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MEDICAL OFFICE
 LU = R/OG
 Z = GO



WINN DIXIE SHOPPING CENTER
 LU = CG
 Z = C-2

Park Blvd
 4-Lane Divided Arterial

SITE DATA TABLE

SITE ADDRESS:	13000 PARK BOULEVARD
PARCEL ID:	29-30-15-70794-400-0701; 29-30-15-70794-400-0703
SITE AREA:	±121,716 SF (±52,79 AC)
PROPOSED USE:	20 UNITS (10 DUPLEXES) 12 1-BR UNITS / 8 2-BR UNITS
PROPOSED ZONING:	RM W/CO
PROPOSED LAND USE:	RL
ISR:	40%
OPEN SPACE:	60%
MAXIMUM HEIGHT:	<35 FEET (1 STORY)
PROPOSED SETBACKS:	FRONT: 25 FEET MIN SIDE: 15 FEET MIN REAR: 127 FEET MIN
PARKING:	30 SPACES REQUIRED 31 SPACES PROVIDED (25 STANDARD SPACES + 2 ADA SPACES)
	* SITE LIMITED TO 28 RESIDENTS

13000 Park Blvd Site
 Conceptual Development Plan
 FLU-22-04 / ZON-22-05



