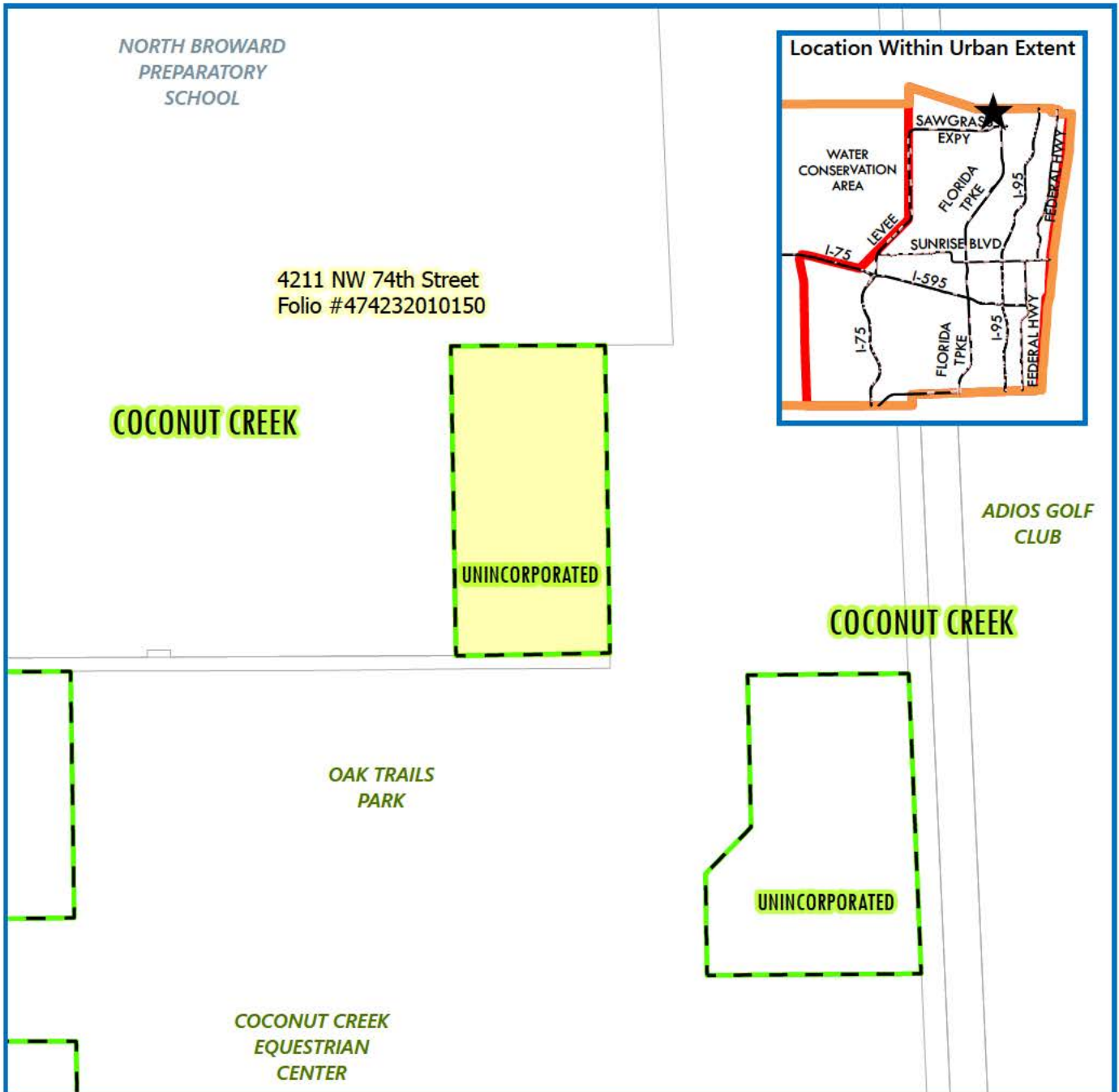
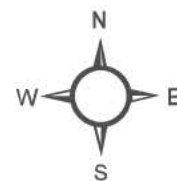




# Rezoning 1-Z-22 Site Location Map



- Broward County Boundary
- Broward County Urban Extent Boundary
- Site Location Within Urban Extent
- Unincorporated Area Boundary
- Municipal Boundary
- Parcel Boundary
- Site Location - 4211 NW 74th Street



0 125 250 500 US Feet

Prepared by: Urban Planning Division  
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.

