

PINE RIDGE RESERVE

MASTER PLAN DATE: MARCH 5, 2025

SITE ADDRESS:
5600 AND 5601 N. ELKCAM BLVD.
BEVERLY HILLS, FLORIDA 34465

PROPERTY ID:
PARCEL: 18E17S3 20030 (ALT. KEY No. 2220961)
18E17S3 20030 (ALT. KEY No. 2221011)

AREA: 221.90 Acres +/-

OWNER:
SOUTHERN OAKS PROPERTY GROUP, LLC
103 COMMERCE STREET, SUITE 140
LAKE MARY, FL 32746

PROPERTY DATA

ZONING SUMMARY:
FUTURE LAND USE: (RMU) RESIDENTIAL MIXED USE
ZONING: (RUR/PUD) RURAL RESIDENTIAL DISTRICT
WITH PUD OVERLAY

DEVELOPMENT: PINE RIDGE ESTATES/CITRUS SPRINGS

DENSITY: PER APPROVED MASTER PLAN

ADJACENT ZONING: RUR/PUD

UTILITIES:
PUBLIC WATER SUPPLY: CITRUS COUNTY UTILITIES
WASTEWATER SERVICE: INDIVIDUAL SEPTIC TANKS
ELECTRIC SERVICE: DUKE ENERGY
GAS SERVICE: FLORIDA PUBLIC UTILITIES

FLOOD ZONE INFORMATION:
FEMA: PANEL 12017C0203D, SEPTEMBER 26, 2014
FLOOD ZONE: X

DEVELOPMENT SUMMARY

TOTAL DEVELOPMENT AREA: 221.90 Acres +/-

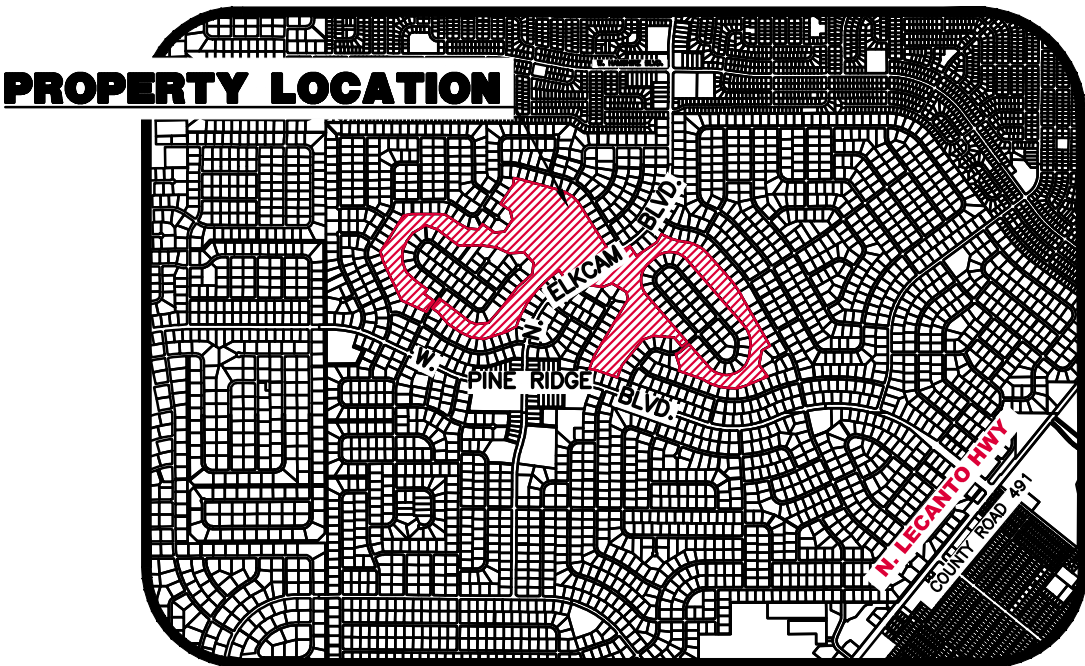
PLANNED RESIDENTIAL LOT AREA: 101.90 Acres +/-

OPEN SPACE AREA (Provided): 120.03 Acres +/-

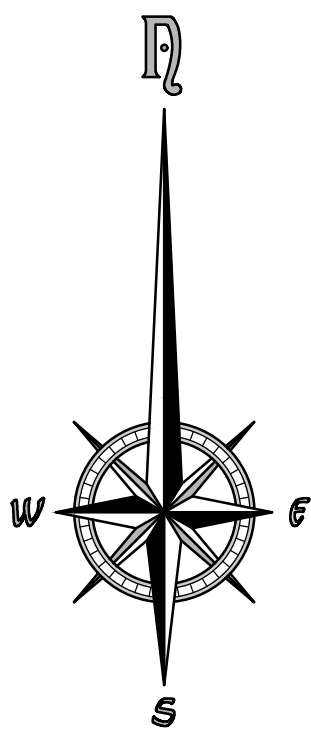
TOTAL NUMBER OF HOMESITES: 80 Lots

PLANNED DEVELOPMENT DENSITY: 0.36 DU/Acre

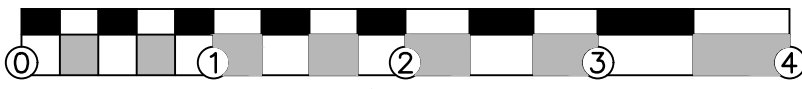
CONSERVATION EASEMENT AREA: 83.96 Acres +/-



SCALE: 1 INCH = 4000 FT. LOCATION MAP



PD MASTER PLAN
EXHIBIT "A"
PINE RIDGE RESERVE
CITRUS COUNTY, FLORIDA



Graphic Scale
1" = 400'
(AT 24"X36" PRINT SIZE)

