

General Notes:

- Existing Zoning: AC, AR, C2, C3, I1, R2, R4, RMH  
Proposed Zoning: MPUD  
Existing Future Land Use Classifications: CL, CON, IL, RES-6, RES-9, ROR  
Proposed Future Land Use Classification: PD  
Existing Land Use: Mining
- Minimum Lot Size, Setbacks and Lot Coverage

Table 1  
Minimum Lot Size, Minimum Setbacks and Maximum Lot Coverage

Land Use	Minimum Lot Width and Depth	Minimum Lot Area	Maximum Height <sup>(5)</sup>	Minimum Primary Structure Setback			Maximum Lot Coverage
				F	S	R	
Single Family Detached (SFD)	50' x 100'	5,000 SF	45'	20' <sup>(1)</sup>	7.5'	15'	70%
Single Family Detached Estate (SFDE)	75' x 100'	22,500 SF	45'	25' <sup>(1)</sup>	10'	20'	30%/50% <sup>(4)</sup>
Single Family Attached (SFA)	20' x 70'	1,400 SF	45'	20' <sup>(1)</sup>	10'/0' <sup>(2)</sup>	10'/0' <sup>(2)</sup>	100%
Single Family Attached Estate (SFAE)	30' x 60'	1,800 SF	45'	20' <sup>(1)</sup>	10'/0' <sup>(2)</sup>	10'/0' <sup>(2)</sup>	60%
Multi-Family (MF)	20' x 50'	1,000 SF	100'	15' <sup>(1)</sup>	10' <sup>(3)</sup>	10'	100%
Commercial	80' x 125'		135'	15'	30'/0' <sup>(4)</sup>	30'/0' <sup>(4)</sup>	60%
Professional Office			120'	15'	7.5/0	10/0	60%

- 20' if no garage, otherwise 25' from back of curb or sidewalk; front porch may project 5' into required front setback
- 0' setback for shared wall; 20-feet between structures.
- 10' feet additional setback required for each additional story above three stories, except for Tracts 4a and 5
- 30' when adjacent to residential land uses; 0' setback when adjacent to commercial
- Height shall be limited to 35-feet within 100-feet of the perimeter property line abutting residential uses in Tracts 1 & 8
- Permanent Single Family Detached Residential Units in Tract 4a shall meet the SFDE standards and shall be limited to 30% maximum lot coverage. The maximum lot coverage for Single Family Detached units in Tract 4a may be increased to 60% if such dwelling units qualify as transient units/occupancy as determined by the County. Other types of permanent residential units may be allowed in Tract 4a provided a minimum of 50% common open space is provided.
- Permanent Dwelling units in Tract 4a shall not exceed 100 dwelling units. Except for Permanent Dwellings units in Tract 4a, the internal transfers of residential units shall be permitted between residential Tracts 2-8, provided there is no change in density within 100-feet of the overall project boundary or within 100-feet of any tract if there is a different owner than the applicant requesting the change.
- Approximate Tract boundaries, golf course layout, roadway locations, and access points are shown. Final locations of these items will be determined through the site plan review process.
- Wetland locations and subsequent wetland impact locations are approximate. Final wetland locations will be determined through the permitting processes with the SWFWMD and the ACOE. Wetland buffers will be provided as required by the Pasco County Land Development Code or appropriate agency regulation.
- Neighborhood Parks will be developed in accordance with the Pasco County Neighborhood Park Ordinance. Locations of Neighborhood Parks to be determined through the Preliminary Site Plan review process.
- Connectivity to the multi-use trail shall be demonstrated during preliminary plan review for each individual tract.
- A helicopter landing pad may be located in Tracts 3, 5 or 7.

Table 2  
Land Use Schedule

Land Use	Units / Square Footage	Acres
<b>Residential</b>		
Single Family Detached	350	
Single Family Attached	2,150	
<b>Total</b>	<b>2,500</b>	<b>326.13</b>
<b>Commercial</b>		
Retail	250,000	
Office	50,000	
<b>Total</b>	<b>300,000</b>	<b>26.2</b>
Resort Hotel	250 Rooms	15.0
<b>Recreation</b>		
Golf Course	18 Holes	120.0
Lakes		27.1
Boat Slips (Marina Basin)	350 Dry Slips 150 Wet Slips	26.2
<b>Wetland / Conservation</b>		287.1
<b>Total</b>		<b>1,071.65</b>

