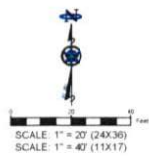


KEY # 676281
ZONING: R1C

KEY # 676414
ZONING: R1C



1. STATEMENT OF INTENT
THE OWNER IS DESIROUS OF BUILDING A 12-UNIT APARTMENT COMPLEX. THE OWNER OWNS TWO LOTS. THE TOTAL ACREAGE WOULD BE 0.9754 AC. FOR THIS PROJECT, THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SNRWMD.

SITE ADDRESS: COMMERCIAL WAY ABUTS THE PROPERTY ON THE WEST SIDE AND NECKLACE WARBLER AVENUE ABUTS THE EAST. THE LOTS ARE LOCATED IN ROYAL HIGHLANDS UNIT 1B, BLOCK 87, LOTS 7 & 8.

KEY NUMBERS: 676325 & 554509

SITE TOTAL AREA: 0.9754 ACRES

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA
9,074 SF 12-UNIT APARTMENT COMPLEX

3. CURRENT ZONING: R1C

4. REQUESTED ZONING: PDP (MF)

5. PARKING CALCULATIONS
MULTIFAMILY
1.5 SPACES PER UNIT (2 BEDROOM)
12 PROPOSED UNITS X 1.5 SPACES PER UNIT = 18 SPACES REQUIRED
18 SPACES REQUIRED W/ 1 BEING HANDICAP
20 SPACES PROVIDED W/ 2 BEING HANDICAP

6. PERIMETER SETBACKS
FRONT: 35' (NECKLACE WARBLER)
SIDES: 10' (WEST) & 10' (EAST)
REAR: 75' (US 19)

7. ON-SITE AREA CALCULATIONS

EXISTING PERVIOUS	42,518.916 SF	(0.9754 AC)
PROPOSED PERVIOUS	26,506.260 SF	(0.6005 AC)
PROPOSED BUILDING	5,218.488 SF	(0.1191 AC)
PROPOSED IMPERVIOUS	10,794.168 SF	(0.2478 AC)

PROPOSED SEWER SYSTEM	
FLOW RATES DERIVED FROM CHAPTER 616, CODE	
RESIDENTIAL	2 BEDROOMS = 200 GPD
12 - 2 BEDROOM UNITS	12 (200) = 2400 GPD
MIN. TOTAL DAILY FLOW = 2400 GAL/DAY	
TYPICAL 8\"/>	

PROPOSED WATER USAGE	
TOTAL DAILY FLOW OF SEWER X 1.25 = 3000 GPD	
TOTAL WATER USAGE = 3000 GAL/DAY	

COMMERCIAL WAY (US-19)

NECKLACE WARBLER AVE
(REVERSE FRONTAGE ROAD)

NO.	REVISION	DATE	BY	CHK.	APP.

FANTA
12 UNIT HOUSING
MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT/PLANNING & ZONING/
PERMITTING/CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, SUITE 100, WOODBRIDGE, FL 34986
PHONE: (888) 393-4256

DATE: FEB 06, 2024
DRAWING NAME: W:\PROCCIVIL\2023\Projects\PROCC3602 - Fanta Land Corp Rezoning\23091\FZoning1.dwg
USER NAME: fdca

NO.	REVISION	DATE	BY	CHK.	APP.
1					

Received
FEB 7 2024
Planning Department
Hernando County, Florida

LEGEND

	CONCRETE WHEEL STOP
	# OF PARKING SPACES
	TYPE 'C' INLET
	CONCRETE SURFACE
	ASPHALT SURFACE