DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION

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April 12, 2022

Cliff E. Manuel, Jr., President
Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, FL 34601

Re: Request for Minor Modification, Somerset Bay Master Plan (H1814)

Mr. Manuel:

Thank you for your minor modification request submittal dated March 4, 2022. After consideration of the submittal letter and proposed master plan revisions, the Planning Department has reviewed the request in accordance with the standards for minor of Appendix A, Article VIII, Section 4 and deemed the revisions are not considered a substantial deviation from the approved master plan. Therefore, the revisions have been approved administratively as a minor modification.

Attached is the approved revised master plan for your records. If you have any questions, please feel free to contact me.

Sincerely,

Michelle Miller | Senior Planner
Hernando County Planning Department

CC: Omar DePablo, Senior Planner, Hernando County Planning Department

Kandi McCorkel, Engineering Development Coordinator, Hernando County Department of Public Works

Ron Pianta, Planning and Zoning Director, Hernando County

Aaron Pool, Development Services Director, Hernando County

Rene Snow, Administrative Assistant III, Hernando County Utilities Department

Dawn Velsor, Lead Environmental Planner, Hernando County Planning Department

APPROVED MASTER PLAN
BCC HEARING DATE:
COMMENTS: Minor modification to #1814 administratively approved 4/12/22.
VERIFIED BY: [illegible]

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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12/10/2021 - 11:20am

