

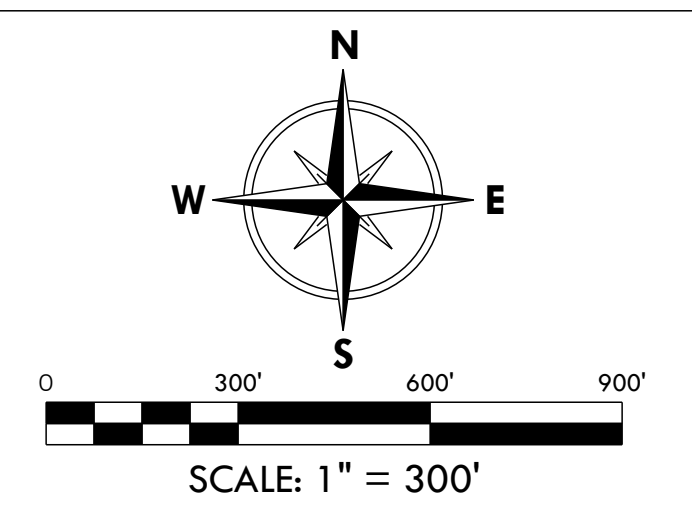
PROJECT DATA TABLE	
Gross Acres	324.79
Upland Acres (Post-Development)*	227.76
Wetlands (Post-Development)	97.03
Wetlands (Pre-Development)	97.64
Category I	35.92
Category II	60.93
Category III	0.79
Existing Zoning	AC
Proposed Zoning	MPUD
Existing Future Land Use	ROR, CON
Proposed Future Land Use	ROR, CON

* Preliminary wetland impacts are conceptual and non-binding. Final wetland areas shall be determined at the time of PDP/CP.

LAND USE DATA TABLE	
LAND USE	MAXIMUM
Employment Center (1)	600,000 sq. ft.
Themed Specialty Retail	223,000 sq. ft.
Retail	130,000 sq. ft.
Office (2)	52,200 sq. ft.
Multifamily	548 du
Single Family (3)	3 du

(1) The minimum upland acres for the Employment Center Land Use Classification shall be 55 acres.
 (2) The minimum upland acres for office shall be 6 acres.
 (3) A maximum of 3 single-family homes may be located within the ecological corridor and/or Pasco Parcel IDs 34-26-0000-00100-0050 and 34-26-0000-00100-0060.

