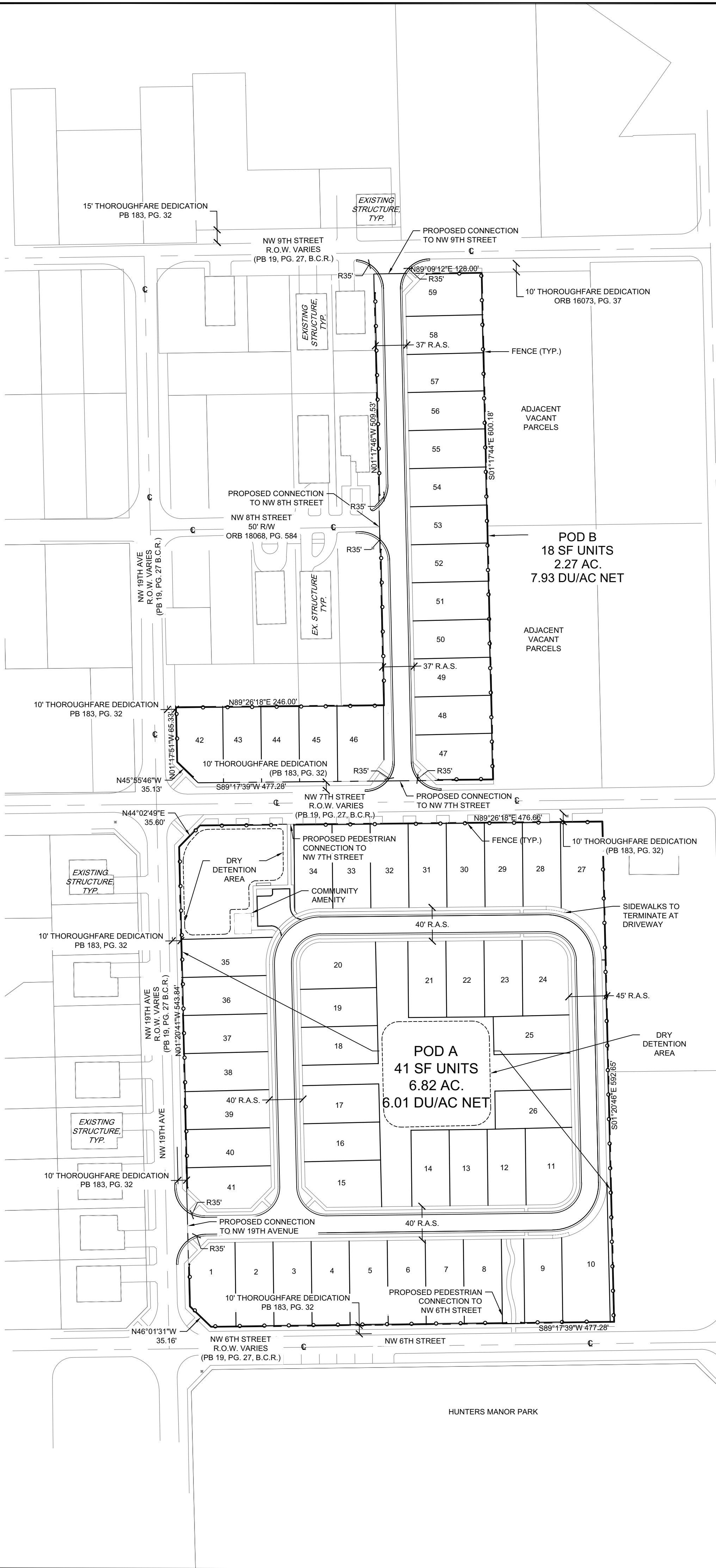


Bayview Valterra P:\050\0576\01 Hunters Manor Development\PD Master Plan\0507604-1.dwg --- Plotted: 6/23/2022 4:12:50 PM Saved: 6/23/2022 3:52:32 PM



PROPOSED DEVELOPMENT REGULATIONS							
	LOT AREA / LOT	LOT WIDTH / LOT	FLOOR AREA / UNIT	LOT COVERAGE / LOT	PERVIOUS AREA / LOT	MAX HT.	FRONT YARD PERVIOUS AREA PER LOT
PROPOSED	4,050 S.F.	45' MIN.	1,700 S.F. MIN.	55% MAX.	MIN 35%	35'	MIN 50%

