

PROPERTY BOUNDARY GENERATED
REFERENCING AVAILABLE GIS SOURCES.

QUICK CONCEPTS GROUP



VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
MULTI-TENANT RETAIL
IN DAVENPORT, FL

ADDRESS:
607 RONALD REAGAN PKWY
DAVENPORT, FL 33896

JURISDICTION:
POLK COUNTY

PARCEL ID #:
272612000000032020, 272612000000032010,
272612000000032280, 272612000000014010,
272612000000014160, 272612000000014090

PARCEL AREA:
±1.90 AC

ZONE: SAP SELECTED AREA PLAN -
RONALD REAGAN PARKWAY

EXISTING USE:
RESIDENTIAL

PROPOSED USE:
RETAIL (5,000 SF-34,999 SF)
(CONDITIONAL USE (LEVEL 3))*

PARKING CALCULATION:
3 OR 1 PER 300 SF GFA,
WHICHEVER IS GREATER
68 REQUIRED STALLS

PROVIDED PARKING:
3 ADA STALLS
65 STALLS (9' x 18.5')
68 TOTAL STALLS

DRIVE AISLE:
25' TWO-WAY (MIN.)

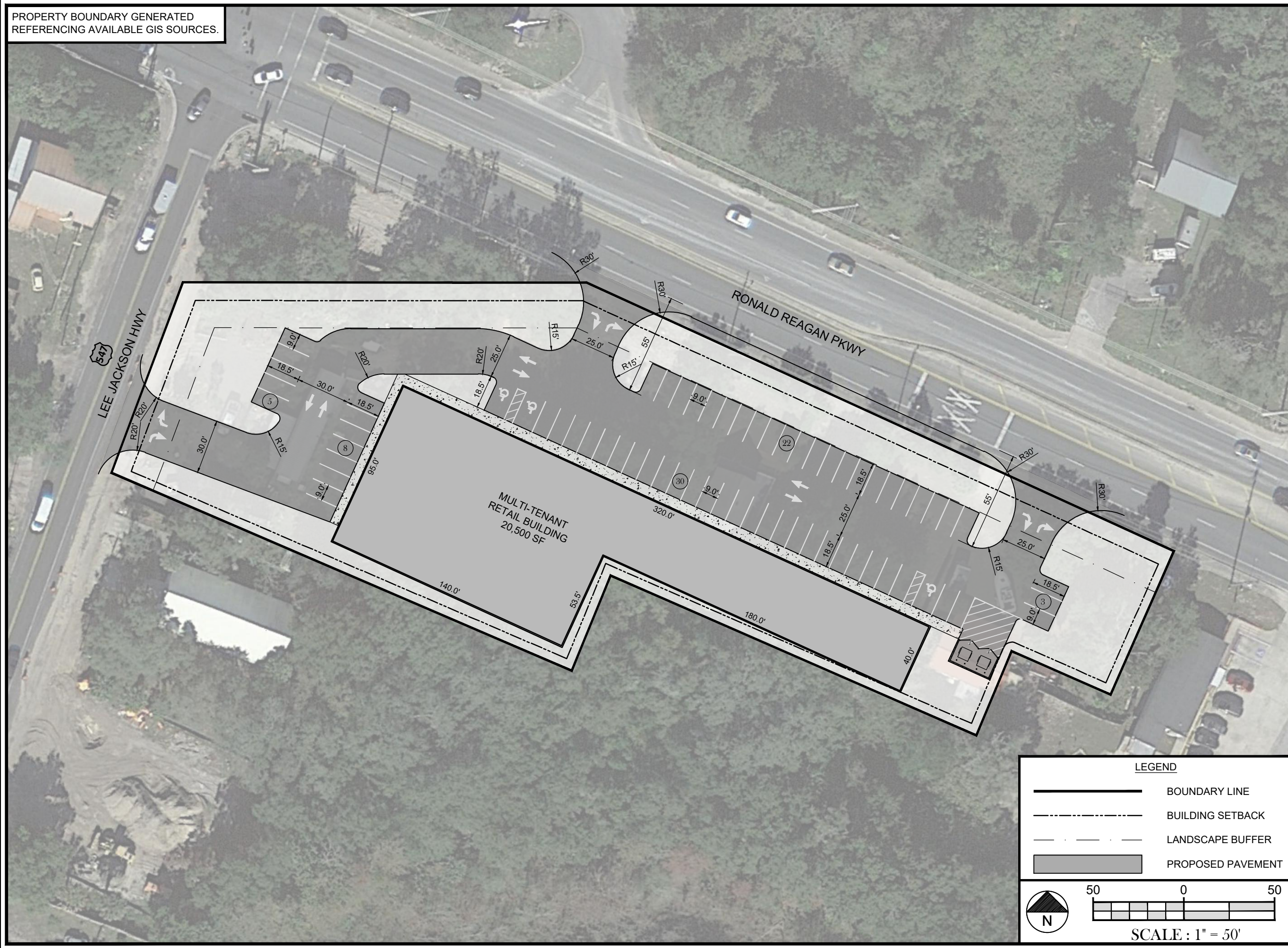
SETBACKS
FRONT: 10'
SIDE: 5'
REAR: 5'
BUFFERS: 25' ROW L.S.

FLOOD ZONE: X
FEMA MAP: 12105C0230H
DATED: 12/22/2016





SITE SPECIFIC NOTES:
* SUBJECT SITE HAS LOTS DESIGNATED
RL-4X, OCX, AND CCX FUTURE LAND USES.
THE PROPOSED USE IS NOT PERMITTED IN
THE RL-4X FLU AND IS CONDITIONAL USE
(LEVEL 3) IN THE OCX AND CCX FLU. RL-4X
LOT MAY REQUIRE LAND USE AMENDMENT.

DRAWING DATA
DATE: 2/7/2025
PROJECT NO.: 25.1066 / CONCEPT 1

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.



LEGEND

-  BOUNDARY LINE
-  BUILDING SETBACK
-  LANDSCAPE BUFFER
-  PROPOSED PAVEMENT

