

ZONING: RESIDENTIAL  
 FLU: RESIDENTIAL  
 CURRENT USE: RESIDENCE  
 PID# R13 223 18 3235 0008 0140

ZONING: RESIDENTIAL  
 FLU: RESIDENTIAL  
 CURRENT USE: RESIDENCE  
 PID# R13 223 18 3235 0003 0010

ZONING: RESIDENTIAL  
 FLU: RESIDENTIAL  
 CURRENT USE: RESIDENCE  
 PID# R13 223 18 3235 0003 0290

ZONING: PDP-GHC  
 FLU: COMMERCIAL  
 CURRENT USE: VACANT  
 PID# R13 223 18 3235 0001 0010

ZONING: RESIDENTIAL  
 FLU: RESIDENTIAL  
 CURRENT USE: RESIDENCE  
 PID# R14 423 18 3592 0000 0030

ZONING: PDP-GHC  
 FLU: COMMERCIAL  
 CURRENT USE: VACANT  
 PID# R14 423 18 3592 0002 0120

ALBA DRIVE

COPELAND WAY

DEERPETH DR

SPRING HILL DR.

FUTURE CROSS ACCESS

EX. PAVEMENT

EX. PAVEMENT

PROPOSED LEFT TURN - WEST APPROACH

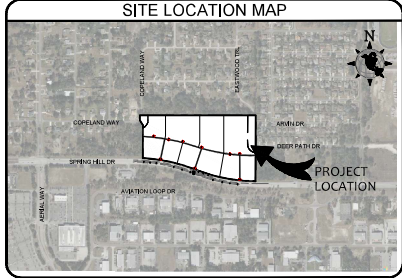
PROPOSED LEFT TURN - WEST APPROACH

PROPOSED LEFT TURN - WEST APPROACH

ZONING: PDP-IND  
 FLU: INDUSTRIAL  
 CURRENT USE: VACANT  
 PID# R13 223 18 2393 0000 0000

- OVERALL SITE DATA**
- TOTAL PROJECT BOUNDARY AREA (21.34 AC)
  - OWNER: DBW ENTERPRISES INC.  
325 53RD CIR.  
VERO BEACH FL, 32968-2241
  - SITE ADDRESS: SPRING HILL DR.
  - P.L.D. R14 423 18 0000 0020 0010
  - PARCEL KEY NUMBER: 01229218
  - EXISTING USE: VACANT
  - PROPOSED USES:
    - ALL C-1 PERMITTED USES\*
    - ALL C-2 PERMITTED USES PER ACCOMPANYING PLANNED DEVELOPMENT RESOLUTION\*\*
  - \*SEE TRAFFIC REPORT FOR SPECIFIC USES, INTENSITIES AND ALLOTTED TRAFFIC TRIPS. EQUIVALENT PERMITTED USES MAY BE DEVELOPED, SO LONG AS THE OVERALL POOL OF ALLOTTED TRAFFIC TRIPS FOR THE PROJECT IS NOT EXCEEDED.
  - EXISTING FLU: RESIDENTIAL
  - EXISTING ZONING: PDP-GHC
  - PROPOSED ZONING: PDP-GMC
  - BUILDING HEIGHT: 60' MAXIMUM
  - MAX FAR PER PARCEL: .6 FAR
  - PERIMETER SETBACKS:
    - NORTH = 35'
    - SOUTH = 75'
    - EAST = 20'
    - WEST = 20'
  - INDIVIDUAL LOT SETBACKS:
    - FRONT = 10'
    - REAR = 10'
    - SIDE = 10'

- GENERAL NOTES:**
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONTROLLED IN ANY WAY TO BE USED FOR CONSTRUCTION PURPOSES.
  - ALL SIGNAGE REQUIRES A SEPARATE PERMIT.
  - DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
  - ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM ADJACENT RESIDENTIAL PROPERTIES AND/OR RIGHTS-OF-WAY.
  - WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
  - PARKING WILL BE PAVED AND BE WITHIN 600' OF THE BUILDING IT IS INTENDED TO SERVE.
  - ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED WITH CUTOFFS TO PREVENT LIGHT POLLUTION OFF SITE.
  - STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND ARE SUBJECT TO CHANGE UPON FINAL CML DESIGN.
  - ALL DEVELOPMENT FOR LAND UNDERLYING THE BROOKSVILLE-TAMPA BAY REGIONAL AIRPORTS (ICRP PART 7) SURFACES, SHALL USE THE FEDERAL AVIATION ADMINISTRATION (FAA) NOTICE CRITERIA TOOL TO DETERMINE IF AN AERONAUTICAL STUDY IS REQUIRED PER HERNANDO COUNTY ZONING CODE ARTICLE X (HERNANDO COUNTY AIRPORT ZONING ORDINANCE).
  - ALL DEVELOPMENT SHALL COMPLY WITH ARTICLE VIII, SECTION 6 - SPECIAL REGULATIONS OF THE HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A - ZONING.
  - DEVIATION TO SECTION 10-02(2)(C) (PARKING LOT PERIMETER VEGETATIVE BUFFER): REDUCTION FROM 5-FEET TO 2.5-FEET ON EACH SIDE OF INTERNAL PARKING LOTS THAT ABUT EACH OTHER AND ARE NOT SEPARATED BY AN INTERNAL ROADWAY.
  - COMMERCIAL DEVELOPMENT OF ANY SINGLE BUILDING, OR SINGLE SITE DEVELOPMENT WITH MULTIPLE BUILDINGS WITH THE SAME USE AND OWNED AND MANAGED BY THE SAME ENTITY GREATER THAN 60,000 SQUARE FEET OF GFA SHALL BE REQUIRED TO COMPLY WITH ARTICLE VIII SECTION 6 OF THE LAND DEVELOPMENT CODE, SPECIAL REGULATIONS, UNLESS A DEVIATION HAS BEEN APPROVED.



NO.	DATE	REVISION DESCRIPTION	BY

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DATE 2024-09-07	PROJECT SPRING HILL
DRAWING SP-16-BDP	CHECKED U.M.
DESIGNED C.F.J.	

ZONING AND MASTER SITE PLAN  
**SPRING HILL**  
 HERNANDO COUNTY, FLORIDA

SCALE 1"=60'	SHEET <b>1</b>	OF <b>1</b>
SEC. 10-199 - 10-200 14, 235, 100		

MATTHEW J. MORRIS  
 FL LICENSE NO. 68634