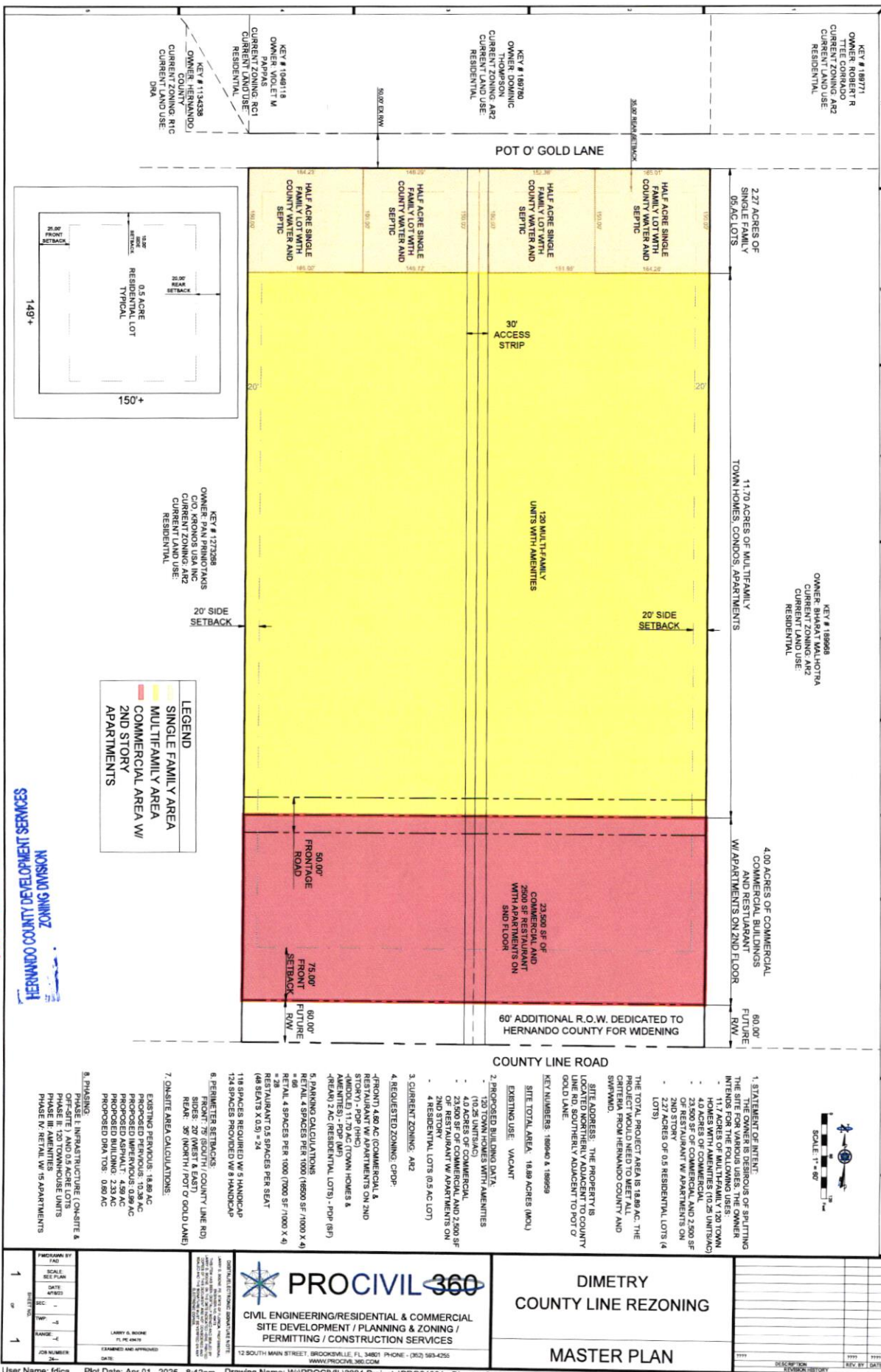




User Name: fdcia Plot Date: Apr. 01, 2025 - 8:42am Drawing Name: W:\PROCIVIL\2024 Projects\PROC24064 - Dimetry County Line Rezoning\24064 Rezoning1.dwg

RECEIVED
APR 10 2025

SEAN M. GUNNOZ
COUNTY ENGINEER
HERNANDO COUNTY

1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 120 TOWN HOMES WITH APARTMENTS ON 2ND FLOOR
- 23,500 SF OF COMMERCIAL AND 2,500 SF 2ND STORY
- 227 ACRES OF 0.5 RESIDENTIAL LOTS (4 LOTS)

2. THE TOTAL PROJECT AREA IS 18.80 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWPMAD.

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

KEY NUMBERS: 188960 & 188959

SITE TOTAL AREA: 18.80 ACRES (MOU)

EXISTING USE: VACANT

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

3. CURRENT ZONING: AR2

4. REQUESTED ZONING: CPDR:
- FRONT 4.00 AC COMMERCIAL & RESTAURANT W/ APARTMENTS ON 2ND STORY - PDR (HNC)
- REMAINDER 11.70 AC TOWN HOMES & 2ND STORY - PDR (HNC)
- (CREAN) 2 AC (RESIDENTIAL LOTS) - PDR (BF)

5. PARKING CALCULATIONS:
- RETAIL 4 SPACES PER 1000 (10550 SF / 1000 X 4) = 42
- RESTAURANT 0.5 SPACES PER SEAT (60 SEATS X 0.5) = 30
- 72 SPACES REQUIRED W/ 8 HANDICAP

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

7. ON-SITE AREA CALCULATIONS:
EXISTING PERMANENT: 18.80 AC
PROPOSED PERMANENT: 18.80 AC
PROPOSED IMPERVIOUS: 0.99 AC
PROPOSED ASPHALT: 4.59 AC
PROPOSED GRAIN: 105, 0.80 AC

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

PROPOSED BY: FAD
SCALE: SEE PLAN
DATE: 4/1/2025
REV: 1
JOB NUMBER: 24064

LARRY A. NOBLE
COUNTY ENGINEER
DATE: 4/1/2025

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE: (813) 583-4255
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**DIMETRY
COUNTY LINE REZONING
MASTER PLAN**