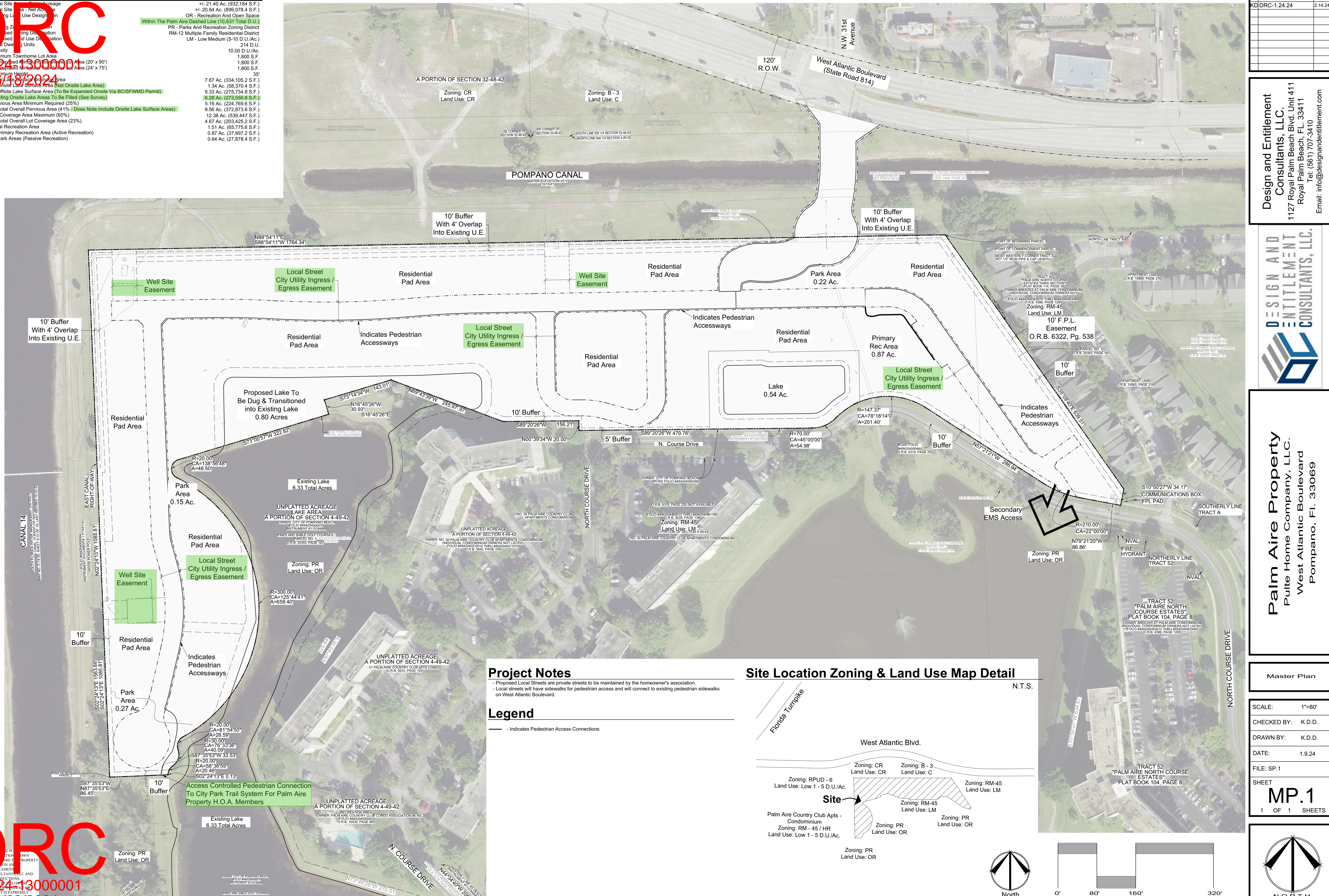


DRC
P224-013000001
04/03/2024

SITE DATA	
Total Site Area - Net Acreage	+/- 21.40 Ac. (832,184 S.F.)
Existing Land Use Designation	OR - Recreation And Open Space
Existing Zoning	PR - Parks And Recreation Zoning District
Proposed Land Use Designation	RM-12 Multiple Family Residential District
Proposed Density	LM - Low Medium (5-10 D.U./Ac.)
Minimum Townhome Lot Area	214 D.U.
Proposed Minimum Lot Area (20' x 90')	10.00 D.U./Ac.
Proposed Minimum Lot Area (24' x 75')	1,800 S.F.
Maximum Height	1,800 S.F.
Onsite Lake Surface Area (Net Onsite Lake Area)	35'
Offsite Lake Surface Area (To Be Expanded Onsite Via BC/SFWM Permit)	7.67 Ac. (334,105.2 S.F.)
Existing Onsite Lake Areas To Be Filled (See Survey)	1.34 Ac. (58,370.4 S.F.)
Pervious Area Minimum Required (25%)	6.33 Ac. (275,734.8 S.F.)
Total Overall Pervious Area (41% - Does Not Include Onsite Lake Surface Areas)	8.28 Ac. (273,556.8 S.F.)
Lot Coverage Area Maximum (60%)	5.16 Ac. (224,769.6 S.F.)
Total Overall Lot Coverage Area (23%)	8.56 Ac. (372,873.6 S.F.)
Primary Recreation Area (Active Recreation)	12.38 Ac. (539,447 S.F.)
Park Areas (Passive Recreation)	4.67 Ac. (203,425.2 S.F.)
	1.51 Ac. (65,775.6 S.F.)
	0.87 Ac. (37,897.2 S.F.)
	0.64 Ac. (27,878.4 S.F.)