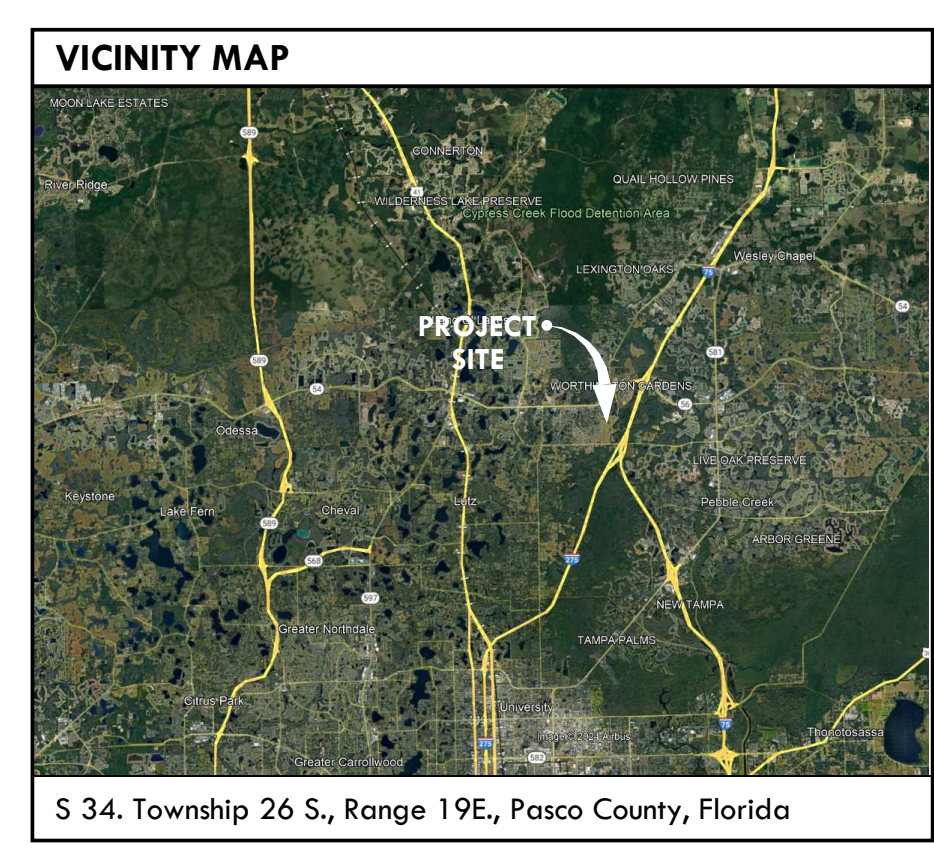
- NOTES**
- ACCESS POINTS AND ROADWAY ALIGNMENTS SHOWN ON PLAN ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF PSP/CP WITHOUT REQUIRING AN MPUD MODIFICATION.
 - ACCESS TO MULTIFAMILY PARCEL WILL BE FROM CYPRESS CREEK ROAD ONLY. ADDITIONAL ACCESS POINTS WILL BE DETERMINED AT TIME OF PDP/PSP.
 - THE SITE LIES WITHIN PASCO COUNTY UTILITIES (WATER/WASTEWATER) AND WITHLACOOCHIE RIVER ELECTRIC COOP., INC. FIRE & RESCUE/EMS IS PROVIDED BY PASCO COUNTY. CABLE/TELEPHONE IS PROVIDED BY PRIVATE PROVIDERS.
 - THE APPLICANT IS REQUESTING A VARIATION FROM LDC SECTION 905.1. PLEASE SEE NARRATIVE FOR INFORMATION ABOUT NEIGHBORHOOD PARK SPACE.
 - PROJECT DATA TABLE INCLUDES AREA ESTIMATES BASED ON CONCEPT PLAN AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - PENDING DEVELOPMENT, INTERIM SILVICULTURAL AND/OR AGRICULTURAL ACTIVITIES SHALL BE PERMITTED UNTIL COMMENCEMENT FOR THAT PORTION OF THE PROPOSED DEVELOPMENT.
 - THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH AN HOA OR CDD.
 - WETLANDS SHOWN ARE BASED ON FIELD DELINEATION AND HAVE NOT YET FORMALIZED BY A SWFMD APPROVED WETLAND SURVEY. WETLAND IMPACTS IDENTIFIED ON THE PLAN AND IN DATA TABLES ARE PRELIMINARY.
 - AREAS DESIGNATED AS CON FLU ON THE MPUD MASTER PLAN WILL BE ADJUSTED WITH FORMAL WETLAND DELINEATION.
 - THE PROPERTY IS WITHIN THE SOUTH MARKET AREA, FEMA ZONES A, AE, AND X (PANEL 12101C0417F), A 5-YEAR AND 10-YEAR WELLHEAD PROTECTION ZONE, AND THE CYPRESS CREEK WATERSHED, THE URBAN SERVICE AREA, AN ECOLOGICAL CORRIDOR, AND THE BRUCE B. DOWNS TRANSIT CENTER OVERLAY. THE PROPERTY IS NOT LOCATED WITHIN A SUBSIDENCE PARCEL, OBSERVED FLOODING AREA, FEMA 2020 FLOODWAY, OR BASIN OF SPECIAL CONCERN.
 - PARCEL BOUNDARIES ARE CONCEPTUAL AT TIME OF MPUD APPROVAL.
 - IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN SEVERAL PHASES IN ACCORDANCE WITH MARKET DEMAND.
 - THE APPLICANT RESERVES THE RIGHT TO GATE RESIDENTIAL PODS WITHIN THE PROJECT.
 - MPUD PERIMETER BUFFERS WILL COMPLY WITH LDC TABLE 905.2-E, LANDSCAPING BUFFER AND SCREENING REQUIREMENTS, AND MPUD CONDITIONS OF APPROVAL, UNLESS A VARIATION OR ALTERNATIVE STANDARD IS APPROVED DURING THE MPUD OR PSP/PDP/CST APPROVAL PROCESS.
 - SEE CONDITIONS OF APPROVAL FOR ANY MPUD SPECIFICALLY APPROVED SPECIAL EXCEPTIONS AND LDC CODE VARIATIONS.
 - PARCELS WILL NOT EXCEED THE ENTITLEMENTS SET FORTH IN THE LAND USE DATA TABLE.
 - OFFICE AND EMPLOYMENT CENTER ENTITLEMENTS AND THE 61 ACRES OF LAND NECESSARY TO CONSTRUCT THE ENTITLEMENTS WITHIN THE KING RANCH SUBAREA MAY NOT BE REDUCED, EXCHANGED, UTILIZED, OR TRADED OFF FOR ANY OTHER ENTITLEMENTS.
 - AREA DESIGNATED AS ECOLOGICAL CORRIDOR ON THE MASTER PLAN WILL BE RETAINED UNDER CURRENT OWNERSHIP. THERE WILL BE NO INCREASE IN DENSITY OR INTENSITY WITHIN THE ECOLOGICAL CORRIDOR BOUNDARY.



