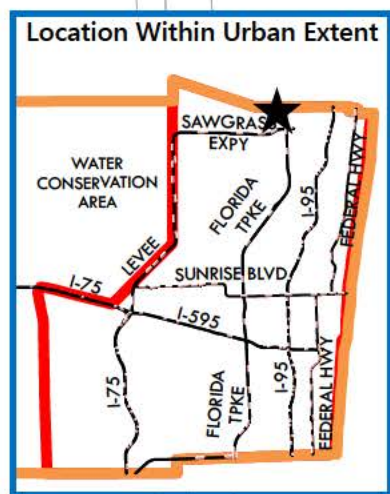
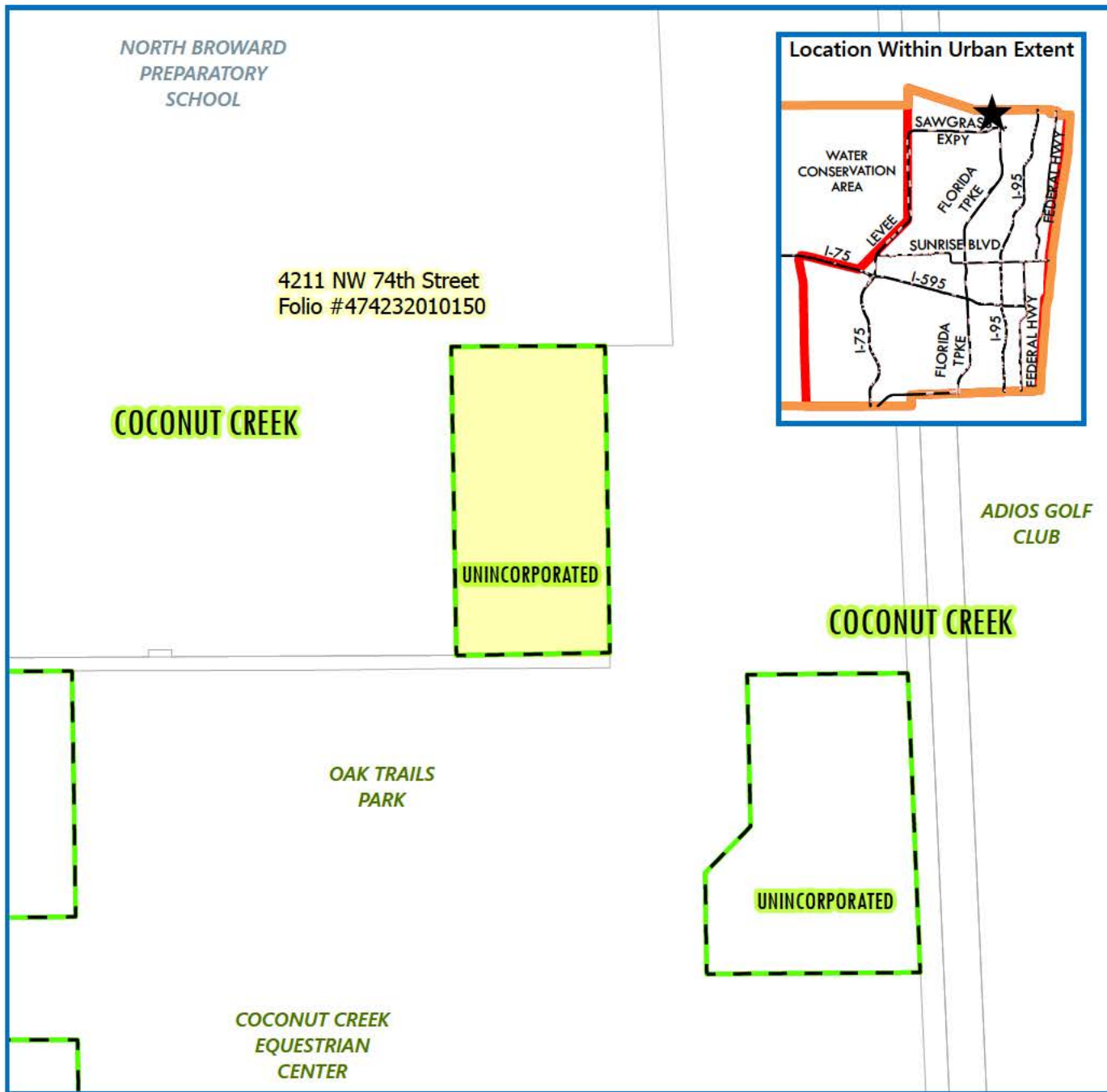
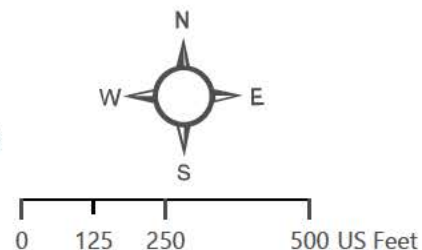




