

# Stony Brook MPUD Master Plan Pasco County, Florida Alternative A

Prepared For:  
**Marlies Gerber**  
700 S. Highland Ave.  
Bloomington, IN 47401

PREPARED BY:



## Professional Team

### Legal

Hobby & Hobby, P.A.  
109 Brush St., Suite 250  
Tampa, FL 33602  
Phone: 813-223-3338

### Surveying

Geo Point Surveying, Inc.  
1403 E. 5th Ave.  
Tampa, Florida 33605  
Phone: 813-248-8888

### Florida Design Consultants

3030 Starkey Blvd.  
New Port Richey, FL 34655  
Phone: 727-849-7588

### Traffic Engineering

RAYSOR Transportation  
Consulting  
19046 Bruce B. Downs Blvd.,  
#308  
Tampa, FL 33647  
Phone: 813-625-1699

### Planners

King Helie Planning Group  
6937 Hudson Ave.  
Hudson, Florida 34667

## Utility Companies

### Telephone

Verizon Florida, Inc.  
1280 Cleveland St., FLCW5033  
Clearwater, FL 33755  
Phone: 727-562-1101

### Sewer

Pasco County Utilities  
7530 Little Rd., Suite 205  
New Port Richey, FL 34654  
Phone: 727-847-8145 Ext. 8621

### Electricity

WREC  
PO Box 278  
Dade City, FL 33526  
Phone: 352-588-5115

### Water

Pasco County Utilities  
7530 Little Rd., Suite 205  
New Port Richey, FL 34654  
Phone: 727-847-8145 Ext. 8621

### Cable

Bright House Networks  
30432 State Road 54  
Wesley Chapel, FL 33541  
Phone: 813-788-7634

### Emergency Services

Pasco County Fire Rescue  
Station 16  
34335 Chaney Road  
Zephyrhills, FL 33543



MPUD Property  
Aerial Photograph



MPUD Property  
Location Map

## Land Use Schedule

Land Use	Acres*	Square Footage
Commercial	10.36	90,000
Office	4.62	102,600
Tupper Road R.O.W.	2.10	
Open Space	22.10	
Stony Brook Lake and Creek	6.47	
Wetlands	13.11	
Buffers	2.52	
	22.10	
<b>Total</b>	<b>39.18</b>	

