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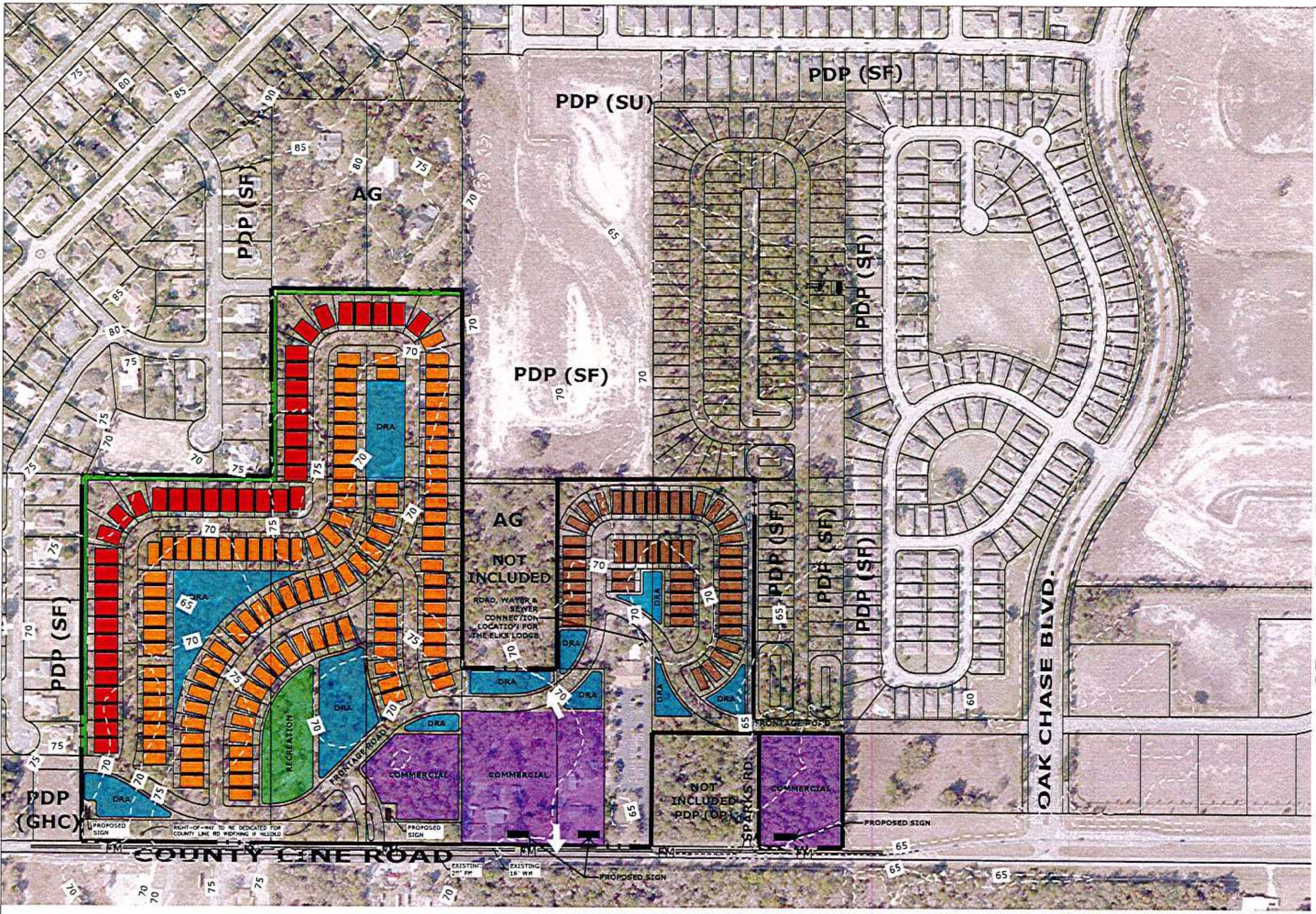


0 400 800 Feet

N

SITE DATA

APPLICANT: LANDBUILDER LLC
6522 GUNN HWY.
TAMPA, FL 33625

PARCEL KEY NOS. 1774164, 379058, 1011041, 378772, 378790, 378807, 378745, 379076, 378889

SECTION / TOWNSHIP / RANGE :
S 33 AND 34 / T 23 SOUTH / R 18 EAST, HERNANDO CO. , FL

APPROX. TOTAL AREA: 72.7 AC

PROPOSED ZONING: CPDP (SF) (GC)
IN ADDITION TO (GC) SPECIFIC C2 USE FOR HAULING AND STORAGE ON KEY 379058

IN ADDITION TO SPECIFIC C-2 USE FOR MINI-STORAGE ON KEY 379076 & 378790

IN ADDITION TO (SF) ON KEY1011041 RETAIN EXISTING AG USE FOR FRATERNAL LODGE (ELKS)

BUILDING SETBACKS:
FOR SINGLE FAMILY -
FRONT 25'
SIDE 5' (DEVIATION FROM 10'
REAR 15' (DEVIATION FROM 20')
FOR GENERAL COMMERCIAL -
FROM COUNTY LINE ROAD - 75'
SIDE - 20'
REAR - 35'
15' BETWEEN BUILDINGS

F.I.R.M. - COMMUNITY PANELS 012053C 0309D, 012053C 0317D, 012053C 0328D AND 012053C 0336D ZONE X

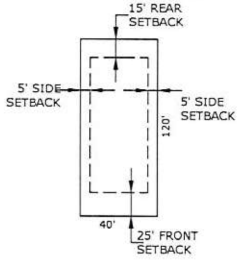
GENERAL NOTES

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PALNS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.

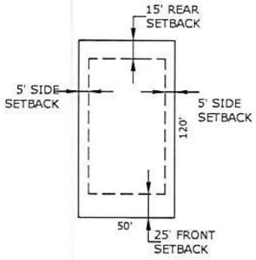
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LAND USE TABLE

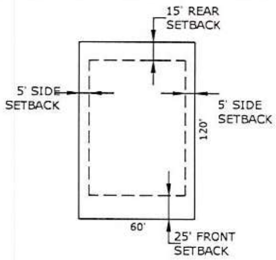
USE	ACREAGE	LOTS	SQ. FT.
(SF) SINGLE FAMILY	40.7	230	
(GC) COMMERCIAL	12.0		150,000
PARK(S)	2.8		
DRA / OPEN SPACE	14.2		
ELKS LODGE	3.0		20,000
TOTAL	72.7	230	



40'x120' SINGLE FAMILY LOT
NTS



50'x120' SINGLE FAMILY LOT
NTS



60'x120' SINGLE FAMILY LOT
NTS

LEGEND

- 40'x120' SINGLE FAMILY LOT
- 50'x120' SINGLE FAMILY LOT
- 60'x120' SINGLE FAMILY LOT
- 20' BUFFER / RECREATION
- COMMERCIAL
- DRAINAGE

REZONING / MASTER PLAN

LANDBUILDER, LLC

Coastal

REUSE OF DOCUMENT

REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET 1

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