

PINE RIDGE RESERVE

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

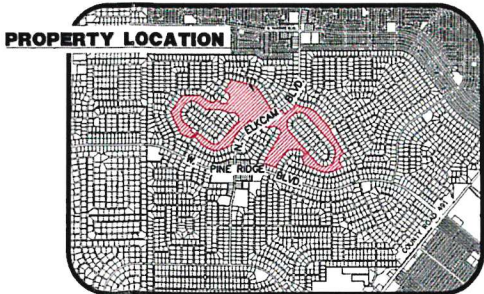
ZONING SUMMARY:  
FUTURE LAND USE: (RMU) RESIDENTIAL MIXED USE  
ZONING: (RUR) RURAL RESIDENTIAL DISTRICT  
DEVELOPMENT: PINE RIDGE ESTATES/CITRUS SPRINGS;  
BINDING LETTER #05-2010-001  
DENSITY: PER APPROVED MASTER PLAN  
ADJACENT ZONING: RUR

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: 85 Lots  
PLANNED DEVELOPMENT DENSITY: 0.38 DU/Acre



SCALE: 1 INCH = 4000 FT. LOCATION MAP



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



LEGEND

- COMMUNITY CLUBHOUSE SITE
- STORMWATER MANAGEMENT AREA
- OPEN SPACE / GREEN SPACE
- SIGNAGE
- MULTI-USE TRAIL (PEDESTRIAN WALKWAY)

BUILDING STANDARDS:

MIN. LOT SIZE : 1 ACRE (43,560 sq ft)  
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 : 15 FEET  
SIDE CORNER LOT: 40 FEET

LOT IMPERVIOUS SURFACE AREA:

1. LOT COVERAGE (ISR) = 20% MAXIMUM  
IMPERVIOUS SURFACE LOT COVERAGE  
COMPUTED CUMULATIVELY ON THE OVERALL  
PLATTED LOT AREA, AND NOT ON AN  
INDIVIDUAL BASIS. OVERALL ISR FOR ENTIRE  
DEVELOPMENT NOT TO EXCEED 20%.



PREPARED FOR  
SOUTHERN OAKS  
PROPERTY GROUP, LLC

SCALE:	SHEET NO.	DATE:	CHECKED:	DATE:	DATE:
1" = 400'	517.001	01-11-2023	01-11-2023	01-11-2023	01-11-2023
DRAWN:	FILE NO.:	DATE:	DATE:	DATE:	DATE:
01-11-2023	517.001	01-11-2023	01-11-2023	01-11-2023	01-11-2023

Pigeon-Ardura, LLC  
925 S.E. 17th Street  
Suite A  
Ocala, Florida 34471  
(352) 867-7788  
CIVIL ENGINEERS - PLANNERS  
SURVEYORS & MAPPERS

REGISTRATION NUMBERS:  
ENGINEERING NO. 20051 SURVEYING & MAPPING LB NO. 200

File No.  
517.001

Job No.  
517

01 of 01

RECEIVED

MAY 10 2023