



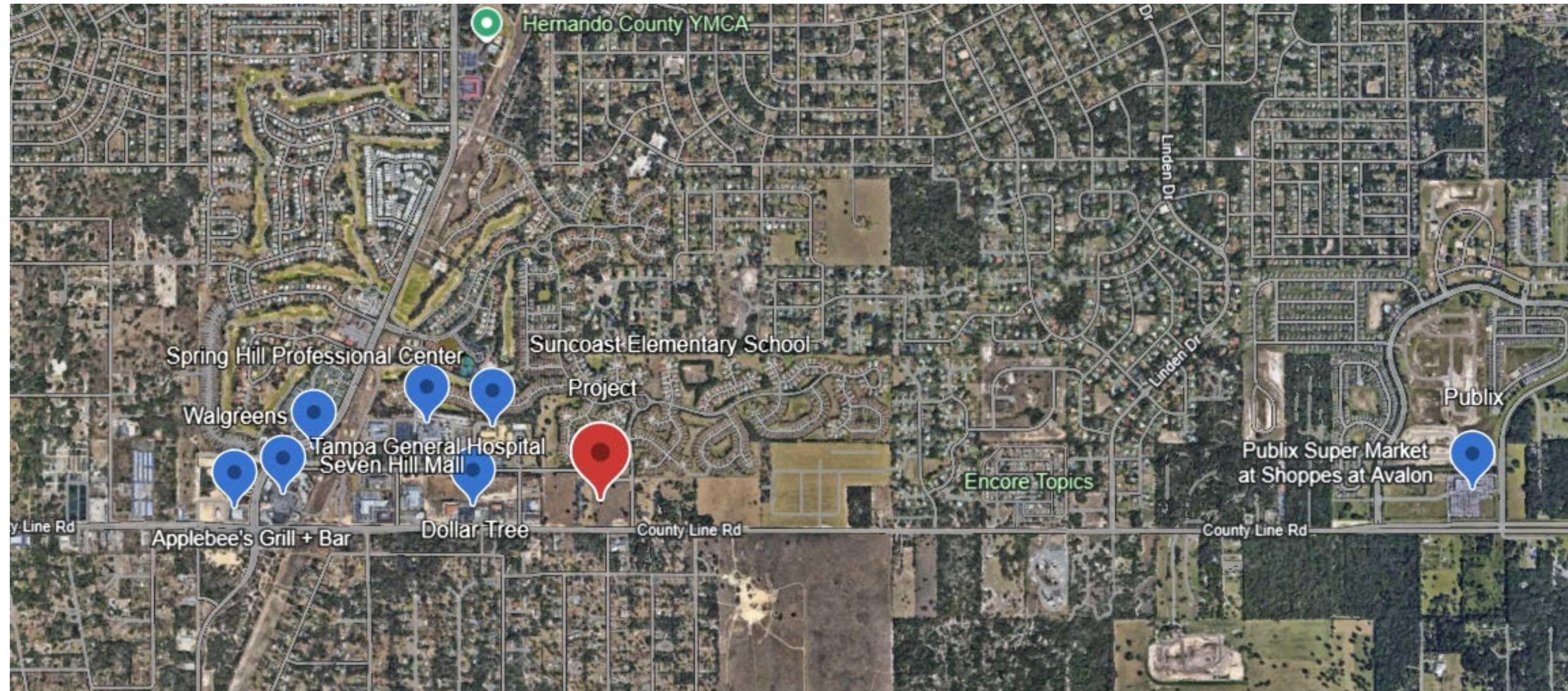
PACES PRESERVATION
Partners

The Palms at Spring Hill – a 96-unit Affordable Housing Development

PRESENTATION TO BOARD OF COUNTY COMMISSIONERS

August 12th, 2025

Site Overview



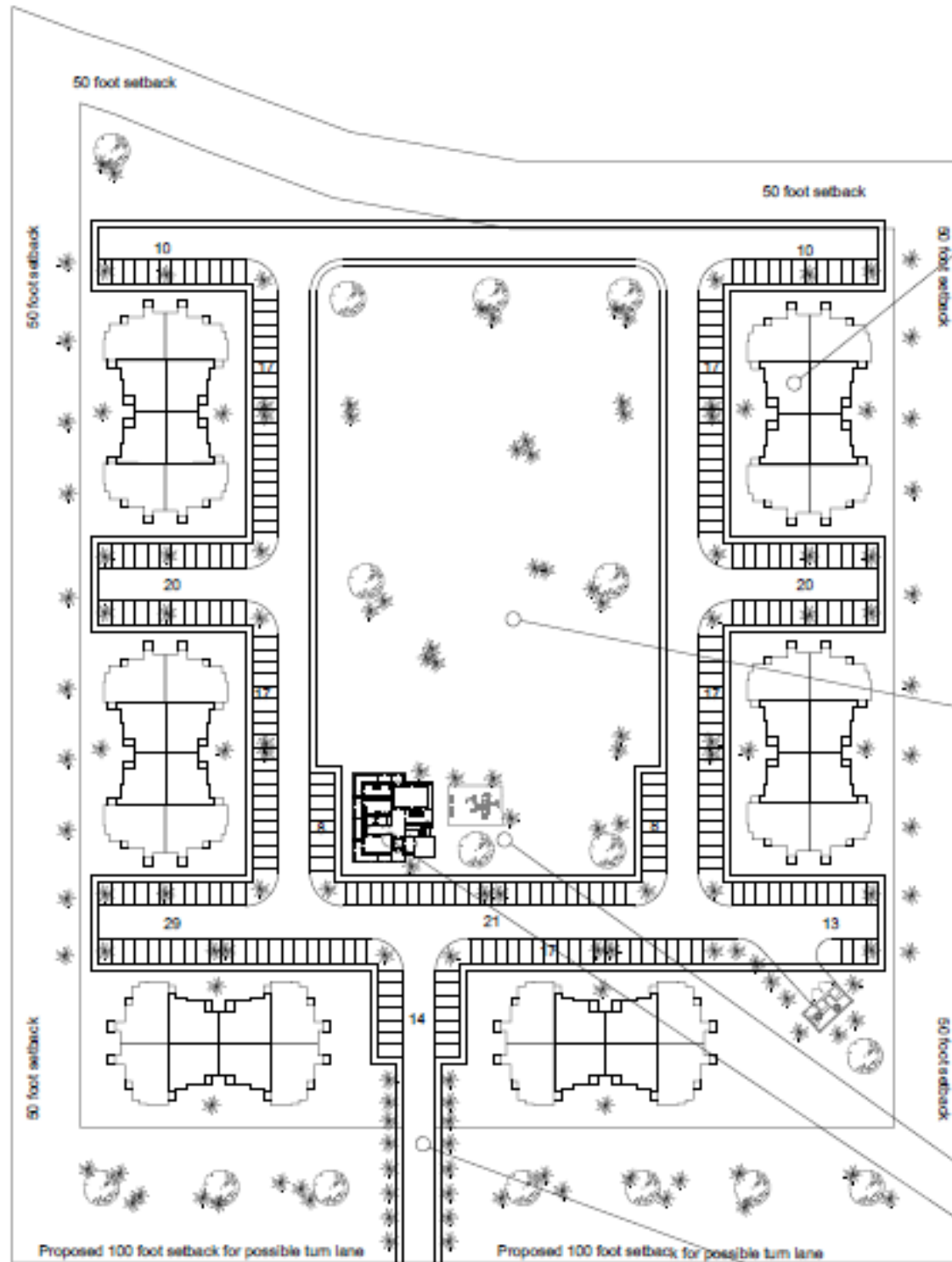
- Proximity to good and services
- Direct access to Highway leading into North and South Florida

The Palms at Spring Hill



- Units: 96
- Unit Mix: 1,2,3, and 4 bedrooms
- Affordability level: 30%, 60%, 80% AMI Levels
- Demographic: Family and Individuals with Disabilities
- Number of Buildings: 6 buildings
- Levels: 2 floors
- Access Points: Along County Line Road
- Amenities: Fitness Center, Clubhouse, Playground area, Computer Room, Green Space, Dog Park

