

LEGEND

PROPOSED	DESCRIPTION
	PROPERTY LINE
	18" CONCRETE CURB & GUTTER
	18" CONCRETE RIBBON CURB
	PROPOSED CHAIN LINK FENCE
	EQUIPMENT STORAGE AREA

LEGAL DESCRIPTION (R30-222-19-3170-0000-0010)
 TRACTS 1, 2, 23, AND 24, SECTION K, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

CONTAINING 4.77 ACRES MORE OR LESS.

LEGAL DESCRIPTION (R30-222-19-3170-0000-0030)
 LOTS 3, AND 4, POTTERFIELD GARDEN ACRES - SECTION K, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 46, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

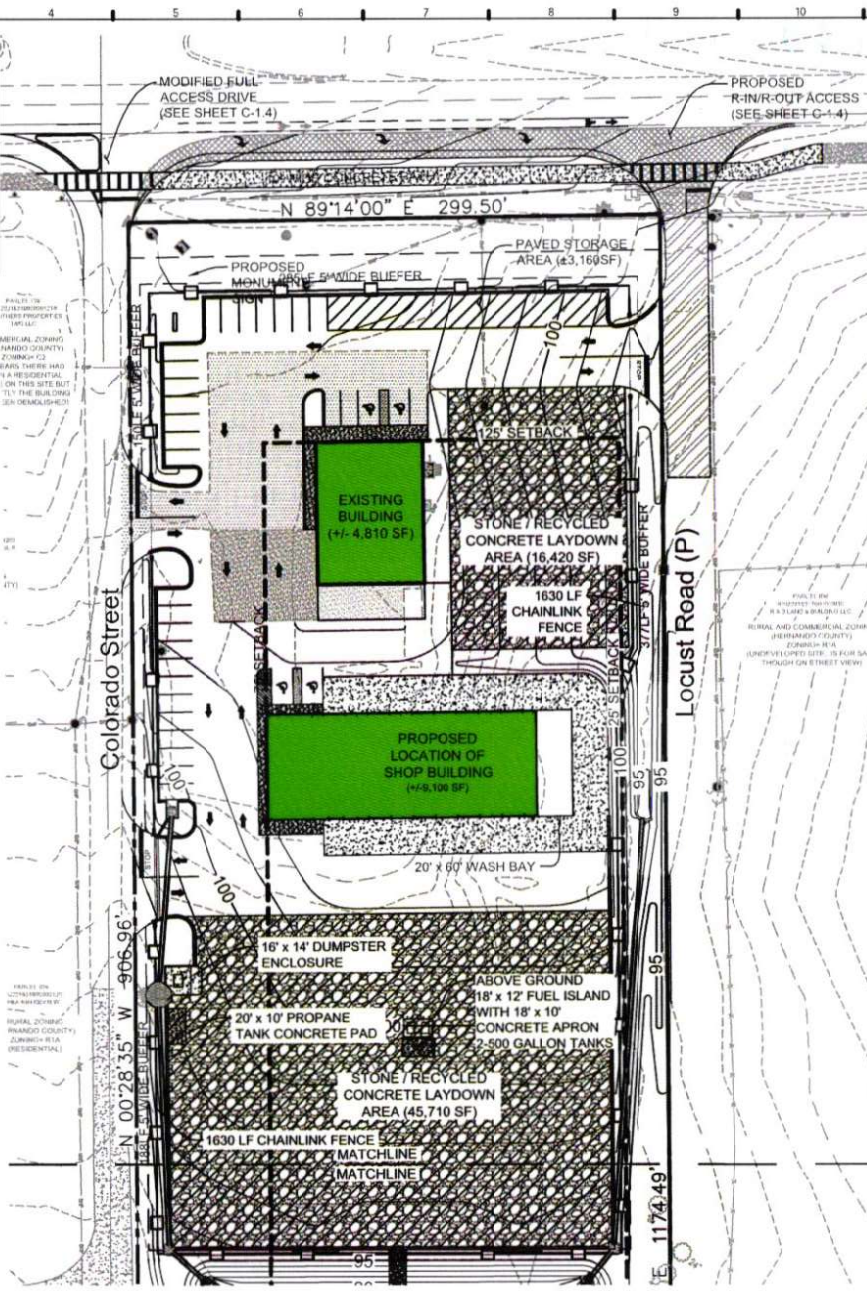
CONTAINING 2.69 ACRES MORE OR LESS.

