



LOCATION MAP
N.T.S.

SITE DATA

PROJECT AREA = 1,321.8 ACRES±

CURRENT ZONING: CPDP
FUTURE LAND USE MAP DESIGNATION:
I-75 PLANNED DEVELOPMENT DISTRICT

LOCATION: SECTIONS 5,6,7 & 8 TWP. 23 S, RNG. 21 E., HERNANDO COUNTY, FLORIDA

PARCEL KEY NO. 394442, 838231, 394530, 394594, 394601, 394610

PERIMETER BUILDING SETBACKS

From I-75 Interstate ROW	75' residential; 35' non-residential
From I-75 FDOT DRAs	35'
From SR 50	75' residential; 35' non-residential
From Kettering Road	50' residential; 35 non-residential
From Remaining Eastern Boundary	35'
From Southern Boundary/Dashback ROW	35'
From Cracker Crossing Blvd:	35'

PERIMETER BUFFERS

NORTHERN SR-50	20' LANDSCAPE BUFFER
NORTHERN CRACKER CROSSING	NO BUFFER REQUIRED
EAST KETTERING ROAD	20' LANDSCAPE BUFFER
EAST REMAINING BOUNDARY	NO BUFFER REQUIRED
WEST I-75 INTERSTATE ROW	40' NATURAL/ENHANCED BUFFER
WEST DRAs (FDOT OR PROJECT)	20' NATURAL/ENHANCED BUFFER
SOUTH(NORTH OF DASHBACK)	15' NATURAL/ENHANCED BUFFER
EAST RIDGE MANOR WWTP	20' NATURAL/ENHANCED BUFFER

BUFFER NOTE: In locations where the natural/enhanced buffers does not have 80% opacity, the buffer shall be enhanced such that 80% opacity can be achieved within three (3) years after planting. If disturbance of a natural area within a buffer is required for adjacent development purposes, then re-planting shall be required such that 80% opacity can be achieved within three (3) years. The Developer shall have the option, at its election, to install a perimeter wall on the development side of the Buffer Area, in whole or in part, for any portion thereof. In the event the Developer elects to construct such wall, the natural buffer shall remain on the outer side of the wall, but the obligation to enhance the natural buffer to achieve 80% opacity shall not apply to such segment of the Buffer Area where a perimeter wall is constructed by the Developer.

<p>MINIMUM TYPICAL LOT</p> <p>40'</p> <p>SINGLE FAMILY DETACHED</p> <p>FRONT SETBACK</p> <p>10' - PRIMARY STRUCTURE</p> <p>20' - GARAGE DOOR</p> <p>SIDE SETBACK</p> <p>5' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>10' - BUILDING SEPARATION</p> <p>FRONT/SIDE SETBACK</p> <p>15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS</p> <p>REAR SETBACK</p> <p>15' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>MAXIMUM LOT COVERAGE: 75%</p> <p>MAXIMUM BUILDING AREA</p> <p>70% - PRIMARY STRUCTURE</p> <p>15% - SECONDARY STRUCTURE</p> <p>MAXIMUM BUILDING HEIGHT: 35'</p>	<p>MINIMUM TYPICAL LOT</p> <p>35'</p> <p>TOWNHOMES</p> <p>FRONT SETBACK</p> <p>10' - PRIMARY STRUCTURE</p> <p>20' - GARAGE DOOR</p> <p>SIDE SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>10' - BUILDING SEPARATION</p> <p>FRONT/SIDE SETBACK</p> <p>15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS</p> <p>REAR SETBACK</p> <p>15' - PRIMARY STRUCTURE</p> <p>5' - ACCESSORY STRUCTURE</p> <p>MAXIMUM LOT COVERAGE: 75%</p> <p>MAXIMUM BUILDING AREA</p> <p>70% - PRIMARY STRUCTURE</p> <p>15% - SECONDARY STRUCTURE</p> <p>MAXIMUM BUILDING HEIGHT: 35'</p>	<p>MINIMUM TYPICAL LOT</p> <p>15'</p> <p>SINGLE FAMILY ATTACHED</p> <p>FRONT SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>20' - GARAGE DOOR</p> <p>SIDE SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>10' - BUILDING SEPARATION</p> <p>FRONT/SIDE SETBACK</p> <p>15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS</p> <p>REAR SETBACK</p> <p>0' - PRIMARY STRUCTURE</p> <p>MAXIMUM LOT COVERAGE: 100%</p> <p>MAXIMUM BUILDING AREA: 100%</p> <p>MAXIMUM BUILDING HEIGHT: 45'</p>
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MULTIFAMILY

FRONT SETBACK

0' - PRIMARY STRUCTURE

20' - GARAGE DOOR

MAXIMUM LOT COVERAGE: 100%

MAXIMUM BUILDING AREA: 100%

MAXIMUM BUILDING HEIGHT: 65'

NON-RESIDENTIAL

MINIMUM LOT WIDTH: 0'

MINIMUM LOT DEPTH: 0'

SIDE SETBACK

5' - STRUCTURE TO STRUCTURE

5' - STRUCTURE TO PARKING

0' - STRUCTURE TO PUBLIC R/W

FRONT SETBACK

5' - STRUCTURE TO PARKING

0' - STRUCTURE TO PUBLIC R/W

REAR SETBACK

5' - STRUCTURE TO PARKING

0' - STRUCTURE TO PUBLIC R/W

MAXIMUM LOT COVERAGE: 100%

MAXIMUM BUILDING AREA: 100%

MAXIMUM BUILDING HEIGHT: 65'

NOTES:

CASITAS - MINIMUM RESIDENTIAL BUILDING SIZE 600 SF; 10FT MINIMUM SEPERATION BETWEEN RESIDENCES.

MIXED COMMERCIAL - HERNANDO COUNTY LAND DEVELOPMENT CODE, EXCEPT FOR SIDE SETBACKS, WHICH CAN BE 0 FT.

LEGEND

100 YEAR FLOOD PLAIN

HCUD TO CONSIDER THIS AREA FOR POSSIBLE WTP (DRA'S TO BE ADJUSTED BASED ON FINAL WTP LOCATION)

Land Use	Dwellings	Square Feet	Units
MIXED USE AREA			
Multi-Family Residential*	600		
Commercial **, Office, Mini-Warehouse		415,000	
Motel			75
RESIDENTIAL AREA			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****			
Community Recreation (Golf)		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities.

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

ZONING MASTER PLAN

EXHIBIT B

APPROVED MASTER PLAN PER APPROVED C-PDP REZONING

Coastal

Engineering
Surveying
Environmental
Transportation
Communication Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

REV.	BY/REV.	NO.	DATE	REVISION

SHEET

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