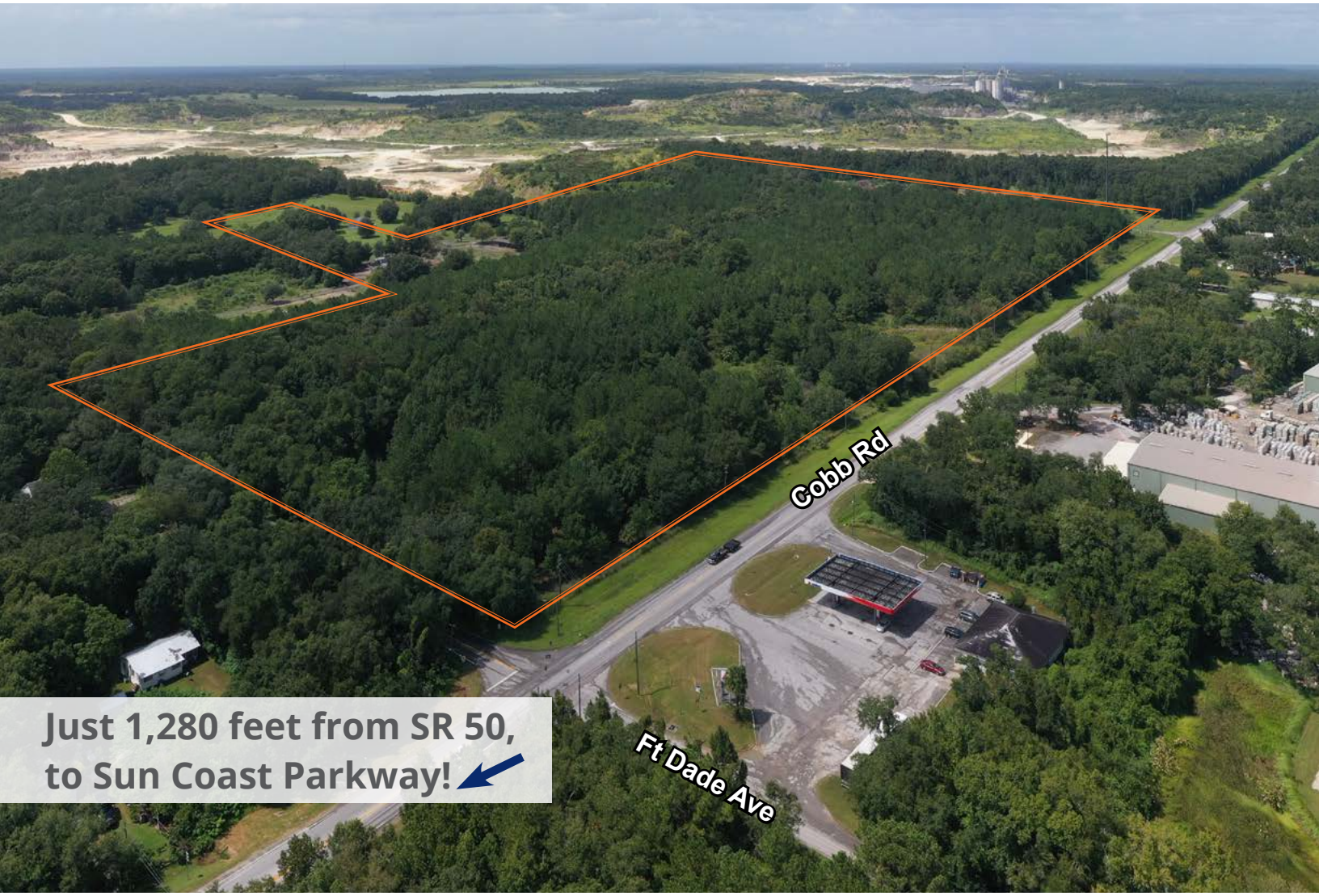
40 ACRES FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT - SUNCOAST PKWY & SR 50

BELLE AIRE FARMS | BROOKSVILLE, FL | HERNANDO COUNTY

40 ± ACRES TOTAL



Steve Toner, MBA, 863.226.6193 & Mike Migone, CCIM (SunCoastSVN) 941.487.6986



Belle Aire Farms is a 40-acre site approved for 170 residential units in Brooksville, Florida.