FL DMV TAGGED EQUIPMENT LIST

NUMBER	EQUIPMENT
6	8'-8" UTILITY SINGLE AXLE TRAILER
4	4 YARD TANDEM AXLE DUMP TRAILER
1	PICK UP TRUCK DELIVERY (F150)
2	WATER TRAILER 500 GALLON W/PUMP
1	STAKE BODY UNDER 10,001 LB (F250 OR F350)
6	18' DECK TANDEM AXLE TILT TRAILER
6	WALK-BEHIND TRENCHER TRAILER
6	12' LIFT BED SINGLE AXLE TRAILER
2	2 YARD SINGLE AXLE DUMP TRAILER
2	TRACTOR TRAILER W/53' LANDOLL

DETAILED STRUCTURE DESCRIPTION

PROPOSED SHOP BUILDING IS APPROX. 9,100 SF W/ 1,200 SF ATTACHED OPEN WASH BAY:
 7,560 SF SERVICE/SHOP AREA
 248 SF ENTRY AREA
 487 SF OFFICE AREAS
 535 SF BREAK ROOM / AND RESTROOMS
 112 SF UTILITY / DATA ROOMS
 158 SF MISC.



PROJECT NARRATIVE

EXISTING 4,810 SF SALES BUILDING IS TO REMAIN IN PLACE WITH THE CONSTRUCTION OF A NEW 9,100 SF SHOP WITH AN ATTACHED 1,200 SF WASH BAY FOR THE PURPOSE OF EQUIPMENT MAINTENANCE, AND REPAIR; ALONG WITH APPROXIMATELY 61,445 SF OF OUTDOOR STORAGE, AND 53,355 SF OF PARKING AND DRIVES. THE REMAINING 196,630 SF WILL BE COMPRISED OF GREENSPACE AND STORMWATER MANAGEMENT. PROPOSED SECURITY FENCE, CUSTOMER AND EMPLOYEE PARKING, AND ACCESS FROM CORTEZ BLVD (LOCUST ROAD) IS TO BE CONSTRUCTED AS PART OF THIS PROJECT. THE PROPERTY IS CURRENTLY ZONED C-2 (NORTH PORTION) AND R1A (SOUTH PORTION). THE PROPOSED ZONING FOR THE DEVELOPED PORTION OF THE PARCEL IS C-2. ANNEXATION IS REQUESTED INTO THE CITY OF BROOKSVILLE.

SITE CHARACTERISTICS

PARCEL ID (2):	R30-222-19-3170-0000-0010 R30-222-19-3170-0000-0030
SITE ADDRESS (2):	17046 & 17064 CORTEZ BLVD BROOKSVILLE, FL 34601
PARCEL SIZE (0010):	4.775 ACRES (207,997 SF)
PARCEL SIZE (0030):	2.693 ACRES (117,342 SF)
TOTAL SIZE:	7.468 ACRES (325,339 SF)
PROPOSED BUILDING SIZE:	9100 SF (SHOP) ONE-STORY

PROPOSED SITE USE AND ZONING CLASS

PROPOSED USE:	SUNBELT RENTALS (SMALL EQUIP. RENTAL)
PROPOSED ZONING:	C2 (HERNANDO COUNTY)

PARKING

REQUIRED:	27 SPACES (2 / 1,000 SF OF GFA)
CALCULATION:	13,600SF x 2/1,000 = 27
PROVIDED:	35 SPACES

HC SPACES:

REQUIRED:	2
PROVIDED:	4

BUILDING SETBACKS:

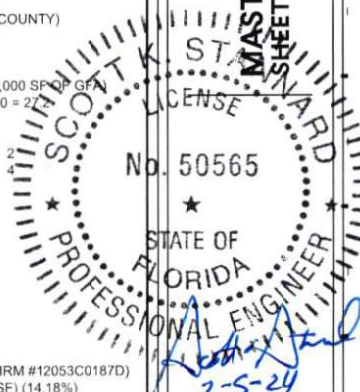
FRONT (CORTEZ BLVD):	125 FT
SIDE (COLORADO ST.):	75 FT
SIDE (LOCUST RD.):	25 FT

BUFFERS:

FRONT (RAW ADJACENT):	5 FT WIDE
PARKING LOT PERIMETER:	5 FT WIDE

FLOOD ZONE:

