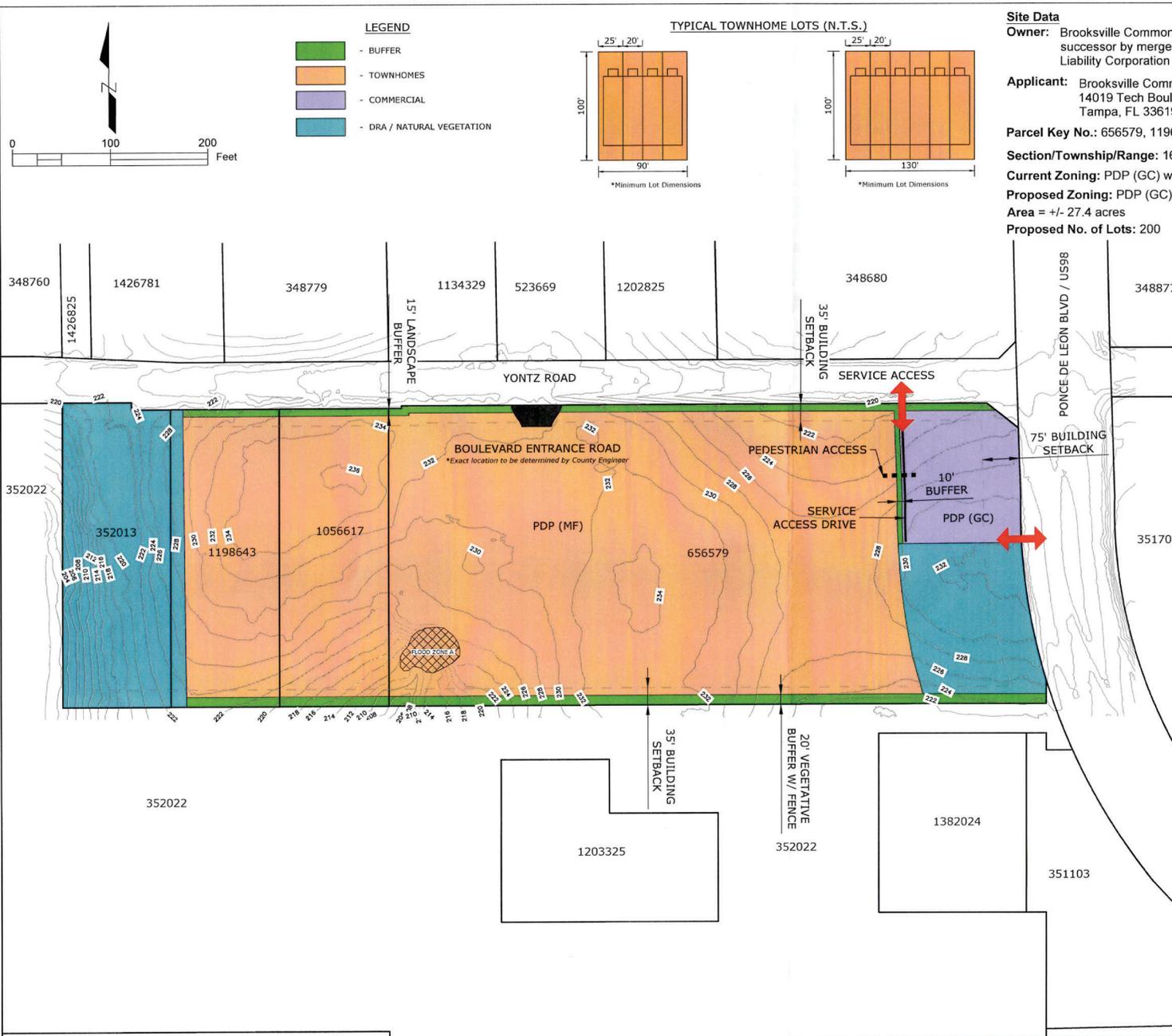


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Site Data

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, 1198643, 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

Coastal
 Engineering
 Surveying
 Planning
 Environmental
 Construction Management

866 Coastal Boulevard • Brooksville • Florida 34601
 (352) 796-5400 • Fax (352) 796-5359
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