

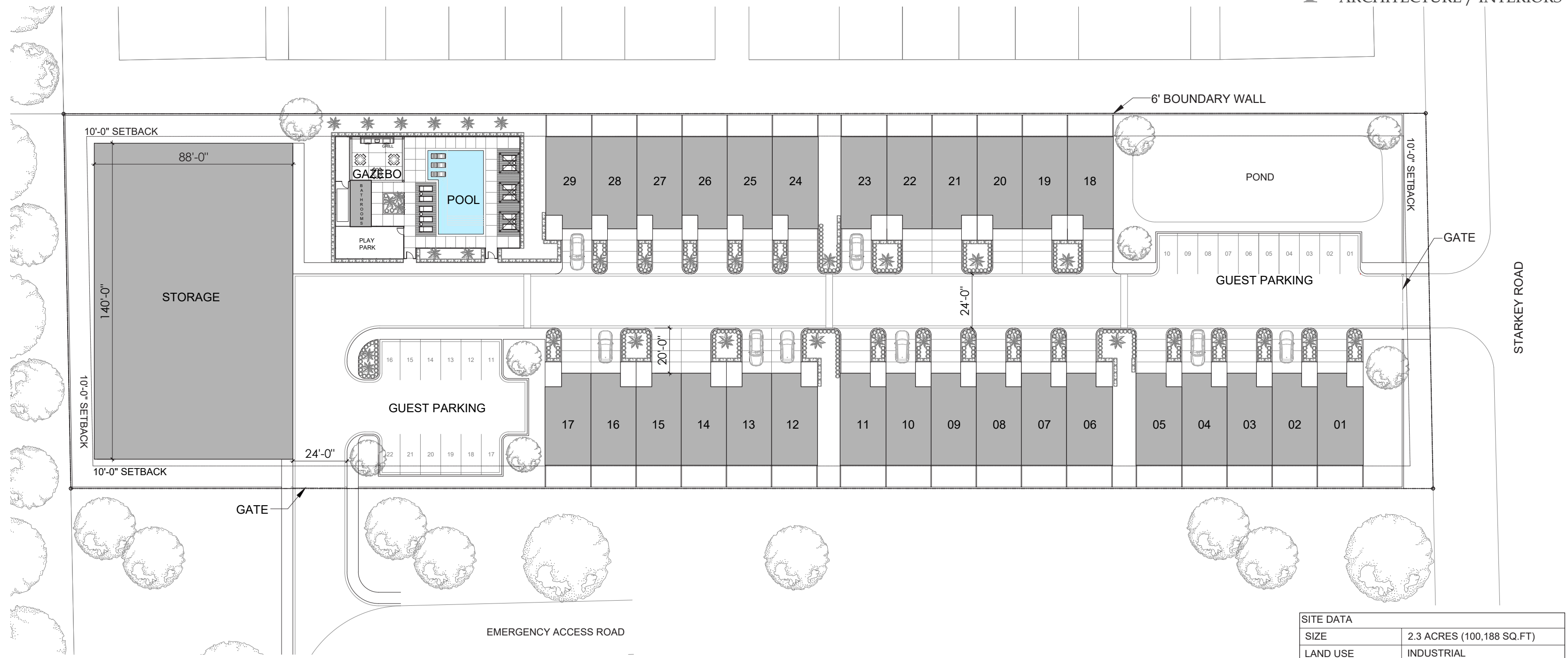
STARKEY ROAD TOWNHOMES

9530 STARKEY ROAD, LARGO, FL 33777

CONCEPT PRESENTATION

MAY 10th, 2024





SITE DATA	
SIZE	2.3 ACRES (100,188 SQ.FT)
LAND USE	INDUSTRIAL
ZONING DISTRICT	R-5 (RESIDENTIAL URBAN)
FLOOD ZONE	NONE
MAX HEIGHT	REQUIRED-45'
SETBACKS	FRONT YARD: 10' SIDE YARD: 10' REAR YARD: 10'
MAX DENSITY(FAR)	REQUIRED - 3.0 NOT TO EXCEED 7.5 DWELLING UNITS PER ACRE
IMPERVIOUS SURFACE RATIO (ISR)	REQUIRED -.75 PROPOSED -.71
GUEST PARKING	22 PARKING SPOTS

