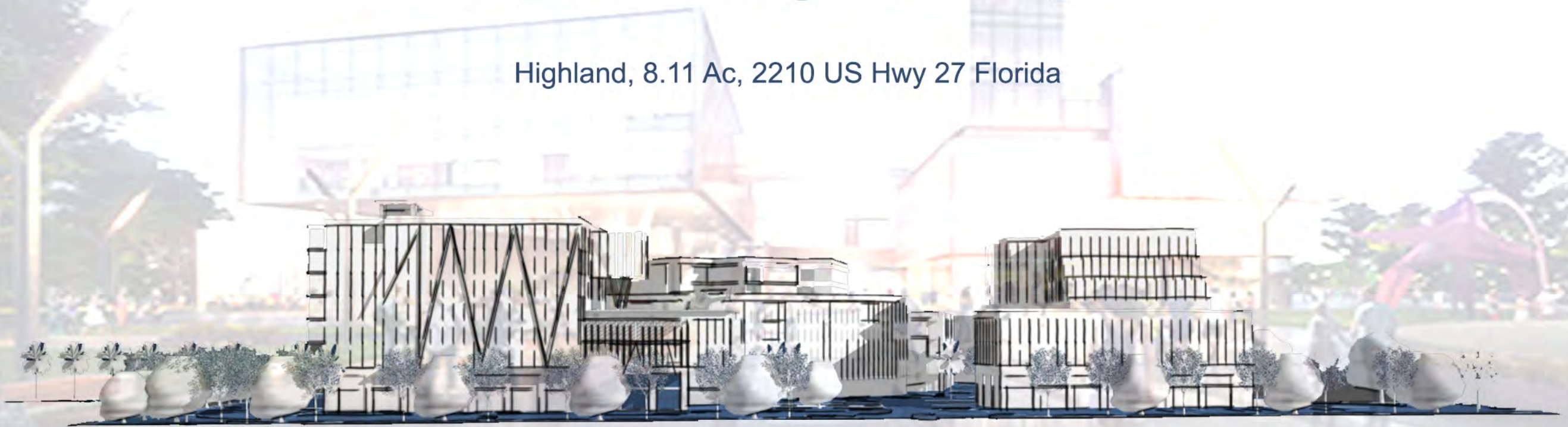




AVON PARK

Conceptual Design Development

Highland, 8.11 Ac, 2210 US Hwy 27 Florida



Google Map Location



Highlands County Zoning & Future Land Use Map



Site View



Site Map

Legend

Zoning

- AU
- B2
- B3
- R3

Parcel IDs

- C-09-33-28-A00-0023-0000
- C-10-33-28-010-00F0-0000
- C-10-33-28-010-00I0-0000

Data Sources:

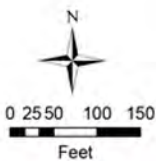
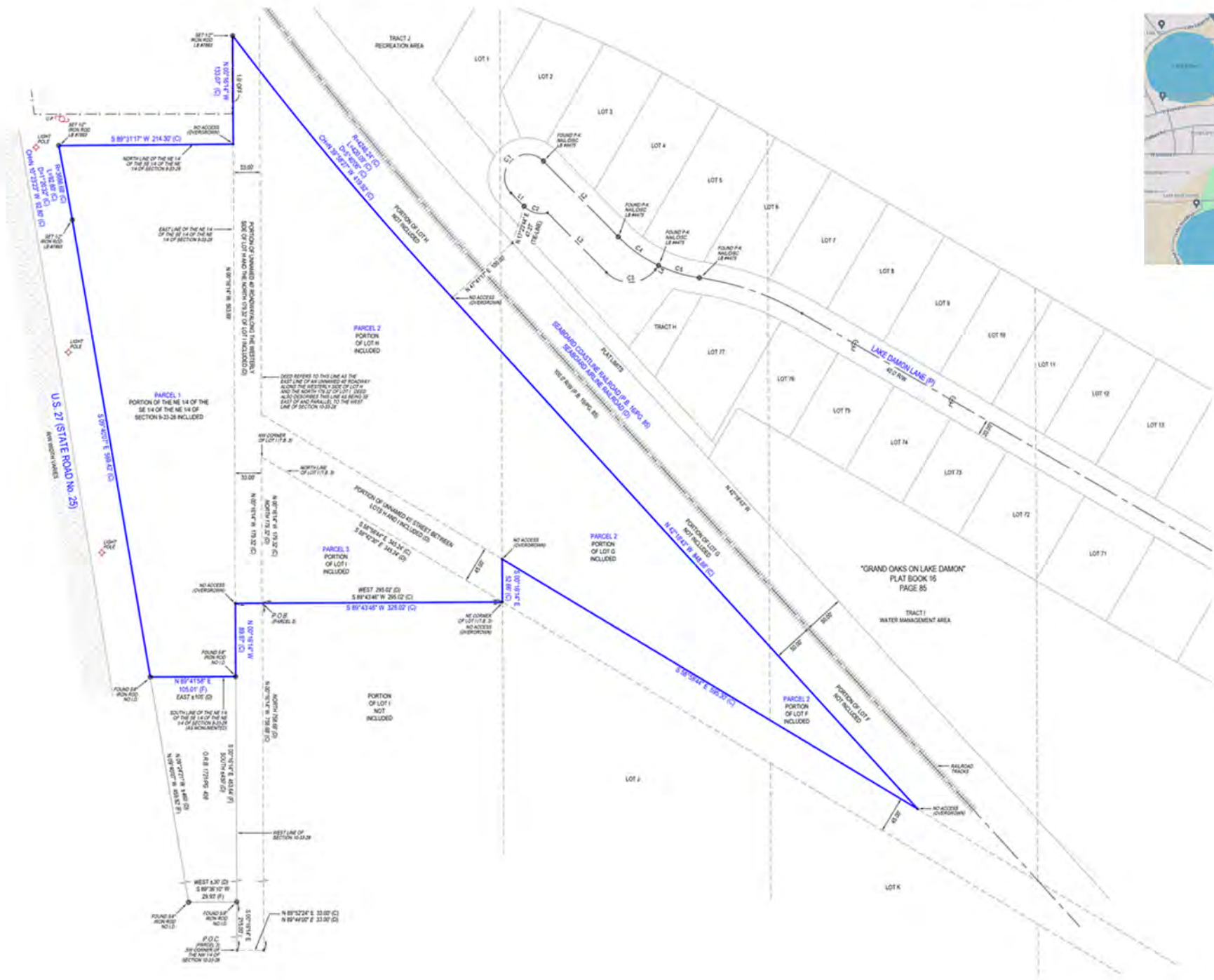
- Highlands County BOCC
- Highlands County ARC GIS
- CFRPC