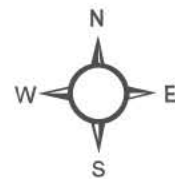




## Rezoning 1-Z-22 Aerial Map



- Municipal Boundary
- Parcel Boundary
- Unincorporated Area Boundary
- Site Location - 4211 NW 74th Street



0 125 250 500 US Feet

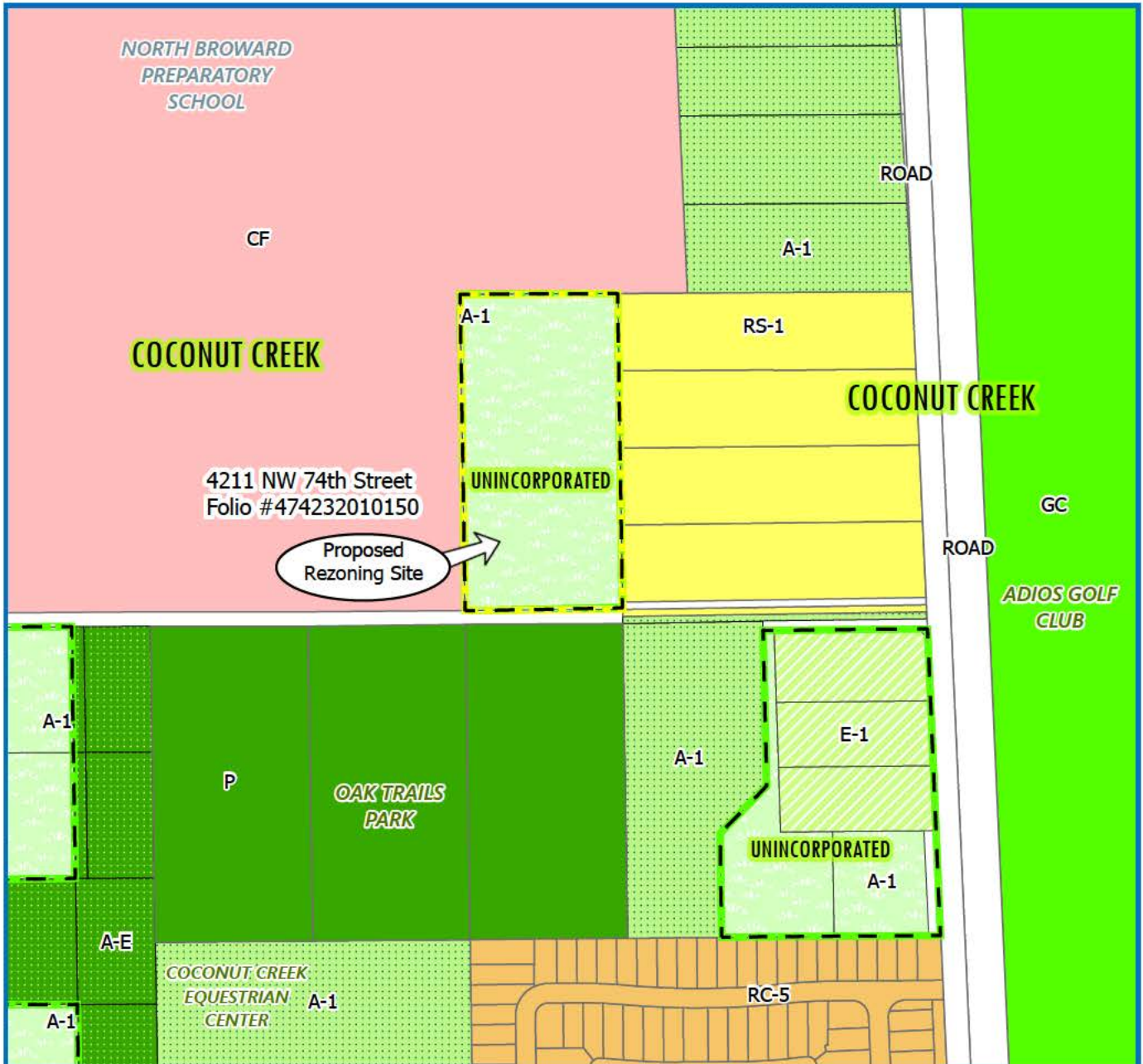
Prepared by: Urban Planning Division  
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.