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SITE PLAN

SCALE: 1'-0" = 40'

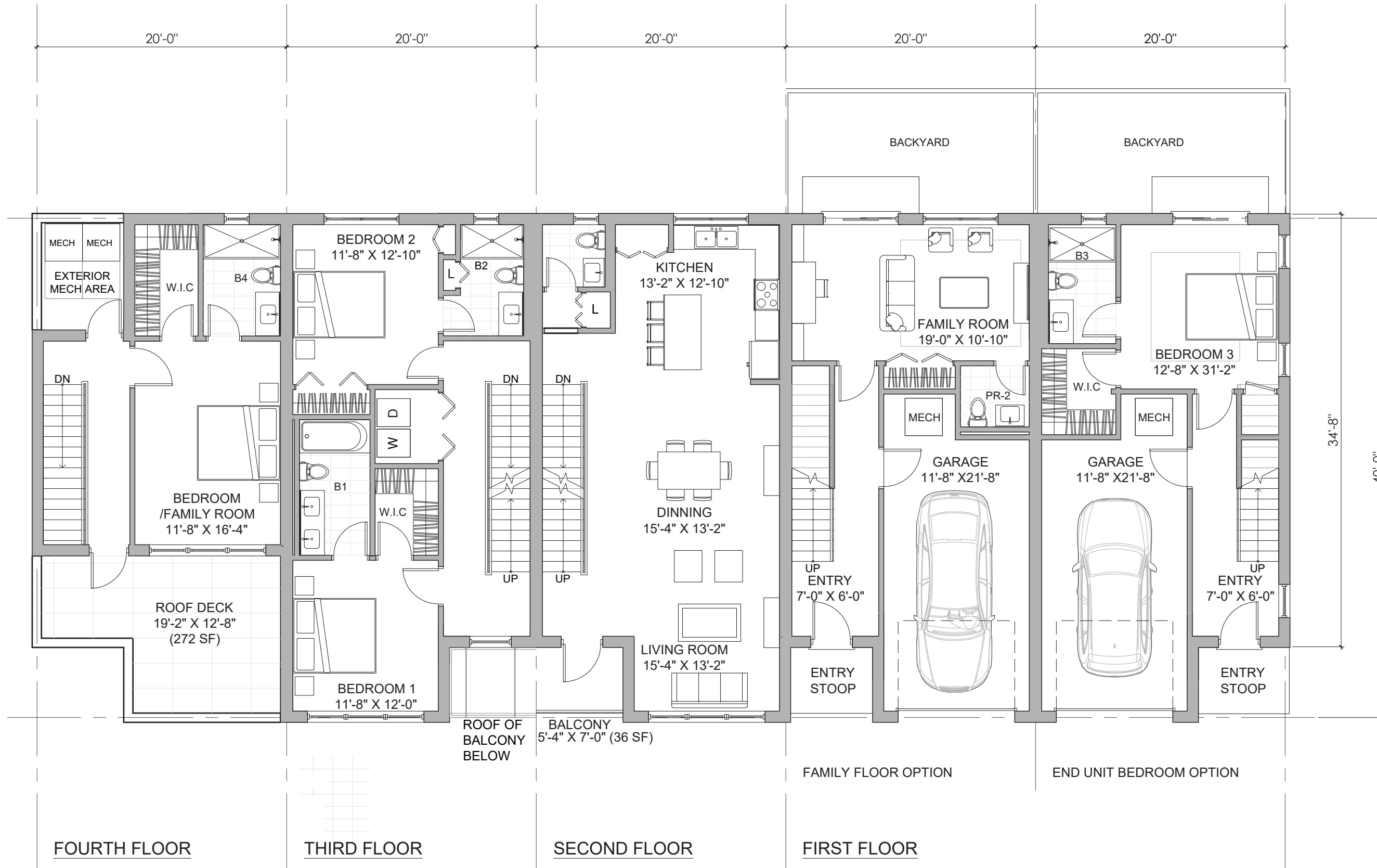


TOWNHOUSE						
Levels	*Garage	Living	*Roof Deck/ Balcony	Floor Height	Total NET Building Area	Total GROSS Building Area
4		420	338	10.00	420	490
3		695		12.00	695	775
2		695	36	11.33	695	775
GARAGE/1	275	405		11.17	680	775
TOTALS	275	2,215	374	44.50	2,490	2,815.00

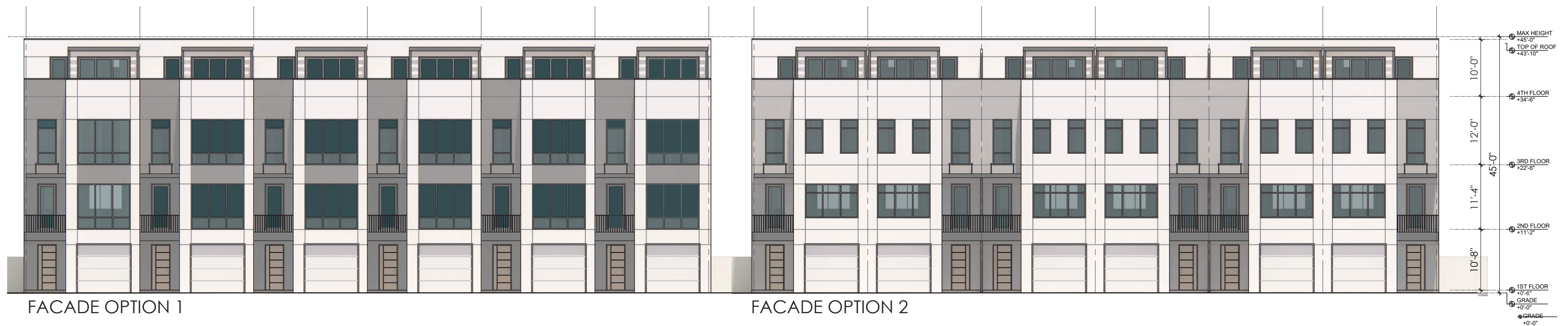
* Area exempt from density calculation

DENSITY CALCULATION		
RESIDENTIAL		TOTAL SF
	# of townhomes	Overall Building Area
TOWNHOMES	29	64,235
STORAGE BUILDING		8,400
POOL BULIDING		195
Totals Proposed	29	72,830
Site Area	100,188	2.3 AC
Residential	AREA	FAR
Building Area Permitted By-Right	300,564	3.00
Proposed Building Area	72,830	0.73

TABULATIONS



UNIT AREAS	
GROUND FLOOR	405 SF
LEVEL 2	695 SF
LEVEL 3	695 SF
LEVEL 4	420 SF
TOTAL	2,215 SF



STARKEY ROAD TOWNHOMES

9530 STARKEY ROAD, LARGO, FL 33777

CONCEPT DESIGN | PAGE 5

05/10/24

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ELEVATIONS

SCALE: 1/16" = 1'-0"



STARKEY ROAD TOWNHOMES

9530 STARKEY ROAD, LARGO, FL 33777

CONCEPT DESIGN | **PAGE 6**

05/10/24

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CONCEPT DESIGN | PAGE 7

05/10/24

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CONCEPT DESIGN | PAGE 8

05/10/24

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CONCEPT DESIGN | PAGE 9

05/10/24

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CONCEPT DESIGN | PAGE 10

05/10/24

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CONCEPT DESIGN | PAGE 11

05/10/24

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CONCEPT DESIGN | **PAGE 12**

05/10/24

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END OF PRESENTATION

