

Project Site Information

Property Flood Zone: X, AE, AND A

Storm Detention Required? Yes No Assumed

Zoning of Property: C-3, General Commercial

Property Setbacks: Building Landscape
Front: 125' AND 35' Front: 5'
Side: 20' Side: N/A
Rear: 35' Rear: N/A

Utilities Available: (Water) Yes No Assumed
(Electric) Yes No Assumed
(Sewer) Yes No Assumed

Existing Vegetation: Existing vegetation consist of native grasses, pine and oak trees.

LOT A - SMALLS SLIDERS

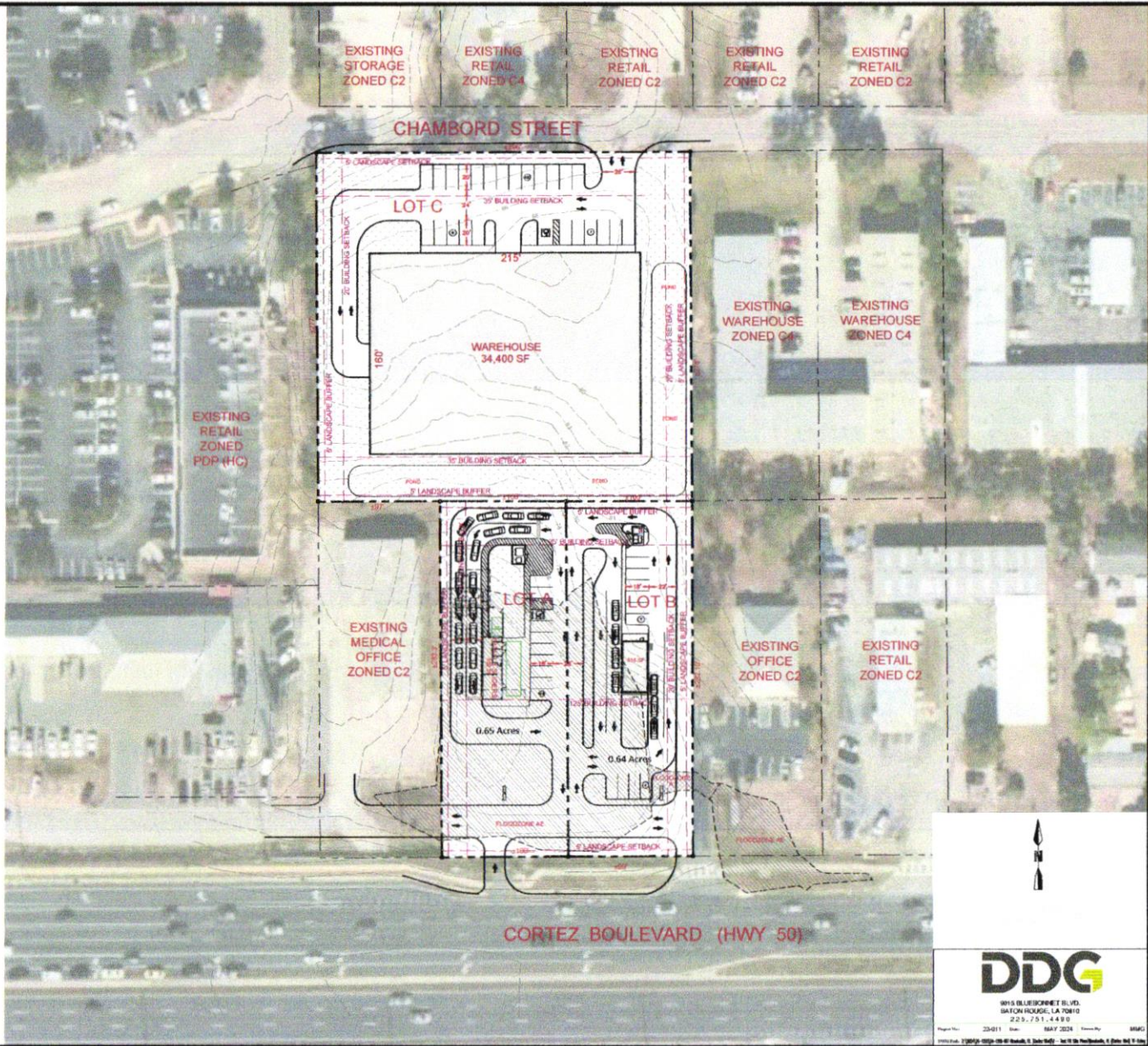
TOTAL SITE AREA	28,328 SF (0.65 AC)
PAVING AREA	17,688 SF (62.4%)
LANDSCAPE AREA	9,840 SF (34.7%)
BUILDING AREA	800 SF
BUILDING HEIGHT	20'
PARKING	10
ZONING	R1A (RESIDENTIAL)

LOT B - ELLIANOS COFFEE

TOTAL SITE AREA	28,118 SF (0.64 AC)
PAVING AREA	20,336 SF (72.3%)
LANDSCAPE AREA	6,972 SF (24.7%)
BUILDING AREA	816 SF
PARKING	7
ZONING	C2 (HIGHWAY COMMERCIAL)

LOT C - WAREHOUSE

TOTAL SITE AREA	82,353 SF (1.89 AC)
PAVING AREA	16,439 SF (19.9%)
LANDSCAPE AREA	31,214 SF (38.2%)
BUILDING AREA	34,400 SF
BUILDING HEIGHT	-
PARKING	25
ZONING	C2 (HIGHWAY COMMERCIAL)



OLSON LAND PARTNERS, LLC
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Project:

Cortez Boulevard
Brooksville, FL

REVIEW PROCESS

ISSUE DATE	5/23/2024
ISSUED BY (OLP)	<input type="checkbox"/>
REVIEW DATE	-

SIGNATURE: Authorized Reviewer) DATE

Sites are approved if no comments are provided (10) date after submitted



1813 BLESSING STREET, SUITE 200
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Sheet: TEST FIT Scale: 1"=80'

TF: 2.0