PROPOSED DEVELOPMENT REGULATIONS (CONT.)							
	FRONT YARD S.B.	REAR YARD S.B.	STREET SIDE YARD S.B.	SIDE YARD S.B.	PRIVATE SIDEWALK	OFF-STREET PARKING	ACCESS AND CIRCULATION
PROPOSED	20' MIN.	10' MIN.	12' MIN.	5' MIN.	4'	177 SP. (3 PER UNIT)	20' ACCESS STREETS

REQUIRED AND PROPOSED DEVELOPMENT REGULATIONS (CONT.)						
	MAXIMUM FENCE/WALL HEIGHT*	STREET SIDE YARD AND FENCE/WALL SETBACKS	TYPE B BUFFER**	PERIMETER LANDSCAPING STRIP IN VEHICULAR USE AREA	STREET TREES	SINGLE FAMILY RESIDENTIAL LOT LANDSCAPING
PROPOSED	STREET SIDE YARD, INTERIOR SIDE, OR REAR YARD: 6' FRONT YARD: NOT PERMITTED	UP TO 6' WITH NO SETBACKS REQUIRED	5' WIDE BUFFER 6' HIGH OPAQUE FENCE WITH RETAINING WALL*** 1 SHADE TREE PER 30 LINEAR FEET 6' CONTINUOUS HEDGE ON THE INTERIOR	WEST BUFFER ON NORTH SIDE: 9' WIDE BUFFER 6' HIGH OPAQUE FENCE 1 SHADE TREE PER 30 LINEAR FEET 6' HIGH CONTINUOUS HEDGE ON THE INTERIOR  EAST BUFFER ON SOUTH SIDE: 13' WIDE BUFFER 6' HIGH OPAQUE FENCE WITH RETAINING WALL*** 1 SHADE TREE PER 30 LINEAR FEET 6' HIGH CONTINUOUS HEDGE ON THE INTERIOR	1 STREET TREE PER 40' OF STREET FRONTAGE, AND MAY BE LOCATED WITHIN THE PRIVATE LOT YARD, AS DEPICTED ON THE STREET TREE PLAN	3 TREES AND 20 SHRUBS PER LOT UP TO 4,500 S.F. IN AREA

\* FENCE OR WALL HEIGHT IS MEASURED FROM NATURAL GRADE  
\*\* TYPE B BUFFER IS APPLICABLE ONLY ON THE EASTERN BORDER OF LOT 27, 168' IN LENGTH  
\*\*\* FENCE WITH RETAINING WALLS IS ONLY LOCATED WHERE NECESSARY TO ACHIEVE CODE-REQUIRED FLOOD ELEVATION- SEE DETAIL 7 ON SHEET D-1