Prepared by:

Highlands County
Development Services Department

Date Prepared: April 9, 2024

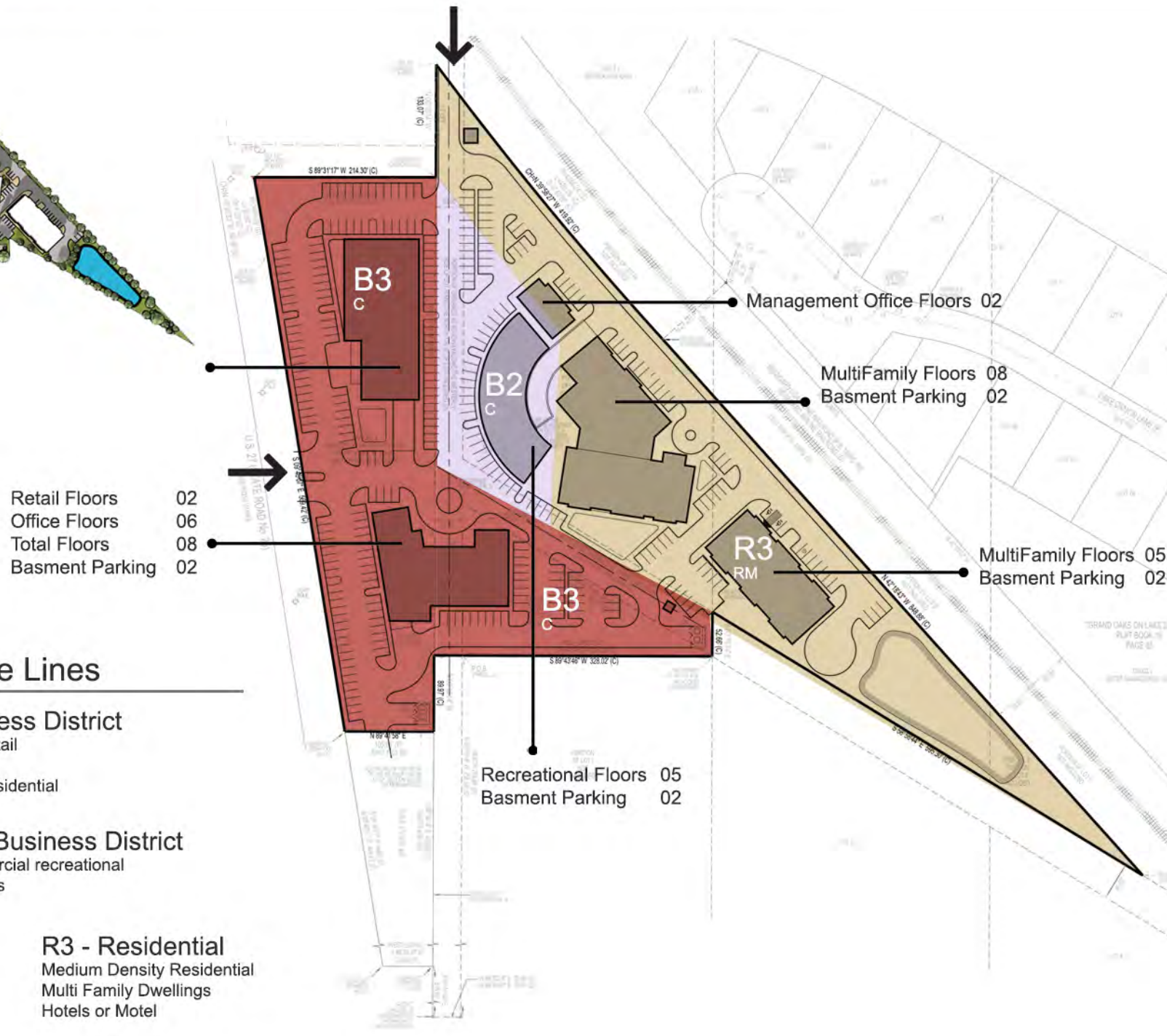




Schematic Site Plan

Avon Park

Highland, 8.11 Ac, 2210 US Hwy 27, Florida

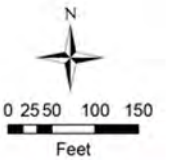


Zoning Guide Lines

B3 - Business District
Commerical Retail
Offices
Multi Family Residential

B2 - Business District
