2013 ARDA Beachwalker Parcels Proposed Rezonings

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Zoning	Proposed Zoning (Revised 09.29.23)
Parcel 8 - Parkway Gate (shared parcel 207-05-00-120) Future Land Use	Commercial	Commercial	Mixed Use	Mixed Use
Zoning	Commercial	Commercial	BW-1	BW-1
Building Height (R)	no residential	no residential	3 stories / 45'	2.5 stories / 40'
(C) Dwelling Units per Acre (Density)	2.5 stories / 35' height F.A.R. 0.20-0.25	2.5 stories / 35' F.A.R. 0.20	2.5 stories / 35' 12 DUs per acre	2.5 stories / 35' 12 DUs per acre
Dwelling Units per Building	1.7.1.1.0.20 0.20	T.A.N. 0.20	7 DUs per building	4 DUs per building
arcel 8 is not a unique parcel with a separate TMS #. Parcel 8 and 10 ic	dentided by ARDA share the same TMS # a	s created through the subdivision process.		
Parcel 9 - Beachwalker Office Park (207-05-00-004)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Zoning	R-2/C	R-2/C	BW-1	BW-1
Building Height (R) (C)	2.5 stories / 35' height	2.5 stories / 40' 2.5 stories / 35'	3 stories / 45' 2.5 stories / 35'	2.5 stories / 40' 2.5 stories / 35'
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
Parcel 10 - Marsh Point Residual (shared parcel 207-05-00-120)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Zoning	R-2/C	R-2/C	BW-1	BW-1
Building Height (R) (C)	2.5 stories / 35' height	2.5 stories / 40' 2.5 stories / 35'	3 stories / 45' 2.5 stories / 35'	2.5 stories / 40' 2.5 stories / 35'
Dwelling Units per Acre (Density)	6 DUs per acre (4 Total Units)	6 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
rcel 10 is not a unique parcel with a separate TMS #. Parcel 8 and 10	Identided by ARDA share the same TMS #	as created through the subdivision process		
Parcel 11 - Beachwalker Lagoon (207-05-00-117)				
Future Land Use Zoning	Mixed Use R-3 / C	Mixed Use R-3 / C	Medium Density Residential BW-1	Medium Density Residential BW-1
Zoning Building Height (R)	4 stories / 50'	R-3 / C 2.5 stories / 40' (multifamily 2 stories)	BW-1 3 stories / 45'	BW-1 2.5 stories / 40'
(C)		2.5 stories / 35'	2.5 stories / 35'	2.5 stories / 35'
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
			Accessory structures shall be located a minimum of 20 feet from rear property lines.	Accessory structures shall be locate minimum of 20 feet from rear propu- lines.
Former Church Parcel (207-05-00-116)	*not part of ARDA	*rezoned in 2016		
Future Land Use		Mixed Use	Medium Density Residential	Medium Density Residential
Zoning		R-3 / C	BW-1	BW-1
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	3 stories / 45'	2.5 stories / 40'
(C)		2.5 stories / 35'	2.5 stories / 35'	2.5 stories / 35'
Dwelling Units per Acre (Density) Dwelling Units per Building		12 DUs per acre 4 DUs per building	12 DUs per acre 7 DUs per building	12 DUs per acre 4 DUs per building
Dwening Onits per Building		4 DOS per building		4 DOS per building
			Accessory structures shall be located a	Accessory structures shall be locate minimum of 20 feet from rear prope
			minimum of 20 feet from rear property lines.	lines.
Parcel 13				
(Lot 1) (Third ARDA Amendment)(207-05-00-118)	Mixed Lice	Mixed Lise	lines.	lines.
(Lot 1) (Third ARDA Amendment)(207-05-00-118) Future Land Use	Mixed Use	Mixed Use R-3 / C	lines. High Density Residential	lines. High Density Residential
(Lot 1) (Third ARDA Amendment)(207-05-00-118)	Mixed Use R-3 / C *4 stories / 65' height	Mixed Use R-3 / C 2.5 stories / 40' (multifamily 2 stories)	lines.	lines.
(Lot 1) (Third ARDA Amendment)(207-05-00-118) Future Land Use Zoning Building Height (R) (C)	R-3 / C *4 stories / 65' height 2.5 stories 35'	R-3 / C 2.5 stories / 40' (multifamily 2 stories) 2.5 stories / 35'	lines. High Density Residential BW-2 **4 stories / 55' 2.5 stories / 35'	lines. High Density Residential BW-2 **3 stories / 50' 2.5 stories / 35'
(Lot 1) (Third ARDA Amendment)(207-05-00-118) Future Land Use Zoning Building Height (R)	R-3 / C *4 stories / 65' height	R-3 / C 2.5 stories / 40' (multifamily 2 stories)	lines. High Density Residential BW-2 **4 stories / 55'	lines. High Density Residential BW-2 **3 stories / 50'
(Lot 1) (Third ARDA Amendment)(207-05-00-118) Future Land Use Zoning Building Height (R) (C) Dwelling Units per Acre (Density) Dwelling Units per Building	R-3 / C *4 stories / 65' height 2.5 stories 35' 12 DUs per acre	R-3 / C 2.5 stories / 40' (multifamily 2 stories) 2.5 stories / 35' 12 DUs per acre	lines. High Density Residential BW-2 **4 stories / 55' 2.5 stories / 35' 12 DUs per acre 10 DUs per building **Structures within in 30' of any property	lines. High Density Residential BW-2 **3 stories / 50' 2.5 stories / 35' 12 DUs per acre 7 DUs per building **Structures within in 30' of any prop
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Parcel 12B - Captain Sams					
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Active Recreation and Open Space	Active Recreation and Open Space	
Zoning	R-1	R-1	R-1	R-1	
Building Height (R)	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	
(C)	no commercial	no commercial	no commercial	no commercial	
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre	3 DUs per acre	
Dwelling Units per Building					
tion of this parcel 207-05-00-0011 contains ARDA overlay.					