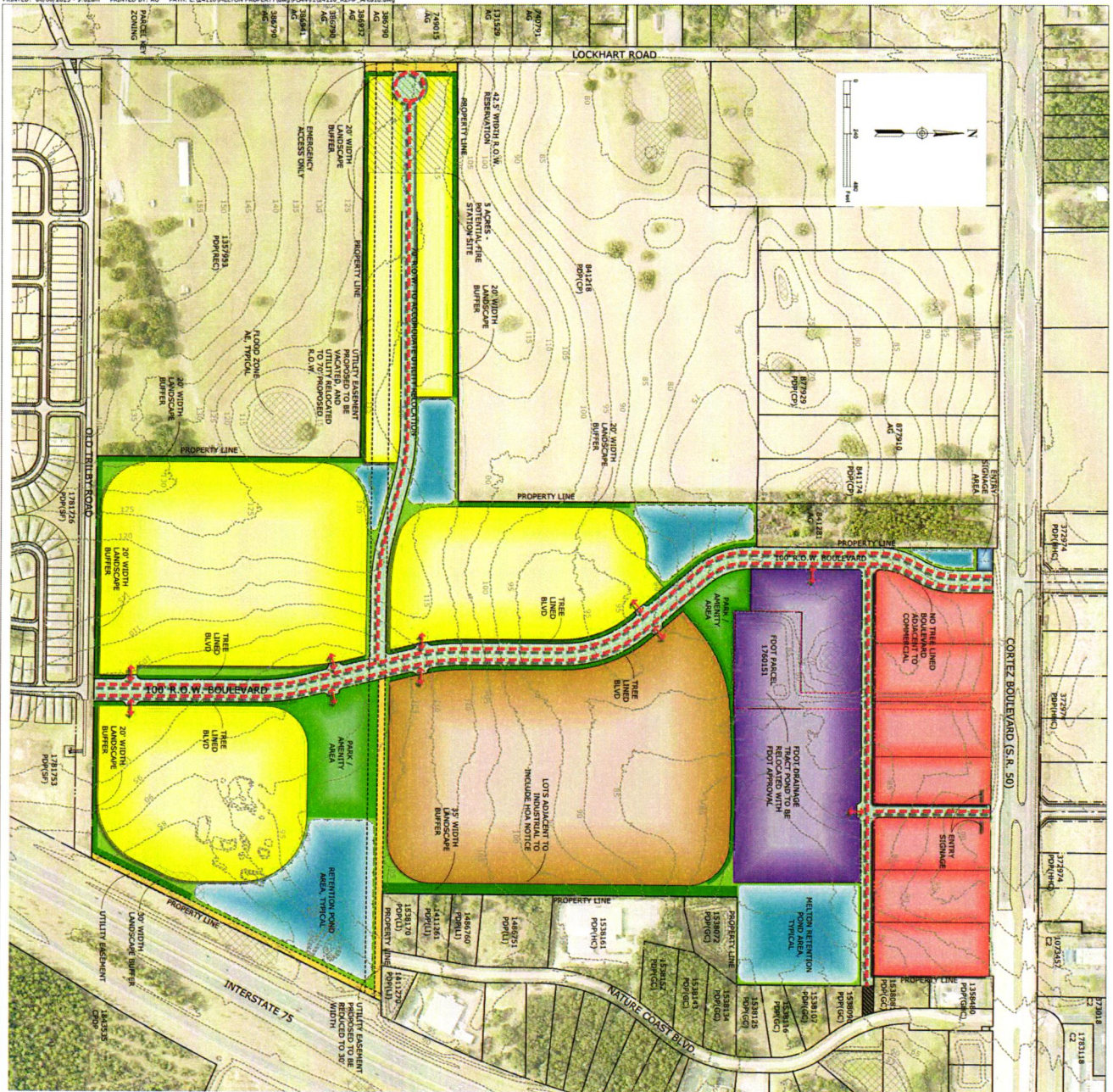




LEGEND

- COMMERCIAL AREA (POP/CC)
- RESIDENTIAL MIXED USE (POP/MF & POP/SF)
- COMMERCIAL MIXED USE (POP/CC, POP/MF, & POP/SF)
- POTENTIAL FIRE STATION SITE
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA
- R.O.W., RESERVATION AREA

LOCATION MAP

LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA (POP/CC)	20		250,000 SQ. FT.
COMMERCIAL MIXED USE (POP/CC, POP/MF, POP/SF)	19	320+	100,000 SQ. FT.
SINGLE FAMILY (POP/SF)	72	288+	
RESIDENTIAL MIXED USE (POP/MF & POP/SF)	37	370+	
DRAINAGE, NEGOTIATION, BUFFERS, OPEN SPACE	37.81		
ROADS	18		
TOTAL:	47-232.99	978	

SITE DATA

OWNER: JACK MELTON FAMILY, INC.
PARCEL KEY NO. 862923, 841138, & 1760151
SECTION / TOWNSHIP / RANGE: 06/25/26E
CURRENT ZONING: S-1 (ZONING AC. POP/CC),
PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (C/MP)
PROJECT AREA:
86/0023 8.179 A.C.
1760151 8.108 A.C.
TOTAL 8.338 A.C.
PERIMETER SETBACKS (INCLUSIVE OF BUFFERS)
FRONT 25' (EXCLUSION FROM 125')
SIDE 35'
REAR 35'

PHOTOS OF BUFFERS

ALL ACRES AND CONTAINING UNITS INCORPORATED IN LAND USE AND CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACRES SHALL BE DETERMINED IN THE FINAL PLAN.

LOCATIONS OF USE ARE CONCEPTUAL AND NOT MEANING HURDLES ONLY. THE FINAL LOCATION OF EACH USE SHALL BE DETERMINED IN THE FINAL PLAN.

JACK MELTON FAMILY, INC. AND THE FOOT AND IN NEGOTIATIONS TO INTERNALLY DEVELOP THE PROJECT. THE PROJECT SHALL BE DEVELOPED IN THE FINAL PLAN.

30' FRONT SETBACKS FOR EACH LOT SHALL BE DETERMINED IN THE FINAL PLAN.

1760151 AND 86/0023 ARE PART OF THIS RESERVATION SETBACKS.

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REVISION

DATE	REV.	BY	REV. NO.	REVISION
05/06/2025	1	BD	1	FINAL

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Coastal

Engineering Associates, Inc.
8660 Cardwright Boulevard - Brooksville - Florida 34601
(352) 799-9423 - Fax (352) 799-4358
EB-0001-12

BLACK JACK RIDGE REZONING MASTER PLAN

JACK MELTON PARCELS

SHEET 1

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