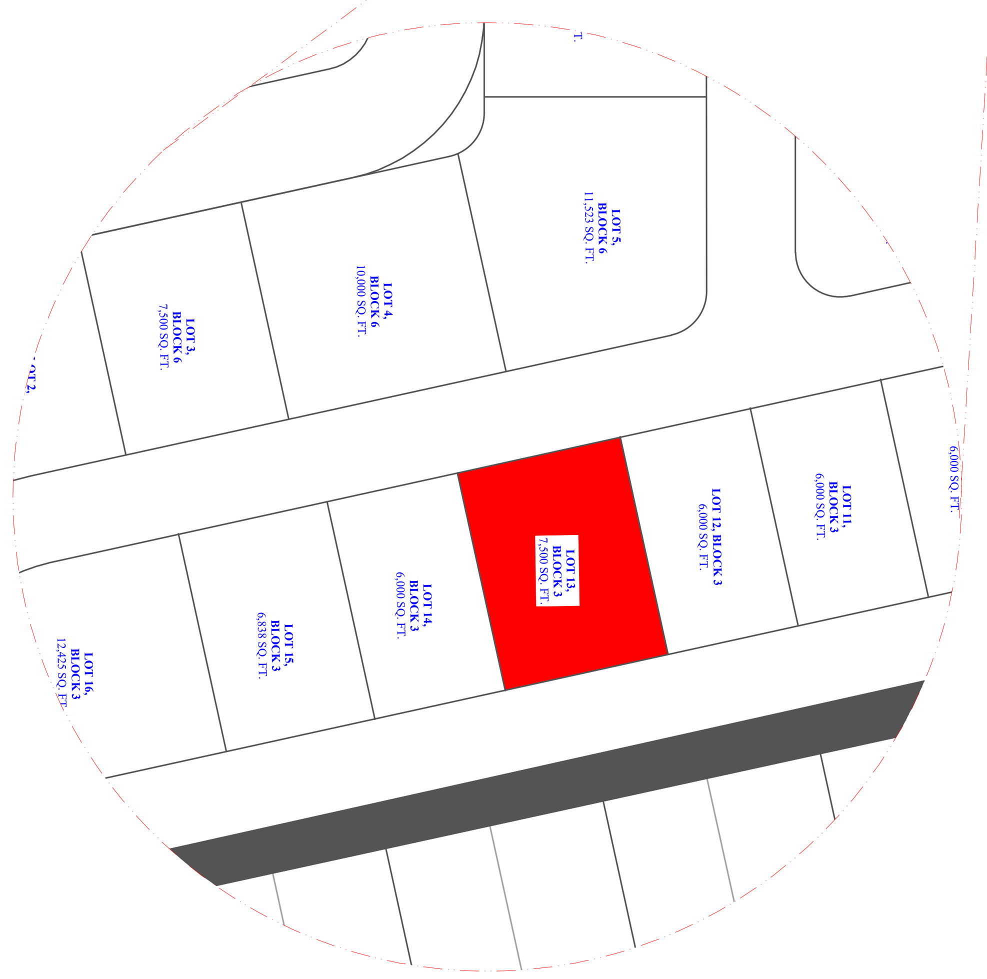



LAKEFRONT ESTATES ZONING STANDARDS

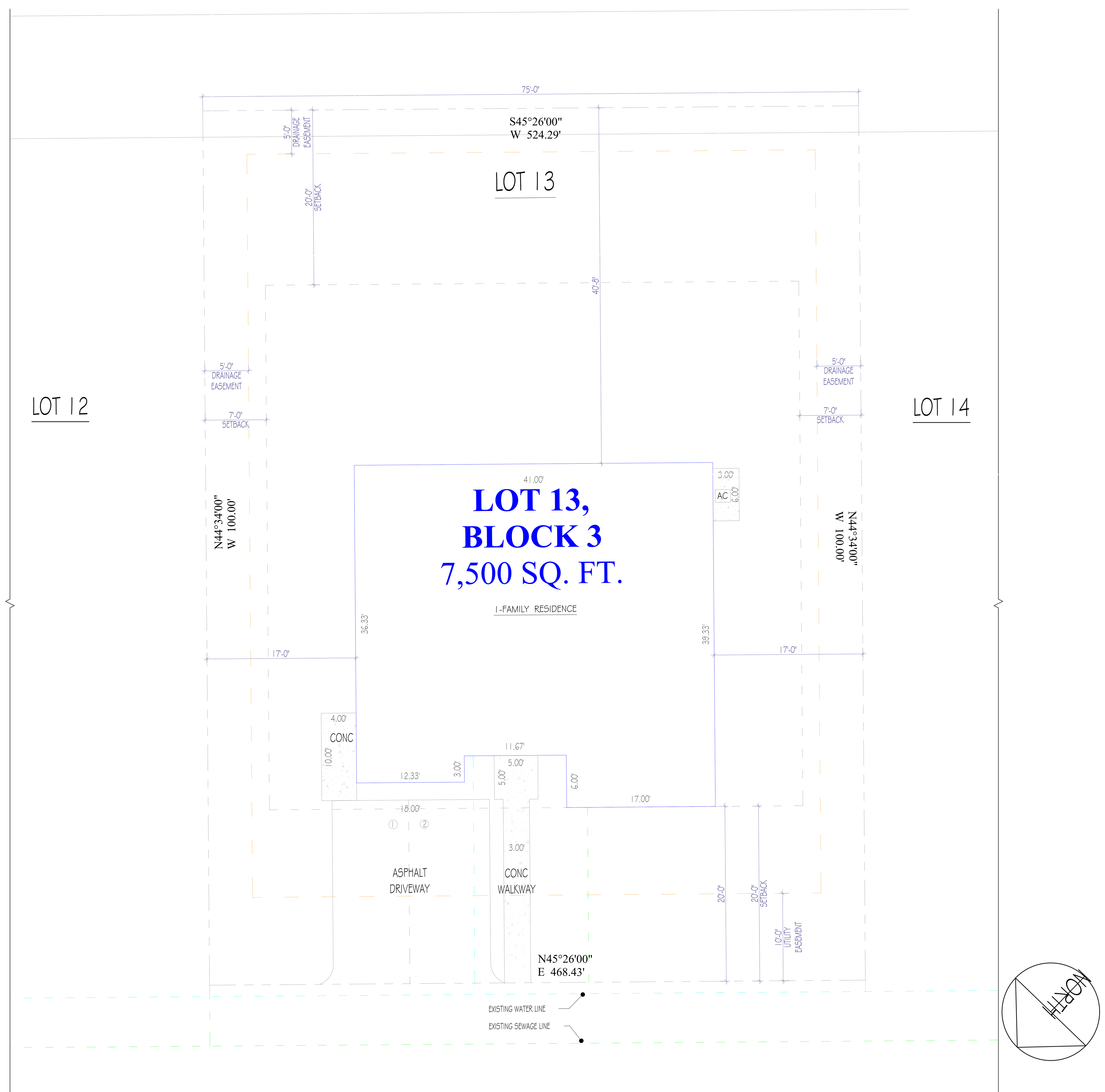
| PERMITTED RESIDENTIAL USES | PERMITTED ACCESSORY USES |
|---|---|
| Dwellings:<br>Single-Family<br>Two-Family Attached<br>Hybrid<br>Townhouses<br>Multi-Family<br>Accessory apartment/ Guest houses<br>Accessory public utility facilities | Agriculture<br>Foresty/ Silviculture<br>Home Occupation<br>Houses of Worship<br>Model Homes<br>Recreation Outdoors, such as parks and docks for residential use<br>Ritual Bathouses |

| | SINGLE FAMILY | TWO - FAMILY ATTACHED, AND TOWNHOUSES | MULTI-FAMILY | SINGLE FAMILY MODEL -EMERALD LOT 13 | |
|---|---|---|---|---|---|
| REQUIRED | | | | PROPOSED | |
| MIN. LOT SIZE | 6,000 SQ. FT | 5,000 SQ. FT | 6,222 SQ. FT | 7,500 SQ. FT | OK |
| MIN. LOT WIDTH | 60' FT | 50' FT | 100' FT | 75' FT | OK |
| FRONT SETBACK | 20' FT | 20' FT | 25' FT | 20' FT | OK |
| REAR SETBACK | 20' FT | 20' FT | 10' FT | 40'-8" | OK |
| SIDE SETBACK | 7' FT | 7' FT/0' FT | 10' FT | 17' FT | OK |
| ROW SETBACK | 100' FT | 100' FT | 100' FT | 100' FT | OK |
| MAXIMUM BUILDING HEIGHT | 35' FT | 35' FT | 35' FT | 28'3" * | OK |
| MAX LOT (BUILDING) COVERAGE | 45% | 60% | 75% | 20% | OK |
| PARKING | 2 SPACES | 2 PER DWELLING | 2 PER DWELLING | 2 SPACES | OK |

