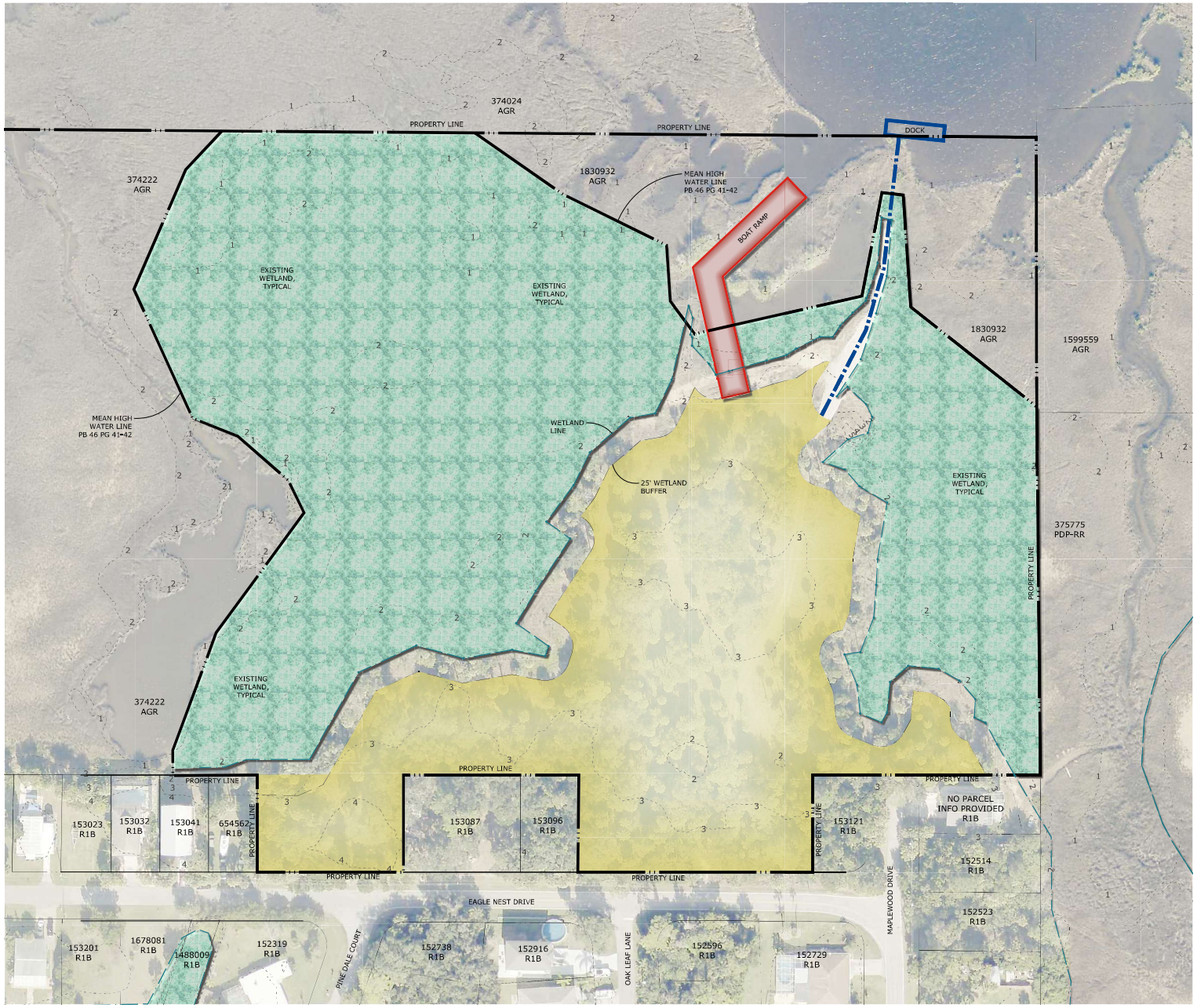

N

0 50 100 Feet

LEGEND

- PDP-SF
- EXISTING WETLAND AREA

SITE DATA

OWNERS: INSTEADA, LLC
966 CANDLELIGHT BLVD
BROOKSVILLE, FL 34601

APPLICANT: COASTAL ENGINEERING ASSOCIATES, INC. ON BEHALF OF INSTEADA, LLC

ALT-KEY NO: 153078, 1411369, 153103, 1411378, 153112, 1411387

SECTION/TOWNSHIP/RANGE: 12/23S/16E

CURRENT FLU: RESIDENTIAL

CURRENT ZONING: R1B

PROPOSED FLU: RESIDENTIAL

PROPOSED ZONING: PDP-SF (SINGLE FAMILY)

