NOTES:

1. PUBLIC RIGHT OF WAY FOR THIS PLANNED UNIT DEVELOPMENT WILL DEVIATE FROM THOSE ESTABLISHED IN TABLE 3.05.02 (A) OF THE LAND DEVELOPMENT REGULATIONS. DEVIATIONS ARE AS FOLLOWS:
   - ALL ROADS WITHIN THE SINGLE FAMILY HOME DEVELOPMENT ARE PROPOSED WITHIN A MINIMUM 50-FT WIDE PUBLIC RIGHT-OF-WAY. ALL ROADS WITHIN THE VILLA HOME DEVELOPMENT ARE PROPOSED WITHIN A MINIMUM 50-FT WIDE PUBLIC RIGHT-OF-WAY. ALL ROADS ARE PROPOSED TO BE DEDICATED TO THE CITY OF MEXICO BEACH.
   - THE 80-FT WIDE RIGHT-OF-WAY SERVING THE GARDEN APARTMENTS AND COMMERCIAL/OFFICE AREA IS PROPOSED TO BE PUBLIC AND DEDICATED TO THE CITY OF MEXICO BEACH.

PUD ACREAGE	
TMU	478 AC
PRESERVATION	76 AC
TOTAL	554 AC

TMU RESIDENTIAL DENSITY TABLE	
NORTH SIDE OF HWY 98	
RESIDENTIAL UNITS	750 UNITS
ACREAGE	289 ACRES
DENSITY	2.6 UNITS/AC
APPROX. POPULATION	2,250
SOUTH SIDE OF HWY 98	
RESIDENTIAL UNITS	194 UNITS
ACREAGE	189 ACRES
DENSITY	1.0 UNITS/AC
APPROX. POPULATION	582
OVERALL	
RESIDENTIAL UNITS	944 UNITS
ACREAGE	478 ACRES
DENSITY	1.97 UNITS/AC
APPROX. POPULATION	2,832

PUD BUILDOUT	
TOWNHOMES	2019-2025
SINGLE FAMILY RESIDENTIAL	
NORTH SIDE	2022-2030
SOUTH SIDE	2025-2040
MULTI-FAMILY RESIDENTIAL	2019-2025
COMMERCIAL/OFFICE/LODGING	2020-2040

COMMERCIAL DENSITY TABLE	
COMMERCIAL / OFFICE (NORTH)	70,000 SF
LODGING (SOUTH)	75 ROOM
COMMERCIAL / OFFICE (SOUTH)	40,000 SF

LOT DIMENSIONS	
PRODUCT	LOT SIZE
VILLA HOMES DEVELOPMENT	22'x90'
SINGLE FAMILY DEVELOPMENT	60'x125'
SINGLE FAMILY DEVELOPMENT	50'x125'

DESIGN STANDARDS	
SETBACKS	12'F / 5' S / 20' R*
ISR	70% MAX
BUILDING HEIGHT	48' MAX

* SIDE SETBACK IS 0' IF ATTACHMENT EASEMENT IS IN PLACE; 6' SIDE SETBACK IF A BUTTING RESIDENTIAL PROPERTY.

LEGEND

- COMMERCIAL / OFFICE / LODGING
- VILLA HOMES
- GARDEN APARTMENTS
- SINGLE FAMILY
- PRESERVATION FUTURE LAND USE
- PROPOSED TRAIL SYSTEM
- PUD LIMITS

NORTHERN PARCEL BOUNDARY
UNDEVELOPED (BAY COUNTY)
SOUTHERN PARCEL BOUNDARY
FUTURE CONNECTION (GULF COAST PKWY)
154 SINGLE FAMILY RESIDENTIAL LOTS (60' x 125')
120 UNIT VILLA HOMES
BUFFER (TYP)
SALT CREEK
COMMERCIAL \ OFFICE
HIGHWAY 98 - EXISTING 166' R/W
19 SINGLE FAMILY RESIDENTIAL LOTS (60' x 125')
40 UNIT VILLA HOMES
UNDEVELOPED (BAY COUNTY)
EX. SFR
CANAL
44th STREET - PAVED
BOAT PARKING EXTENSION PH1 (2.28 AC)
BOAT PARKING EXTENSION PH1 (1.78 AC)
MEXICO BEACH BOAT RAMP
PROPOSED PAVILION (NOT INCLUDED IN PUD)
EXISTING GRAVEL BOAT PARKING AREA
CITY OF MEXICO BEACH LIFT STATION PARCEL
SOUTHERN PARCEL BOUNDARY
PEDESTRIAN CANAL PATH
PROPOSED PAVILION (NOT INCLUDED IN PUD)
ST JOE OWNERSHIP (NOT INCLUDED IN PUD)
CCCL LINE
OVERALL PUD BOUNDARY
194 SINGLE FAMILY RESIDENTIAL LOTS (50'x125')
UNDEVELOPED
PRESERVATION FUTURE LAND USE
COMMERCIAL / OFFICE / LODGING
BEACH ACCESS PARKING 54 SPOTS
GULF OF MEXICO

Dewberry
203 Aberdeen Parkway
Panama City, FL 32405
850.522.0644

TOWN VILLAGE
PLANNED UNIT DEVELOPMENT
CITY OF MEXICO BEACH
BAY COUNTY, FLORIDA

SEAL

JONATHAN SKLARSKI, P.E. 67361
EB 0008794

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE
0' 125' 250' 500'
SCALE: 1" = 250'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	SR
APPROVED BY	CS
CHECKED BY	CS
DATE	JANUARY 2020

TITLE

PUD MASTER PLAN

PROJECT NO. 50109114

1

SHEET NO.

February 24, 2020 (17:18:55 EST)
K:\SJC_BONHE MASTER PLAN AND PUD_CIVIL\3DFOLDER_REFERENCE\50109114_PUD MASTER PLAN_2020-02-24.DWG SRAY