

PROPOSED SITE PLAN - RESIDENTIAL

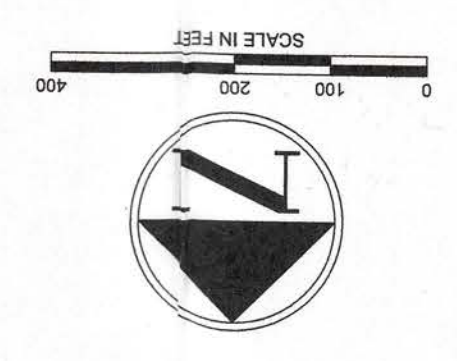
LEGEND

13.2 AC	SINGLE FAMILY	40's & 50's
5.9 AC	TOWNHOMES	
10.5 AC	PONDS/FLOODPLAIN/WETLAND MITIGATION	
47.7 AC	WETLANDS	
2.1 AC	PARKS	
25.4 AC	OPEN SPACE	
8.0 AC	STREET RIGHT OF WAY	
112.8 AC	TOTAL	



PROJECT NAME: GAGNE PARCEL
DRAWING TITLE: SITE PLAN
PREPARED FOR: MERITAGE HOMES
PROJECT NO. 144-01-03

LEVELUP CONSULTING, LLC
 505 E. JACKSON STREET
 SUITE 200
 TAMPA, FLORIDA 33602
 OFFICE: 813-375-0616
 WWW.LEVELUPFLORIDA.COM



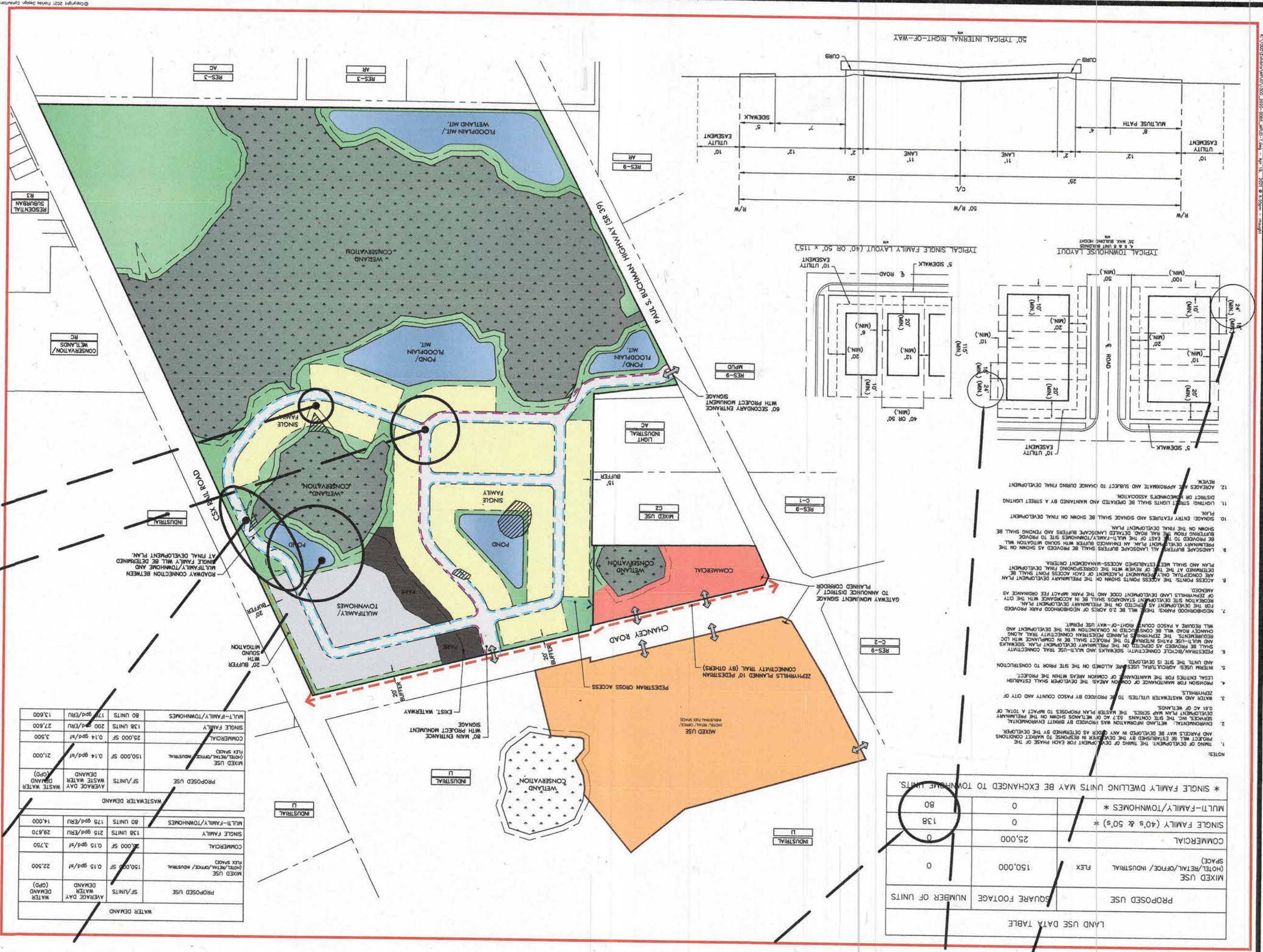
Approved subject to attached conditions
 Approved subject to attached conditions
 DATE: 9/20/2021 AMOUNT: \$ 500.00
 THIS IS THE DAY OF APPROVAL
 CITY OF ZEPHYRHILLS
 AGENT: [Signature]
 DATE: 9/20/2021
 SITE PLAN REVIEW FEE RECEIVED



