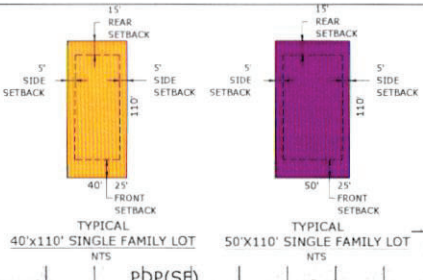


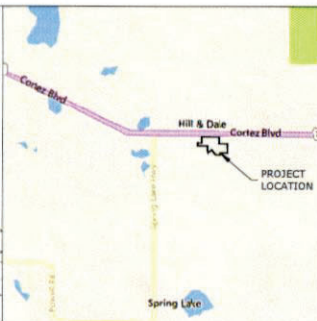
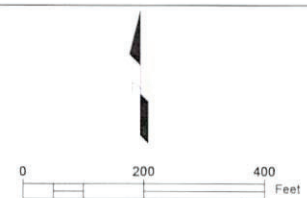
LAND USE TABLE - PHASE 1			
LAND USE	ACRES	DWELLING UNITS	DENSITY
RESIDENTIAL & ROADS	16.43	110	
RECREATIONAL	3.43		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	8.89		
TOTAL AREA	± 28.75	110	APPROX. 3.83 UNITS / AC.

LAND USE TABLE - PHASE 2			
LAND USE	ACRES	DWELLING UNITS	DENSITY
RESIDENTIAL & ROADS	2.28	15	
DRAINAGE, OPEN SPACE, BUFFER TRACTS	0.12		
TOTAL AREA	± 2.34	15	APPROX. 6.41 UNITS / AC.



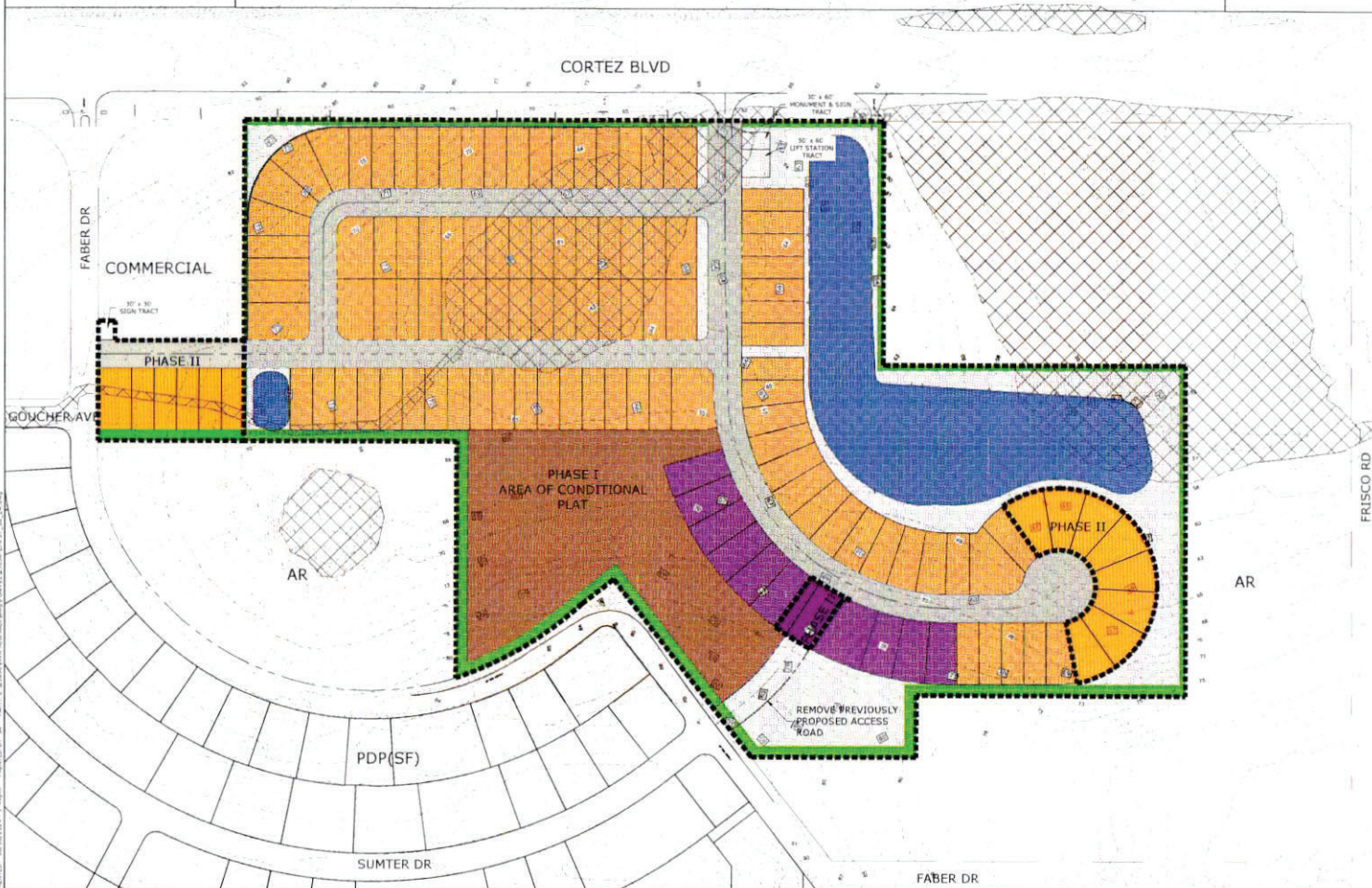
- LEGEND**
- DRAINAGE AREA
  - RECREATION, OPEN SPACE, & POTENTIAL DRAINAGE
  - BUFFER
  - CONCEPTUAL STREET NETWORK
  - FEMA 100 YR. FLOODPLAIN



REZONING MASTER PLAN  
NICHOLS PROPERTY PHASE II



**Coastal**  
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Largo, FL 34682  
Phone: 727-588-1100  
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www.coastalsiteplanning.com



- SITE DATA**
- OWNER: LINDA ANN NICHOLS  
 APPLICANT: NVR, INC.; RYAN HOMES  
 PARCEL KEY NO: 0083778, 0083779, 0083795  
 SECTION/TOWNSHIP/RANGE: 03/23/20  
 CURRENT ZONING: PDP(SF)  
 PROPOSED ZONING: PDP(SF) - REVISED MASTER PLAN  
 AREA: ± 31.09 ACRES  
 PROPOSED NO. OF LOTS: 125
- PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):  
 FRONT 25'  
 NORTH 25'  
 SOUTH 35'  
 EAST 25'  
 WEST 20'
- INTERNAL BUILDING SETBACKS:  
 FRONT 25'  
 SIDE 5'  
 REAR 15'
- LOT SIZE:  
 MIN LOT WIDTH-40'  
 MIN LOT DEPTH-110'  
 MIN LOT SF-4400 SF  
 MAXIMUM BUILDING HEIGHT: 35'
- BUFFERS:  
 NORTH 10'  
 SOUTH 20' (AS SHOWN ON MASTER PLAN)  
 WEST 5'  
 EAST 10' (WHERE PROJECT LOTS ARE ADJACENT TO BOUNDARY)

**Received**  
**AUG 7 2024**  
Planning Department  
Hernando County, Florida

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DATE	REV. BY	REV. NO.	REVISION