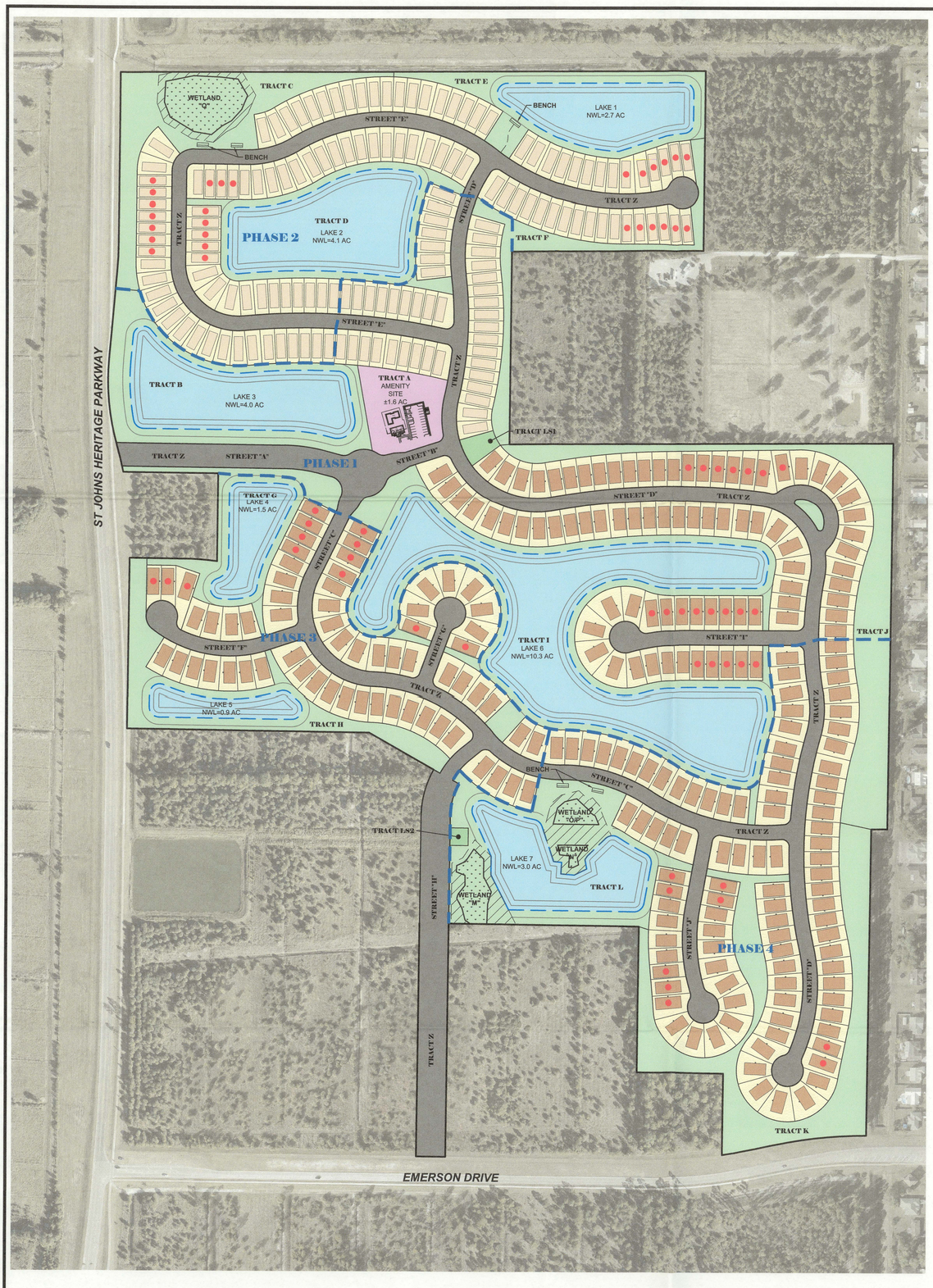
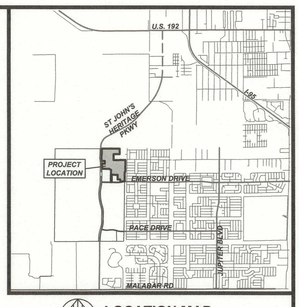




LOCATION MAP
NTS

BUILDING SETBACKS

		FRONT	REAR	SIDE
	SINGLE FAMILY (40s) (TYPICAL)	20'	10'	5'
	SINGLE FAMILY (40s) (EXPANDED)		8'	
	SINGLE FAMILY (50s) (TYPICAL)	20'	25'	3' / 7' *NOTE BELOW
	SINGLE FAMILY (50s) (EXPANDED)		10'	
	AMENITY SITE	20'	20'	5'

*NOTE: MINIMUM 10' BETWEEN STRUCTURES

BUILDING HEIGHTS - FOR A SINGLE-FAMILY DWELLING ONLY, THE HEIGHT SHALL NOT EXCEED TWO (2) STORIES AND TWENTY-FIVE (25) FEET IN HEIGHT. FOR THE AMENITY SITE, THE HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET.