Commercial recreational
Facilities

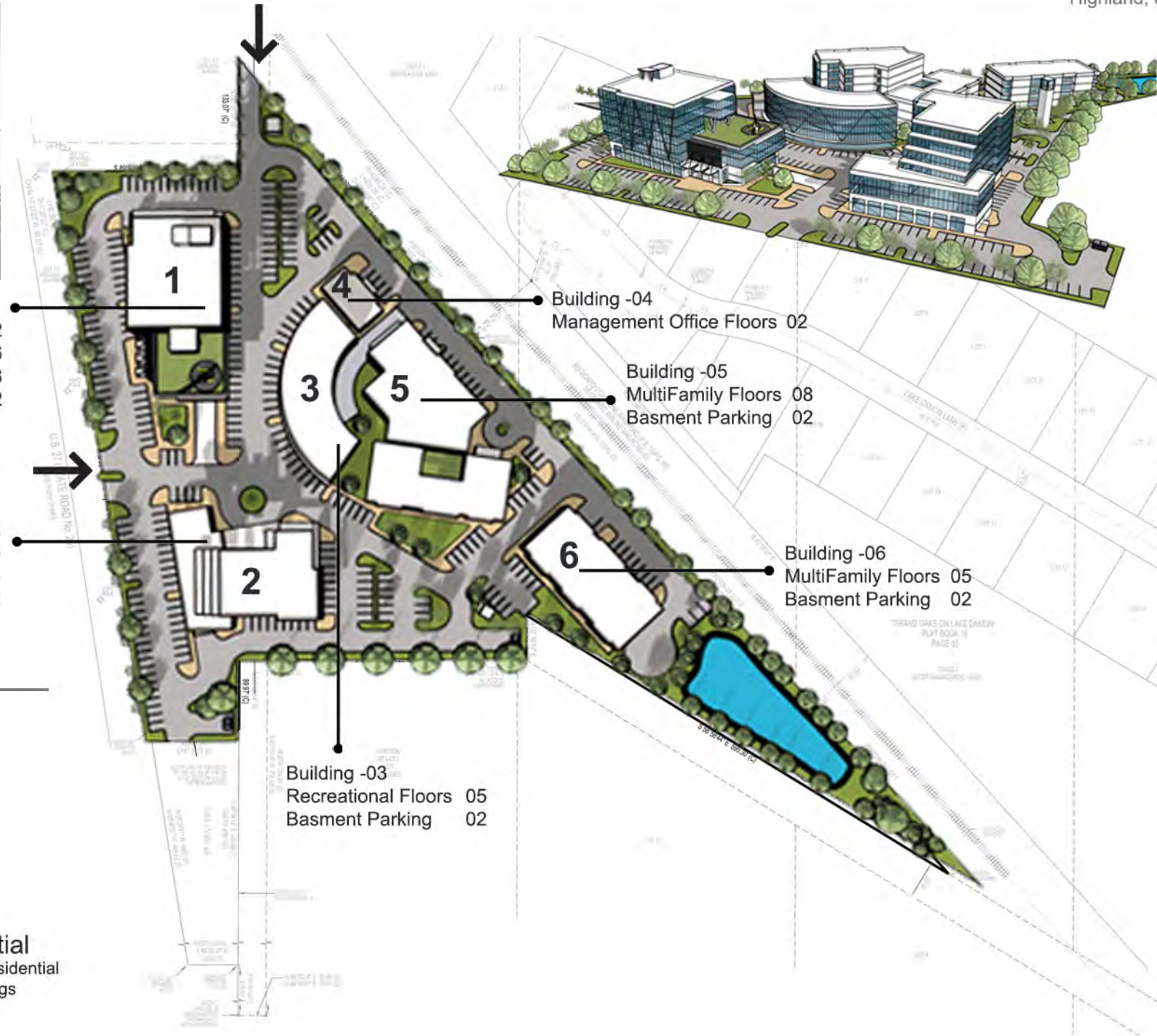
R3 - Residential
Medium Density Residential
Multi Family Dwellings
Hotels or Motel



Conceptual Site Plan

Avon Park

Highland, 8.11 Ac, 2210 US Hwy 27, Florida



Zoning Guide Lines

B3 - Business District

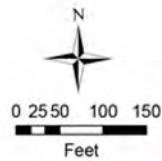
Commerical Retail
Offices
Multi Family Residential

