

<u>SITE DATA:</u>	
Owner:	RAIN DANCER LLC & EVERGREEN PARTNERS LLC
Applicant:	GRANGER DEVELOPMENT LLC
Parcel Key No:	1317685
STR:	36 / 23S / 18E
Current Zoning:	PDP-GC W/ MINI WAREHOUSES
Proposed Zoning:	CPDW W/ MINI WAREHOUSES SPECIFIC C2 USES & SPECIAL EXCEPTIONS

Area: +/- 9.3 AC
Max. Commercial SF: 155,000 SF

PERIMETER BUILDING SETBACKS:

South (County Line Rd) : 75' (PREVIOUSLY APPROVED)

North (Quality Dr): 20' (PREVIOUSLY APPROVED)

East: 20'

West: 20'

MAX. BUILDING HEIGHT: 45'






INTERNAL COMMERCIAL LOT SETBACKS:



Side :	10' (PREVIOUSLY APPROVED)
Rear:	10' (PREVIOUSLY APPROVED)
Mini Storage:	15' FRONT SETBACK


BUFFERS:


North:	10' LANDSCAPED BUFFER, 0' ALONG DRAINAGE
East:	20' VEGETATIVE BUFFER
West:	10' VEGETATIVE BUFFER
South:	20' LANDSCAPED BUFFER

LEGEND:

	PROJECT BOUNDARY
	FEMA FLOOD ZONE
	EXISTING ELEVATION CONTOUR LINE
	GENERAL COMMERCIAL, MINI STORAGE & SEE ADDITIONAL C-2/SPECIAL EXCEPTION USES (GC & C-2 MAY BE SUBDIVIDED INTO UP TO 3 PARCELS)
	GENERAL COMMERCIAL, MINI STORAGE & SEE OTHER C-2/SPECIAL EXCEPTION USES (MAY BE SUBDIVIDED INTO UP TO 10 PARCELS)

 BUFFER
 DRAINAGE AREA (CONCEPTUAL)

 ACCESS POINT

 CROSS ACCESS

REZONING MASTER PLAN

GRANGER DEVELOPMENT

DRAWING INVALID UNLESS
SIGNED, DATED & SEALED BY
REGISTERED PROFESSIONAL

###, P.E.
FL. REG. NO. ###

Coastal engineering associates, inc.

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Planning
Surveying
Environmental
Transmission
Construction Management

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DATE	REV. OF INCH. NO.	REVISION
6/11/25	ERJ 3	Remove MF
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

SHEET

1