# Rezoning 1-Z-22 Current Zoning



- Unincorporated Area Boundary
- Site Location - 4211 NW 74th Street
- Municipal Boundary

## Coconut Creek Zoning

- A-1: Agricultural District
- A-E: Agricultural Estate
- CF: Community Facility
- GC: Golf Course
- P: Parks and Recreation
- RS-1: Residential Single-Family, 1 DU/Acre
- RC-5: Residential Cluster, 5 DU/Acre
- Road

## Broward Unincorporated Zoning

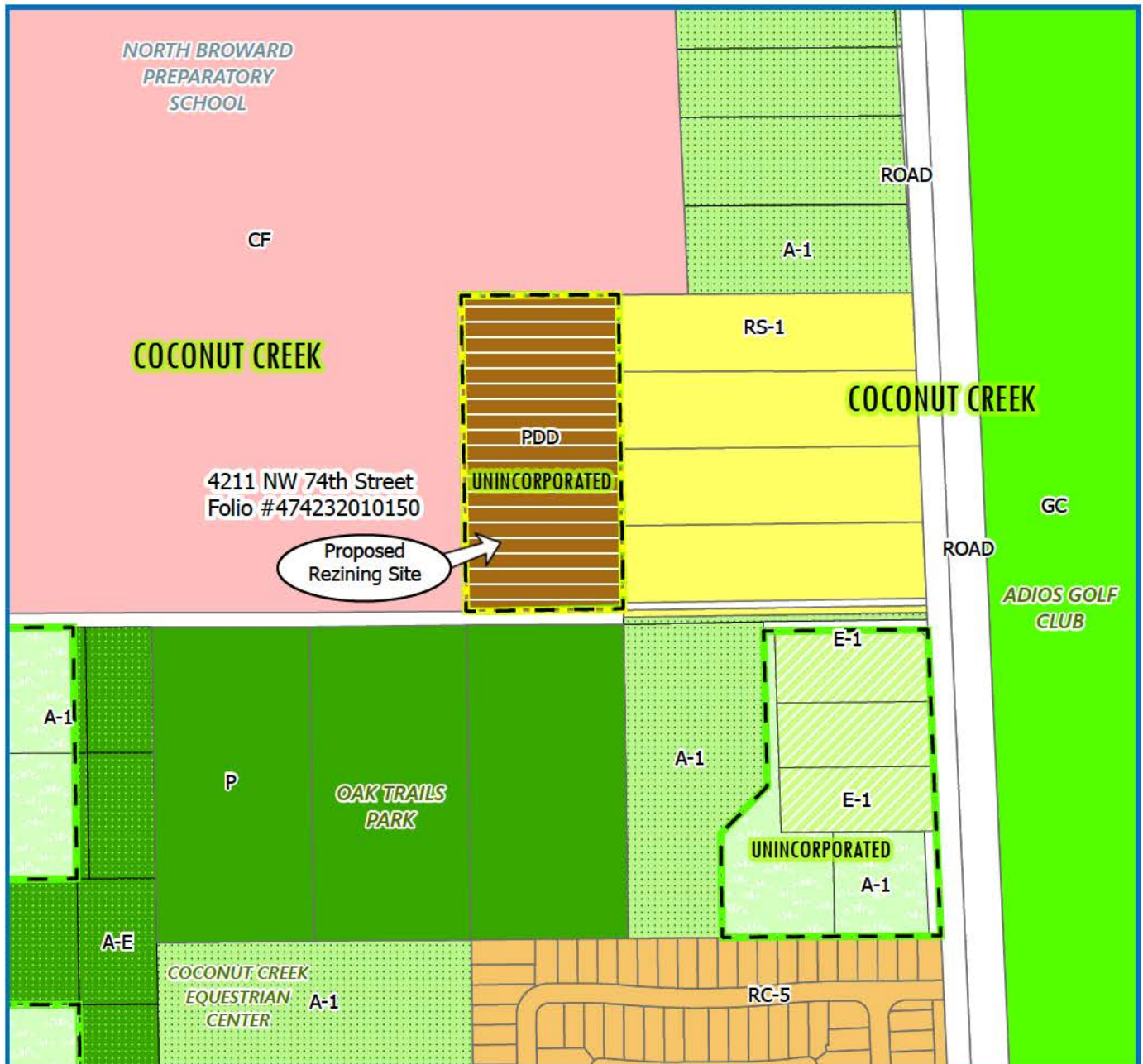
- A-1: Agricultural Estate
- E-1: 1-Acre Estate

