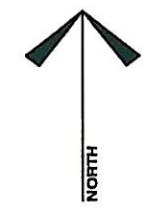
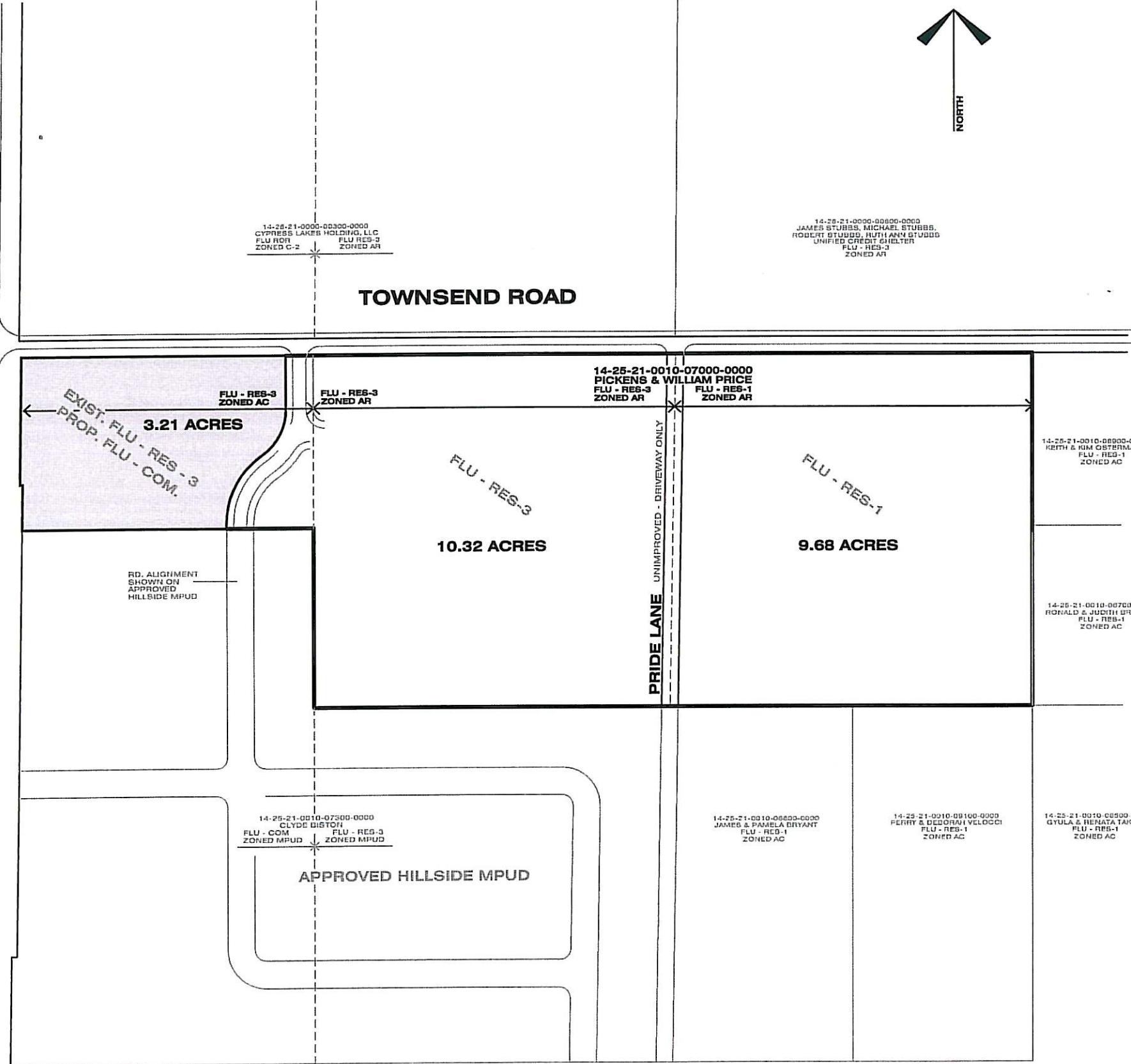


VICINITY MAP

- 15-25-21-0000-00300-0013
BIVY
FLU - ROR
ZONED C-2
- 16-25-21-0000-00300-0013
GRADY & LORENE MAGGARD
FLU - ROR
ZONED C-2
- 16-25-21-0000-00400-0000
ALLEN & NELL VAN NEEB
FLU - ROR
ZONED RMH
- 15-25-21-0000-00400-0010
YAWER & TABNEEM NENSY
FLU - ROR
ZONED RMH
- 15-25-21-0000-02200-0000
MICHAEL BODRIE
FLU - ROR
ZONED AR
- 15-25-21-0000-02000-0000
MICHAEL & LINDA BODRIE
FLU - ROR
ZONED RMH
- 15-25-21-0000-02100-0010
MICHAEL & LINDA BODRIE
FLU - ROR
ZONED C-2
- 15-25-21-0000-02300-0000
MICHAEL & LINDA BODRIE
FLU - ROR
ZONED C-2
- 15-25-21-0000-02300-0010
RODRIGO AUTOMOTIVE
FLU - ROR
ZONED AR