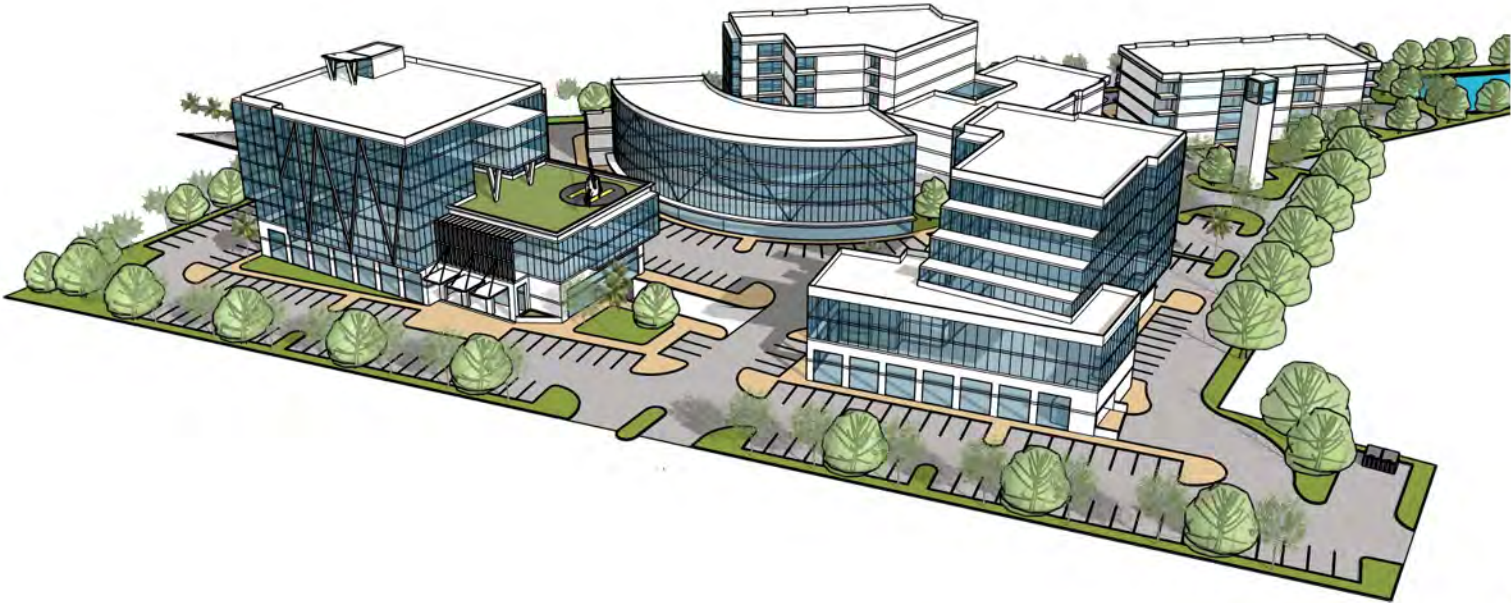
B2 - Business District

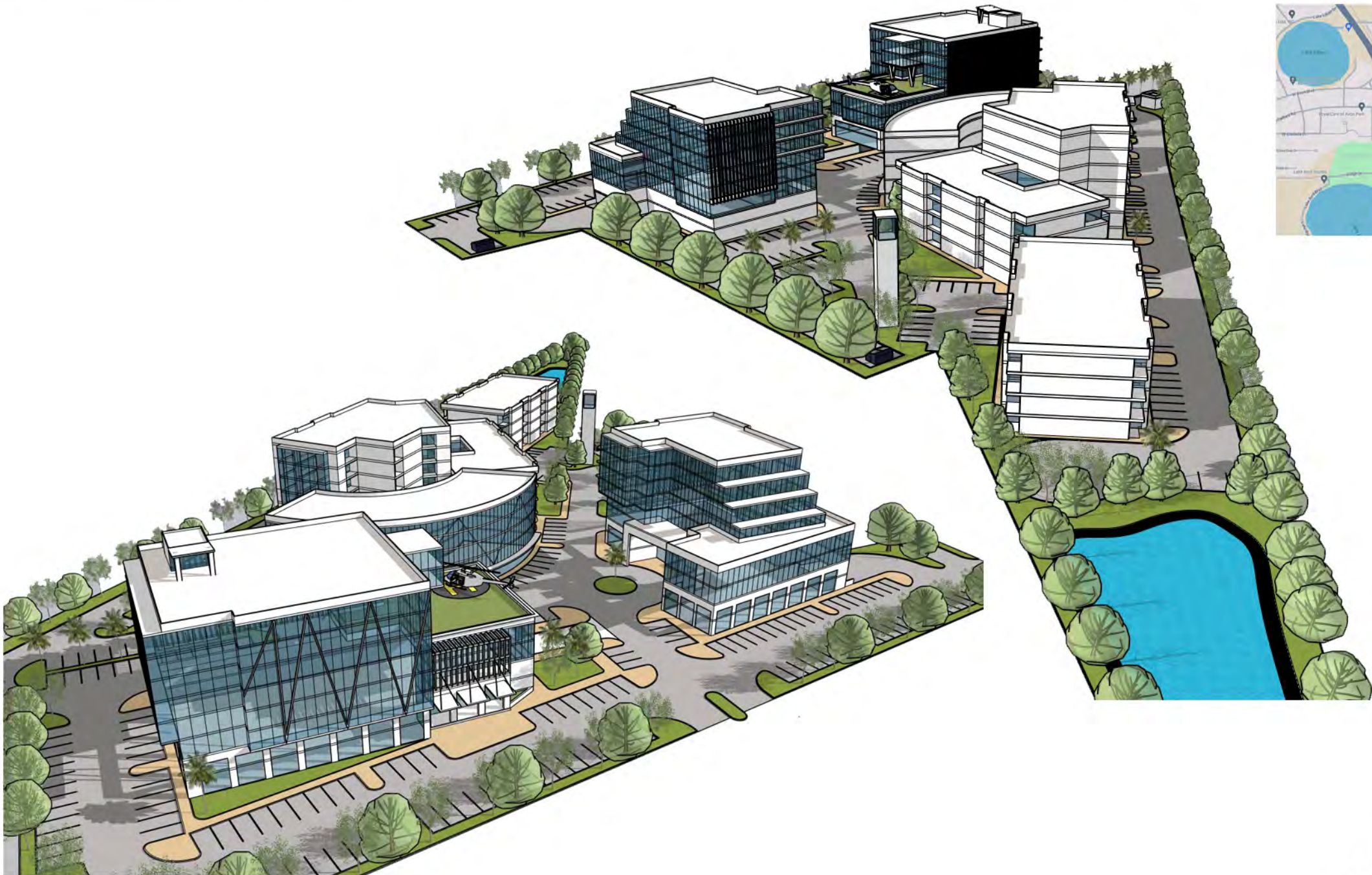
