



**LOCATION MAP**  
N.T.S.



**SITE DATA**

PROJECT AREA = 1,321.8 ACRES±  
 CURRENT ZONING: CPDP  
 FUTURE LAND USE MAP DESIGNATION:  
 I-75 PLANNED DEVELOPMENT DISTRICT

LOCATION: SECTIONS 5,6,7 & 8 TWP. 23 S, RING. 21 E., HERNANDO COUNTY, FLORIDA

PARCEL KEY NO. 394442, 838231, 394530, 394594, 394601, 394610

PERIMETER BUILDING SETBACKS

From I-75 Interstate ROW	75' residential, 35' non-residential
From I-75 FDOT DRAs	35'
From SR 50	75' residential, 35' non-residential
From Kettering Road	50' residential, 35' non-residential
From Remaining Eastern Boundary	35'
From Southern Boundary/Dashback ROW	35'
From Cracker Crossing Blvd.	35'

PERIMETER BUFFERS

NORTHERN SR-50	20' LANDSCAPE BUFFER
NORTHERN CRACKER CROSSING	NO BUFFER REQUIRED
EAST KETTERING ROAD	20' LANDSCAPE BUFFER
EAST REMAINING BOUNDARY	NO BUFFER REQUIRED
WEST I-75 INTERSTATE ROW	40' NATURAL/ENHANCED BUFFER
WEST DRAs (FDOT OR PROJECT)	20' NATURAL/ENHANCED BUFFER
SOUTHWEST OF DASHBACK	15' NATURAL/ENHANCED BUFFER
EAST RIDGE MANOR WMP	20' NATURAL/ENHANCED BUFFER

**BUFFER NOTE:** In locations where the natural/enhanced buffers does not have 80% opacity, the buffer shall be enhanced such that 80% opacity can be achieved within three (3) years after planting. If disturbance of a natural area within a buffer is required for adjacent development purposes, then re-planting shall be required such that 80% opacity can be achieved within three (3) years. The Developer shall have the option, at its election, to install a perimeter wall on the development side of the Buffer Area, in whole or in part, for any portion thereof. In the event the Developer elects to construct such wall, the natural buffer shall remain on the outer side of the wall, but the obligation to enhance the natural buffer to achieve 80% opacity shall not apply to such segment of the Buffer Area where a perimeter wall is constructed by the Developer.

MINIMUM TYPICAL LOT	MINIMUM TYPICAL LOT	MINIMUM TYPICAL LOT
40'	35'	15'
<b>SINGLE FAMILY DETACHED FRONT SETBACK</b>	<b>TOWNHOMES FRONT SETBACK</b>	<b>SINGLE FAMILY ATTACHED FRONT SETBACK</b>
10' - PRIMARY STRUCTURE	10' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE
5' - ACCESSORY STRUCTURE	20' - GARAGE DOOR	20' - GARAGE DOOR
20' - GARAGE DOOR	20' - GARAGE DOOR	20' - GARAGE DOOR
<b>SIDE SETBACK</b>	<b>SIDE SETBACK</b>	<b>SIDE SETBACK</b>
5' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE
5' - ACCESSORY STRUCTURE	5' - ACCESSORY STRUCTURE	5' - ACCESSORY STRUCTURE
10' - BUILDING SEPARATION	10' - BUILDING SEPARATION	10' - BUILDING SEPARATION
<b>FRONT/SIDE SETBACK</b>	<b>FRONT/SIDE SETBACK</b>	<b>FRONT/SIDE SETBACK</b>
15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS	15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS	15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS
<b>REAR SETBACK</b>	<b>REAR SETBACK</b>	<b>REAR SETBACK</b>
15' - PRIMARY STRUCTURE	15' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE
5' - ACCESSORY STRUCTURE	5' - ACCESSORY STRUCTURE	5' - ACCESSORY STRUCTURE
<b>MAXIMUM LOT COVERAGE:</b> 75%	<b>MAXIMUM LOT COVERAGE:</b> 75%	<b>MAXIMUM LOT COVERAGE:</b> 100%
<b>MAXIMUM BUILDING AREA:</b> 70%	<b>MAXIMUM BUILDING AREA:</b> 75%	<b>MAXIMUM BUILDING AREA:</b> 100%
15% - SECONDARY STRUCTURE	20% - PRIMARY STRUCTURE	20% - PRIMARY STRUCTURE
<b>MAXIMUM BUILDING HEIGHT:</b> 35'	<b>MAXIMUM BUILDING HEIGHT:</b> 35'	<b>MAXIMUM BUILDING HEIGHT:</b> 35'

**MULTIFAMILY FRONT SETBACK**

0' - PRIMARY STRUCTURE
20' - GARAGE DOOR
<b>MAXIMUM LOT COVERAGE:</b> 100%
<b>MAXIMUM BUILDING AREA:</b> 100%
<b>MAXIMUM BUILDING HEIGHT:</b> 65'

**NON-RESIDENTIAL MINIMUM LOT WIDTH:** 0'

**MINIMUM LOT DEPTH:** 0'

**FRONT SETBACK**

0' - STRUCTURE TO PARKING
0' - STRUCTURE TO PUBLIC R/W
<b>FRONT SETBACK</b>
0' - STRUCTURE TO PARKING
0' - STRUCTURE TO PUBLIC R/W
<b>REAR SETBACK</b>
0' - STRUCTURE TO PARKING
0' - STRUCTURE TO PUBLIC R/W
<b>MAXIMUM LOT COVERAGE:</b> 100%
<b>MAXIMUM BUILDING AREA:</b> 100%
<b>MAXIMUM BUILDING HEIGHT:</b> 65'

**NOTES:**

CASITAS - MINIMUM RESIDENTIAL BUILDING SIZE 600 SF; 10 FT MINIMUM SEPARATION BETWEEN RESIDENCES.

MIXED COMMERCIAL - HERNANDO COUNTY LAND DEVELOPMENT CODE, EXCEPT FOR SIDE SETBACKS, WHICH CAN BE 0 FT.

**LEGEND**

100 YEAR FLOOD PLAIN

HCUO TO CONSIDER THIS AREA FOR POSSIBLE WTP (DRAs TO BE ADJUSTED BASED ON FINAL WTP LOCATION)

Land Use	Dwellings	Square Feet	Units
<b>MIXED USE AREA</b>			
Multi-Family Residential*	600		
Commercial**, Office, Mini-Warehouse		415,000	
Motel			75
<b>RESIDENTIAL AREA</b>			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****		18 Holes	Optional
<b>Total Project</b>	<b>4,800</b>	<b>415,000</b>	<b>75</b>

\* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities.

\*\* Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

\*\*\* Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted owned lots).

\*\*\*\* The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

ZONING MASTER PLAN

SUNRISE

EXHIBIT B  
 APPROVED MASTER PLAN PER APPROVED C-PDP REZONING

Coastal

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