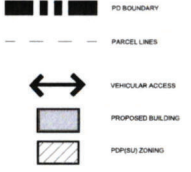


DEVELOPMENT STANDARDS

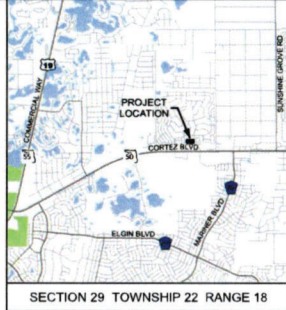
BUILDING HEIGHT: 36-FEET / 3-STORIES MAX.
NORTH SETBACK: 25- FEET MIN.
EAST SETBACK: 25- FEET MIN.
WEST SETBACK: 50- FEET MIN.
SOUTH SETBACK: 35- FEET MIN.

LEGEND



PD SITE DATA

PROJECT SIZE: 6.9± AC
PARCEL ID: 1747024
PROPERTY ADDRESS: BROOKSVILLE, FLORIDA
EXISTING ZONING: PDP(MF)
PROPOSED ZONING: PDP(SU) AND PDP(GC)
EXISTING FUTURE LAND USE: RESIDENTIAL
PROPOSED FUTURE LAND USE: RESIDENTIAL AND COMMERCIAL
EXISTING USE: VACANT
PROPOSED LAND USE: MINI WAREHOUSE (97,350 SF MAX)



LEGAL DESCRIPTION

Begin at Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 22 South, Range 18 East, Hernando County, Florida; run thence South 07°15' West, 1492.00 feet along the 1/4 Section line to the North One Inch marker Street on new loting road, thence South 82°14'47" East, 742 feet along said street, thence North 07°27' East, 1708.16 feet to the 1/4 Section line, thence North 89°47'04" West, 880 feet along said Section line to Point of Beginning, then by following described parcel of land beginning at the Southeast corner of the above described lot, thence North 82°14'47" East, along the Northerly right of way line of Independence Street, 443.00 feet, thence North 07°26'24" East 302.00 feet, thence South 89°14'13" East 300.00 feet to the East Boundary of the West A of the West A of the Southeast 1/4 of said Section 29 and the East Boundary of the above described lot, thence South 07°27' East, along said East Boundary, 600.00 feet to the Point of Beginning (hereafter referred to as the Hernando Property).

Project Name: **BROOKSVILLE SELF STORAGE**
HERNANDO COUNTY, FL
Project File: **ROBERT HIGH DEVELOPMENT, LLC**

HALFF
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No.	Revisions	Description

Project No:	54477.051
Revised:	05/20/23
Drawn By:	BB
Checked By:	JA
Date:	11/14/23
Sheet Title:	PD SITE PLAN
Sheet Number:	1 OF 1