Commercial recreational
Facilities

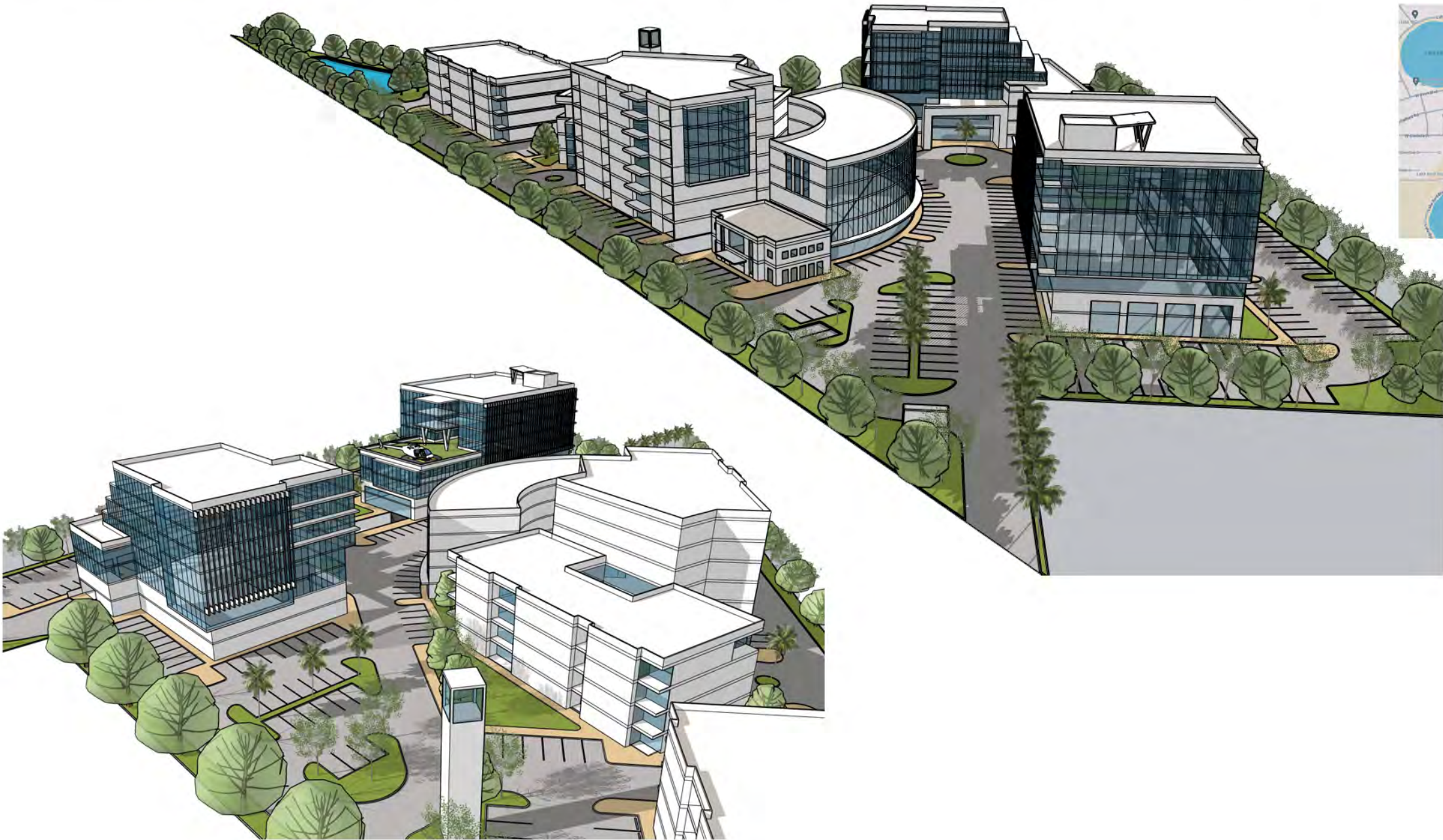
R3 - Residential