DATE	REV. BY	REV. NO.	REVISION

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REZONING/MASTER PLAN

SPRING CENTER

SHEET 1 of 5

JOB NO. 17028

ON SEPTEMBER 11, 2018, THE BOARD OF COUNTY COMMISSIONERS VOTED 5-0 TO ADOPT RESOLUTION 2018-123 APPROVING THE PETITIONER'S REQUEST FOR A REZONING FROM AG/(AGRICULTURAL) TO CPDP/ (COMBINED PLANNED DEVELOPMENT PROJECT) TO INCLUDE SF/(SINGLE FAMILY), MF/(MULTIFAMILY), SU/(SPECIAL USE), REC/(RECREATION), PSF/(PUBLIC SERVICE FACILITIES), GC/(GENERAL COMMERCIAL) WITH SPECIFIC C-2 USES,
WITH DEVIATIONS, WITH THE FOLLOWING MODIFIED 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. ACCESS TO THE SPRING CENTER SHALL BE ALLOWED THROUGH BAY DRIVE TO THE WEST AND THE EXPLORER K-8 DRIVEWAY TO THE NORTH. ACCESS TO THE EAST AND SOUTH SHALL BE MADE THROUGH THE CURRENTLY UNDEVELOPED PROPERTIES. IF ACCESS TO THE PROPERTY CANNOT BE GAINED THROUGH THE UNDEVELOPED PARCELS. STEPHANIE DRIVE AND CHALMERS STREET MAY BE CONSIDERED AS ALTERNATIVE ACCESS POINTS. FOR STEPHANIE DRIVE AND CHALMERS STREET TO BE USED AS ALTERNATIVE ACCESS POINTS. THE DEVELOPER MUST DEMONSTRATE TO THE COUNTY THAT REASONABLE EFFORTS HAVE BEEN MADE TO OBTAIN ACCESS TO THE SPRING CENTER THROUGH THE UNDEVELOPED PROPERTIES.
3. LAND USES AND INTENSITY -THE MASTER PLAN SHALL CONSIST OF THE FOLLOWING LAND USES:
   a) MINIMUM SIZE OF 450 ACRES;
   b) THE FOLLOWING LAND USES ARE APPROVED;
      1. A MIXTURE OF RESIDENTIAL LAND USE TYPES NOT EXCEEDING 3,000 DWELLING UNITS WITH AN OVERALL RESIDENTIAL DENSITY OF 7.00 DU/ACRE, WITH NO INDIVIDUAL DEVELOPMENT PROJECT TO EXCEED 20 DU/ACRE;
      2. COMMERCIAL USES NOT EXCEEDING 750,000 SQUARE FEET;
      3. OFFICE USES NOT EXCEEDING 250,000 SQUARE FEET;
      4. RECREATION, INSTITUTIONAL AND PUBLIC USE FACILITIES AS NEEDED FOR THE COMMUNITY AND AS APPROVED BY THE COUNTY;
      5. A NEIGHBORHOOD PARK SYSTEM;
      6. A COMMUNITY PARK SITE A MINIMUM OF 20 ACRES IN SIZE;
      7. A SITE FOR THE EXPANSION OF EXPLORER K-8 THE PURPOSE OF WHICH SHALL BE DETERMINED BY AN APPROVED AGREEMENT WITH THE SCHOOL BOARD;
      8. A SITE FOR A POTABLE WATER WELLFIELD AND WATER STORAGE TANK DETERMINED BY AN APPROVED WATER AND SEWER AGREEMENT WITH HERNANDO COUNTY; AND
      9. A MAXIMUM 10-ACRE MULTIPURPOSE PUBLIC USE SITE FOR A FIRE STATION AND OTHER POTENTIAL GOVERNMENTAL USES.
4. THE FOLLOWING C-2 USES ARE SPECIFICALLY ALLOWED IN THE TOWN CENTER:
   a) VETERINARIAN AND ANIMAL CLINICS OR HOSPITAL SERVICE ESTABLISHMENT
   b) ALCOHOLIC BEVERAGE DISPENSATION
   c) PUBLIC TRANSPORTATION TERMINALS FOR BUSES AND TAXIS ONLY
5. THE SPRING CENTER SHALL BE DEVELOPED AS A MASTER PLANNED COMMUNITY WHICH SHALL INCORPORATE THE FOLLOWING FEATURES:
   a) COMPACT DEVELOPMENT AROUND A TOWN CENTER WITH PROVISIONS FOR ADJACENT RESIDENTIAL NEIGHBORHOODS (TOWN CENTER OR CORE);
   b) A MIXTURE OF LAND USES;
   c) A VARIETY OF RESIDENTIAL HOUSING TYPES, DENSITIES AND DESIGNS;
   d) MULTI-STORY AND MIXED-USE BUILDINGS AT THE CORE OF THE DEVELOPMENT;
   e) PEDESTRIAN AND BICYCLE FRIENDLY AMENITIES AND DESIGN THAT CONNECTS ALL NEIGHBORHOODS AND THE TOWN CENTER;
   f) THE INTERCONNECTION OF OPEN SPACES, COMMERCIAL AREAS, NEIGHBORHOODS, AND NEIGHBORHOOD PARKS THROUGH THE USE OF TRAILS, PATHWAYS, GREENWAYS AND SIDEWALKS;
   g) THE INTEGRATION OF COMMUNITY USES AND PUBLIC SERVICES WITHIN THE DEVELOPMENT;
   h) COMMERCIAL USES THAT SERVE THE DEVELOPMENT AND THE SURROUNDING AREA;
   i) A COMMUNITY PARK TO SERVE THE RECREATIONAL NEEDS OF THE DEVELOPMENT AND THE SURROUNDING AREA;
   j) NEIGHBORHOOD PARKS TO SERVE EACH DISTINCT NEIGHBORHOOD;
   k) DISTINCTIVE ARCHITECTURE;
   l) A DEFINABLE "EDGE" TO ALLOW FOR A TRANSITION TO SURROUNDING NEIGHBORHOODS;
   m) OPPORTUNITIES FOR WORKFORCE HOUSING;
   n) PROVISIONS FOR A COLLECTOR ROADWAY NETWORK WITH ADEQUATE OPERATIONAL AND SAFETY FEATURES TO ACCESS THE DEVELOPMENT;
   o) CURBSIDE OR "HIDDEN" PARKING (NO OPEN LOTS);
   p) BUILDINGS BROUGHT FORWARD TO THE FRONT BUILDING LINE IN THE TOWN CENTER;
   q) UNDERGROUND UTILITIES;
   r) STREETSCAPING FEATURES;
   s) NATIVE DROUGHT TOLERANT LANDSCAPING, AND FLORIDA FRIENDLY LANDSCAPING™ METHODS;
   t) LIGHTING THAT IS PEDESTRIAN ORIENTED/SCALED, DECORATIVE, LOW LEVEL AND DOES NOT INTRUDE ON SURROUNDING NEIGHBORHOODS;
   u) COORDINATED DECORATIVE SIGNAGE; AND
   v) A TRANSIT CENTER WITH AMENITIES AND ASSOCIATED PLANNING CONCEPTS.
6. THE TOWN CENTER SHALL INCORPORATE THE FOLLOWING FEATURES AND DESIGN COMPONENTS:
   a) POCKET PARKS;
   b) COMMUNITY CULTURAL CENTER;
   c) PEDESTRIAN ORIENTED URBAN SPACES FOR COMMUNITY ACTIVITIES;
   d) PEDESTRIAN ORIENTED LIGHTING;
   e) OUTSIDE SEATING;
   f) PUBLIC ART;
   g) BICYCLE AMENITIES (PARKING RACKS, TOOL STAND);
   h) WATER FOUNTAINS AND STREET FURNITURE;
   i) PUBLIC BATHROOMS;
   j) WIDER SIDEWALK TREATMENTS INTERCONNECTED THROUGHOUT THE DEVELOPMENT;
   k) PLANTING STRIPS;
   l) SHADE TREES;
   m) INFORMATIONAL KIOSKS FOR COMMUNITY ACTIVITIES;
   n) SHARED AND ON-STREET PARKING; AND
   o) ARCHITECTURAL FEATURES THAT PROVIDE FOR VISUAL INTEREST.
7. A MINIMUM OF 10% OF THE SPRING CENTER SHALL BE DEVELOPED TO MEET THE DEFINITION OF WORKFORCE HOUSING (RENTED OR OWNED). WORKFORCE HOUSING SHALL BE PHASED IN OVER THE LIFE OF THE DEVELOPMENT AT APPROPRIATE LEVELS AND SHALL BE DESIGNATED BY THE DEVELOPER AT THE TIME OF DEVELOPMENT. WORKFORCE HOUSING SHALL BE PROVIDED IN ALL TYPES OF HOUSING WITHIN THE SPRING CENTER.
8. THE SPRING CENTER SHALL INCORPORATE STREET DESIGN THAT:
   a) ENCOURAGES BICYCLE AND PEDESTRIAN USE;
   b) DISCOURAGES HIGH SPEED TRAFFIC; AND
   c) ENHANCES ACCESS TO THE TOWN CENTER.
9. FOR EACH PHASE OF DEVELOPMENT, AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER SHALL ENTER INTO A UTILITY SERVICE AGREEMENT WITH THE HERNANDO COUNTY UTILITIES DEPARTMENT (HCUD) TO ADDRESS:
   a) WASTEWATER CAPACITY AND NEEDED IMPROVEMENTS;
   b) POTABLE WATER SYSTEM CAPACITY AND IMPROVEMENTS;
   c) THE INCLUSION OF A WELLFIELD AND WATER STORAGE TANK WITHIN THE DEVELOPMENT; AND
   d) THE POTENTIAL FOR A REUSE SYSTEM.
10. THE SPRING CENTER SHALL MAKE APPLICATION TO AMEND THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN TO DESIGNATE COLLECTOR ROADWAYS ANTICIPATED TO SERVE THE DEVELOPMENT AS REQUIRED. AT THE REQUEST OF THE LOCAL GOVERNMENT, THE MPO LONG RANGE TRANSPORTATION PLAN SHALL SUBSEQUENTLY REQUIRE AMENDMENT FOR CONSISTENCY.
11. FOR EACH PHASE OF DEVELOPMENT AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER/ DEVELOPER SHALL CONDUCT A CULTURAL RESOURCE ASSESSMENT SURVEY IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN FLORIDA ADMINISTRATIVE CODE. ALL IDENTIFIED RESOURCES SHALL BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE DIVISION OF HISTORICAL RESOURCES.
12. FOR EACH PHASE OF DEVELOPMENT, AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER/ DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE HERNANDO COUNTY SCHOOL BOARD TO ADDRESS THE FOLLOWING ISSUES:
   a) SUFFICIENT QUEUEING FOR EXPLORER K-8 TRAFFIC;
   b) SUFFICIENT AND SAFE VEHICLE, PEDESTRIAN AND BICYCLE ACCESS;
   c) THE PROVISION OF PROPERTY FOR EXPLORER K-8;
   d) SCHOOL CONCURRENCY; AND
   e) OTHER ISSUES AS DETERMINED BY THE DEVELOPER AND THE SCHOOL DISTRICT.

