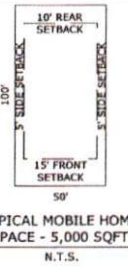


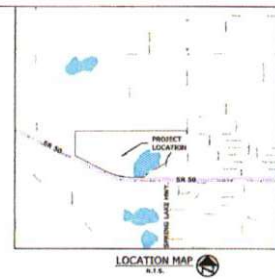
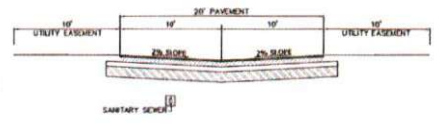
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
RESIDENTIAL AREAS	55	300	N/A
PASSIVE REC, POTENTIAL DRAINAGE, PRIMITIVE CAMPING	25	N/A	N/A
PASSIVE RECREATION & POTENTIAL DRAINAGE	10	N/A	N/A
ACTIVE RECREATION AREA	3.5	N/A	N/A
BUFFERS & OPEN SPACE	16.97	N/A	N/A
TOTAL:	+/- 110.47	300	APPROX. 2.73 UNITS/ AC.

Site Data
 Owner: Sunny Pines of Hernando LLC
 Applicant: Sunny Pines of Hernando, LLC
 Parcel Key Nos: 370360, 1356357, 1065466
 Section 33 Township 22 Range 20
 Current Zoning: CPDP W/ C2 & R1MH Uses
 Proposed Zoning: CPDP W/ PDP-MH & PDP-REC Uses
 Area= +/- 110.47 Ac.
 Proposed No. of Mobile Home Spaces: 300



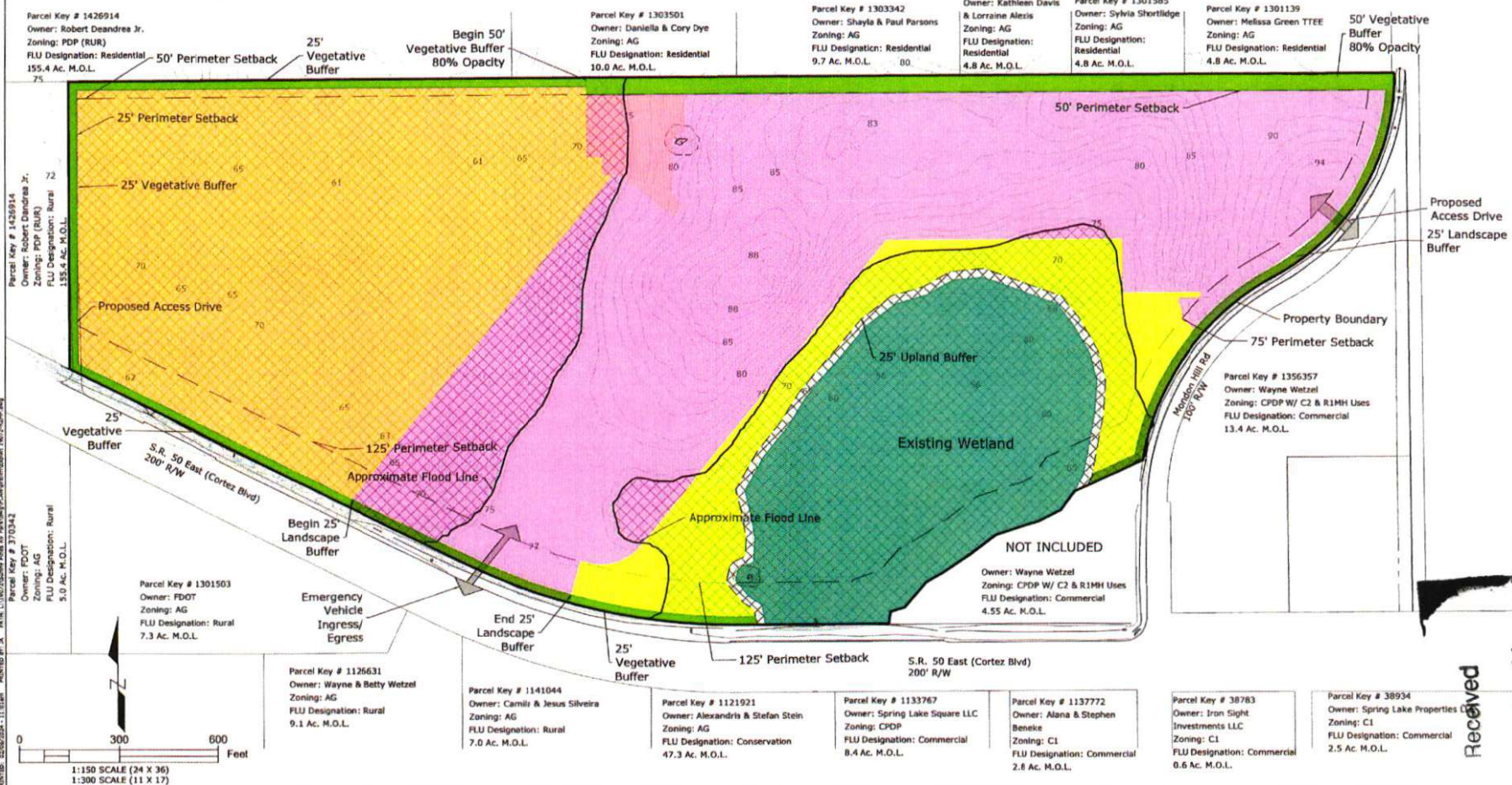
LEGEND

- RESIDENTIAL, CIRCULATION, AND DRAINAGE AREA
- PASSIVE REC, PRIMITIVE CAMPING AND POTENTIAL DRAINAGE AREA
- PASSIVE REC AND POTENTIAL DRAINAGE AREA
- ACTIVE RECREATION AREA
- WETLANDS
- FEMA 100 YR. FLOODPLAIN
- VEGETATIVE BUFFERS
- LANDSCAPE BUFFERS



Perimeter Building Setbacks:
 North: 50'
 South: 125' (SR 50)
 East: 75' (Mondon Hill Rd.)
 West: 50'

Buffers:
 North- 25' Vegetative Buffer / 50' Vegetative Buffer where adjacent to Development
 South- 25' Vegetative Buffer / 25' Landscape Buffer where adjacent to Development
 East- 25' Landscape Buffer Along Mondon Hill Rd.
 West- 25' Vegetative Buffer



ZONING MASTER PLAN
 SUNNY PINES MOBILE HOME PARK



RELEASE OF DOCUMENT
 INCORPORATED INTO THE ZONING MASTER PLAN FOR SUNNY PINES MOBILE HOME PARK. THIS DOCUMENT IS THE PROPERTY OF COASTAL PLANNING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS WITHOUT THE WRITTEN PERMISSION OF COASTAL PLANNING, INC.

DATE: 11/15/2024
 SHEET: 1
 PROJECT: SUNNY PINES MOBILE HOME PARK

Received
 Planning Department
 19072