UNIT COUNT

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
SINGLE FAMILY (40s)	42	114			156
SINGLE FAMILY (50s)	82		64	96	242
TOTAL	124	114	64	96	398

DENSITY: 398 UNITS / 143.73 ACRES = 2.8 DU PER ACRE

DEVELOPMENT AREA	PHASE 1 (ACRES)	PHASE 2 (ACRES)	PHASE 3 (ACRES)	PHASE 4 (ACRES)
LOT/BLOCK AREA	18.43	14.47	11.00	15.93
LAKE AREA (@ NWL)	14.34	6.95	2.49	3.03
TRACT LS1	0.21			
TRACT LS2				0.09
TRACT Z (ROAD R/W)	7.12	3.55	6.02	3.76
WETLANDS AND BUFFER		1.45		1.91
SUB-TOTAL	40.10	26.42	19.51	24.72
OPEN/GREEN/REC SPACE				
TRACT A (AMENITY SITE)	1.65			
TRACT B (LESS LAKE AREA)	2.62			
TRACT C (LESS WETLAND AREA)		2.61		
TRACT D (LESS LAKE AREA)		1.47		
TRACT E (LESS LAKE AREA)		2.01		
TRACT F	0.79	0.91		
TRACT G (LESS LAKE AREA)	0.64		1.19	
TRACT H (LESS LAKE AREA)			2.70	
TRACT I (LESS LAKE AREA)	4.13		0.41	
TRACT J	2.57			1.87
TRACT K				5.34
TRACT L (LESS LAKE AREA AND WETLANDS)				2.07
SUB-TOTAL	12.40	7.00	4.30	9.28
TOTAL SITE (143.73 ACRES)	52.50	33.42	23.81	34.00
OPEN SPACE CALCULATIONS				
MINIMUM REQUIRED OPEN SPACE IS 25% OF DEVELOPED AREA=	13.13	8.36	5.95	8.50
75% OF OPEN SPACE CAN BE LAKE=	10.76	5.21	1.87	11.95
OPEN/GREEN/ REC SPACE PROVIDED=	12.40	7.00	4.30	9.28
TOTAL OPEN SPACE PROVIDED=	23.16 (44%)	12.21 (36%)	6.17 (25%)	21.23 (62%)

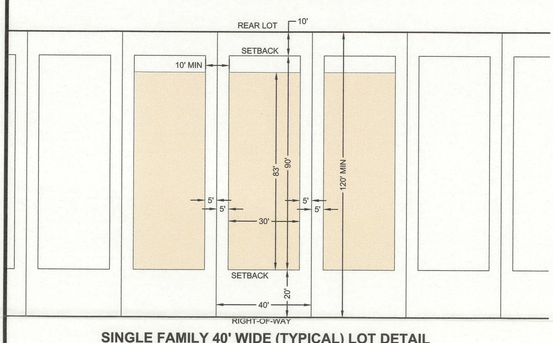
WATER BODIES INCLUDED AS PART OF THE OPEN SPACE REQUIREMENT SHALL BE PERMANENT WATER BODIES AND MAY BE IMPROVED WITH DOCKS, PIERS, GAZEBOS, BENCHES, STOCKED FOR FISHING, OR TRAILS / WALKWAYS. FURTHER, THESE WATER BODIES SHALL PROVIDE THE MINIMUM SLOPED EDGE AS PER APPLICABLE CITY AND STATE REGULATIONS, PLANTED WITH GRASS, AND MAINTAINED AROUND ALL SIDES SO AS NOT TO HARBOR MOSQUITOS, INSECTS, AND RODENTS.

IMPERVIOUS / PERVIOUS CALCULATIONS				
TRACT Z	5.70	2.84	4.82	3.01
LOT / BLOCK AREA	11.98	9.41	7.15	10.35
LAKE AREA (@NWL)	14.34	6.95	2.49	3.03
OPEN / GREEN / REC SPACE	1.69	0.35	0.22	0.46
TOTAL IMPERVIOUS AREA	33.71	19.55	14.67	16.86
TOTAL PERVIOUS AREA	18.79	13.87	9.14	17.14

