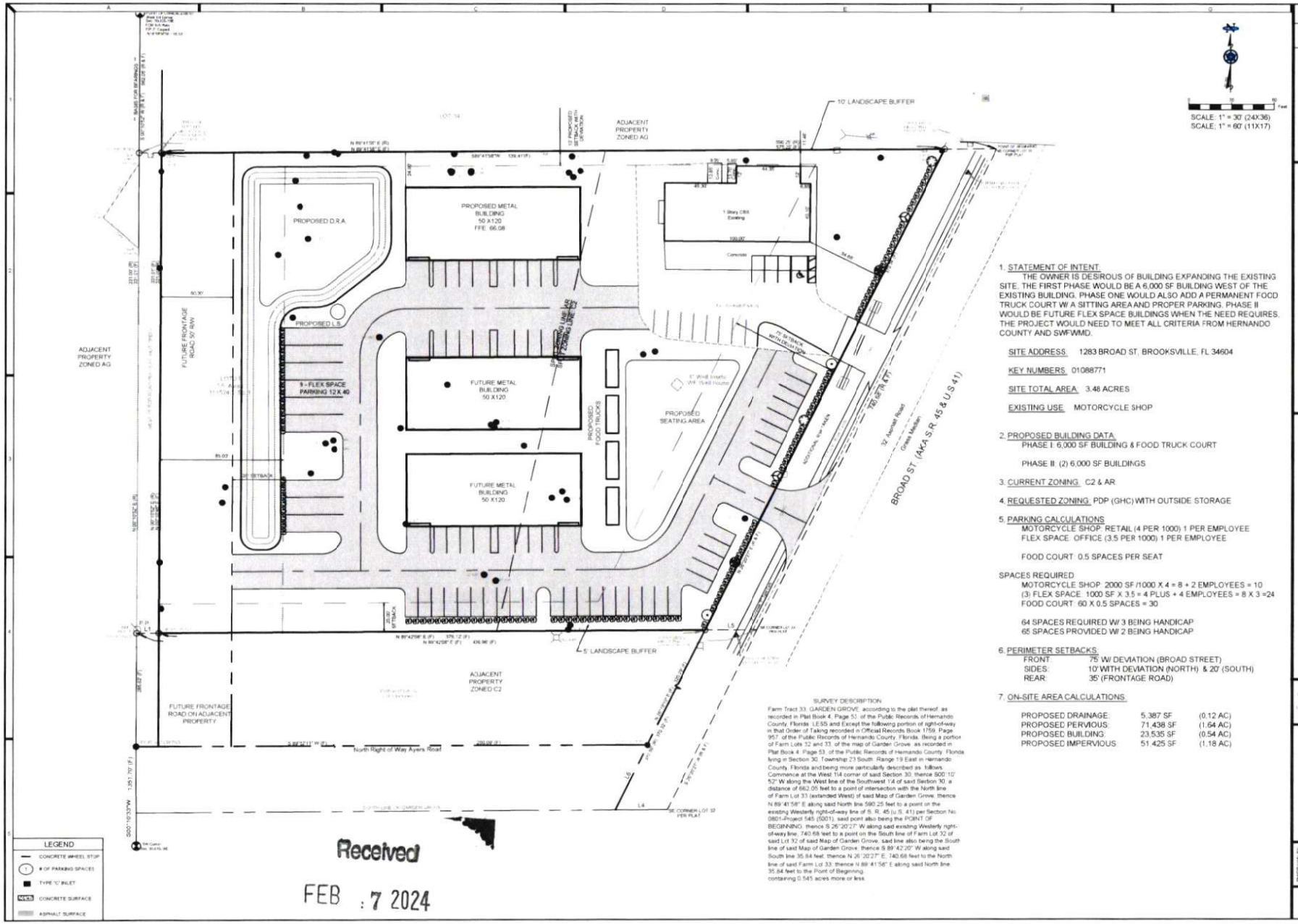

1. STATEMENT OF INTENT.
THE OWNER IS DESIROUS OF BUILDING EXPANDING THE EXISTING SITE. THE FIRST PHASE WOULD BE A 6,000 SF BUILDING WEST OF THE EXISTING BUILDING. PHASE ONE WOULD ALSO ADD A PERMANENT FOOD TRUCK COURT W/ A SITTING AREA AND PROPER PARKING. PHASE II WOULD BE FUTURE FLEX SPACE BUILDINGS WHEN THE NEED REQUIRES. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS: 1283 BROAD ST, BROOKSVILLE, FL 34604

