



**SITE DATA**

PROJECT NAME: HERON ESTATES  
 PROPOSED USE: SENIOR LIVING APARTMENTS / MULTIFAMILY  
 FUTURE LAND USE DESIGNATION: MEDIUM RESIDENTIAL  
 ZONING DESIGNATION: RML-12  
 TOWNSHIP: 42  
 RANGE: 43  
 SECTION: 31  
 PROPERTY CONTROL NUMBER: 56-43-23-31-01-000-0010  
 GROSS SITE AREA: 1.95 AC. (12.7%)  
 PROPOSED BUILDING COVERAGE: 101 UNITS  
 SENIOR LIVING APARTMENTS PROPOSED: 79 UNITS  
 MULTIFAMILY UNITS PROPOSED: 11.71 DU/AC  
 LAKE AREA: 0.69 AC  
 BUILDING COVERAGE: 81,921 SF. (1.88 AC/12.2%)  
 BUILDING SQUARE FOOTAGE: 1,702,368 SF.  
 FAR: 203  
 TOTAL PARKING REQUIRED: 239 SP.  
 MULTIFAMILY UNITS (2 SP/UNIT @ 79 UNITS): 158 SP.  
 SENIOR LIVING UNITS (8 SP/UNIT @ 101 UNITS): 81 SP.  
 TOTAL PARKING PROVIDED: 259 SP.  
 HANDICAP PARKING REQUIRED: 7 SP.  
 HANDICAP PARKING PROVIDED: 28 SP.

**PROPERTY DEVELOPMENT REGULATIONS CHART**

ZONING DISTRICT	MINIMUM DISTRICT DIMENSIONS	MINIMUM BUILDING SETBACKS		
	SIZE	FRONT	SIDE	REAR
REQUIRED RML-12	10,000 SF	20'	10'	20'
PROPOSED RML-12	15,377 AC	66'	46'	35'

**HERON ESTATES  
 FINAL SITE PLAN  
 CITY OF RIVIERA BEACH, FLORIDA**

**WGI**  
 LAND DESIGN SERVICES DIVISION  
 LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL  
 TRANSPORTATION // ENGINEERING // SURVEYING & SUE // CREATIVE SERVICES  
 2035 Vista Parkway, West Palm Beach, FL 33411  
 Phone 561.687.2220 www.WGLDLS.com  
 Cert No. 6091 - LB No. 7055

**REVISION DATES**

DATE	APPROVAL	NOTES

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0 25' 50' 100' 150'  
 NORTH  
 SCALE: 1" = 50'-0"

DRAWN BY: RAV  
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**SHEET #**  
**FSP.1**