Rezoning 1-Z-22 Site Location Map



- 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



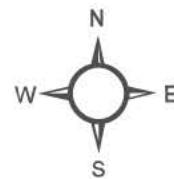
Prepared by: Urban Planning Division
Resilient Environment Department
This map is for conceptual purposes only and should not be used for legal boundary determinations.



Rezoning 1-Z-22
Aerial Map



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

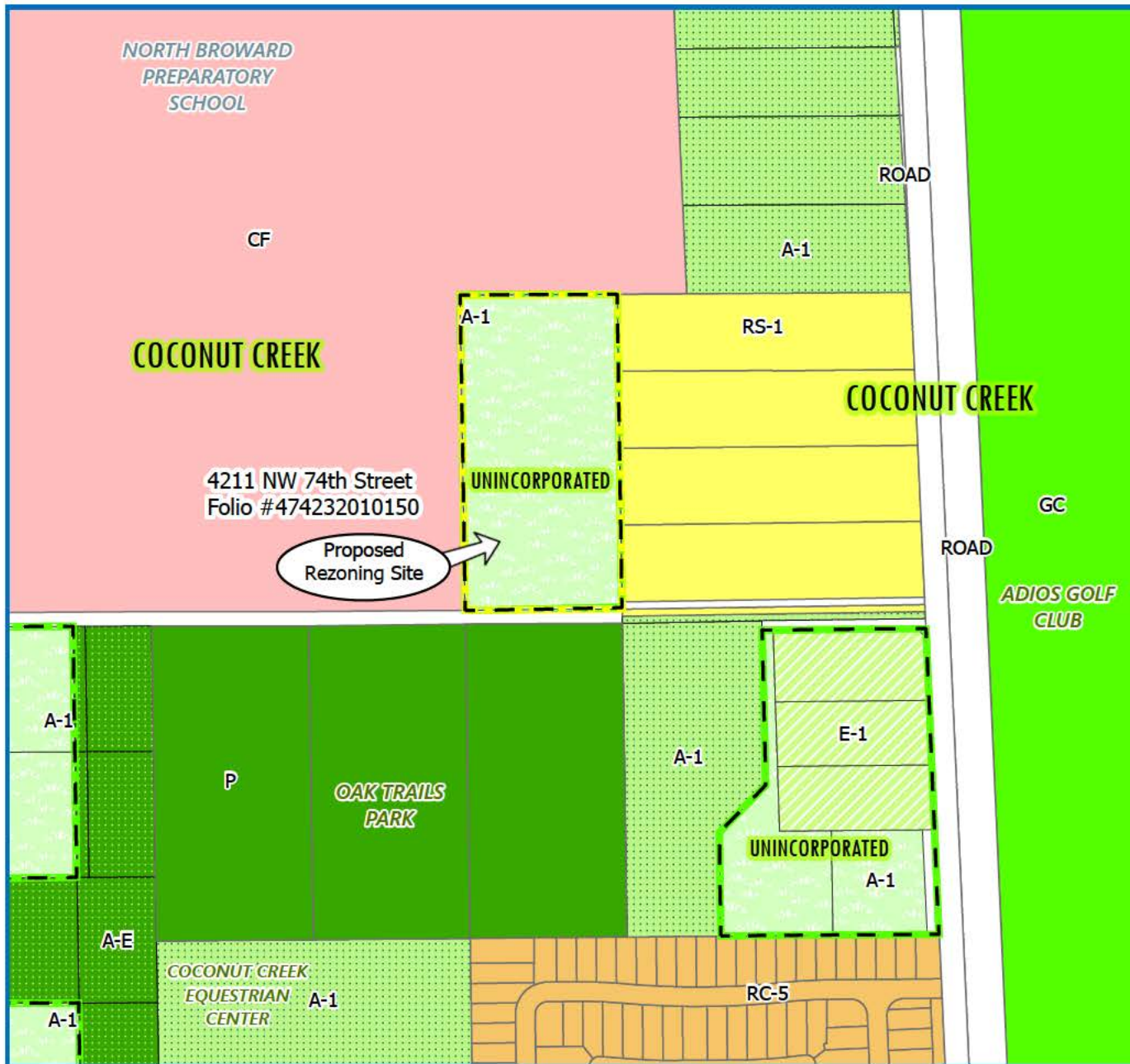


Prepared by: Urban Planning Division
Resilient Environment Department

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

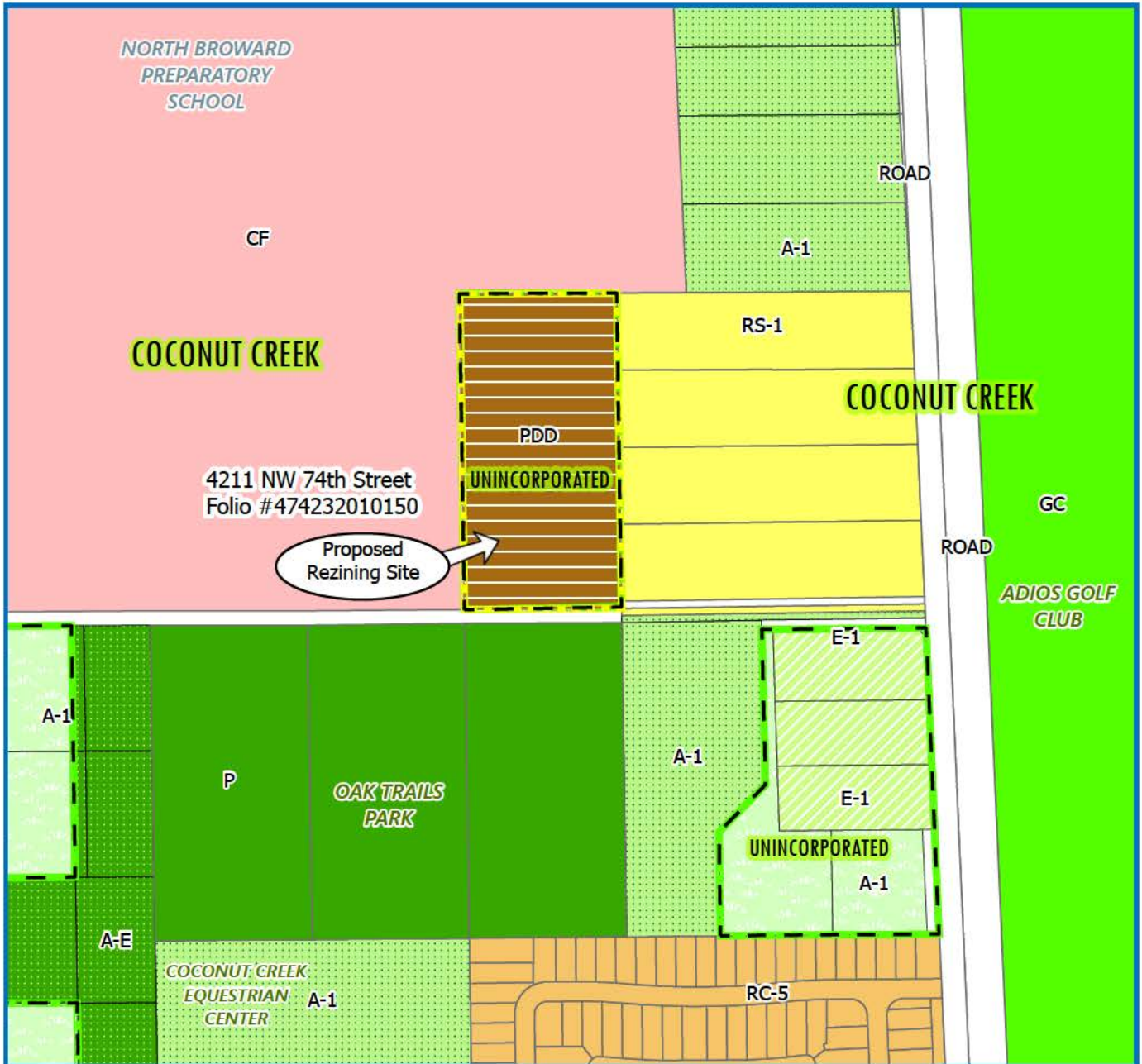
- A-1: Agricultural Estate
- E-1: 1-Acre Estate

