

Pelican Landing CPD/RPD

Proposed Revisions to Z-94-014

Resolution Number Z-94-014

Page 15 of 25

Residential Planned Development

8. Permitted uses in RPD land development Area A:
Zero lot line, Single-Family, Two-Family Attached
Residential Accessory Uses, including but not limited to:
 - Private garages, carports and parking areas
 - Private swimming pools and enclosures
 - Private tennis courtsModel Homes, Model Units and Model Display Center, limited to residential uses within Pelican Landing
Speculative Home
Temporary Sales and/or Construction Office
Administrative Offices
Home Occupation
Entrance Gates and Gatehouses
Public and Private Parks, Playgrounds, Tot Lots, Community
Swimming Pools, Tennis Courts or other community recreational amenity,
Playfields and Commonly Owned Open Space
Essential Services
Signs

9. Permitted Uses in RPO land development Areas B, C, D, ~~and~~ F and F1:
Residential Uses, including but not limited to:
 - Zero lot line
 - Two family attached
 - Townhouse
 - Duplex
 - Single family
 - Multiple family buildingsResidential Accessory Uses, including but not limited to:
 - Private garages, carports and parking areas
 - Private swimming pools and enclosures
 - Private tennis courts
 - Private boat docks (where permitted by DRI Development Order)Model Homes, Model Units and Model Display Center,
limited to residential uses within Pelican Landing
Temporary Sales and/or Construction Office
Administrative Offices
Golf Courses, Golf Course Accessory and Associate Uses,
including but not limited to:
 - Club house
 - Maintenance facility
 - Pro shop
 - Alcoholic beverage consumption in the club house

- Snack bar at the ninth hole or other appropriate location
- Ball washers
- Restrooms and other uses which are normal and accessory to the golf course

Club, country
 Club, private
 Home Occupation
 Entrance Gates and Gatehouse
 Public and Private Parks
 Playground, Tot Lots
 Community Swimming Pools
 Tennis Courts or other community recreational amenity
 Playfields
 Essential Services
 Essential Service Facilities
 Signs
 Excavation-water retention

Resolution Number Z-94-014
 Page 17 of 25

12. Deviation (12) is approved for RPD Area F, [F1](#) and CPD Area B. These areas may be developed with a maximum building height exceeding 75 feet above minimum flood elevation only if in compliance with the following development regulations. All buildings 45 feet in height or less shall comply with normal setbacks required of conventional multi-family zoning districts. All buildings over 45 feet shall provide one foot of setback from the Pelican Landing perimeter property line for every foot of elevation. In recognition of the wetlands north of Coconut Road, the setback for structures in excess of 75 feet in CPD Area B and the RPD Area F that is adjacent to Coconut Road may be per LDC Section 34-2174.

The regulations set forth below in 12.a through 12.e apply to the development of buildings greater than 75 feet above minimum flood elevation:

a. Minimum Lot Area and Dimensions:

Lot Size	10,000 square feet
Lot Area per Unit	1,000 square feet
Width	100 feet
Depth	100 feet

b. Minimum Setbacks

Private Road	25 feet
Side Yard	25 feet
Rear Yard	25 feet
Waterbody	25 feet

c. A minimum building separation of 125 feet shall be provided between those buildings above 75 feet.

- d. A maximum of 8 residential buildings and one hotel building with a height of greater than 75 feet, above minimum flood elevation may be permitted south of Coconut Road and a maximum of 4 residential buildings with a height of greater than 75 feet, above minimum flood elevation may be permitted north of Coconut Road. Such buildings may be located within RPD Area F and F1 (residential) and CPD Area B (Hotel).

- e. A minimum of 15% open space shall be provided for each multi-family building site that is or exceeds 75 feet in height.