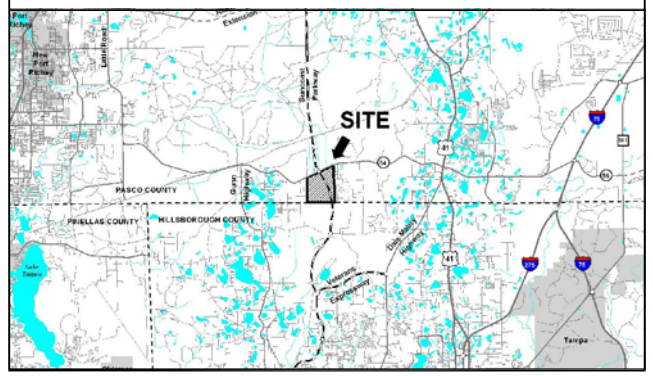
SITE MAP



LEGEND

HERBACEOUS RANGELAND		WETLAND FORESTED MIXED	
UPLAND CONIFEROUS FORESTS		WET PRAIRIES	
UPLAND CUT DITCH		BARREN LAND	
RESERVOIRS < 10 AC		MITIGATION/FLOODPLAIN COMPENSATION	
STREAM AND LAKE SWAMPS		EAST WILDLIFE CORRIDOR	
WETLAND CONIFEROUS FORESTS		20' LANDSCAPE BUFFER	
CYPRESS SWAMP		15' LANDSCAPE BUFFER	
		5' LANDSCAPE BUFFER	

GENERAL NOTES

1. Zoning is MPUD

2. The site contains 688.9± acres.

3. Permitted Uses

Single Family
Single family uses are intended to be developed with single family detached and townhouse units.

Multi-Family
Multi-family tracts are intended to be developed with multi-family dwellings and related accessory uses. Multi-family tracts may also be developed with single family detached and townhouse units.

Commercial
Commercial development shall conform to the C-2 General Commercial District. Allowable development shall also include the permitted and special exception uses of the C-1 Neighborhood Commercial District, except for the following:

Residential Treatment Facilities
Single & Multi-Family Residential
Medical Waste Disposal Facilities
Helicopter Landing Pads
Adult Entertainment Establishments
Automobile Towing Services
Travel Trailer Parks
Automobile Race Tracks
Construction & Demolition Debris Services

Note:
No single retail user greater than 20,000 square feet, with the exception of a Hotel/Motel use, shall be permitted in a free-standing building on Parcels G and H.

Office
Office tracts will primarily be developed with uses as Permitted in the P-O2 (Professional Office) District and related accessory uses, as well as Research and Development uses.

Note:
There shall be a minimum of 30,000 square feet of office uses (excluding banking facilities) on Parcel G

4. Gross Residential Acres/Density:
Residential acres: 622.9 acres
Density prior to Wetland Adjustment: 1.70 du/acre
Density after Wetland Adjustment: 2.3 du/acre

5. Phase Schedule:

Land Use	Phase 1 2001-12	Phase 2 2007-12	Total
Residential (dus)*			
Single-Family Detached	551	N/A	551
Single-Family Attached	183	N/A	183
Multi-Family	344	N/A	344
Total	1,078	N/A	1,078
Commercial/Office (sq. ft.)*			
Commercial	570,800	N/A	570,800
Office**,***	512,000	600,000	1,112,000
Light Industrial/Assembly*,***	21,019	N/A	21,019
HOTEL *	100	0	100

* Entitlements are reflective of a land use conversion to exchange 44,914 square feet of office (east of Suncoast Parkway) for 100 hotel rooms (12/4/06 DRC) and all other conversions to date.
** For the purpose of this schedule, the definition of office includes research and development which may be constructed at a 1:1 ratio.
*** NOTE: Parcel I-1 is approved for both office and light industrial uses. Office square footage may be exchanged for additional light industrial square footage pursuant to the DRI Equivalency Matrix; however, maximum entitlements on Parcel I-1 shall not exceed the traffic demands for 105,000 square feet of office use. To date 21,019 square feet of light industrial (equivalent to 13,763 square feet of office) and an additional 76,364 square feet of office have been consumed on Parcel I-1 (Opinicus Site Plan, IIPR04-080, DRC Approved 2/18/08). The square footages for each use shall be reported and/or updated in the DRI Annual Report.