SITE AREA: ~~+/- 20.80 ACRES~~
AREA ABOVE STATE APPROVED MEAN HIGH WATER LINE: +/- 11.80 ACRES

PROPOSED # OF UNITS: UP TO 12 DWELLING UNITS*

* THE APPLICANT IS PROPOSING TO DEVELOP UNDER THE R-2 DEVELOPMENT STANDARDS WHICH PERMITS BOTH SINGLE FAMILY AND TWO FAMILY DWELLINGS.

FEMA FLOODPLAIN:
THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN COASTAL FLOOD ZONE AE (EL 12 FEET) AND COASTAL FLOOD ZONE AE (EL 13 FEET) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0144 E, EFFECTIVE DATE 01/15/2021.

DIMENSIONAL STANDARDS

UPLAND BUFFER	25 FEET ADJACENT TO JURISDICTIONAL LINE
MAXIMUM NUMBER OF UNITS	12**
MAXIMUM HEIGHT	45 FEET*

MINIMUM SETBACKS

FRONT	20 FEET (DEVIATION FROM 25 FEET)
REAR	20 FEET
SIDES	10 FEET (0 WHERE EACH UNIT IS SIDE BY SIDE IN ONE TWO FAMILY STRUCTURE)
MINIMUM LOT WIDTH	30 FEET (DEVIATION FROM 75' AT THE BUILDING LINE, AND A DEVIATION FROM 50' AT THE STREET LINE)

* MAXIMUM HEIGHT 45 FEET (DEVIATION OF 10 FEET DUE TO THE FLOOD ELEVATION REQUIREMENT FOR THE FINISHED FLOOR WHICH CAN ADD UP TO 10 FEET TO THE NECESSARY BUILDING HEIGHT.

** THE PROPERTY SHALL BE LIMITED TO A MAXIMUM OF TWELVE (12) SINGLE-FAMILY RESIDENTIAL UNITS AND MAY BE DEVELOPED IN ANY ONE OF, OR ANY COMBINATION OF, THE FOLLOWING CONFIGURATIONS:

(a) SIX (6) SINGLE-FAMILY DETACHED RESIDENCES CONSTRUCTED ON THE EXISTING SIX (6) PLATTED LOTS;

(b) SIX (6) DUPLEX-STYLE BUILDINGS, EACH CONSISTING OF TWO ATTACHED SINGLE-FAMILY UNITS UNDER SINGLE OWNERSHIP AND INDIVIDUALLY CONSTRUCTED ON ONE, MULTIPLE OR ALL OF THE EXISTING SIX (6) PLATTED LOTS; AND/OR

(c) UP TO TWELVE (12) FEE SIMPLE VILLA LOTS CREATED THROUGH THE RE-PLATTING OF THE EXISTING SIX (6) LOTS INTO UP TO TWELVE (12) INDIVIDUAL LOTS IDENTIFIED AS LOTS 1A AND 1B, 2A AND 2B, AND SO FORTH, FOR THE CONSTRUCTION OF UP TO TWELVE (12) ATTACHED VILLA UNITS.

UNDER THE VILLA DEVELOPMENT OPTION, EACH ATTACHED VILLA UNIT MAY BE SEPARATELY OWNED AND CONVEYED ON AN INDIVIDUAL FEE SIMPLE LOT. IN ALL CASES, THE TOTAL NUMBER OF RESIDENTIAL UNITS ON THE PROPERTY SHALL NOT EXCEED TWELVE (12) UNITS.

REZONING MASTER PLAN

INSTEADA

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 799-8439 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND MAY NOT BE USED, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION

DRAWING INVALID UNLESS SIGNED DATED & SEALED BY A REGISTERED PROFESSIONAL

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB No. 25006

PRINTED: 05/21/2026 - 10:12am PRINTED BY: RO PATH: L:\25006-1 Insteada\Insteada Lot 1 and 2A\dwg\PLAN\premm\25006_RZMP_05-21-2026.dwg