U.S. HWY. 301



**PORTION OF PARCEL 14-25-21-0010-07000-0000
UNDER CONSIDERATION FOR SMALL SCALE AMENDMENT**

ATTORNEY
RICHARD E. DAVIS, P.A.
220 E. MADISON ST., SUITE 512
TAMPA, FL. 33602-4826
PH. 813.301.8020
REP. RICK DAVIS

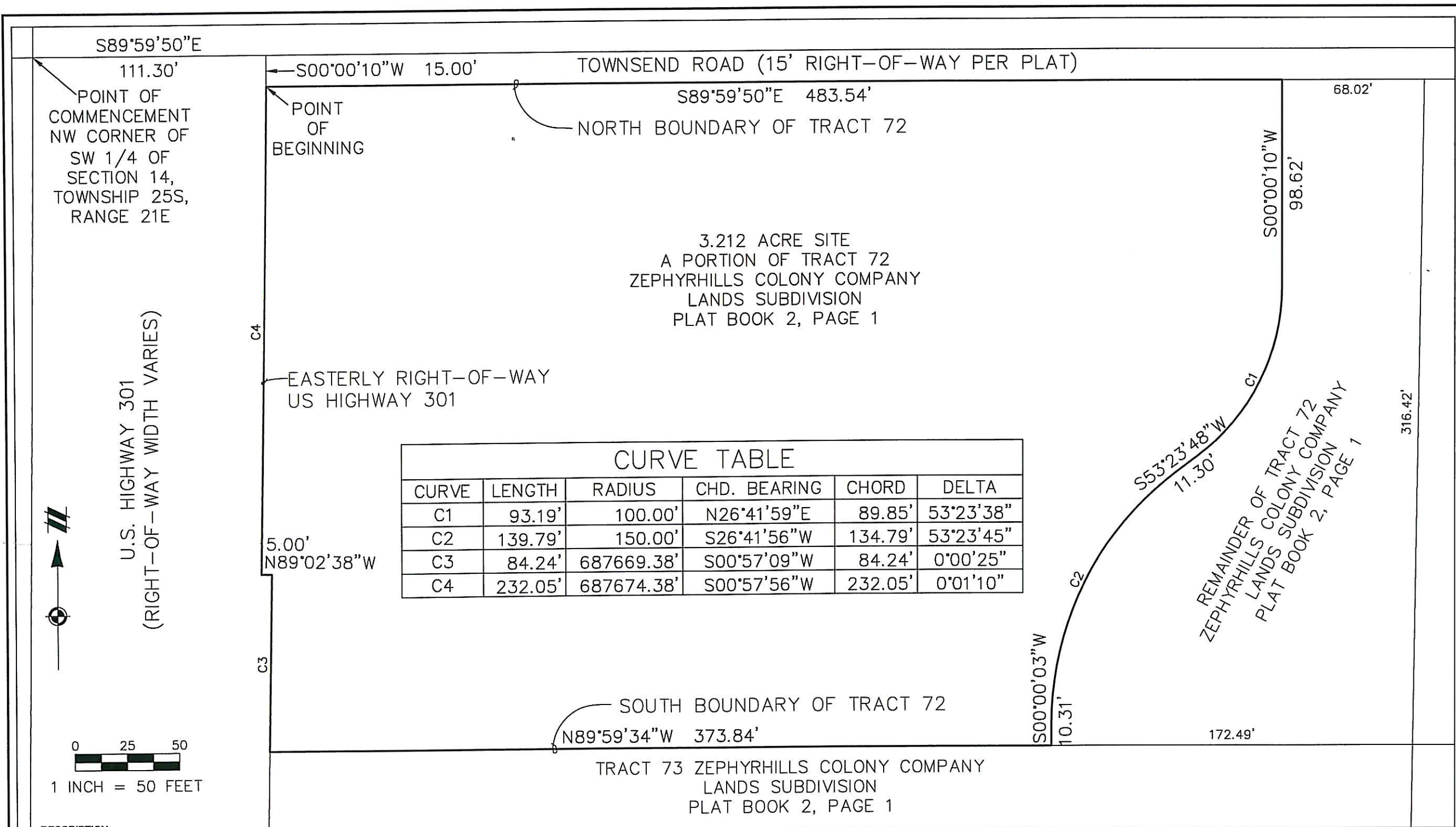
ORIG. DATE: APRIL 20, 2010	
REV.	

SHEET
1
OF
7

PROPOSED SMALL SCALE AMENDMENT
A PORTION OF PARCEL 14-25-21-0010-07000-0000
LANDS OF PICKENS & WILLIAM PRICE
PASCO COUNTY, FLORIDA

OWNERS
PICKENS & WILLIAM PRICE
P.O. BOX 1186
DADE CITY, FL. 33526
PH. 352.567.2233
REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS
ATWELL
4810 ENGINEER BLVD
SUITE 200
CENTRAL FLORIDA REGION
PH. 813.968.8000
REP. DAVID BARTZ



DESCRIPTION
A parcel of land being a portion of Tract 72 of Zephyrhills Colony Company Lands Subdivision as recorded in Plat Book 2, Page 1 of the Public Records of Pasco County, Florida and all lying within Section 14, Township 25 South, Range 21 East, Pasco County, Florida and being further described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 14; thence S89°59'50"E, a distance of 111.30 feet; thence S00°00'10"W, a distance of 15.00 feet to a point on the North boundary of said Tract 72, said point also being the POINT OF BEGINNING; thence along said North boundary, S89°59'50"E, a distance of 483.54 feet; thence departing said North boundary, S00°00'10"W, a distance of 98.62 feet; thence southwesterly, a distance of 93.19 feet along a curve to the right having a radius of 100.00 feet, a central angle of 53°23'38" and a chord bearing and distance of S26°41'59"W, 89.85 feet; thence S53°23'48"W, a distance of 11.30 feet; thence southwesterly, a distance of 139.79 feet along a curve to the left having a radius of 150.00 feet, a central angle of 53°23'45" and a chord bearing and distance of S26°41'55"W, 134.79 feet; thence S00°00'03"W, a distance of 10.31 feet to a point on the South boundary of said Tract 72; thence along said South boundary, N89°59'34"W, a distance of 373.84 feet to a point on the Easterly Right-of-Way of U.S. Highway 301; thence departing said South boundary, along said Easterly Right-of-Way the following three (3) courses; (1) northerly, a distance of 84.24 feet along a non tangent curve to the right of which the radius point lies S89°03'04"E a radius of 687,669.38 feet, a central angle of 00°00'25" and a chord bearing and distance of N00°57'09"E, 84.24 feet; (2) thence N89°02'38"W, a distance of 5.00 feet; (3) thence northerly, a distance of 232.05 feet along a non tangent curve to the right of which the radius point lies S89°02'38"E a radius of 687,674.38 feet, a central angle of 00°01'10" and a chord bearing and distance of N00°57'57"E, 232.05 feet to the POINT OF BEGINNING.

Containing 139,924 square feet or 3.212 acres, more or less.

