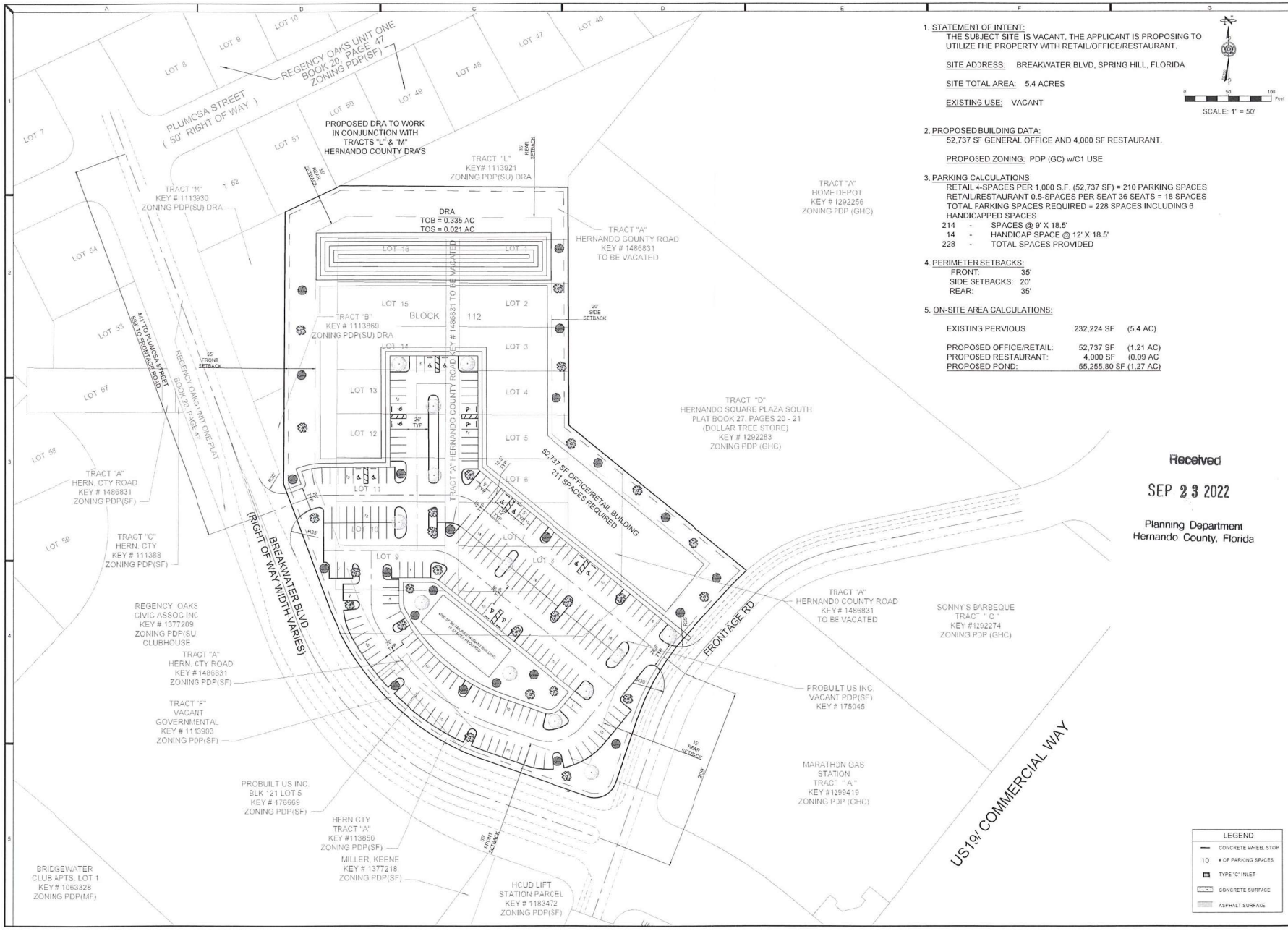

1. STATEMENT OF INTENT:
THE SUBJECT SITE IS VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH RETAIL/OFFICE/RESTAURANT.

SITE ADDRESS: BREAKWATER BLVD, SPRING HILL, FLORIDA

SITE TOTAL AREA: 5.4 ACRES

EXISTING USE: VACANT

SCALE: 1" = 50'

2. PROPOSED BUILDING DATA:
52,737 SF GENERAL OFFICE AND 4,000 SF RESTAURANT.

PROPOSED ZONING: PDP (GC) w/C1 USE

3. 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

4. PERIMETER SETBACKS:
FRONT: 35'
SIDE SETBACKS: 20'
REAR: 35'

5. ON-SITE AREA CALCULATIONS:

EXISTING PERVIOUS	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

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 DOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE (352) 693 4266 WWW.PROCIVIL360.COM

LARRY G. BOONE
FL PE #4410
EXAMINED AND APPROVED
DATE:

PM/DRAWN BY: FAD
SCALE: AS NOTED
DATE: 03-25-2022
SEC: 10
TWP: 22S
RANGE: 17E
JOB NUMBER: 22012

SHEET NO.
1 OF 1

User Name: adica Plot Date: Sep 23, 2022 - 9:17am Drawing Name: W:\PROCIVIL\2022 Projects\PRO22012 - Breakwater Blvd. Zoning\22012MST.dwg