

LEGEND

- PROPOSED
- PROPERTY LINE
 - 18" CONCRETE CURB & GUTTER
 - PROPOSED CHAIN LINK FENCE
 - EQUIPMENT STORAGE AREA

LEGAL DESCRIPTION (R30-222-19-3170-0000-0010): TRACTS 1, 2, 23, AND 24, SECTION K, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

CONTAINING 4.77 ACRES MORE OR LESS.

LEGAL DESCRIPTION (R30-222-19-3170-0000-0030): LOTS 3, AND 4, POTTERFIELD GARDEN ACRES, SECTION K, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 46, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

CONTAINING 2.69 ACRES MORE OR LESS.

FL DMV TAGGED EQUIPMENT LIST

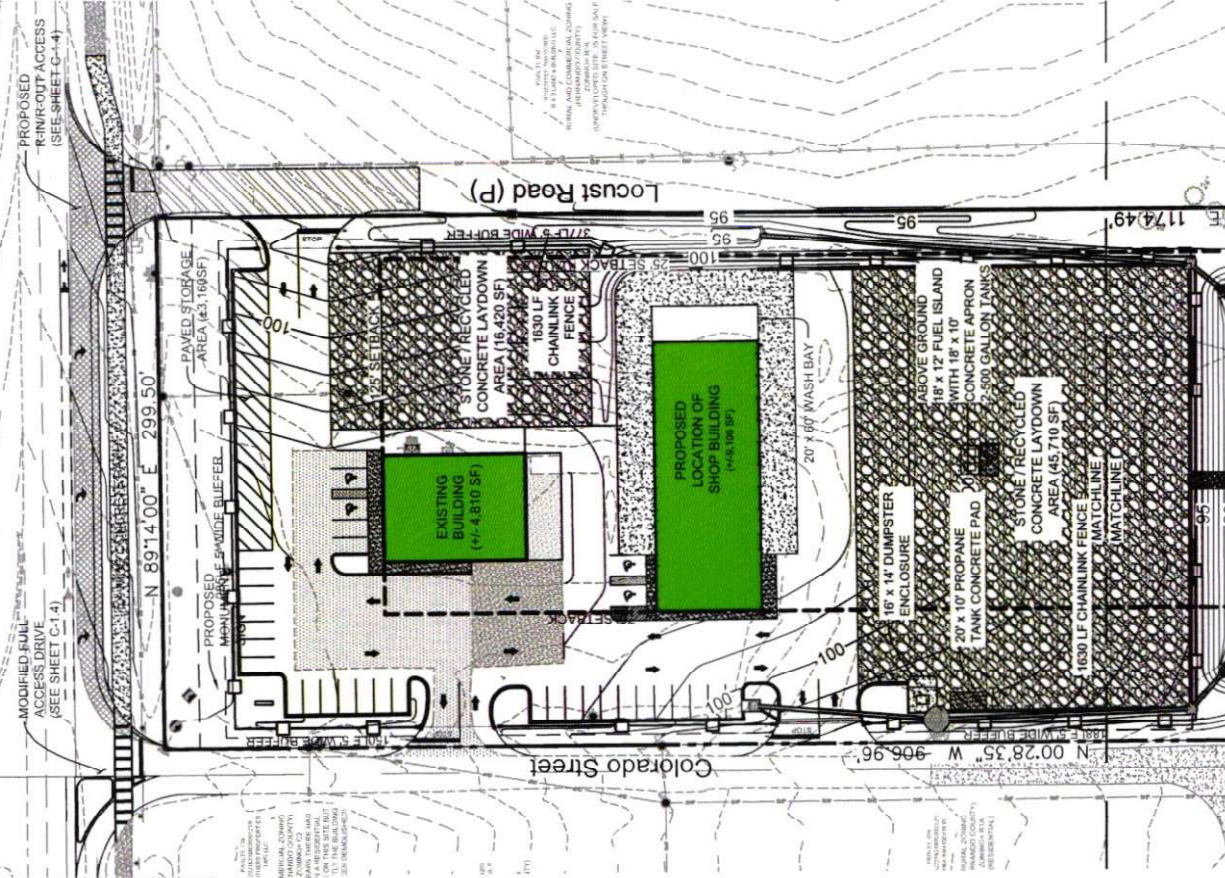
NUMBER	EQUIPMENT
6	6"X" UTILITY SINGLE AXLE TRAILER
4	4 YARD TANDEM AXLE DUMP TRAILER
1	PICK UP TRUCK DELIVERY (F150)
2	WATER TRAILER 900 GALLON W/ PUMP
1	STAKE BODY UNDER 10,001 LB. (F250 OR F350)
6	18" DECK TANDEM AXLE TILT TRAILER
6	WALK-BEHIND TRENCHER TRAILER
2	12" LIFT BED SINGLE AXLE TRAILER
2	2 YARD SINGLE AXLE DUMP TRAILER
2	TRACTOR TRAILER W/53' LANDOLL

DETAILED STRUCTURE DESCRIPTION

PROPOSED SHOP BUILDING IS APPROX. 9,100 SF W/ 1,200 SF ATTACHED OPEN WASH BAY:

- 7,560 SF SERVICE/SHOP AREA
- 248 SF ENTRY AREA
- 487 SF OFFICE AREAS
- 535 SF BREAK ROOM / AND RESTROOMS
- 112 SF UTILITY / DATA ROOMS
- 158 SF MISC.