The property is zoned PDP, Planned Development Project, meets traffic concurrency, and is ready for final site plan approval from the county planning department. Bel Aire presents a unique residential development opportunity with excellent accessibility in the path of current rapid growth.

This Belle Aire site offers:

- Excellent location; just 1,280 ± feet from SR 50 with a traffic signal, leading west to the Suncoast Parkway connection.
- Approved for SF residential development.
- All utilities are available (along Cobb Road).
- Approximately 99% of the site is uplands out of the flood zone.
- In the path of rapid growth; residential and commercial development.
- Employment base supported with growing industry

SPECIFICATIONS & FEATURES

Acreage: 40 ± acres

Sale Price: $1,950,000

Price per Acre: $48,750

Price per Lot: $11,470.59

Permitted Lots: 170

GPS Location: 28.55856, -82.42265

County: Hernando

Average Lot Size: 40 ± feet for SF home sites, 70 ± feet for two attached villas

Zoning: PDP-SF

Road Frontage: 1,900 ± feet on Cobb Road; 810 ± feet on Fort Dade Avenue

Uplands/Wetlands: 99% uplands

Water Features: Pond on north end

Taxes: $285 (greenbelted)

Planning/Permits: Pending final design approval

Utilities: City of Brooksville

Nearest Intersection: SR 50 & Cobb Road

Nearest Points of Interest: This 40 acres of upland wooded land is located on the northwest corner of Cobb Road and Fort Dade Avenue, just north of SR 50 and east of the Suncoast Parkway interchange. This intersection on SR 50 is busy with two gas stations and a fast food restaurant.

Just south of here is a Publix anchored shopping center and considerable commercial development with numerous national brand restaurants, banks, retail stores, and the residential developments to support further growth.



