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PROJECT NAME:
MULTIFAMILY DEVELOPMENT

PROJECT ADDRESS:
30-5003-070-0010
30-5003-070-0020
30-5003-070-0030

OWNER:
CAPE SUMMIT 69 HOLDINGS LLC

CONSULTANTS:

PROJECT NO.:

DATE:
04/30/2026

REVISIONS:
Issue Issue date / For

SHEET TITLE:
CONCEPTUAL PLANS

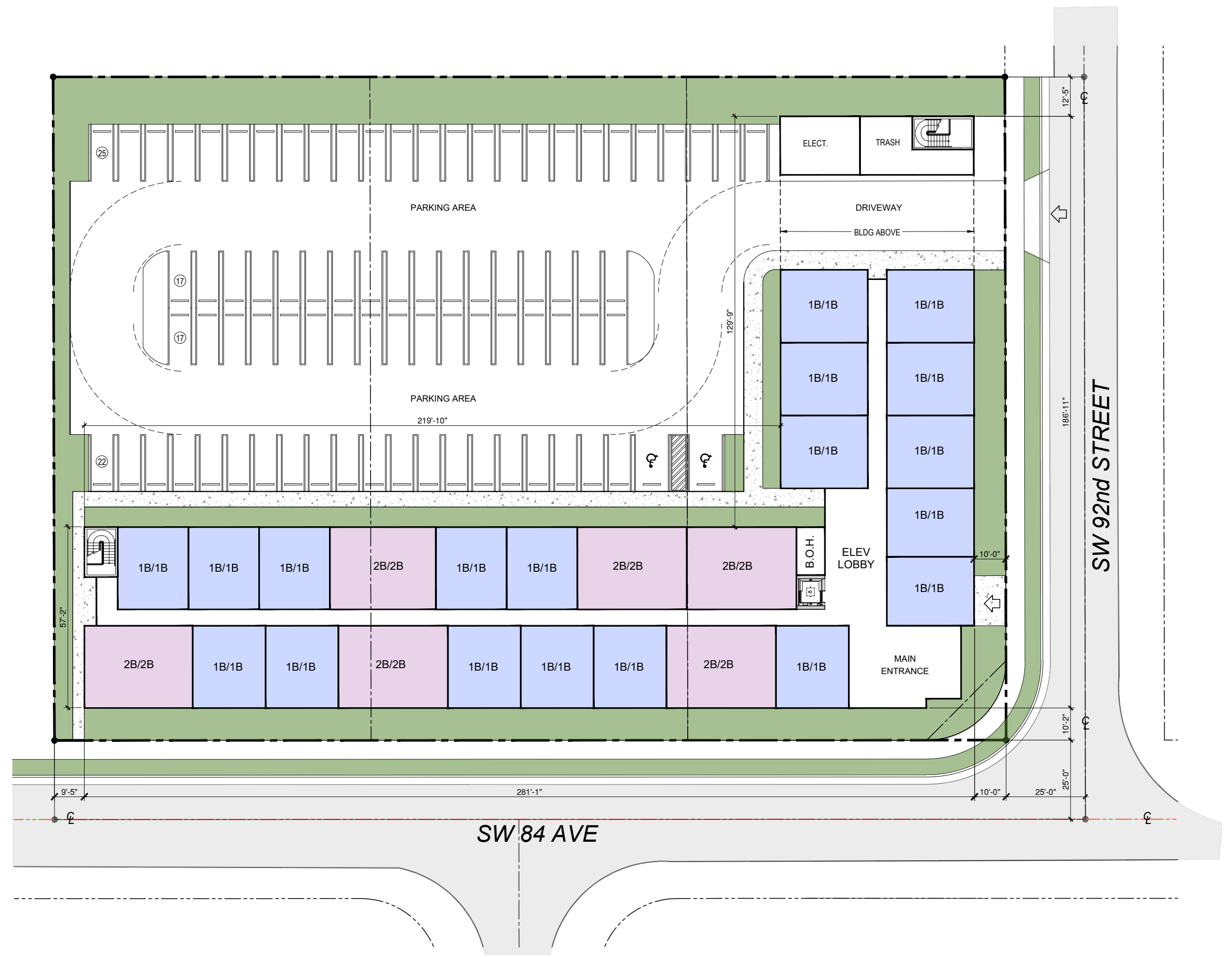
SHEET:
A-1

PROPERTY INFORMATION		
LEGAL DESCRIPTION	FOLIO:	ADDRESS
LOT 1 SUMMIT ESTATES PB 178-088 T-24791 LOT 1 BLK 1 LOT SIZE 20930 SQ FT M/L FAU 30-5003-000-0590	30-5003-070-0010	9202 SW 84 AVE
LOT 2 SUMMIT ESTATES PB 178-088 T-24791 LOT 2 BLK 1 LOT SIZE 20958 SQ FT M/L FAU 30-5003-000-0590	30-5003-070-0020	9232 SW 84 AVE
LOT 3 SUMMIT ESTATES PB 178-088 T-24791 LOT 3 BLK 1 LOT SIZE 20962 SQ FT M/L FAU 30-5003-000-0590	30-5003-070-0030	9262 SW 84 AVE
DEVELOPMENT AREA:		
LOT 1	20,930 SF	±0.48 ACRES
LOT 2	20,958 SF	±0.48 ACRES
LOT 3	20,962 SF	±0.48 ACRES
R.O.W.	13,510 SF	0.310 ACRES
TOTAL AREA	76,360 SF	±1.75 ACRES
LAND USE (CDMP):		
CURRENT LAND USE (CDMP):	ESTATE DENSITY RESIDENTIAL	
CURRENT CDMP LAND USE:	EU-M	
PROPOSED ZONING:	RESIDENTIAL MODIFIED DISTRICT (RMD)	
DENSITY AS PER CDMP SMART PLAN CORRIDOR:		
	ALLOWED	PROPOSED
ALLOWED DENSITY: 1/2 MILE OF THE SMART CORRIDOR	36 DU PER ACRE 1.75 ACRES X 36 =	63 D.U.
RESIDENTIAL DENSITY BONUS: WORK FORCE HOUSING	25% = 15.75 UNITS	16 D.U.
TOTAL DENSITY	45 DU PER ACRE	79 DU.
WORKFORCE HOUSING COMMITMENT:		
10% OF 79 DU. = 7 DU	8 WORK FORCE HOUSING UNITS PROVIDED	

F.A.R.:		
LOT SIZE = 62,850 Sq Ft	ALLOWED 1.5 = 94,275 SF MAX.	PROPOSED 70,845 SF 23,615 X 3 FLOORS
BUILDING HEIGHT:		
PROPOSED HEIGHT:	3 STORIES	
UNIT MIX:		
NUMBER OF D.U.	1B	2B
GROUND LEVEL	19	6
SECOND LEVEL	15	12
THIRD LEVEL	15	12
TOTAL	49	30
94 P.S. REQUIRED		
PARKING CALCULATION		
(49) 1B X 1 =	49	
(30) 2B X 1.5 =	45	
25% PARKING REDUCTION W/FH (-)23		
TOTAL PARKING REQUIRED	71 P.S.	
TOTAL PARKING PROVIDED	81 P.S.	



Location Map NTS



Site / Ground Floor Plan 1"= 30'
24 DWELLING UNITS



Second & Third Floor Plan 1"= 30'
27 DWELLING UNITS / FLOOR