DEVIATION TABLE

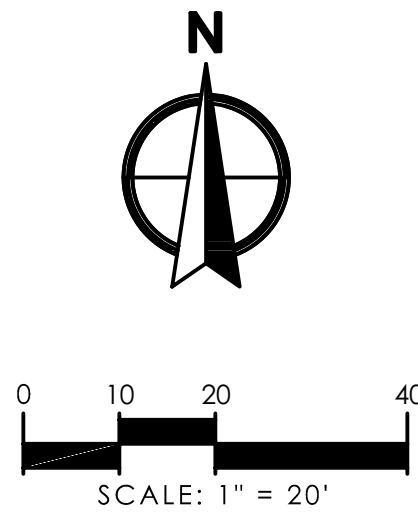
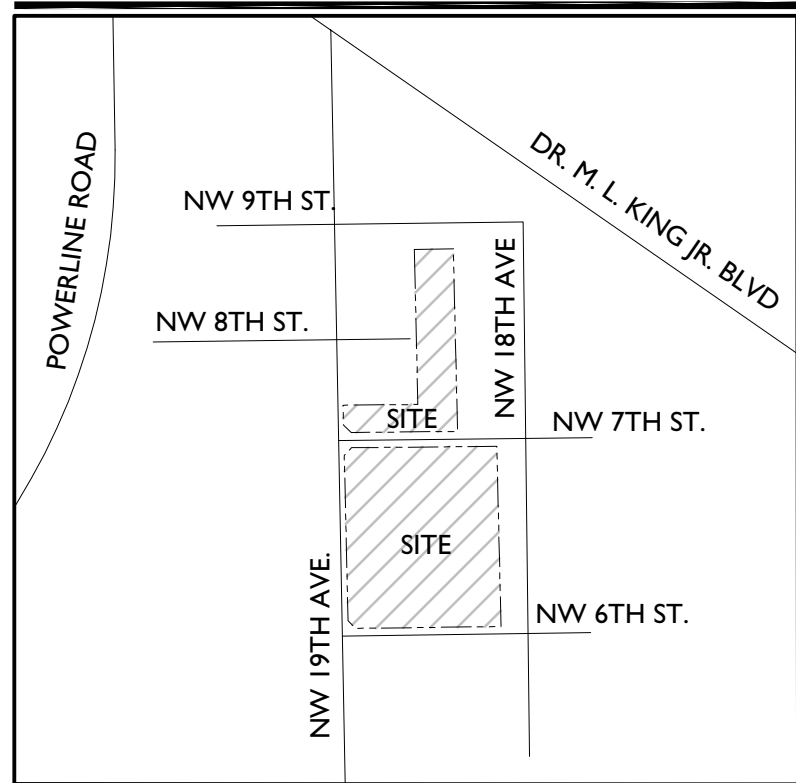
CODE SECTIONS	TYPE	DESCRIPTION	DEVIATION
155.3204(C) 155.3209(C)	LOT AREA	REDUCTION OF LOT AREA	-2,950 SF
	LOT WIDTH	REDUCTION OF LOT WIDTH	-15'
	FRONT SETBACK	REDUCTION OF FRONT SETBACK	-5'
	SIDE SETBACK	REDUCTION OF SIDE SETBACK	-3'
	SIDE STREET SETBACK	REDUCTION OF SIDE STREET SETBACK	-3'
	REAR SETBACK	REDUCTION OF REAR SETBACK	-5'
	MAXIMUM LOT COVERAGE	INCREASE OF LOT COVERAGE	+15%
	ACCESS AND CIRCULATION	REDUCTION IN ACCESS STREET WIDTH	-4'
	ACCESS AND CIRCULATION	REDUCTION IN PRIVATE SIDEWALK WIDTH	-1'
	STREET SIDE FENCES OR FENCE/WALL COMBINATION	INCREASE IN HEIGHT	+2'
	STREET SIDE FENCES OR FENCE/WALL COMBINATION	DECREASE IN SETBACK FROM PROPERTY LINE	-4'
	TYPE B BUFFER	REDUCTION IN WIDTH AND VARIATION IN WALL OR FENCE TYPE	-5' AND COMBINATION OF OPAQUE FENCE WITH RETAINING WALL INSTEAD OF WALL OR SEMI OPAQUE FENCE
	PERIMETER LANDSCAPING STRIP FOR VEHICULAR USE AREA	REDUCTION IN WIDTH	-1'
	STREET TREES	LOCATION OF TREES ON INTERIOR ACCESS STREETS	WITHIN PRIVATE LOT

PERMITTED PRINCIPAL AND ACCESSORY USE TABLE

RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)	USE-SPECIFIC STANDARDS
<b>PRINCIPAL USES – RESIDENTIAL</b>	
DWELLING, SINGLE FAMILY (DETACHED)	155.4202.D.
<b>ACCESSORY USES</b>	
ACCESSORY DWELLING UNIT	155.4303.A.
BIKE RACK	155.4303.D.
CANOPY, VEHICULAR USE	155.4303.E.
CLUBHOUSE	155.4303.G.
ELECTRIC VEHICLE (EV) LEVEL 1 OR 2 CHARGING STATION	155.4303.K.
FENCE OR WALL	155.4303.O.
FLAGPOLES	155.4303.LL.
GARAGE OR CARPORT	155.4303.P.
GAZEBO	155.4303.NN.
GREENHOUSE	155.4303.Q.
GREEN ROOF	155.4303.R.
HOME BASED BUSINESS	155.4303.S.
LIGHTING FIXTURES, FREESTANDING	155.4303.MM.
MECHANICAL EQUIPMENT AND SIMILAR FEATURES	155.4303.JJ.
OUTDOOR STORAGE (AS AN ACCESSORY USE)	155.4303.W.
PARKING OR STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS	155.4303.Y.
PARKING OR STORAGE OF MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS, AIRBOATS, OR TRAILERS IN RESIDENTIAL DISTRICTS	155.4303.X.
RAINWATER CISTERN	155.4303.Z.
SATELLITE DISH	155.4303.CC.
SMALL WIND ENERGY COLLECTION SYSTEM	155.4303.DD.
STORAGE SHED	155.4303.FF.
SWIMMING POOL OR SPA, OR HOT TUB	155.4303.GG.
TELEVISION OR RADIO ANTENNA	155.4303.HH.
UNCOVERED PORCHES, DECKS, PATIOS, TERRACES, OR WALKWAYS	155.4303.KK.
<b>TEMPORARY USES ALLOWED WITH A MINOR TEMPORARY USE PERMIT</b>	
TEMPORARY PORTABLE STORAGE UNIT	155.4403.C.
TEMPORARY USE OF AN ACCESSORY STRUCTURE AS A PRINCIPAL DWELLING AFTER A CATASTROPHE	155.4403.D.