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

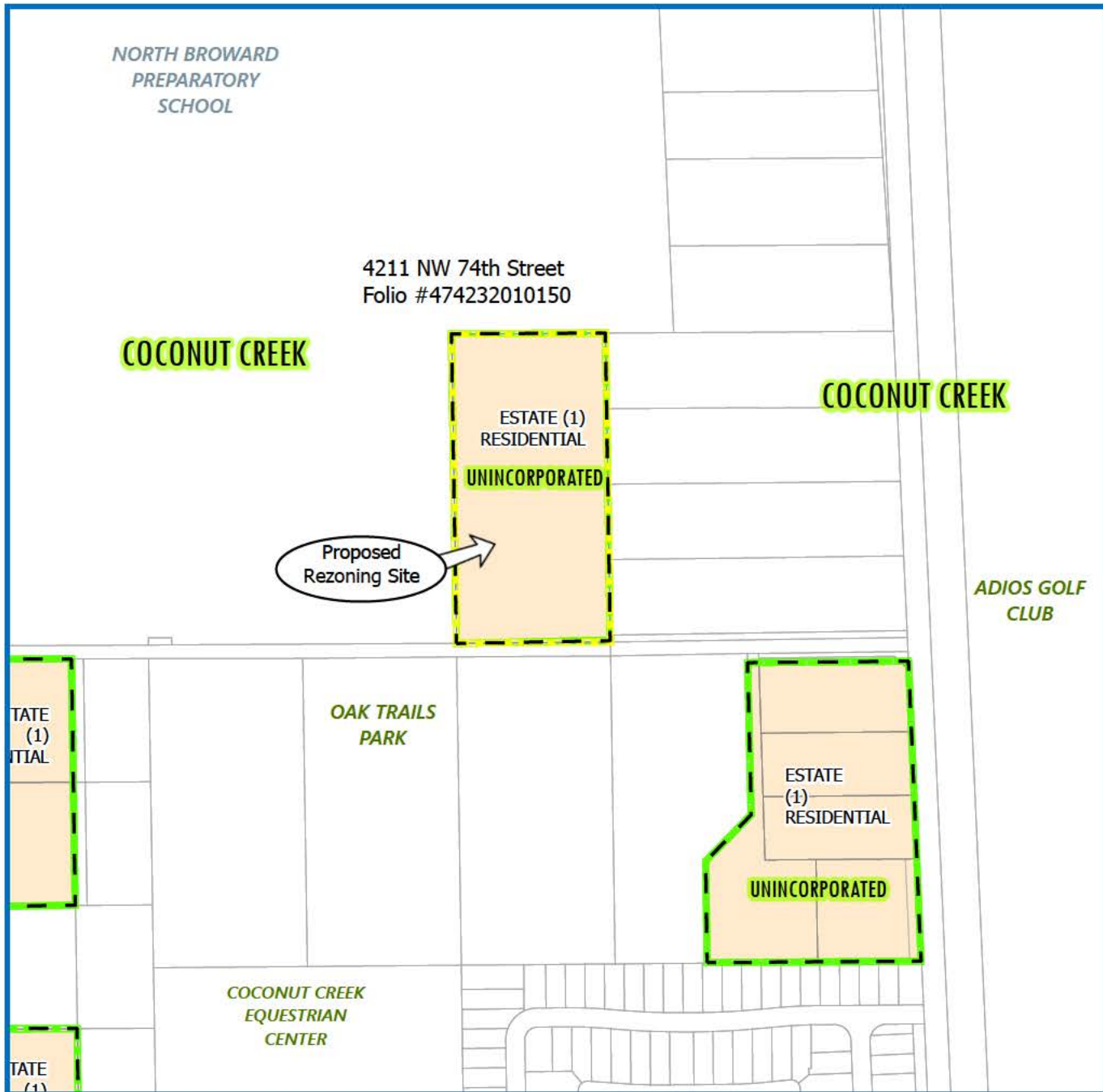
Prepared by: Urban Planning Division
Resilient Environment Department

