

KEY # 189771
OWNER: ROBERT R
TTEE CORRADO
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL

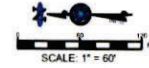
KEY # 189780
OWNER: DOMINIC
THOMPSON
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL

KEY # 1049118
OWNER: VIOLET M
PAPPAS
CURRENT ZONING: RC1
CURRENT LAND USE:
RESIDENTIAL

KEY # 1134338
OWNER: HERNANDO
COUNTY
CURRENT ZONING: R1C
CURRENT LAND USE:
DRA

KEY # 189968
OWNER: BHARAT MALHOTRA
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL

KEY # 1273268
OWNER: PAN PRINIOTAKIS
C/O, KRONOS USA INC
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL



1. STATEMENT OF INTENT.
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTI-FAMILY 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
 - 4.0 ACRES OF COMMERCIAL
 - 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT
 - 2 ACRES OF 0.5 RESIDENTIAL LOTS (4 LOTS)

THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS. THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD, SOUTHERLY ADJACENT TO POT O' GOLD LANE.

KEY NUMBERS: 189943 & 189959

SITE TOTAL AREA: 18.89 ACRES (MOL)

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA.

- 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT
- 4 RESIDENTIAL LOTS (0.5 AC LOT)

3. CURRENT ZONING: AR2

4. REQUESTED ZONING: CPDP:

- (FRONT) 4.60 AC (COMMERCIAL & RESTAURANT W/ APARTMENTS ON 2ND STORY) - PDP (HHC)
- (MIDDLE) 11.70 AC (TOWN HOMES & AMENITIES) - PDP (MF)
- (REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)

5. PARKING CALCULATIONS.

- RETAIL 4 SPACES PER 1000 (16500 SF / 1000 X 4) = 66
- RETAIL 4 SPACES PER 1000 (7000 SF / 1000 X 4) = 28
- RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24

118 SPACES REQUIRED W/ 5 HANDICAP
147 SPACES PROVIDED W/ 8 HANDICAP

6. PERIMETER SETBACKS.

- FRONT: 65' (SOUTH / COUNTY LINE RD)
- SIDES: 20' (WEST & EAST)
- REAR: 35' (NORTH / POT O' GOLD LANE)

7. ON-SITE AREA CALCULATIONS:

- EXISTING PERVIOUS: 18.89 AC
- PROPOSED PERVIOUS: 10.38 AC
- PROPOSED IMPERVIOUS: 0.99 AC
- PROPOSED ASPHALT: 4.59 AC
- PROPOSED BUILDING: 2.33 AC
- PROPOSED DRA TOS: 0.60 AC

8. PHASING:

- PHASE I: INFRASTRUCTURE (ON-SITE & OFF-SITE) AND 0.5 ACRE LOTS
- PHASE II: 120 TOWNHOUSE UNITS
- PHASE III: AMENITIES
- PHASE IV: RETAIL W/ 15 APARTMENTS

LEGEND

- CONCRETE WHEEL STOP
- # OF PARKING SPACES
- TYPE "C" INLET
- CONCRETE SURFACE
- ASPHALT SURFACE
- PHASE I
- PHASE II
- PHASE III
- PHASE IV

DIMETRY
COUNTY LINE REZONING

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES

REZONING PLAN

Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 - Dimetry County Line Rezoning\24064 Rezoning.dwg
User Name: alang
Plot Date: Jun 06, 2025 - 4:50pm

Hasol- Presented by applicant@pe2