

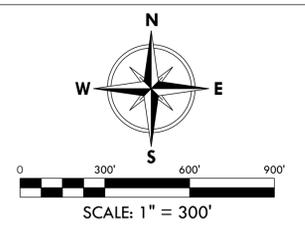
PROJECT DATA TABLE	
Gross Acres	324.79
Upland Acres (Post-Development)*	222.88
Wetlands (Post-Development)	98.82
Wetlands (Pre-Development)	99.20
Category I	18.21
Category II	74.97
Category III	6.02
Existing Zoning	AC
Proposed Zoning	MPUD
Existing Future Land Use	ROR, CON
Proposed Future Land Use	ROR, 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.

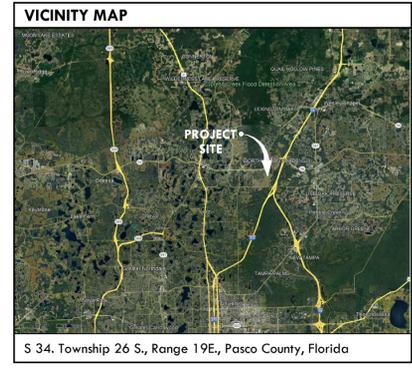
- NOTES**
- ACCESS POINTS AND ROADWAY ALIGNMENTS SHOWN ON PLAN ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF PSP/CP WITHOUT REQUIRING AN MPUD MODIFICATION.
  - ACCESS TO MULTIFAMILY PARCEL WILL BE FROM CYPRESS CREEK ROAD ONLY. ADDITIONAL ACCESS POINTS WILL BE DETERMINED AT TIME OF PDP/PSP.
  - THE SITE LIES WITHIN PASCO COUNTY UTILITIES (WATER/WASTEWATER) AND WITH LACOCHE RIVER ELECTRIC COOP., INC. FIRE & RESCUE/EMS IS PROVIDED BY PASCO COUNTY. CABLE/TELEPHONE IS PROVIDED BY PRIVATE PROVIDERS.
  - NEIGHBORHOOD PARKS SHALL BE PROVIDED CONSISTENT WITH LDC SECTION 905.1 UNLESS AN ALTERNATIVE STANDARD IS APPROVED AT TIME OF PDP/PSP.
  - 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 SWFMWD APPROVED WETLAND SURVEY. WETLAND IMPACTS IDENTIFIED ON THE PLAN AND IN DATA TABLES ARE PRELIMINARY.
  - 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/CPST APPROVAL PROCESS.
  - SEE CONDITIONS OF APPROVAL FOR ANY MPUD SPECIFICALLY APPROVED SPECIAL EXCEPTIONS AND LDC CODE VARIATIONS.
  - MIXED USE 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.



**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
- THEMED SPECIALTY RETAIL
- 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: XXXX

**PROFESSIONAL TEAM**

**Legal Counsel:**  
 Hobby & Hobby, P.A.  
 109 N. South Street, Suite 230  
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 (813) 223-3338

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 Clearview Land Design, P.L.  
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 Tampa, FL 33609  
 (813) 223-3919

**Survey:**  
 Polaris Associates, Inc.  
 2165 Sunnydale Boulevard, Suite D  
 Clearwater, FL 33765

**Transportation Engineer:**  
 Links & Associates  
 5023 W. Laurel St.  
 Tampa, FL 33607  
 (1) 289-0039

REVISIONS	
DESCRIPTION	DATE
SUBMITTAL	08.22.24

PREPARED FOR:

**AGS**  
A. G. Spanos Companies

10100 Trinity Parkway  
5th Floor Stockton  
California, 95219

PREPARED BY:

**Clearview**  
LAND DESIGN, P.L.

Registered Business Number: RY28858  
 3010 W. Azalea Street, Suite 150  
 Tampa, Florida 33609  
 Office: 813-223-3919

DRAWN: GIRALDO  
 JOB NO.: TSC-KR-001

CHECKED: WITKOWSKI  
 DATE: 02/15/2024  
 FILE: MPUD.dwg

SHEET 1 OF 2

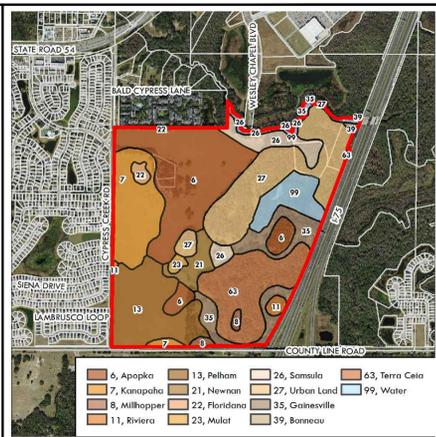
P:\KING RANCH\MASTER PLAN\LAND\ANZONING\MPUD.DWG-1, 2024/02/08 9:25 AM NELSON, GIRALDO



**FEMA MAP** Source: Pasco County



**MAJOR PROJECTS & EXISTING / PROPOSED VISION ROADS** Source: Pasco County



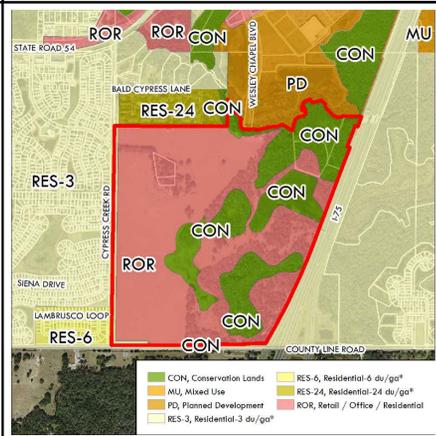
**SOILS MAP** Source: NRCS / Pasco County



