



- 1. STATEMENT OF INTENT:**
THE OWNER IS DESIROUS REVISING THE MASTER PLAN H-07-33
- SITE ADDRESS:**
KEY ID # 86622
NO CURRENT ADDRESS
- SITE TOTAL AREA:** 1.4 ACRES
- EXISTING USE:** VACANT
- 2. PROPOSED BUILDING DATA:**
7000 SF BUILDING WITH 1000 SF BEING OFFICE AND THE REMAINING 6000 SF FOR MAINTENANCE AND STORAGE.
- CURRENT ZONING:** HERNANDO COUNTY - PDP (GC) C2 USE & PDP (HC) WITH OUTSIDE STORAGE (H-07-33)
- REQUESTED ZONING:** HERNANDO COUNTY - PDP (GC) C2 USE & PDP (HC) WITH OUTSIDE STORAGE
- 3. PARKING CALCULATIONS:**
MIXED USE OFFICE/CONSTRUCTION SERVICE
3.5 SPACES PER 1000 SF (OFFICE)
1.5 PER EMPLOYEE (CONSTRUCTION SERVICE)
- 1000/1000 X 3.5 = 4 SPACES REQUIRED
5 EMPLOYEES X 1.5 = 7 SPACES REQUIRED
- 11 SPACES REQUIRED W/ 1 BEING HANDICAP
19 SPACES PROVIDED W/ 1 BEING HANDICAP
- 4. PERIMETER SETBACKS:**
FRONT: 75'
SIDES: 20'
REAR: 35' (FROM FUTURE FRONTAGE ROAD)
5. 5' LANDSCAPE BUFFER ON SOUTH AND WEST.
6. 8' FENCE WITH 100% OPACITY TO SCREEN OUTSIDE STORAGE.

LEGEND

- CONCRETE WHEEL STOP
- # OF PARKING SPACES
- TYPE '10' ALIET
- ▨ CONCRETE SURFACE
- ▨ ASPHALT SURFACE



DATE	BY	REV.

ABC
SANITATION

MASTER PLAN REVISION

PRO CIVIL 360

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

12 SOUTH MAIN STREET, WINTER HAVEN, FL 33884
PHONE: (888) 363-4546
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:
I, the undersigned, hereby certify that I am the duly authorized signatory for the purposes of this document and that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: 10/01/2025

PROJECT NO: 2025-12-12pm

SHEET NO: 1

User Name: Idca Plot Date: Oct 01, 2025 - 12:12pm Drawing Name: W:\PROG\MIL\2025 Projects\PRO25044 - John by Johns US 19250448a.dwg