Table 3a  
Open Space Calculations

Required Open Space	Acres
Buildable (Golf Course + Developed <sup>1</sup> )	513.53
Required 25%	128.38
<b>Provided Open Space<sup>2</sup></b>	
Golf Course	120.00
Neighborhood Parks <sup>2</sup>	25.00
<b>Sub-total Developable Open Space</b>	<b>145.00</b>
Lakes	271.00
<b>Sub-total Non-Developable Open Space</b>	<b>271.00</b>
<b>Total Open Space</b>	<b>416.00</b>

<sup>1</sup> See Table 3b for Developed acreage detail  
<sup>2</sup> Acreage may be reduced to minimum required by LDC

Table 3b  
Developed Acreage by Land Use

Developed	Acres
Residential	326.13
Commercial	26.2
Hotel	15
Marina	26.2
<b>Total<sup>1</sup></b>	<b>393.53</b>

<sup>1</sup> 25 acres of Neighborhood Park acreage included

Table 4b  
Wetland Acreages

Class	Pre-Development Acres	Impacted Acres <sup>1</sup>	Post Development Acres
1	168.26	2.06	166.20
2	142.82	21.85	120.97
3	274.56	3.56	271.00
<b>Total</b>	<b>585.64</b>	<b>27.47</b>	<b>558.17</b>

<sup>1</sup> Impacts to Jurisdictional Wetlands, not including other surface waters.

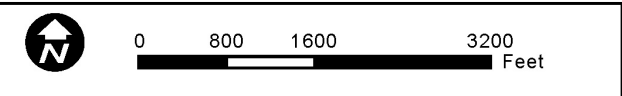
Table 4a  
Velocity Zone Acreages

Land Type	Acreage
Upland	69.55
Wetland Class 1	19.56
Lake Class 3	67.14
<b>Total</b>	<b>156.25</b>

Table 5  
Tract Acreage, Permitted Uses, and Height Limits

Tract	Acreage				Permitted Uses	Proposed Dwelling Units / Square Feet / Rooms <sup>1</sup>	Maximum Allowed <sup>1</sup>	Gross Density <sup>1</sup>	Net Density <sup>1</sup>	Gross FAR <sup>1</sup>
	Post Development	Wetlands	Buildable Lands	Total						
1	0	0	8.7	8.7	SFD	8	8	0.92	0.92	N/A
2	64.9	0	24.7	89.6	SFA/MF	144	225	1.61	5.83	N/A
3	0	10.8	9.9	38.5	SFD	0	400	6.54	10.05	N/A
4a	19.56	0	67.14	69.55	SFA/MF	387	400	1.60	3.59	N/A
4b	0.64	0	125.06	125.70	SFD	50	100	3.69	21.01	N/A
5	0	0	1.2	1.2	SFA/MF	550	400	20.00	20	0.3
6	79.9	64.62	37.8	182.3	SFA/MF/Hotel	100	250	1.04	2.08	N/A
7	1.2	0	20.8	22.0	SFA/MF/Hotel	280	350	3.98	8.11	0.1
8	0	45.5	9.1	54.6	Retail / Office / Marina	50,000	55,000	3.48	5.64	N/A
9	0	0	0	20.1	Retail / Office	102	600	N/A	N/A	0.16
10	0	0	0	4.9	Electrical Utility Sub. Retail / Office	172	27,500	N/A	N/A	0.12
11	0	0	0	7.7	Retail / Office	495	93,500	N/A	N/A	0.25
<b>TOTALS</b>	<b>166.2</b>	<b>120.92</b>	<b>271.0</b>	<b>513.53</b>		<b>2,500 Dws 250 Rms 300,000 SF</b>	<b>2,500 Dws 500 Rms 375,000 SF</b>	<b>2.5</b>	<b>5.6</b>	

<sup>1</sup>Maximum Allowed is dependent upon the Land Use Exchange Matrix as provided for in the Development Order and subject to the MPUD conditions of approval for such land use exchange and Note 3 above.



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**CONSULTANT TEAM**

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A Pasco County Development of Regional Impact  
by SunWest Acquisition Corporation



OCTOBER 2008  
REVISED: JULY 2009  
REVISED: JANUARY 2010

**MASTER DEVELOPMENT PLAN**