



1. STATEMENT OF INTENT
 THE OWNER IS DESIROUS OF BUILDING EXPANDING THE EXISTING SITE. THE FIRST PHASE WOULD BE A 6,000 SF BUILDING WEST OF THE EXISTING BUILDING. PHASE ONE WOULD ALSO ADD A PERMANENT FOOD TRUCK COURT WITH A SITTING AREA AND PROPER PARKING. PHASE II WOULD BE FUTURE FLEX SPACE BUILDINGS WHEN THE NEED REQUIRES. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS: 1283 BROAD ST, BROOKSVILLE, FL 34604
KEY NUMBERS: 01068771
SITE TOTAL AREA: 3.48 ACRES
EXISTING USE: MOTORCYCLE SHOP

2. PROPOSED BUILDING DATA
 PHASE I 6,000 SF BUILDING & FOOD TRUCK COURT
 PHASE II (2) 6,000 SF BUILDINGS

3. CURRENT ZONING: C2 & AR
4. REQUESTED ZONING: PDP (GHC) WITH OUTSIDE STORAGE

5. PARKING CALCULATIONS
 MOTORCYCLE SHOP: RETAIL (4 PER 1000) 1 PER EMPLOYEE
 FLEX SPACE OFFICE (3.5 PER 1000) 1 PER EMPLOYEE
 FOOD COURT: 0.5 SPACES PER SEAT

SPACES REQUIRED
 MOTORCYCLE SHOP: 2000 SF / 1000 X 4 = 8 + 2 EMPLOYEES = 10
 (3) FLEX SPACE: 1000 SF X 3.5 = 4 PLUS 4 EMPLOYEES = 8 X 3 = 24
 FOOD COURT: 60 X 0.5 SPACES = 30

64 SPACES REQUIRED W/ 3 BEING HANDICAP
 65 SPACES PROVIDED W/ 3 BEING HANDICAP

6. PERIMETER SETBACKS
 FRONT: 75' W/ DEVIATION (BROAD STREET)
 SIDES: 10' WITH DEVIATION (NORTH) & 20' (SOUTH)
 REAR: 35' (FRONTAGE ROAD)

7. ON-SITE AREA CALCULATIONS

PROPOSED DRIVEWAY	5,387 SF	(0.12 AC)
PROPOSED PAVEMENT	71,438 SF	(1.64 AC)
PROPOSED BUILDING	23,535 SF	(0.54 AC)
PROPOSED IMPERVIOUS	51,425 SF	(1.18 AC)

"SURVEY DESCRIPTION
 Farm Tract 33, GARDEN GROVE, according to the plat thereof as recorded in Plat Book 4, Page 51 of the Public Records of Hernando County, Florida (LES) and Except the following portion of right-of-way in that Order of Taking recorded in Official Records Book 1759, Page 957 of the Public Records of Hernando County, Florida. Being a portion of Farm Lots 32 and 33 of the map of Garden Grove, as recorded in Plat Book 4, Page 51 of the Public Records of Hernando County, Florida lying in Section 30, Township 23 South, Range 19 East in Hernando County, Florida and being more particularly described as follows: Commence at the West 1/4 corner of said Section 30, thence S00°10'52" W along the West line of the Southwest 1/4 of said Section 30, a distance of 862.05 feet to a point of intersection with the North line of Farm Lot 33 (extended West) of said Map of Garden Grove, thence N 89°41'58" E along said North line 580.25 feet to a point on the existing Westerly right-of-way line of S. R. 45 (U.S. 41) per Section No. 9801-Project 545 (001), said point also being the POINT OF BEGINNING, thence S 26°20'27" W along said existing Westerly right-of-way line, 740.68 feet to a point on the South line of Farm Lot 32 of said Map of Garden Grove, said line also being the South line of said Map of Garden Grove, thence S 89°42'20" W along said South line 35.84 feet, thence N 26°20'27" E, 140.68 feet to the North line of said Farm Lot 33, thence N 89°41'58" E along said North line 35.84 feet to the Point of Beginning, containing 0.545 acres more or less.

Received
 FEB : 7 2024

Planning Department
 Hernando County, Florida

RIDE PRO 2 MASTER PLAN	
MASTER PLAN	
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES	
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34604 PHONE: (813) 993-4456 WWW.PROCIVIL360.COM	
PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	DRAWN BY: [Name] DATE: [Date]
SHEET NO.	1

Plot Date: Feb 07, 2024 - 10:30am Drawing Name: W:\PROCIVIL\2022 Projects\PRO2073 - Ride Pro 2\20273862.dwg User Name: fdica