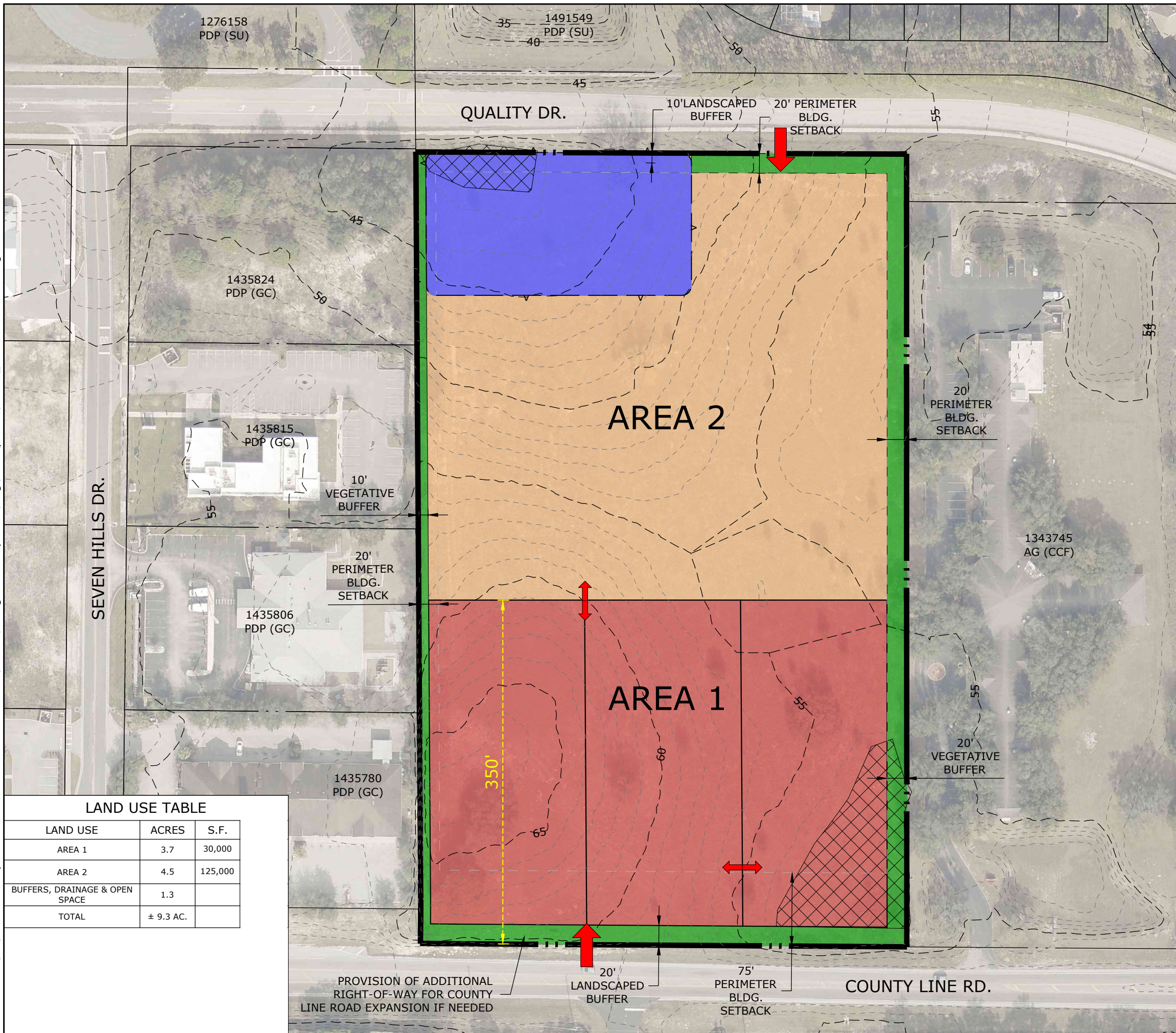
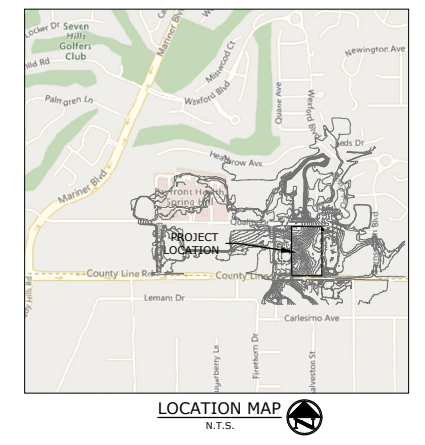
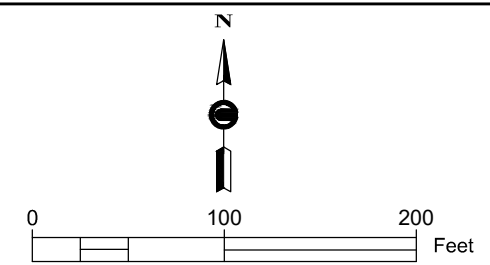


