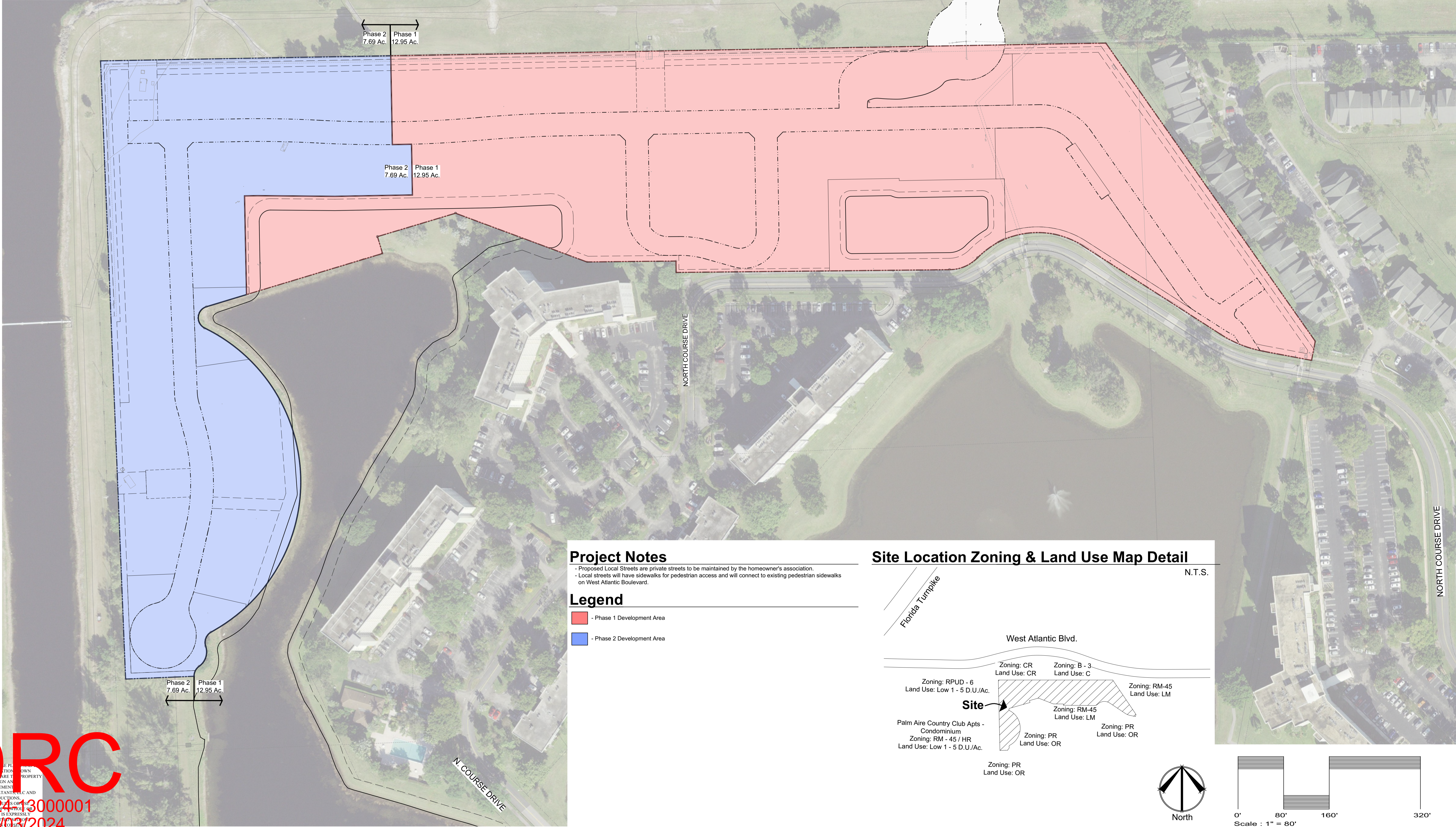


SITE DATA	
Total Site Area - Gross Acreage	+/- 21.40 Ac. (832,184 S.F.)
Total Site Area - Net Acreage	+/- 20.64 Ac. (899,078.4 S.F.)
Existing Land Use Designation	OR - Recreation And Open Space
Existing Zoning Designation	PR - Parks And Recreation Zoning District
Proposed Zoning Designation	RM-12 Multiple Family Residential District
Proposed Land Use Designation	LM - Low Medium (5-10 D.U./Ac.)
Total Dwelling Units	214 D.U.
Density	10.00 D.U./Ac.
Minimum Townhome Lot Area	1,800 S.F.
Proposed Minimum Townhome Lot Area (20' x 90')	1,800 S.F.
Proposed Minimum Townhome Lot Area (24' x 75')	1,800 S.F.
Maximum Height	35'
Total Lake Surface Drainage Area	7.67 Ac. (334,105.2 S.F.)
Onsite Lake Surface Area (Net Onsite Lake Area)	1.34 Ac. (58,370.4 S.F.)
Offsite Lake Surface Area (To Be Expanded Onsite Via BC/SFWM Permit)	6.33 Ac. (275,734.8 S.F.)
Existing Onsite Lake Areas To Be Filled (See Survey)	6.28 Ac. (273,556.8 S.F.)
Pervious Area Minimum Required (25%)	5.16 Ac. (224,769.6 S.F.)
Total Overall Pervious Area (41% - Does Note Include Onsite Lake Surface Areas)	8.56 Ac. (372,873.6 S.F.)
Lot Coverage Area Maximum (60%)	12.38 Ac. (539,447 S.F.)
Total Overall Lot Coverage Area (23%)	4.67 Ac. (203,425.2 S.F.)
Total Recreation Area	1.51 Ac. (65,775.6 S.F.)
Primary Recreation Area (Active Recreation)	0.87 Ac. (37,897.2 S.F.)
Park Areas (Passive Recreation)	0.64 Ac. (27,878.4 S.F.)



