



<p>REAR PORCH OUTPOST KEY # 11011321 LAND USE: COMMERCIAL</p>	<p>REAR PORCH OUTPOST KEY # 11011321 LAND USE: COMMERCIAL</p>	<p>REAR PORCH OUTPOST KEY # 11011321 LAND USE: COMMERCIAL</p>	<p>REAR PORCH OUTPOST KEY # 11011321 LAND USE: COMMERCIAL</p>
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1 STATEMENT OF INTENT
THE SUBJECT SITES ARE VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH MULTIFAMILY RESIDENTIAL AND RETAIL OFFICE/RESTAURANT USE PARCELS.

PARCEL INFORMATION
KEY # 11011327 & 11011325

SITE ADDRESS: LOCATED NEAR THE INTERSECTION OF SPRING LAKE HWY & CORTÉZ BLVD, HERRING COUNTY, FLORIDA

SITE TOTAL AREA: 12.00 ACRES

EXISTING USE: VACANT COMMERCIAL

EXISTING ZONING: C1

PROPOSED ZONING: GPDP

2 PROPOSED BUILDING DATA
TOWN HOMES: 50 TOTAL UNITS
80'S SPACE / UNIT = 75 PARKING SPACES
DENSITY: 50 UNITS / 0.77 ACRES = 6,275 UNITS PER ACRE
EACH UNIT HAS A GARAGE AND 1 PARKING SPACE IN PROVIDED. THE GARAGE TOTAL TO ALL OF 100 SPACES PROVIDED.

3 PERMETER SETBACKS
FRONT SETBACKS: 125' (75' W/FRONTAGE ROAD)
SIDE SETBACKS: 5'
REAR: 5'

4 ON-SITE AREA CALCULATIONS
EXISTING PERIODS: 540,866 SF (12.60 AC)
PROPOSED MULTIFAMILY: 346,971 SF (7.97 AC)
PROPOSED OUT PARCELS: 166,425 SF (4.51 AC)
PROPOSED FOND: 25,225.80 SF (1.27 AC)

LEGEND

○	CONCRETE DRIVE
●	PARKING SPACES
■	TRUCK SPACES
□	CONCRETE DRIVE
▨	EXISTING LAND USE

CIVIL ENGINEERING / RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES

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SPRING LAKE SQUARE
BROOKSVILLE, FLORIDA

MASTER PLAN

SUBMITTED P/L 10/31/22 AZ236