## RECEIVED

MANUER ROBERT R
TTEE CORRADO
CURRENT ZONING AR2
CURRENT LAND USE
RESIDENTIAL OWNER VIOLET M
PAPPAS
CURRENT ZONING: RC1
CURRENT LANG USE:
RESIDENTIAL KEY # 189780
OWNER DOMINIC
THOMPSON
CURRENT ZONING AR2
CURRENT LAND USE:
RESIDENTIAL OMNER: HERNANDO COUNTY
CURRENT ZONING: R1C
CURRENT LAND USE:
DRA 50,00' EX R/W POT O' GOLD LANE HALF ACRE SINGLE
FAMILY LOT WITH
COUNTY WATER AND
SEPTIC FAMILY LOT WITH
COUNTY WATER AND
SEPTIC HALF ACRE SINGLE
FAMILY LOT WITH
COUNTY WATER AND
SEPTIC FAMILY LOT WITH COUNTY WATER AND SEPTIC 2.27 ACRES OF SINGLE FAMILY 05,AC LOTS 25,007 FRONT SETBACK SETBACK 0.5 ACRE RESIDENTIAL LOT TYPICAL 149'+ 30' ACCESS STRIP 150'+ 11.70 ACRES OF MULTIFAMILY TOWN HOMES, CONDOS, APARTMENTS KEY # 1273268
OWNER: PAN PRINIOTAKIS
CIO, KRONOS USA INC
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL 120 MULTI-FAMILY UNITS WITH AMENITIES KEY # 189968
OWNER: BHARAT MALHOTRA
CURRENT ZONING: AR2
CURRENT LAND USE:
RESIDENTIAL 20' SIDE SETBACK MULTIFAMILY AREA
COMMERCIAL AREA W/
2ND STORY
APARTMENTS SINGLE FAMILY AREA HERUANDO COUNTY DEVELOPMENT SERVICES
ZONING DAVISION APR 0 1 2025 50.00' FRONTAGE ROAD 4.00 ACRES OF COMMERCIAL COMMERCIAL BUILDINGS AND RESTUARANT WI APARTMENTS ON 2ND FLOOR 75.00' FRONT SETBACK FUTURE RW FUTURE RW 60' ADDITIONAL R.O.W. DEDICATED TO HERNANDO COUNTY FOR WIDENING B, PHASING.

PHASE E INFRASTRUCTURE ( ON-SITE & OFF-SITE ) AND 0.5 ACRE LOTS

PHASE II: 120 TOWNHOUSE UNIT'S

PHASE IV: RETAIL WI 15 APARTMENTS

PHASE IV: RETAIL WI 15 APARTMENTS C 2 PROPOSED BUILDING DATA.
C 120 TOWN JONES WITH AMENITIES
(10.25 UNITSMC)
4.0 ACRES OF COMMERCIAL, AND 2500 SF
07 REST/BUANAT WA APARTMENTS ON
4 RESIDENTIAL LOTS 0.5 AC LOT) -(FRONT) 4.80 AC (COMMERCIAL & RESTAURANT W APARTMENTS ON 2ND STORY) - POP (HIC!)
-(MIDCLE) 11.70 AC (TOWN HOMES & AMENTES) - POP (MP)
-(REAR) 2 AC (RESIDENTIAL LOTS) - POP (SF) 1. STATEMENT OF MITTAL
THE OWNER BE DESIROUS OF SPLITTING
THE STREE FOR VARIOUS BESS. THE OWNER
MITTAL SEAT THE OWNER BE OF LILL THAN LINE SEAT THE OWNER
HOLES SMATHER OF LILL THAN LINE SMATHER STATE
ALCRES OF COMMERCIAL AND ZOOD SE
ZI ZOOD SE OF COMMERCIAL AND ZOOD SE
THE STATUSANT W APPARTMENTS ON SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD, SOUTHERLY ADJACENT TO POT O' GOLD LANE. 6. PERIMETER SETBACKS:
FRONT: 75 (SOUTH COUNTY LINE RD)
SIDES: 20 (WEST & EAST)
REAR: 35 (NORTH / POT 0' GOLD LANE) 118 SPACES REQUIRED W/ 5 HANDICAP 124 SPACES PROVIDED W/ 8 HANDICAP RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24 = 66 RETAIL 4 SPACES PER 1000 (7000 SF /1000 X 4) 5. PARKING CALCULATIONS
RETAIL 4 SPACES PER 1000 (16500 SF /1000 X KEY NUMBERS: 189940 & 189959 3. CURRENT ZONING: AR2 7. ON-SITE AREA CALCULATIONS: 4. REQUESTED ZONING: CPDP: EXISTING USE: VACANT SITE TOTAL AREA: 18.89 ACRES (MOL) EXISTING PERVIOUS: 18.89 AC PROPOSED PERVIOUS: 10.39 AC PROPOSED MPERVIOUS: 0.99 AC PROPOSED ASPHAIT: 4.59 AC PROPOSED DRA TOS: 0.80 AC PROPOSED DRA TOS: 0.80 AC TOTAL PROJECT AREA IS 18.89 AC, THE DJECT WOULD NEED TO MEET ALL TERIA FROM HERNANDO COUNTY AND 2ND STORY
2.27 ACRES OF 0.5 RESIDENTIAL LOTS (4
LOTS) SCALE SEE PLAN DATE 4/18/23 PROCIVIL 360 **DIMETRY** COUNTY LINE REZONING CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES WP: -5 MASTER PLAN nty Line Rezoning\24064 Rezoning1.dwg