   ALL ASSOCIATED ACCESS AND SAFETY ISSUES SHALL BE COORDINATED WITH THE COUNTY ENGINEER.
13. 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 CERTIFICATE 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.
14. PRIOR TO ANY CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER / DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE COUNTY, AS APPROVED BY THE COUNTY ENGINEER, THAT DEFINES:
   a) THE PHASED NEED FOR OFF-SITE AND ON-SITE ROAD IMPROVEMENTS TO ADDRESS THE TRANSPORTATION NEEDS AND IMPACTS OF THE DEVELOPMENT;
   b) THE ESTIMATED COSTS FOR ROAD IMPROVEMENTS;
   c) THE RESPONSIBILITIES FOR THE PROVISION/ACQUISITION OF NEEDED RIGHTS OF WAY;
   d) THE RESPONSIBILITIES FOR CONSTRUCTION; AND
   e) THE SOURCES OF FUNDING.
15. A PROHIBITED USE SURVEY IN ACCORDANCE WITH THE GROUNDWATER PROTECTION AND SITING ORDINANCE SHALL BE REQUIRED. AN ASSOCIATED WELLHEAD PROTECTION AREA (WHPA) FOR ANY FUTURE WELL OR WELLFIELD SHALL NEED TO BE DELINEATED AND MODELED AS PART OF THE DEVELOPMENT PROCESS.
16. THE SPRING CENTER SHALL MITIGATE THE DEVELOPMENTS' IMPACT ON THE COUNTY'S EXISTING EMERGENCY EVACUATION SHELTER SPACE BY PROVIDING SHELTER CAPACITY WITHIN THE COMMUNITY THROUGH A SECURE FACILITY OR CLUBHOUSE WITH A REDUNDANT POWER SOURCE, OR BY PAYING A MITIGATION FEE TO THE COUNTY
17. THE SPRING CENTER SHALL MITIGATE THE DEVELOPMENT'S IMPACT ON LAW ENFORCEMENT AND FIRE/EMERGENCY SERVICES, IF REQUIRED TO PROVIDE SERVICE, THROUGH THE USE OF A SPECIAL DISTRICT, OR OTHER FUNDING MECHANISM ACCEPTABLE TO THE COUNTY.
18. DEVELOPMENT WITHIN THE SPRING CENTER PDD SHALL INCORPORATE:
   a) LOW-IMPACT STORMWATER DESIGN (LID) TECHNIQUES IN COMPLIANCE WITH THE VOLUME AND DISCHARGE REQUIREMENTS OF SWFWMD AND THE HERNANDO COUNTY FACILITY DESIGN GUIDELINES;
   b) THE USE OF DEGRADED WETLAND FEATURES WITH APPROPRIATE HYDROLOGY FOR USE AS ENHANCED LID FEATURES;
   c) RECOGNIZED AND/OR INDUSTRY APPROVED "GREEN" DEVELOPMENT BUILDING AND SITE DEVELOPMENT PROGRAMS AND STANDARDS.
   d) OTHER PROGRAMS TO MAXIMIZE THE USE OF WATER CONSERVATION MEASURES.
19. THE SPRING CENTER SHALL INCORPORATE LOW-IMPACT DEVELOPMENT (LID) METHODS TO REDUCE THE IMPACT OF NUTRIENTS ON THE ENVIRONMENT. THESE LID METHODS SHALL INCORPORATE AS MANY OF THE FOLLOWING TECHNIQUES WHERE PRACTICAL:
   a) THE USE OF LOW-IMPACT STORMWATER DESIGN CONSISTING OF VEGETATED SWALES AND BUFFERS PRIOR TO DISCHARGE OF TREATED STORM WATER;
   b) THE USE OF TREE CLUSTER-RAIN GARDENS;
   c) THE INTEGRAL USE OF SHADE TREES AND OPEN AREAS TO REDUCE THE IMPACTS OF PAVED AREAS;
   d) THE USE OF PERVIOUS OR POROUS PAVEMENT PRODUCTS;
   e) THE USE OF GREEN ROOFS WHERE FEASIBLE;
   f) THE USE OF RAINWATER HARVESTING TECHNIQUES SUCH AS CISTERNS AND RAIN BARRELS;
   g) THE CONSERVATION OF NATURAL AREAS AND WETLANDS;
   h) THE IMPLEMENTATION OF POLLUTION PREVENTION; AND
   i) THE USE OF PROPER MAINTENANCE AND PUBLIC EDUCATION
20. THE SPRING CENTER SHALL WORK WITH THE COUNTY AND THE SOUTHWEST WATER MANAGEMENT DISTRICT (SWFWMD) TO DEVELOP STRATEGIES TO REDUCE NUTRIENT LOADING TO THE AQUIFER, AND TO PROTECT NATURAL RESOURCES AND WATER QUALITY IN ACCORDANCE WITH THE APPROVED BMAP (BASIN MANAGEMENT ACTION PLAN) FOR THE WEEKI WACHEE SPRINGSHED.
21. ANY PROPOSED COMMUNICATION TOWERS MUST MAKE A SEPARATE APPLICATION THROUGH THE PERMITTING PROCESS OUTLINED IN THE HERNANDO COUNTY CODE AND MEET ALL REQUIRED DEVELOPMENT/REVIEW STANDARDS.
22. SHOULD ANY RETAIL BE LOCATED AWAY FROM THE TOWN CENTER, AN APPROPRIATE TRIP GENERATION RATE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER FOR THE USE AND LOCATION.
23. A DETAILED TRAFFIC ANALYSIS THAT CONFORMS TO THE AGREED UPON METHODOLOGY SHALL BE REQUIRED AT EACH PHASE OF DEVELOPMENT TO INCLUDE ALL PREVIOUS PHASES. EACH PHASE OF DEVELOPMENT MAY REQUIRE A DEVELOPMENT AGREEMENT TO ADDRESS IMPACTS FROM THE DEVELOPMENT. THE APPLICANT SHALL BE RESPONSIBLE FOR CREATING APPROPRIATE ROADWAY CONNECTIONS TO THE COUNTY ROADWAY SYSTEM.
24. THE DEVELOPMENT SHALL BE LIMITED TO A SINGLE CONNECTION POINT ON THE NORTH, SOUTH, EAST AND WEST. SPECIFIC LOCATIONS TO THE EAST AND SOUTH (~~OTHER THAN CHALMER STREET AND STEPHANIE DRIVE~~) ARE TO BE DETERMINED DURING THAT PHASE WITH A TRAFFIC AND ACCESS ANALYSIS APPROVED BY THE COUNTY ENGINEER.
25. TRANSIT FACILITIES SHALL BE PROVIDED WITHIN THE TOWN CENTER AND AT STRATEGIC POINTS WITHIN OTHER AREAS AS DETERMINED BY THE COUNTY TO ACCOMMODATE TRANSIT SERVICE.
26. THE SPRING CENTER PDD SHALL BE RESPONSIBLE FOR THE SITE CIVIL INFRASTRUCTURE COSTS ASSOCIATED WITH THE PUBLIC USE SITE; INCLUDING BUT NOT LIMITED TO UTILITIES, STORMWATER AND ADEQUATE ACCESS.
27. SIDEWALKS, MULTIPURPOSE TRAILS, PATHWAYS, GREENWAYS OR PARKS MUST BE USED TO LINK PHASES OF THE SPRING CENTER TOGETHER SO THAT ALL AREAS ARE PEDESTRIAN ACCESSIBLE.
28. THE SPRING CENTER SHALL INCORPORATE STREET DESIGN THAT: ENCOURAGES BICYCLE AND PEDESTRIAN USE; DISCOURAGES HIGH SPEED TRAFFIC; AND ENHANCES ACCESS TO THE TOWN CENTER.

