



LAND USE SUMMARY

COMPONENT	PROPOSED CONDITION		
	AREA		COVG
	SF	AC	%
BUILDING AREA	54120	1.24	15.6%
ASPHALT AREA	58905	1.35	17.0%
CONCRETE AREA	18147	0.42	5.2%
GRAVEL SURFACE	18652	0.43	5.4%
WOOD DOCK/DECK	0	0.00	0.0%
RETENTION AREA	39225	0.90	11.3%
SUBMERGED LAND	4416	0.10	1.3%
PERVIOUS AREA	152446	3.50	44.1%
TOTAL	345911	7.94	100.0%



PROJECT INFORMATION

PARCEL NUMBER:	25-43-21-L2-00006.0000
SITE ADDRESS:	8421 MAIN STREET BOKEELIA, FL 33922
PARCEL AREA:	7.94 AC
SECTION/TOWNSHIP/RANGE:	25/43S/21E
ZONING:	C-2
FUTURE LAND USE:	SUBURBAN
FEMA PANEL:	12071C0210G (DATED 11/17/22)
FEMA FLOOD ZONE:	ZONE AE (BFE 8.0)

PROPERTY DEVELOPMENT REGULATIONS

SITE COMPONENT	VALUE (COM)	VALUE (RES)
MINIMUM LOT AREA	10000 SF	1200 SF*
MINIMUM LOT WIDTH	75 FEET	---*
MAXIMUM DENSITY	---	---*
SETBACKS:		
FRONT (MAIN ST - PVT LOCAL RD)	20 FEET	20 FEET
SIDE	15 FEET	15 FEET
REAR / WATER BODY	25 FEET	25 FEET
ACCESSORY (NON-ROOFED)	5 FEET	5 FEET
ACCESSORY (ROOFED)	10 FEET	10 FEET
MINIMUM BUILDING SEPARATION	---	10 FEET*
MAX BUILDING HEIGHT (LDC SEC 34-2175)	33 FEET	33 FEET
MAXIMUM BUILDING COVERAGE	40%	40%

* - EXISTING MOBILE HOME PARK GOVERNED BY AN APPROVED 86-36 SITE PLAN AND LDC
SEC. 34-3274(1)



325 LOCUST GROVE ROAD
WEST CHESTER, PA 19382
PHONE: (484) 645-9031

FILE NAME:
212908Z20.DWG

FILE PATH:
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DRAWN BY: SKC	CHECKED BY: SKC
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PLOT DATE:
THURSDAY 11/13/2025 2:15 PM

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PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
NOV 2025

DRAWING TITLE

ZONING SITE PLAN

GEI PROJECT NUMBER

212908

SHEET NUMBER

1