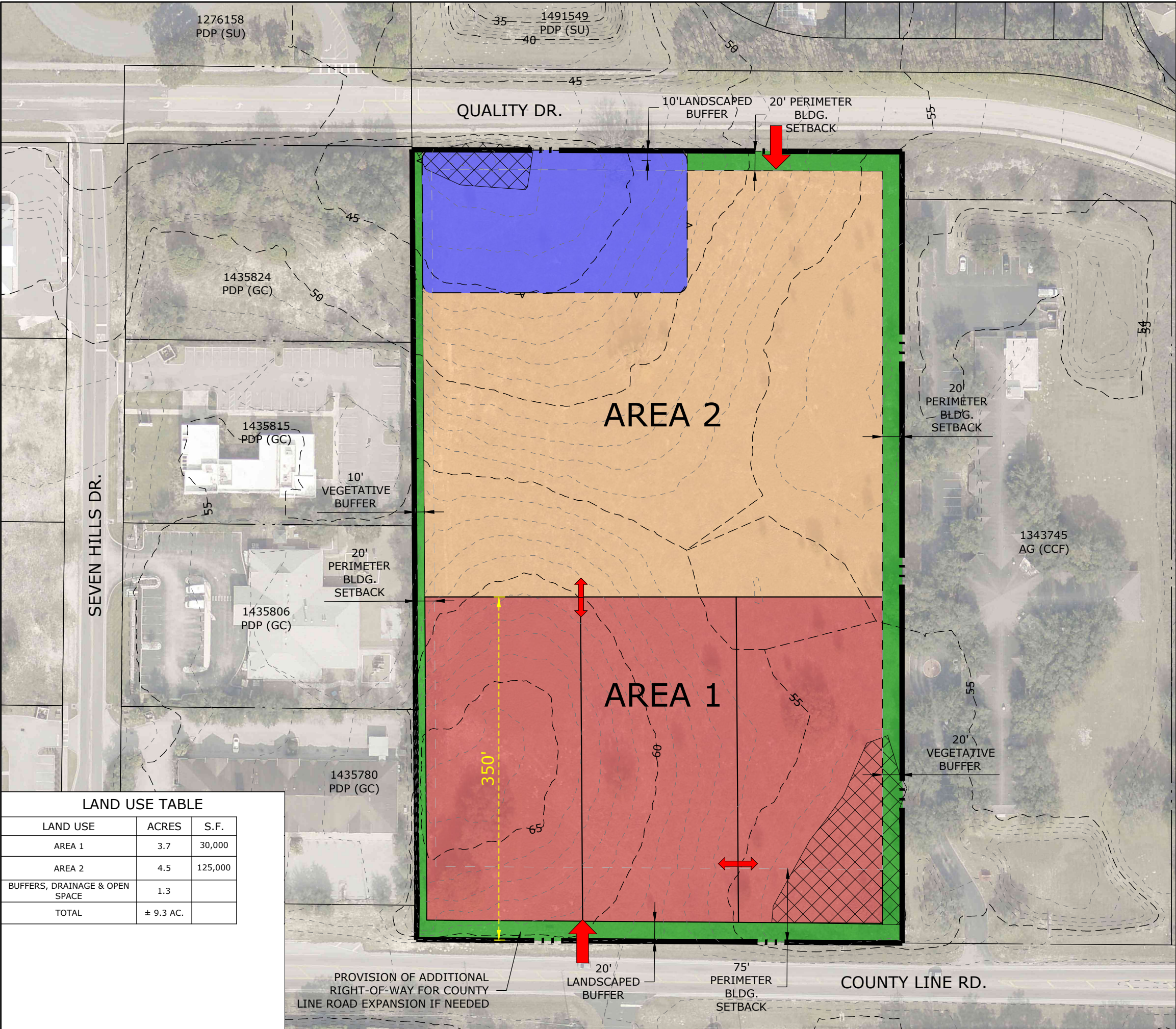
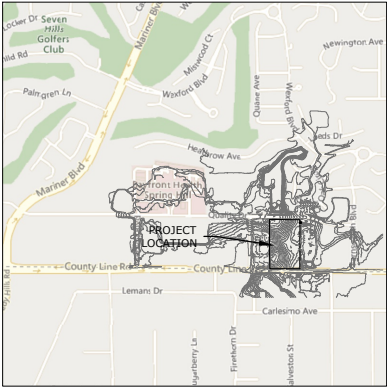
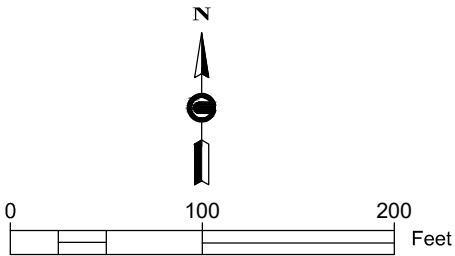


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LAND USE TABLE

LAND USE	ACRES	S.F.
AREA 1	3.7	30,000
AREA 2	4.5	125,000
BUFFERS, DRAINAGE & OPEN SPACE	1.3	
TOTAL	± 9.3 AC.	



SITE DATA:
Owner: RAIN DANCER LLC & EVERGREEN PARTNERS LLC
Applicant: GRANGER DEVELOPMENT LLC
Parcel Key No: 1317685
STR: 36 / 23S / 18E
Current Zoning: PDP-GC W/ MINI WAREHOUSES
Proposed Zoning: CPDP W/ MINI WAREHOUSES SPECIFIC C2 USES & SPECIAL EXCEPTIONS

Area: +/- 9.3 AC.
Max. Commercial SF: 155,000 SF

PERIMETER BUILDING SETBACKS:
South (County Line Rd): 75' (PREVIOUSLY APPROVED)
North (Quality Dr): 20' (PREVIOUSLY APPROVED)
East: 20'
West: 20'

MAX. BUILDING HEIGHT: 45'

INTERNAL COMMERCIAL LOT SETBACKS:
Side : 10' (PREVIOUSLY APPROVED)
Rear: 10' (PREVIOUSLY APPROVED)
Mini Storage: 15' FRONT SETBACK

BUFFERS:
North: 10' LANDSCAPED BUFFER, 0' ALONG DRA
East: 20' VEGETATIVE BUFFER
West: 10' VEGETATIVE BUFFER
South: 20' LANDSCAPED BUFFER

- LEGEND:**
- PROJECT BOUNDARY
 - FEMA FLOOD ZONE
 - EXISTING ELEVATION CONTOUR LINE
 - GENERAL COMMERCIAL, MINI STORAGE & SEE ADDITIONAL C-2/SPECIAL EXCEPTION USES (GC & C-2 MAY BE SUBDIVIDED INTO UP TO 3 PARCELS)
 - GENERAL COMMERCIAL, MINI STORAGE & SEE OTHER C-2/SPECIAL EXCEPTION USES (MAY BE SUBDIVIDED INTO UP TO 10 PARCELS)
 - BUFFER
 - DRAINAGE AREA (CONCEPTUAL)
 - ACCESS POINT
 - CROSS ACCESS

REZONING MASTER PLAN

GRANGER DEVELOPMENT

DRAWING INVALID UNLESS
SIGNED AND
REGISTERED PROFESSIONAL

###, P.E.
FL REG. NO. ###

Engineering
Surveying
Environmental
Transportation
Construction Management

Coastal
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Brooksville - Florida 34601
986 Candlelight Boulevard - Fax (352) 799-8356
(352) 798-9423 - EB-0000142

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ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION
6/11/25	ERJ	3	Remove MIF
-	-	-	-
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WHEN PRINTED, TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

SHEET

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