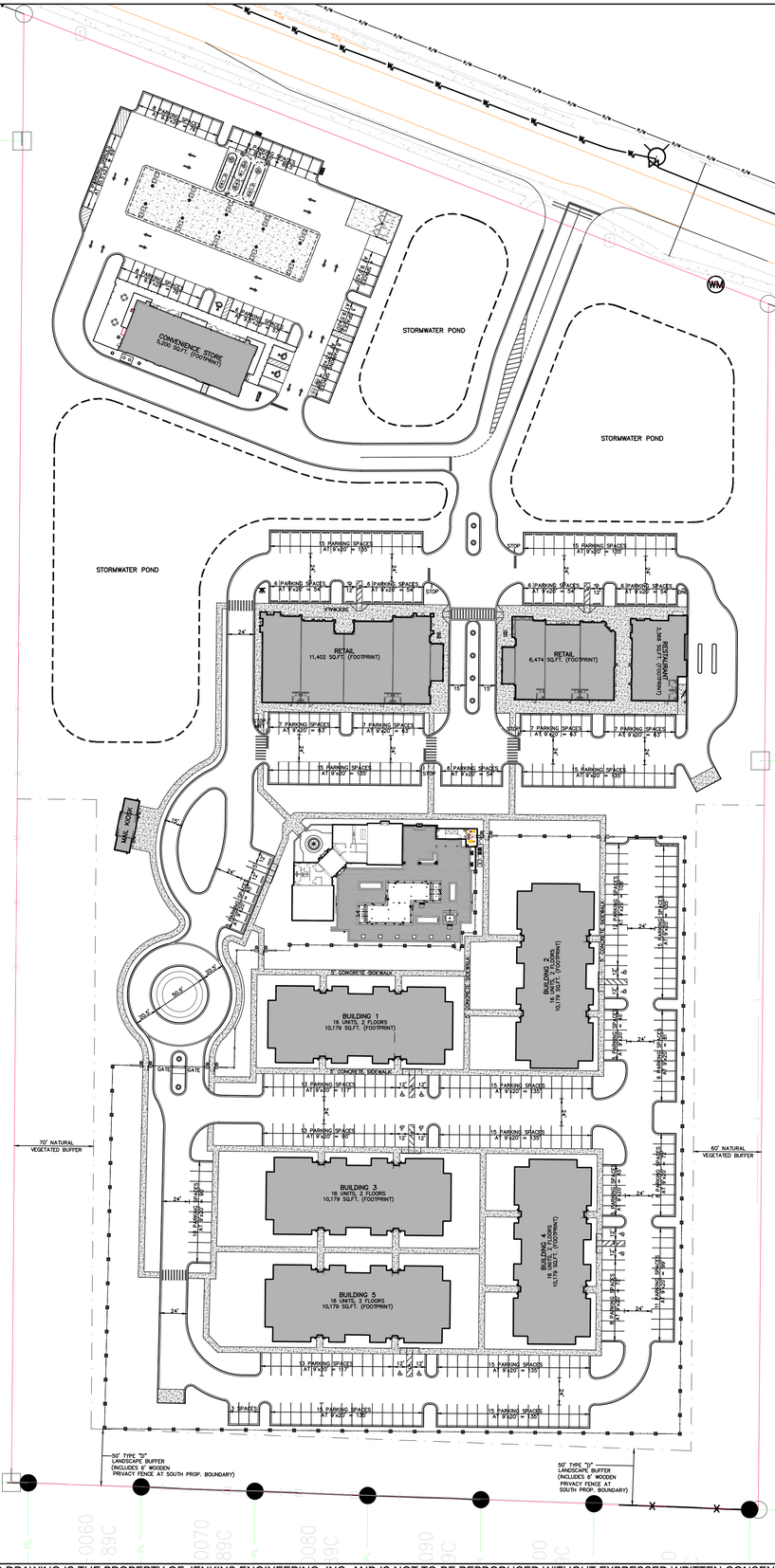

SITE DATA TABLE

PARCEL ID: 09-1S-19-23000-007-0010

LAND USE: VACANT (CURRENT)
URBAN DEVELOPMENT (FUTURE)