**EXISTING ZONING MAP** Source: Pasco County



**5' FT CONTOUR MAP** Source: Pasco Lidar



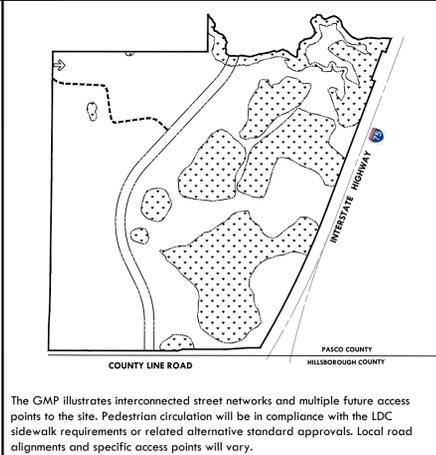
**EXISTING FUTURE LAND USE MAP** Source: Pasco County



**PARCEL ID MAP** Source: Pasco County POA

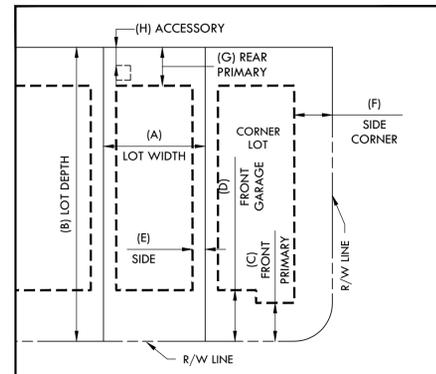


**WETLANDS MAP** Source: Approved SWFWMD



**GENERALIZED MOBILITY PLAN**

TYPICAL RESIDENTIAL LOT STANDARDS											
Lot Type	Minimum Lot Dimensions		Minimum Setbacks						Maximum		Minimum Building Separation
	Lot Width (A)	Lot Depth (B)	Front Primary (C)	Front Garage (D)	Side (E)	Side Corner (F)	Rear Primary (G)	Rear Accessory (H)	Height	Lot Coverage	
SF Detached	45'	100'	10'	23'	7.5'	15' (2)	10'	5'	35'	75%	N/A
Multifamily (3)	125'	125'	20'	N/A	15'(4)	15'(4)	15'(4)	5'	N/A	80% (5)	10'
Amenity Buildings	N/A	N/A	10'	N/A	10'	10'	10'	5'	45'	80% (5)	10'
Notes: (1) Side setbacks may be reduced to no less than 5 feet in compliance with LDC 902.2.K.2.b. Fences may be permitted but may not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.											
(2) Corner yards shall have a minimum 15' building setback from right-of-way.											
(3) Multifamily building setbacks and lot dimensions are measured from the parent parcel boundaries.											
(4) Multifamily side and rear yard setbacks shall be minimum 15 feet each, plus 5 feet for each additional story above three stories.											
(5) Represents building coverage for multifamily and amenities.											
NON-RESIDENTIAL LOT STANDARDS											
Product Type	Minimum Lot Dimensions		Minimum Setbacks						Maximum		
	Lot Width	Lot Depth	Side (Structure to Structure)	Side (Structure to Parking)	Side (Structure to Public R/W)	Front (Structure to Parking)	Front (Structure to Public R/W)	Rear (Structure to Parking)	Rear (Structure to Public R/W)	Lot Coverage	Building Height
Non-Residential (1)	0'	0'	5'	5'	0'	5'	10'	5'	0'	100%	N/A
Notes: (1) Non-residential shall apply to all structures, including mixed use structures, that serve other than strictly residential use.											
(2) 100% Lot coverage subject to minimum setbacks and applicable landscape buffers.											



**SINGLE FAMILY DETACHED (FRONT LOADED LOT DETAIL)**

# MASTER DEVELOPMENT PLAN KING RANCH MPUD

Pasco County, Florida  
Rezoning Petition No: XXXX

<b>PROFESSIONAL TEAM</b> Legal Counsel: <b>Hobby &amp; Hobby, P.A.</b> 109 N. South Street, Suite 250 Tampa, FL 33602 (813) 223-3338 Planning, Engineering & Environmental: <b>Clearview Land Design, P.L.</b> 3010 W. Azalea St., Suite 150 Tampa, FL 33609 (813) 223-3919	Survey: <b>Polaris Associates, Inc.</b> 2165 Sunnydale Boulevard, Suite D Clearwater, FL 33765 Transportation Engineer: <b>Links &amp; Associates</b> 5023 W. Laurel St. Tampa, FL 33607 (1) 289-0039	REVISIONS DESCRIPTION DATE SUBMITTAL 08.22.24		PREPARED FOR:  <b>A. G. Spanos Companies</b> 10100 Trinity Parkway 5th Floor Stockton California, 95219	PREPARED BY:  <b>Clearview LAND DESIGN, P.L.</b> Registered Business Number: RY28858 3010 W. Azalea Street, Suite 150 Tampa, Florida 33609 Office: 813-223-3919
		DRAWN: GIRALDO JOB NO.: TSC-KR-001	CHECKED: WITKOWSKI DATE: 02/07/2024 FILE: MPUD.dwg		