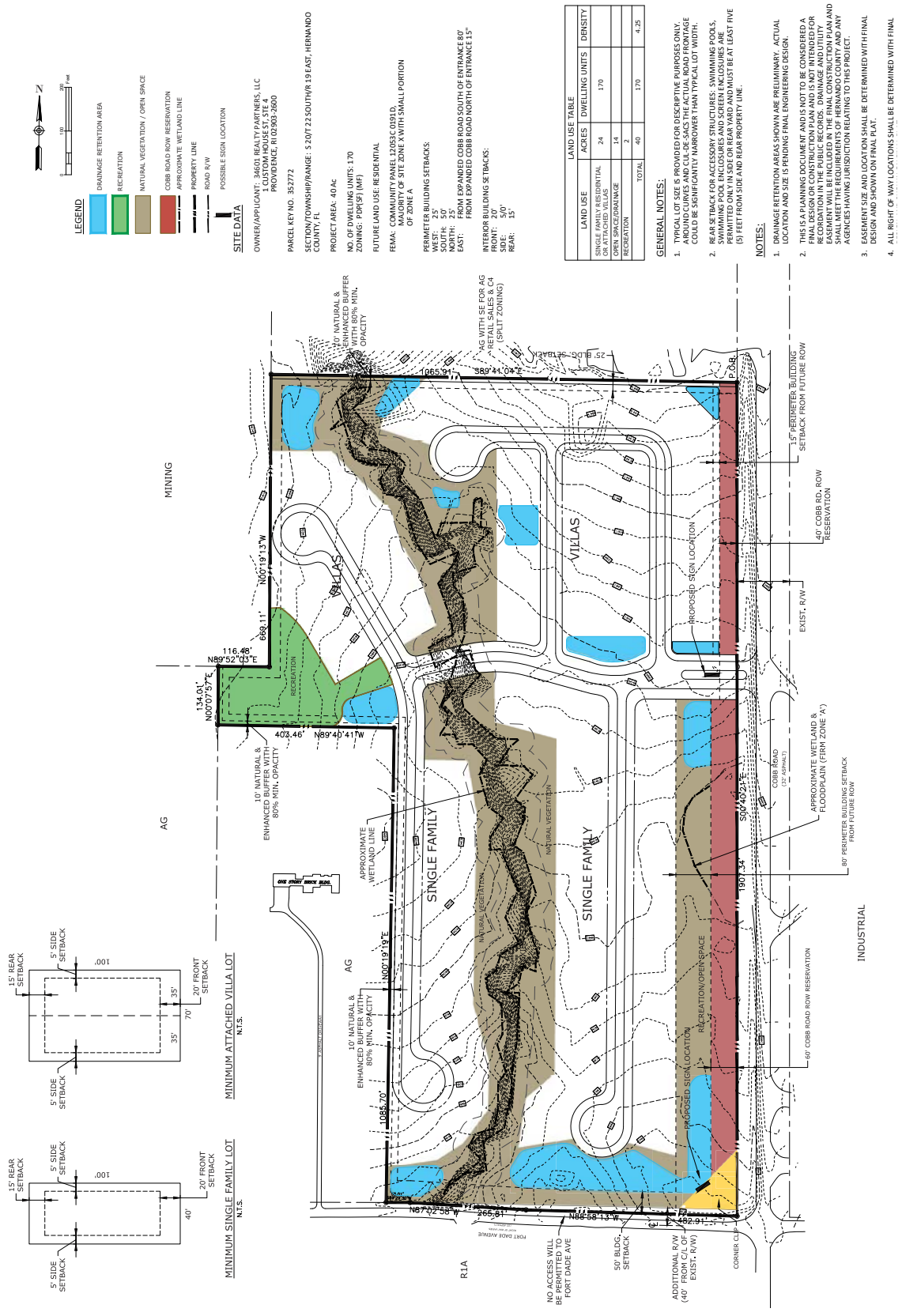






BELLE AIRE FARM

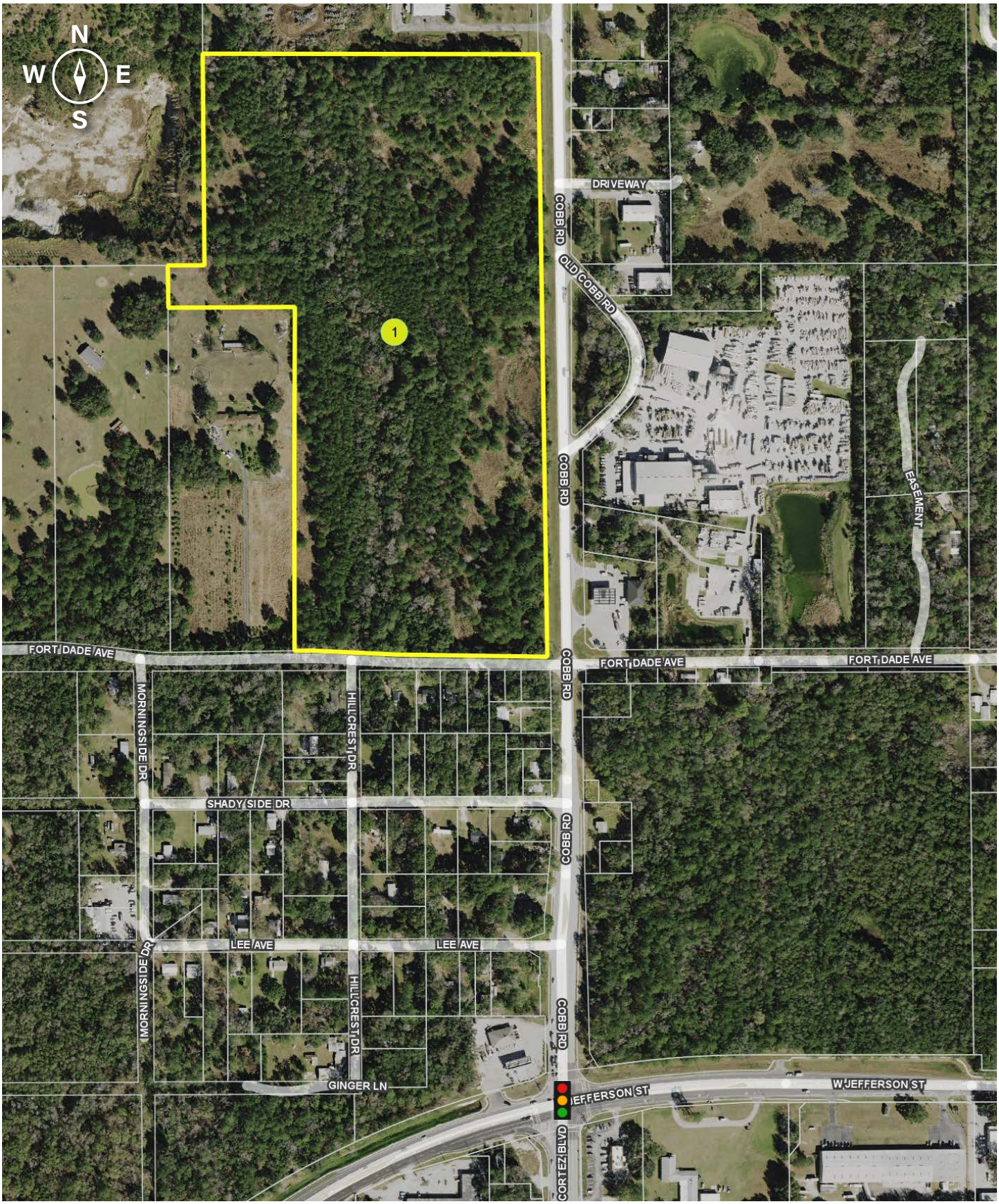
40 ACRE SINGLE FAMILY RESIDENTIAL DEVELOPMENT PLAN



ON MAY 14, 2019, THE BOARD OF COUNTY COMMISSIONERS VOTED 5-0 TO ADOPT RESOLUTION 2019-67, APPROVING THE PETITIONER'S REQUEST FOR A MASTER PLAN REVISION ON PROPERTY ZONED PDP(SF) PLANNED DEVELOPMENT PROJECT (SINGLE FAMILY) AND PDP (MF) PLANNED DEVELOPMENT PROJECT (MULTIFAMILY) WITH DEVIATIONS, AND WITH THE FOLLOWING PERFORMANCE CONDITIONS:

