

- LEGEND**
- EXISTING GOLF COURSE AND PRACTICE FACILITIES
  - PHASE 1** RESORT RESIDENTIAL WITH GOLF AND ANCILLARY FACILITIES
  - PHASE 2** RESORT RESIDENTIAL WITH GOLF AND ANCILLARY FACILITIES
  - MAINTENANCE SERVICES
  - FLOODPLAIN
  - ENTRANCE
  - GATEHOUSE
  - CONNECTOR ROADS
  - WORLD WOODS PDD BOUNDARY
  - SUBTERRANEAN CAVE SYSTEM
  - WETLAND
  - SINKHOLE

**SITE DATA**  
Owner/Applicant:  
Cabot Citrus GPCC, LLC  
150 Bloor Street West, Suite 310  
Toronto, Ontario Canada M5S2N9

Parcel Key No. 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1186175, 1353911, 1353912 & 1353913

Area: 1,216.45 Acres  
Section/Township/Range: 11,02,12,13,14/21S/18E  
Current Zoning: CPDP  
Requested Zoning: CPDP  
Maximum No. of Lots: 1,707  
Non-Residential Amenities: 400,000 SF  
Perimeter Building Setbacks: 100' from privately owned property lines  
100' along US-98 & C.R. 491 (Citrus Way)

**Clubhouse:**  
Front: 0' (provided adjacent sidewalk no less than 5')  
Side: 0' (provided common wall maintenance agreement not less than 10')  
Rear: 0' (provided there is a maintenance easement no less than 10')

**Minimum Setbacks:**  
**Residential Dwellings (Including Resort Residential):**  
Front: 10' (Deviation from 25')  
Side (Detached Units): 5' (Deviation from 10')  
Side (Attached Units): 0' (Internal-Between Units)(Deviation from 10')  
Rear: 10' (Deviation from 20')  
**Condominiums/Multifamily:**  
Front: 10' (Deviation from 25')  
Side: 5' (Deviation from 10')  
Rear: 5' / 0' (Deviation from 20')

**Minimum Lot Sizes:**  
Single-Family Residential: 4,950 sq. ft. (Deviation from 6,000 sq. ft.)  
Resort Residential: 2,400 sq. ft. (Deviation from 6,000 sq. ft.)  
**Maximum Building Height:** 3 occupied stories

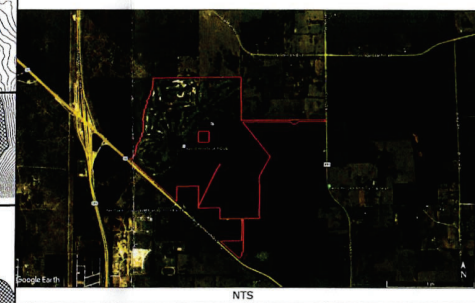
**Minimum Non-Residential Setbacks:**  
Front: 0' (Deviation from 35')  
Side: 0' (Deviation from 10')  
Rear: 0' (Deviation from 35')

All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District strategies.

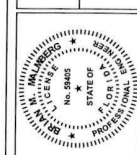
**FEMA FIRM Community Panels:** FEMA Panel 1205C0156E, effective date of January 15, 2021.

**Fire Protection:** To be addressed during the Conditional Plat phase.

**General Notes:**  
1. This is a planning document and is not to be considered a final design or construction plan.



CABOT CITRUS FARMS  
REZONING MASTER PLAN  
REVISION (PENTZ PARCEL)



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DATE	REV	BY	NO.	REVISION