

PRINTED: 12/03/2025 - 8:31am    PRINTED BY: RO    PATH: L:\25097\7-ELEVEN SR 50 AND KETTERING.dwg\PLAN\prelim\p-2387\_RZMP\_2025-11-18.dwg



LOCATION MAP



LEGEND

- RIGHT OF WAY RESERVATION
- ACCESS LOCATION
- BUFFERS
- RETENTION POND AREA
- PDP (GC) - GENERAL COMMERCIAL WITH ALL OP USES AND SPECIFIC C-2 USES

SITE DATA

AREA: +/- 23.3 ACRES

OWNER / APPLICANT: DMMD I LLC

PARCEL KEY NO.: 1675066

SITE ADDRESS: KETTERING ROAD

SECTION / TOWNSHIP / RANGE: 04/23S/21E

CURRENT FLU: I-75 / 50 PDD

CURRENT ZONING: GENERAL COMMERCIAL (PDP/GC)

PROPOSED ZONING: GENERAL COMMERCIAL (PDP/GC) WITH ALL OP USES AND SPECIFIC C-2 USES

MAXIMUM FLOOR AREA: UP TO 360,568 SQUARE FEET WITH UP TO 8 ADDITIONAL OUTPARCELS

MAXIMUM F.A.R.: 0.35

MAXIMUM BUILDING HT.: 60 FEET

MINIMUM BUILDING SETBACKS (INCLUSIVE OF BUFFERS)

S.R. 50 - 75 FEET (DEVIATION FROM 125 FEET)

KETTERING ROAD - 75 FEET (FROM EXISTING RIGHT OF WAY)

SOUTH - 20 FEET

EAST - 35 FEET

BUFFERS\*

WEST (KETTERING ROAD)- 20 FEET LANDSCAPE BUFFER

SOUTH (SIDE)- 20 FEET VEGETATIVE BUFFER

NORTH (S.R. 50)- 20 FEET LANDSCAPE BUFFER

EAST (TRAIL) - 35 FEET VEGETATIVE BUFFER

\*NO BUFFER IS PROVIDED WHERE DRAINAGE RETENTION AREA ABUTS PROPERTY LINES.

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0239D AND 12053C 0238D EFFECTIVE DATE FEBRUARY 2,2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

LAND USE TABLE

LAND USE	ACRES	COMMERCIAL BUILDING AREA
COMMERCIAL DEVELOPMENT	16.8	360,568 SF
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	7.0	
TOTAL:	+/- 23.3	

NOTES:

\* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

\* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PERMITTING OR PLATTING.

REZONING MASTER PLAN

S.R. 50 AND KETTERING

Engineering  
Planning  
Surveying  
Environmental  
Construction Management

**Coastal**

engineering associates, inc.  
966 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 796-9423 - Fax (352) 799-8359  
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS A INSTRUMENT OF SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER USED IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV.	BY	REV. NO.	REVISION

SHEET

1