LEGEND

- COMMUNITY CLUBHOUSE SITE
- MIN. 1 ACRE RESIDENTIAL ESTATE LOTS
- STORMWATER MANAGEMENT AREA
- OPEN SPACE / GREEN SPACE
- OPEN SPACE CONSERVATION EASEMENT
- SIGNAGE
- MULTI-USE TRAIL (PEDESTRIAN WALKWAY)

BUILDING STANDARDS:

MIN. LOT SIZE : 1 ACRE (43,560 sf)
MIN. LOT WIDTH : 100 FEET*
* Measured at Setback

MAX. TWO STORY
MIN. 1,800 SF FLOOR AREA PER LOT

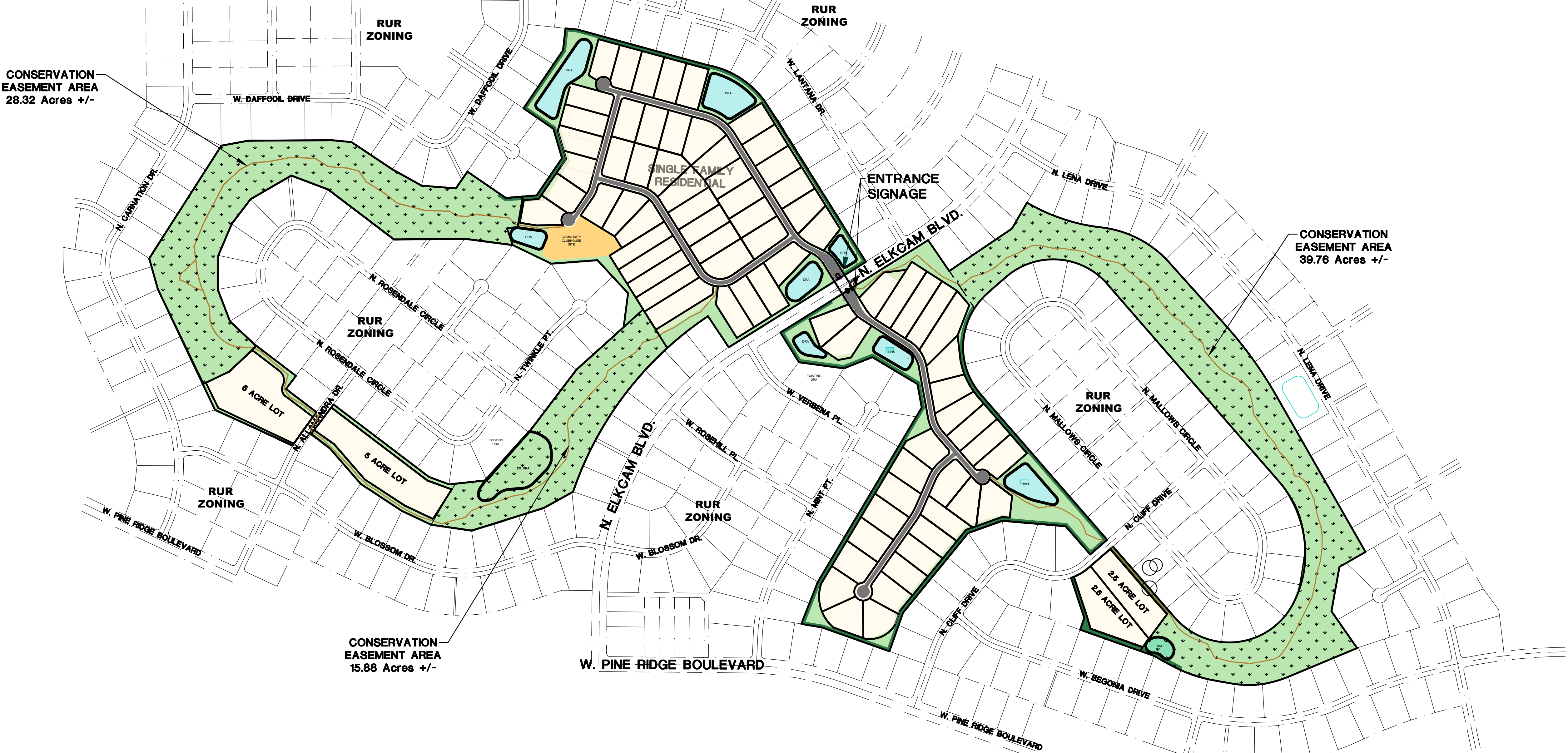
BUILDING SETBACKS:

FRONT: 40 FEET
SIDE: 25 FEET
REAR: 25 FEET

SCREEN ENCLOSURE
(THAT INCLUDES POOL) : 15 FEET

SIDE CORNER LOT: 40 FEET FROM
RIGHT OF WAY LINE.

LOT IMPERVIOUS SURFACE AREA:
1. INDIVIDUAL LOT COVERAGE (ISR) = 50%
MAXIMUM IMPERVIOUS SURFACE LOT
COVERAGE COMPUTED ON AN INDIVIDUAL
PER LOT BASIS.



PREPARED FOR
SOUTHERN OAKS
PROPERTY GROUP, LLC

SCALE: SEE BUBBLE PLAN	DATE: 03-05-2025	CAP: RRR
CHECKED: [Signature]	DRAWN: [Signature]	FIELD BOOK: [Signature]
PAGE: [Signature]	DATUM: [Signature]	FILE NO.: 517.001
NO. 1	DATE: [Signature]	REVISIONS: [Signature]
SECTION 5.4	TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA	APP'D. BY: [Signature]

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CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS

REGISTRATION NUMBERS:
ENGINEERING NO. 26507 - SURVEYING & MAPPING LB NO. 2870

File No.
517.001

Job No.
517

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