

**Litterick Landscape Architecture**

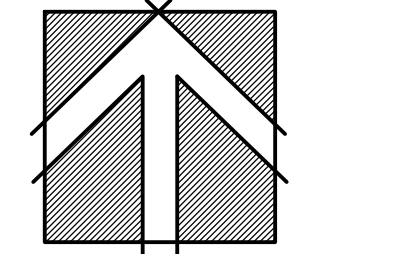
2740 SW Martin Downs Blvd. #199  
Palm City, FL 34990  
561-719-3876  
Jason.L1677@yahoo.com

Project Name

FINAL SUBDIVISION PLAN  
**LIMESTONE LANDING**  
PALM BEACH COUNTY, FLORIDA

Landscape Architect of Record

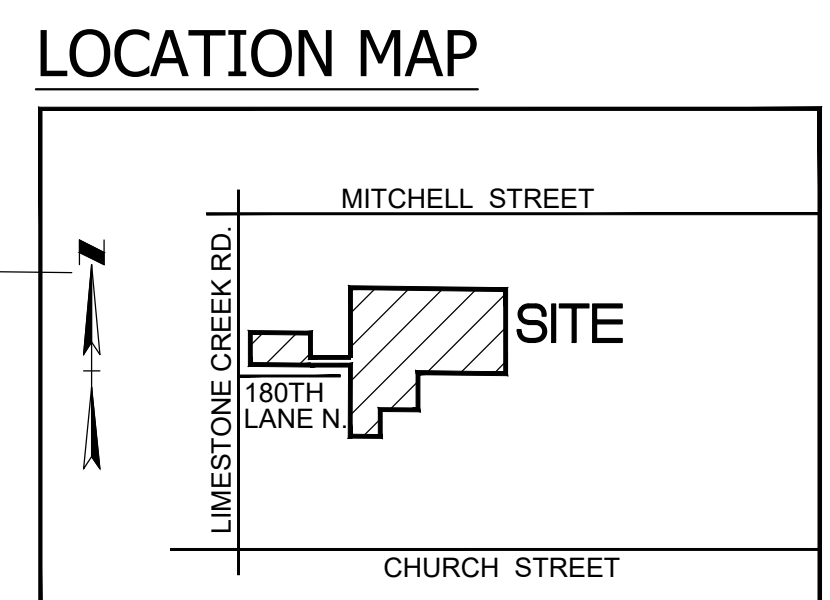
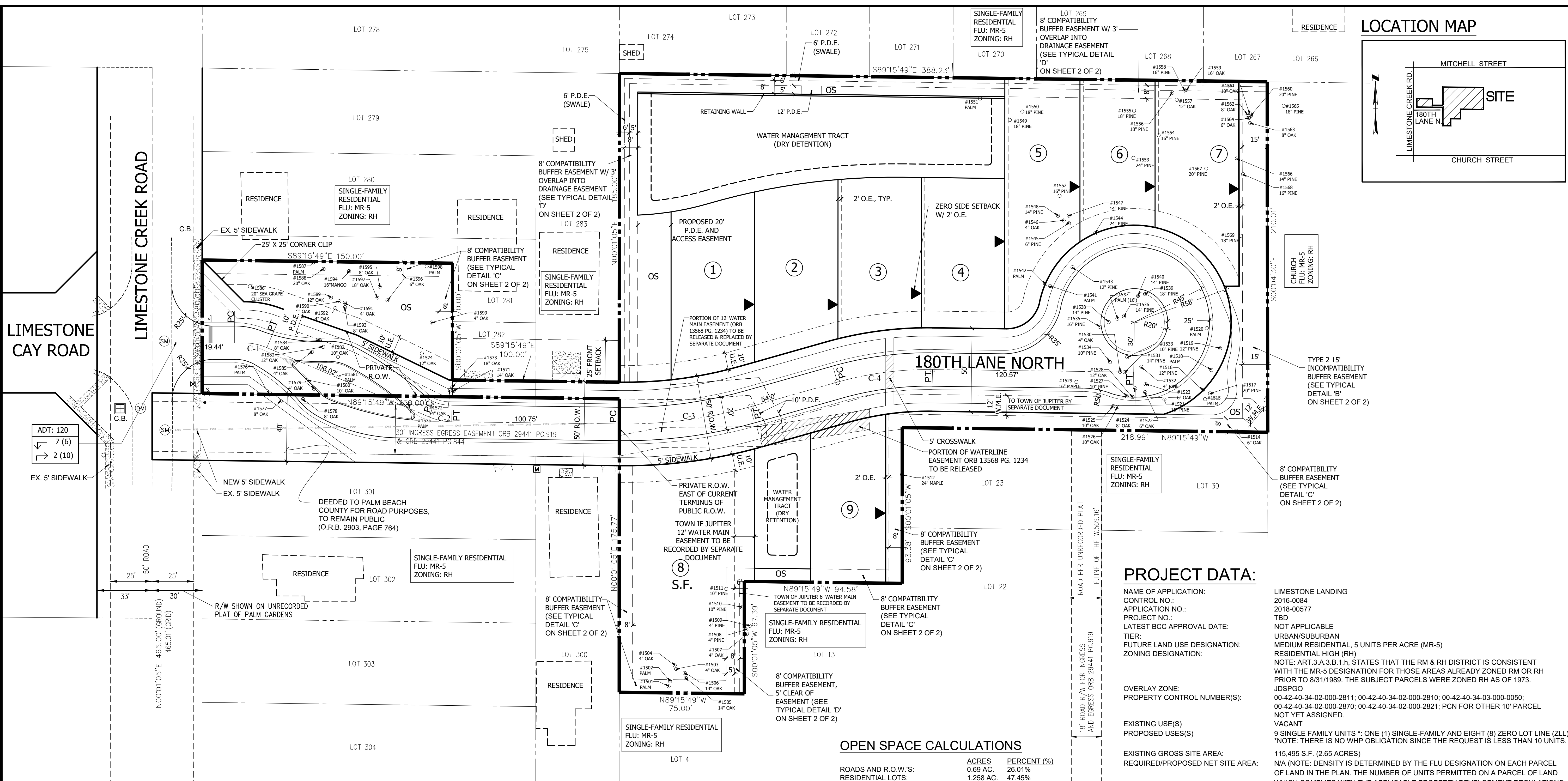
Jason M. Litterick, R.L.A.  
(LA0001677)