\*PLEASE NOTE THAT PERMITTED ACCESSORY USES AND PERMITTED TEMPORARY USES MAY BE REGULATED OR PROHIBITED BY THE HOMEOWNER'S ASSOCIATION.

LOCATION MAP



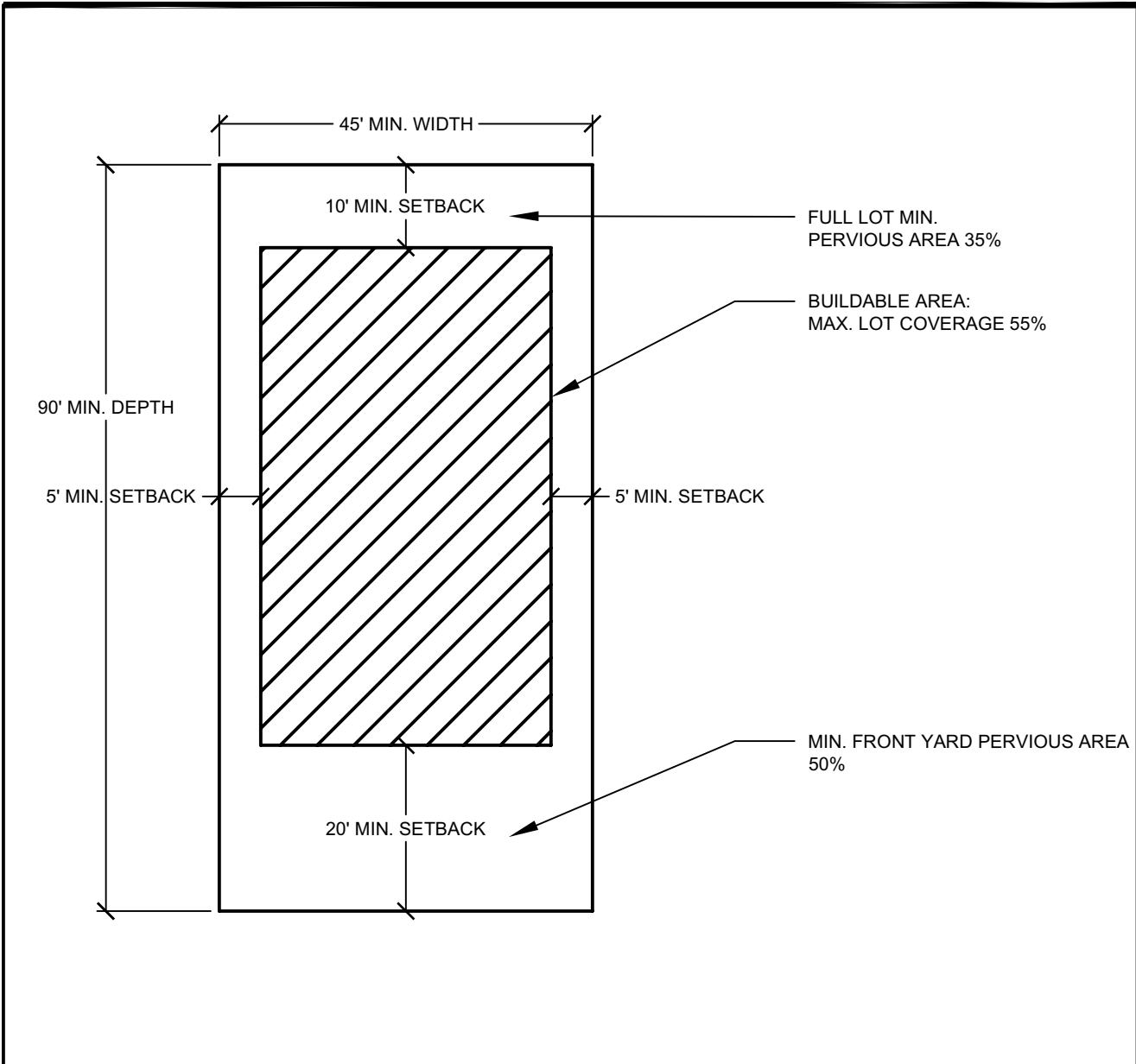
SITE DATA

NET SITE AREA	9.09 AC
FUTURE LAND USE	LM (NORTH), L (SOUTH)
EXISTING ZONING	RM-12 (NORTH), RS-3 (SOUTH)
PROPOSED ZONING	RPUD
FEMA FLOOD ZONES	X, AH
TOTAL SINGLE FAMILY LOTS	59
45' x 90'	34
45' x 100' (OR GREATER)	25
GROSS DENSITY	6.5 DU/AC.