Received
FEB 5 2024
Planning Department
Hernando County, Florida



PROJECT NARRATIVE

EXISTING 4,810 SF SALES BUILDING IS TO REMAIN IN PLACE WITH THE CONSTRUCTION OF A NEW 9,100 SF SHOP WITH AN ATTACHED 1,200 SF WASH BAY FOR THE PURPOSE OF EQUIPMENT MAINTENANCE, AND REPAIR; ALONG WITH APPROXIMATELY 61,445 SF OF OUTDOOR STORAGE, AND 53,355 SF OF PARKING AND DRIVES. THE REMAINING 196,630 SF WILL BE COMPRISED OF GREENSPACE AND STORMWATER MANAGEMENT. PROPOSED SECURITY FENCE, CUSTOMER AND EMPLOYEE PARKING, AND ACCESS FROM CORTEZ BLVD (LOCUST ROAD) IS TO BE CONSTRUCTED AS PART OF THIS PROJECT. THE PROPERTY IS CURRENTLY ZONED C-2 (NORTH PORTION) AND R1A (SOUTH PORTION). THE PROPOSED ZONING FOR THE DEVELOPED PORTION OF THE PARCEL IS C-2. ANNEXATION IS REQUESTED INTO THE CITY OF BROOKSVILLE.

SITE CHARACTERISTICS

PARCEL ID (2): R30-222-19-3170-0000-0010
R30-222-19-3170-0000-0030
SITE ADDRESS (2): 17046 & 17064 CORTEZ BLVD
BROOKSVILLE, FL 34601
PARCEL SIZE (0010): 4.775 ACRES (207,997 SF)
PARCEL SIZE (0030): 2.693 ACRES (117,342 SF)
TOTAL SIZE: 7.468 ACRES (325,339 SF)
PROPOSED BUILDING SIZE: 9100 SF (SHOP) ONE-STORY

PROPOSED SITE USE AND ZONING CLASS

PROPOSED USE: SUNBELT RENTALS (SMALL EQUIP. RENTAL)
PROPOSED ZONING: C2 (HERNANDO COUNTY)

PARKING

REQUIRED: 27 SPACES (2 / 1,000 SP/1,000 SF GFA)
CALCULATION: 13,600SF x 211,000 = 27 SPACES
PROVIDED: 35 SPACES
HC SPACES: 2 REQUIRED: 4 PROVIDED: 4

BUILDING SETBACKS:

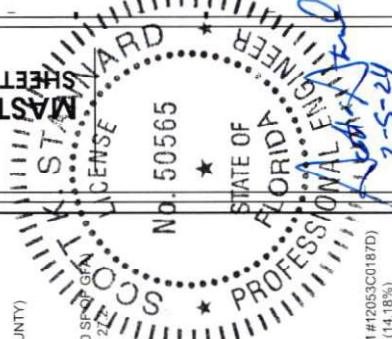
FRONT (CORTEZ BLVD): 125 FT
SIDE (COLORADO ST.): 75 FT
SIDE (LOCUST RD.): 25 FT

BUFFERS:

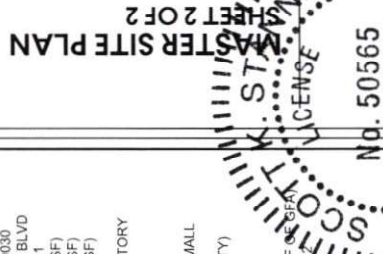
FRONT (RAW ADJACENT): 5 FT WIDE
PARKING LOT PERIMETER: 5 FT WIDE
FLOODING ZONE: ZONE A FEMA FIRM #12053C0187D)
EXISTING IMPERVIOUS AREA: 1,059 AC (46,140SF) (14.18%) (INCLUDES GRAVEL)
PROPOSED IMPERVIOUS AREA: 3,099 AC (135,023SF) (41.49%) (INCLUDES CRUSHED CONCRETE)



MASTER SITE PLAN
SHEET 1 OF 2



SUNBELT RENTAL
17046 CORTEZ BLVD.
BROOKSVILLE, FL 34601
GMC PROJECT # CGRE230062



17046 CORTEZ BLVD.
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TOTAL SIZE:
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PROPOSED USE: SUNBELT RENTALS (SMALL EQUIP. RENTAL)

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27 SPACES (2 / 1,000 SF OF G
13,600SF x 2/1,000 = 27.2
35 SPACES

UT (CORTEZ BLVD):
(COLORADO ST.):
(LOCUST RD.):

5 FT WIDE
5 FT WIDE

PROPOSED IMPERVIOUS AREA: 3.099 AC (135,023SF) (41.49%
(INCLUDES GRAVEL)



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PROPOSED	DESCRIPTION
	PROPERTY LINE
	18" CONCRETE CURB &
	18" CONCRETE RIBBON
	PROPOSED CHAIN LINK
	EQUIPMENT STORAGE

CONTAINING 4.77 ACRES MORE OR LESS.

CONTAINING 2.69 ACRES MORE OR LESS.

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