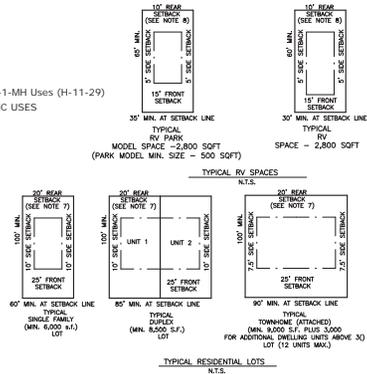


APPROVED UNITS FROM H-11-29			PARK MODEL CONVERSION
LAND USE	AREA	EXISTING	PROPOSED
MULTI-USE AREA/MAINTENANCE STORAGE	3.94	N/A	
PRIMITIVE CAMPING	28.00	149 SITES	149
RV SPACES	35.45	300 RV SPACES	165
PARK MODELS		50 PARK MODELS	50
BUFFERS & OPEN SPACE	25.30	N/A	N/A
RESORT RESIDENTIAL	17.78	49 LOTS	74
TOTAL DEVELOPMENT:	110.47	548 SPACES/LOTS	438

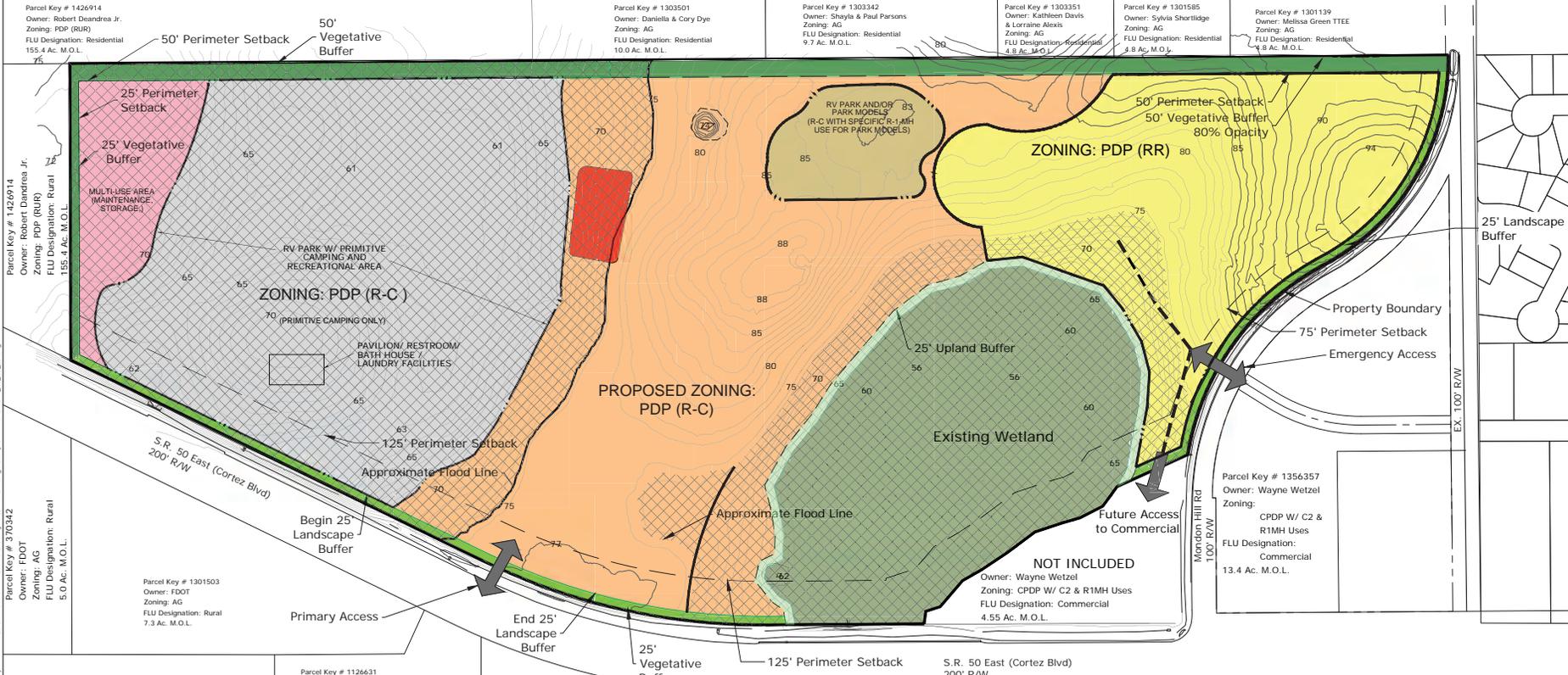
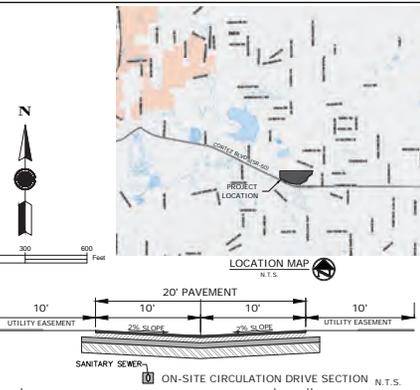
Note:
 AN INCREASE IN THE PRESENT NUMBER OF PARK MODELS ALLOWED (50) MAY BE ACHIEVED ACCORDING TO THE FOLLOWING CONVERSION MATRIX UP TO A MAXIMUM NUMBER OF 275 PARK MODELS:
 O TWO (2) RESORT RESIDENTIAL LOTS = 3 PARK MODELS
 O TWO (2) RV SPACES = 1.1 PARK MODEL

