



**SITE DATA:**

GROSS ACREAGE:	3.07 AC.
NO. OF LOTS:	2
DENSITY:	N/A
NON-RESIDENTIAL AREA:	28,814 S.F.
PROPOSED FLOOR AREA RATIO:	0.215
BLDG. MAX HEIGHT:	35 FEET

  

<b>OPEN SPACE (OPI/PD = 30%)</b>	
REQUIRED:	40,119 S.F.
PROVIDED:	40,119 S.F.

  

<b>PARKING (OFFICE: 28,813 / 250)</b>	
REQUIRED:	116 SPACES
PROVIDED:	116 SPACES

  

<b>IMPERVIOUS AREA</b>	
EXISTING:	N/A
PROPOSED:	93,610 S.F.

  

<b>USE</b>	
EXISTING:	VACANT
PROPOSED:	OFFICE

  

<b>ZONING</b>	
EXISTING:	OPI/PD
PROPOSED:	OPI/PD

- NOTES:**
1. LANDSCAPING SHALL MEET SARASOTA COUNTY'S UNIFIED DEVELOPMENT CODE, & ANY PROVISIONS SET FORTH IN ORD. #2008-071 (REZ. 07-09), AND ORD. 96-076 AT TIME OF DEVELOPMENT PERMITTING.

**PROPOSED MEDICAL BUILDING**  
UNIVERSITY PARKWAY AND TUTTLE AVE  
SARASOTA, FLORIDA

PROPERTY FILE: DCP PLAN - 4TH SUBMITTAL May 13, 2020

<p><b>BENDERSON DEVELOPMENT</b></p> <p>THE QUALITY OF OUR SERVICES IS GUARANTEED BY OUR PROFESSIONAL STANDARDS AND THE AVAILABILITY OF REPUTABLE CONTRACTORS TO COMPLETE OUR PROJECTS WITHIN THE SPECIFIED TIME FRAME.</p>	<p><b>BINDING DEVELOPMENT CONCEPT PLAN</b></p> <p>SHEET 1 OF 1</p>
	<p>DATE: 5/13/20</p>

Binding Development Concept Plan