

TOMMIE



Since 1952

DAWSON REALTY

Brooksville, Florida
Residential In-Fill Development Opportunity
Multi & Single Family
\$4,250,000



Seagate Subdivision Infill & Expansion

Existing Zoning : 216 Multi or 85 Single Family homes

Adjoining 17 acres intended for 64 SF homes & 7 acres intended for 112 MF units.

Recent Survey, Geotechnical Report and Environmental Assessment. All Utilities Available.

Recent Master Plan designed for 162 Single Family homes on 50 ft x 125 ft lots

Real Estate Taxes \$465/yr (greenbelt)

Walmart 

SeaGate 216 Zoned Multi-Family Units

LOWE'S

7 acres to annex & zone for additional 112 MF units

SeaGate 88 Single Family units - Built out (DR Horton)

17 acres to annex & zone for additional 64 Single Family lots

**Zoned for 216
Multi-Family Units**

PDP (MH)

7 ac - future MF

17 ac
Future SF
lots (64)

AG

DR Horton built out 88 SF homes

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SITE DATA

APPLICANT:
SEA GATE LAND HOLDINGS LLC
19 N. BLVD. OF THE PRESIDENTS SUITE 605
SARASOTA, FL. 34236

PARCEL AREA = APPROX. 76.78 ACRES
LOCATED IN SECTION 32 AND 33, TOWNSHIP 22 S., RANGE 19 E.,
HERNANDO COUNTY, FLORIDA.

PROPOSED ZONING: PDP (GC)(MF)(SF)
CURRENT ZONING: AG
FUTURE LAND USE MAP DESIGNATION: RESIDENTIAL
FLOOD INSURANCE RATE MAP (FIRM):
COMMUNITY PANEL NO. 120110 175 B EFFECTIVE
1984, ZONE "AH" AND "X" (A.K.A. ZONE "C").

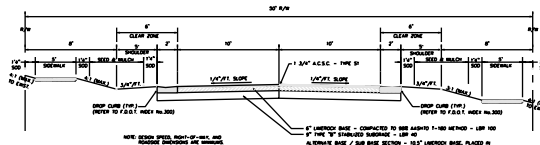
TOTAL NUMBER OF LOTS =
COMMERCIAL = 1
MULTIFAMILY = 216 UNITS
SINGLE FAMILY = 88 DWELLINGS

PERMETER BUILDING SETBACKS:
FROM WISCON ROAD: 75'
FROM MASON SMITH ROAD: 50'
ALL OTHER PROPERTY LINE: 35'

INDIVIDUAL SINGLE FAMILY LOT SETBACKS:
FRONT: 25'
SIDE: 5' MIN.
REAR: 15' (EXCEPT POOLS AND CAGES (SETBACK 5'))

NOTES:

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRA FINAL CONFIGURATION, FUNCTION AND EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAN.
3. FIRE PROTECTION NOTES:
A FIFTEEN-FOOT SEPARATION STRIP FREE OF ANY IMPEDIMENTS (NO WALLS, STRUCTURES, POOLS, BUILDINGS, ETC.) EVERY EIGHT (8) UNITS AND UNIMPEDED RARE YARDS IS BEING PROVIDED FOR THE ENTIRE YARD. SEE THE FIFTEEN-FOOT SETBACK AT EVERY EIGHT (8) UNITS.
4. 100-YEAR BASE FLOOD ELEVATION IS APPROXIMATELY AT ELEVATION 70.
LOCAL ROAD - CLOSED DRAINAGE
(VERTICAL DESIGN SPEED = 30 MPH MAX.)
(DESIGNAL DRAINAGE SPEED = 30 MPH MAX.)
" = 20 MPH ALLOW WITH JUSTIFICATION AND APPROPRIATE



TYPICAL SECTION

LAND USE			
LABEL	LAND USE	AREA	INTENSITY
A	RESIDENTIAL (40'x130')	15.17 +/- Ac.	66 SINGLE FAMILY UNITS
B	MULTIFAMILY (THREE STORY BLDG. PARKING FIRST FLOOR)	12.75 +/- Ac.	216 MULTIFAMILY UNITS
C	COMMERCIAL	5.05 +/- Ac.	54,480 S.F. BLDG. (INCLUDES DRAINAGE AREA)
D	DRAINAGE AREA/OPEN SPACE	14.03 +/- Ac.	
E	FLOOD PLAIN/PASSIVE RECREATION	20.78 +/- Ac.	
△ F	RECREATION/OPEN SPACE	2.98 +/- Ac.	
	TOTAL	76.78 +/- Ac.	

