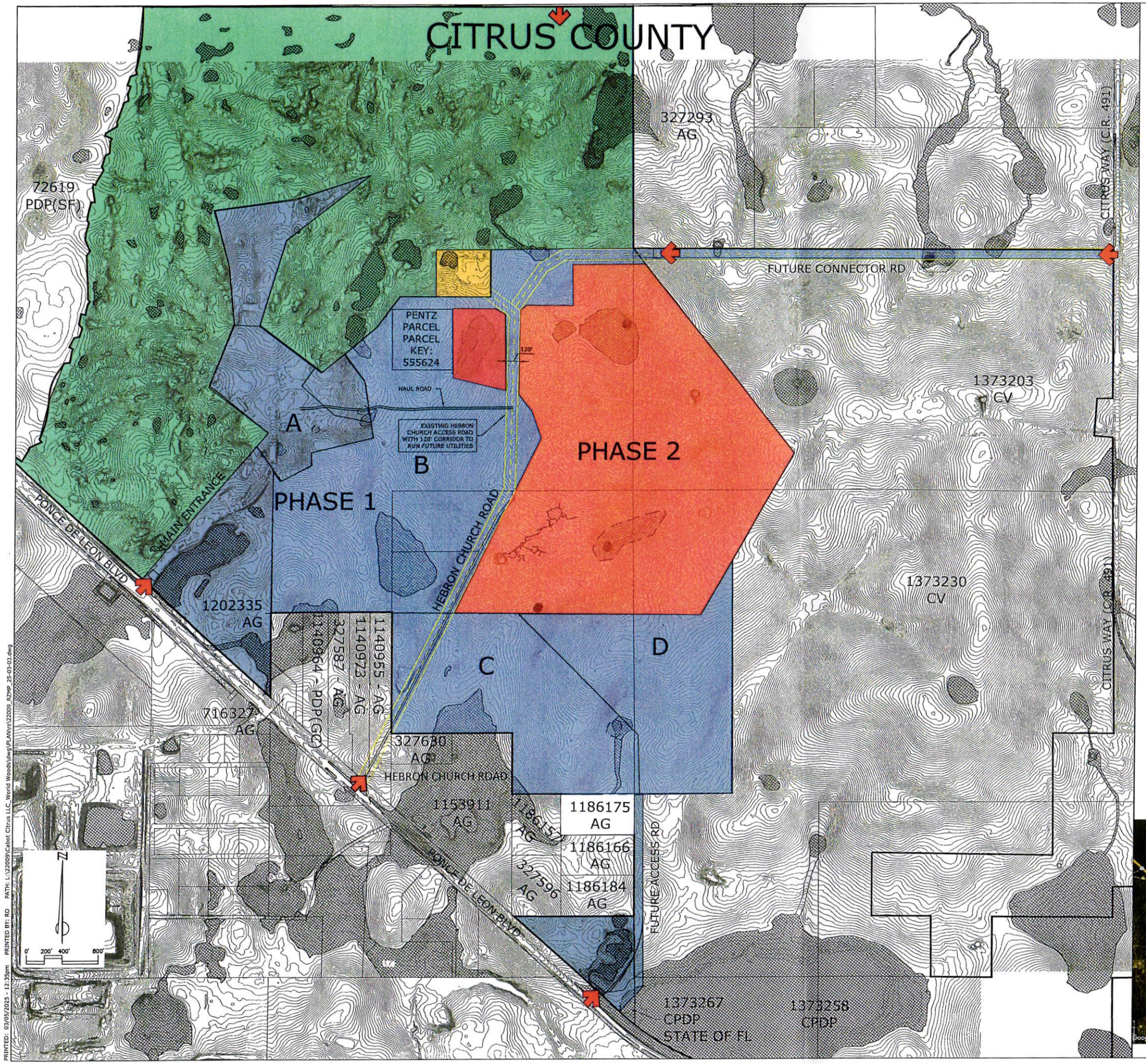


LEGEND

- 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
- SUBTERRANEAN CAVE SYSTEM
- WETLAND
- SINKHOLE
- ENTRANCE
- GATEHOUSE
- CONNECTOR ROADS
- WORLD WOODS PDD BOUNDARY

SITE DATA

Owner/Applicant:
Cabot Citrus OPCO, LLC
150 Bloor Street West, Suite 310
Toronto, Ontario Canada M5S2X9

Parcel Key No. 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1186175, 1353911, 555672 & 555651

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 maintenace 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

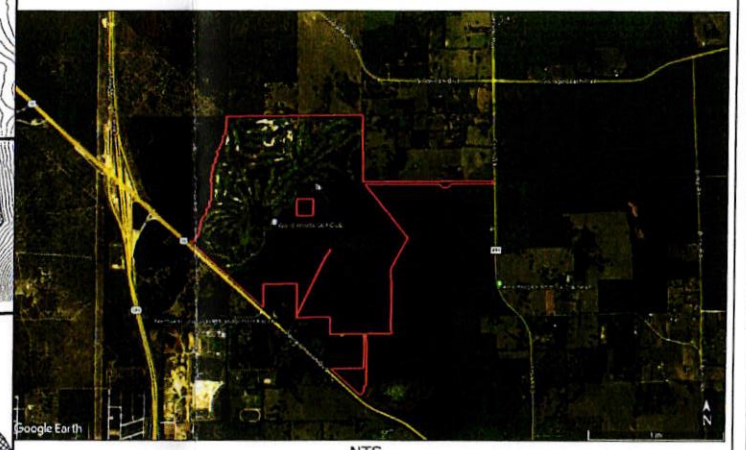
Minimum Non-Residential Setbacks:
Front: 0' (Deviation from 35')
Side: 0' (Deviation from 10')
Rear: 0' (Deviation from 35')

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 12053C0156E, effective date of January 15, 2021.

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

General Notes:
1. This is a planning document anl is not to be considend a final design or construction Plan.



NTS

CABOT CITRUS FARMS

REZONING MASTER PLAN REVISION (PENTE PARCEL)

BRIAN K. HALLBERG LICENSED No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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EB-0000142

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB No.: 22009

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