



1. STATEMENT OF INTENT:
 THE SUBJECT SITES ARE VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH MULTI-FAMILY APARTMENTS AND RETAIL/OFFICE/RESTAURANT OUT PARCELS.

PARCEL INFORMATION:
 KEY # 1133767 & 1137825

SITE ADDRESS: LOCATED NEAR THE INTERSECTION OF SPRING LAKE HWY & CORTEZ BLVD. HERNANDO COUNTY, FLORIDA

SITE TOTAL AREA: 12.90 ACRES

EXISTING USE: VACANT COMMERCIAL

EXISTING ZONING: C1

PROPOSED ZONING: C2PD

2. PROPOSED BUILDING DATA:

TOWN HOMES 50 TOTAL UNITS
 @1.5 SPACE / UNIT = 75 PARKING SPACES
 DENSITY: 50 UNITS/7.97 ACRES = 6.2735 UNITS PER ACRE
 EACH UNIT HAS A GARAGE AND 1 PARKING SPACE IN FRONT OF THE GARAGE FOR A TOTAL OF 100 SPACES PROVIDED.

3. PERIMETER SETBACKS:
 FRONT: 125' (75' w/FRONTAGE ROAD)
 SIDE SETBACKS: 20'
 REAR: 35'

4. ON-SITE AREA CALCULATIONS:

EXISTING PAVEMENT	548,856 SF (12.60 AC)
PROPOSED MULTI-FAMILY:	346,973.87 SF (7.97 AC)
PROPOSED OUT PARCELS:	196,455.60 SF (4.51 AC)
PROPOSED POND:	55,255.80 SF (1.27 AC)

REMINGTON OUTPOST
 KEY # 0003673
 ZONING C1
 LAND USE COMMERCIAL

PAPPA JOE'S RESTAURANT
 KEY # 0003834
 ZONING STORAGE
 LAND USE RESIDENTIALCOMMERCIAL

CARRICCI GIFTS
 KEY # 0003834
 ZONING STORAGE
 LAND USE RESIDENTIALCOMMERCIAL

SOUTHERN COAST & COUNTRY REAL ESTATE
 KEY # 00038918
 ZONING C1
 LAND USE COMMERCIAL

SPRING LAKE REAL ESTATE
 KEY # 0003867
 ZONING C1
 LAND USE COMMERCIAL

GEORGE KENNETH J SR & GEORGE NORINE A
 KEY # 0003880
 ZONING R118
 LAND USE RESIDENTIAL

GEORGE KENNETH J SR & GEORGE NORINE A
 KEY # 0003881
 ZONING R118
 LAND USE RESIDENTIAL

KERSEY HAYLEN
 KEY # 0003872
 ZONING C1
 LAND USE COMMERCIAL

SHANKS FRANKLIN
 KEY # 0113048
 ZONING AG
 LAND USE AG

CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES	
12 55071 MAIN STREET BROOKSVILLE, FL 34601 PHONE: (352) 622-4222 WWW.PROCCIVIL360.COM	
LARRY S. BOONE, P.E. F.F. # 14818 DATE:	
EXAMINED AND APPROVED:	
PROJECT NO. SCALE ANNOTED DATE SHEET NO.	1 0 1

SPRING LAKE SQUARE
BROOKSVILLE, FLORIDA

MASTER PLAN

Received

JUN 01 2022

Planning Department
 Hernando County, Florida