REZONING/MASTER P
SMITH PROPERTY

AS SIGNED, DATED
ED PROFESSIONAL

Coastal
engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Construction Management

940 Candlelight Boulevard • Brooksville • Florida 34601
(352) 796-6623 • Fax (352) 796-6396
EE-0006742

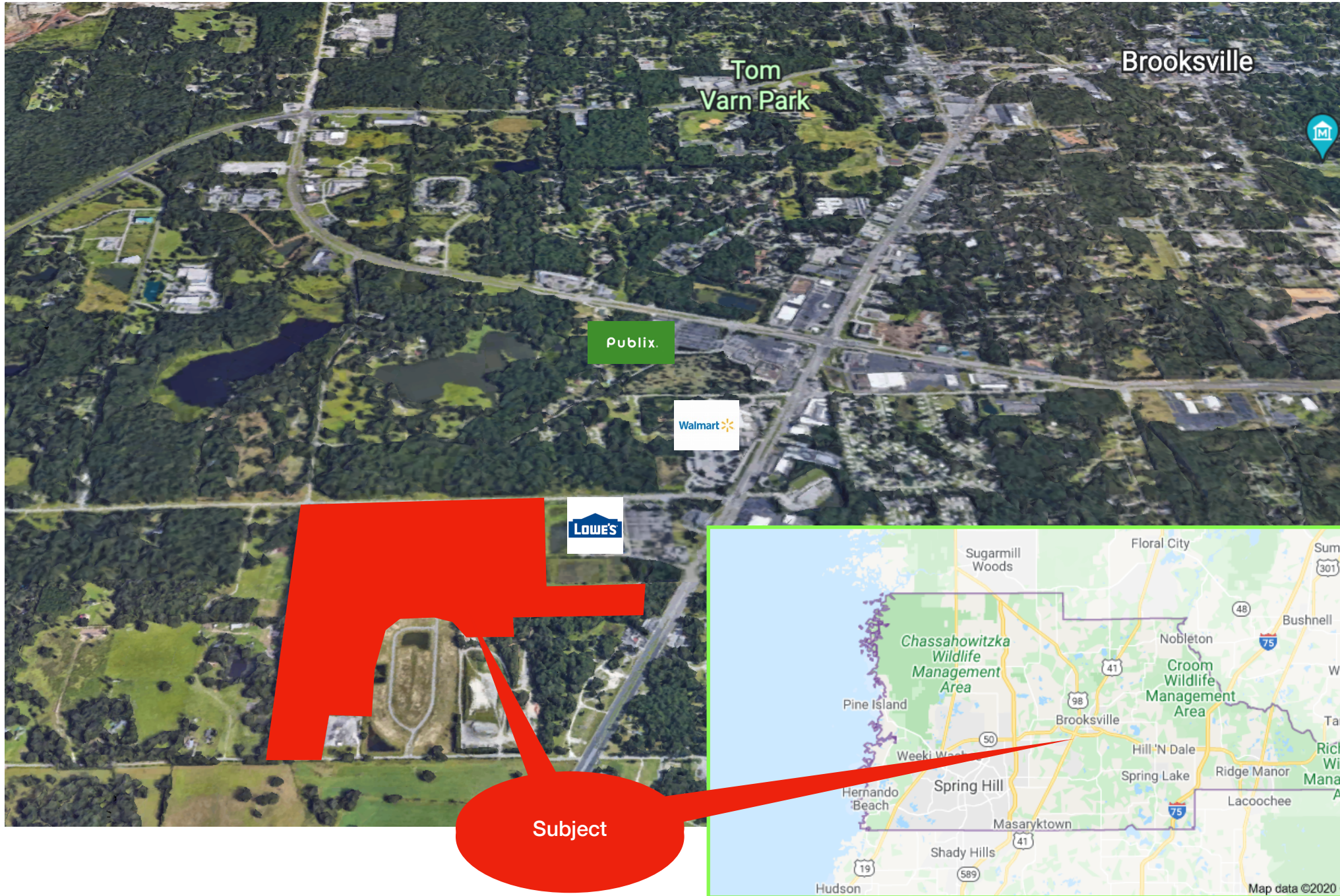
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DATE	REV. BY	REV. NO.	REVISION
11-4-05	MMU	1	REVISED PER COUNTY COMMENTS
12-02-05	MMU	2	ADD DRA NOTE
02-07-06	MMU	3	REVISED PER BCC APPROVAL

SHEET
1
OF 1 SHEET

JOB No.: 05125

LOCATION MAP



Multi-Family on North 1/2 and Single Family on South 1/2