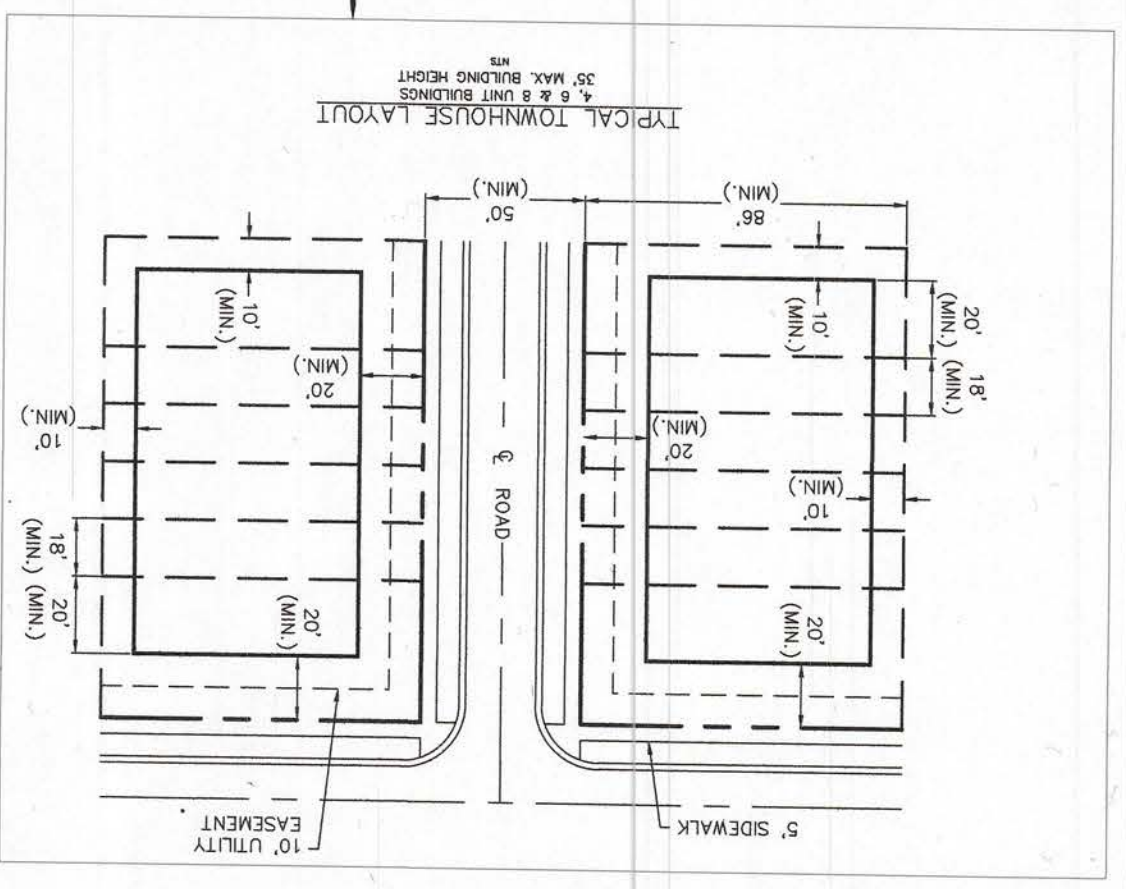
PLANNED UNIT DEVELOPMENT AMENDMENT PLAN/PRELIMINARY PLAN ZEPHYRHILLS PARCEL

ROBERT H. GAGNE TRUST

PROPOSED USE	AREA (SQ. FT.)	AREA (AC)	PERMITTED USE	AREA (SQ. FT.)	AREA (AC)
SINGLE FAMILY	12,000	0.27	RESIDENTIAL	12,000	0.27
TOWNHOMES	12,000	0.27	RESIDENTIAL	12,000	0.27
SINGLE FAMILY	12,000	0.27	RESIDENTIAL	12,000	0.27
TOWNHOMES	12,000	0.27	RESIDENTIAL	12,000	0.27
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SINGLE FAMILY	12,000	0.27	RESIDENTIAL	12,000	0.27
TOWNHOMES	12,000	0.27	RESIDENTIAL	12,000	0.27



PROPOSED USE	NUMBER OF UNITS
SINGLE FAMILY	96
TOWNHOMES	122
TOTAL	218



42 SINGLE FAMILY UNITS HAVE BEEN EXCHANGED FOR THE SAME NUMBER OF TOWNHOMES.

CORNER TOWNHOME UNIT HAS BEEN REDUCED FROM 24 FT (MIN) TO 20 FT (MIN).

1. THE DEVELOPER SHALL PROVIDE A DETAILED LAYOUT OF THE PROPOSED DEVELOPMENT, INCLUDING THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, DRIVEWAYS, AND PARKING AREAS.
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