KEY NUMBERS: 01088771

SITE TOTAL AREA: 3.48 ACRES

EXISTING USE: MOTORCYCLE SHOP

2. PROPOSED BUILDING DATA:
PHASE I: 6,000 SF BUILDING & FOOD TRUCK COURT

PHASE II: (2) 6,000 SF BUILDINGS

3. CURRENT ZONING: C2 & AR

4. REQUESTED ZONING: PDP (GHC) WITH OUTSIDE STORAGE

5. PARKING CALCULATIONS
MOTORCYCLE SHOP: RETAIL (4 PER 1000) 1 PER EMPLOYEE
FLEX SPACE: OFFICE (3.5 PER 1000) 1 PER EMPLOYEE

FOOD COURT: 0.5 SPACES PER SEAT

SPACES REQUIRED
MOTORCYCLE SHOP: 2000 SF /1000 X 4 = 8 + 2 EMPLOYEES = 10
(3) FLEX SPACE: 1000 SF X 3.5 = 4 PLUS + 4 EMPLOYEES = 8 X 3 =24
FOOD COURT: 60 X 0.5 SPACES = 30

64 SPACES REQUIRED W/ 3 BEING HANDICAP
65 SPACES PROVIDED W/ 2 BEING HANDICAP

6. PERIMETER SETBACKS:
FRONT: 75' W/ DEVIATION (BROAD STREET)
SIDES: 10' WITH DEVIATION (NORTH) & 20' (SOUTH)
REAR: 35' (FRONTAGE ROAD)

7. ON-SITE AREA CALCULATIONS:

PROPOSED DRAINAGE:	5,387 SF	(0.12 AC)
PROPOSED PERVIOUS:	71,438 SF	(1.64 AC)
PROPOSED BUILDING:	23,535 SF	(0.54 AC)
PROPOSED IMPERVIOUS:	51,425 SF	(1.18 AC)

SURVEY DESCRIPTION:
Farm Tract 33, GARDEN GROVE, according to the plat thereof, as recorded in Plat Book 4, Page 53, of the Public Records of Hernando County, Florida. LESS and Except the following portion of right-of-way in that Order of Taking recorded in Official Records Book 1759, Page 957, of the Public Records of Hernando County, Florida. Being a portion of Farm Lots 32 and 33, of the map of Garden Grove, as recorded in Plat Book 4, Page 53, of the Public Records of Hernando County, Florida, lying in Section 30, Township 23 South, Range 19 East in Hernando County, Florida and being more particularly described as follows: Commence at the West 1/4 corner of said Section 30; thence S00°10'52"W along the West line of the Southwest 1/4 of said Section 30, a distance of 662.05 feet to a point of intersection with the North line of Farm Lot 33 (extended West) of said Map of Garden Grove; thence N 89°41'58" E along said North line 580.25 feet to a point on the existing Westerly right-of-way line of S. R. 45 (u. S. 41) per Section No. 0801-Project 545 (5001), said point also being the POINT OF BEGINNING; thence S 26°20'27" W along said existing Westerly right-of-way line, 740.68 feet to a point on the South line of Farm Lot 32 of said Lot 32 of said Map of Garden Grove, said line also being the South line of said Map of Garden Grove; thence S 89°42'20" W along said South line 35.84 feet; thence N 26°20'27" E, 740.68 feet to the North line of said Farm Lot 33; thence N 89°41'58" E along said North line 35.84 feet to the Point of Beginning.
containing 0.545 acres more or less.

Received
FEB 7 2024
Planning Department
Hernando County, Florida

RIDE PRO 2
MASTER PLAN

MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET BROOKSVILLE, FL 34601 PHONE: (352) 597-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE

LARRY G. BOONE, PE

SHEET NO.
1 OF 1

User Name: fdica Plot Date: Feb 07, 2024 - 10:30am Drawing Name: W:\PROCIVIL\2022 Projects\PRO220073 - Ride Pro 2\220773ste2.dwg