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

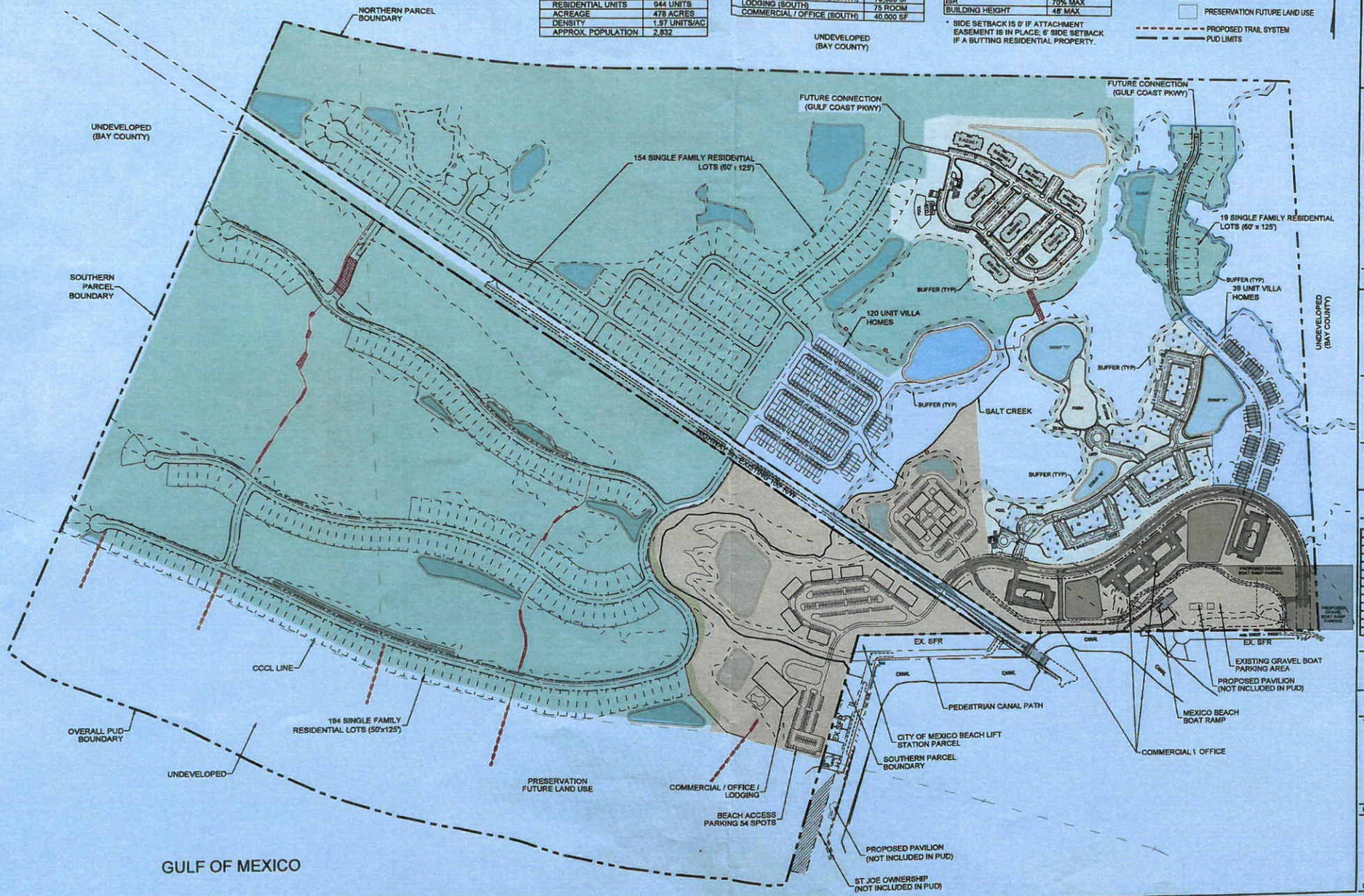
PUD BUILDOUT	
TOWNHOMES	2019-2025
SINGLE FAMILY RESIDENTIAL	
NORTH SIDE	2022-2030
SOUTH SIDE	2025-2040
MULTI-FAMILY RESIDENTIAL	2019-2025
COMMERCIAL/OFFICE/LODGING	2020-2040

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