APPROVED MASTER PLAN
BCC HEARING DATE:
COMMENTS: Minor modification to H1814 administratively approved 4/12/22.
VERIFIED BY: [illegible]

LAND USE

LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL	±240 AC
HIGH DENSITY HOUSING	±56 AC
MULTIFAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING	±45 AC
TOWN CENTER	±45 AC
COMMUNITY PARK	±25 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.

[illegible]

PARCEL AREA: APPROX. 450 AC

LOCATED IN SECTION 32 TOWNSHIP 23 S RANGE 17 E HERNANDO COUNTY, FL

PROPOSED ZONING: [illegible]
CURRENT ZONING: AC

FUTURE LAND USE: [illegible] PLANNED DEVELOPMENT DISTRICT (PD/SPRING)

PERIMETER BUFFERING (SEE PLAN)
WHERE ADJACENT TO SPRING HILL SUBDIVISION: [illegible]
ALL OTHER LOCATIONS: [illegible]

RESIDENTIAL 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

FLOODING, PATH MARSH
HERNANDO CO. PARCEL [illegible] AC [illegible] AND [illegible] AC [illegible]

PROPOSED LAND USE ENTITLEMENTS
- UP TO [illegible] RESIDENTIAL DWELLING UNITS
- UP TO 240,000 SQ COMMERCIAL
- UP TO 250,000 SQ OFFICE
- UP TO 100,000 SQ OF GOVERNMENTAL AND INSTITUTIONAL

SEE SHEETS 2 AND 3 FOR 53 PERFORMANCE CONDITIONS IN BCC RESOLUTION 2018-121 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. ORA 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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REZONING/MASTER PLAN

SPRING CENTER

SHEET 1 of 5