Scale: 1" = 30'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	5/8/18
Job no.	
Revisions:	8/13/18
	10/9/18
	12/10/18
	1/14/19
	12/3/19
	12/8/22

Sheet No.  
**FSBP-1**  
Sheet 1 of 2



**PROJECT DATA:**

**NAME OF APPLICATION:** LIMESTONE LANDING  
**CONTROL NO.:** 2016-0084  
**APPLICATION NO.:** 2018-00577  
**PROJECT NO.:** TBD  
**LATEST BCC APPROVAL DATE:** NOT APPLICABLE  
**TIER:** URBAN/SUBURBAN  
**FUTURE LAND USE DESIGNATION:** MEDIUM RESIDENTIAL, 5 UNITS PER ACRE (MR-5)  
**ZONING DESIGNATION:** RESIDENTIAL HIGH (RH)  
**OVERLAY ZONE:** NOTE: ART. 3.A.3.B.1.h. STATES THAT THE RM & RH DISTRICT IS CONSISTENT WITH THE MR-5 DESIGNATION FOR THOSE AREAS ALREADY ZONED RM OR RH PRIOR TO 8/31/1989. THE SUBJECT PARCELS WERE ZONED RH AS OF 1973.  
**PROPERTY CONTROL NUMBER(S):** 00-42-40-34-02-000-2811; 00-42-40-34-02-000-2810; 00-42-40-34-03-000-0050; 00-42-40-34-02-000-2870; 00-42-40-34-02-000-2821; PCN FOR OTHER 10' PARCEL NOT YET ASSIGNED.  
**EXISTING USE(S):** VACANT  
**PROPOSED USE(S):** 9 SINGLE FAMILY UNITS \* ONE (1) SINGLE-FAMILY AND EIGHT (8) ZERO LOT LINE (ZLL) \*NOTE: THERE IS NO WHP OBLIGATION SINCE THE REQUEST IS LESS THAN 10 UNITS.  
**EXISTING GROSS SITE AREA:** 115,495 S.F. (2.65 ACRES)  
**REQUIRED/PROPOSED NET SITE AREA:** N/A (NOTE: DENSITY IS DETERMINED BY THE FLU DESIGNATION ON EACH PARCEL OF LAND IN THE PLAN. THE NUMBER OF UNITS PERMITTED ON A PARCEL OF LAND WHICH COMPLIES WITH THE APPLICABLE PROPERTY DEVELOPMENT REGULATIONS AND DESIGN STANDARDS, THEREFORE, IS AN ACCEPTABLE MINIMUM LAND SIZE)  
**PROPOSED DENSITY/HOUSING TYPE:** 3.4 DU/AC, SINGLE FAMILY HOME  
**REQUIRED/PROPOSED PARKING:** 2 PARKING SPACES/2 PARKING SPACES PER UNIT  
**MAXIMUM HEIGHT & NUMBER OF STORIES:** 35 FEET/2-STORIES  
**TRAFFIC ANALYSIS ZONE:** 15  
**RECREATION AREA:** 0.17 ACRES REQUIRED; PROPOSED TO PROVIDE PAYMENT IN LIEU OF. (SEE NOTE 1 IN GENERAL NOTES)