\* Acreage subject to change per relocation of pond for Tupper Rd. realignment

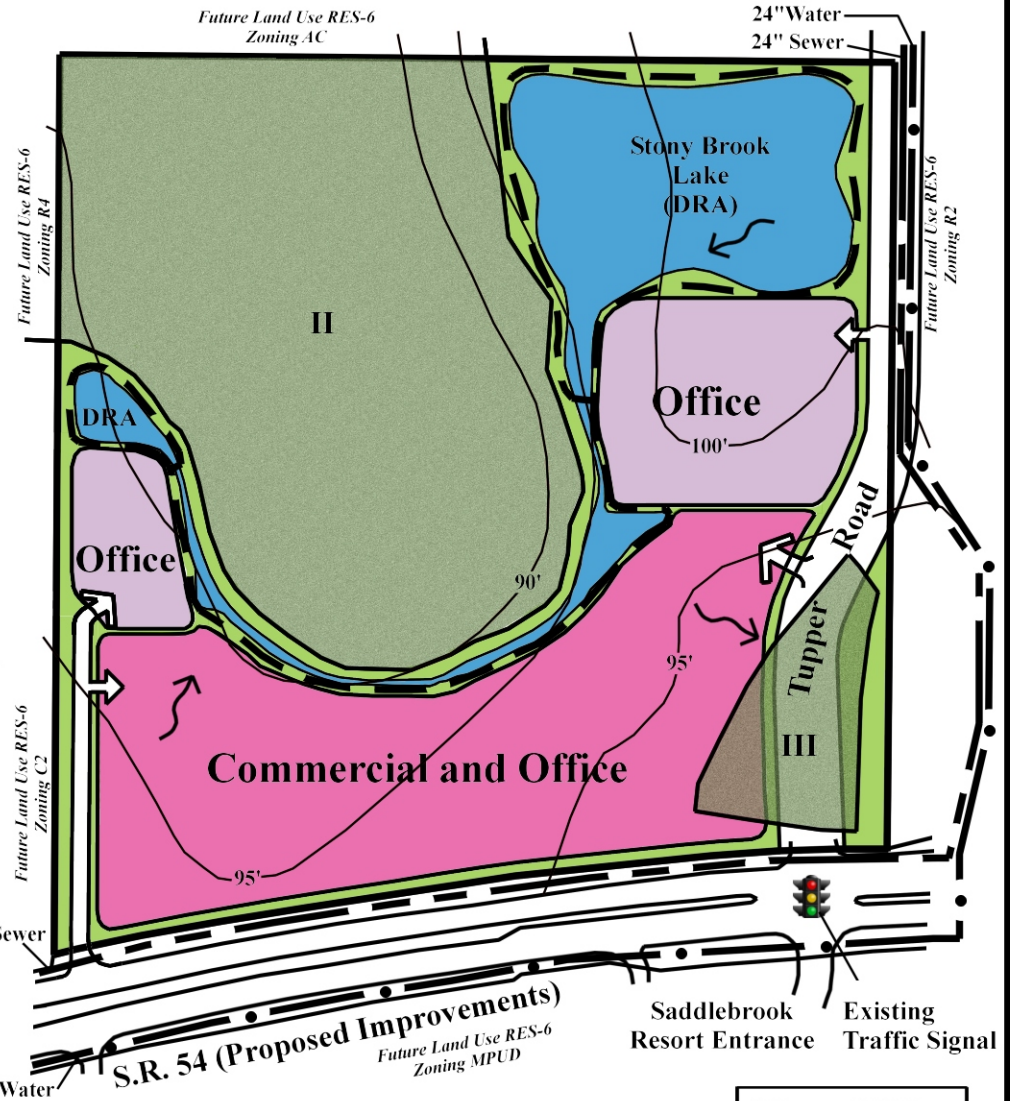
## Site Data

Size	39.18 Ac.
Wetlands	14.87 Ac.
Uplands	24.31 Ac.

## Legal Description

PARCEL 1  
DESCRIPTION:  
The Northwest 1/4 of the Northwest 1/4 of Section 8, Township 28 South, Range 20 East, Pasco County, Florida, LESS more particularly described as follows:  
ALSO LESS the following described parcel: (PARCEL 5 - GENERER RETAINED PARCEL)  
That portion of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 28 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:  
Commence at the Northwest corner of said Section 8, run thence along the West boundary of the aforesaid Northwest 1/4 of the Northwest 1/4 of Section 8, S.00°29'23"W., 663.12 feet; thence S.89°20'37"E., 777.67 feet to the POINT OF BEGINNING; thence S.87°29'08"E., 270.00 feet; thence S.17°15'08"W., 188.48 feet; thence N.87°29'08"W., 235.00 feet; thence N.02°25'52"E., 185.30 feet to the POINT OF BEGINNING.  
AND ALSO LESS AND EXCEPT, that portion in use as Right-of-Way for STATE ROAD No. 54, 24, 100' Wide, as Official Record Book 7774, Page 15, of the Public Records of Pasco County, Florida, containing 37.538 acres, more or less.  
PARCEL 2  
DESCRIPTION:  
That portion of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 28 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:  
Commence at the Northwest corner of said Section 8, run thence along the West boundary of the aforesaid Northwest 1/4 of the Northwest 1/4 of Section 8, S.00°29'23"W., 663.12 feet; thence S.89°20'37"E., 777.67 feet to the POINT OF BEGINNING; thence S.87°29'08"E., 270.00 feet; thence S.17°15'08"W., 188.48 feet; thence N.87°29'08"W., 235.00 feet; thence N.02°25'52"E., 185.30 feet to the POINT OF BEGINNING.  
PARCEL 3 (OFFICIAL RECORD BOOK 7983, PAGE 1063)  
Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 28 South, Range 20 East, Pasco County, Florida, for a Point of Beginning, thence N.89°24'00"E., along the North boundary of said Southwest 1/4 of the Northwest 1/4, 230.10 feet to a point on a curve opening to the Southeast, said curve having a radius of 771.44 feet, and of 340.33 feet, said center of 37°29'28"E. thence along said curve, one being the North right-of-way line of State Road No. 54, a distance of 940.40 feet to a point on the West boundary of said Southwest 1/4 of the Northwest 1/4, thence N.00°29'28"E., along said boundary 98.91 feet to the Point of Beginning.  
Containing 0.985 acres, more or less.  
ALTOGETHER containing 39.170 acres, more or less.

## Existing Property Future Land Use and Zoning RES-6 R2 and C1



## Legend

- Topography Contour Line
- Wetland by Class
- Pedestrian/Bicycle Trail
- Access
- Direction of Surface Drainage



Date	Revisions
2/3/10	