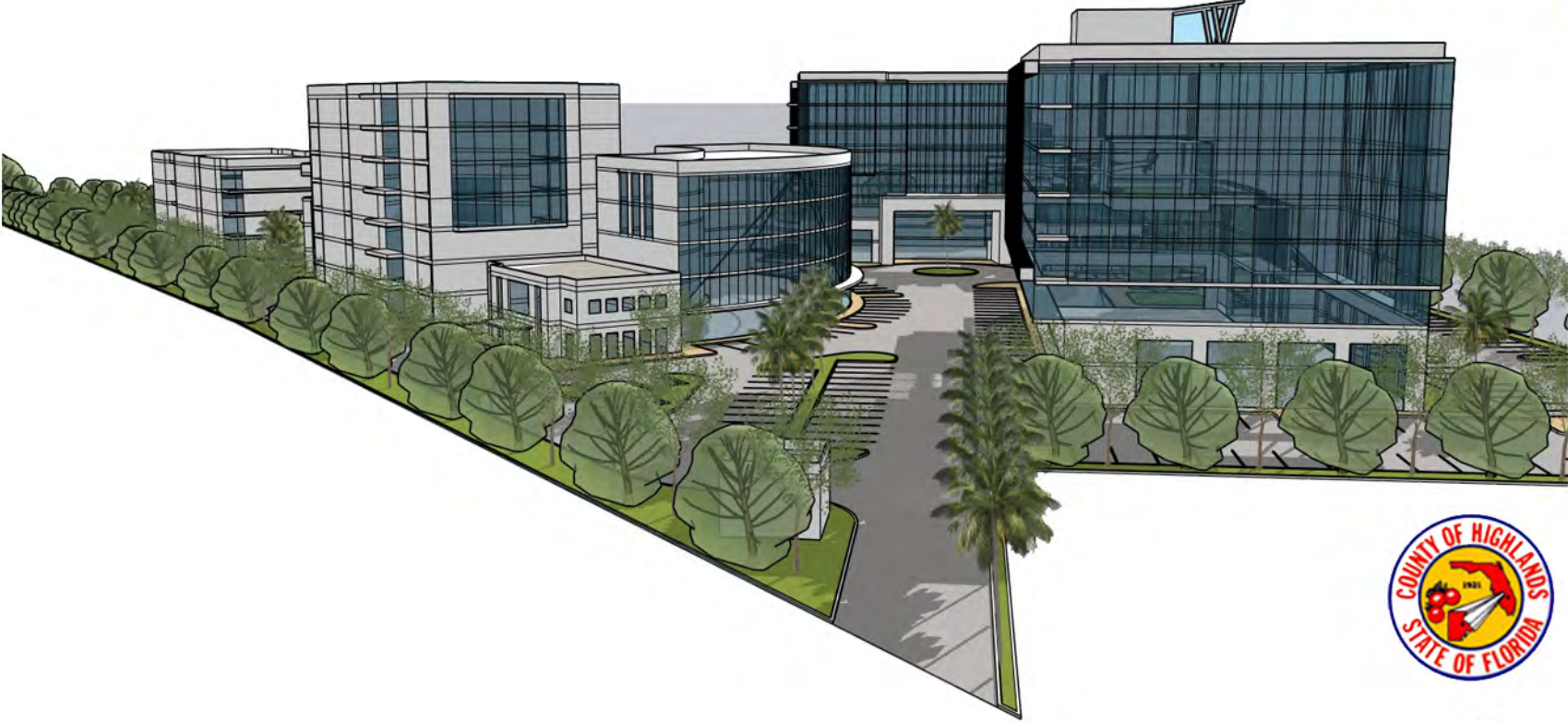
Medium Density Residential
Multi Family Dwellings
Hotels or Motel