LEGEND

- MPUD BOUNDARY
- 500' PROPERTY BOUNDARY OFFSET
- MULTI-USE PATH
- CYPRESS CREEK TO CYPRESS BRIDGE ECOLOGICAL CORRIDOR
- WETLANDS (CLASS I)
- WETLANDS (CLASS II)
- WETLANDS (CLASS III)
- PRELIMINARY WETLAND IMPACTS
- 25' WETLAND BUFFER
- OPEN SPACE
- RETAIL
- MULTI-FAMILY / RETAIL
- OFFICE
- THEMED SPECIALTY RETAIL
- EMPLOYMENT CENTER
- PARCEL IDS 34-26-0000-00100-0050 & 34-26-0000-00100-0060
- EXISTING EAGLE NEST
- MULTI-FAMILY ACCESS
- EXISTING DRAINAGE FLOW DIRECTION
- ADJ. FUTURE LAND USE ADJ. ZONING

NOTES:
 ALL ACCESS POINTS AND MULTI-USE PATH ALIGNMENTS ARE SHOWN FOR GRAPHICAL CLARITY AND RE SUBJECT FOR MODIFICATION BASED ON FINAL ENGINEERING.



MASTER DEVELOPMENT PLAN KING RANCH MPUD

Pasco County, Florida
 Rezoning Petition No: RZ-7919

PROFESSIONAL TEAM Legal Counsel: Hobby & Hobby, P.A. 109 N. South Street, Suite 230 Tampa, FL 33602 (813) 223-3338 Planning, Engineering & Environmental: Clearview Land Design, P.L. 3010 W. Azalea St., Suite 150 Tampa, FL 33609 (813) 223-3919	Survey: Polaris Associates, Inc. 21 S.S. Sunnydale Boulevard, Suite D Clearwater, FL 33765 Transportation Engineer: Links & Associates 5023 W. Laurel St. Tampa, FL 33607 (813) 289-0039	REVISIONS		PREPARED FOR: 10100 Trinity Parkway 5th Floor Stockton California, 95219	PREPARED BY: Registered Business Number: RY28858 3010 W Azeele Street, Suite 150 Tampa, Florida 33609 Office: 813-223-3919
		SUBMITTAL RESUBMITTAL	DESCRIPTION DATE 08.22.24		

SHEET 1 OF 2

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