



LEGEND:

-  CLUBHOUSE, LODGING, & FACILITIES
 GOLF COURSE, MAINTENANCE, & OPEN SPACE
 APPROXIMATE WETLAND LOCATION
 30' WIDE NATURAL VEGETATIVE BUFFER
 25' WIDE LANDSCAPED BUFFER

SITE DATA:

PARCEL KEY #: 337399, 338423, 1355893
PROJECT AREA: 292.2 +/- AC.
OWNER: GOLD DUST FARMS
APPLICANT: SOCIETY HILL PARTNERS LLC
CURRENT ZONING: AG
PROPOSED ZONING: CPDP W/ PDP (REC) AND PDP (RR) CLASSIFICATIONS
FUTURE LAND USE MAP DESIGNATION: RURAL

PROPOSED BUFFERS:

30' NATURAL VEGETATIVE BUFFER WHERE ADJACENT TO PRIVATE PROPERTY
25' LANDSCAPED BUFFER ALONG LAKE LINDSEY RD.
NO BUFFER ANTICIPATED WHERE ADJACENT TO AREAS DESIGNATED CONSERVATION ON THE COMPREHENSIVE PLAN.

PERIMETER SETBACKS

100' ALONG LAKE LINDSEY RD.
NORTH: 50'
EAST: 50'
WEST: 50'
SOUTH: 50'

INTERNAL BUILDING SETBACKS

MIN. 10' BETWEEN BUILDINGS
MAXIMUM BUILDING HEIGHT: 45'

UTILITIES:

- A. WATER AND SEWER: ON-SITE UTILITIES
B. ELECTRIC: WITHLACOCHEE RIVER ELECTRIC COOPERATIVE
C. TELEPHONE: BELL SOUTH
D. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:

ARREDONDO FINE SAND, BLIGHTON LOAMY FINE SAND, CANDLER FINE SAND, FLEMINGTON FINE SANDY LOAM, KENDRICK FINE SAND, MICANOPY LOAMY FINE SAND, SPARR FINE SAND

NOTES:

1. THE MAINTENANCE FACILITY WILL MEET ALL REQUIRED PERIMETER SETBACKS AND BE LOCATED AT AN OPTIMUM LOCATION CONSISTENT WITH FINAL GOLF COURSE LAYOUT
2. THE PROPOSED MAINTENANCE ENTRANCE WILL TAKE ACCESS FROM EITHER THE MAIN ENTRANCE OR A SEPARATE ACCESS DRIVE.

LAND USE TABLE			
LAND USE	ACRES	ENTITLEMENTS	# OF HOLES
LODGING		120 GUESTS	
CLUBHOUSE, FACILITIES, & MAINTENANCE	15	30,000 SF FOR CLUBHOUSE, FACILITIES, & MAINTENANCE	
BUFFERS	15		
GOLF COURSE & OPEN SPACE	262.2		30
TOTALS	± 292.2		30

Received

ZONING MASTER PLAN

LAKE LINDSEY FIELD CLUB

Coastal

Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

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MAR 6 2024

Planning Department
Hernando County, Florida