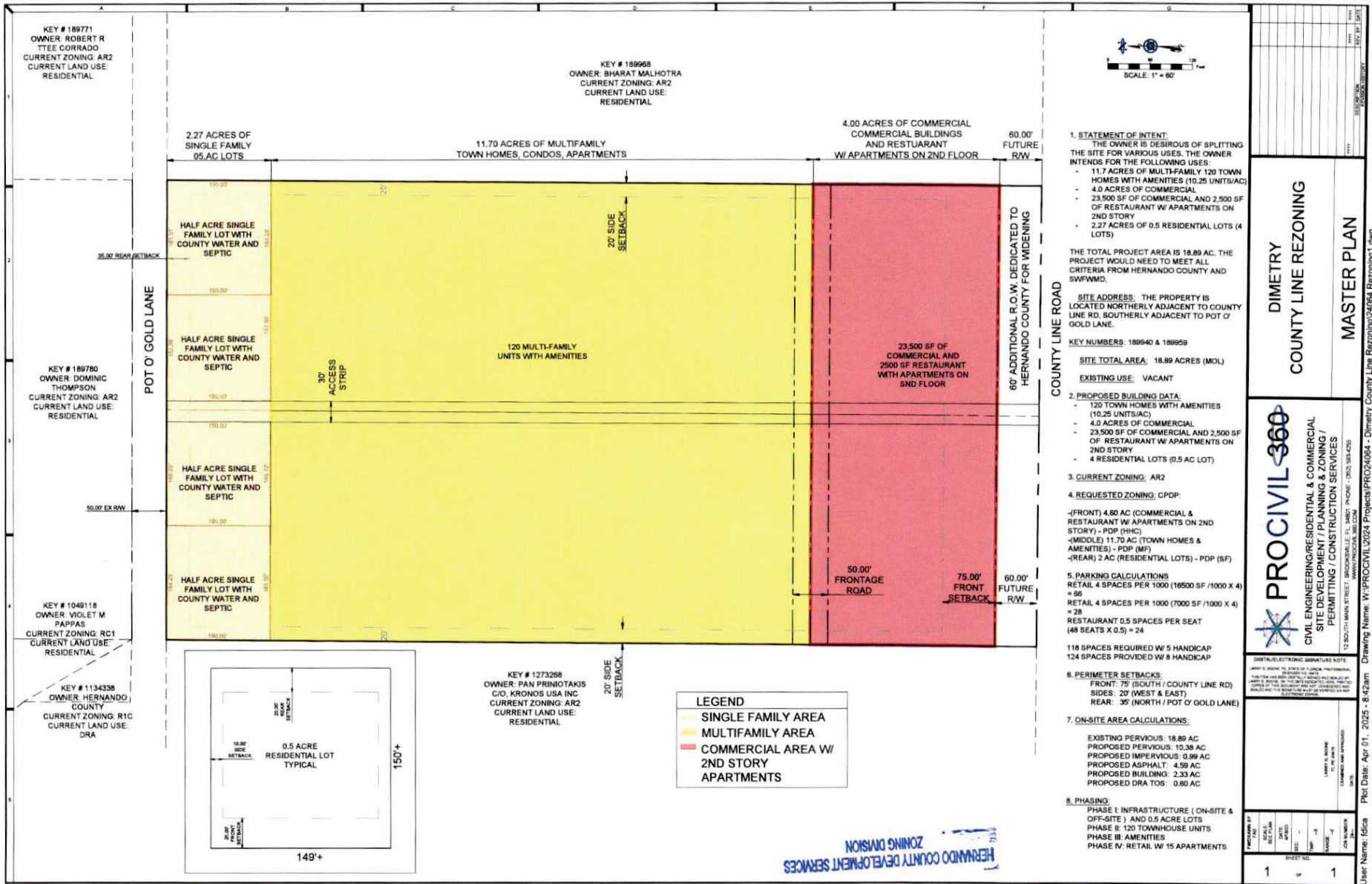


RECEIVED
APR 01 2025

HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION



1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
 - 11.7 ACRES OF MULTIFAMILY 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
 - 4.0 ACRES OF COMMERCIAL
 - 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
 - 2.27 ACRES OF 0.5 RESIDENTIAL LOTS (4 LOTS)
2. THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.
3. SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD, SOUTHERLY ADJACENT TO POT O' GOLD LANE.
4. KEY NUMBERS: 189940 & 189959
5. SITE TOTAL AREA: 18.89 ACRES (MOL)
6. EXISTING USE: VACANT
7. PROPOSED BUILDING DATA:
 - 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
 - 4.0 ACRES OF COMMERCIAL
 - 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
 - 4 RESIDENTIAL LOTS (0.5 AC LOT)
8. CURRENT ZONING: AR2
9. REQUESTED ZONING: CPDP:
 - (FRONT) 4.00 AC (COMMERCIAL & RESTAURANT W/ APARTMENTS ON 2ND STORY) - PDP (HHC)
 - (MIDDLE) 11.70 AC (TOWN HOMES & AMENITIES) - PDP (MF)
 - (REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)
10. PARKING CALCULATIONS:
 - RETAIL 4 SPACES PER 1000 (19500 SF / 1000 X 4) = 78
 - RETAIL 4 SPACES PER 1000 (7000 SF / 1000 X 4) = 28
 - RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24
 - 116 SPACES REQUIRED W/ 5 HANDICAP
 - 124 SPACES PROVIDED W/ 8 HANDICAP
11. PERIMETER SETBACKS:
 - FRONT: 75' (SOUTH / COUNTY LINE RD)
 - SIDES: 20' (WEST & EAST)
 - REAR: 30' (NORTH / POT O' GOLD LANE)
12. ON-SITE AREA CALCULATIONS:
 - EXISTING PERVIOUS: 18.89 AC
 - PROPOSED PERVIOUS: 10.38 AC
 - PROPOSED IMPERVIOUS: 0.99 AC
 - PROPOSED ASPHALT: 4.59 AC
 - PROPOSED BUILDING: 2.33 AC
 - PROPOSED DRA TOS: 0.60 AC
13. PHASING:
 - PHASE I: INFRASTRUCTURE (ON-SITE & OFF-SITE) AND 0.5 ACRE LOTS
 - PHASE II: 120 TOWNHOUSE UNITS
 - PHASE III: AMENITIES
 - PHASE IV: RETAIL W/ 15 APARTMENTS

DIMETRY
COUNTY LINE REZONING

MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12300TH MAIN STREET, BROOKDALE, FL 33422
PHONE: (888) 983-4325
FAX: (888) 983-4326
WWW.PROCIVIL360.COM

DISTRICT/ELECTRONIC SIGNATURE NOTE:
THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL.
THIS COPY WAS MADE BY ME OR BY AN AGENT OF THE ORIGINAL.
I HAVE SIGNED THIS COPY AND HAVE MY SIGNATURE AND SEAL ON IT.
I HAVE SIGNED THIS COPY AND HAVE MY SIGNATURE AND SEAL ON IT.
I HAVE SIGNED THIS COPY AND HAVE MY SIGNATURE AND SEAL ON IT.

DATE	BY	FOR
DATE	DATE	DATE

1 1