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:

- TWO (2) RESORT RESIDENTIAL LOTS = 3 PARK MODELS
- TWO (2) RV SPACES = 1.1 PARK MODEL

Site Data

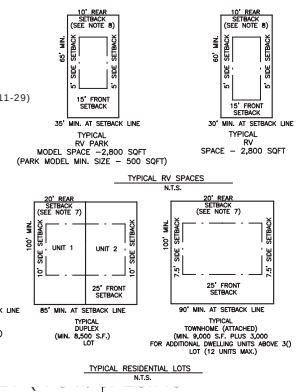
Owner: Sunny Pines of Hernando LLC
Applicant: Sunny Pines of Hernando, LLC
Parcel Key Nos: 370360
Section 33 **Township** 22 **Range** 20
Current Zoning: PDP (R-C) PDP (R- R), PDP R-1-MH Uses (H-11-29)
Proposed Zoning: CPDP W/ PDP-MH & PDP-REC USES
Area= +/- 110.47 Ac.

Perimeter Building Setbacks:

North: 50'
South: 125' (SR 50)
East: 75' (Mondon Hill Rd.)
West: 50'

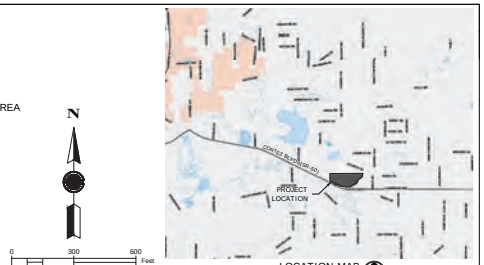
Buffers:

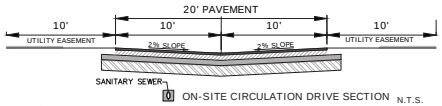
North- 50' Vegetative Buffer
South- 25' Vegetative Buffer / 25' Landscape Buffer where adjacent to Development
East- 25' Landscape Buffer Along Mondon Hill Rd.
West- 25' Vegetative Buffer

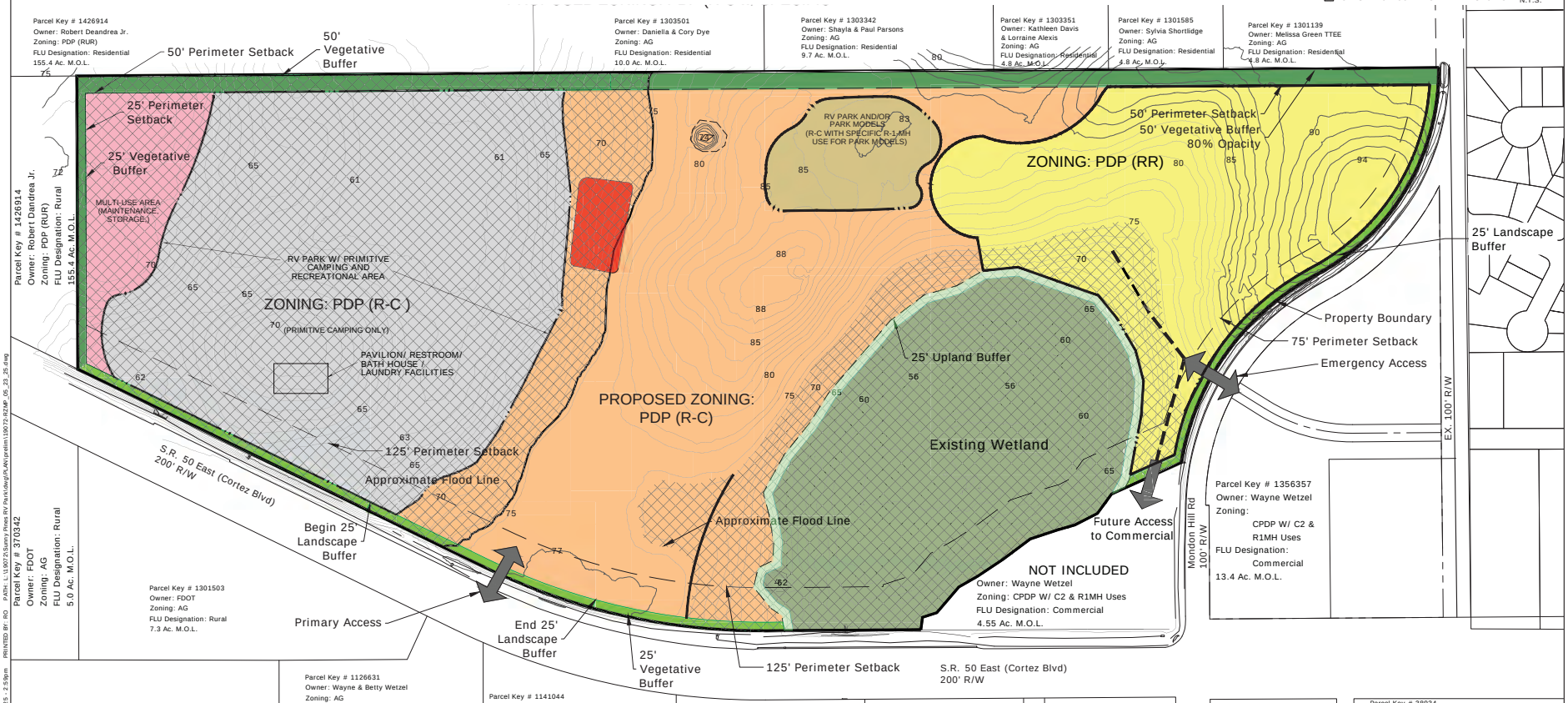


LEGEND

- MAINTENANCE & STORAGE AREA
- PRIMATIVE 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
- VEGATATIVE BUFFERS







ZONING MASTER PLAN

SUNNY PINES MOBILE HOME PARK

Coastal
Engineering
Planning
Surveying
Environmental
Permitting
Construction Management
Engineering Associates, Inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
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DATE	REV. BY	REV. NO.	REVISION

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SHEET 1

JOB No.: 19072-6

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