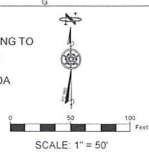


- STATEMENT OF INTENT:**
THE SUBJECT SITE IS VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH RETAIL/OFFICE/RESTAURANT.
SITE ADDRESS: BREAKWATER BLVD, SPRING HILL, FLORIDA
SITE TOTAL AREA: 5.4 ACRES
EXISTING USE: VACANT
- PROPOSED BUILDING DATA:**
52,737 SF GENERAL OFFICE AND 4,000 SF RESTAURANT.
PROPOSED ZONING: PDP (GC) w/C1 USE
- PARKING CALCULATIONS**
RETAIL 4-SPACES PER 1,000 S.F. (52,737 SF) = 210 PARKING SPACES
RETAIL RESTAURANT 0.5-SPACES PER SEAT 36 SEATS = 18 SPACES
TOTAL PARKING SPACES REQUIRED = 228 SPACES INCLUDING 6 HANDICAPPED SPACES
214 - SPACES @ 9' X 18.5'
14 - HANDICAP SPACE @ 12' X 18.5'
228 - TOTAL SPACES PROVIDED
- PERIMETER SETBACKS:**
FRONT: 35'
SIDE SETBACKS: 20'
REAR: 35'
- ON-SITE AREA CALCULATIONS:**
EXISTING PAVIOUS 232,224 SF (5.4 AC)
PROPOSED OFFICE/RETAIL 52,737 SF (1.21 AC)
PROPOSED RESTAURANT 4,000 SF (0.09 AC)
PROPOSED POND 55,255.80 SF (1.27 AC)



Received
SEP 23 2022
Planning Department
Hernando County, Florida

		BREAKWATER BUILDING ZONING SPRING HILL, FLORIDA		MASTER PLAN	
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES		15 SOUTH MAIN STREET, SPRING HILL, FL 34461 PHONE (813) 674-0365 WWW.PROCCIVIL360.COM		Drawing Name: W:\PROCCIVIL2022 Projects\PRO20212 - Breakwater Blvd. Zoning\22012\MST.dwg	
PREPARED BY: JAC SCALE: AS SHOWN DATE: 08-25-2022	SEC: 10 TWP: 25S RANGE: 17E	LUMP SUM APPROVED FL PER PAR:	EXEMPT AND APPROVED DATE:	SHEET NO. 1 OF 1	User Name: adica Plot Date: Sep 23, 2022 - 9:17am

LEGEND	
	CONCRETE WHEEL STOP
	PARKING SPACES
	TYPE 'C' INLET
	CONCRETE SURFACE
	ASPHALT SURFACE