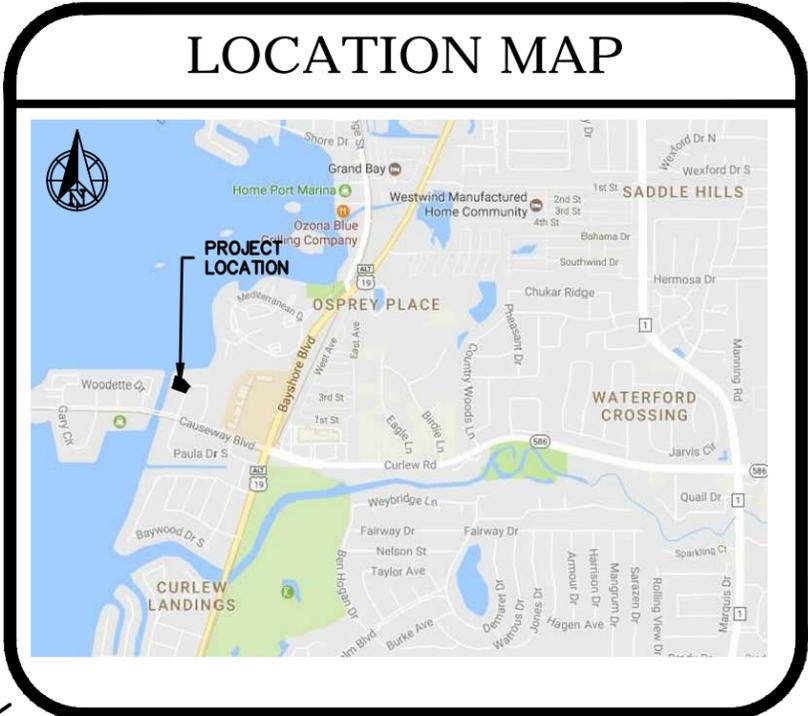


LEGEND

- PROPOSED COMMON AREA HARDSCAPE (WALKWAYS, BOARDWALK, GATHERING SPACE)
- PROPOSED COMMON AREA LANDSCAPE/ARRANGED PLANTINGS



SITE DATA

PARCEL ID #: 15-28-15-23166-002-0301

PROPOSED UNITS: 9
 COMMON SPACE REQUIRED: 100 SF/ UNIT @ 9 UNITS = 900 SF
 PROPOSED COMMON SPACE: 5,010 SF

PROPOSED COMMON SPACE TO CONSIST OF A WALKING TRAIL WITH FORMAL/ARRANGED PLANTINGS FOR PASSIVE RECREATION, ALONG WITH WATERFRONT COMMON SPACE THAT WILL CONSIST OF FOUR LARGE GATHERING SPACES CONTAINING PICNIC TABLES, GRILLS, FIRE PITS, BENCHES AND A FISH CLEANING STATION, A CONTINUOUS WATERFRONT BOARDWALK AND ADDITIONAL FORMAL/ARRANGED PLANTING AREAS ADJACENT TO THE BOARDWALK & GATHERING AREAS.

LDO WORKSHEET (PREVIOUS CALCS SHOWN IN PARENTHESES):

TOTAL ACRES	0.77
TOTAL FAIR MARKET VALUE	1,630,000
FAIR MARKET VALUE/ACRE	2,116,883
A. NO. OF UNITS	9 (8)
B. PERSON/UNIT FACTOR	2
C. NO. OF PEOPLE	18 (16)
D. PARKLAND STANDARD FACTOR	0.006
E. ACREAGE REQUIREMENT	0.108 (0.096)
H. FAIR MARKET VALUE	2,116,883
I. LDO FEE REQUIREMENT	228,623 (203,221)

PRIVATE RECREATION CREDIT CALCULATION

J. PRIVATE ACREAGE FOR CREDIT REQUEST	0.115 (0.036)
K. LDO FEE CREDIT	243,442 (76,208)
L. TOTAL LDO FEE WITH CREDIT	0 (127,013)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1(D)	35.09	140.00	14°21'29"	35.00	S25°41'51"W
C1(M)	35.21	140.00	14°24'40"	35.12	S25°21'03"W

LMA EB# 4096
Landon, Moree & Associates, Inc.
 Civil & Environmental Engineers - Planners - Surveyors
 31622 U.S. 19 NORTH PALM HARBOR, FLORIDA 34684
 Phone: (727)789-5010, Fax: (727)787-4394
 Toll Free: 1-800-262-7960, WWW.LMAENGR.COM

COMMON SPACE PLAN

PROJECT:
SEASIDE PALMS - TWIN VILLAS

PREPARED FOR:
BAY TO BAY DEVELOPMENT, LLC

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REVISIONS

SCALE: 1"=30'

JOB: 720-02

DATE: 04-02-2019

SHEET
01
 OF 01