6. Developer reserves the right to re-allocate approved building square footage and dwelling units between development parcels with the same proposed land use providing the overall approved square footage and dwelling units are not exceeded.

7. Development Mix

Trade-offs in type and intensities/densities of approved land uses may be made as permitted in the DRI Development Order.

8. Parcels have not been surveyed and acreages shown are approximate. Parcels are subject to future subdivision in accordance with the Land Development Code.

9. The site lies within the ROR (66 acres) and Res-3 (622.9 acres) Future Land Use Classifications as identified in the Pasco County Comprehensive Plan.

10. Wetlands

Acreage and location of wetland areas and mitigation areas are approximate and are subject to final determination by appropriate agencies. Mitigation for wetland impacts will be as required by Federal and State agencies.

11. Water and Wastewater

Water and Wastewater services will be provided by Pasco County and are currently located at the Gunn Highway and SR 54 intersection. These services will be extended to the project site.

12. Project Access
The alignment of all internal roadways and the location of all project access points are approximate. Exact alignments are subject to change pursuant to review by Pasco County during the site plan/ subdivision review process.

13. Parking
Parking for the non-residential uses and multi-family uses will be in accordance with Section 615.2 of the Pasco County Land Development Code.

14. Drainage
Location and size of retention areas shown are conceptual and subject to refinement at the final design phase. Stormwater management will be in accordance with Pasco County (Section 605 of the Land Development Code) and Southwest Florida Water Management District regulations.

15. Signs
On-site signage will be in accordance with Section 601 of the Pasco County Land Development Code.

16. Buffering and Screening
Buffering and screening shall be provided in accordance with Section 603 of the Pasco County Land Development Code.

17. There are no known areas designated as historic sites or of archaeological significance located on this site. Refer to the ADA/DRI for a letter from the Division of Historical Resources indicating their concurrence with this statement.

18. Traffic issues are identical to those identified in the ADA/DRI. Refer to the ADA/DRI for the transportation analysis.

20. There are no areas currently proposed for conservation/preservation with the exception of the areas shown as undeveloped on this plan.

21. No school or fire station sites have been proposed within this project.

22. Potable water, wastewater and fire protection services will be provided by Pasco County. Electrical service will be provided by Florida Power Corporation.

23. The project proposes 295± acres or 43% of the site as open space to include existing and proposed lakes landscape buffer and wetlands.

