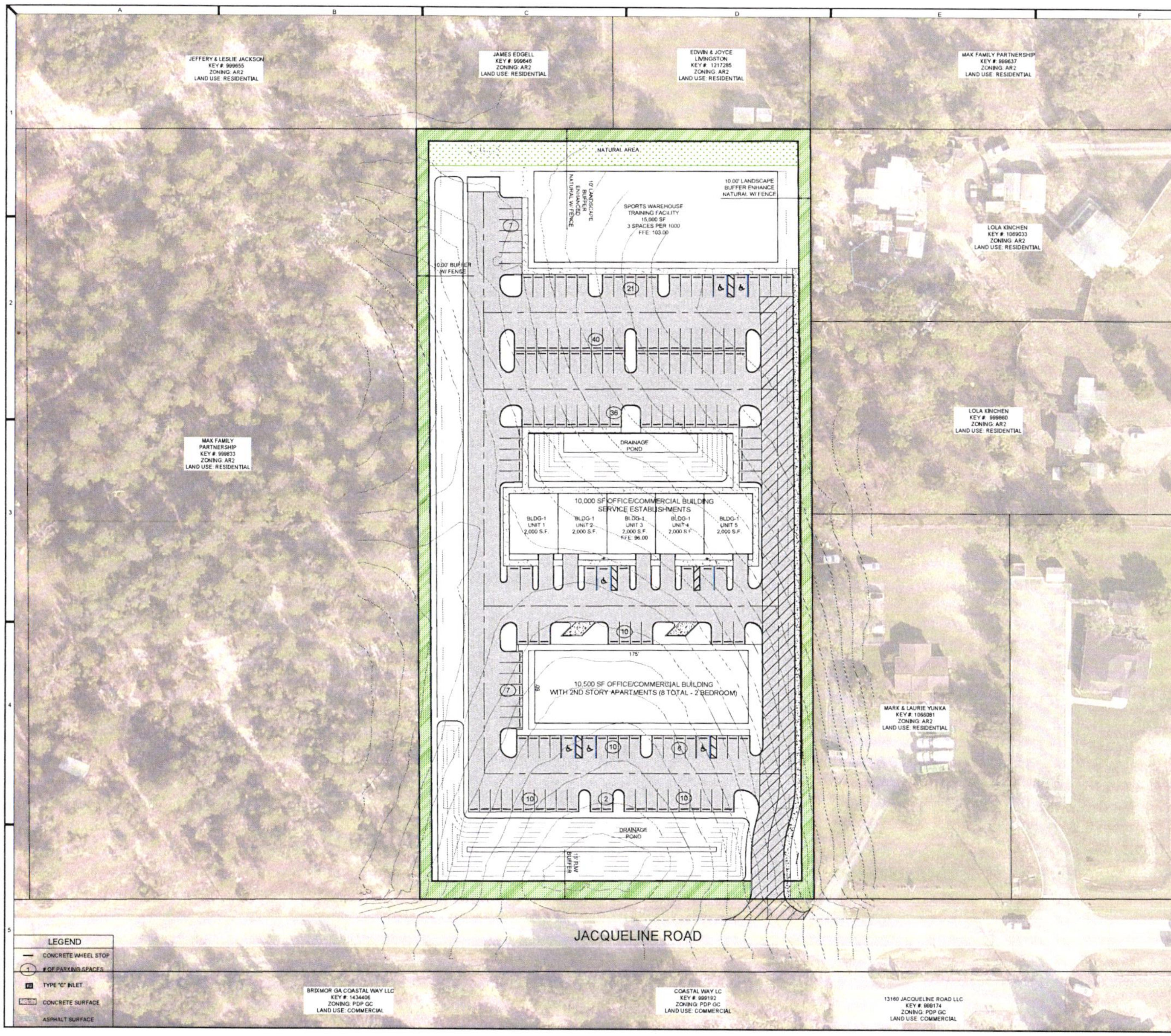

SITE DATA:

1. APPLICANT:
   JACQUELINE COMMONS LLC
   5471 SPRING HILL DR
   SPRING HILL FL 34606-4587
2. PARCEL SIZE: 4.72 ACRES
3. PARCEL KEY NO. 999842
4. LOCATED IN SECTION 28, TOWNSHIP 22, RANGE 18, HERNANDO COUNTY, FLORIDA
5. CURRENT ZONING: AR2
6. REQUESTED ZONING: PDP (OP) WITH C1 USES AS FOLLOWS:

(a) COMPARISON GOODS STORES

(c) PERSONAL SERVICE ESTABLISHMENTS

(d) DOMESTIC AND BUSINESS SERVICE ESTABLISHMENTS

(e) DOMESTIC AND BUSINESS REPAIR ESTABLISHMENTS

(i) RESTAURANTS WITH OR WITHOUT ALCOHOL DISPENSATION

7. LAND USE: RESIDENTIAL
8. FLOOD INSURANCE RATE MAP (FIRM):
   COMMUNITY PANEL: 12053C 0167 D. THE ZONE IS "X" AN AREA OF MINIMAL FLOODING, DATED: 02/02/12
9. THE SETBACKS ARE AS FOLLOWS:
   FRONT: 75'
   SIDES: 20'
   REAR: 35'
10. THE PROJECT WILL NEED TO CONNECT TO PUBLIC WATER AND SEWER.
11. A 10' WIDE BUFFER WILL BE REQUIRED ON THE NORTH, EAST AND WEST WITH A 6' FENCE AND 80% OPACITY.
12. PARKING REQUIREMENTS:

127 PARKING SPACES REQUIRED
161 PARKING SPACES PROVIDED

INDOOR SPORTS TRAINING COMPLEX PARKING 2.5 PER 1000 SF
15000/1000 X 2.5 = 38 SPACES REQ. ~ 48 PROVIDED

FLEX SPACE: 3.5 PER 1000
10000/1000 X 3.5 = 35 SPACES REQUIRED ~ 56 PROVIDED

COMMERCIAL: 4 PER 1000 & APARTMENTS: 1.5 SPACES PER 2 BEDROOM
10200/1000 X 4 = 42 SPACES
8 X 1.5 = 12 SPACES
54 TOTAL SPACES REQUIRED ~ 57 PROVIDED

????	????	????
DESCRIPTION	REV. BY	DATE
REVISION HISTORY		

WOODRUFF - JACQUELINE

COMMERCIAL, FLEX, SPORTS COMPLEX

REZONING PLAN

PROCIVIL 360

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

12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE - (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 49470
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED
DATE:

PM/DRAWN BY	FAD
SCALE:	SEE PLAN
DATE:	4/18/23
SEC:	--
TWP:	--S
RANGE:	--E
JOB NUMBER:	23--
SHEET NO.	1 OF 1