Site Plan



16-unit Direct Entry Building Type
(6) Buildings proposed, (96) total Apartment Homes
Conceptual Elevation below



Neighborhood Center/ Open Green Space-
Trees, Walking Trails, Gazebos, Park Benches, Activities,
Social Gathering, Community Garden



Playground/ Kids Activities Area
Clubhouse/ Gathering Areas/ Activities
Tree-lined Boulevard Entry

- Ensures walkability
- 2:1 parking ratio
- Green space
- Playground area

Floor Plans

Large floor plans

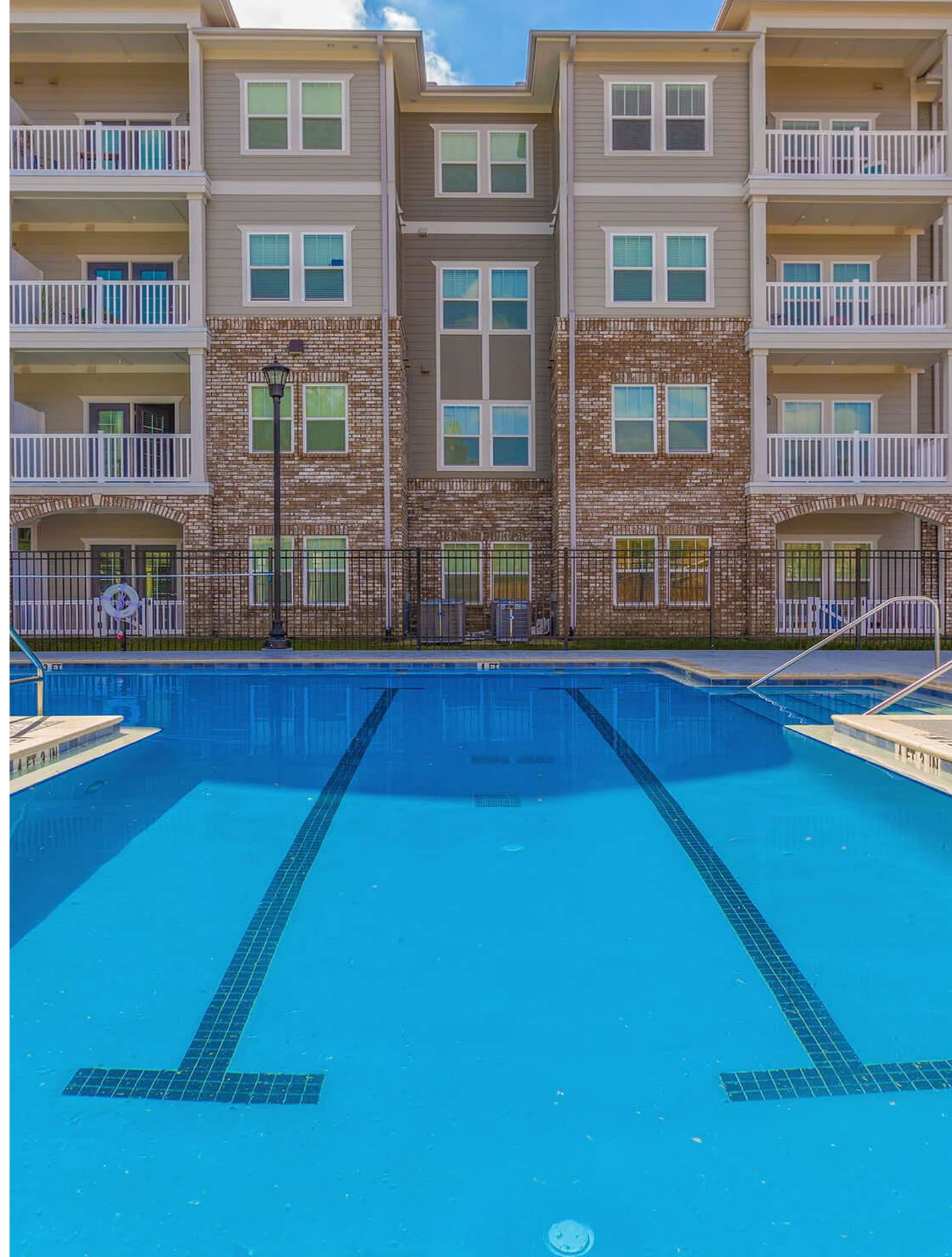