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REZONING/MASTER PLAN

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29. NO RESIDENTIAL DRIVEWAYS SHALL CONNECT TO THE ROADWAYS WITHIN THE PROJECT THAT ARE DESIGNATED AS INTERNAL COLLECTORS WITHIN THE SPRING CENTER.

30. THE COLLECTOR ROAD SETBACK REQUIREMENT SHALL NOT BE APPLIED ON THE ROADWAYS WITHIN THE PROJECT THAT ARE DESIGNATED AS INTERNAL COLLECTORS. A MORE APPROPRIATE SETBACK SHOULD BE BASED UPON THE SETBACKS APPROVED FOR THE INDIVIDUAL USES.

31. COMMUNITY PARK - A MINIMUM OF TWENTY (20) ACRES SHALL BE DEDICATED, BY PLAT, WARRANTY DEED OR OTHER CONVEYANCE APPROVED BY THE COUNTY, TO HERNANDO COUNTY AS A COMMUNITY PARK SITE. FACILITIES PROVIDED WITHIN THIS PARK SHALL BE COORDINATED WITH THE HERNANDO COW1TY PARKS AND RECREATION DEPARTMENT.

32. NEIGHBORHOOD PARKS - IN ADDITION TO THE DEVELOPER'S OBLIGATION CONCERNING A COMMUNITY PARKS, THE DEVELOPER SHALL COMPLY WITH THE COUNTY'S REQUIREMENTS REGARDING NEIGHBORHOOD PARKS AND THE DEVELOPER'S SATISFACTION OF SUCH REQUIREMENTS SHALL BE WITHOUT IMPACT FEE CREDITS OR OFFSETS.

33. POCKET PARKS - THE TOWN CENTER SHALL INCORPORATE "POCKET PARKS" AND "URBAN SPACES" TO PROMOTE OUTDOOR ACTIVITY.

34. MULTIPURPOSE PATHWAYS SHALL BE INTEGRATED INTO AN OPEN SPACE AND TRAIL SYSTEM TO PROVIDE FOR ALTERNATE TRANSPORTATION ACCESS THROUGHOUT THE SPRING CENTER AND SHALL BE DESIGNED IN A MANNER TO PROVIDE CONNECTIVITY TO ALL RESIDENTIAL AREAS, THE TOWN CENTER, THE PUBLIC USE SITE, THE SCHOOL, INSTITUTIONAL AREAS, AND ALL EMPLOYMENT CENTERS.

a) THE MULTIPURPOSE PATHWAYS SHALL BE A MINIMUM OF EIGHT (8) FEET WIDE WITH AN APPROPRIATE TREED BUFFER ON BOTH SIDES BASED UPON THE SCALE AND INTENSITY OF ADJOINING USES.

b) THE MULTIPURPOSE PATHWAYS SHALL INCORPORATE PEDESTRIAN SCALE LIGHTING;

c) THE TRAIL SYSTEM SHALL, WHERE POSSIBLE, TAKE ADVANTAGE OF DRAINAGE FEATURES AND OTHER OPEN SPACE OPPORTUNITIES, INCORPORATING PEDESTRIAN SCALE LANDSCAPING AND SEATING AREAS.