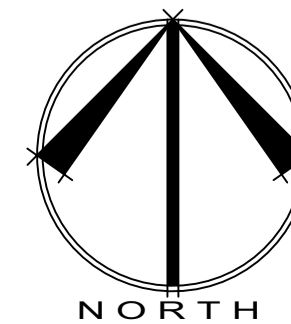
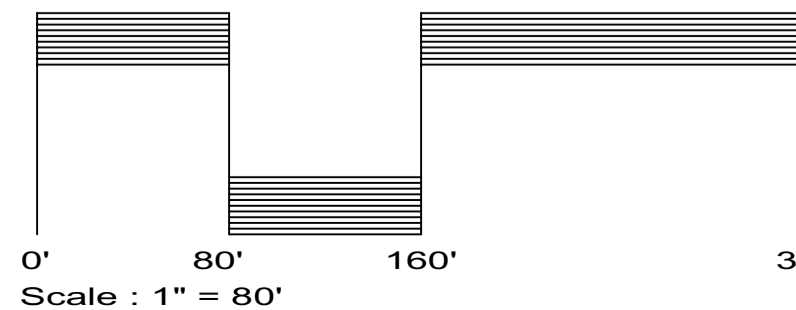
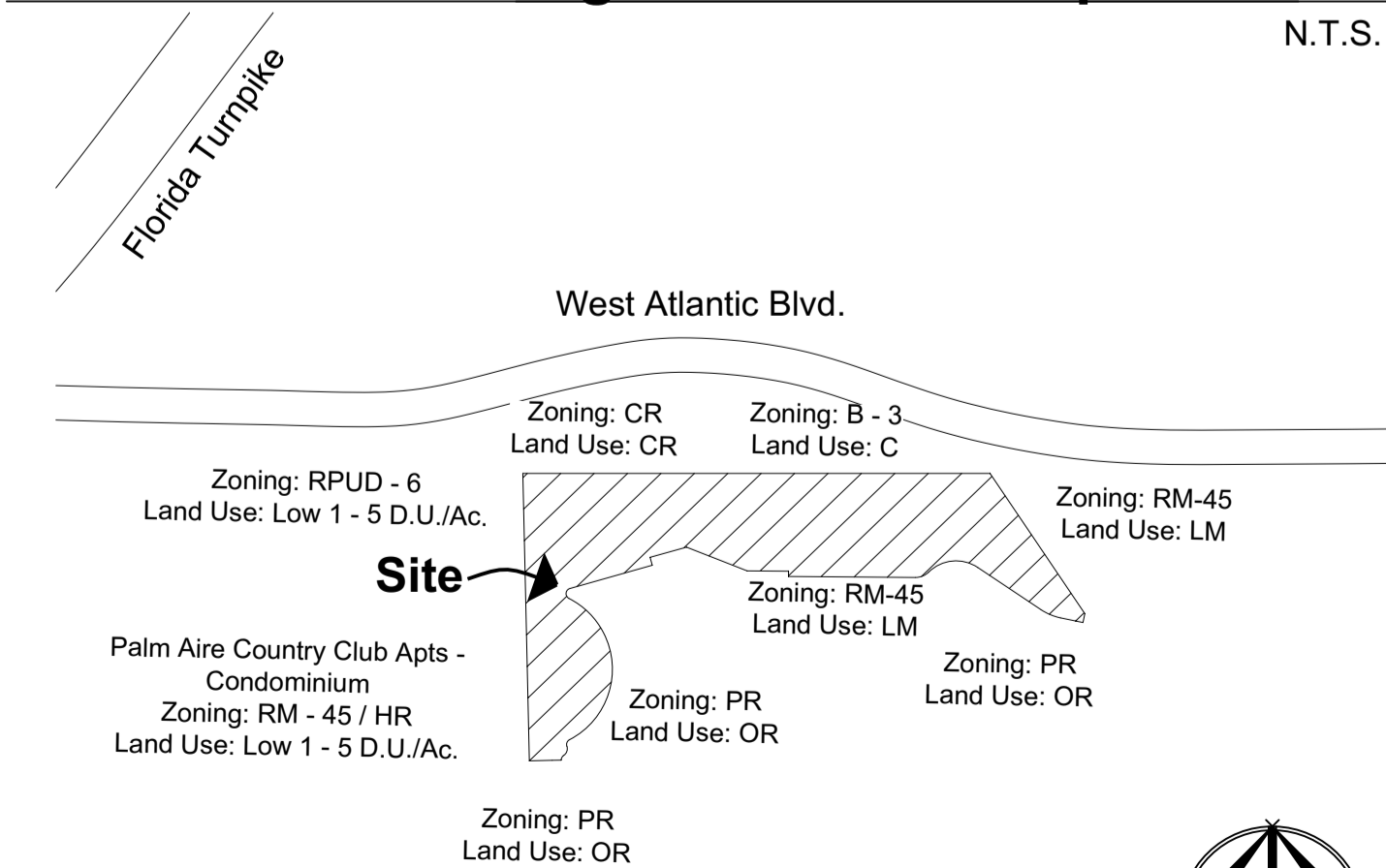
Project Notes

- 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

- Phase 1 Development Area
- Phase 2 Development Area

Site Location Zoning & Land Use Map Detail



BY	REVISIONS	DATE
KD	DRC-1.24.24	2.14.24

Design and Entitlement
Consultants, LLC.
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Email: info@designandentitlement.com



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

Phasing
Master Plan

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