1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
2. ANY LITERATURE RELATIVE TO THIS PROJECT SHALL STIPULATE THAT THERE IS AN INDUSTRIAL AREA LOCATED PROXIMATE TO THE SITE WHICH OPERATES 24 HOURS A DAY, 7 DAYS A WEEK.
3. THE PETITIONER SHALL PROVIDE A MINIMUM 10' NATURAL AND ENHANCED LANDSCAPE BUFFER AT 80% OPACITY ALONG THE NORTH AND WEST PROPERTY BOUNDARY AND MEET THE MINIMUM BUFFERING REQUIREMENTS OF COUNTY'S LDRS FOR THE REMAINING PROJECT PERIMETERS. A 50-FOOT LANDSCAPE BUFFER ENHANCED TO 80% OPACITY WHICH RETAINS THE EXISTING TREE CANOPY SHALL BE PROVIDED ALONG COBB ROAD.
4. ALL WETLAND BUFFERS AND SETBACKS SHALL BE IN ACCORDANCE WITH SWFWMD REGULATIONS.
5. A CONSERVATION EASEMENT WHICH MEETS THE TERMS OF 704.06, F.S. SHALL BE PROVIDED AND RECORDED OVER ALL WETLAND AREAS AND REQUIRED WETLAND BUFFERS.
6. THE DEVELOPMENT SHALL COMPLY WITH THE ADOPTED OPEN SPACE REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
7. THE BANKS OF THE CREEK SHALL BE STABILIZED TO PREVENT EROSION. THE STABILIZATION METHOD AND LOCATIONS SHALL BE SHOWN ON THE FINAL PLANS.
8. EXISTING IMPEDIMENTS WITHIN THE FLOW LINE OF THE CREEK SHALL BE REMOVED DURING SITE DEVELOPMENT.
9. A STORMWATER PLAN SHALL BE DESIGNED TO OUTFALL INTO THE CREEK TO INCREASE THE CREEK'S FLOW AFTER THE REQUIRED TREATMENT.
10. STORMWATER SHALL NOT BE ALLOWED TO DIRECTLY DISCHARGE INTO THE CLASS 3 WETLAND ALONG COBB ROAD.
11. THE APPLICANT SHALL INCORPORATE ANY IDENTIFIED THREATENED PLAN SPECIES PRESENT ON SITE INTO THE LANDSCAPE PLAN OR RELOCATED THEM TO AN APPROVED SITE IF THEY CANNOT BE RETAINED IN PLACE.
12. THE PETITIONER SHALL PROVIDE A WILDLIFE SURVEY, PREPARED BY A QUALIFIED PROFESSIONAL PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHERMORE, COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF DEVELOPMENT PERMITS BY HERNANDO COUNTY.
13. A TRAFFIC ACCESS ANALYSIS SHALL BE REQUIRED. INTERSECTION IMPROVEMENTS TO FORT DADE AVENUE AND COBB ROAD MAY BE REQUIRED BY THE COUNTY ENGINEER AS DETERMINED NECESSARY BY A TRAFFIC STUDY AT THE TIME OF DEVELOPMENT REVIEW. OTHER IMPROVEMENTS MAY BE REQUIRED AS INDICATED BY THE TRAFFIC ANALYSIS.
14. COBB ROAD SHALL REQUIRE THE CONSTRUCTION OF A SIDEWALK AT THE TIME OF DEVELOPMENT. THE CONSTRUCTION OF ADDITIONAL SIDEWALKS SHALL BE AS REQUIRED BY THE LAND DEVELOPMENT REGULATIONS.
15. THE FRONTAGE ROAD REQUIREMENT ALONG COBB ROAD SHALL BE WAIVED.
16. SIGNS SHALL NOT BE PLACED IN RIGHT-OF-WAY OR WITHIN FUTURE REQUIRED ROAD RIGHT OF WAY RESERVATION AREAS.
17. THE PETITIONER SHALL DEDICATED 40' OF RIGHT-OF-WAY NORTH OF THE PROPOSED ENTRANCE AND 60' OF RIGHT -OF-WAY SOUTH OF THE ENTRANCE ALONG COBB ROAD. NO DRAINAGE RETENTION AREAS AND/OR IMPROVEMENTS SHALL OCCUR IN THESE AREAS AND THE PETITIONER SHALL PROVIDE THE RIGHT-OF-WAY TO HERNANDO COUNTY AT TIME OF DEVELOPMENT.
18. ADDITIONAL RIGHT OF WAY TO TOTAL 40 FEET FROM THE CENTERLINE SHALL BE REQUIRED ALONG FT. DADE ROAD AT THE TIME OF DEVELOPMENT.
19. THE PETITIONER SHALL PROVIDE A RIGHT OF WAY CORNER CLIP AT THE INTERSECTION OF FORT DADE AND COBB ROAD IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY ENGINEER.
20. CUL-DE-SAC LENGTHS ARE APPROVED AS SHOW ON THE MASTER PLAN.
21. NO ACCESS TO FORT DADE AVENUE SHALL BE ALLOWED.
