

NORTH $1^{\circ} = 20'$

[illegible]

PROPERTY OWNER: C56 LLC
PROPERTY ADDRESS: 5803 S 12TH AVE, TAMPA, FL 33619
ZONING: CN - COMMERCIAL NEIGHBORHOOD
FLU: R-9
FOLIO NO.: 46253.0000
PIN: U-27-29-19-663-000001-57150.0
SECTION/TOWNSHIP/RANGE: 27-29-19

TOTAL SITE AREA: 33,652 SF = 0.773 ACRES

PROPOSED USE : RETAIL CENTER
PROPOSED BUILDING FOOTPRINT: 5,400 SF FAR = 17%
PROPOSED S/W & VUA AREA = 12,254 SF
TOTAL IMPERVIOUS: 17,854 = 53.1%

PROPOSED PERIMETER SETBACKS:

NORTH = 30'
SOUTH = 55.
EAST = 38.4'
WEST = 76.7'

BUFFER ABUTTING RESIDENTIAL = 20' TYPE B

REQUIRED PARKING: 5 PER 1000 SF GFA = 27 SPACES
 SEC. 6.06.04.12B: OFF-STREET PARKING REQUIREMENT REDUCTION, WHICH ALLOWS THE OF UP TO A FIVE PERCENT REDUCTION IN
 REQUIRED PARKING SPACES TO MEET THE PARKING LOT ISLAND REQUIREMENTS = 28 X 5% = 1.4 SPACES = 27
 PROPOSED PARKING: 19 REGULAR SPACES
 6 COMPACT SPACES
 2 ADA SPACES
 27 TOTAL PARKING SPACES PROVIDED

MAX BUILDING HEIGHT = 29'
PROP. BUILDING HEIGHT = 25'
MAX BUILDING COVERAGE: 20%
MAX IMPERVIOUS SURFACE : 60%
MAXIMUM FAR : 0.2

THE ABOVE DESCRIBED PARCEL APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD RATE MAP NUMBER 12057C0367J, MAP REVISED DATE 10/07/2021

PROJECT LOCATION

US Highway 1

US Highway 1A

Palm Beach

The New Palm River

Kipavallat Kulis (Temporary Closure)

SUED FOR:
REVIEW

3616-3620 AZEEL TOWNHOMES

PROJECT LOCATION:
5803 S 12TH AVE, TAMPA, FL 33619

SHEET NAME:

SITE PLAN

C56 LLC

PREPARED BY:

GLOBAL ENGINEERING ASSOCIATES

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