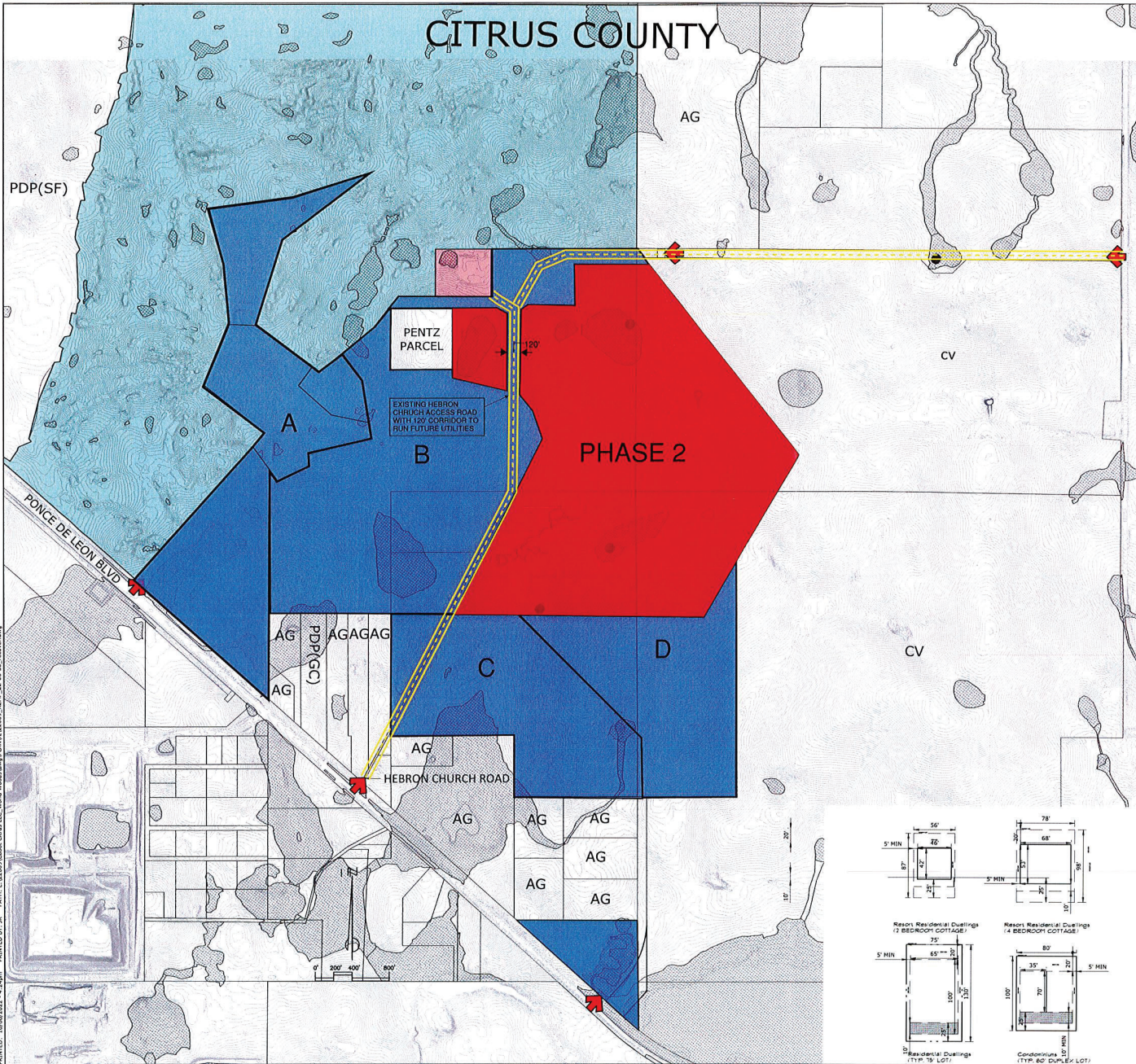


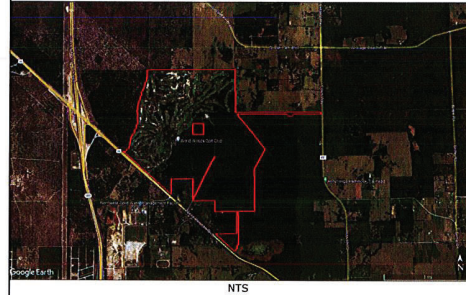
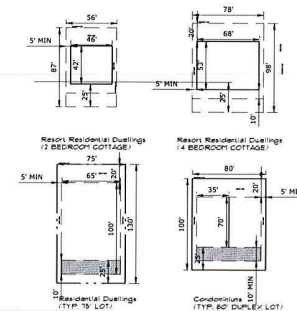
SUBMITTED 10/31/22 P-2 H2261



**LEGEND**

- EXISTING GOLF COURSE AND PRACTICE FACILITY
- RESORT RESIDENTIAL WITH GOLF AND ANCILLARY FACILITIES
- PHASE 2
- MAINTENANCE SERVICES
- FLOODPLAIN
- ENTRANCE
- SUBTERRANEAN CAVE SYSTEM
- WETLAND
- SINKHOLE
- TRAFFIC ROUNDABOUT
- CONNECTOR ROADS
- GATEHOUSE

**SITE DATA**  
**Owner/Applicant:**  
 Cabot Citrus OFCO, LLC  
 150 Bloor Street West, Suite 310  
 Toronto, Ontario Canada M5S2X9  
**Parcel Key No.** 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, & 1353911  
**Area:** 1,188.20 - Acres  
**Section/Township/Range:** 11,02,12,13,14/21S/18E  
**Current Zoning:** CPDP  
**Requested Zoning:** CPDP  
**Proposed No. of Lots:** 999  
**Golf Course Setbacks:** 50' from all external privately owned property lines  
**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')  
**Resort Residential Dwellings:**  
 Front: 10' (provided any front loaded garage is set back 25')  
 Side: 5/0' (provided common wall maintenance easement no less than 10')  
 Rear: 20'  
**Condominiums/Multifamily:**  
 Front: 10' (provided any front-loaded garage is set back 25')  
 Side: 5/0' (in the event there is a common wall maintenance easement no less than 10')  
 Rear: 20'  
 \*Such villas shall be allowed golf cart only access provided cart paths are installed to each  