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LAND USE TABLE

| LAND USE                       | ACRES     | S.F.    |
|--------------------------------|-----------|---------|
| AREA 1                         | 3.7       | 30,000  |
| AREA 2                         | 4.5       | 125,000 |
| BUFFERS, DRAINAGE & OPEN SPACE | 1.3       |         |
| TOTAL                          | ± 9.3 AC. |         |



**SITE DATA:**  
**Owner:** RAIN DANCER LLC & EVERGREEN PARTNERS LLC  
**Applicant:** GRANGER DEVELOPMENT LLC  
**Parcel Key No:** 1317685  
**STR:** 36 / 235 / 18E  
**Current Zoning:** PDP-GC W/ MINI WAREHOUSES  
**Proposed Zoning:** CPDP W/ MINI WAREHOUSES SPECIFIC C2 USES & SPECIAL EXCEPTIONS

**Area:** +/- 9.3 AC.  
**Max. Commercial SF:** 155,000 SF

**PERIMETER BUILDING SETBACKS:**  
**South (County Line Rd):** 75' (PREVIOUSLY APPROVED)  
**North (Quality Dr):** 20' (PREVIOUSLY APPROVED)  
**East:** 20'  
**West:** 20'

**MAX. BUILDING HEIGHT:** 45'  
**INTERNAL COMMERCIAL LOT SETBACKS:**  
**Side:** 10' (PREVIOUSLY APPROVED)  
**Rear:** 10' (PREVIOUSLY APPROVED)  
**Mini Storage:** 15' FRONT SETBACK

**BUFFERS:**  
**North:** 10' LANDSCAPED BUFFER, 0' ALONG DRA  
**East:** 20' VEGETATIVE BUFFER  
**West:** 10' VEGETATIVE BUFFER  
**South:** 20' LANDSCAPED BUFFER

- LEGEND:**
- PROJECT BOUNDARY
  - FEMA FLOOD ZONE
  - EXISTING ELEVATION CONTOUR LINE
  - GENERAL COMMERCIAL, MINI STORAGE & SEE ADDITIONAL C-2/SPECIAL EXCEPTION USES (GC & C-2 MAY BE SUBDIVIDED INTO UP TO 3 PARCELS)
  - GENERAL COMMERCIAL, MINI STORAGE & SEE OTHER C-2/SPECIAL EXCEPTION USES (MAY BE SUBDIVIDED INTO UP TO 10 PARCELS)
  - BUFFER
  - DRAINAGE AREA (CONCEPTUAL)
  - ACCESS POINT
  - CROSS ACCESS

REZONING MASTER PLAN  
 GRANGER DEVELOPMENT

DRAWING INVALID UNLESS SIGNED AND SEALED BY REGISTERED PROFESSIONAL ENGINEER  
 ####, P.E.  
 FL. REG. NO. ###

Engineering  
 Surveying  
 Environmental  
 Transportation  
 Construction Management

**Coastal**  
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 (352) 798-8423 - Fax (352) 798-8358  
 EB-0000142

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| DATE    | REV. BY/REV. NO. | REVISION   |
|---------|------------------|------------|
| 6/11/25 | ERJ 3            | Remove MIF |
|         |                  |            |
|         |                  |            |
|         |                  |            |
|         |                  |            |

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"