35. BICYCLE RACKS SHALL BE PROVIDED IN POTENTIAL DESTINATION AREAS WITHIN THE SPRING CENTER.

36. THE PLANNED DEVELOPMENT PROJECT SHALL MEET THE REQUIREMENTS OF ALL COUNTY REGULATIONS, PLUS ALL APPLICABLE STATE AND FEDERAL LAWS, REGULATIONS AND RULES. ADDITIONALLY, PLANNED DEVELOPMENT PROJECTS SHALL BE DESIGNED TO MINIMIZE ENVIRONMENTAL IMPACTS AND INCORPORATE EXISTING ENVIRONMENTAL FEATURES INTO THE OVERALL DESIGN OF THE PROJECT.

37. FOR EACH PHASE OF DEVELOPMENT AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE DEVELOPER SHALL PERFORM A COMPREHENSIVE WILDLIFE SURVEY IDENTIFYING STATE AND FEDERALLY LISTED SPECIES PRESENT OR LIKELY TO OCCUR ON THE PROPERTY.

38. A STATE LISTED PLANT (GARBERIA) IS PRESENT ON-SITE. RELOCATION TECHNIQUES SHALL BE USED TO TRANSFER THIS PLANT TO A SITE MUTUALLY ACCEPTABLE WITHIN THE COUNTY.

39. PRIOR TO DEVELOPMENT OF THE INITIAL PHASE, THE SPRING CENTER SHALL WORK WITH HCUD AND ENTER INTO AN AGREEMENT TO ADDRESS THE FOLLOWING:

a) AN EVALUATION OF EXISTING WATER SUPPLY PERMITS;

b) WATER MODELING FOR IMPACTS AN EXISTING HCUD SYSTEMS;

c) COORDINATION IN THE DESIGN OF THE POTABLE WATER SYSTEM WITHIN SPRING CENTER AND TO POINTS OF CONNECTION;

d) LOCATION OF POTENTIAL POTABLE WATER WELL SITES AND REQUIRED LAND USE APPROVAL;

e) REQUIRED PERMITTING WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT;

f) WASTEWATER SYSTEM MODELING FOR IMPACT ON THE EXISTING HCUD SYSTEMS;

g) COORDINATION IN THE DESIGN OF THE WASTEWATER COLLECTION AND TRANSMISSION SYSTEM WITHIN SPRING CENTER AND TO POINTS OF CONNECTION;

h) REQUIRED PERMITTING WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; AND

i) THE POTENTIAL FOR A REUSE SYSTEM.

40. THE DEVELOPER SHALL DEDICATE, BY PLAT, WARRANTY DEED OR OTHER CONVEYANCE APPROVED BY THE COUNTY, A MAXIMUM OFTEN (10) ACRES FOR PUBLIC USES WITHIN THE TOWN CENTER, UNLESS OTHER LOCATIONS ARE APPROVED IN ADVANCE, IN WRITING, BY THE BOCC. THE PUBLIC USE SITE WILL NEED TO BE OF SUFFICIENT SIZE TO ACCOMMODATE ADDITIONAL PARKING FOR THE FIRE STATION.

41. PARKING IN THE TOWN CENTER SHALL BE SHARED BETWEEN ALL USES AND INTEGRATED THROUGHOUT THE TOWN CENTER;

42. PARKING GARAGES SHALL MEET THE ARCHITECTURAL DESIGN STANDARDS WITHIN THE SPRING CENTER;

43. AN IMPACT FEE SURCHARGE DISTRICT MAY BE CONSIDERED FOR THE SPRING CENTER POD TO PAY FOR REQUIRED CAPITAL INFRASTRUCTURE AND CAPITAL FACILITY NEEDS.

44. A "RESIDENTIAL EDGE" SHALL BE ESTABLISHED WHERE THE SPRING CENTER SINGLE FAMILY RESIDENTIAL USE ABUTS EXISTING NEIGHBORING PARCELS THAT CONTAIN OR ARE LIKELY TO DEVELOP INTO SINGLE FAMILY RESIDENTIAL USES.

a) THE RESIDENTIAL EDGE SHALL CONSIST OF EXISTING VEGETATION, WHICH CAN BE AUGMENTED WHERE THE VEGETATION IS FOUND TO BE INSUFFICIENT.

b) THE RESIDENTIAL EDGE SHALL BE TWENTY-FIVE (25) FEET WIDE.

c) WHERE LOTS ABUTTING THE RESIDENTIAL EDGE ARE LESS THAN 6,000 SQUARE FEET, AN ADDITIONAL TEN (10) FEET SHALL BE ADDED TO THE RESIDENTIAL EDGE, MAKING THE WIDTH THIRTY-FIVE (35) FEET.

d) THE RESIDENTIAL EDGE ABUTTING OAK RIDGE ESTATES SHALL BE THIRTY-FIVE (35) FEET.

e) THE RESIDENTIAL EDGE SHALL NOT BE CONSIDERED PART OF THE SETBACKS REQUIRED FOR RESIDENTIAL LOTS.

f) THE RESIDENTIAL EDGE SHALL BE PROTECTED AND MAINTAINED BY THE HOA.

g) IN THE EVENT THAT A RESIDENTIAL EDGE BUFFER IS ON PRIVATE PROPERTY, THE BUFFER SHALL BE PRESERVED IN A PLAT.

45. SPRING CENTER PERIMETER - THERE SHALL BE A DEFINABLE EDGE AROUND THE PERIMETER OF THE SPRING CENTER DEVELOPMENT CONSISTING OF A MINIMUM TWENTY-FIVE (25) FOOT WIDE BUFFER, WHICH SHALL RETAIN THE NATURAL VEGETATION WHERE POSSIBLE AND WHICH MAY BE AUGMENTED WITH PLANTINGS WHERE THE VEGETATION IS INSUFFICIENT.

a) WHERE IMMEDIATELY ADJACENT TO EXISTING SPRING HILL SINGLE FAMILY DETACHED RESIDENTIAL LOTS, SPRING CENTER SHALL CONSIST OF SINGLE FAMILY DETACHED LOTS.

b) WHERE IMMEDIATELY ADJACENT TO EXISTING SPRING HILL MULTIFAMILY HOUSING LOTS, SPRING CENTER SHALL CONSIST OF MULTIFAMILY HOUSING LOTS OR HIGH-DENSITY SINGLE-FAMILY HOUSING.

c) THE PERIMETER SETBACK SHALL BE FIFTEEN (15) FEET, EXCEPT WHERE ADJACENT TO EXISTING SINGLE FAMILY DETACHED SUBDIVISIONS WHERE THE BUILDING SETBACK SHALL BE THIRTY-FIVE (35) FEET.

d) THE REQUIRED PERIMETER BUFFER SHALL NOT BE CONSIDERED PAR OF THE SETBACKS REQUIRED FOR RESIDENTIAL LOTS.

e) THE PERIMETER BUFFER SHALL BE PROTECTED AND MAINTAINED BY THE HOA. IN THE EVENT THAT A PERIMETER BUFFER IS ON PRIVATE PROPERTY, THE BUFFER SHALL BE PRESERVED IN THE PLAT.