Prepared by: Urban Planning Division  
Resilient Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.





# Rezoning 1-Z-22 Proposed Zoning District



- Unincorporated Area Boundary
- Site Location - 4211 NW 74th Street
- Municipal Boundary

## Coconut Creek Zoning

- A-1: Agricultural District
- A-E: Agricultural Estate
- CF: Community Facility
- GC: Golf Course
- P: Parks and Recreation
- RS-1: Residential Single-Family, 1 DU/Acre
- RC-5: Residential Cluster, 5 DU/Acre
- Road

## Broward Unincorporated Zoning

- A-1: Agricultural Estate
- E-1: 1-Acre Estate
- PDD: Planned Development District

Prepared by: Urban Planning Division  
Resilient Environment Department

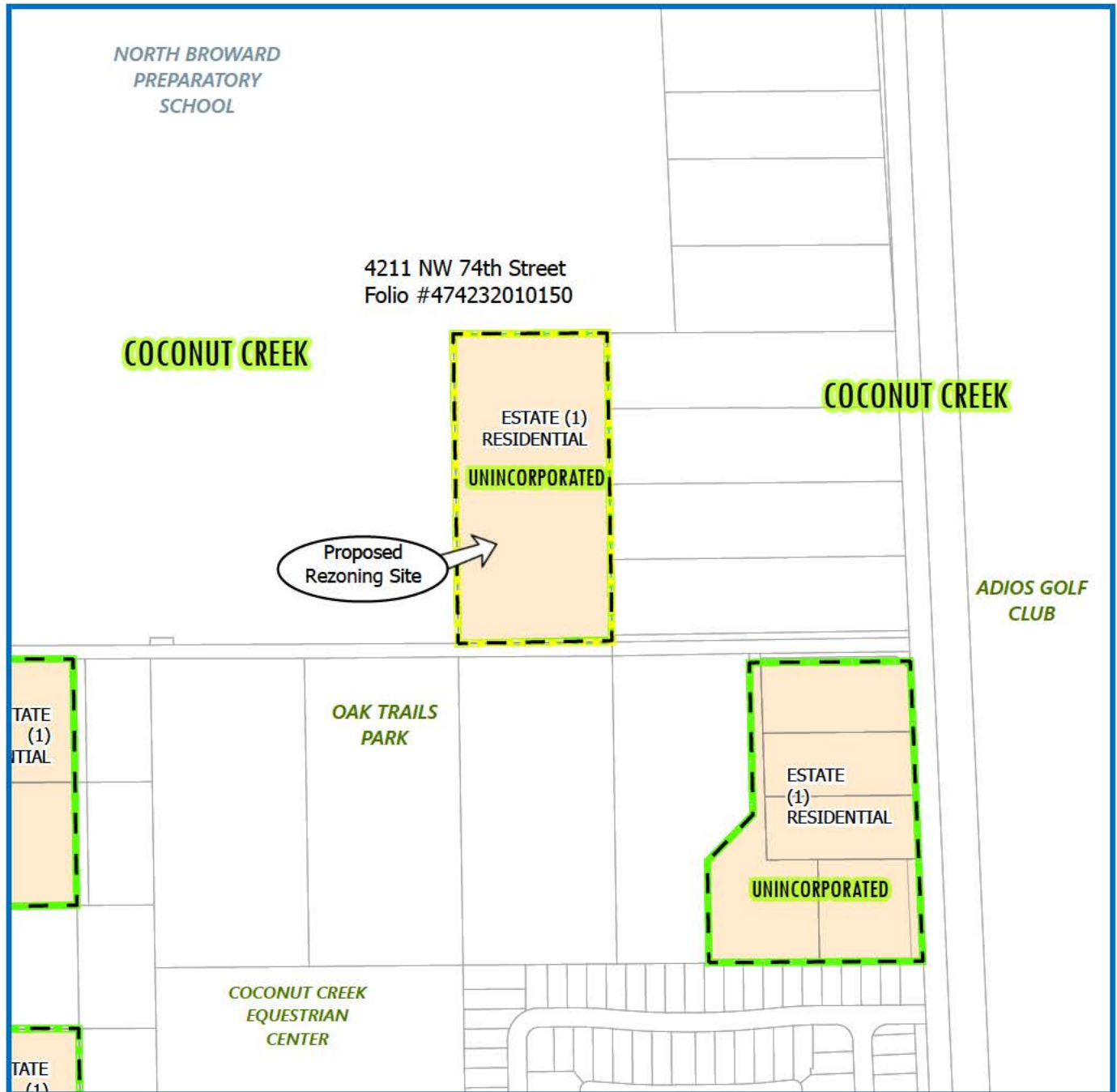
This map is for conceptual purposes only and should not be used for legal boundary determinations.







