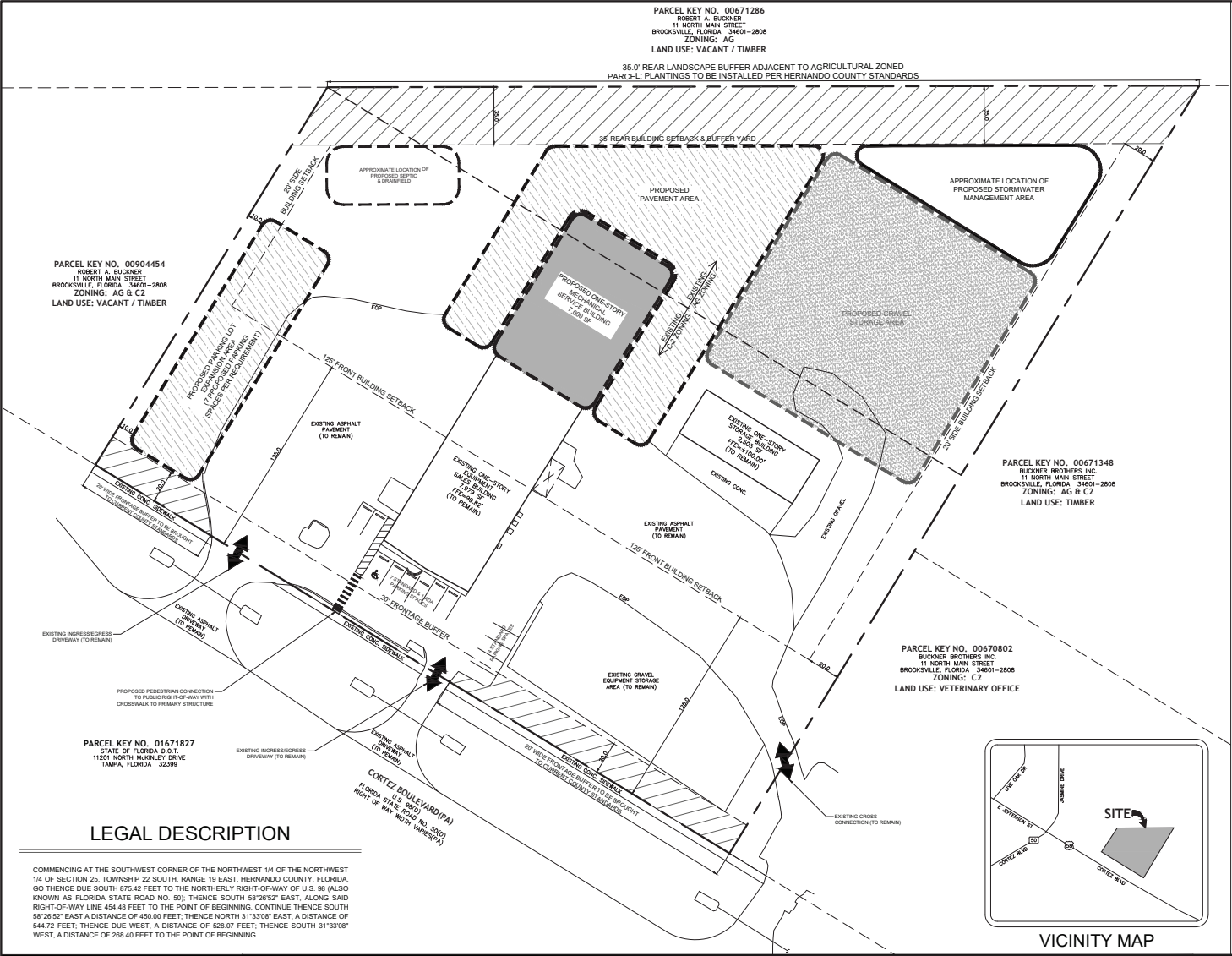
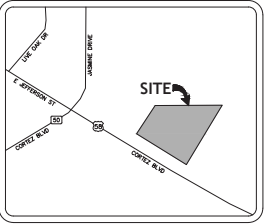




| SITE DATA TABLE                 |                                           |
|---------------------------------|-------------------------------------------|
| ADDRESS:                        | 22255 CORTEZ BLVD., BROOKSVILLE, FL       |
| PARCEL KEY:                     | 00628466                                  |
| TOTAL SITE AREA:                | 4.19 ACRES (182,695 SF)                   |
| EXISTING AG ZONING AREA:        | 1.43 ACRES OR 34.1%                       |
| EXISTING C-2 ZONING AREA:       | 2.76 ACRES OR 65.9%                       |
| EXISTING ZONING CLASSIFICATION: | C-2 & AG                                  |
| FUTURE LAND USE:                | COMMERCIAL                                |
| EXISTING LAND USE:              | EQUIPMENT SALES & SERVICE                 |
| PROPOSED LAND USE:              | EQUIPMENT SALES & SERVICE                 |
| EXISTING GROSS FLOOR AREA:      | 16,482 GSF OR 5.7% (0.35 FAR)             |
| PROPOSED GROSS FLOOR AREA:      | 17,486 GSF OR 9.7% (0.10 FAR)             |
| PROPOSED NUMBER OF STORES:      | 1-STORY                                   |
| FLOODZONE CLASSIFICATION:       | "X" PER PANEL NO. 1255302110 EFF. 2/20/12 |
| REQUIRED BUILDING SETBACKS:     |                                           |
| FRONT:                          | 125' FT                                   |
| REAR:                           | 35' FT                                    |
| SIDE:                           | 20' FT                                    |
| REQUIRED BUFFERS:               |                                           |
| FRONT (CORTIZ BLVD.):           | 35' FT (PLANTINGS PER HERNANDO CO. LOC)   |
| REAR (ADJACENT TO AG ZONING):   | 35' FT (PLANTINGS PER HERNANDO CO. LOC)   |