46. MODERATE DENSITY HOUSING MAY CONTAIN SINGLE FAMILY DETACHED LOTS, SINGLE FAMILY ATTACHED LOTS, VILLAS OR ZERO LOT LINE LOTS, A PORTION OF WHICH SHALL BE WORKFORCE HOUSING. MODERATE DENSITY HOUSING SHALL NOT EXCEED SIX (6) DWELLING UNITS PER ACRE.

47. HIGH DENSITY HOUSING MAY CONTAIN TOWNHOMES, VILLAS, MULTI-STORY CONDOMINIUMS OR APARTMENT BUILDINGS.

a) HIGH DENSITY HOUSING SHALL SERVE AS A TRANSITION BETWEEN THE TOWN CENTER AND SINGLE FAMILY RESIDENTIAL AREAS.

b) HIGH DENSITY HOUSING ABUTTING SINGLE FAMILY HOUSING WITHIN THE SPRING CENTER SHALL BE SEPARATED BY A THIRTY (30) FOOT BUFFER WHERE NO MULTIPURPOSE TRAIL IS PROPOSED.

c) HIGH DENSITY HOUSING ABUTTING SINGLE FAMILY RESIDENTIAL HOUSING SHALL ABIDE BY THE HEIGHT RESTRICTIONS SET FORTH IN THE HERNANDO COUNTY CODE.

d) HIGHER DENSITY, OR MULTIFAMILY, HOUSING SHALL BE SEPARATED FROM SINGLE FAMILY RESIDENTIAL BY A BUFFER OR INTERCONNECTED OPEN SPACE AND A TRANSITION OF BUILDING HEIGHTS.

48. NO PHASE OF THE SPRING CENTER SHALL CONTAIN MORE THAN TWENTY (20) DWELLING UNITS PER ACRE.

49. THERE SHALL BE DISTINCTIVE COORDINATED ARCHITECTURE THROUGHOUT THE SPRING CENTER.

50. STREET SIGNAGE IN THE SPRING CENTER SHALL BE COORDINATED, DECORATIVE, AND MEET THE MINIMUM STANDARDS FOR EMERGENCY SERVICES.

51. COMMUNITY AND PUBLIC SERVICES SHALL BE INTEGRATED THROUGHOUT THE DEVELOPMENT.

52. COMMERCIAL USES (INCLUDING OFFICE) WITHIN THE SPRING CENTER SHALL BE CONTAINED WITHIN THE TOWN CENTER AND NOT LOCATED ON THE PERIMETER.

53. THE TOWN CENTER SHALL BE DESIGNED WITH INTEGRATED AND COORDINATED ARCHITECTURE.

54. COMMERCIAL SITE DESIGN SHALL PROVIDE PEDESTRIAN CIRCULATION ON-SITE AND BETWEEN ADJACENT PROPERTIES FOR THE PURPOSE OF PROVIDING FOR PEDESTRIAN CIRCULATION. ALL INTERNAL PEDESTRIAN WALKWAYS SHALL BE DISTINGUISHED FROM DRIVING SURFACES; FINAL DESIGN SHALL BE COORDINATED WITH THE COUNTY ENGINEER.

55. OUTDOOR LIGHTING FOR THE COMMERCIAL AREA SHALL MEET THE FOLLOWING LAND DEVELOPMENT REGULATION REQUIREMENTS:

a) ALL FIXTURES MUST BE FULL CUTOFF OR SHIELDED;

b) ALL LIGHTS MUST BE POINTED DOWNWARD WITH THE EXCEPTION OF LOW LEVEL ACCENT LIGHTING NOT TO EXCEED 40 WATTS;

c) NO SPILLOVER OF LIGHT IS PERMITTED BEYOND PROPERTY BOUNDARIES.

d) FIXTURES WITH OUTPUTS OF 2,000 LUMENS OR MORE REQUIRE MANUAL TURN-OFF SWITCHES;

e) A LEAST FIFTY (50) PERCENT OF ALL PARKING LOT LIGHTS MUST BE TURNED OFF WITHIN ONE HOUR AFTER CLOSE OF BUSINESS OR BETWEEN 10 P.M. AND SUNRISE, WHICHEVER OCCURS FIRST;

f) NO POLE HEIGHT SHALL EXCEED TWENTY-FIVE (25) FEET; AND

g) THE PLACEMENT OR USE OF SEARCHLIGHTS SHALL BE PROHIBITED

56. ALL ON-SITE ADVERTISING SIGNS, INCLUDING OUT PARCELS, SHALL BE DESIGNED AS PART OF A CONSISTENT COORDINATED SIGNAGE SYSTEM. WHICH MAY BE PHASED, AND SHALL BE LIMITED TO GROUND MOUNTED TYPE SIGNS. GROUND MOUNTED MONUMENT TYPE SIGNS ARE SIGNS WHERE THE BOTTOM EDGE OF THE SIGN IS NO GREATER THAN TEN (10) FEET ABOVE GRADE AND WHICH OTHERWISE MEETS ALL SIGN REQUIREMENTS OF THE CODE.