Zoning is per the adoption of the ordinance No. 2022-11, dated Jan. 23, 2023, that adopts the PUD regulations included in Exhibit A and B of said document for said property.

*Building height of, means the vertical distance measured from the curb level to the highest point of the roof surface of a flat roof, to the deckline of a mansard roof and to the mean height level between eaves and ridge gable, hip and gambrel roofs. For buildings set back from the street line, the height of the building shall be measured from the average elevation of the finished grade along the front of the building provided its distance from the street line is not less than the height of such grade above the established curb level.

KEY
Property Line
Setback
Easement
Waterline
Sewage




4 PLOT Plan
1 1/2" = 1'-0"

RISE | FL architecture

ARCHITECT:
RESIDE ARCHITECTURE, LLC

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BOOKLYN, NEW YORK 11232
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908-674-87

FL OFFICE:
210 N UNIVERSITY DR. SUITE 210
CORAL SPRINGS, FL 33071
DBLASBERG@RISEARCHITECTURE .COM
561.831.7443

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION: EMERALD- OKEECHOBEE, FL

DRAWING TITLE: PLOT PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

| | |
|---|---|
| SCALE: | As indicated |
| DATE: | 01/14/25 |
| PROJECT NO. | NJ079 |
| | A-1.1 |
| DRAWING NO. | 01 OF |

BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.