SKETCH & LEGAL OF PORTION OF PARCEL UNDER CONSIDERATION FOR SMALL SCALE AMENDMENT

Jeffrey L. Kohler
Jeffrey L. Kohler, PSM
Florida Professional Surveyor and Mapper
Registration Number 6201

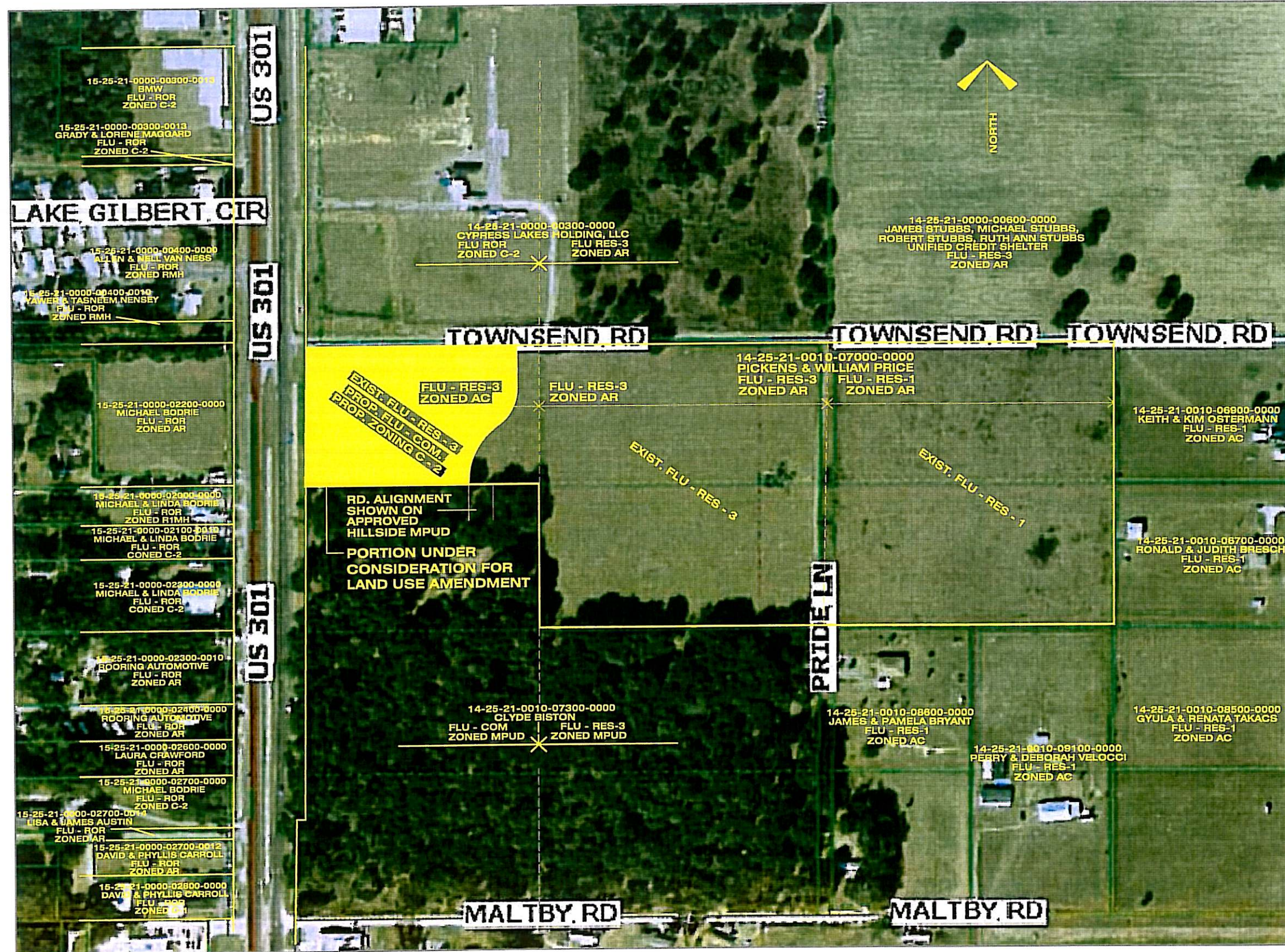
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROPOSED SMALL SCALE AMENDMENT
A PORTION OF PARCEL 14-25-21-0010-07000-0000

OWNERS
PICKENS & WILLIAM PRICE
P.O. BOX 1165
DADE CITY, FL 33626
PH. 862.667.2239
REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS
ATWELL
4610 DESHAWES BLVD
DADE CITY, FL 33626
CENTRAL FLORIDA
PH. 813.666.9500
REP. DAVID BARTZ

SHEET
2
OF
7



PROPERTY OVERLAID ON COUNTY AERIAL

PROPOSED SMALL SCALE AMENDMENT

A PORTION OF PARCEL 14-25-21-0010-07000-0000
LANDS OF PICKENS & WILLIAM PRICE
PASCO COUNTY, FLORIDA

OWNERS

PICKENS & WILLIAM PRICE
P.O. BOX 1185
DADE CITY, FL 33526
PH. 352.567.2233
REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS

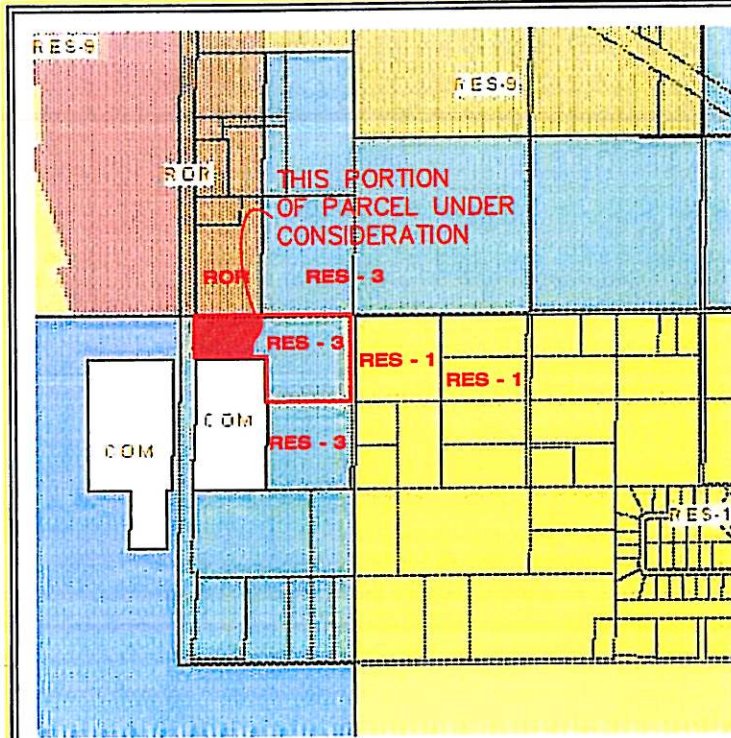
ATWELL
4110 BRIDGEWAY BLVD
SUITE 202, TAMPA, FL 33624
CONSTRUCTION PERMITS
FL #133889500
REP. DAVID BARTZ

SHEET

3

OF

7



Future Land Use Layer
 Code RES-3
 Description RESIDENTIAL-3 du/ga*

Underlying Parcel Record
 Parcel ID 14 25 21 0010 07000 0000
 Deeded Acres 23.26
 Land \$ 438545
 Ag \$ 7560
 Building \$ 0
 X Features \$ 0
 Appraised \$ 7560
 Tax Area 13MF
 Mailing Address
 PRICE PICKENS C & PRICE WILLIAM F
 E
 PO BOX 1165

DADE CITY FL 33526-1165

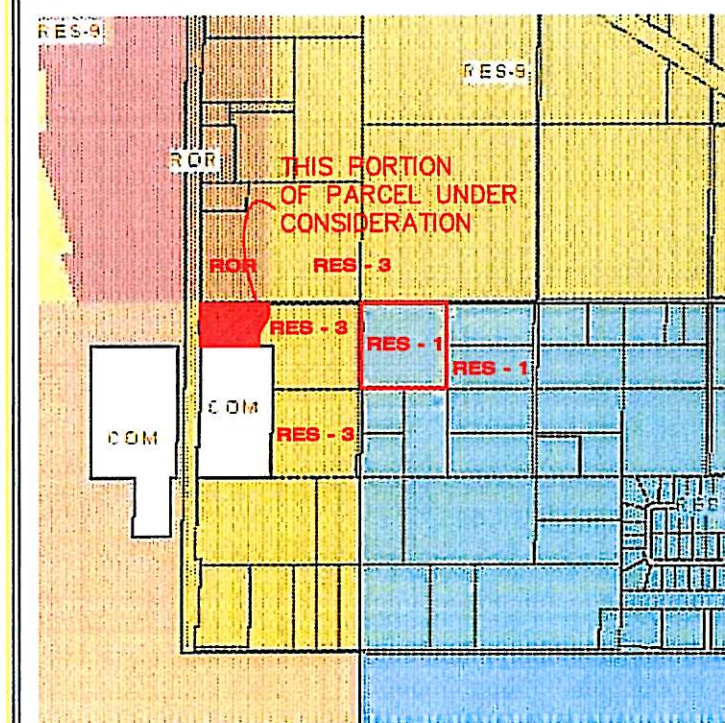
Physical Address
 No Physical Address found

Exemptions

Previous Sales

- 94 0
- 94 0
- 94 0
- 97 0
- 97 0

Legal
 ZEPHYRHILLS COLONY COMPANY
 LANDS PB 2 PG 1 TRACTS 70 71
 72 74 & 75 LESS RD R/W FOR US
 301
 OR 3700 PG 1458
 OR 3700 PG 1461



Future Land Use Layer
 Code RES-1
 Description RESIDENTIAL-1 du/ga*

Underlying Parcel Record
 Parcel ID 14 25 21 0010 07000 0000
 Deeded Acres 23.26
 Land \$ 438545
 Ag \$ 7560
 Building \$ 0
 X Features \$ 0
 Appraised \$ 7560
 Tax Area 13MF
 Mailing Address
 PRICE PICKENS C & PRICE WILLIAM F
 E
 PO BOX 1165

DADE CITY FL 33526-1165

Physical Address
 No Physical Address found

Exemptions

Previous Sales

- 94 0
- 94 0
- 94 0
- 97 0
- 97 0

Legal
 ZEPHYRHILLS COLONY COMPANY
 LANDS PB 2 PG 1 TRACTS 70 71
 72 74 & 75 LESS RD R/W FOR US
 301
 OR 3700 PG 1458
 OR 3700 PG 1461

PROPOSED SMALL SCALE AMENDMENT

A PORTION OF PARCEL 14-25-21-0010-07000-0000
 LANDS OF PICKENS & WILLIAM PRICE
 PASCO COUNTY, FLORIDA

OWNERS
PICKENS & WILLIAM PRICE

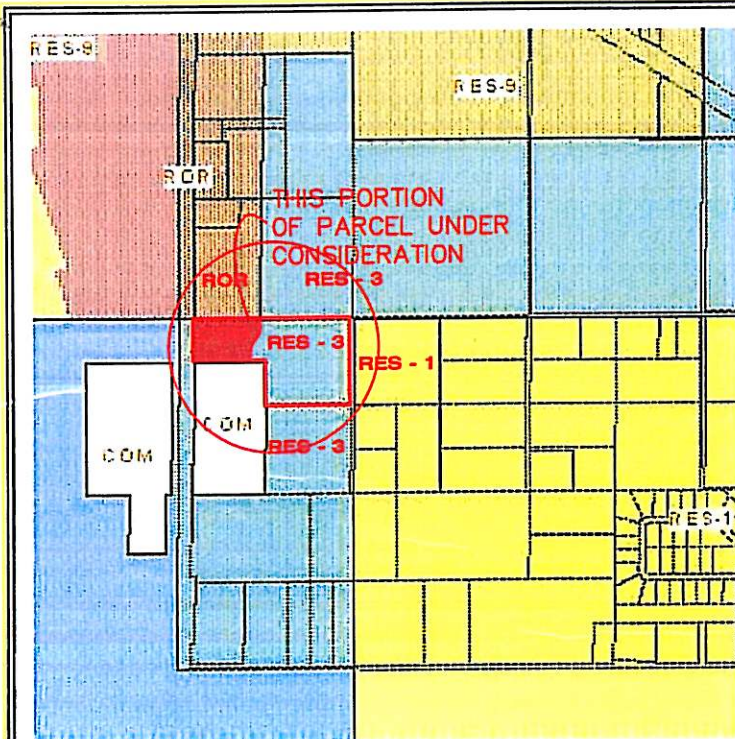
P.O. BOX 1165
 DADE CITY, FL 33526
 PH. 352.567.2233
 REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS
ATWELL
 4515 CANTONMENT BLVD
 SUITE 200 TAMPA, FL 33634
 PH. 813.888.6500
 REP. DAVID BARTZ