57. DEVELOPMENT WITHIN THE SPRING CENTER SHALL MAINTAIN THE FOLLOWING MINIMUM INTERNAL LOT SETBACKS AND DIMENSIONAL CRITERIA:

40' WIDE SINGLE FAMILY DETACHED	
MINIMUM LOT SIZE (SQUARE FEET)	5,000
FRONT	20'
FRONT/SIDE (CORNER LOTS)	20'
SIDE	5'
REAR	15'
LOT WIDTH AT THE BUILDING LINE	40'
MINIMUM LOT FRONTAGE	40'
MINIMUM LOT FRONTAGE ON A CURVE OR CUL-DE-SAC	20'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	45%
50' WIDE SINGLE FAMILY DETACHED	
MINIMUM LOT SIZE (SQUARE FEET)	6,000
FRONT	20'
FRONT/SIDE (CORNER LOTS)	20'
SIDE	5'
REAR	15'
LOT WIDTH AT THE BUILDING LINE	40'
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT FRONTAGE ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	45%
SINGLE FAMILY ZERO LOT LINE HOMES	
MINIMUM LOT SIZE (SQUARE FEET)	4,000
FRONT	20'
FRONT/SIDE (CORNER LOTS)	20'
SIDE	10'/0'
REAR	15'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	50%
SINGLE-FAMILY SEMI-DETACHED (DUPLEX/VILLA LOTS)	
MINIMUM LOT SIZE (SQUARE FEET)	4,000
FRONT	20'
FRONT/SIDE (CORNER LOTS)	20'
SIDE	5'
REAR	15'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	50%
TOWNHOME WITH DRIVEWAY/GARAGE	
MINIMUM LOT SIZE (SQUARE FEET)	1,600
FRONT	0'
FRONT/SIDE (CORNER LOTS)	0'
SIDE	0'
REAR	15'
BUILDING SEPARATION EVERY 8 UNITS	10'-15'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	80%
MULTIFAMILY	
MINIMUM LOT SIZE (SQUARE FEET)	12,000
FRONT	10'
FRONT/SIDE (CORNER LOTS)	10'
SIDE	10'
REAR	20'
BUILDING SEPARATION	15'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	50%
TOWN CENTER (COMMERCIAL AND MIXED-USE LOTS	
FRONT	0'
SIDE	0'
REAR	0'

58. THE PETITIONER SHALL PROVIDE A REVISED PLAN IN COMPLIANCE WITH ALL OF THE PERFORMANCE CONDITIONS WITHIN 30 CALENDAR DAYS OF BCC APPROVAL. FAILURE TO SUBMIT THE REVISED PLAN SHALL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED.

REUSE OF DOCUMENT

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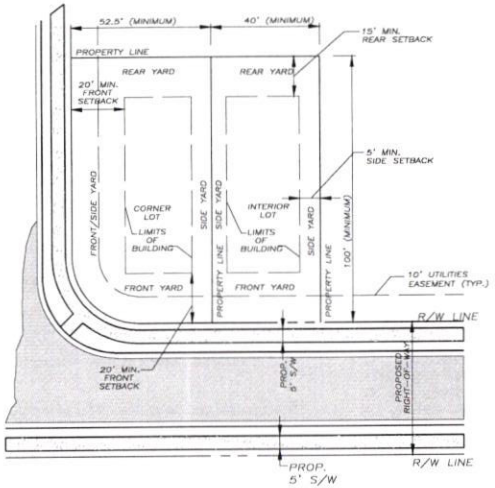
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

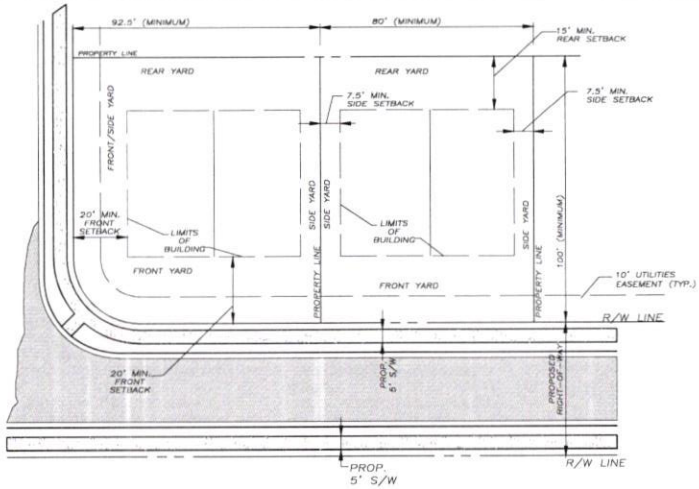
REZONING/MASTER PLAN

SPRING CENTER



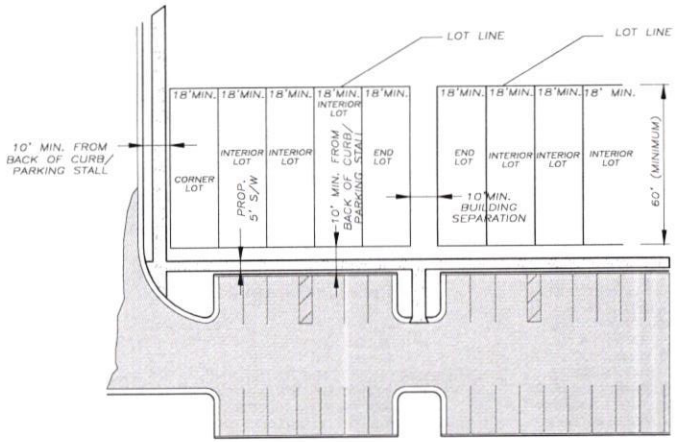
SINGLE FAMILY DETACHED 40' LOT LAYOUT
(MINIMUM LOT SIZE 5,000 SF)