Site Data
 Owner: Sunny Pines of Hernando LLC
 Applicant: Sunny Pines of Hernando, LLC
 Parcel Key Nos: 370360
 Section 33 Township 22 Range 20
 Current Zoning: PDP (R-C) PDP (R-R), PDP R-1-MH Uses (H-11-29)
 Proposed Zoning: CPDP W/ PDP-MH & PDP-REC USES
 Area = +/- 110.47 Ac.
Perimeter Building Setbacks:
 North: 50'
 South: 125' (SR 50)
 East: 75' (Mondon Hill Rd.)
 West: 50'



LEGEND

- MAINTENANCE & STORAGE AREA
- PRIMITIVE CAMPING, PASSIVE RECREATION AREA & DRAINAGE AREA
- RECREATION AMENITY AREA
- RV PARK AND/OR PARK MODELS
- RESSORT RESIDENTIAL
- WETLANDS
- UPLAND BUFFER
- FEMA 100 YR. FLOODPLAIN
- LANDSCAPE BUFFERS
- VEGETATIVE BUFFERS



Parcel Key # 1426914 Owner: Robert Diandrea Jr. Zoning: PDP (RUR) FLU Designation: Residential 155.4 Ac. M.O.L.	Parcel Key # 1303501 Owner: Danielle & Cory Dye Zoning: AG FLU Designation: Residential 10.0 Ac. M.O.L.	Parcel Key # 1303342 Owner: Shayla & Paul Parsons Zoning: AG FLU Designation: Residential 9.7 Ac. M.O.L.	Parcel Key # 1303351 Owner: Kathleen Davis & Lorraine Alexis Zoning: AG FLU Designation: Residential 4.8 Ac. M.O.L.	Parcel Key # 1301585 Owner: Sylvia Shortridge Zoning: AG FLU Designation: Residential 3.8 Ac. M.O.L.	Parcel Key # 1301139 Owner: Melissa Green TTEE Zoning: AG FLU Designation: Residential 4.8 Ac. M.O.L.
Parcel Key # 1126914 Owner: Robert Diandrea Jr. Zoning: PDP (RUR) FLU Designation: Residential 155.4 Ac. M.O.L.	Parcel Key # 1126631 Owner: Wayne & Betty Wetzel Zoning: AG FLU Designation: Rural 7.3 Ac. M.O.L.	Parcel Key # 1141044 Owner: Camilla & Jesus Silveira Zoning: AG FLU Designation: Rural 7.0 Ac. M.O.L.	Parcel Key # 1121921 Owner: Alexandria & Stefan Stein Zoning: AG FLU Designation: Conservation 47.3 Ac. M.O.L.	Parcel Key # 1133767 Owner: Spring Lake Square LLC Zoning: CPDP FLU Designation: Commercial 8.4 Ac. M.O.L.	Parcel Key # 1137772 Owner: Alana & Stephen Beneke Zoning: C1 FLU Designation: Commercial 2.8 Ac. M.O.L.
Parcel Key # 1356357 Owner: Wayne Wetzel Zoning: CPDP W/ C2 & R1MH Uses FLU Designation: Commercial 13.4 Ac. M.O.L.	Parcel Key # 38783 Owner: Iron Sight Investments LLC Zoning: C1 FLU Designation: Commercial 0.6 Ac. M.O.L.	Parcel Key # 38934 Owner: Spring Lake Properties LLC Zoning: C1 FLU Designation: Commercial 2.5 Ac. M.O.L.			

ZONING MASTER PLAN
 SUNNY PINES MOBILE HOME PARK

Coastal
 Engineering
 Planning
 Environmental
 Surveying
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DATE	REV.	BY/REV.	AC.	REASON