# Rezoning 1-Z-22 Broward Municipal Services District Future Land Use



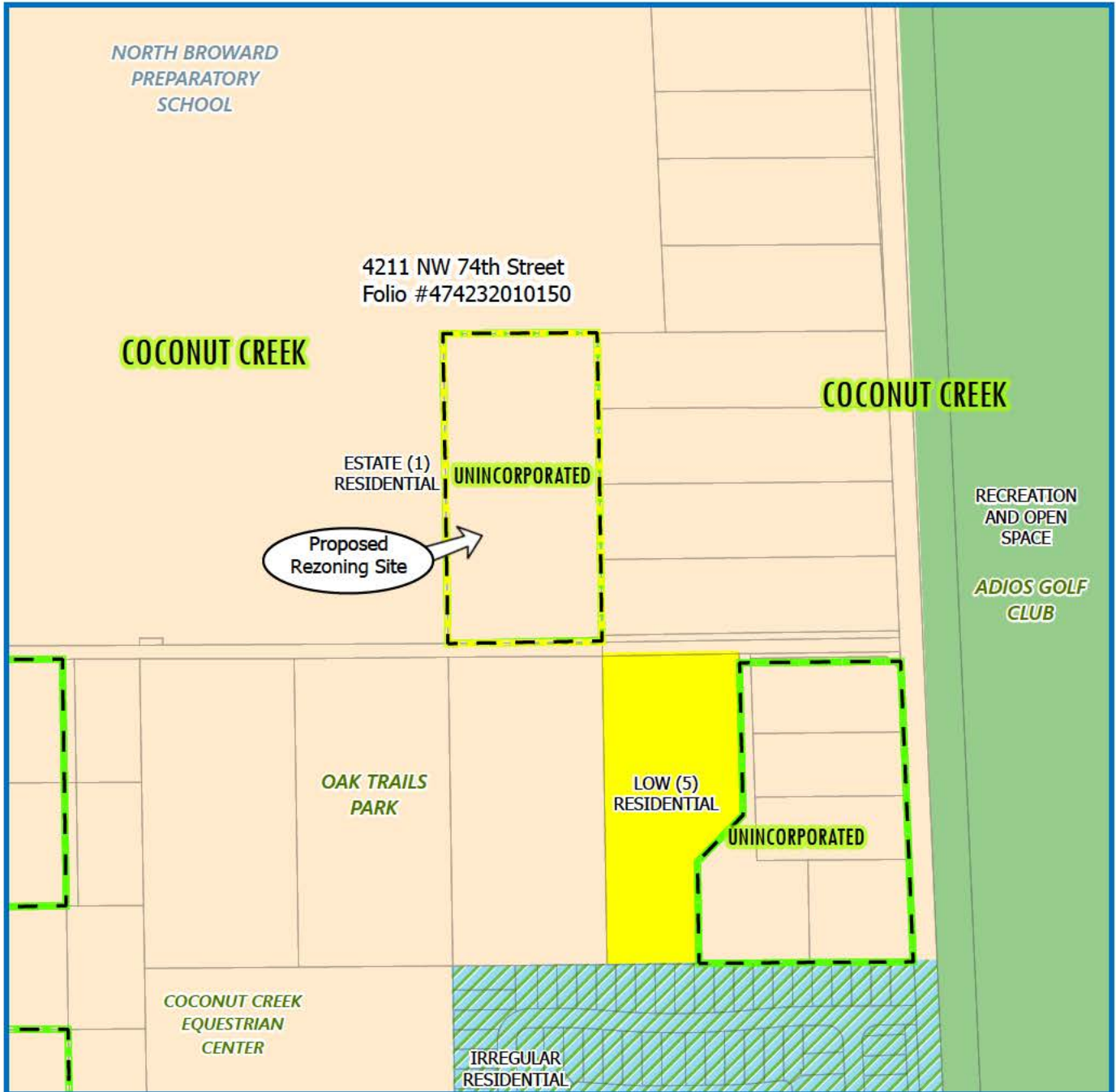
- Municipal Boundary
- Unincorporated Area Boundary
- Broward County Unincorporated Future Land Use
- Estate (1) Residential