NOT TO SCALE



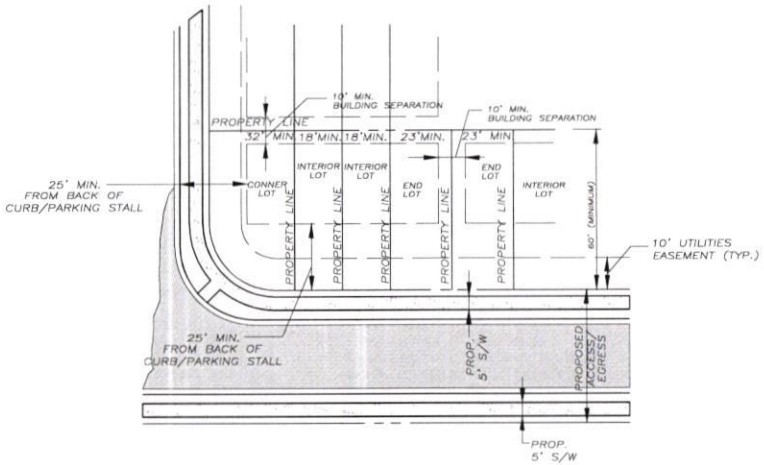
SINGLE FAMILY SEMI-DETACHED
80' DUPLEX LOT LAYOUT
(MINIMUM LOT SIZE 4,000 SF)

NOT TO SCALE



TOWNHOME LOTS w/ COMMON PARKING
(MINIMUM LOT SIZE 1,600 SF)

NOT TO SCALE



TOWNHOME LOTS w/ DRIVEWAY/GARAGE
(MINIMUM LOT SIZE 1,600 SF)

NOT TO SCALE

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10/05/2018 - 10:40am

DATE	REV. BY	REV. NO.	REVISION
-	-	-	

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" x 17"

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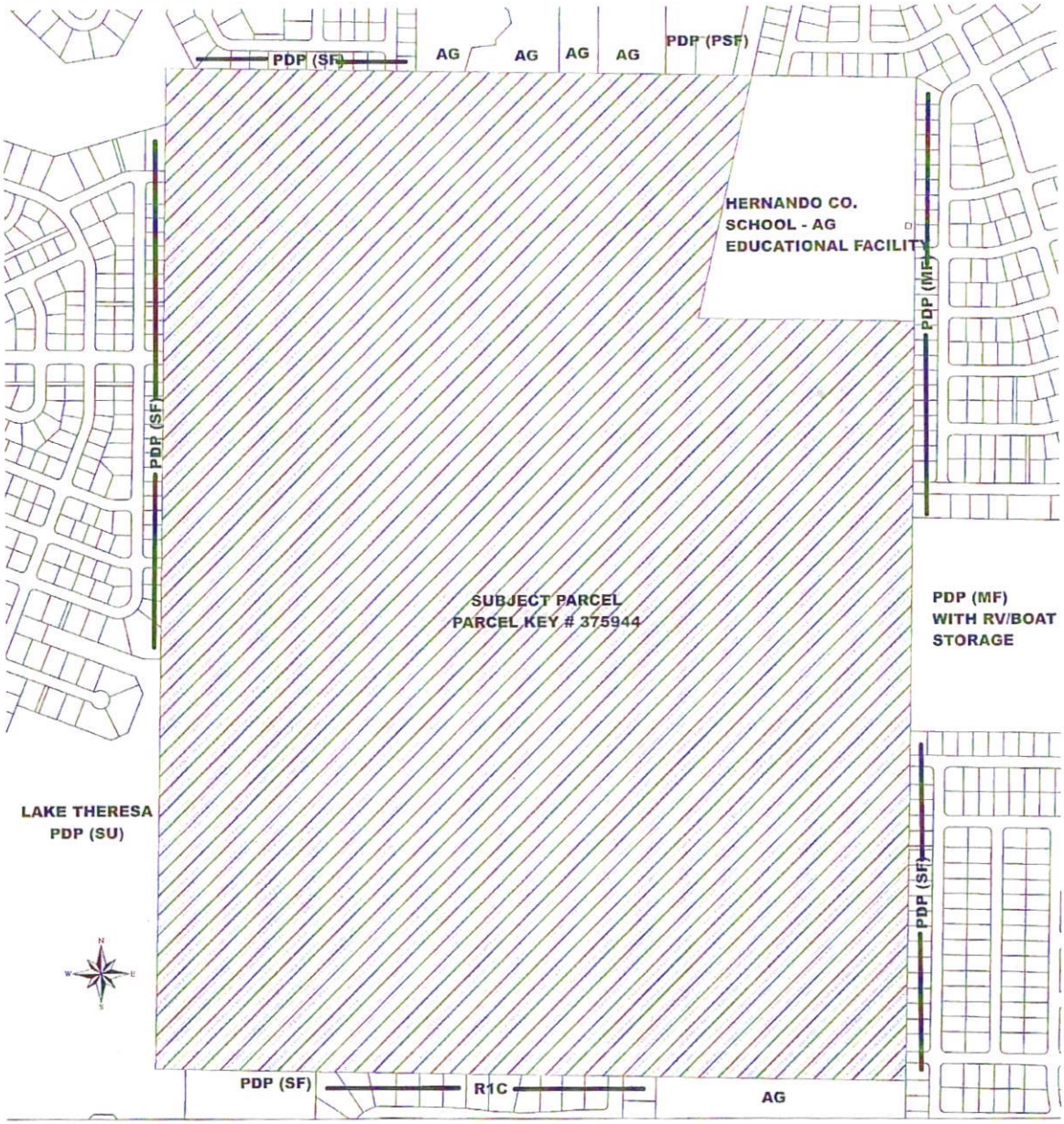
REZONING/MASTER PLAN LOT DETAILS

SPRING CENTER

SHEET
4 of 5

JOB No. 17028



SPRING CENTER REZONING/MASTER PLAN
ADJACENT ZONING/FUTURE LAND USE
(SHEET 5 of 5)

PROJECT: SPRING CENTER
REZONING/MASTER PLAN

SURROUNDING FUTURE LAND USE : RESIDENTIAL

DATE: 04/24/2018

COASTAL FILE: 17028

SOURCE: HERNANDO COUNTY GIS

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