

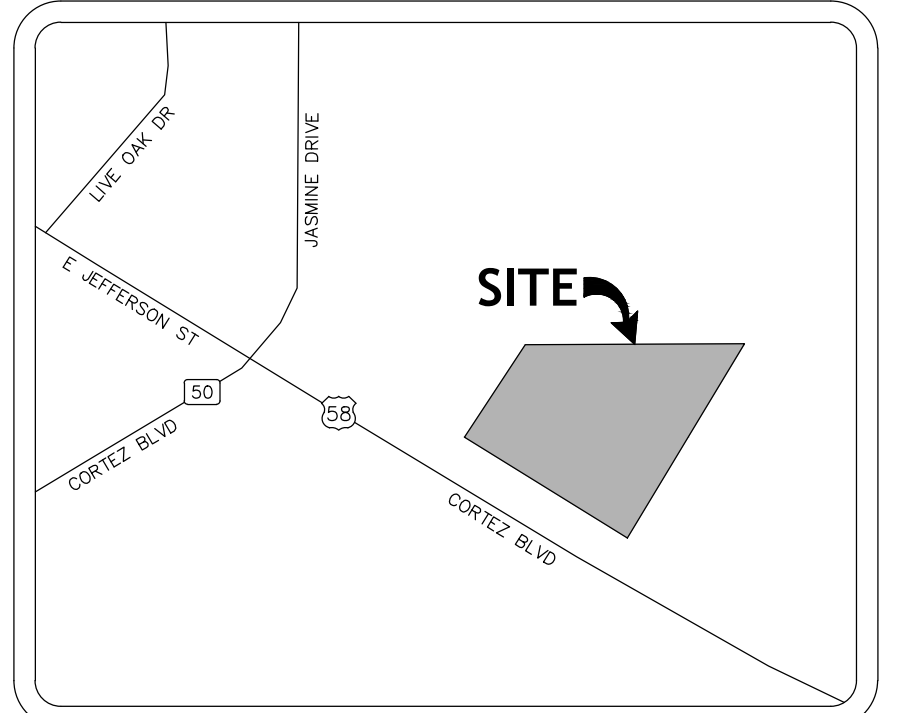
SITE DATA TABLE

ADDRESS:	22255 CORTEZ BLVD., BROOKSVILLE, FL
PARCEL KEY:	00828466
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:	10,482 GSF OR 5.7% (0.06 FAR)
PROPOSED GROSS FLOOR AREA:	17,482 GSF OR 9.7% (0.10 FAR)
PROPOSED NUMBER OF STORIES:	1-STORY
FLOODZONE CLASSIFICATION:	"X" PER PANEL NO. 12053C0211D EFF. 2/2/2012
REQUIRED BUILDING SETBACKS:	
FRONT:	125-FT
REAR:	35-FT
SIDE:	20-FT
REQUIRED BUFFERS:	
FRONT: (CORTEZ BLVD.)	20-FT (PLANTINGS PER HERNANDO CO. LDC)
REAR: (ADJACENT TO AG ZONING)	35-FT (PLANTINGS PER HERNANDO CO. LDC)

PARKING DATA TABLE

REQUIRED:	
FARM EQUIPMENT SALES, RENTAL & SERVICE FACILITY	2 SPACES SPACES PER 1,000 GFA = 2 SPACES / 1,000 GFA * 17,486 GFA = 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 EPC)
 - 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 ERP 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 FDOT APPROVAL.
 - EXISTING INGRESS/EGRESS DRIVEWAYS TO THE FDOT RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE DETERMINED BY FDOT.
 - 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 PERMITTING.
 - 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 "GRANDFATHERED IN" AND NO MODIFICATIONS SHALL BE REQUIRED AS PART OF THE SAID APPLICATION. ALL NEW SITE IMPROVEMENTS SHALL MEET THE STANDARDS SET FORTH BY THE HERNANDO COUNTY LDC.
 - SITE PLAN DEVIATIONS MAY BE PERMITTED AT THE TIME OF SITE/CONSTRUCTION PLAN REVIEW, CONSISTENT WITH APPROVED ZONING CONDITIONS.



VICINITY MAP

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 58°26'52" EAST, ALONG SAID RIGHT-OF-WAY LINE 454.48 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE SOUTH 58°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 268.40 FEET TO THE POINT OF BEGINNING.

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

PLANNED DEVELOPMENT PLAN

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



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