

APPROVED MASTER PLAN
BCC HEARING DATE:
COMMENTS:
Minor modification to
HSH administratively approved
4/12/22.
VERIFIED BY: *Khan*

LAND USE	
LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL	±240 AC
HIGH DENSITY HOUSING	±50 AC
MULTIFAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING	±40 AC
TOWN CENTER	±45 AC
COMMUNITY PARK	±20 AC
DRAINAGE/OPEN SPACE	±50 AC
SCHOOL EXPANSION	±5 AC
TOTAL	±450 AC

LEGEND

- MODERATE DENSITY HOUSING (3-6 UNITS/ACRE)
 - HIGH DENSITY HOUSING (UP TO 20 UNITS/ACRE)
 - MULTI-FAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING (UP TO 20 UNITS/ACRE)
 - TOWN CENTER
 - PUBLIC SERVICES
 - COMMUNITY PARK
 - SCHOOL EXPANSION
 - DRAINAGE & OPEN SPACE
 - RESIDENTIAL "EDGE" - 25 FT NATURAL BUFFER (35 FT ADJACENT TO OAK RIDGE ESTATES)
 - NEIGHBORHOOD PARK
 - EASTERN AND SOUTHERN ACCESS POTENTIAL LOCATION
 - PROPERTY LINE
 - MULTI-PURPOSE PATH
 - ROAD
 - FLOODPLAIN
- NOTE: ADDITIONAL DRAINAGE RETENTION WILL BE LOCATED WITHIN DEVELOPMENT PODS.

SITE DATA
 APPLICANT: TTG PROPERTIES, INC.
 BOX 10779
 BROOKSVILLE, FL 34603

PARCEL KEY NO. 375944
 PARCEL AREA: APPROX. 450 AC.

LOCATED IN SECTION 13, TOWNSHIP 23 S, RANGE 17 E
 HERNANDO COUNTY, FL

PROPOSED ZONING: CPDP WITH (SF)(MF)(OP)(GC)(SU)(REC)(PUBLIC FACILITIES)
 CURRENT ZONING: AG

FUTURE LAND USE: SPRING CENTER PLANNED DEVELOPMENT DISTRICT (PENDING)

PERIMETER BUILDING SETBACKS:
 WHERE ADJACENT TO SPRING HILL SUBDIVISIONS 35'
 ALL OTHER LOCATIONS 15'

PERIMETER BUFFER (RESIDENTIAL EDGE):
 25 FOOT NATURAL BUFFER WHERE SHOWN, INCREASED TO 35 FEET IF SPRING CENTER LOTS ARE LESS THAN 6,000 SQUARE FEET.
 35 FOOT NATURAL BUFFER ADJACENT TO OAK RIDGE ESTATES

FLOOD INS. RATE MAP(S):
 HERNANDO CO. PANELS: 12053C 0306D AND 12053C 0302D

PROPOSED LAND USE ENTITLEMENTS:
 • UP TO 3,000 RESIDENTIAL DWELLING UNITS
 • UP TO 750,000 SF COMMERCIAL
 • UP TO 250,000 SF OF OFFICE
 • UP TO 100,000 SF OF GOVERNMENTAL AND INSTITUTIONAL

SEE SHEETS 2 AND 3 OF 5 FOR 57 PERFORMANCE CONDITIONS IN BOCC RESOLUTION 2018-123, ADOPTED ON SEPTEMBER 11, 2018.

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 PLAT



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DATE	REV. BY	REV. NO.	REVISION

REUSE OF DOCUMENT

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REZONING/MASTER PLAN

SPRING CENTER

SHEET

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