

Fischbach Land Company 510 Vonderburg Dr., Suite 208 Brandon, FL 33511 813-540-1000 Holiday Residential Development, Holiday, Florida Premium Infill, 80 +/- Acres, Proposed 89 Lots <u>FischbachLandCompany.com/HolidayDevelopment</u>

Reed Fischbach reed@fischbachlandcompany.com

Blaise Lelaulu blaise@fischbachlandcompany.com



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Property Summary

Sale Price: \$65,000 per lot (\$5,785,000.00) **Acreage:** 80 +/- acres (34.9 upland acres)

Property Address: Strauber Memorial Highway Holiday, Florida

34691 (3130 Shipwatch Drive, Holiday, Florida 34691)

County: Pasco County

Parcel ID(s):

• 23-26-15-0000-00200-0010 and 23-26-15-0000-00200-0000

Zoning: MPUD (PDD16-7169 summary located on Page 4)

Land Use: Residential - 6

Proposed Lots: 89 single family lots (Conceptual Plan located

on Page 6)

Lot Sizes: 80' x 120' and 55' x 115'

Notes:

• 12" Water Main

• 6" Sewer Gravity Main

• Flood Zone X, X500 and AE

• Wetland Buffer

Schools:

Gulf Trace Elementary School

• Paul R. Smith Middle School

Anclote High School

Property Overview

Opportunity for a premium infill residential development in beautiful Holiday, Florida.

The site offers multiple premium conservation lots with the wetland system that wraps around development area to the East and North.

The site is currently zoned for 60 single family homes with the opportunity to rezone for additional homesites.

Just a short walk to Key Vista Nature Park and convenient to US Highway 19 and shopping.

Property Offering

Offers due on or before November 10, 2021

Terms:

• **Purchase Price:** Price should be based on 89 lots. In the event that fewer or more lots are approved the purchase price will be subject to change.

• Inspection Period: 90 Days

Zoning Period: 240 Days after Inspection Period

Permitting Period: 270 Days after Zoning Period

Closing: 30 Days after Permitting Period

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Current Zoning

PDD16-7169 approved April 27, 2016

60 Single Family detached homes

Minimum Lot Width 55 Feet*Minimum Lot Depth 110 Feet

Minimum Front Yard Setback
 20 Feet from Residence
 25 Feet from Garage

Minimum Side-Yard Setback
 Minimum Rear-Yard Setback
 Maximum Height
 Maximum Lot Coverage
 7.5 Feet
 45 Feet**
 65 Percent

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Alternative Standards Request – Approved

Strauber Memorial Highway is a substandard road in regards to pavement width. The payment in lieu of the improvements was \$19,960 in 2015 and will be indexed by the FDOT construction cost index from January 1, 2016 to the date of payment.

Additional Informatoin

Zoning Details

FEMA

Topo

Utilities

^{*} Lots abutting western property line shall have a minimum width of 80 feet

^{**35} feet for habitable area as measured from the established base flood elevation level per the definitions in the LDC for Building, height of



Eagle Information

Two Eagle Nests were located on the property in 2016 and they are identified as PS034a and PS034b. The nest appears to be inactive, and the Eagles have alternate nests in the area.

If the nests are in poor condition it is likely that you can proceed without having to obtain a permit. We plan to have this determined before November 10th.

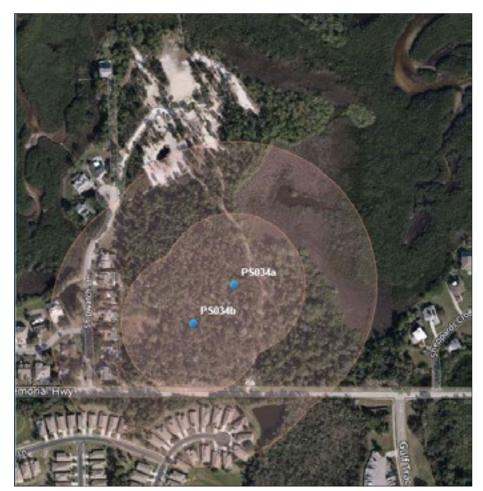
If the nests are in good condition:

An Eagle Disturbance Permit would allow the buffer to be reduced to 50 feet around the nest.

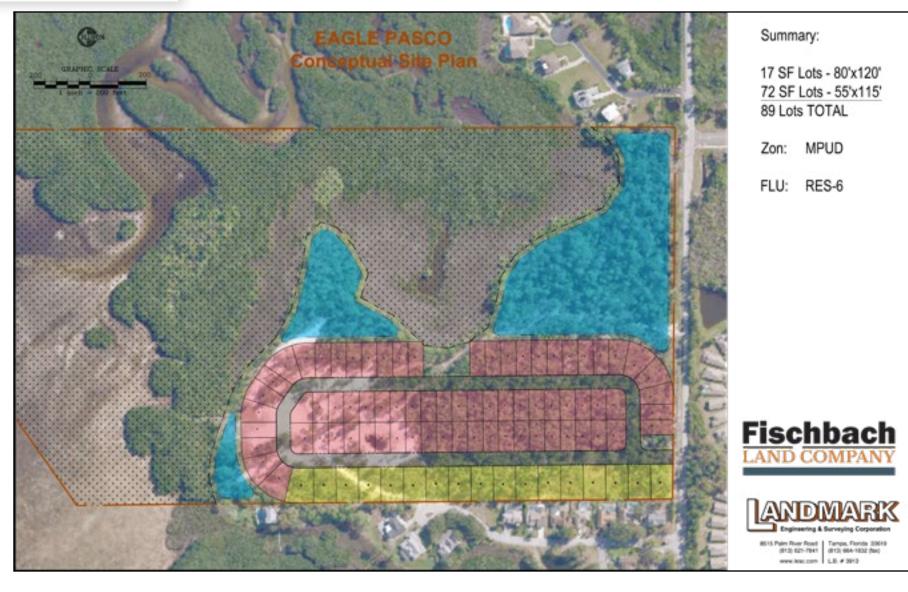
To remove the nest, a Permit will be required to protect an interest in a particular locality. Per U.S. Fish & Wildlife Service it takes 30-180 days to process a permit application. The Eagle In-lieu Fee Program is in place, current estimated cost is \$36,000 to remove the nests.

Eagle Nest Information and Application

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Location

