

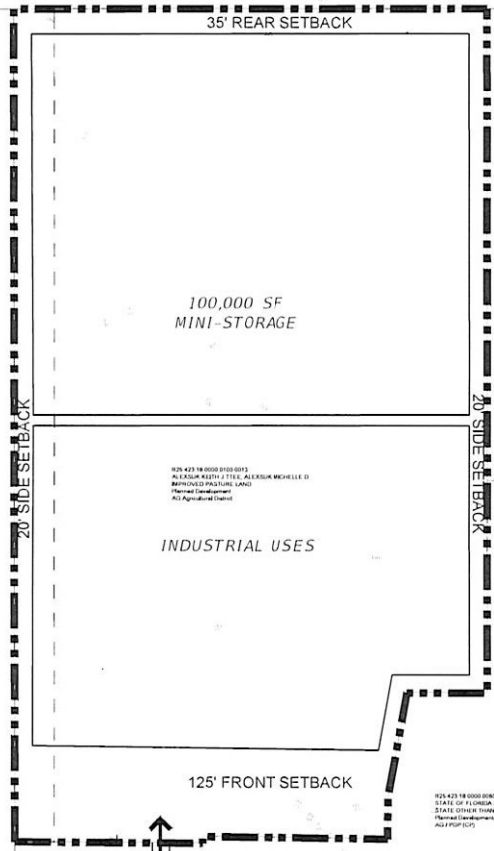
RD# 423 18 0000 0000 0000
HERNANDO COUNTY
LEADING TO R/W SETS
Planned Development
PD (PLUP# 9)

RD# 423 18 0000 0000 0000
RD# 222 SUGAR L 1112
SUGAR L 4 ARLY
Planned Development
AG Agricultural District

RD# 423 18 0000 0000 0000
ALEXANDR KLEIN STEEL, ALEXANDR MICHELLE D
IMPROVED PASTURE LAND
Planned Development
AG Agricultural District

RD# 423 18 0000 0000 0000
STATE OF FLORIDA DEPT
STATE OTHER THAN MILITARY FORE
Planned Development/Residential
ADU PLUP (CPS)

RD# 423 18 0000 0000 0000
STATE OF FLORIDA DEPT
STATE OF HIGH STREET TOWNSHIP
Planned Development/Residential
PD (PLUP# 9)



DEVELOPMENT STANDARDS

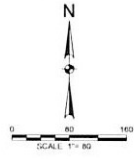
BUILDING HEIGHT	20' MAX
NORTH SETBACK	35' MIN
EAST SETBACK	20' MIN
WEST SETBACK	20' MIN
SOUTH SETBACK	125' MIN

LEGEND

- PD BOUNDARY
- PARCEL LINES
- VEHICULAR ACCESS
- PROPOSED BUILDING ENVELOPE

PD SITE DATA

- PROJECT SIZE: 17.031 AC
- PARCEL ID: 1559955
- PROPERTY ADDRESS: 63 MILLS WEST FROM BROAD STREET AND AYERS RD INTERSECTION
- EXISTING ZONING: PD-CP
- PROPOSED ZONING: PD-IND
- FUTURE LAND USE: PD
- EXISTING USE: VACANT
- PROPOSED LAND USE: 600 UNITS OF MINI-STORAGE SPACE & INDUSTRIAL USES



Received
SEP 23 2022
Planning Department
Hernando County Florida

LEGAL DESCRIPTION

Begin at Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 23 South, Range 18 East, Hernando County, Florida; run thence South 02°10' West, 1465.66 feet along the 1/4 Section line to the North line of Hainesbury Street as now being used, thence South 82°14'12" East, 742 feet along said street, thence North 07°20'21" East, 1783.18 feet to the 1/4 Section line, thence North 89°17'04" West, 860 feet along said Section line to Point of Beginning, then the following described parcel of land, beginning at the Southeast corner of the above described land; thence North 82°14'12" West, along the Northwesterly right of way line of Hainesbury Street, 442.00 feet; thence North 02°02'04" East, 600.00 feet; thence South 88°14'12" East 800.00 feet to the East boundary of the West A of the Southeast A of said Section 25; and the East boundary of the above described land; thence South 07°20'21" West, along said East boundary, 800.00 feet to the Point of Beginning (hereafter referred to as the Hernando Property).

AYERS RD
HERNANDO COUNTY, FL
PROJECT #
LONESTAR PROPERTIES, NC

HALFF
1070 N. ASHLEY DRIVE, SUITE 800
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4580
www.halff.com FL CA 33355 FL LC 2600645

NO.	DATE	DESCRIPTION

REV.	DATE	DESCRIPTION

Project No.	22084 001
Revised	09/2022
Drawn By	EG
Checked By	JA
Scale	1" = 80'
Sheet Title	

PD SITE PLAN
Sheet Number
1 OF 1