Prepared by: Urban Planning Division  
Resilient Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.





# Rezoning 1-Z-22 Broward County Land Use Plan Future Land Use



- Unincorporated Area Boundary
- Site Location - 4211 NW 74th Street
- Municipal Boundary
- Parcel Boundary

- Broward County Future Land Use
- Recreation and Open Space
  - Estate (1) Residential
  - Low (5) Residential
  - Irregular Residential

Prepared by: Urban Planning Division  
Resilient Environment Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.





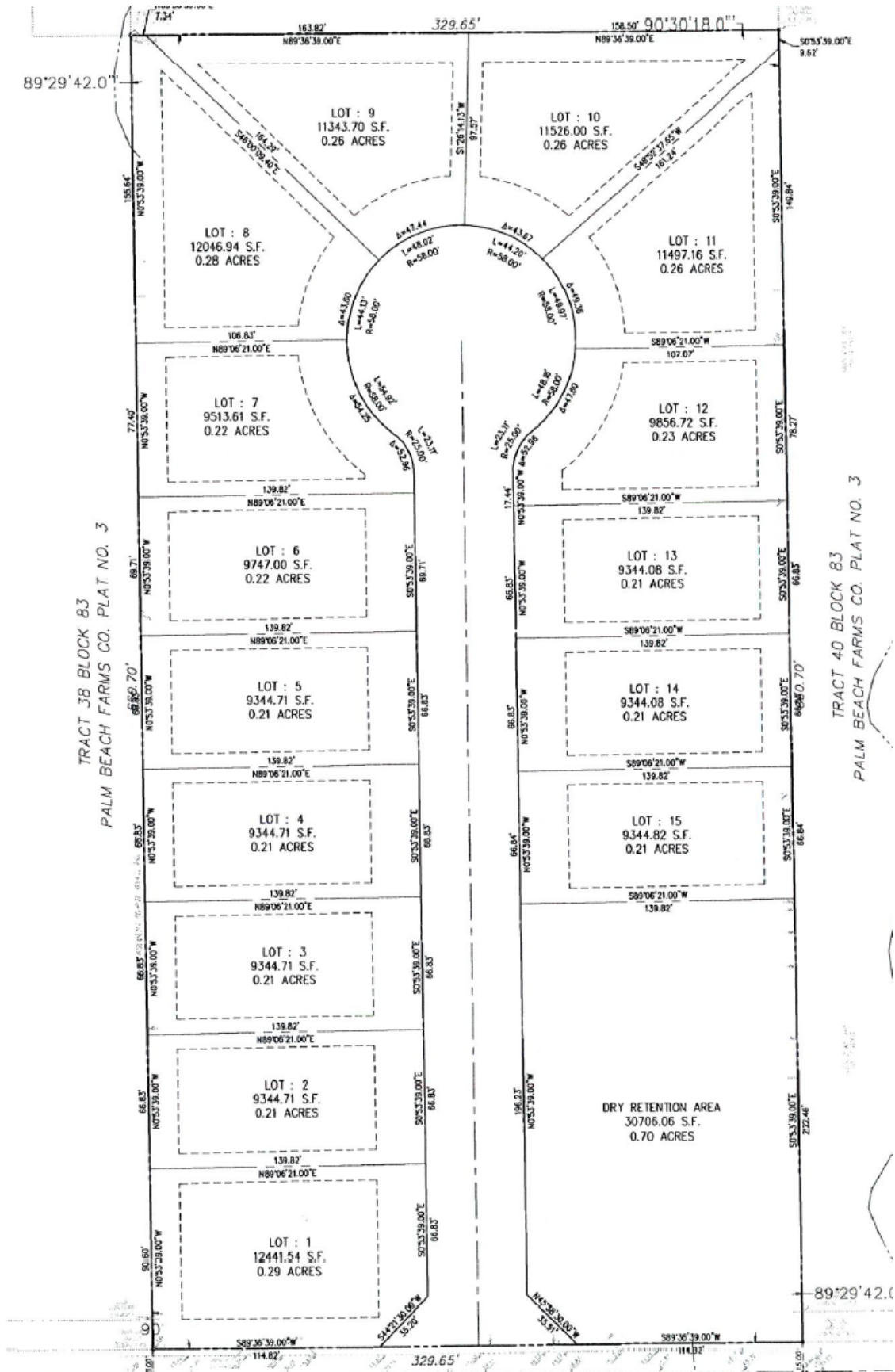
## Attachment G

### Planned Development District Master Development Plan

Standard Type	Provided
Size	<b>Total PDD Size:</b> Five (5) acres
	<b>Minimum Residential Lot Size:</b> 7,500 square feet
Distance Between Structures	<b>Minimum distance between structures:</b> 15 Feet
Access/Frontage	<b>Access/Frontage</b> The PDD MDP shall meet criteria of the Broward County Code of Ordinances, Article IX.-Broward County Land Development Code, Division 4.-Site Plan Procedures and Requirements for Land Within the Unincorporated Area.
Setbacks	<b>Minimum setbacks:</b> Front: 25 Feet Rear: 15 Feet Side: 7.5 Feet Abutting public right-of-way: 25 feet.
Height	<b>Maximum Building Height:</b> Thirty-five (35) feet.
Landscaping	<b>Minimum Landscaping:</b> The PDD MDP shall meet the criteria of the Broward County Code of Ordinances, Chapter 39.-Zoning, Article VIII.-Landscaping for Protection of Water Quality and Quantity, including the requirements of Table 1-Minimum Minimum Landscape Requirements; Single family, duplex residential uses (subject to additional minimum landscape requirements in <a href="#">Section 39-85(c)</a> of the Code).
