



RECEIVED  
APR 10 2025  
SERVICES DEVELOPMENT SERVICES  
COUNTY HERNANDO

<p>1. STATEMENT OF INTENT: THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES: - 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC) - 4.0 ACRES OF COMMERCIAL - 23,500 SF OF COMMERCIAL AND 2,500 SF RESTAURANT WITH APARTMENTS ON 2ND STORY - 227 ACRES OF 9.5 RESIDENTIAL LOTS (4 LOTS)</p> <p>THE TOTAL PROJECT AREA IS 18.86 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWPMAD.</p> <p>SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD. SOUTHERLY ADJACENT TO POT O' GOLD LANE.</p> <p>KEY NUMBERS: 188960 &amp; 188959</p> <p>SITE TOTAL AREA: 18.86 ACRES (MOU)</p> <p>EXISTING USE: VACANT</p> <p>2. PROPOSED BUILDING DATA: - 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC) - 23,500 SF OF COMMERCIAL AND 2,500 SF RESTAURANT WITH APARTMENTS ON 2ND STORY - 4 RESIDENTIAL LOTS (0.5 AC LOT)</p> <p>3. CURRENT ZONING: AR2</p> <p>4. REQUESTED ZONING: CPDR: - FRONT 4.80 AC COMMERCIAL &amp; RESTAURANT WITH APARTMENTS ON 2ND STORY - PDR (HNC) - REMAINDER 11.70 AC TOWN HOMES &amp; 4 RESIDENTIAL LOTS - PDR (SF) - (CREAN) 2 AC (RESIDENTIAL LOTS) - PDR (SF)</p> <p>5. PARKING CALCULATIONS: - RETAIL 4 SPACES PER 1000 (19550 SF / 1000 X 4) = 78 SPACES - RESTAURANT 0.5 SPACES PER SEAT (40 SEATS X 0.5) = 20 SPACES - 118 SPACES REQUIRED WITH 8 HANDICAP</p> <p>6. PERIMETER SETBACKS: FRONT: 75' SOUTH: COUNTY LINE RD. REAR: 35' (WEST / POT O' GOLD LANE) SIDES: 25' (WEST &amp; EAST)</p> <p>7. ON-SITE AREA CALCULATIONS: EXISTING PERMANENT: 18.86 AC PROPOSED PERMANENT: 18.86 AC PROPOSED IMPERVIOUS: 0.99 AC PROPOSED ASPHALT: 4.59 AC PROPOSED PAVED: 2.33 AC PROPOSED DRAIN: 105.00 AC</p> <p>8. PHASING: PHASE I: INFRASTRUCTURE (ON-SITE &amp; OFF-SITE) PHASE II: 120 TOWNHOUSE UNITS PHASE III: AMENITIES PHASE IV: RETAIL WITH 15 APARTMENTS</p>		<p><b>PROCIVIL 360</b></p> <p>CIVIL ENGINEERING/RESIDENTIAL &amp; COMMERCIAL SITE DEVELOPMENT / PLANNING &amp; ZONING / PERMITTING / CONSTRUCTION SERVICES</p> <p>12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE: (352) 583-4255 WWW.PROCIVIL360.COM</p>		<p><b>DIMETRY</b> COUNTY LINE REZONING</p> <p><b>MASTER PLAN</b></p>		<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	
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