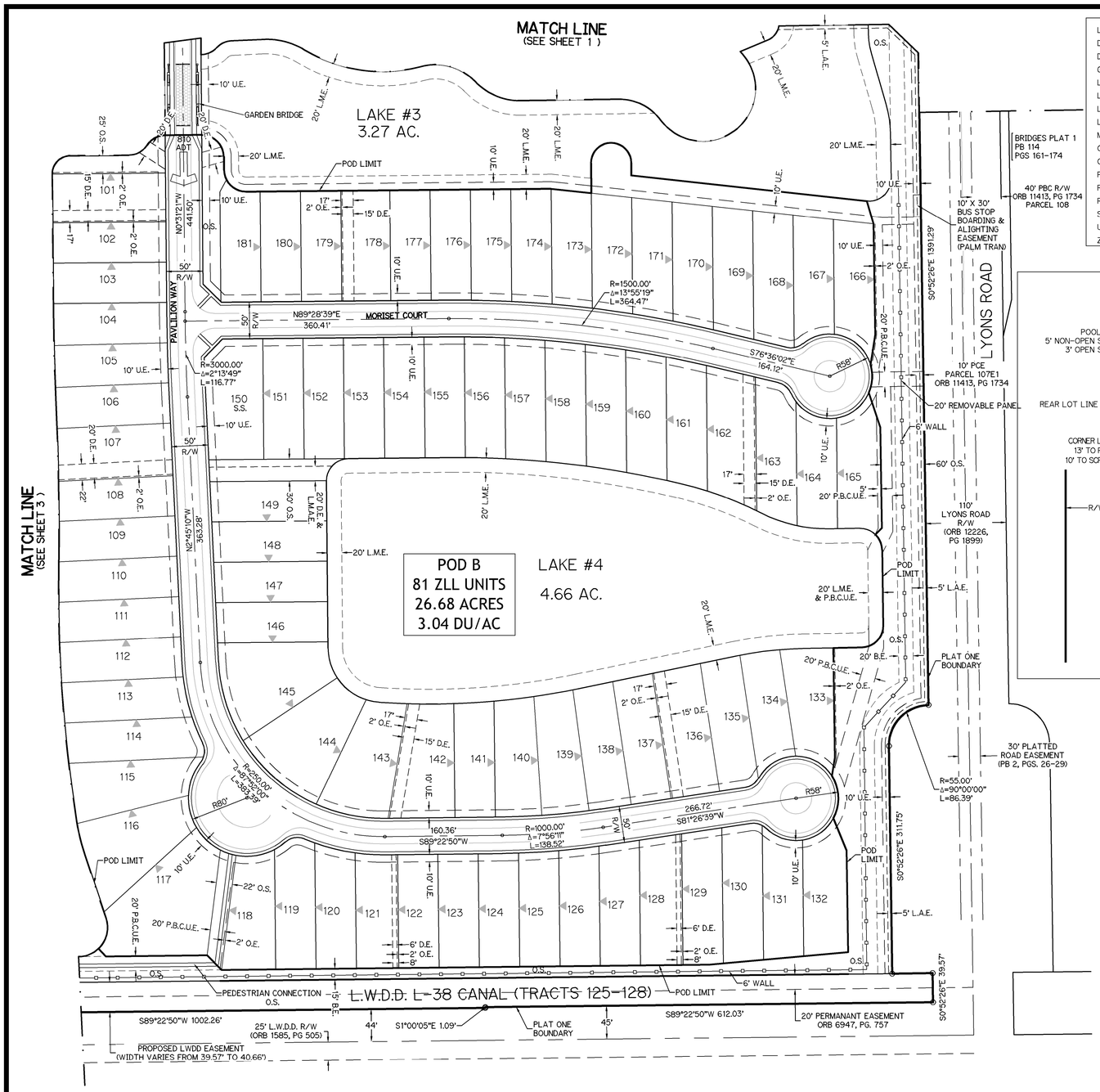
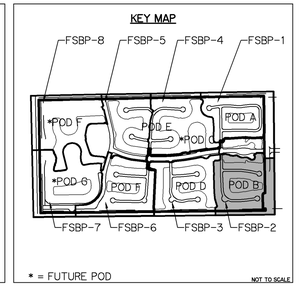
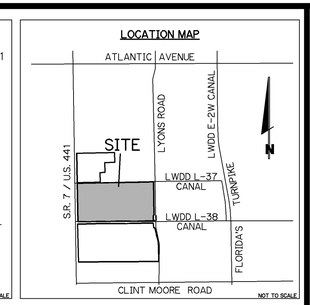


