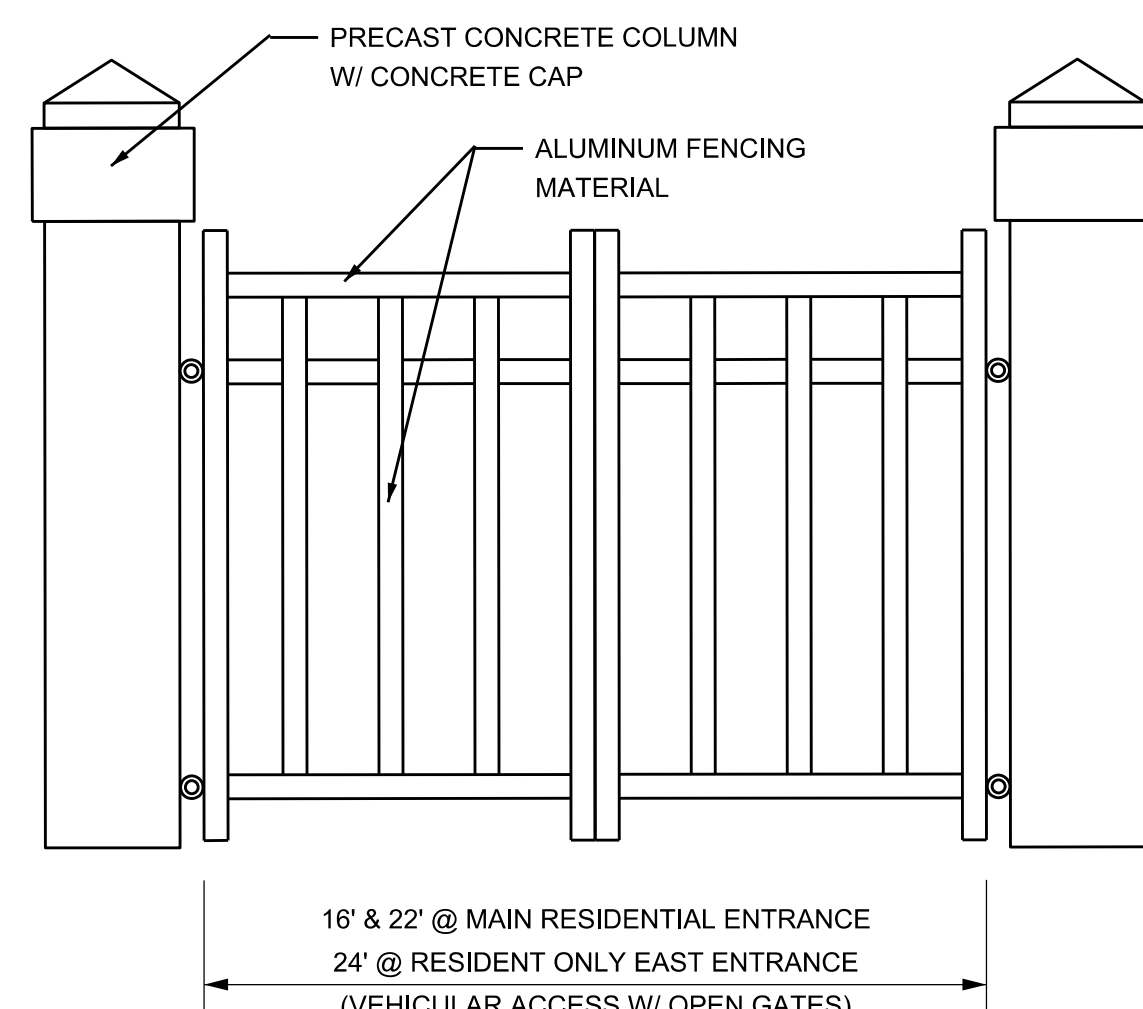
**BIKE RACK DETAIL**

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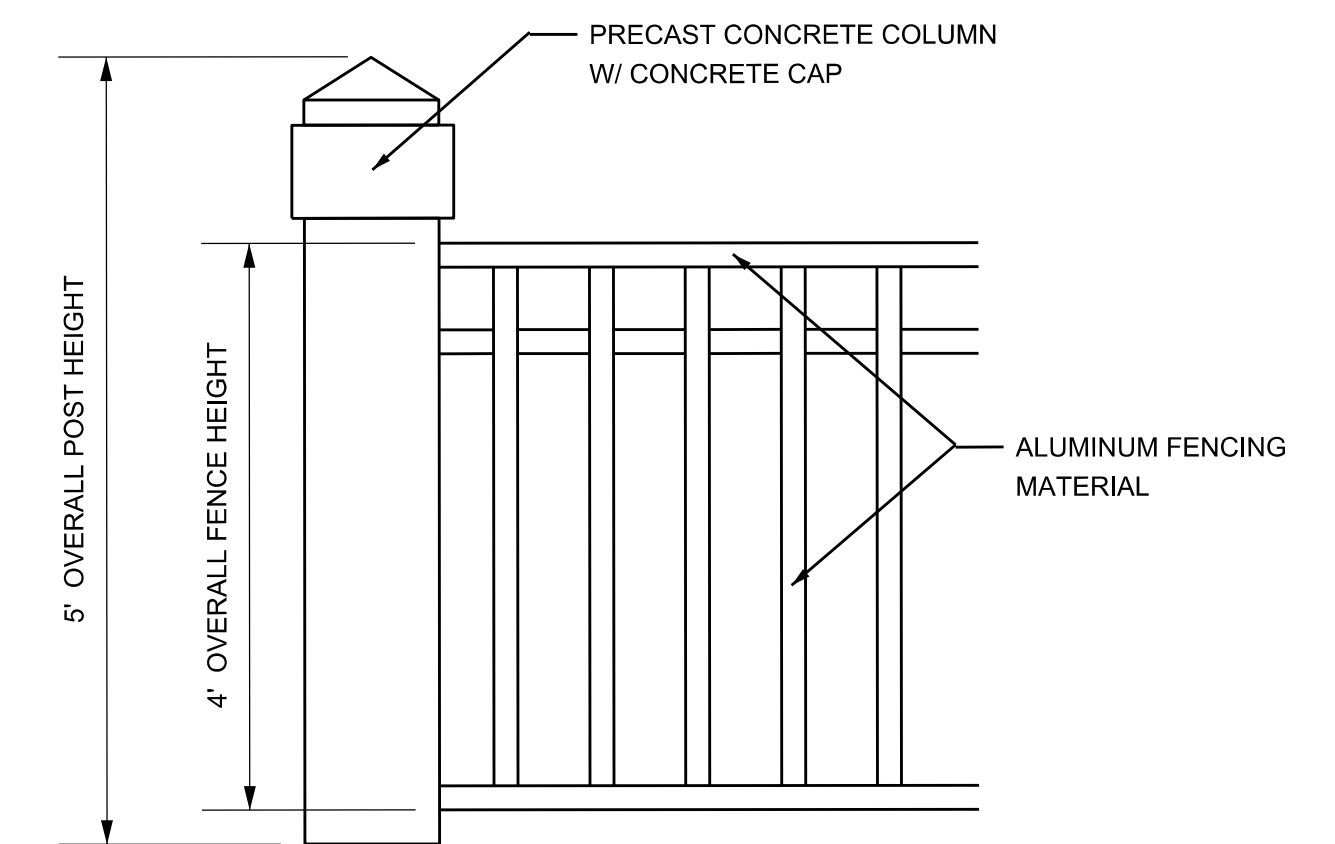
**PAVER DETAIL**

N.T.S.



**ENTRANCE FENCE DETAIL**

N.T.S.

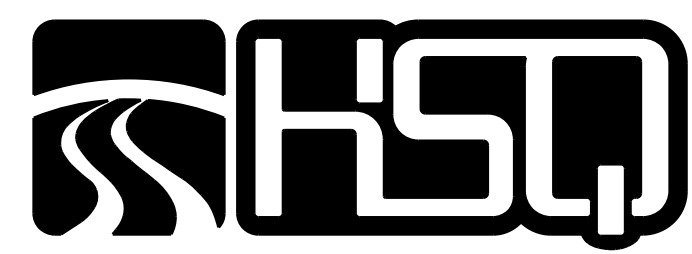


**PERIMETER FENCE DETAIL**

N.T.S.

NO.	DATE	BY	REVISION
3	4/30/12	R.W.	REVISED PLAN PER FINAL CITY COMMISSION COMMENTS
2	1/27/12	R.W.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS
1	12/05/11	A.Q.	REVISED PLAN PER CITY D.R.C. REVIEW COMMENTS

Designed by:	A.Q.	Date:	11/11	Approved by:	ANTONIO QUEVEDO	Date:	6/11/2012
Drawn by:	R.W.	Date:	11/11				
Checked by:	A.Q.	Date:	11/11	Registered Engineer Number:	59471		
				State of Florida			



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**BEL LAGO**  
 SITE PLAN DETAILS

PROJECT NUMBER	1105-20
SHEET NUMBER	SP-7

6/11/2012 Z:\Projects\2011\1105-20 - Bel Lago\Drawings\Site Plan\110520-SPDETALS.dgn