Signs	<b>Signs:</b> The PDD MDP shall comply with the requirements of the Broward County Code of Ordinances, Chapter 39.-Zoning, Article VI.-Signs, Section 39-60.-Signage in residentially and agriculturally zoned districts.
Density and Total Dwelling Units	<b>Density and Total Dwelling Units:</b> The PDD MDP shall have a maximum of three (3) dwelling units per acre with a maximum of fifteen (15) single-family dwelling units as follows: <ul style="list-style-type: none"> <li>- Five (5) dwelling units are allowed by the Estate (1) Residential future land use designation of the Broward Municipal Services District Future Land Use Map and the Broward County Land Use Plan Future Land Use Map</li> <li>- Ten (10) dwelling units are allocated from the North County Flex Zone.</li> </ul>
Parking	<b>Parking:</b> The PDD MDP shall meet criteria of the Broward County Code of Ordinances, Chapter 39.-Zoning, Article XII.-Offstreet Parking and Loading,
Alcoholic Beverage Establishments	<b>Alcoholic Beverage Establishments:</b> The PDD MDP shall not include alcoholic beverage and adult entertainment uses.
Property Maintenance	<b>Property Maintenance:</b> The PDD MDP shall comply with the requirements of the Broward County Code of Ordinances, Chapter 39.-Zoning, Article X.-Property Maintenance. Prior to issuance of the first Certificate of Occupancy, a homeowners association shall be established

