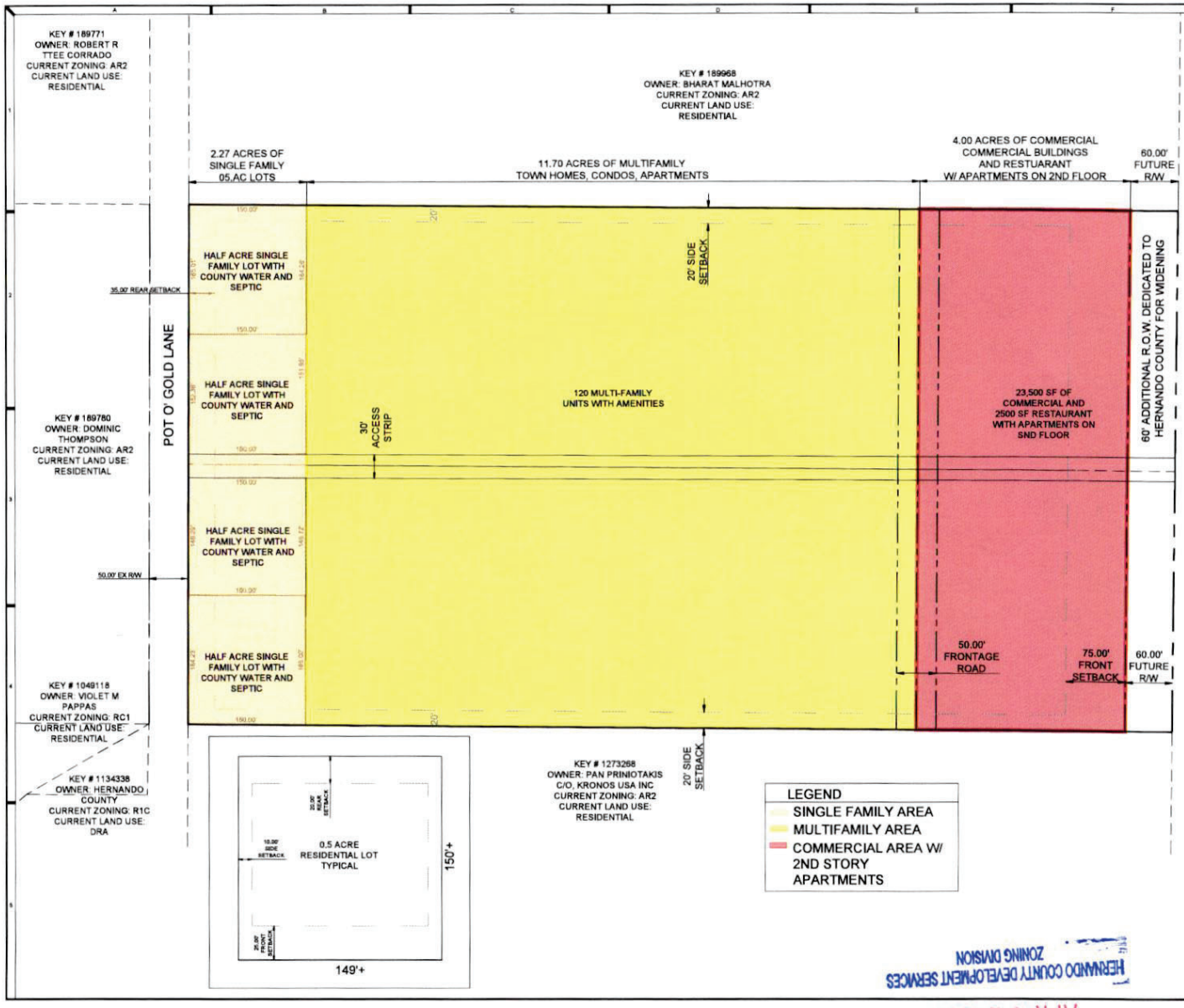

SCALE: 1" = 60'

1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTI-FAMILY 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
- 2.27 ACRES OF 0.5 RESIDENTIAL LOTS (4 LOTS)

THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD. SOUTHERLY ADJACENT TO POT O' GOLD LANE.

KEY NUMBERS: 189940 & 189959

SITE TOTAL AREA: 18.89 ACRES (MOL)

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA:
- 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
- 4 RESIDENTIAL LOTS (0.5 AC LOT)

3. CURRENT ZONING: AR2

4. REQUESTED ZONING: CPDP:

-(FRONT) 4.60 AC (COMMERCIAL & RESTAURANT W/ APARTMENTS ON 2ND STORY) - PDP (HHC)
-(MIDDLE) 11.70 AC (TOWN HOMES & AMENITIES) - PDP (MF)
-(REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)

5. PARKING CALCULATIONS
RETAIL 4 SPACES PER 1000 (16500 SF /1000 X 4) = 66
RETAIL 4 SPACES PER 1000 (7000 SF /1000 X 4) = 28
RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24

118 SPACES REQUIRED W/ 5 HANDICAP
124 SPACES PROVIDED W/ 8 HANDICAP

6. PERIMETER SETBACKS:
FRONT: 75' (SOUTH / COUNTY LINE RD)
SIDES: 20' (WEST & EAST)
REAR: 35' (NORTH / POT O' GOLD LANE)

7. ON-SITE AREA CALCULATIONS:

EXISTING PERVIOUS: 18.89 AC
PROPOSED PERVIOUS: 10.38 AC
PROPOSED IMPERVIOUS: 0.99 AC
PROPOSED ASPHALT: 4.59 AC
PROPOSED BUILDING: 2.33 AC
PROPOSED DRA TOS: 0.60 AC

8. PHASING:
PHASE I: INFRASTRUCTURE (ON-SITE & OFF-SITE) AND 0.5 ACRE LOTS
PHASE II: 120 TOWNHOUSE UNITS
PHASE III: AMENITIES
PHASE IV: RETAIL W/ 15 APARTMENTS

REV. BY	DATE	DESCRIPTION

REVISION HISTORY

DIMETRY COUNTY LINE REZONING

MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET BROOKSVILLE, FL 34601 PHONE: (352) 593-0255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

LARRY D. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 75000
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY D. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

LARRY D. BOONE
FL PE 75000

EXAMINED AND APPROVED
DATE

PARCEL/MAP BY
SCALE
SEE PLAN
DATE
DRAWN
CHKD
SEC
TWP
RANGE
JOB NUMBER
24-

SHEET NO.
1 OF 1

User Name: fdica Plot Date: Apr 01, 2025 - 8:42am Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 - Dimetry County Line Rezoning\24064 Rezoning1.dwg

RECEIVED
APR 01 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION