

HERNANDO COUNTY, FL

PDP (SF) PLAN

NEW STRATEGY HOLDINGS

BOUNDARY

INTERNAL ACCESS
LOCATIONS

PARCFI. ID: R13 423 21 0000 0030 0019

TOTAL PROPOSED LOTS

SINGLE FAMILY-DETACHED
50' X 120' LOTS 196 LOTS

PROPOSED DENSITY: 2.36 UNITS/ACRE

EXISTING ZONING:	PDP (MH)
PROPOSED ZONING:	PDP (SF)

ABUTTING ZONING/FLU	
NORTH	AGRICULTURAL / CHURCH
EAST	AGRICULTURAL/RURAL
SOUTH	AGRICULTURAL/PDP (MH), AR1
WEST	AGRICULTURAL/RURAL

PROPOSED EXTERNAL BUILDING SETBACKS	
NORTH:	30'
EAST:	30'
SOUTH:	50'
WEST ALONG US 301:	30'

REQUIRED PARK AREA:
TOTAL ACREAGE WILL MEET COUNTY STANDARDS
AND BE SIZED / LOCATED AT THE TIME OF THE
CONDITIONAL PLAT.

REQUIRED / PROVIDED BUFFERS:
SEE MASTER PLAN FOR PROPOSED LANDSCAPE
BUFFERS.

ACCESS ROADS:
50' + WIDE RIGHT OF WAY WITH TREE'D ROADWAY
ACCESS FOR MOTOR VEHICLES AT REYNOLDS STREET
AND US 301.

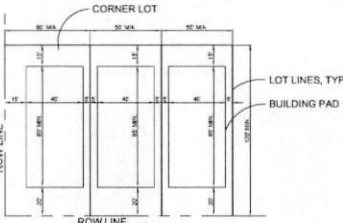
PARKING REQUIREMENTS:
2.5 SPACES PER UNIT (2 IN GARAGE, 1-2 IN DRIVEWAY)

APPLICANT:

SHADY OAKS NORTH LLC
4912 TURNBURY DRIVE
TAMPA, FL 33647

PROJECT PLANNER / ENGINEER:

FLORIDA DESIGN CONSULTANTS, INC.
17907 APRILE DRIVE, SUITE 150
LAND O' LAKES, FL 34638
PHONE: 727-849-7588
EMAIL: BKASCHYK@FLDESIGN.COM



TYPICAL LOT SIZE EXHIBIT & SETBACKS

A map of the study area showing the location of the proposed site. The map includes major roads such as Highway 101, Highway 1, and Highway 2. Key landmarks like the University of Regina and the Regina International Airport are marked. The proposed site is indicated by a red circle and labeled 'SITE LOCATION'. The map also shows the Regina River and surrounding green spaces.

 **FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

17507 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 3
PHONE: (727) 848-7588 FAX: (727) 848-3648 WWW.FLDESIGN

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2024	11/15/2024	RWC	1