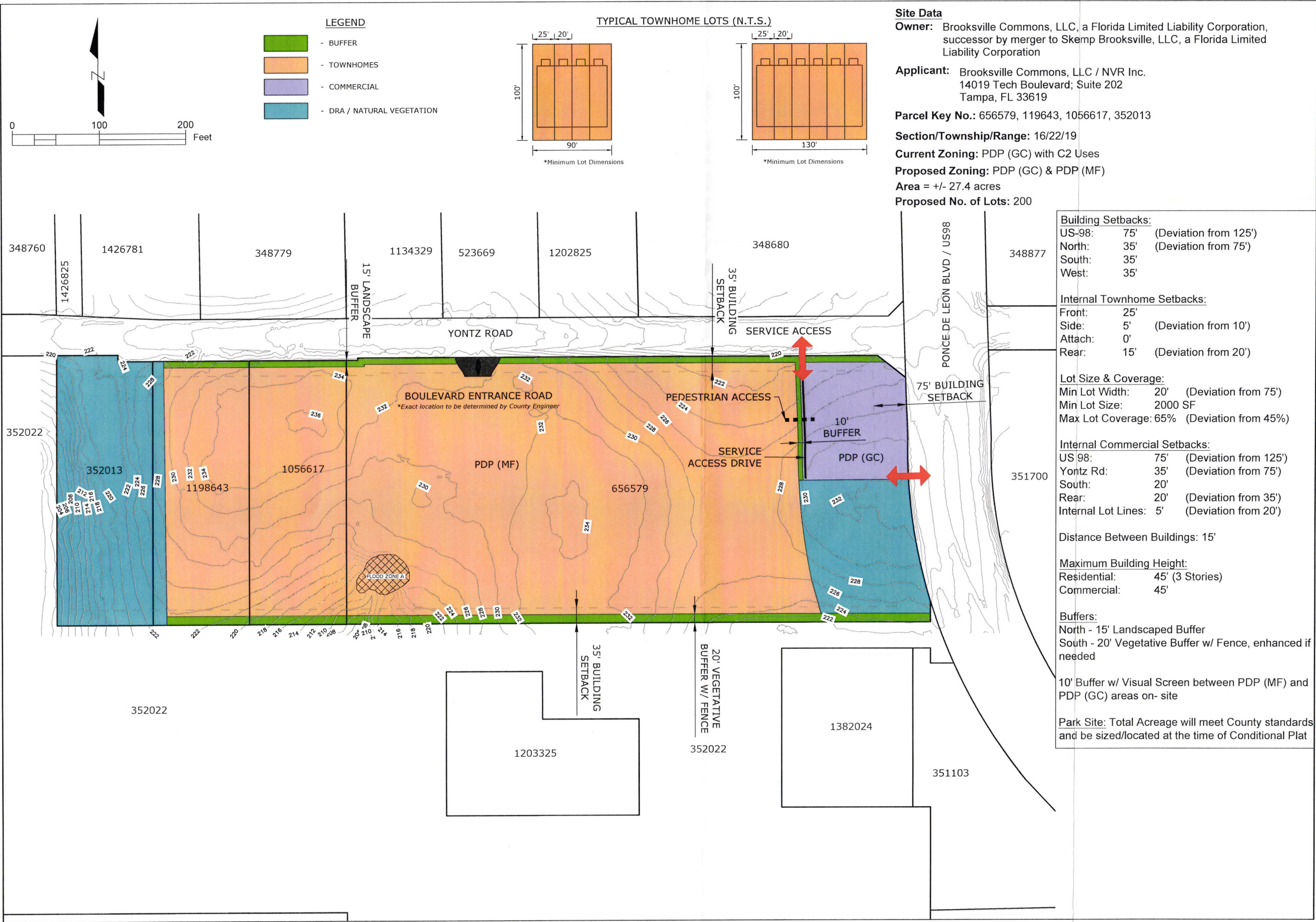


PRINTED: 05/01/2024 - 9:20am PATH: L:\23050\Brooksville Commons\dwg\PLAN\prelim\23050-RZMP.dwg PRINTED BY: JA



Site Data
Owner: Brooksville Commons, LLC, a Florida Limited Liability Corporation, successor by merger to Skemp Brooksville, LLC, a Florida Limited Liability Corporation
Applicant: Brooksville Commons, LLC / NVR Inc.
14019 Tech Boulevard; Suite 202
Tampa, FL 33619
Parcel Key No.: 656579, 119643, 1056617, 352013
Section/Township/Range: 16/22/19
Current Zoning: PDP (GC) with C2 Uses
Proposed Zoning: PDP (GC) & PDP (MF)
Area = +/- 27.4 acres
Proposed No. of Lots: 200

Building Setbacks:
US-98: 75' (Deviation from 125')
North: 35' (Deviation from 75')
South: 35'
West: 35'

Internal Townhome Setbacks:
Front: 25'
Side: 5' (Deviation from 10')
Attach: 0'
Rear: 15' (Deviation from 20')

Lot Size & Coverage:
Min Lot Width: 20' (Deviation from 75')
Min Lot Size: 2000 SF
Max Lot Coverage: 65% (Deviation from 45%)

Internal Commercial Setbacks:
US 98: 75' (Deviation from 125')
Yontz Rd: 35' (Deviation from 75')
South: 20'
Rear: 20' (Deviation from 35')
Internal Lot Lines: 5' (Deviation from 20')

Distance Between Buildings: 15'

Maximum Building Height:
Residential: 45' (3 Stories)
Commercial: 45'

Buffers:
North - 15' Landscaped Buffer
South - 20' Vegetative Buffer w/ Fence, enhanced if needed
10' Buffer w/ Visual Screen between PDP (MF) and PDP (GC) areas on-site

Park Site: Total Acreage will meet County standards and be sized/located at the time of Conditional Plat

ZONING MASTER PLAN

BROOKSVILLE COMMONS

Engineering
Surveying
Environmental
Transportation
Construction Management

Coastal

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