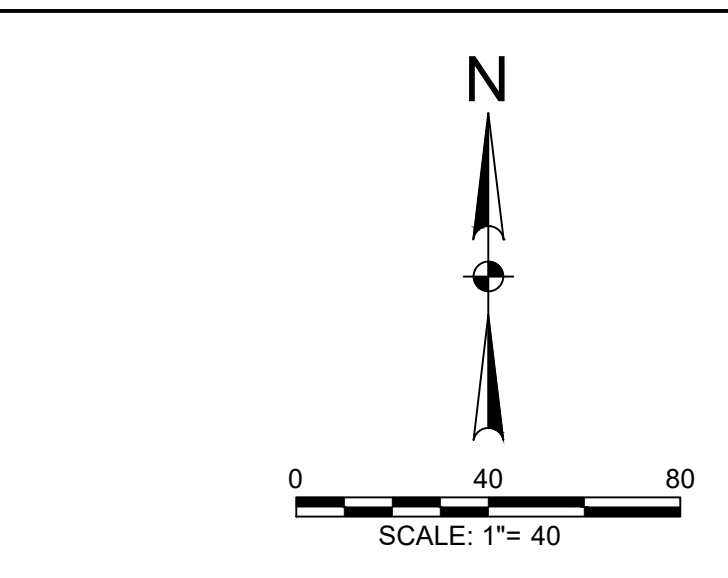
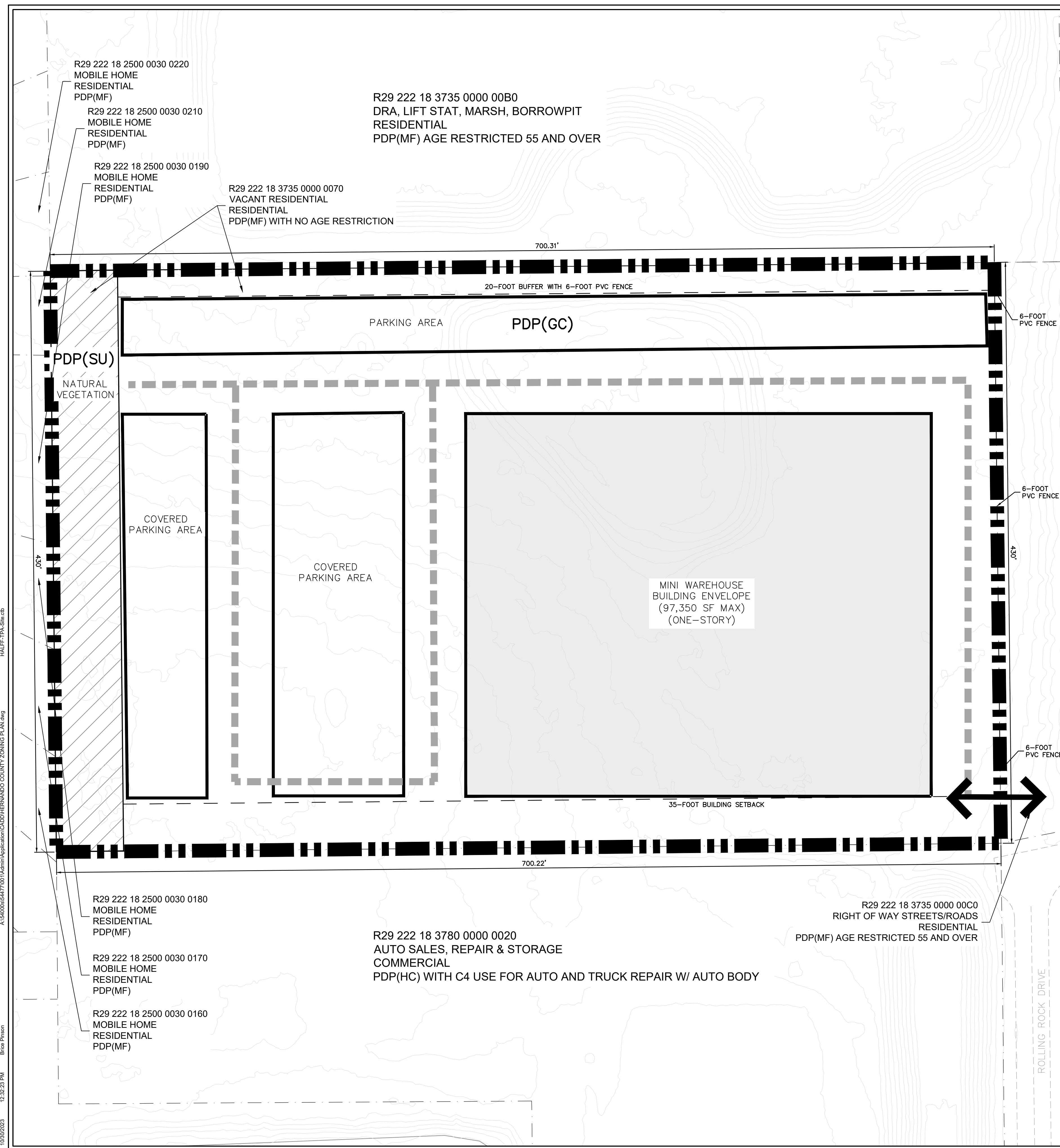


