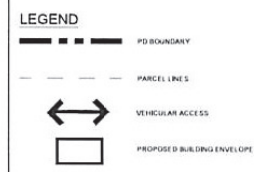


DEVELOPMENT STANDARDS

BUILDING HEIGHT: 20' MAX
 NORTH SETBACK: 35' MIN
 EAST SETBACK: 20' MIN
 WEST SETBACK: 20' MIN
 SOUTH SETBACK: 125' MIN



PD SITE DATA

PROJECT SIZE: 17.034 AC
 PARCEL ID: 1599595
 PROPERTY ADDRESS: 0.5 MILLS WEST FROM BROAD STREET AND AYERS RD INTERSECTION
 EXISTING ZONING: PD-CR
 PROPOSED ZONING: PD-IND
 FUTURE LAND USE: PD
 EXISTING USE: VACANT
 PROPOSED LAND USE: 600 LINES OF MINI-STORAGE SPACE & INDUSTRIAL USES



Received

SEP 23 2022

Planning Department:
Hernando County Florida

LEGAL DESCRIPTION

Begin at Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 18 East, Hernando County, Florida; run thence South 0°31'05" West, 1401.66 feet along the 1/4 Section line to the North line of Hainesboro Street as now being used, thence South 83°14'47" East, 742 feet along said street, thence North 0°20'21" East, 1763.18 feet to the 1/4 Section line, thence North 89°13'04" West, 880 feet along said Section line to Point of Beginning, then the following described parcel of land, beginning at the Southwest corner of the above described land, thence North 62°14'07" East, along the Northerly right of way line of Hainesboro Street, 440.00 feet; thence North 00°00'04" East, 400.00 feet; thence South 89°14'12" East, 800.00 feet to the East Boundary of the West A of the Southwest A of said Section 25 and the East Boundary of the above described land, thence South 00°20'21" West, along said East Boundary, 800.00 feet to the Point of Beginning (hereinafter referred to as the Hernando Property).

AYER'S RD
HERNANDO COUNTY, FL
LONESTAR PROPERTIES, NC

HALFF

1000 N. ASHLEY DRIVE, SUITE 600
TALLAHASSEE, FL 32302
Phone: 813.650.4450 Fax: 813.650.4850
www.halff.com
FL CA 33380 FL LC 24000645

Revision	No.	Date	Description

Project No. 52944.031
 Revised: 09/2022
 Drawn By: EJC
 Checked By: JA
 Scale: 1" = 60'
 Sheet Title: PD SITE PLAN
 Sheet Number: 1 OF 1