

# Project Site Information

Property Flood Zone: C, AE, AND A

Storm Detention Required? ☐ Yes ☐ No ☒ Assumed

Zoning of Property: C-3, General Commercial

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

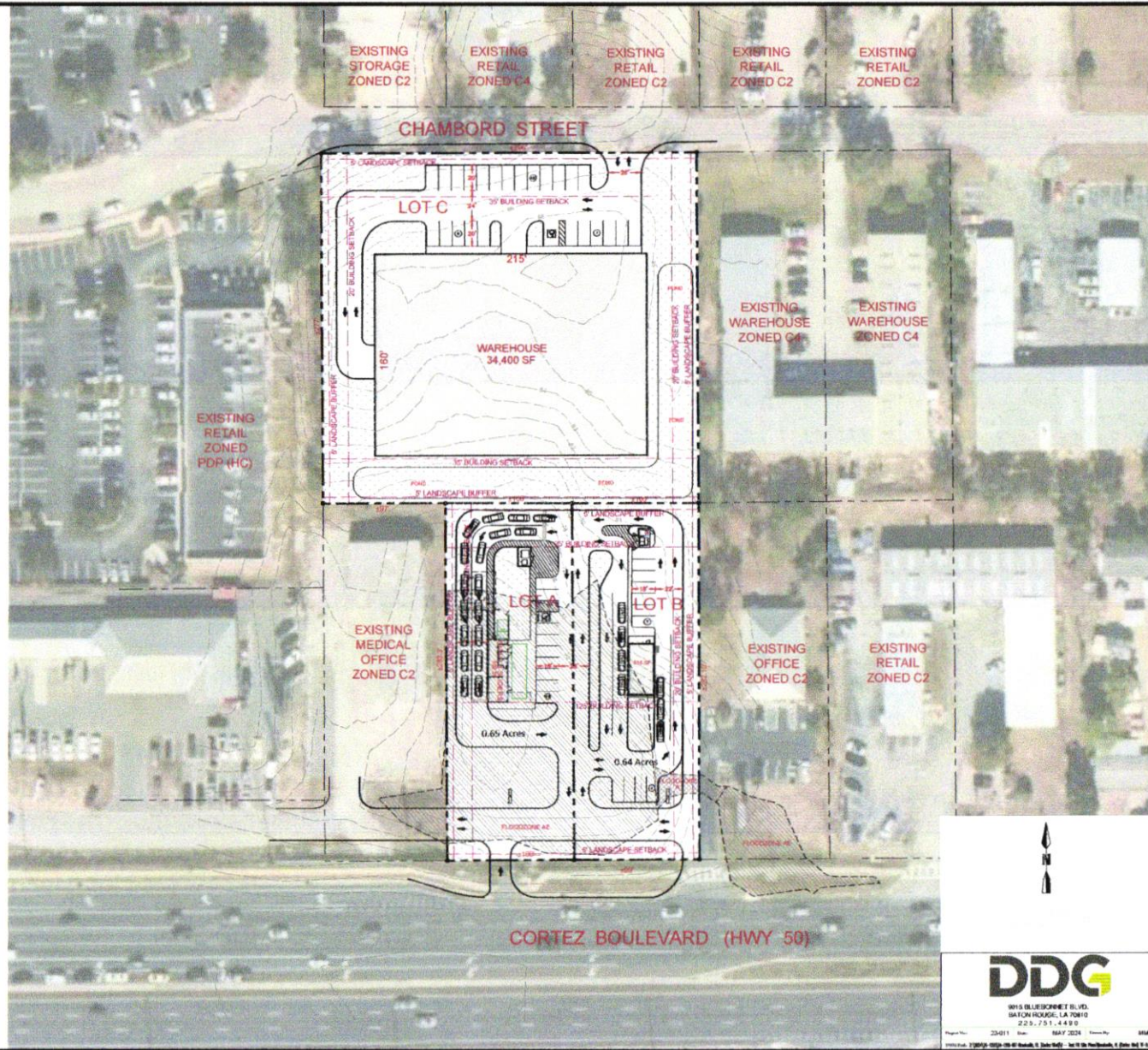
TOTAL SITE AREA	28,328 SF (0.65 AC)
PAVING AREA	17,688 SF (62.4%)
LANDSCAPE AREA	9,840 SF (34.7%)
BUILDING AREA	800 SF
BUILDING HEIGHT	20'
PARKING	10
ZONING	R1A (RESIDENTIAL)

## 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	31,314 SF (38.2%)
BUILDING AREA	34,400 SF
BUILDING HEIGHT	-
PARKING	25
ZONING	C2 (HIGHWAY COMMERCIAL)



**OLSON LAND PARTNERS, LLC**  
Real Estate Acquisitions & Development  
4300 Legendary Drive, Suite 234  
Destin, Florida 32541  
T: 850.650.4353 F: 850.650.3881

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



**DDG**  
1913 BLUESHORE TRL. W.  
BATON ROUGE, LA 70810  
225.751.4490  
Project No: 23-011 Date: 05/23/2024 Drawn By: JMM

Sheet: TEST FIT Scale: 1"=80'

**TF: 2.0**