22. THE DEVELOPER SHALL COMPLY WITH THE COUNTY'S CANOPY ROAD ORDINANCE.
23. THE PETITIONER SHALL PROVIDE A TREED ROADWAY/ACCESS FOR THE DEVELOPMENT IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATIONS.
24. THE DEVELOPER SHALL PROVIDE A TRANSIT STOP IN ACCORDANCE WITH THE TRANSIT DESIGN STANDARDS AT THE TIME OF DEVELOPMENT ALONG COBB ROAD IF REQUESTED BY THE COUNTY.
25. THE DEVELOPMENT OF COMMON AREAS AND LANDSCAPE PLANS SHALL COMPLY WITH THE FLORIDA-FRIENDLY LANDSCAPING™ PRINCIPLES.
26. THE DEVELOPER SHALL PROVIDE NEW PROPERTY OWNERS WITH WRITTEN PROGRAM MATERIALS AND OWNERS SHALL BE ENCOURAGED TO UTILIZE THE FLORIDA-FRIENDLY LANDSCAPING™ PROGRAM BEST MANAGEMENT PRACTICES.
27. MINIMUM PERIMETER SETBACKS:
    - COBB ROAD: 80' SOUTH OF THE ENTRANCE (DEVIATION FROM 125')
      15' NORTH OF THE ENTRANCE (DEVIATION FROM 125')
      SETBACKS WILL BE FROM THE NEW RIGHT-OF-WAY LINE.
    - FORT DADE AVE.: 50' FROM THE EXISTING RIGHT OF WAY LINE
    - NORTH: 15'
    - WEST: 25'
28. MINIMUM BUILDING SETBACKS:
    - FRONT: 20' (DEVIATION FROM 25')
    - SIDE: 0' INTERNAL SETBACK FOR VILLA LOTS (DEVIATION FROM 10')
      5' EXTERNAL SETBACKS FROM ALL LOTS (DEVIATION FORM 10')
    - REAR: 15' (DEVIATION FROM 20')
    - LOT SIZE: 4,000 SQ. FT. SINGLE FAMILY LOTS, 3,500 SQ. FT. VILLA LOTS (DEVIATION FROM 6,600 SW. FT.)
    - BUILDING SEPARATION: 10'
29. THE PETITIONER SHALL PROVIDE A DIVIDED BOULEVARD ENTRANCE FROM COBB ROAD
30. DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE COUNTY'S FLOODPLAIN MANAGEMENT ORDINANCE, THE REQUIREMENTS OF THE COUNTY ENGINEER, AND FACILITY DESIGN GUIDELINES PERTAINING TO DEVELOPMENT IN THE 100-YEAR FLOODPLAIN.
31. THE PROPERTY MUST APPLY FOR AND RECEIVE A FINDING OF SCHOOL CAPACITY FROM THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF THE CONDITIONAL PLAT OR THE FUNCTIONAL EQUIVALENT. THE COUNTY WILL ONLY ISSUE A CERTIFICATED OF CONCURRENCY FOR SCHOOLS UPON THE SCHOOL DISTRICT'S WRITTEN DETERMINATION THAT ADEQUATE SCHOOL CAPACITY WILL BE IN PLACE OR UNDER ACTUAL CONSTRUCTION WITHIN THREE (3) YEARS AFTER THE ISSUANCE OF SUBDIVISION APPROVAL OR SITE PLAN APPROVAL (OR FUNCTIONAL EQUIVALENT) FOR EACH LEVEL OF SCHOOL WITHOUT MITIGATION, OR WITH THE EXECUTION OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL DISTRICT AND THE COUNTY.
32. THE MASTER PLAN IS APPROVED FOR 170 UNITS.
33. ALL WETLANDS SHALL BE DELINEATED AND SHOWN ON ALL FUTURE PLATS, PLANS, AND DRAWINGS. ANY REMOVAL, ENCROACHMENT, OR ALTERATION SHALL ALSO ADHERE TO FEDERAL AND STATE PERMITTING AND MITIGATION PROCEDURES.
34. GEOTECHNICAL SUBSURFACE TESTING AND REPORTING IN ACCORDANCE WITH THE COUNTY'S FACILITY DESIGN GUIDELINES SHALL BE CONDUCTED FOR ALL DRAINAGE RETENTION AREAS (DRAS) WITHIN THE PROJECT AREA (REQUIRED FOR CLASS A SUBDIVISIONS).
35. THE PETITIONER SHALL SUBMIT A FIRE PROTECTION PLAN WITH THE CONDITIONAL PLAT IN ACCORDANCE WITH HERNANDO COUNTY LDRS.
36. THE DEVELOPMENT SHALL COMPLY WITH THE NEIGHBORHOOD PARK REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
37. THE PETITIONER SHALL PROVIDE A REVISED PLAN IN COMPLIANCE WITHIN 30 CALENDAR DAYS OF BCC APPROVAL. FAILURE TO SUBMIT THE REVISED PLAN WILL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED.