**Residential Dwellings:**  
 Front: 10' (provided any front-loaded garage is set back 25')  
 Side: 5'  
 Rear: 20' for main house  
 \*Pool and accessory dwelling unit may encroach into such setback to 10'  
**Resort Hotel and Ancillary Facilities:**  
 Front: 0' (provided an adjacent sidewalk of not less than 5' is part of roadway in front of building)  
 Side: 0' (provided there is a common wall maintenance easement of no less than 10')  
 Rear: 0' (provided there is a maintenance easement on entire rear of not less than 10')  
**Buffer:** 50' vegetated buffer  
**FEMA FIRM Community Panels:** FEMA Panel 12053C01566, 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. Also, not intended for recordation in public records. Drainage and utility easement will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.  
 2. Drainage Retention Areas (DRAs) are conceptually located. The actual size and location will be determined with final engineering design.



**CABOT CITRUS FARMS**  
**REZONING MASTER PLAN**

**Coastal**  
 9860 Cambridge Boulevard - Brooksville - Florida 34601  
 (813) 798-6423 - Fax (813) 798-8359  
 EB0606742

**REUSE OF DOCUMENT**  
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 DRAWING NUMBER: 22009  
 SHEET 2  
 DATE: 10/31/22  
 DRAWING SIZE: 24" x 36"  
 SHEET PRINTED TO SCALE. DRAWING SIZE SHALL BE 24" x 36"  
 22009