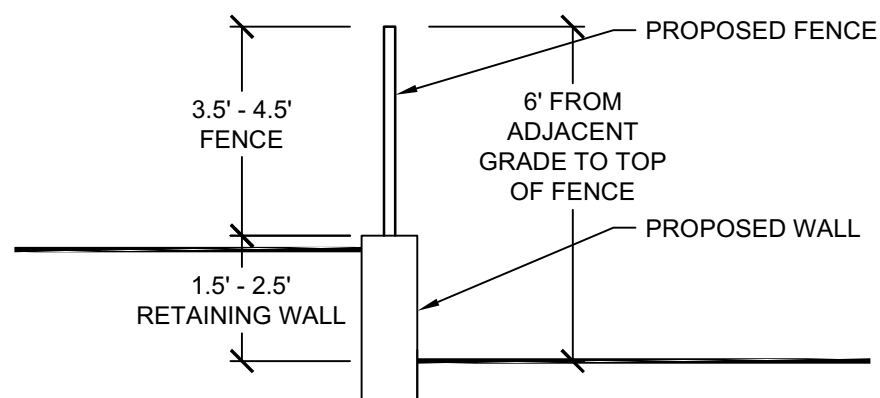
NOTES

- PROJECT WILL NOT BE PHASED.
- ALL INTERNAL STREETS TO BE PRIVATE.
- ALL UTILITY LINES ON SITE WILL BE BURIED.
- ON-SITE POTABLE WATER FACILITIES TO BE PRIVATE AND WILL CONNECT TO THE CITY SYSTEM WITH A MASTER METER.
- THE DESIGNATED FRONT YARD FOR THROUGH-LOTS IS AS FOLLOWS:
  - FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, THE NORTHERN PROPERTY LINE SHALL BE CONSIDERED THE FRONT
  - FOR LOTS 27, 28, 29, 30, 31, 32, 33, AND 34, THE SOUTHERN PROPERTY LINE SHALL BE CONSIDERED THE FRONT
  - FOR LOTS 35, 36, 37, 38, 39, 40, AND 41, THE EASTERN PROPERTY LINE SHALL BE CONSIDERED THE FRONT
- THE PLACEMENT OF FENCES ALONG THE REAR LOT LINES OF LOTS 11 AND 24 SHALL BE PERMITTED AND NOT CONSIDERED TO BE IN THE FRONT YARD OF ANY ADJACENT LOT.

TYPICAL LOT DIAGRAM



FENCE DETAIL  
RETAINING WALL PLUS FENCE CONDITION



LEGEND

AC. = ACRES  
B.C.R. = BROWARD COUNTY RECORDS  
CONC. = CONCRETE  
D.E. = DRAINAGE EASEMENT  
D.U. = DWELLING UNITS  
EX. = EXISTING  
FLU. = FUTURE LAND USE  
NTS = NOT TO SCALE  
O.R.B. = OFFICIAL RECORD BOOK  
P. = PRIMARY ENTRANCE  
P.B. = PLAT BOOK  
PDR. = PROPERTY DEVELOPMENT REGULATIONS  
PG. = PAGE  
R. = RADIUS  
R.A.S. = RESIDENTIAL ACCESS STREET  
REC. = RECREATION  
R.O.W. = RIGHT-OF-WAY  
R.W. = RIGHT-OF-WAY  
S.F. = SQUARE FEET  
S.B. = SETBACK  
S/W. = SIDE WALK  
SP. = SPACE  
T.B.A. = TO BE ABANDONED  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT  
V.G. = VALLEY GUTTER



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Phone No. 866.909.2220 www.wgln.com  
Cert No. 6091 - LB No. 7055

REVISIONS		NO.	DATE	DESCRIPTION	BY
CAD 557604P-BASED		1	6-29-2021	DRC Submittal	
JOB NO. 5578.00		2	3-24-2022	DRC Submittal	
DRAWN BY BV		3	6-23-2022	DRC Submittal	
CHECK BY KN		4	6-23-2022	Planning and Zoning Summit	
DATE 3-3-2022					

HUNTERS MANOR  
PD MASTER PLAN  
CITY OF POMPANO BEACH, FLORIDA

SHEET:  
PZ21-13000004  
PZ21-13000004  
7/27/2022