LEGEND	
LANDSCAPE BUFFER EASEMENT	B.E.
DRAINAGE EASEMENT	D.E.
DRIVEWAY TRACT	D/W
GRADING EASEMENT	G.E.
LIMITED ACCESS EASEMENT	L.A.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
LOT NUMBER	##
MODEL HOME	Ⓜ
OPEN SPACE	O.S.
OVERHANG EASEMENT	O.E.
PALM BEACH COUNTY UTILITY EASEMENT	P.B.C.U.E.
RESIDENTIAL ACCESS STREET	R.A.S.
RIGHT-OF-WAY	R/W
SIDE STREET	S.S.
UTILITY EASEMENT	U.E.
ZERO LOT LINE	▼

KEY MAP

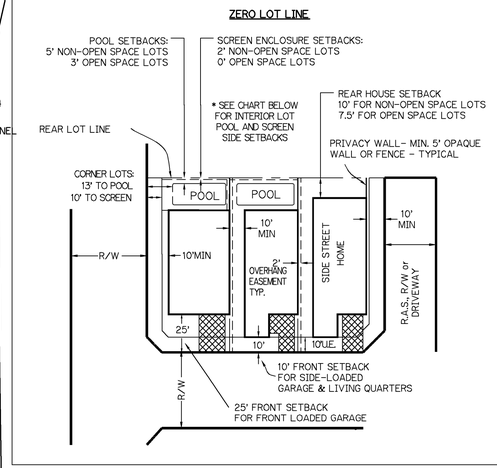


LOCATION MAP

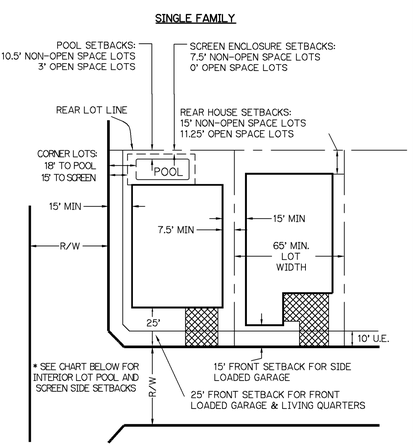


TYPICAL LOT LAYOUTS

ZERO LOT LINE



SINGLE FAMILY



PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed

Zoning District PUD	Minimum Lot Dimensions Size	Width	Depth	Height	Building Coverage	Setbacks/Separations Front	Side	Street	Rear
ULDC - RS	6,000	65'	75'	35'	40% (See Variance)	25' - front loading garage 15' - side loading garage or unit	7.5'	15'	15' non open space lot or 11.25' adjacent to open space
PROPOSED	6,000 to 13,050 SF	65' to 70'	75' to 145'						
ULDC - ZLL	4,500 SF	45' - Interior 50' - corner 55' - side street home	75'	35'	50% (See Variance)	25' - front loading garage 10' - side loading garage or unit	0' - ZLL side and 10' - non ZLL side	10'	10' non open space lot or 7.5' adjacent to open space
PROPOSED	4,500 to 6,900 SF		75' to 140'						

Pod B	
Total Units	81 ZLL
Pod Density	3.04
Total Area	26.68

VARIANCE NO. ZV-2013-01345 - APPROVED SEPTEMBER 16, 2013

ULDC CODE SECTION	REQUIRED	PROPOSED	VARIANCE
ARTICLE 3.D.1.A TABLE 3.D.1.A (PAGE 125 OF 231) RS PROPERTY DEVELOPMENT REGULATIONS	BUILDING COVERAGE 40% - ALL UNITS	BUILDING COVERAGE 44% - SINGLE STORY UNITS ONLY (TWO-STORY 40%)	10% VARIANCE
ARTICLE 3.D.2.B TABLE 3.D.2.B (PAGE 132 OF 231) ZLL PROPERTY DEVELOPMENT REGULATIONS	BUILDING COVERAGE 50% - ALL UNITS	BUILDING COVERAGE 55% - SINGLE STORY UNITS ONLY (TWO-STORY 50%)	10% VARIANCE

N

0 16 40 80 160

SCALE: 1"=80'

ADMINISTRATIVE AMENDMENTS

ZONING STAMP

PROJECT #: 00960-000
CONTROL #:2005-455
APPLICATION#: 2013-2120
RESOLUTION#:
R-2013-967,968 and 969

EXHIBIT #: 12 (2 of 8)
SUPERCEDES EXH#: N/A
DATE APPROVED:11-13-2013
PROJECT MANAGER:
Joyce Lawrence

SUBDIVISION PLAN
FOR
HYDER AGR-PUD
PODS B & F, PLAT ONE
PODS A, E, F & REC POD BOUNDARY, PLAT FOUR

REVISIONS	DATE	BY	CK

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: 1"=80'
DATE: AUG 2013
DESIGNED BY:
CHECKED BY:
FILE NAME: HYDER-SP

FSBP-2

13-700 | SP

SHEET 2 OF 8

FOLLOW UP DATE: 11-14-2013