

CPD**CPD Property Development Regulations**

Tracts:	A-N	A-S	B	C	D	E	F
Min. Lot Size	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF	20,000SF
Min. Lot Depth	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100FT
Min. Lot Width	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
Setback, accessory	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT
Setback, street front	20 FT ⁽¹⁾	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
Setback, street side	15 FT ⁽²⁾	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. side	15 FT	15 FT	15 FT	15 FT	10 FT	15 FT	15 FT
Setback, min. rear	25 FT ⁽³⁾	25 FT	25 FT	25 FT	15 FT	25 FT	15 FT
Setback, min. waterbody	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT
Max. Bldg. Height	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
Max. Bldg. Coverage	45%	45%	45%	45%	45%	45%	45%
Min. Open Space	30% 25%	30% 25%	30%	30%	30%	19%	29%

53%

3. Environmental Conditions

- a. The development order application for each parcel must include a Gopher Tortoise Management Plan (GTMP) if gopher tortoises have been documented within that parcel. The GTMP must consist of on-site preservation within suitable native indigenous habitat or off-site mitigation as permitted by the Fish and Wildlife Conservation Commission (FWC). Gopher tortoise management plans must be approved by Development Services and must include, but are not limited to, the following elements:
 - i. On-site Preservation: The amount of gopher tortoise preservation areas within the planned development will be based upon occupied gopher tortoise habitat. The gopher tortoise preservation areas may be located within the parcel in which the tortoises are existing, or, in the alternative, gopher tortoise preservation areas may be situated within suitable habitat in other areas of the RPD, where tortoises may be relocated subject to permits from the FWC. Development Services staff must review and approve all proposed gopher tortoise preservation areas. The suitability of proposed preservation areas will be based upon the quality of foraging and burrowing habitat, the