SHEET

4
 OF
 7

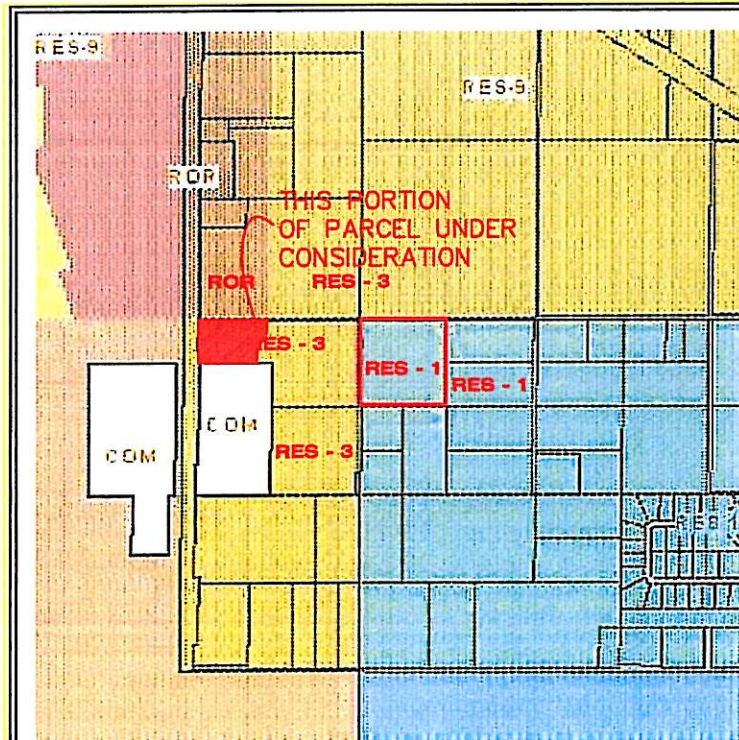
EXISTING FUTURE LAND USE DESIGNATION



Future Land Use Layer
 Code RES-3 & COM
 Description RESIDENTIAL-3 du/ga*

Underlying Parcel Record
 Parcel ID 14 25 21 0010 07000 0000
 Deeded Acres 23.26
 Land \$ 438545
 Ag \$ 7560
 Building \$ 0
 X Features \$ 0
 Appraised \$ 7560
 Tax Area 13MF
 Mailing Address
 PRICE PICKENS C & PRICE WILLIAM F
 E
 PO BOX 1165

DADE CITY FL 33526-1165
Physical Address
 No Physical Address found
Exemptions
Previous Sales
 94 0
 94 0
 94 0
 97 0
 97 0
Legal
 ZEPHYRHILLS COLONY COMPANY
 LANDS PB 2 PG 1 TRACTS 70 71
 72 74 & 75 LESS RD R/W FOR US
 301
 OR 3700 PG 1458
 OR 3700 PG 1461



Future Land Use Layer
 Code RES-1
 Description RESIDENTIAL-1 du/ga*

Underlying Parcel Record
 Parcel ID 14 25 21 0010 07000 0000
 Deeded Acres 23.26
 Land \$ 438545
 Ag \$ 7560
 Building \$ 0
 X Features \$ 0
 Appraised \$ 7560
 Tax Area 13MF
 Mailing Address
 PRICE PICKENS C & PRICE WILLIAM F
 E
 PO BOX 1165

DADE CITY FL 33526-1165
Physical Address
 No Physical Address found
Exemptions
Previous Sales
 94 0
 94 0
 94 0
 97 0
 97 0
Legal
 ZEPHYRHILLS COLONY COMPANY
 LANDS PB 2 PG 1 TRACTS 70 71
 72 74 & 75 LESS RD R/W FOR US
 301
 OR 3700 PG 1458
 OR 3700 PG 1461