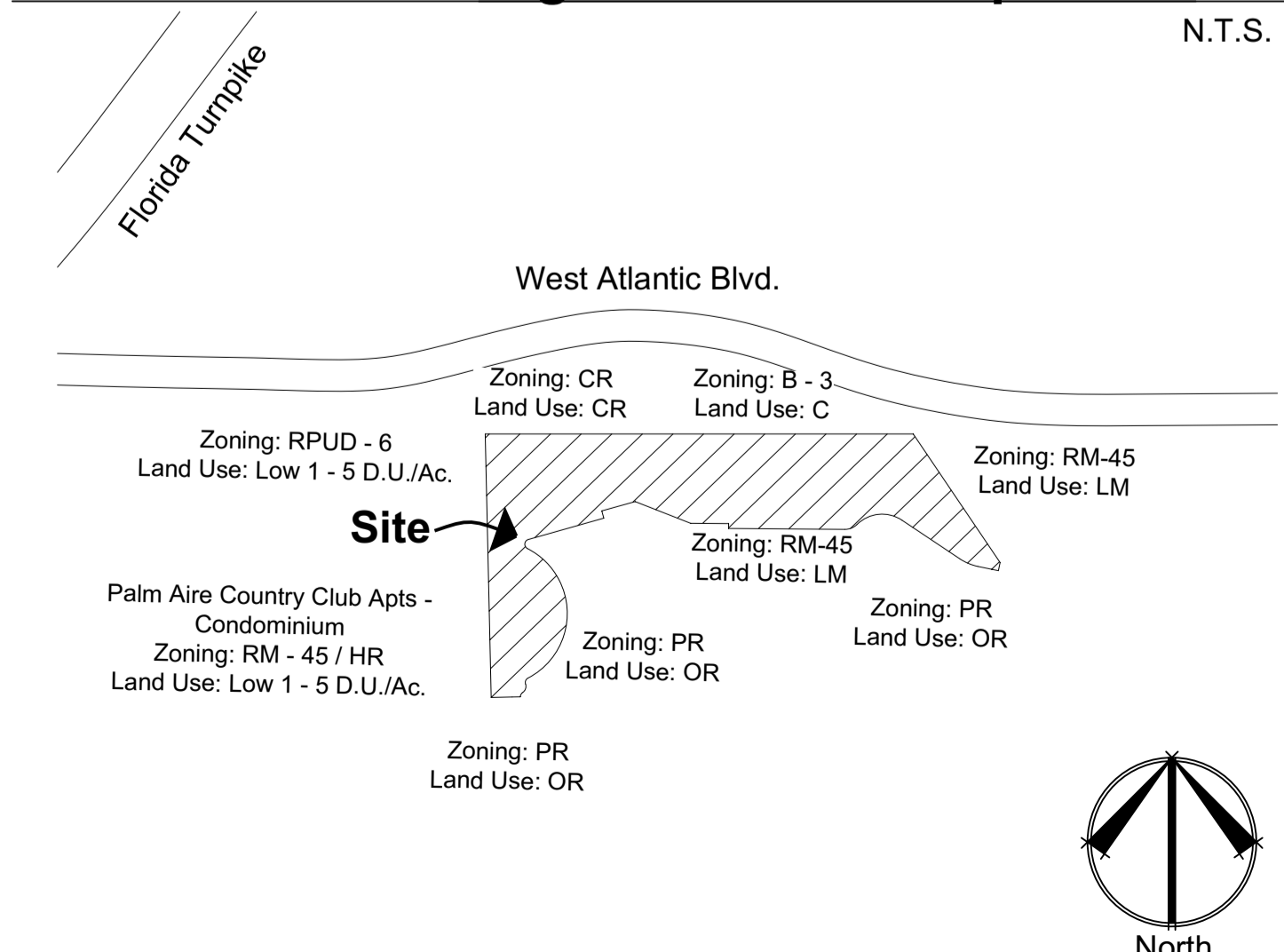
Project Notes

- Proposed Local Streets are private streets to be maintained by the homeowner's association.
- Local streets will have sidewalks for pedestrian access and will connect to existing pedestrian sidewalks on West Atlantic Boulevard.

Legend

— - Indicates Pedestrian Access Connections

Site Location Zoning & Land Use Map Detail



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BY	REVISIONS	DATE
KD	DRC-1.24.24	2.14.24

Design and Entitlement Consultants, LLC.
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Royal Palm Beach, FL 33411
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Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

Palm Aire Property
Pulte Home Company, LLC.
West Atlantic Boulevard
Pompano, FL 33069

Master Plan	
SCALE:	1"=80'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	1.9.24
FILE:	SP.1
SHEET	MP.1
	1 OF 1 SHEETS

North

Scale: 1" = 80'