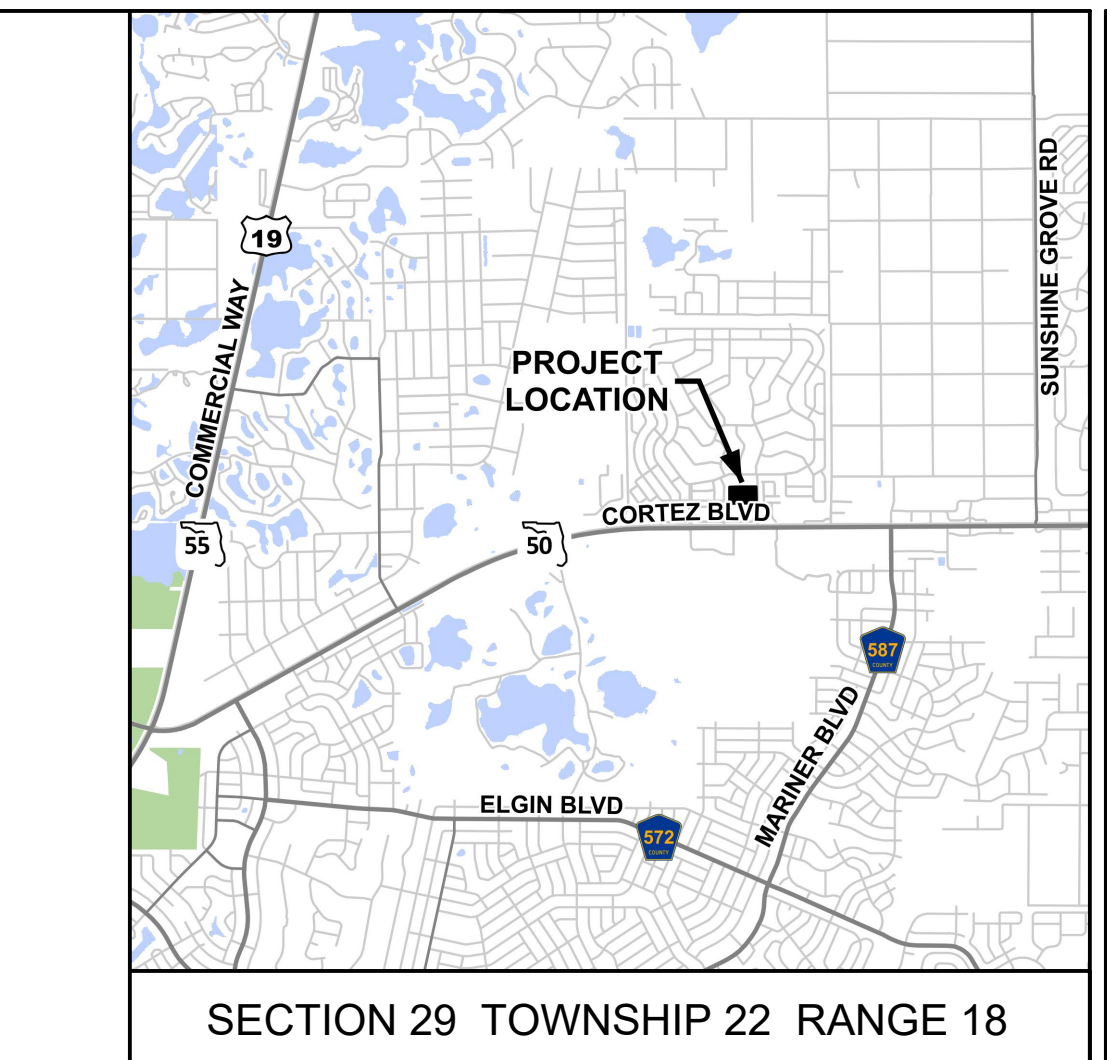
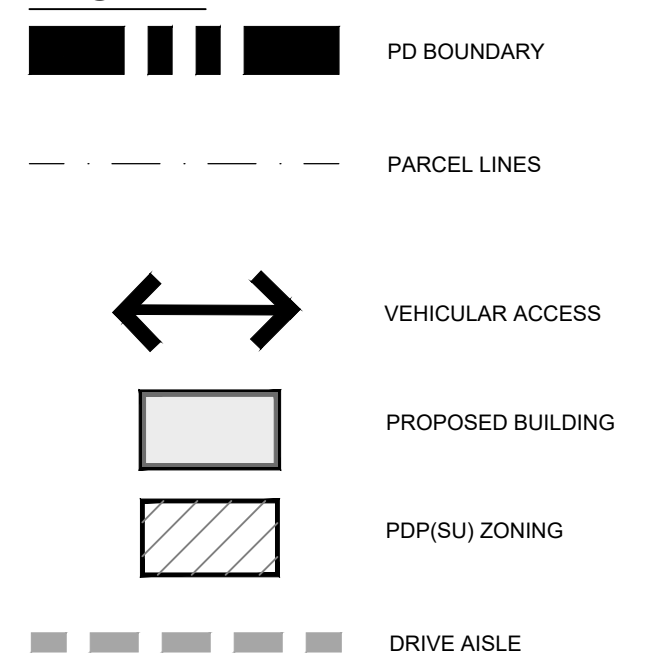
1/09/2023 12:28:29 PM Blair Pinson A:\5490065477\001\Admin\Applications\CAD\HERNANDO COUNTY ZONING PLAN.dwg HALFF-TPA-Site.cb