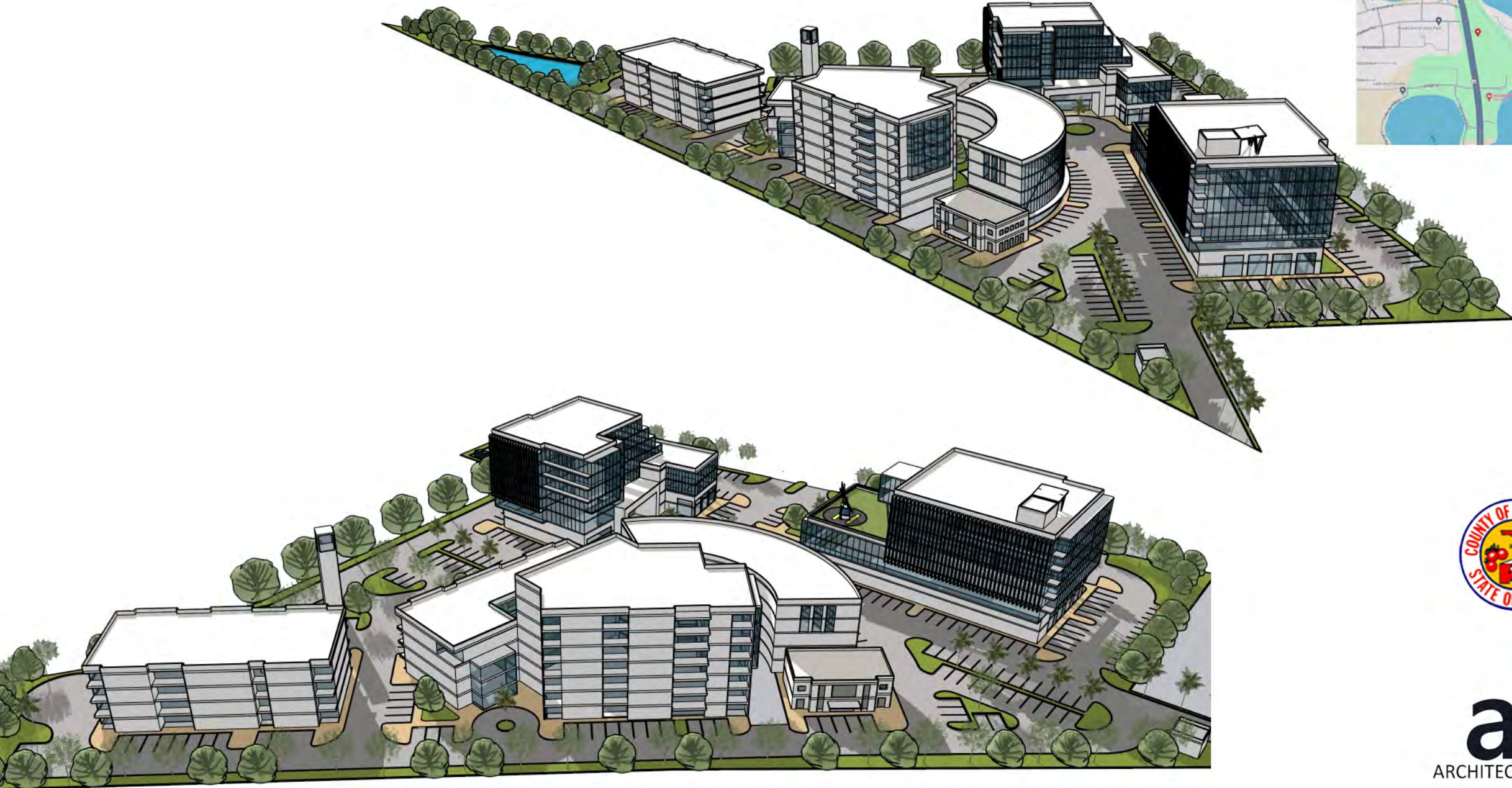


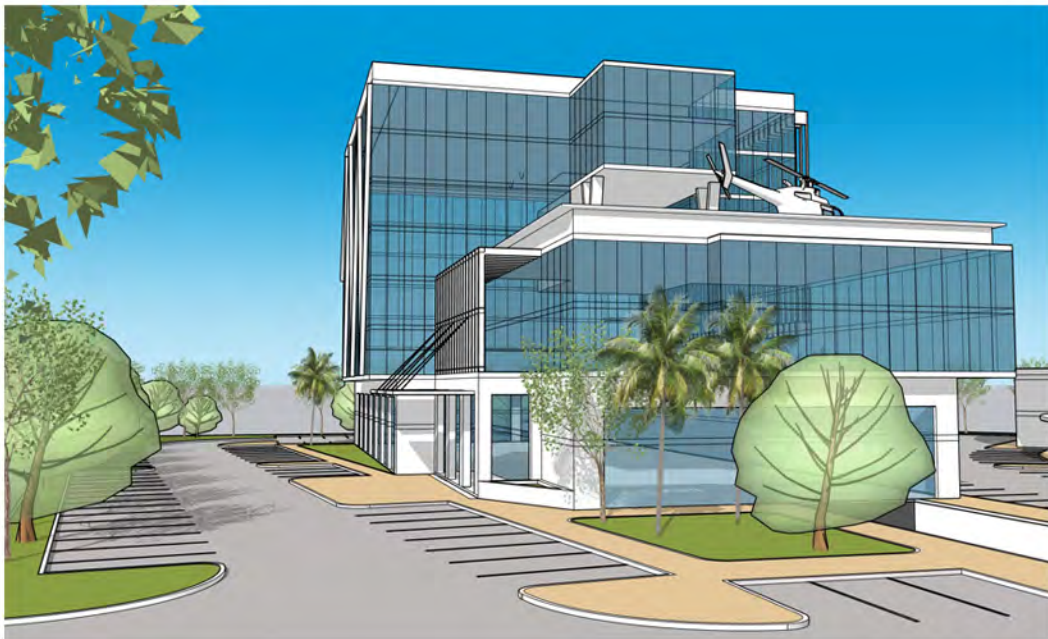


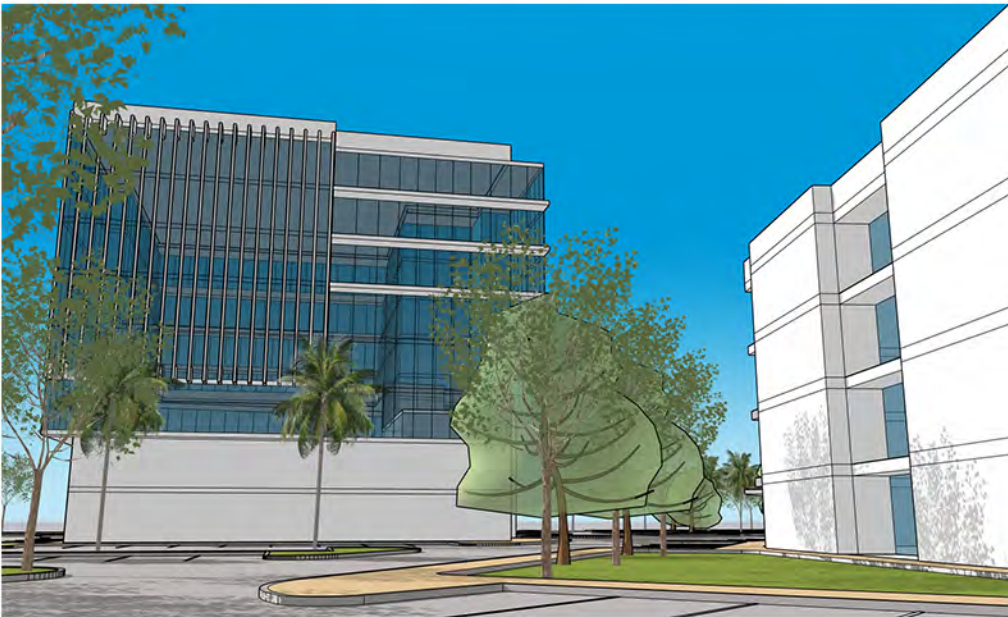
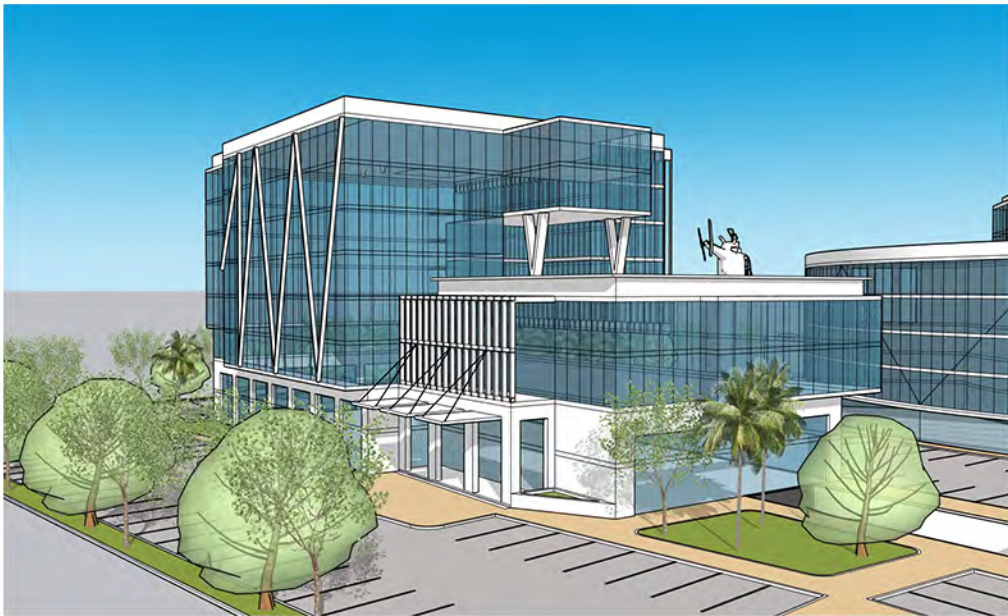












Proposed Each Building Area Chart

REQUIREMENTS CONSIDERED:

Non-residential buildings must be setback no less than 15 feet from the edge of right-of-way.

If the building has a mixture of commercial downstairs and residential upstairs, it must meet minimum yard requirements as listed in the R-3 District. Please reference to Section 12.05.213 of the Code. The B-3 District allows for a maximum Floor Area Ratio of 70% for offices or up to 80% for other uses. Residential uses are permitted as an accessory to a commercial use, provided that the residential FAR does not exceed the commercial FAR, does not exceed 50% of the property, and is located behind or above commercial use.



Area Calculations

Building - 01 (B3) Retail and Offices

Basement 1	25193 sf
Basement 2	25193 sf
1st Floor (Double Ht.)	15299 sf
2nd Floor	18198 sf
3rd Floor	18198 sf
4th Floor	18198 sf
5th Floor	13225 sf
6th Floor	13225 sf
7th Floor	13625 sf
Total Area	160754 sf
Total Building Height	90 ft.

Area Calculations

Building - 02 (B3) Retail and Offices

Basement 1	20926 sf
Basement 2	20926 sf
1st Floor (Double Ht.)	14153 sf
2nd Floor	14153 sf
3rd Floor	14153 sf
4th Floor	10542 sf
5th Floor	10193 sf