PROPOSED SMALL SCALE AMENDMENT

A PORTION OF PARCEL 14-25-21-0010-07000-0000
 LANDS OF PICKENS & WILLIAM PRICE
 PASCO COUNTY, FLORIDA

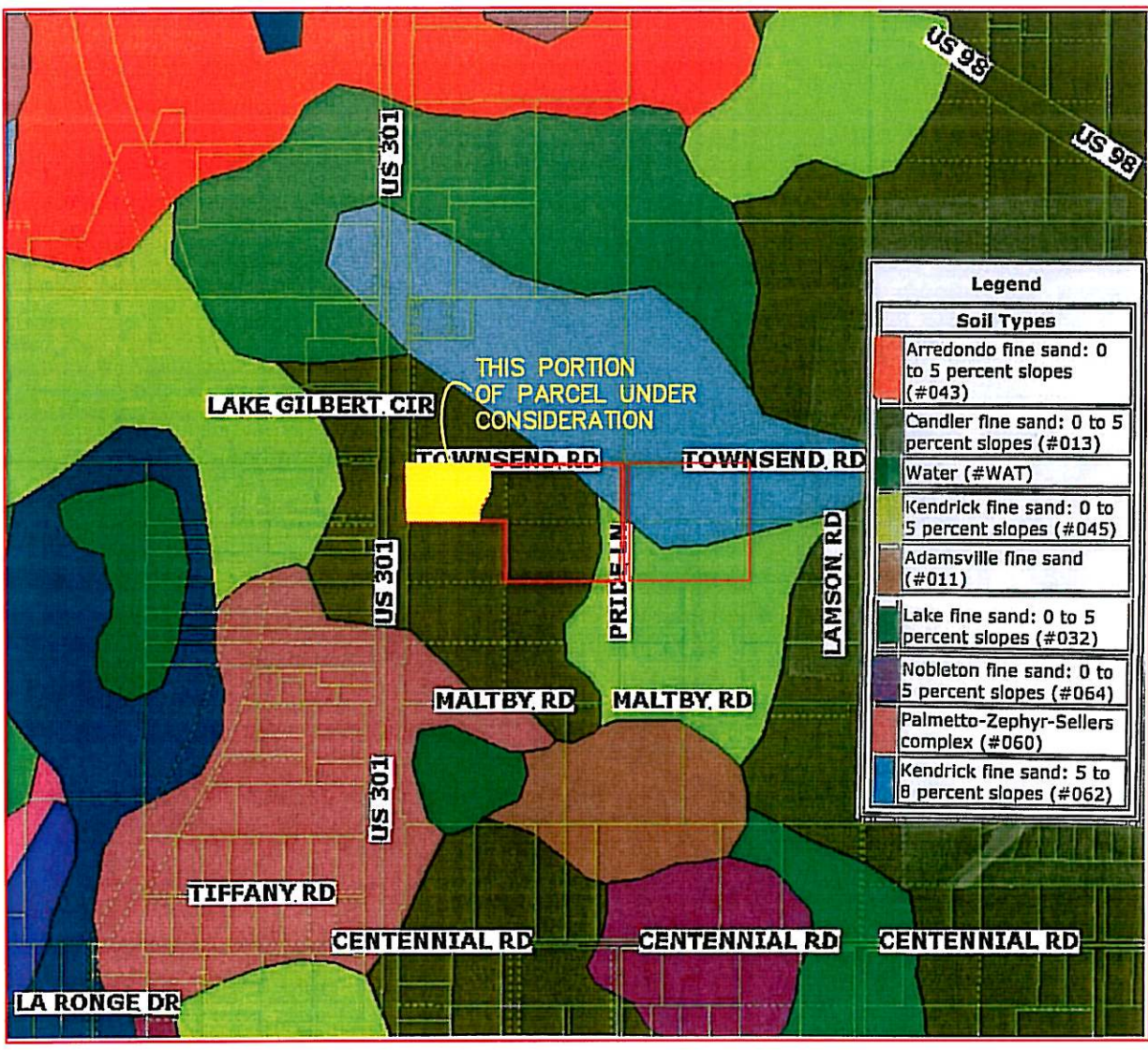
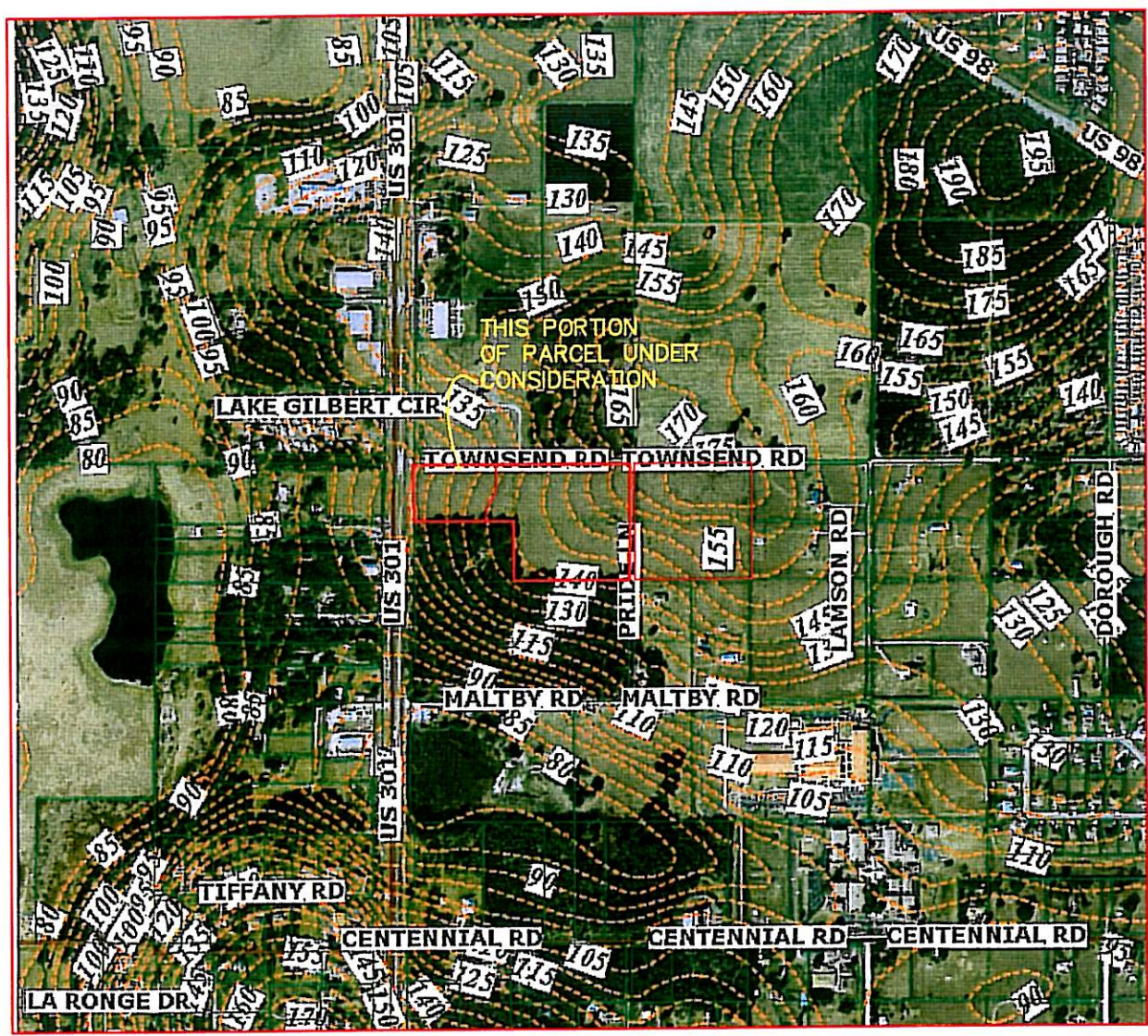
OWNERS
PICKENS & WILLIAM PRICE
 P.O. BOX 1165
 DADE CITY, FL 33526
 PH. 386.667-2233
 REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS
ATWELL
 1000 W. UNIVERSITY BLVD.
 SUITE 100
 GAINESVILLE, FL 32609
 PH. 352.388.8000
 REP. DAVID BARTZ