24. Contacts:

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  Lutz, FL 33558
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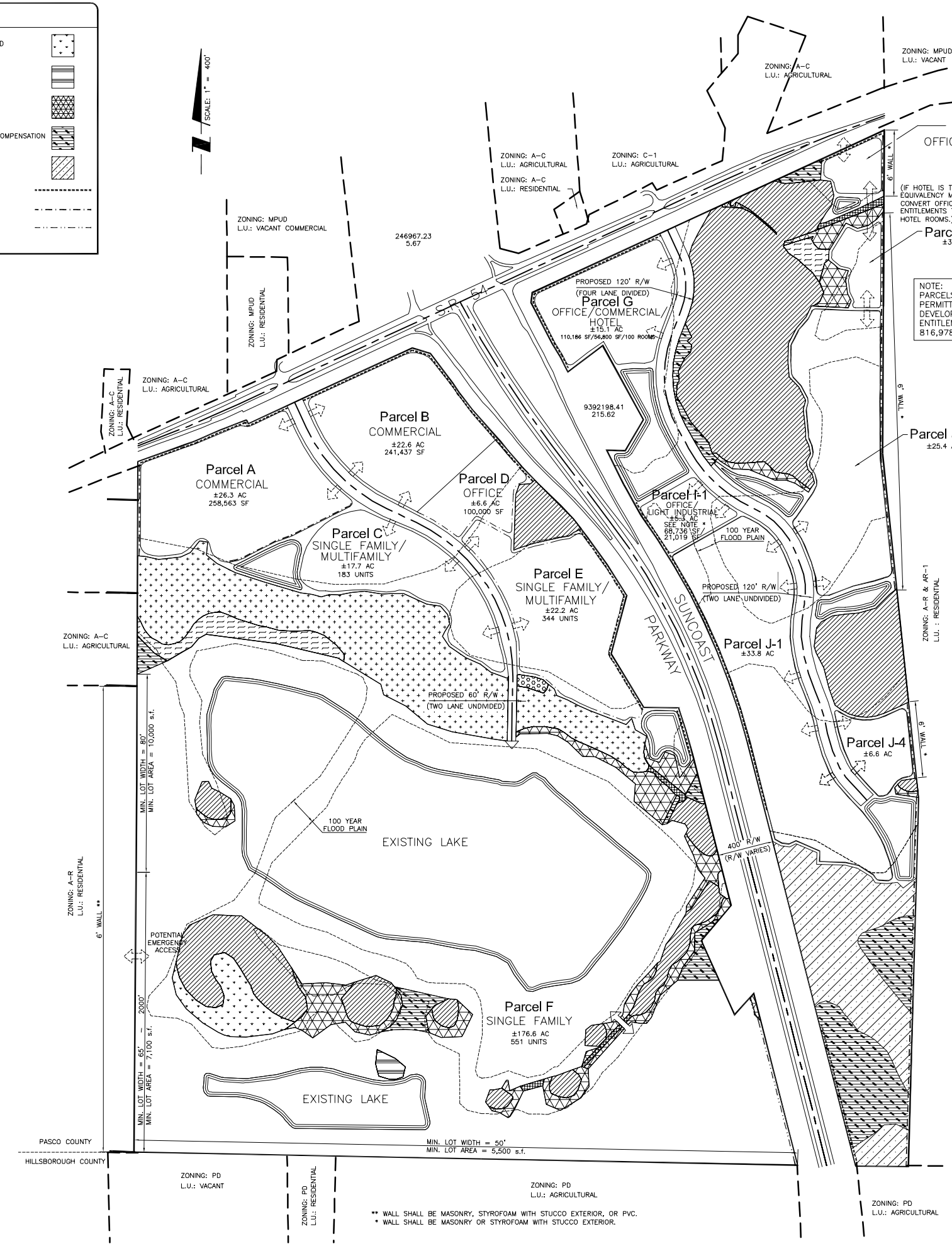
  Tampa, Florida 33619
  813-621-7354
- Planning/Surveyor:
  WilsonMiller, Inc.
  2205 N 20th St.
  Tampa, Florida 33605
  813-223-9500



** WALL SHALL BE MASONRY, STYROFOAM WITH STUCCO EXTERIOR, OR PVC.
* WALL SHALL BE MASONRY OR STYROFOAM WITH STUCCO EXTERIOR.

SOURCE:
MPUD Plan prepared by Wilson Miller, dated 6/16/04

NO.	DATE	REVISION	BY	CK.
7	02.06.09	Revised per Meeting and Review with Carrolyn Burns, Pasco County Zoning Department.	DAB	TM
6	02.04.09	Revised per Zoning/Code Compliance Department Review Comments	DAB	TM
5	11.04.08	Revised Land Use and Phasing Table; Moved 35,000 sf of Office and Entitlements from Parcel H; Revised / Corrected and Combined Remaining Office Entitlements for Parcels J-1 thru J-4; Updated Developer/Owner Information in the Title Block and in Note #27.	DAB	TM
4	07.20.07	Combined Parcels I-2, K and J-1(c) one Parcel J, added R&D as Permitted Uses. Moved 56,000 SF of Unused Office Entitlements from Parcel C to Parcel J.	DAB	TM
3	09.18.06	Corrected Parcel E from 344 Units to 343 and Submitted to Pasco County	DAB	TM
2	08.2.06	Per MPUD Modification approved by BOCC on July 25, 2006	DAB	TM
1	02.27.06	Modified Parcels E and F unit numbers by one.	MCC	TM

N

0' 400' 800'
Scale: 1" = 400'

SUNCOAST CROSSINGS

REVISED MASTER PLANNED UNIT DEVELOPMENT PLAN
A DEVELOPMENT OF REGIONAL IMPACT BY:
JLB SUNCOAST, LLC
AND
HOGAN SUNCOAST, LLC,
AN AFFILIATE OF THE HOGAN GROUP
APPROVED BY BOCC 7/25/06 (LATEST REVISION 02/04/09)

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