

KEY # 189771  
OWNER: ROBERT R  
TTEE CORRADO  
CURRENT ZONING: AR2  
CURRENT LAND USE:  
RESIDENTIAL

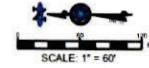
KEY # 189780  
OWNER: DOMINIC  
THOMPSON  
CURRENT ZONING: AR2  
CURRENT LAND USE:  
RESIDENTIAL

KEY # 1049118  
OWNER: VIOLET M  
PAPPAS  
CURRENT ZONING: RC1  
CURRENT LAND USE:  
RESIDENTIAL

KEY # 1134338  
OWNER: HERNANDO  
COUNTY  
CURRENT ZONING: R1C  
CURRENT LAND USE:  
DRA

KEY # 189968  
OWNER: BHARAT MALHOTRA  
CURRENT ZONING: AR2  
CURRENT LAND USE:  
RESIDENTIAL

KEY # 1273268  
OWNER: PAN PRINIOTAKIS  
C/O, KRONOS USA INC  
CURRENT ZONING: AR2  
CURRENT LAND USE:  
RESIDENTIAL



1. STATEMENT OF INTENT.  
THE OWNER IS DESIROUS OF SPLITTING  
THE SITE FOR VARIOUS USES. THE OWNER  
INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTI-FAMILY 120 TOWN  
HOMES WITH AMENITIES (10.25 UNITS/AC)
  - 4.0 ACRES OF COMMERCIAL
  - 23,500 SF OF COMMERCIAL AND 2,500 SF  
OF RESTAURANT
  - 2 ACRES OF 0.5 RESIDENTIAL LOTS (4  
LOTS)

THE TOTAL PROJECT AREA IS 18.89 AC. THE  
PROJECT WOULD NEED TO MEET ALL  
CRITERIA FROM HERNANDO COUNTY AND  
SWFWMD.

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

KEY NUMBERS: 189943 & 189959

SITE TOTAL AREA: 18.89 ACRES (MOL)

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA:

- 120 TOWN HOMES WITH AMENITIES  
(10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF  
OF RESTAURANT
- 4 RESIDENTIAL LOTS (0.5 AC LOT)

3. CURRENT ZONING: AR2

4. REQUESTED ZONING: CPDP:

- (FRONT) 4.60 AC (COMMERCIAL &  
RESTAURANT W/ APARTMENTS ON 2ND  
STORY) - PDP (HHC)
- (MIDDLE) 11.70 AC (TOWN HOMES &  
AMENITIES) - PDP (MF)
- (REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)

5. PARKING CALCULATIONS:

- RETAIL 4 SPACES PER 1000 (16500 SF / 1000 X 4)  
= 66
- RETAIL 4 SPACES PER 1000 (7000 SF / 1000 X 4)  
= 28
- RESTAURANT 0.5 SPACES PER SEAT  
(48 SEATS X 0.5) = 24

118 SPACES REQUIRED W/ 5 HANDICAP  
147 SPACES PROVIDED W/ 8 HANDICAP

6. PERIMETER SETBACKS:

- FRONT: 65' (SOUTH / COUNTY LINE RD)
- SIDES: 20' (WEST & EAST)
- REAR: 35' (NORTH / POT O' GOLD LANE)

7. ON-SITE AREA CALCULATIONS:

- EXISTING PERVIOUS: 18.89 AC
- PROPOSED PERVIOUS: 10.38 AC
- PROPOSED IMPERVIOUS: 0.99 AC
- PROPOSED ASPHALT: 4.59 AC
- PROPOSED BUILDING: 2.33 AC
- PROPOSED DRA TOS: 0.60 AC

8. PHASING:

- PHASE I: INFRASTRUCTURE (ON-SITE &  
OFF-SITE) AND 0.5 ACRE LOTS
- PHASE II: 120 TOWNHOUSE UNITS
- PHASE III: AMENITIES
- PHASE IV: RETAIL W/ 15 APARTMENTS

LEGEND

- CONCRETE WHEEL STOP
- # OF PARKING SPACES
- TYPE "C" INLET
- CONCRETE SURFACE
- ASPHALT SURFACE
- PHASE I
- PHASE II
- PHASE III
- PHASE IV

DIMETRY  
COUNTY LINE REZONING

PROCIVIL 360  
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL  
SITE DEVELOPMENT / PLANNING & ZONING /  
PERMITTING / CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL 34607 PHONE: (352) 393-4259  
WWW.PROCIVIL360.COM

|             |      |      |      |      |      |      |      |      |      |
|-------------|------|------|------|------|------|------|------|------|------|
| PROJECT NO. | DATE | DATE | DATE | DATE | DATE | DATE | DATE | DATE | DATE |
| 1           | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    |

Hasol- Presented by applicant@pe2