SHEET

5
 OF
 7

PROPOSED FUTURE LAND USE DESIGNATION

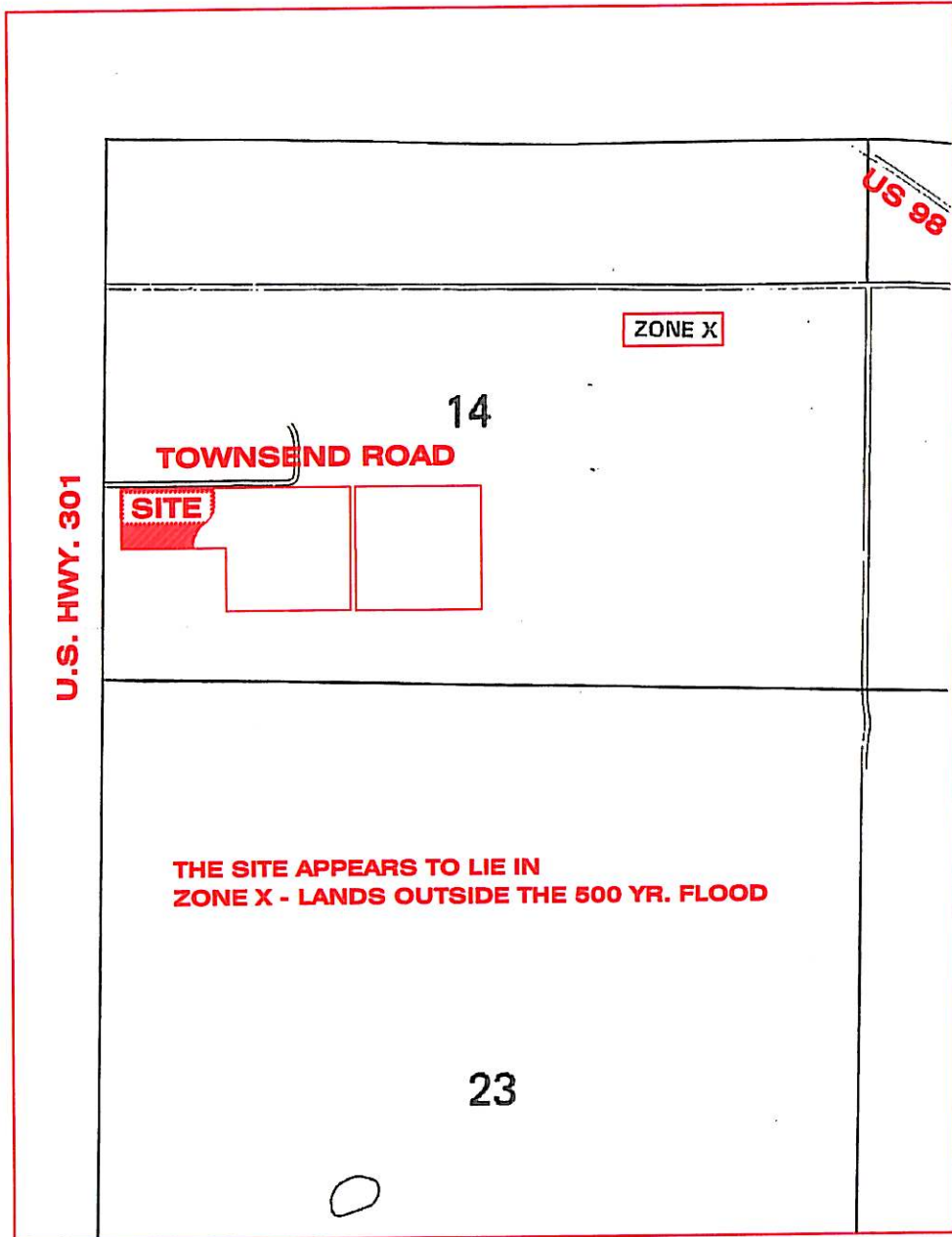


EXISTING TOPOGRAPHY & SOILS TYPES

PROPOSED SMALL SCALE AMENDMENT
 A PORTION OF PARCEL 14-25-21-0010-07000-0000
 LANDS OF PICKENS & WILLIAM PRICE
 PASCO COUNTY, FLORIDA

OWNERS
PICKENS & WILLIAM PRICE
 P.O. BOX 1166
 DADE CITY, FL 33526
 PH. 352.567.2233
 REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS
ATWELL
 4810 CUSHING RD
 SUITE 200, TAMPA, FL 33634
 CONFIDENTIAL PROJECT PASSAGE
 PH. 813.888.9500
 REP. DAVID BARTZ



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

PASCO COUNTY,
FLORIDA
(UNINCORPORATED AREAS)

PANEL 295 OF 500
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER:
120230 0295 D

MAP REVISED:
SEPTEMBER 30, 1992

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be outside 500-year flood plain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

— Flood Boundary

— Floodway Boundary

— Zone D Boundary

— Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zone.

