



1 STATEMENT OF INTENT
 THE SUBJECT SITES ARE VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH MULTIFAMILY APARTMENTS AND RETAIL OFFICE/RESTAURANT OUT PARCELS.

PARCEL INFORMATION
 KEY # 1133787 & 1137825

SITE ADDRESS LOCATED NEAR THE INTERSECTION OF SPRING LAKE HWY & CORTEZ BLVD. HERNANDO COUNTY, FLORIDA

SITE TOTAL AREA 12.60 ACRES

EXISTING USE VACANT COMMERCIAL

EXISTING ZONING C1

PROPOSED ZONING CPOD

2 PROPOSED BUILDING DATA

TOWN HOMES 50 TOTAL UNITS
 @15 SPACE / UNIT = 75 PARKING SPACES
 DENSITY 50 UNITS/7.97 ACRES = 6.2735 UNITS PER ACRE
 EACH UNIT HAS A GARAGE AND 1 PARKING SPACE IN FRONT OF THE GARAGE FOR A TOTAL OF 100 SPACES PROVIDED

3 PERIMETER SETBACKS
 FRONT 175' (75' w/FRONTAGE ROAD)
 SIDE SETBACKS 20'
 REAR 35'

4 ON-SITE AREA CALCULATIONS

EXISTING PERVIOUS	548,856 SF (12.60 AC)
PROPOSED MULTI-FAMILY	346,973.87 SF (7.97 AC)
PROPOSED OUT PARCELS	196,455.60 SF (4.51 AC)
PROPOSED POND	55,255.80 SF (1.27 AC)

- REMINGTON OUTPOST
KEY # 80030783
ZONING: C1
LAND USE: COMMERCIAL
- PAPPA JOE'S RESTAURANT
KEY # 80030914
ZONING: STORAGE
LAND USE: RESIDENTIAL/COMMERCIAL
- CARRICO GIFTS
KEY # 80030934
ZONING: STORAGE
LAND USE: RESIDENTIAL/COMMERCIAL
- SOUTHERN COAST & COUNTRY REAL ESTATE
KEY # 80030916
ZONING: C1
LAND USE: COMMERCIAL
- SPRING LAKE REAL ESTATE
KEY # 80030907
ZONING: C1
LAND USE: COMMERCIAL
- GEORGE KENNETH J SR & GEORGE NORINE A
KEY # 80030909
ZONING: R1B
LAND USE: RESIDENTIAL
- GEORGE KENNETH J SR & GEORGE NORINE A
KEY # 80030901
ZONING: R1B
LAND USE: RESIDENTIAL
- KERSEY HAYLEN
KEY # 80030872
ZONING: C1
LAND USE: COMMERCIAL

LEGEND

	CONCRETE WHEEL STOP
	SF PARKING SPACES
	METRIC INLET
	CONCRETE SURFACE
	ASPHALT SURFACE

**SPRING LAKE SQUARE
BROOKSVILLE, FLORIDA**

MASTER PLAN

PRO CIVIL 360

CIVIL ENGINEERING, ARCHITECTURAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES

2505 JF WALKER STREET BROOKSVILLE, FL 34601-1621 TEL: 352-581-1821 WWW.PROCIVIL360.COM

NO. OF SHEETS	1	OF	1
DATE	10/31/22	BY	ADIC
SCALE	AS SHOWN	DATE	10/31/22
REV	1	DATE	10/31/22
REV	2	DATE	10/31/22
REV	3	DATE	10/31/22
REV	4	DATE	10/31/22
REV	5	DATE	10/31/22
REV	6	DATE	10/31/22
REV	7	DATE	10/31/22
REV	8	DATE	10/31/22
REV	9	DATE	10/31/22
REV	10	DATE	10/31/22

SUBMITTED P:2 10/31/22 H2239