



Site Data  
 Owner/Applicant:  
 75 Cortez LLC  
 4488 W BOY SCOUT BLVD STE 250  
 TAMPA FL 33607-7210

Parcel Key No. 372974

Section/Township/Range: R31 422 21 0000 0050 0000

Current Zoning: PDP(HHC) WITH SPECIFIC C-1 USE ADDED  
 Proposed Zoning: Parcels 1-10: Combined PDP with Highway Commercial PDP  
 Parcels 11-16: Combined PDP with Highway Commercial PDP, Recreation PDP, Corporate Park PDP and the following C-4 Uses - Light manufacturing; Light wholesale & storage; Monopole towers; - and a Special Exception for Congregate Care.

Area = +/- 57.3 acres

**Building Setbacks**

Perimeter: South (From SR50) - 75' (Deviation from 125')  
 North - 50'  
 East - Where HHC 20' where C4 50'  
 West - Where HHC 20' where C4 50'

Internal Lots: Front - 1-8 - 75'; Lots 9 & 10 - 50'  
 Side - 1&8 - 20'; Lots 2-7 - 10'; Lots 9 & 10 - 10'; Lot 11 - 50'  
 Rear - 1-8 - 35'; Lots 9 & 10 - 20'; Lot 11 - 50'

**Buffers:** South - 35' Landscaped  
 North - 10' Existing Vegetation  
 West - Lot 1 - 0'; Lot 11 - 20'  
 East - Lot 10 - 20' with 80% Opacity, DRA - 20' Natural Vegetation

Maximum Building Height: 45'

**Flood Plain:**  
 The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C0238D Effective Date Feb 02,2012. According to the FIRM, the property contains no flood areas.

General notes  
 1.This is a planning document and is not to be considered a final design or construction plan.

LAND USE TABLE			
LAND USE	ACRES	MAX BUILDING SF	
INDUSTRIAL	27.4	800,000	
COMMERCIAL	15/42	150,000/350,000	
OPEN SPACE/BUFFERS/ DRAINAGE/WETLANDS	15		
TOTAL AREA	57.4		

ZONING MASTER PLAN  
 I-75 & CORTEZ BLVD  
 PARCEL KEY 372974



**Coastal**  
 Engineering  
 896 Condonleigh Boulevard - Brooksville - Florida 34401  
 (352) 796-6559  
 EIT-0001142

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DATE	REV. BY/REV. NO.	REVISION