567 — Base Flood Elevation Line; Elevation in Feet*

(A) — Cross Section Line

(EL 19) — Base Flood Elevation in Feet Where Uniform Within Zone*

RMS × — Elevation Reference Mark

M3.0 • — Mile Mark

*Referenced to the National Geodetic Vertical Datum of 1929

PROPOSED SMALL SCALE AMENDMENT

A PORTION OF PARCEL 14-25-21-0010-07000-0000
LANDS OF PICKENS & WILLIAM PRICE
PASCO COUNTY, FLORIDA

OWNERS

PICKENS & WILLIAM PRICE

P.O. BOX 1185
DADE CITY, FL 33528
PH: 352.587.2233
REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS

ATWELL

AND ASSOCIATES, P.A.
STATE OF FLORIDA
COMMITTEE OF AUTHORIZATION #2233
PH: 813.886.0500
REP. DAVID BARTZ

SHEET

7

OF

7

FEMA FLOOD MAP

EXISTING FLU - RES-3 PROPOSED FLU - COM
EXISTING ZONING AC PROPOSED ZONING C-2
FRONT 3.21 ACRES OF 14-25-21-0010-07000-0000
POSSIBLE USES
① 13,000 SF RETAIL 1st FLR. 13,000 SF OFFICE 2nd FLR. OR
② 13,000 SF RESTAURANT OR
③ A PORTION RESTAURANT AND A PORTION RETAIL / OFC. OR
④ A PORTION DRIVE THRU REST. AND A PORTION RETAIL / OFC. OR
② 26,000 SF OFFICE

15-25-21-0000-00400-0000
ALLEN & NELL VAN NESS
FLU - ROR
ZONED RMH

15-25-21-0000-00400-0010
YAWER & TASNEEM NENSEY
FLU - ROR
ZONED RMH

15-25-21-0000-02200-0000
MICHAEL BODRIE
FLU - ROR
ZONED AR

15-25-21-0000-02000-0000
MICHAEL & LINDA BODRIE
FLU - ROR
ZONED R1MH

15-25-21-0000-02100-0010
MICHAEL & LINDA BODRIE
FLU - ROR
CONED C-2

15-25-21-0000-02300-0000
MICHAEL & LINDA BODRIE
FLU - ROR
CONED C-2

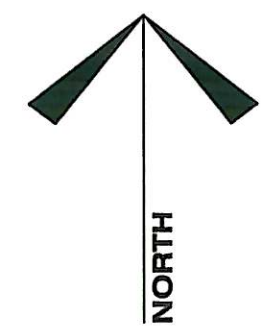
14-25-21-0000-00300-0000
CYPRESS LAKES HOLDING, LLC
FLU ROR
ZONED C-2

FLU RES-3
ZONED AR

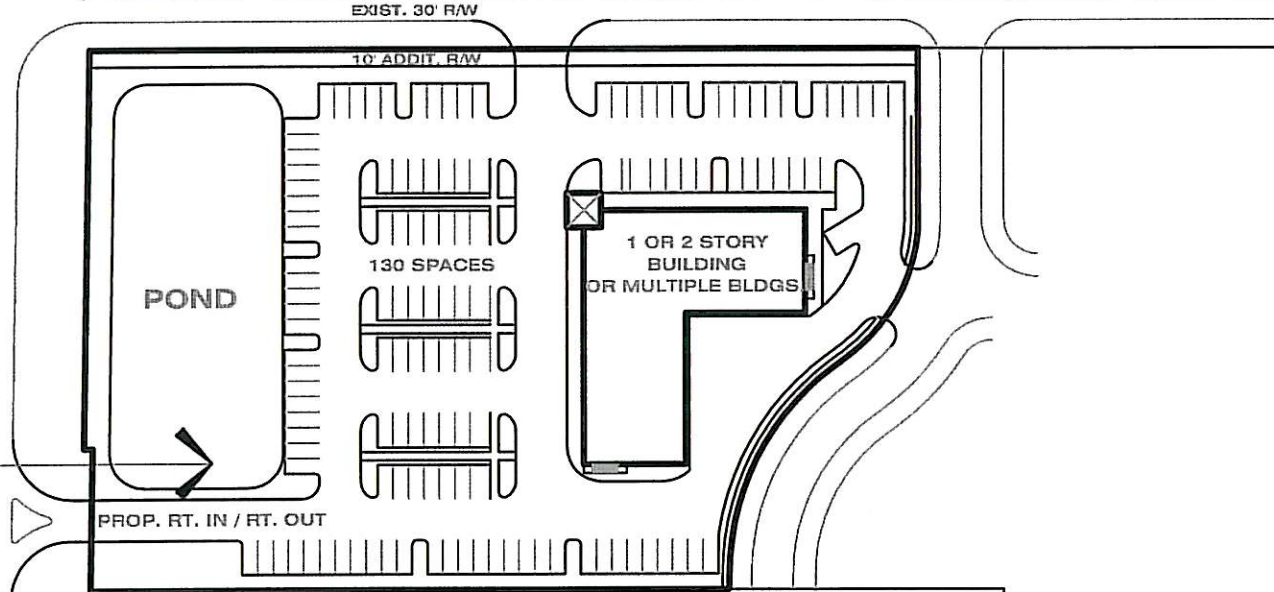
14-25-21-0010-07300-0000
CLYDE BISTON
FLU - COM
ZONED MPUD

FLU - RES-3
ZONED MPUD

U.S. HWY. 301



TOWNSEND ROAD



RD. ALIGNMENT
SHOWN ON
APPROVED
HILLSIDE MPUD

APPROVED HILLSIDE MPUD

PROPOSED SMALL SCALE AMENDMENT

A PORTION OF PARCEL 14-25-21-0010-07000-0000
LANDS OF PICKENS & WILLIAM PRICE
PASCO COUNTY, FLORIDA

OWNERS
PICKENS & WILLIAM PRICE

P.O. BOX 1166
DADE CITY, FL. 33526
PH. 352.567.2233
REP. PICKENS PRICE

ENGINEERS, PLANNERS, SURVEYORS
ATWELL
4810 EXPANDED BLVD
SUITE 200
CENTRAL AVENUE
PH. 813.888.8800
REP. DAVID BARTZ

SHEET

1
OF
1

CONCEPT PLAN - FOR INFORMATION PURPOSES ONLY