Average bedroom

1 bedroom - 775 SF

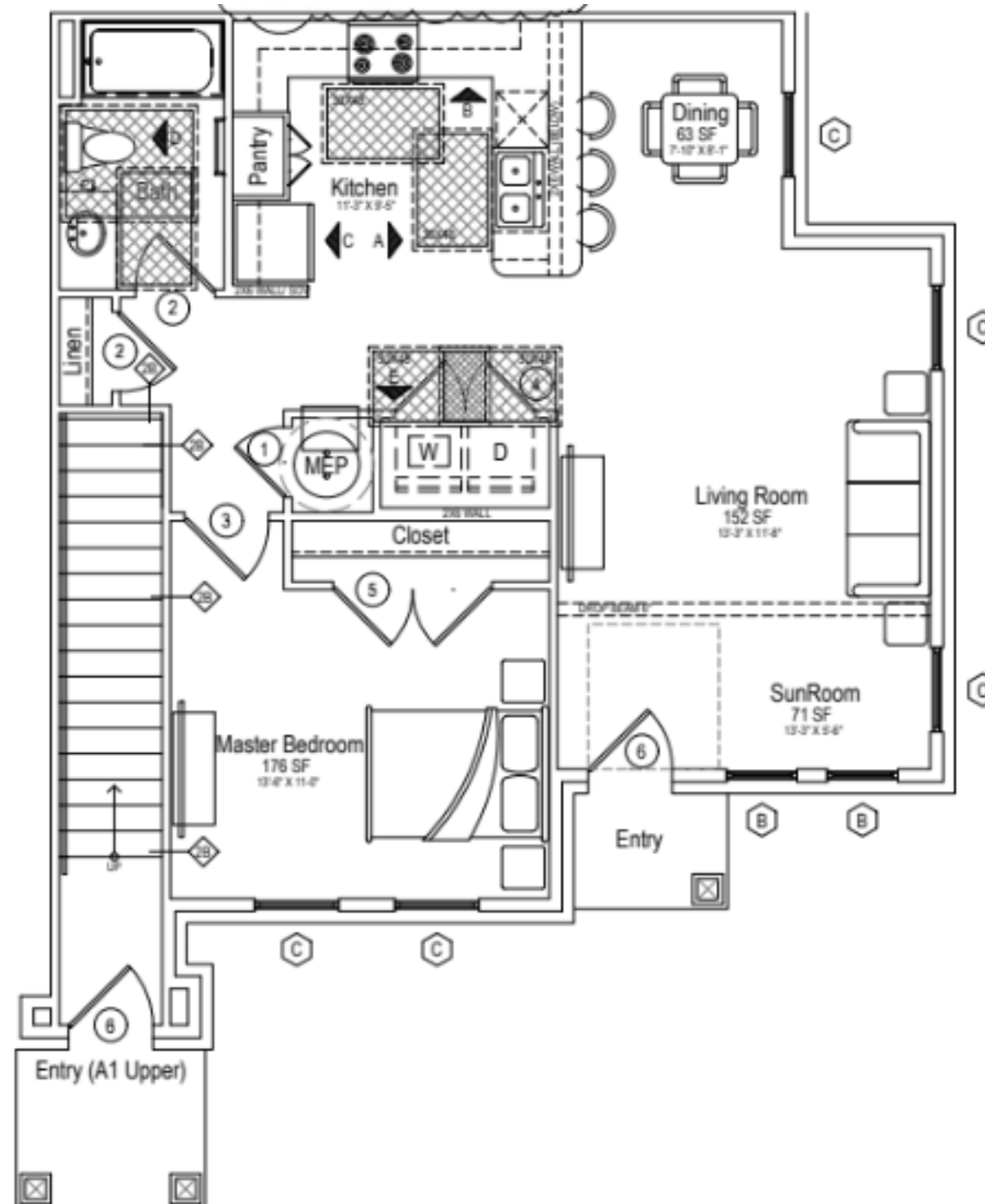
2 bedroom - 950 SF

3 bedroom - 1,200 SF

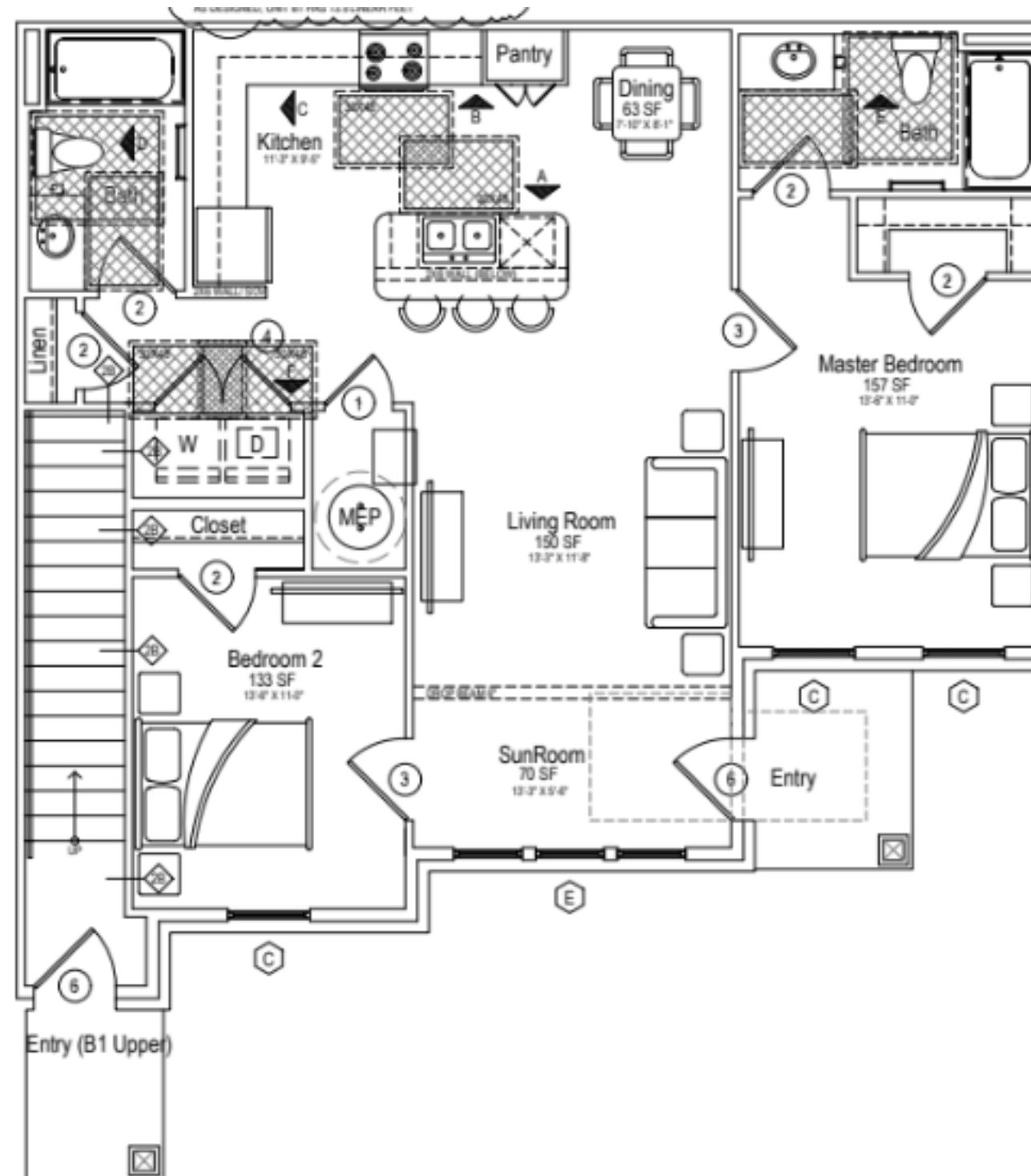
4 bedroom - 1,350 SF



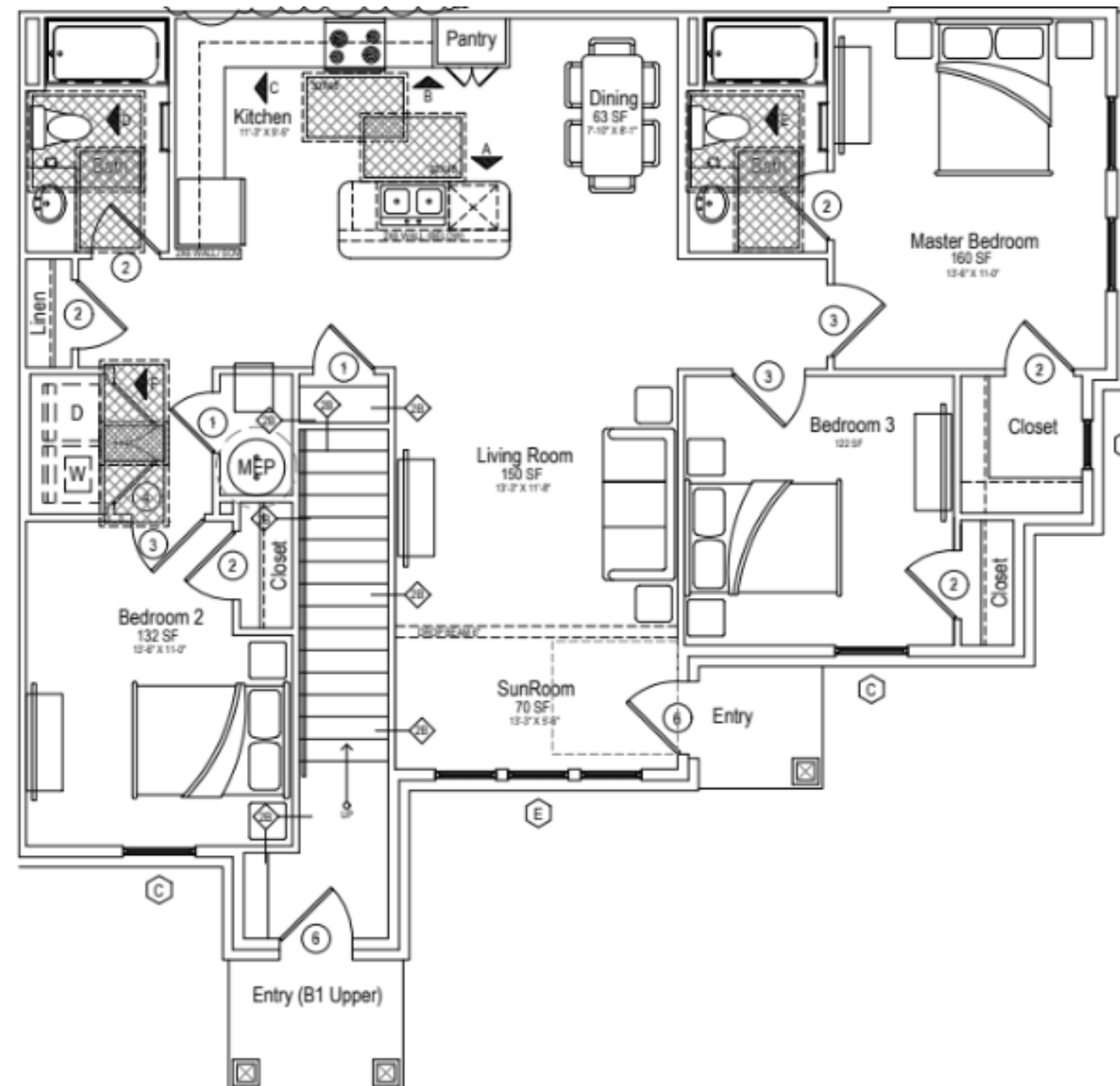
One-Bedroom Floor Plans



