



**Preliminary Plan Notes:**

(1) This plan has been prepared with the best available information and is subject to change  
 (2) Driveway connection may vary based on approvals from local government agencies

**General Site Information:**

Location Intersection: SR 52 & Canyon Blvd. NEC  
 Address: SR 52, Brooksville, FL 34610  
 Parcel ID/Tax Identifier: 12-25-17-0030-00P00-0000  
 Jurisdiction: Pasco County  
 Total Property Area: 1.95 ac (84,830 sf)  
 Property Dims. on Road: 383.41' SR 52; 363.28' Canyon  
 Existing Use/Structure: Vacant  
 Flood Plain: Partially

**Zoning:**

Zoning: MPUD  
 Existing Land Use: Vacant  
 Future Land Use: MPUD Mixed Use Planned Development Overlay/Special District: No

**Building Characteristics:**

Front: 25'  
 Side (Interior): 30' to residential; 0' to commercial  
 Side (Corner): 25'  
 Rear: 30' to residential; 0' to commercial  
 Maximum Height: 30'  
 Building FAR: 0.50

**Landscape Requirements:**

Right of Way Buffer: 25'  
 Perimeter Buffer: 10'  
 Wetland Buffer: 25'  
 Max. Impervious: 50%  
 Min. Open Space: unknown  
 Tree Requirements: Yes

**Parking / Loading:**

Parking Ratio: Auto Service w/ Convenience: 1/250 sf  
 Car Wash: 2/washing stall, 5 stacking  
 Total # Spaces Required: 22  
 Parking Dimensions: 90°-9'x20'  
 # of Parking in a Row: 10, 8' min. island  
 # of H/C Spaces Required : 1

**Sign Requirements:**

Unknown at this time

**Legend:**

- Existing \_\_\_\_\_
- Proposed \_\_\_\_\_
- Buffer \_\_\_\_\_
- BSL \_\_\_\_\_
- (building setback line)
- Boundary - - - - -



SR-52 & CANYON BLVD NEC  
 BROOKSVILLE, FL 34610  
 PASCO COUNTY  
 PRELIMINARY CONCEPT PLAN

Revisions

June 10, 2021

Scale: 1:50