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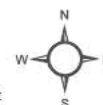


Rezoning 1-Z-22
Broward Municipal Services District Future Land Use



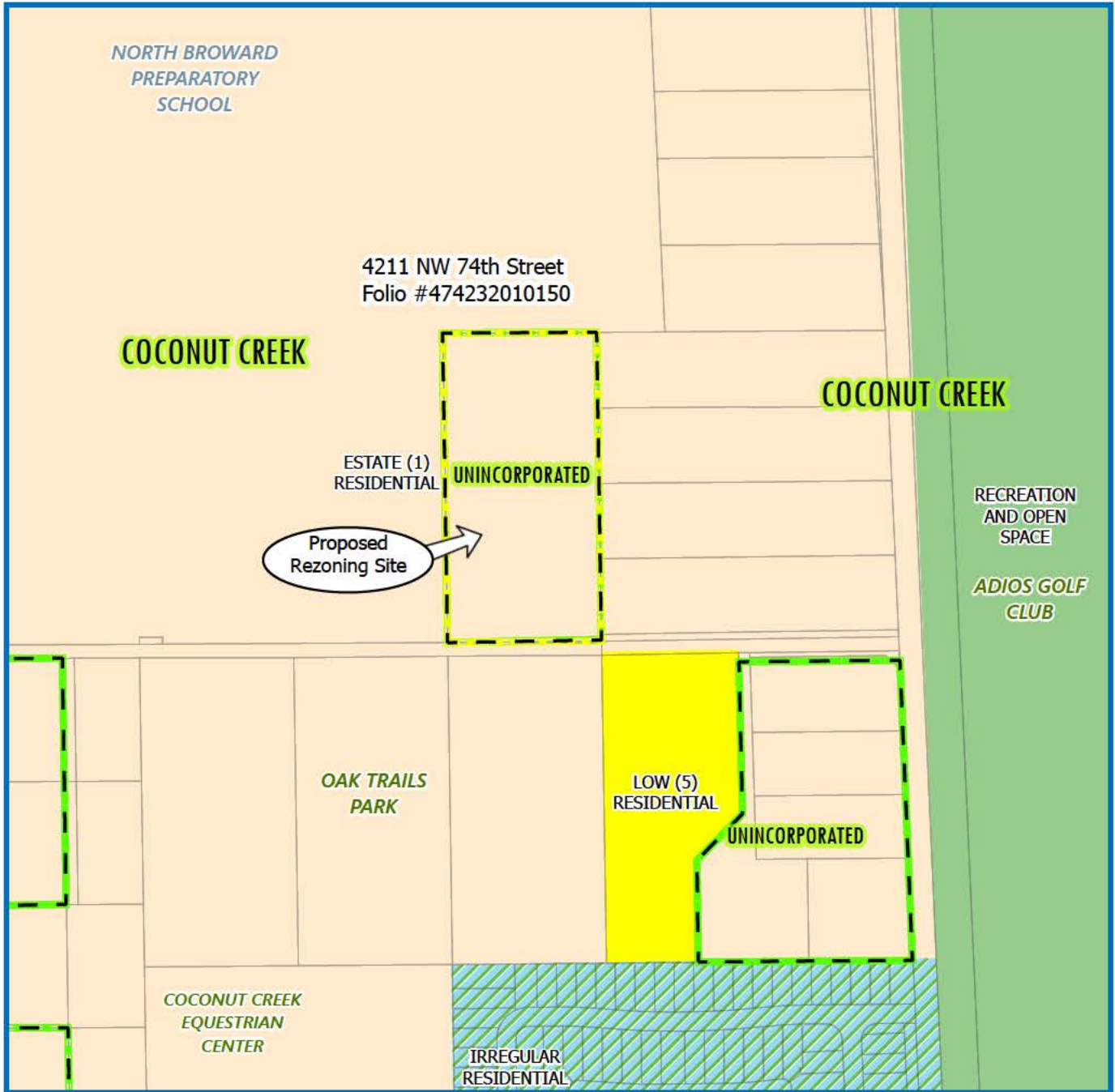
- Municipal Boundary
- Unincorporated Area Boundary
- Broward County Unincorporated Future Land Use
- Estate (1) Residential