EXISTING IMPERVIOUS AREA:	ZONE A (FEMA FIRM #12053C0187D) 1,059 AC (46,140SF) (14.18%) (INCLUDES GRAVEL)
PROPOSED IMPERVIOUS AREA:	3,099 AC (135,023SF) (41.49%) (INCLUDES CRUSHED CONCRETE)



Received
 FEB 5 2024
 Planning Department
 Hernando County Florida

GMC

MASTER SITE PLAN
 SHEET 1 OF 2

SUNBELT RENTAL
 17046 CORTEZ BLVD.
 BROOKSVILLE, FL 34601
 GMC PROJECT #
CGRE230062



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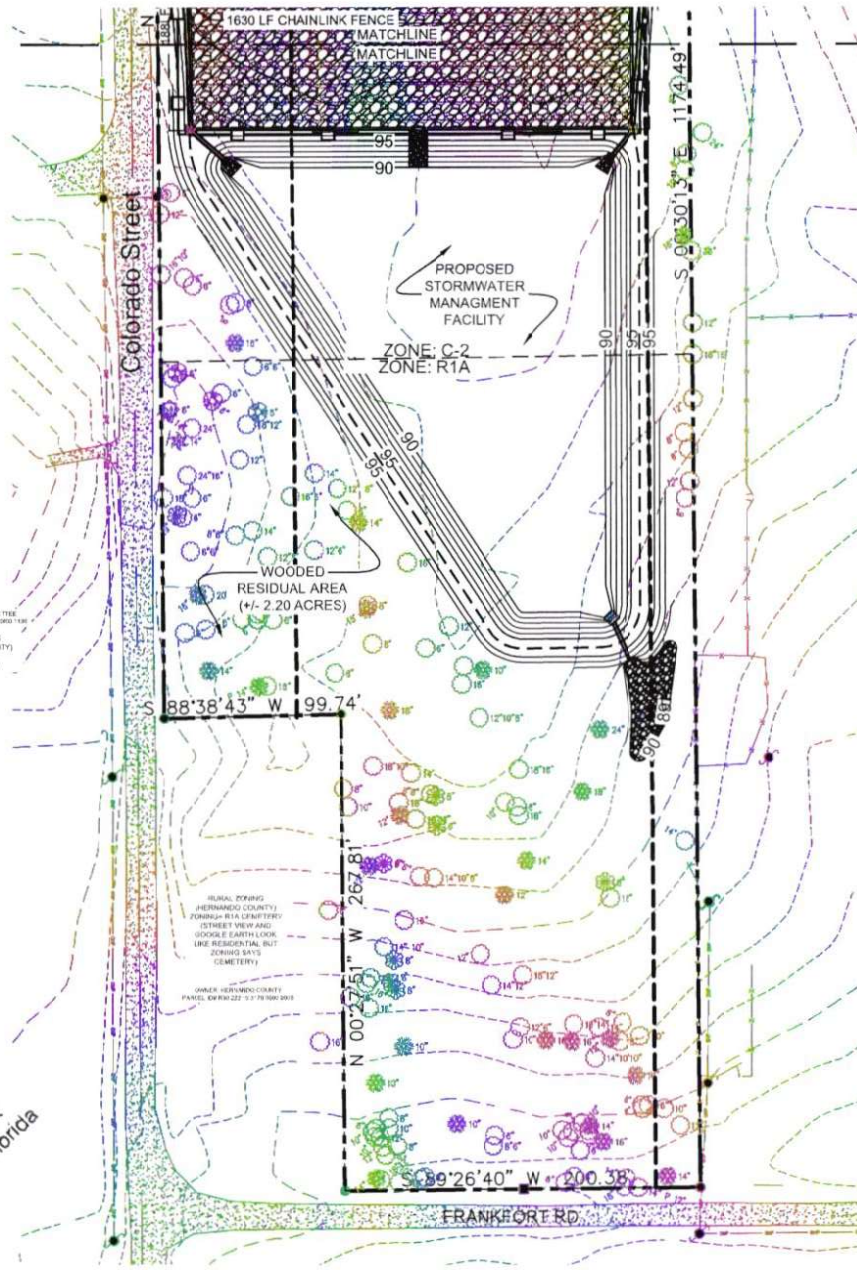
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 SHEET 2 OF 2



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