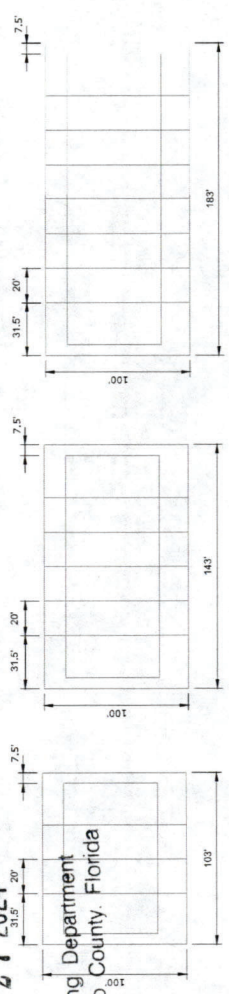


Received

DEC 27 2024

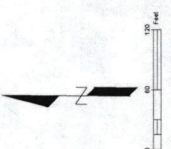
Planning Department
Hernando County, Florida

TYPICAL TOWNHOME LOTS (N.T.S)



LEGEND

- 10' LANDSCAPE BUFFER
- TOWNHOMES
- DRA/REC



Site Data
Owner/Applicant:
 BBX Partners, Inc.
 201 E Las Olas Blvd; SUITE 1900
 Fort Lauderdale, FL 33301

Parcel Key No.: 1572550

Section/Township/Range: 08/23/19

Current Zoning: CPDP (Village Center)

Proposed Zoning: PDP (MF)

Area = +/- 25.70 acres

Proposed No. of Lots: 200

Perimeter Setbacks:

North 15'

South 25' from new ROW

East 15'

West 15'

Internal Building Setbacks:

Front 25'

Side 7.5' (Deviation from 10')

Attach 0'

Rear 15' (Deviation from 20')

Lot Size:

Min Lot Width - 20'

Min Lot Depth - 100'

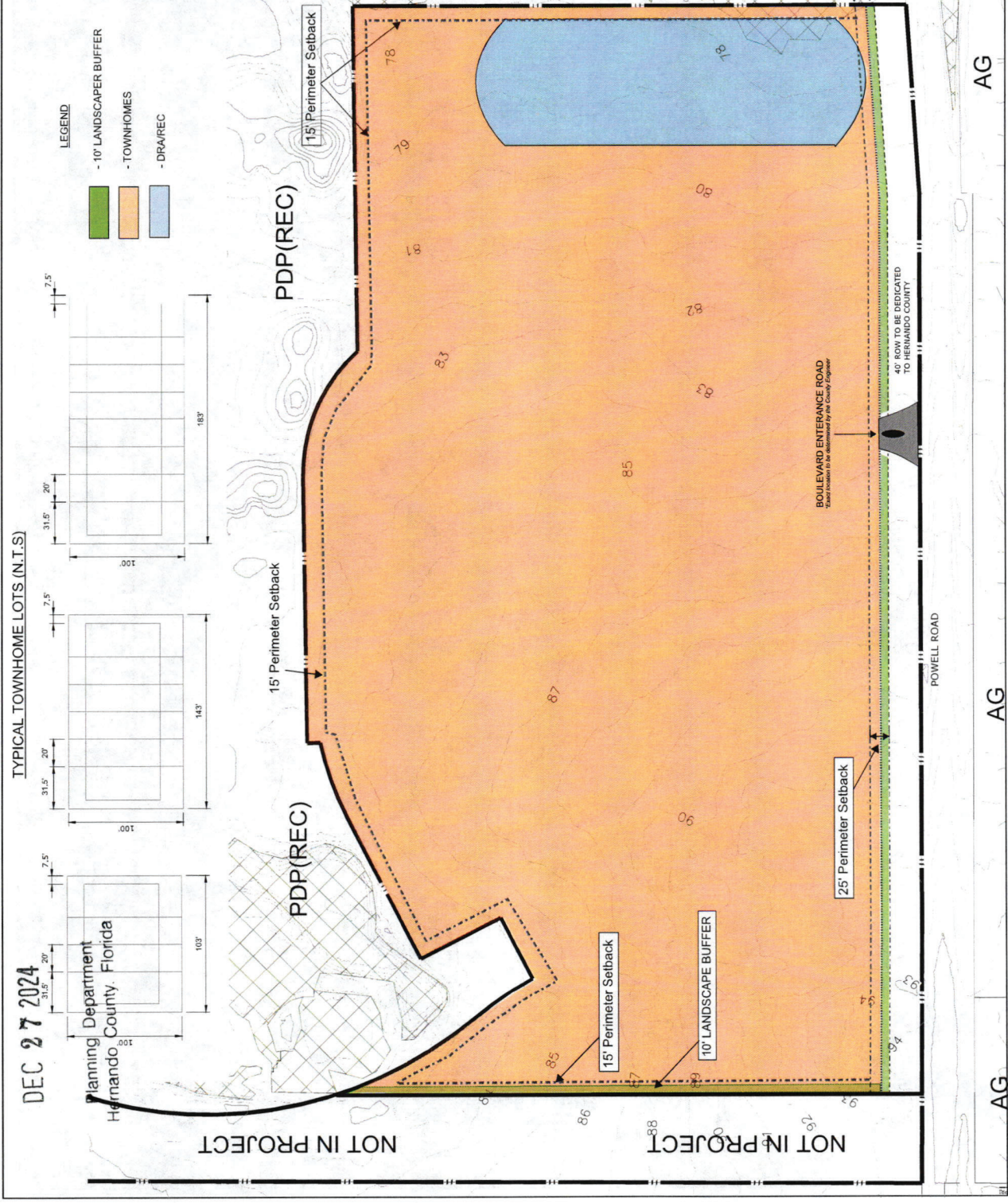
Min Lot SF - 2,000 SF

Buffers:

South - 10' Landscaped Buffer

Park Site:

Total Acreage will meet County standards and be sized/located at the time of Conditional Plat



15' Perimeter Setback

15' Perimeter Setback

15' Perimeter Setback

10' LANDSCAPE BUFFER

15' Perimeter Setback

15' Perimeter Setback

25' Perimeter Setback

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

PDP (REC)

CRDP

FLOOD ZONE
AE EL+77.6

AG

AG

AG

40' ROW TO BE DEDICATED TO HERNANDO COUNTY

BOULEVARD ENTRANCE ROAD
*Easement to be determined by the County Engineer

POWELL ROAD

ZONING MASTER PLAN
PARCEL KEY 1572550



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DATE	REV. BY	REV. NO.	REVISION

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BASE MAP
AERIAL
PARCEL KEY 1572550

220820
SHEET
1

PRINTED 01/19/2023 - 11:43AM
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