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

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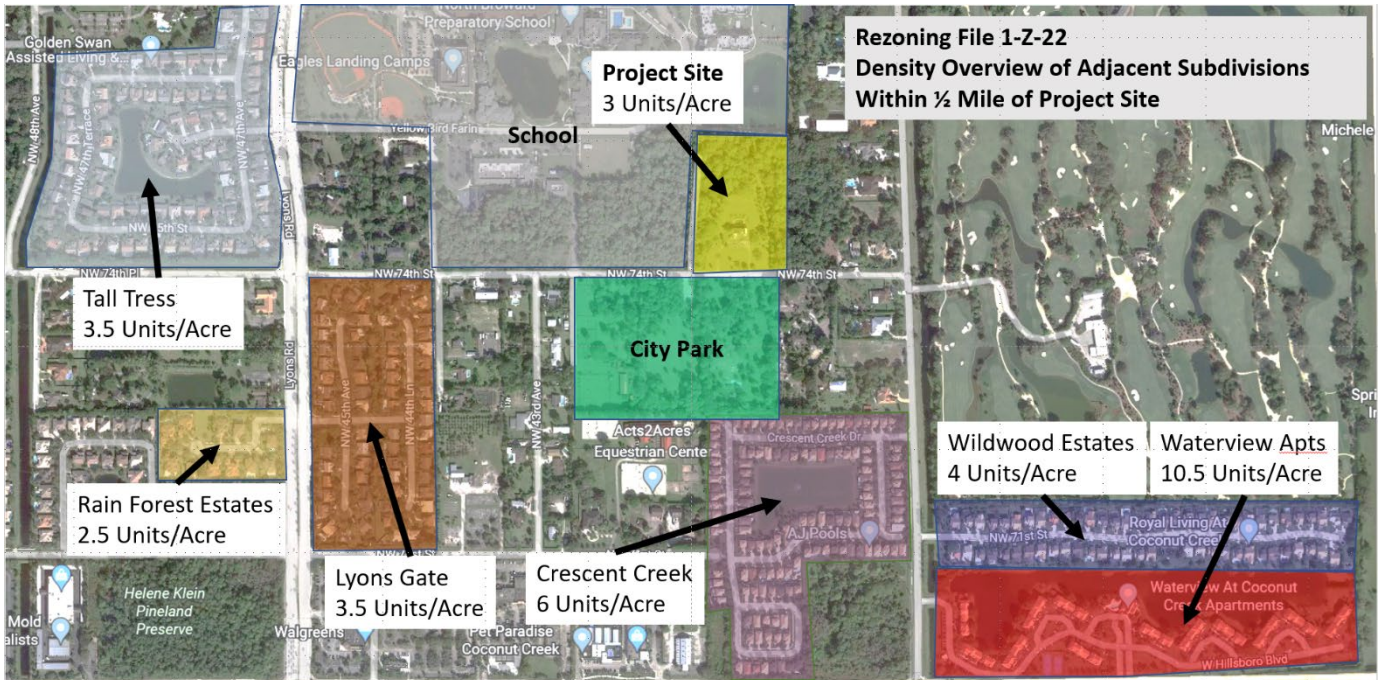
Attachment G Planned Development District Master Development Plan

Standard Type	Provided
Size	Total PDD Size: Five (5) acres
	Minimum Residential Lot Size: 7,500 square feet
Distance Between Structures	Minimum distance between structures: 15 Feet
Access/Frontage	Access/Frontage 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	Minimum setbacks: Front: 25 Feet Rear: 15 Feet Side: 7.5 Feet Abutting public right-of-way: 25 feet.
Height	Maximum Building Height: Thirty-five (35) feet.
Landscaping	Minimum Landscaping: 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 Section 39-85(c) of the Code).
Signs	Signs: 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	Density and Total Dwelling Units: 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"> - 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 - Ten (10) dwelling units are allocated from the North County Flex Zone.
Parking	Parking: 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	Alcoholic Beverage Establishments: The PDD MDP shall not include alcoholic beverage and adult entertainment uses.
Property Maintenance	Property Maintenance: 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



*Density ranges provided are approximate and based on observed unit count and area measurement tool on Google Earth.

Coconut Creek Zoning Map

