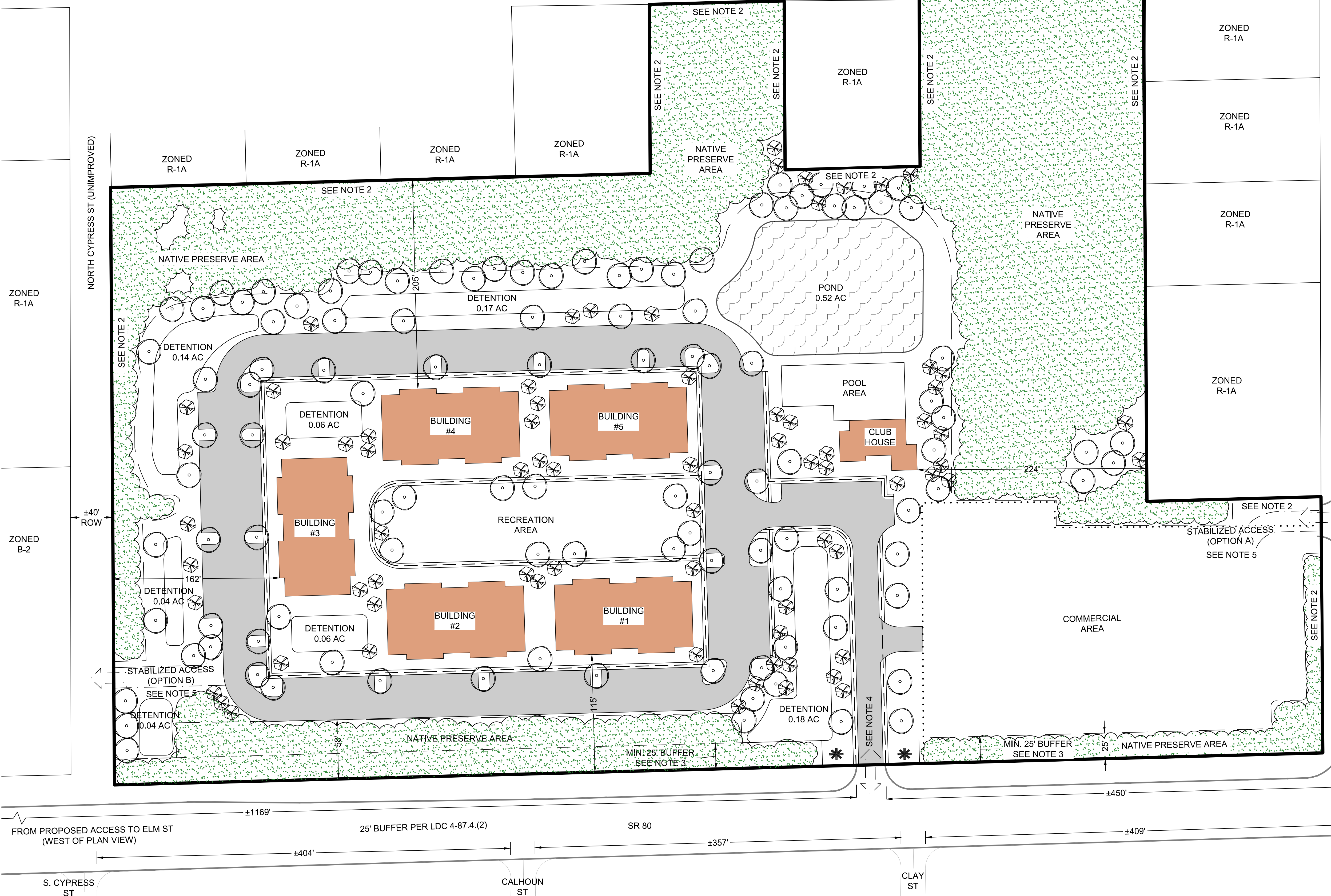
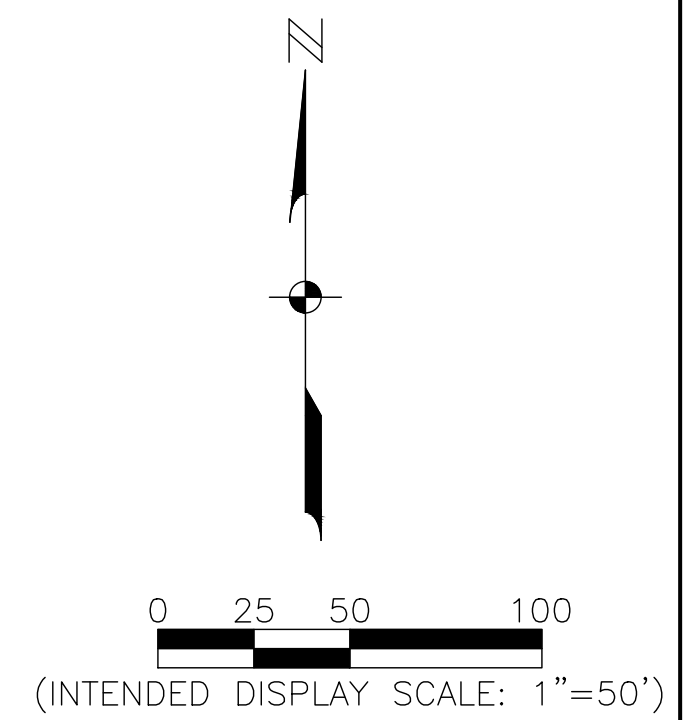


