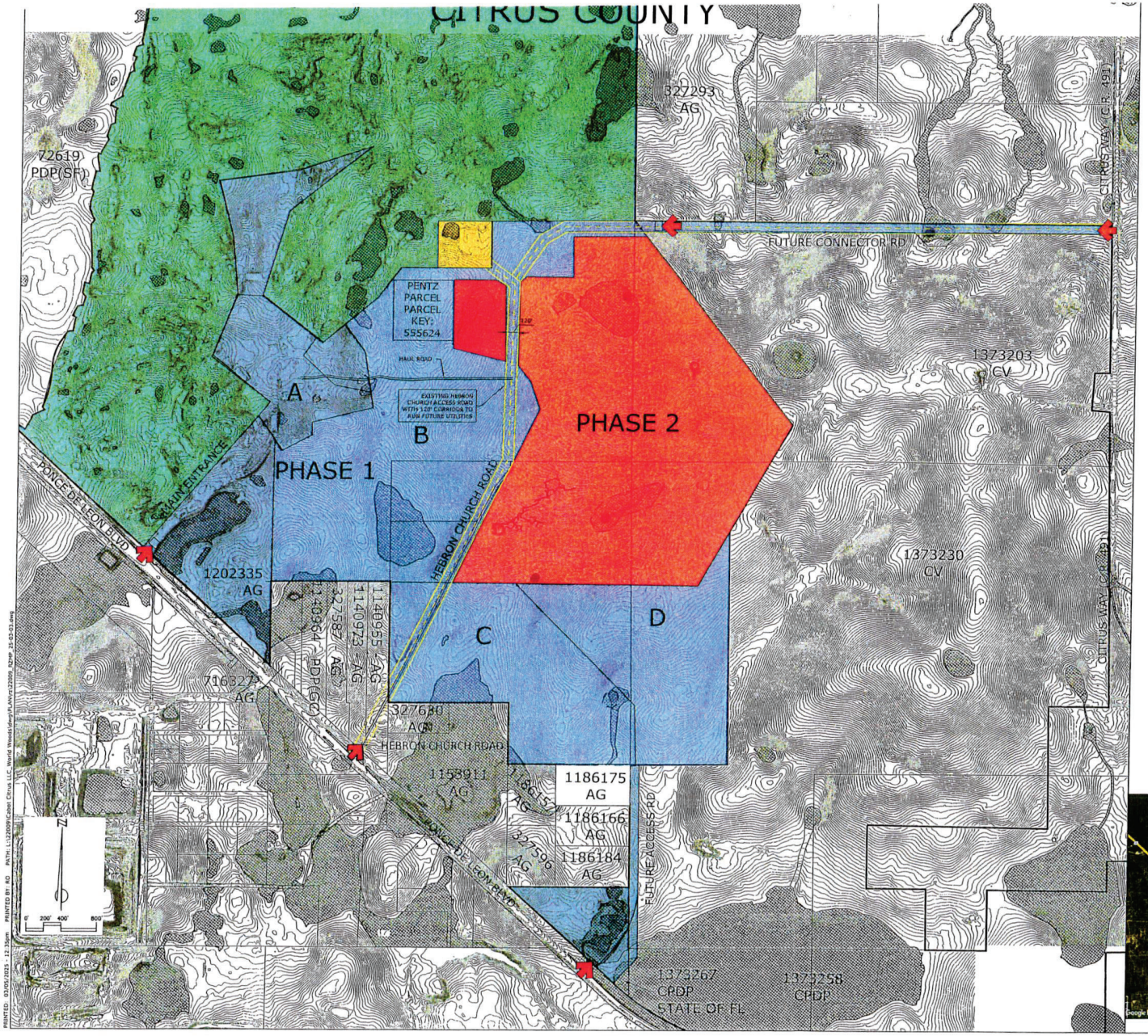



## LEGEND

- 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 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, [illegible] & 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 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-BetweenUnits)(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

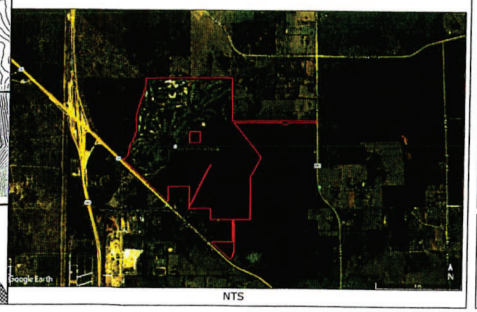
**Minimum Non-Residential Setbacks:**
- **Front:** 0' (Deviation from 35')
- **Side:** 0' (Deviation from 10')
- **Rear:** 0' (Deviation from 35')

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

**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 considerd a final design or construction Plan.




NTS

CABOT CITRUS FARMS

REZONING MASTER PLAN REVISION (PENTE PARCEL)

M. MALMBERG LICENSE NO. 5485 STATE OF FLORIDA PROFESSIONAL ENGINEER

Coastal Engineering Consultants, Inc.
Engineering Surveying Environmental Construction Management
Engineering Associates, Inc.
960 Cunningham Boulevard - Brooksville - Florida 34601
(352) 796-9422 - Fax (352) 799-6259
EB-0000142

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| 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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