**DEVELOPMENT STANDARDS**

BUILDING HEIGHT: 30- FEET/ 1-STORY MAX.  
 NORTH SETBACK: 20- FEET MIN.  
 EAST SETBACK: 50- FEET MIN.  
 WEST SETBACK: 50- FEET MIN. COVERED PARKING;  
 300- FEET MIN. MAIN BUILDING  
 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 Northwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 18 East, Hernando County, Florida; run thence South 0°31'05" West, 1451.68 feet along the 1/4 Section line to the North line of Hlwaszoslav Street as now being used, thence South 63°14'47" East, 742 feet along said street, thence North 0°20'21" East, 1753.18 feet to the 1/4 Section line, thence North 89°47'04" West, 650 feet along said Section line to Point of Beginning, less the following described parcel of land: Beginning at the Southeast corner of the above described land; thence North 63°14'47" West, along the Northernly right of way line of Hlwaszoslav Street, 445.00 feet; thence North 0°00'04" East, 405.00 feet; thence South 89°14'12" East, 400.00 feet to the East Boundary of the West A of the West A of the Southeast A of said Section 25 and the East Boundary of the above described land; thence South 0°20'21" West, along said East Boundary, 600.00 feet to the Point of Beginning (hereafter referred to as the Hernando Property).

**BROOKSVILLE SELF STORAGE**  
 HERNANDO COUNTY, FL  
 Prepared For  
**ROBERT HIGH DEVELOPMENT, LLC**

1000 N. ASHLEY DRIVE, SUITE 900  
 TAMPA, FLORIDA USA 33602  
 Phone 813.620.4500 Fax 813.620.4980  
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 FL CA 33380 FL LC 26000645

Revision No.	Date	Description

Seal  
 License Number #####

Project No.: 54477.001  
 Issued: 08/2023  
 Drawn By: BP  
 Checked By: IA  
 Scale: 1" = 40'  
 Sheet Title

**PD SITE PLAN**  
 Sheet Number  
**1 OF 1**