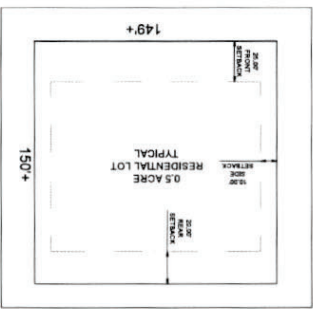


APR 01 2025

HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION



KEY # 1273268
OWNER: PAN PRINIOTAKIS
C/O. KRONOS USA INC
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL

20' SIDE
SETBACK

20' SIDE
SETBACK

KEY # 189958
OWNER: BHARAT MALHOTRA
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL

KEY # 189771
OWNER: ROBERT R
TTEE CORRADO
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL

KEY # 189780
OWNER: DOMINIC THOMPSON
CURRENT ZONING: AR2
RESIDENTIAL

KEY # 1048118
OWNER: VIOLET M
PAPPAS
CURRENT ZONING: RCT

KEY # 1134338
OWNER, HERNANDO
COUNTY
CURRENT ZONING: R10
CURRENT LAND USE:

POT O' GOLD LANE

35.00 REAR SHOCK

A number line with a closed circle at 1 and an open circle at 4. The region between 1 and 4 is shaded.

LEGEND

SINGLE FAMILY AREA	
MULTIFAMILY AREA	
COMMERCIAL AREA W/ 2ND STORY APARTMENTS	

60' ADDITIONAL R.O.W. DEDICATED TO
HERNANDO COUNTY FOR WIDENING

60.00' RM

8. PHASING:
PHASE I: INFRASTRUCTURE (ON-SITE &
OFF-SITE) AND 0.5 ACRE LOTS
PHASE II: 120 TOWNHOUSE UNITS
PHASE III: AMENITIES
PHASE IV: RETAIL W/ 15 APARTMENTS

7. ON-SITE AREA CALCULATIONS:

124 SPACES PROVIDED W/ 8 HANDICAP
6. PERIMETER SETBACKS:
FRONT: 75' (SOUTH / COUNTY LINE RD)
SIDES: 20' (WEST & EAST)
REAR: 35' (NORTH / POT O' GOLD LANE)

RETAIL 4 SPACES PER 1000 (18500 SF / 1000 X 4) = 66
RETAIL 4 SPACES PER 1000 (7000 SF / 1000 X 4) = 28
RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24

RESTAURANT W/ APARTMENTS ON 2ND
STORY - PDP (HMC)
-MIDDLE) 11.70 AC (TOWN HOMES &
AMENITIES) - PDP (MF)
-REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)
5. PARKING CALCULATIONS

4. REQUESTED ZONING: CDDP

2. PROPOSED BUILDING DATA:

- 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON

KEY NUMBERS: 189940 & 189959

THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF
- 2ND STORY
- 2.27 ACRES OF 0.5 RESIDENTIAL LOTS (4 LOTS)

1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTIFAMILY 120 TOWN



PRO CIVIL 360

DIMETRY
COUNTY LINE REZONING

MASTER PLAN

User Name: fdica

Print Date: Apr 01, 2025 - 8:42am

Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 -

Millimetry County Line Rezoning\24064 Rezoning1.dwg

APR 11 1963