FLOOD ZONE: X *

ZONING: RESIDENTIAL / COMMERCIAL (RC)

BUILDING SETBACKS:

REQUIRED:	PROVIDED:
FRONT = 20 FEET (S)	FRONT = 321.6 FEET (N)
SIDE = 15 FEET (W)	SIDE = 86.2 FEET (W)
SIDE = 10 FEET (E)	SIDE = 149.8 FEET (E)
REAR = 15 FEET (N)	REAR = 116.3 FEET (S)

BUILDING INFORMATION:
BUILDING HEIGHT ALLOWED: MULTI-FAMILY - 3 STORIES OR 45 FEET
BUILDING HEIGHT PROPOSED: MULTI-FAMILY - 2 STORIES OR 38 FEET
GROSS FLOOR AREA: 101,790 SQ.FT. (2 STORIES)
BUILDING HEIGHT ALLOWED: COMMERCIAL - 4 STORIES OR 50 FEET
BUILDING HEIGHT PROPOSED: COMMERCIAL - 1 STORY OR 26 FEET
GROSS FLOOR AREA: 26,442 SQ.FT. (1 STORY)

TOTAL SITE AREA: 781,174.7 SQ.FT. OR 17.93 AC.

DENSITY ALLOWED: 14 UNITS PER ACRE OR 251 UNITS

DENSITY PROPOSED: 4.46 UNITS PER ACRE OR 80 UNITS

MAX. FLOOR AREA RATIO ALLOWED: 3.0

FLOOR AREA RATIO PROPOSED: 0.164 (128,232 SQ.FT. / 781,174.7 SQ.FT.)

IMPERVIOUS AREA ALLOWED: 546,822.3 SQ.FT. OR 70%

IMPERVIOUS AREA PROPOSED: 299,143 SQ.FT. OR 38.3%

OPEN SPACE PROVIDED: 482,032 SQ.FT. OR 61.7%

PARKING SPACES REQUIRED:
MULTI-FAMILY : 2 SPACES PER UNIT (80 UNITS) = 160 SPACES
MULTI-FAMILY : 0.5 SPACES PER UNIT OVERFLOW(80 UNITS) = 40 SPACES
TOTAL MULTI-FAMILY : 200 SPACES
RETAIL : 1 SPACE PER 250 SQ.FT. (23,076 SQ.FT.) = 92 SPACES
RESTAURANT: 1 SPACE PER 100 SQ.FT. (3,366 SQ.FT.) = 34 SPACES
TOTAL COMMERCIAL REQUIRED: 126 SPACES

PARKING SPACES PROVIDED:
MULTI-FAMILY : 200 SPACES (PLUS 10 HANDICAPPED SPACES)
MULTI-FAMILY AMENITY: 5 SPACES (PLUS 2 HANDICAPPED SPACES)
COMMERCIAL SPACES: 166 SPACES (PLUS 5 HANDICAPPED SPACES)

BICYCLE SPACES: 0.1 SPACE PER REQUIRED PARKING SPACES
0.1 * 326 = 32.6 = 33 SPACES

* THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X AS DETERMINED BY SCALE FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12131C0420H, DATED DECEMBER 30, 2020.

N

0 30' 60' 120' 180'
HORIZONTAL SCALE: 1" = 60'

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REV	DATE	DESCRIPTION	BY
...	...		...

LAUNDA LEE BRANNON

BRANNON ACRES
FREEPORT, FLORIDA

CONCEPTUAL PDP SITE PLAN
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 22-32
DATE: 04-2022
DESIGNED: MSJ
DRAWN: MSJ

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
1 OF 1

SHEET NUMBER
C01

File: C:\Users\MSJ\JEI\22-32 Brannon PDP - Documents\Drawings\Brannon Acres Conceptual PDP.dwg - Last Saved: 6/2/2022 9:07 AM by MSJ

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