6th Floor	9844 sf
7th Floor	9495 sf
Total Area	124385 sf
Total Building Height	90 ft.

Area Calculations

Building - 03 (B2) Commerical Recreational Facilities

1st Floor (Double Ht.)	10000 sf
2nd Floor	10000 sf
3rd Floor	10000 sf
4th Floor	10000 sf
Total Area	50000 sf
Total Building Height	60 ft.

Area Calculations

Building - 04 (B2) Administration Office

1st Floor	2350 sf
2nd Floor	2350 sf
Total Area	4700 sf
Total Building Height	30 ft.

Parking Calculations

Total Surface Parking	300 cars
Building - 01	230 cars Approx.
Building - 02	192 cars Approx.
Building -03-04-05	400 cars Approx.
Total Parking on site	1122 cars Approx.

Area Calculations

Building - 05 (R3) Apartments (1 Bed + 2 Bed)

Basement 1	44465 sf
Basement 2	44465 sf
1st Floor	21008 sf
2nd Floor	21008 sf
3rd Floor	21008 sf
4th Floor	21008 sf
5th Floor	11052 sf
6th Floor	11052 sf
7th Floor	11052 sf

Total Area	206118 sf
Total Building Height	90 ft.

Area Calculations

Building - 06 (R3) Apartments (1 Bed + 2 Bed)

1st Floor	10640 sf
2nd Floor	10640 sf
3rd Floor	10640 sf
4th Floor	10640 sf

Total Area	53200 sf
Total Building Height	50 ft.

Site Area 331370 sf (7.60 acres)



Conceptual Reference Images Retail & Offices

Avon Park

Highland, 8.11 Ac, 2210 US Hwy 27, Florida





Conceptual Corporate Office Lobbies

Avon Park
Highland, 8.11 Ac, 2210 US Hwy 27, Florida