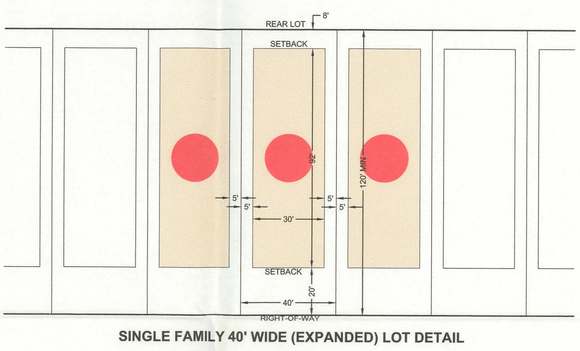
PARKING SHALL MEET THE FOLLOWING REQUIREMENTS:
(1) PRIMARY RESIDENTIAL USE.
(A) A MINIMUM OF TWO (2) PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT SHALL BE PROVIDED.
(B) DWELLING UNITS WITHIN A SPUD SHALL PROVIDE A MINIMUM OF ONE (1) PARKING SPACE PER UNIT.
(C) MULTIPLE-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF
1. TWO (2) PARKING SPACES PER THREE (3) OR MORE BEDROOM DWELLING UNIT
2. ONE AND ONE-HALF (1½) PARKING SPACES PER ONE (1) OR TWO (2) BEDROOM DWELLING UNIT; AND
3. ONE (1) SPACE PER EFFICIENCY UNIT THAT IS PART OF A MIXED ONE (1) AND TWO (2) BEDROOM DEVELOPMENT.
(D) A DEVELOPMENT OF EFFICIENCY UNITS ONLY SHALL HAVE A MINIMUM OF ONE AND ONE-HALF (1½) PARKING SPACES PER UNIT.
(E) EACH SPACE SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF NINETEEN (19) FEET. IF A PARKING STALL CONTAINS A WHEEL STOP OR ABUTS A CURBED OR LANDSCAPED ISLAND, AN OVERHANG MAY BE PERMITTED, AND THE LENGTH OF THE STALL THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET.
(2) SECONDARY NONRESIDENTIAL USES. WITHIN COMMERCIAL AREAS, ONE (1) SPACE SHALL BE PROVIDED FOR EACH TWO HUNDRED (200) SQUARE FEET OF RETAIL FLOOR AREA. EACH SPACE SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF NINETEEN (19) FEET. IF A PARKING STALL CONTAINS A WHEEL STOP OR ABUTS A CURBED OR LANDSCAPED ISLAND, AN OVERHANG MAY BE PERMITTED AND THE LENGTH OF THE STALL THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET:
(3) LANDSCAPING. WITHIN ALL COMMON PARKING AREAS, A MINIMUM OF FIFTY (50) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED PER PARKING SPACE AND SUCH LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE PARKING AREA.

TRACT A - AMENITY - TO INCLUDE A CLUBHOUSE, POOL, AND MAIL FACILITY.

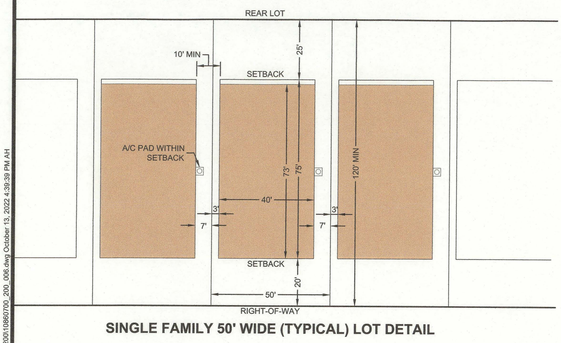
SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY, PROVIDING CONNECTIVITY TO THE AMENITY AREA AND BENCH / VIEWING STATIONS ALONG THE WETLAND AND LAKE AREAS.



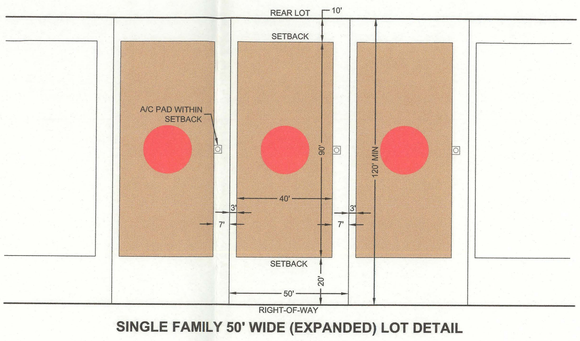
SINGLE FAMILY 40' WIDE (TYPICAL) LOT DETAIL



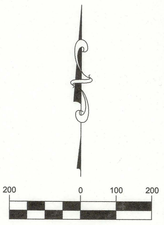
SINGLE FAMILY 40' WIDE (EXPANDED) LOT DETAIL



SINGLE FAMILY 50' WIDE (TYPICAL) LOT DETAIL



SINGLE FAMILY 50' WIDE (EXPANDED) LOT DETAIL



DESIGN/DRAWN:	ALS/AH
DATE:	08/26/22

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CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

PALM VISTA NE QUADRANT (AKA MEDLEY PHASE 2) SINGLE FAMILY

FINAL DEVELOPMENT PLAN (FDP)

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

PROJECT NO.	10860.700
DRAWING NO.	10860700_200_006
SHEET	1 of 1

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

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