SITE DATA
 TOTAL SITE AREA: 15.95 ACRES
 COMMERCIAL DEVELOPMENT AREA: 2.09 ACRES
 RESIDENTIAL DEVELOPMENT AREA: 13.86 ACRES
 COMMERCIAL FLOOR AREA: MAX 30,000 S.F.
 RESIDENTIAL DWELLING UNITS: 120 UNITS
 GROSS RESIDENTIAL DENSITY: 8.66 DU/AC
 MAXIMUM BUILDING HEIGHT: 35 FEET
 OPEN SPACE REQUIRED: 30% (4.79 ACRES)
 OPEN SPACE PROVIDED: >30%
 NATIVE PRESERVE AREA REQUIRED: 30% (4.79 ACRES)
 NATIVE PRESERVE AREA PROVIDED: >30%

USE	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
MUTIFAMILY RESIDENTIAL: 120 UNITS	(1.5 SPACES PER UNIT) -REGULAR & HANDICAP= 180 SPACES	-REGULAR = 176 -HANDICAP = 7 TOTAL = 183
COMMERCIAL: UP TO 30,000 SF	(VARIES BASED ON GROSS FLOOR AREA BY TYPE OF USE)	PARKING WILL BE IN ACCORDANCE WITH THE LDC

DENSITY CALCULATIONS					
LAND USE CATEGORY	ACREAGE	MAX DENSITY	MAXIMUM UNITS	PROPOSED DENSITY	PROPOSED UNITS
OUTLYING MIXED USE RESIDENTIAL COMMERCIAL	11.12 AC 2.09 AC	14 DU/AC 0 DU/AC	156 UNITS 0 UNITS	10.80 DU/AC 0 DU/AC	120 UNITS 0 UNITS
RESIDENTIAL	2.74 AC	3 DU/AC	8 UNITS	0 DU/AC	0 UNITS
TOTAL RESIDENTIAL	13.86 AC	11.83 DU/AC	164 UNITS	8.66 DU/AC	120 UNITS



LEGEND
 --- PROPOSED SIDEWALK
 * POTENTIAL SIGN LOCATION

NOTES
 1) NO DEVIATIONS FROM THE LAND DEVELOPMENT CODE ARE PROPOSED
 2) NO PERIMETER BUFFERING IS PROPOSED WITHIN THE NATIVE PROTECTION ZONE UNLESS THE EXISTING VEGETATION NEEDS TO BE ENHANCED AS DETERMINED AT SITE DEVELOPMENT PLAN IN ACCORDANCE WITH LDC 4-80.9, EXHIBIT L7, TYPE "A" OPTION 2.
 3) NO SR 80 OVERLAY BUFFER IS PROPOSED WITHIN THE NATIVE PROTECTION ZONE UNLESS THE EXISTING VEGETATION NEEDS TO BE ENHANCED AS DETERMINED AT SITE DEVELOPMENT PLAN IN ACCORDANCE WITH LDC 4-87.4, DEVELOPMENT STANDARDS.
 4) VUA PERIMETER LANDSCAPE BUFFER, PER LDC SEC. 4-85.13.2(1)(a).
 5) ONE FULL ACCESS ON SR 80 ALLOWED, PLUS ONE EMERGENCY ACCESS OPTION (OPTION A OR B)
 6) LANDSCAPING DEPICTED ON THIS MCP IS FOR CONCEPTUAL PURPOSES ONLY. DETAILED LANDSCAPE PLANS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN.

Birkland, LLC
 Birkland PUD
 City of LaBelle, Florida

NO.	DESCRIPTION	DATE
1	Sufficiency Response #1	11/22
2	Community Meeting Update	02/23
3	Sufficiency Response #2	02/23
4	SR 80 Revised Access	09/23

DATE: AUGUST 2024
 PROJECT NO. 20192055-004
 FILE NO. 2-43-29
 SCALE: AS SHOWN