| PARKING DATA TABLE                              |                                                                              |
|-------------------------------------------------|------------------------------------------------------------------------------|
| REQUIRED:                                       |                                                                              |
| FARM EQUIPMENT SALES, RENTAL & SERVICE FACILITY | 2 SPACES PER 1,000 GFA<br>= 2 SPACES / 1,000 GFA * 17,486 GFA<br>= 18 SPACES |
| TOTAL REQUIRED                                  | = 18 SPACES (INCLUDING 1 ADA SPACES)                                         |
| PROVIDED:                                       |                                                                              |
| EXISTING SPACES                                 | 10 SPACES                                                                    |
| EXISTING ADA SPACES                             | 1 SPACES                                                                     |
| PROPOSED SPACES                                 | 7 SPACES                                                                     |
| TOTAL PROVIDED                                  | 18 SPACES (INCLUDING 1 ADA SPACE)                                            |

- PLANNED DEVELOPMENT PLAN NOTES:
- POTABLE WATER PROVIDED BY THE CITY OF BROOKSVILLE. (EXISTING - TO REMAIN)
  - SEWAGE DISPOSAL PROVIDED BY SEPTIC. (SUBJECT TO APPROVAL BY EPA)
  - CROSS ACCESS TO THE ADJACENT PARCEL TO THE EAST SHALL REMAIN.
  - A WAIVER IS REQUESTED TO ELIMINATE THE CROSS ACCESS REQUIREMENT TO THE ADJACENT PARCEL TO THE WEST.
  - PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
  - APPLICANT SHALL SEEK ERF APPROVAL FOR THE PROPOSED STORMWATER MANAGEMENT SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - PEDESTRIAN ACCESS TO THE PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED CONTINGENT ON HERNANDO COUNTY AND FOOT APPROVAL.
  - EXISTING INGRESS/EGRESS DRIVEWAYS TO THE FOOT RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE DETERMINED BY FOOT.
  - ALL ONSITE PAVEMENT AND PARKING AREAS ARE TO BE PRIVATE.
  - ALL PROPOSED PARKING FACILITIES ARE TO BE CONSTRUCTED PER HERNANDO COUNTY STANDARDS. SUBJECT TO DETERMINATION AT THE TIME OF SITE PRINTING.
  - PROPOSED BUFFER SCREENING TO BE PROVIDED PER THE HERNANDO COUNTY LAND DEVELOPMENT CODE.
  - EXISTING STRUCTURES OR PAVEMENT AREAS THAT DO NOT MEET CURRENT COUNTY STANDARDS SHALL BE CONSIDERED "UNAPPROVED" BY AND NO MODIFICATIONS SHALL BE REQUIRED AS PART OF THE SAD APPLICATION. ALL NEW SITE IMPROVEMENTS SHALL MEET THE STANDARDS SET FORTH BY THE HERNANDO COUNTY LOC.
  - SITE PLAN OBSERVATIONS MAY BE PERMITTED AT THE TIME OF SITE/CONSTRUCTION PLAN REVIEW, CONSISTENT WITH APPROVED ZONING CONDITIONS.



### LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE DUE SOUTH 875.42 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. 98 (ALSO KNOWN AS FLORIDA STATE ROAD NO. 50), THENCE SOUTH 59°26'52" EAST, ALONG SAID RIGHT-OF-WAY LINE 454.48 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE SOUTH 59°26'52" EAST A DISTANCE OF 450.00 FEET, THENCE NORTH 31°33'08" EAST, A DISTANCE OF 544.72 FEET, THENCE DUE WEST, A DISTANCE OF 528.07 FEET, THENCE SOUTH 31°33'08" WEST, A DISTANCE OF 288.40 FEET TO THE POINT OF BEGINNING.

## PLANNED DEVELOPMENT PLAN

EVERGLADES EQUIPMENT GROUP - BROOKSVILLE  
22255 CORTEZ BOULEVARD  
BROOKSVILLE, HERNANDO COUNTY, FLORIDA

|                             |
|-----------------------------|
| PROJECT NO.: C0423 - J006   |
| DRAWN BY: COD               |
| DWG: EVERGLADES-BROOKSVILLE |
| DATE: 06.25.2025            |
| SHEET 1 OF 1                |



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