	to maintain common areas and infrastructure, including the 0.70-acre dry retention area located on the southeast corner of the PDD and the access road.
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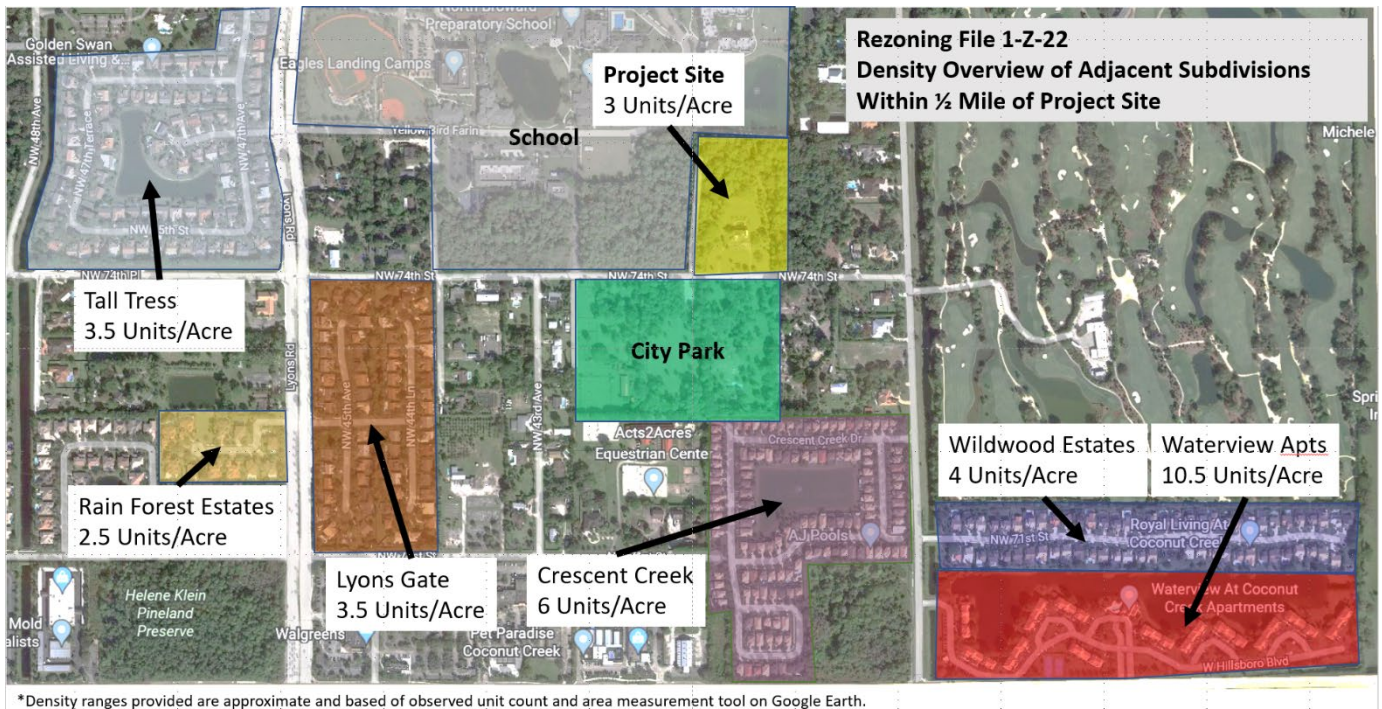




## Attachment H

### Density Comparison Map

## Density Review of Existing Development



## Coconut Creek Zoning Map