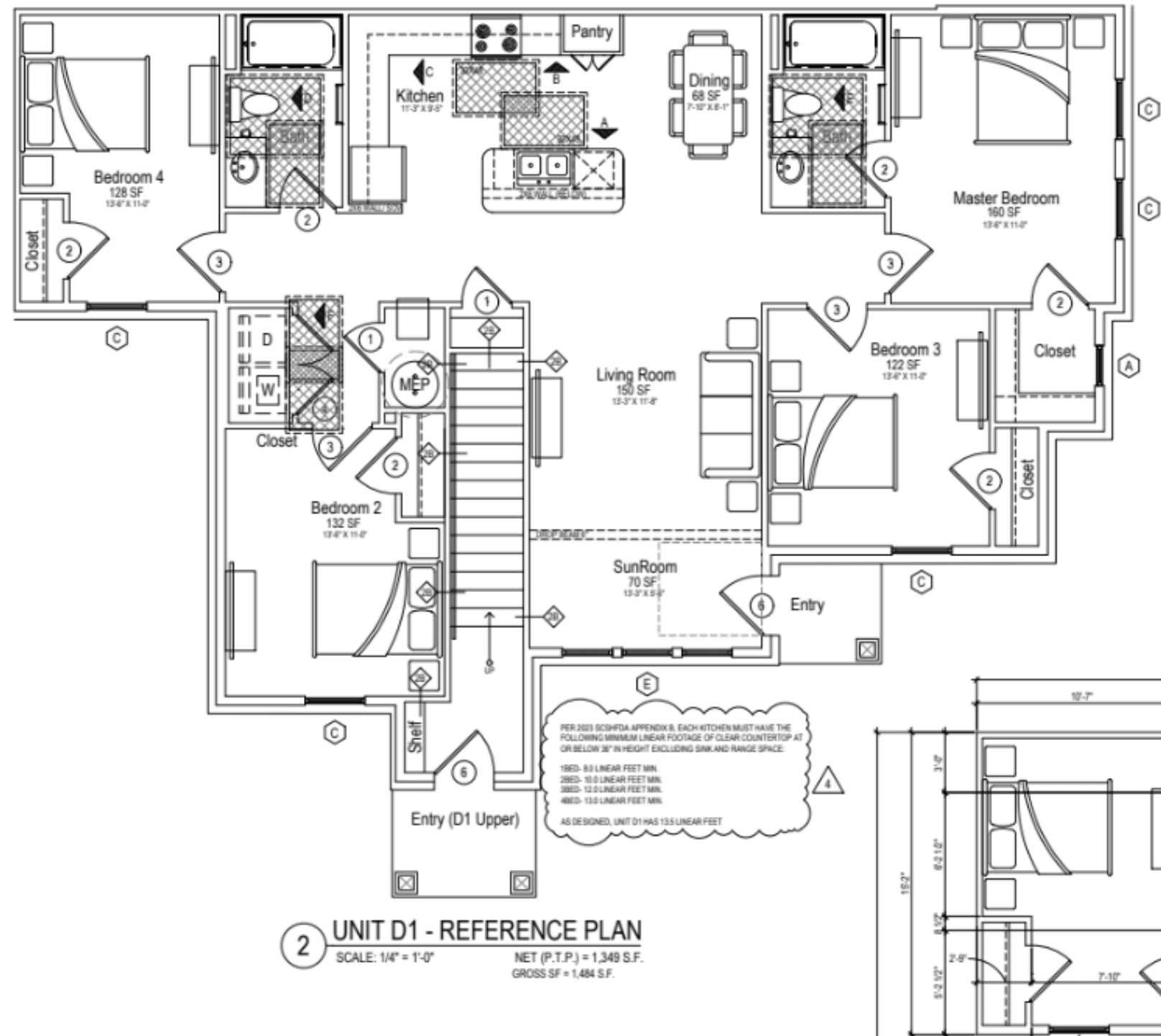
Two-Bedroom Floor Plan



Three-Bedroom Floor Plan



Four-Bedroom Floor Plan





Local Government Contribution Request

- We respectfully request the board's approval of the local government contribution of \$340,000
- Upon approval, we anticipate submitting the development for a 9% LIHTC application through FHFC
- Targeting construction start in August 2026

Previous Amenity Renderings





*We appreciate your time and consideration
and are happy to answer any questions.*