

2013 ARDA Beachwalker Parcels Proposed Rezoning

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Zoning (Revised 10.19.23)
Parcel 8 - Parkway Gate (shared parcel 207-05-00-120)			
Future Land Use	Commercial	Commercial	Mixed Use
Zoning	Commercial	Commercial	BW-1
Building Height (R)	no residential	no residential	2.5 stories / 40'
(C)	2.5 stories / 35' height	2.5 stories / 35'	2.5 stories / 35'
Dwelling Units per Acre (Density)	F.A.R. 0.20-0.25	F.A.R. 0.20	6 DUs per acre
Dwelling Units per Building			4 DUs per building
*Parcel 8 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identified by ARDA share the same TMS # as created through the subdivision process.			
Parcel 9 - Beachwalker Office Park (207-05-00-004)			
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential
Zoning	R-2 / C	R-2 / C	R-2
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'	
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 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
Zoning	R-2 / C	R-2 / C	BW-1
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'
(C)		2.5 stories / 35'	2.5 stories / 35'
Dwelling Units per Acre (Density)	6 DUs per acre (4 Total Units)	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building	4 DUs per building
*Parcel 10 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identified by ARDA share the same TMS # as created through the subdivision process.			
Parcel 11 - Beachwalker Lagoon (207-05-00-117)			
Future Land Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3
Building Height (R)	4 stories / 50'	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'
(C)		2.5 stories / 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building
Former Church Parcel (207-05-00-116)			
	*not part of ARDA	*rezoned in 2016	
Future Land Use		Mixed Use	High Density Residential
Zoning		R-3 / C	R-3
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'
(C)		2.5 stories / 35'	

Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre
Dwelling Units per Building		4 DUs per building	4 DUs per building
Parcel 13			
(Lot 1) (Third ARDA Amendment) (207-05-00-118)			
Future Land Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'
(C)	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
Dwelling Units per Building	***7 DUs per building	4 DUs per building	4 DUs per building
*Lot 1 Limited Height Zone	Limited Height Zone 3 stories / 55'		
***Lot 1 Varied DUs per building	two (no more than 14 DUs); two up to 10 DUs; remainder no more than 8 DUs)		
The Cape (Second ARDA Amendment)			
Future Land Use	Mixed Use	Mixed Use	Mixed Use
Zoning	R-3 / C	R-3 / C	BW-2
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'
(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	6 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	7 DUs per building
*Lot 1 Limited Height Zone	Limited Height Zone 25' Height Zone A; 35' Height Zone B		**Structures within in 30' of any property line may not exceed 40' in height.
***Lot 1 Varied DUs per building	two (up to 20 DUs); two (up to 12 DUs); remainder (not more than 8 DUs)		
Timbers			
Future Land Use	Mixed Use	Mixed Use	Mixed Use
Zoning	R-3 / C	R-3 / C	BW-2
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'
(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	6 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	7 DUs per building
			**Structures within in 30' of any property line may not exceed 40' in height.
Parcel 12			
Parcel 12A Beachwalker Park (207-05-00-001)			
Future Land Use	Mixed Use	Mixed Use	Active Recreation and Open Space
Zoning	R-3 / C	R-3 / C	R-2
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'
(C)	2.5 stories 35'	2.5 stories / 35'	

Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building

*Parcel 12A is not a unique parcel with a separate TMS # identified by ARDA. Parcel 12A contains Parcel 207-05-00-001 and overlays Parcel 207-05-00-0011 (The eastern portion of Captain Sams)

Parcel 12B - Captain Sams			
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Active Recreation and Open Space
Zoning	R-1	R-1	R-1
Building Height (R)	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)	no commercial	no commercial	
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre
Dwelling Units per Building			

*A portion of this parcel 207-05-00-0011 contains ARDA overlay.

Parcel 16 - The Settlement			
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2, PR, C	R-2, PR	R-2, PR*
Building Height (R)			
(C)			
Dwelling Units per Acre (Density)			
Dwelling Units per Building			

*area for existing club facility including spa, proposed text amendment for use conditions

Parcel 41 - Osprey Beach			
Future Land Use	Low Density Residential, Active Recreation and Open Space	Density Residential / Active Recreation and Open Space	Low Density Residential, Active Recreation and Open Space
Zoning	R-1, C	R-1, PR	R-1, PR
Building Height (R)			
(C)			
Dwelling Units per Acre (Density)			
Dwelling Units per Building			