**OPEN SPACE CALCULATIONS**

	ACRES	PERCENT (%)
ROADS AND R.O.W.'S:	0.69 AC.	26.01%
RESIDENTIAL LOTS:	1.258 AC.	47.45%
DRY RETENTION:	0.444 AC.	16.73%
LAND, BUFFER & OPEN SPACE:	0.277 AC.	10.45%
TOTAL:	2.65 AC.	100%
PERVIOUS AREA:	ACRES	PERCENT (%)
IMPERVIOUS AREA:	ACRES	PERCENT (%)
TOTAL:	2.65 AC.	100%

**GENERAL NOTES:**

- NO ENTRY GATES ARE PERMITTED.
- PETITIONER WILL PROVIDE A CHECK IN THE AMOUNT OF \$41,750.00 PAYABLE TO THE BOARD OF COUNTY COMMISSIONERS IN LIEU OF PROVIDING ONSITE RECREATION. THIS PAYMENT IS DUE PRIOR TO RECORDING THE PLAT AND WILL BE DEPOSITED IN THE PARKS AND RECREATION TRUST FUND, AND USED FOR NEIGHBORHOOD AND COMMUNITY PARKS WITHIN A 5 MILE RADIUS.

**CENTERLINE CURVE DATA**

- R = 35'  
LA = 14.12'  
Δ = 23d 6m 36s
- R = 35'  
LA = 13.68'  
Δ = 22d 23m 30s
- R = 275'  
LA = 79.34'  
Δ = 16d 31m 52s
- R = 200'  
LA = 57.7'  
Δ = 16d 31m 52s

**CONCURRENCY APPROVAL\***

SINGLE-FAMILY/ZERO LOT LINE HOMES - 9 D.U.

AMENDMENTS: ZONING:

**PROPERTY DEVELOPMENT REGULATIONS**

	Minimum Lot Dimensions			Density		Max. Bldg. Coverage	Min. Setbacks					
	Size	Width & Frontage (FT)	Depth (FT)	Min	Max		Front (FT)	ZLL Side (FT)	Side (FT)	Side Street (FT)	Rear (FT)	Pool (FT)
Required ZLL	4,500 SF	45-interior 50-corner 55-side street	75	1 DU/AC	5 DU/AC	50.0%	10 - unit 25 - front loading garage	0	10	10	5	2
Provided ZLL (Minimum)	4,501 SF	50 (width)/45 (frontage)	86.65	3.4 DU/AC		50.0%	25 - front loading garage	0	10	N/A	5	2
Required RS	6,000 SF	65	75	1 DU/AC	5 DU/AC	40%	25 FT	N/A	7.5	15	10.5 - Side 18-55 10.5 Rear	7.5
Provided RS (Minimum)	10,890 SF	75	135.77	3.4 DU/AC		40%	25 FT	N/A	7.5	N/A	10.5 - Side 18-55 10.5 Rear	7.5

\*Art.3.A.3.B.1.h, states that the RM & RH Zoning District is consistent with the MR-5 designation for those areas already zoned RM or RH prior to 8/31/1989. There are no PDRs for the RH Zoning District, therefore the RM Zoning District and ZLL PDRs were used.

**PROJECT TEAM**

- OWNER**  
Grey Jupiter Investment, LLC  
4512 Flagler Drive, Suite 206  
West Palm Beach, Florida 33407
- DEVELOPMENT MANAGER/AGENT**  
Managed Land Entitlements, LLC  
3710 Buckeye Street, Suite 100  
Palm Beach Gardens, Florida 33410  
Contact: Michael Sanchez (561-568-8045)
- CIVIL ENGINEER**  
Messler & Associates, Inc.  
5748 Via Rio  
Jupiter, Florida 33458  
Contact: Tim Messler (561-373-2107)
- LANDSCAPE ARCHITECT**  
Litterick Landscape Architecture  
2740 SW Martin Downs Blvd., #199  
Palm City, Florida 34990  
Contact: Jason Litterick (561-719-3876)
- SURVEYOR**  
John Phillips  
Brown & Phillips, Inc.  
1860 Old Okeechobee Road, Suite 509  
West Palm Beach, Florida 33409  
Contact: John Phillips (561-615-3988)