SVNsaunders.com



To (Suncoast Parkway) SR 50 To Brooksville





LOCATION & DRIVING DIRECTIONS

Parcel IDs: R4221920000001100000

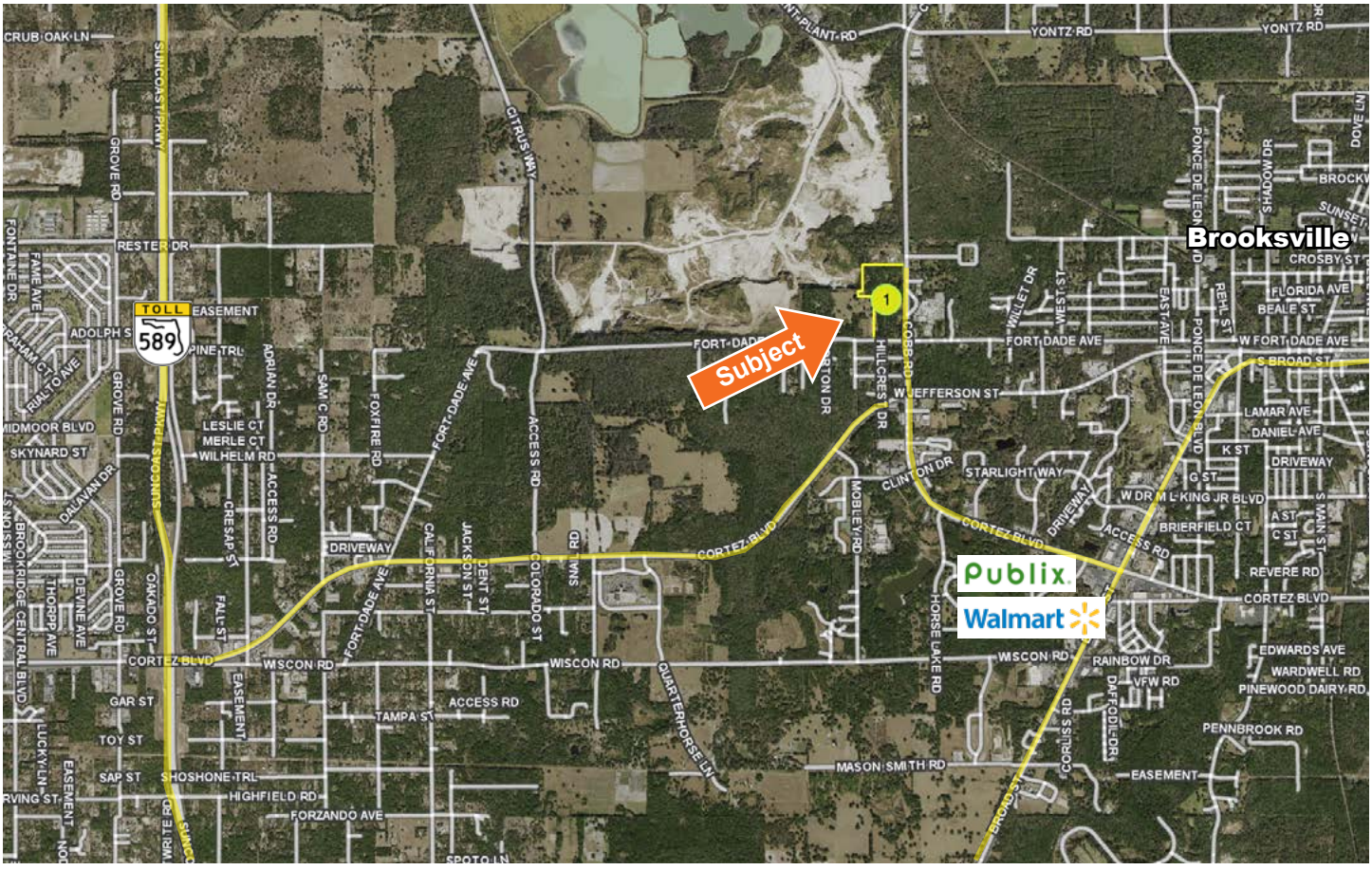
GPS Location: 28.55856, -82.42265

Driving Directions:

- From Suncoast Parkway, go East on SR 50 to Cobb Road.
- Go north on Cobb ¼ mile to Ft Dade Avenue.
- The site is on the NW corner of Cobb and Ft Dade Avenue.

Showing Instructions: Drive by the location or contact Steve Toner (863.226.6193) for more information.

Located a mile or two from commercial development; Publix, Walmart, fast food, banks, and more!



SVN SAUNDERS RALSTON DANTZLER
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

Belle Aire Farms
40 ± Acres • Residential Development with 170 Approved Sites
Located a mile or two from commercial development; Publix, Walmart, and restaurants!

Visit SVNsaunders.com & Search For: Suncoast Pkwy

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