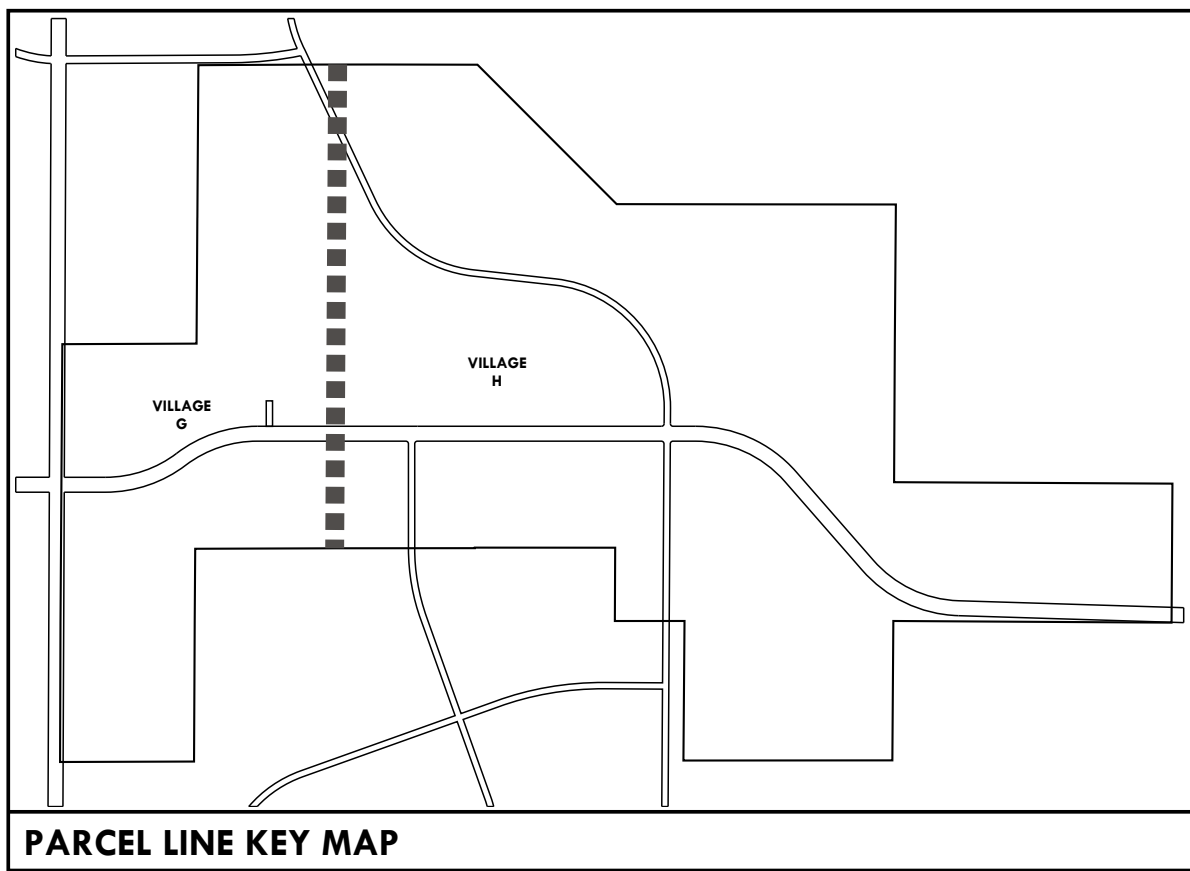


PROJECT DATA TABLE	
Gross Acres	± 922.39 ac
Upland Acres (Pre-development)	± 888.55 ac
Wetland Acres	± 33.84 ac
Upland Acres (Post-development)	± 890.58 ac
Existing Zoning	MPUD (G-1, H-1, H-2)
Proposed Zoning	MPUD (Evans Pasadena)
Future Land Use	VOPH Village G - Type 1 (VMU-1)
	VOPH Village H - Type 2B (VMU-2)



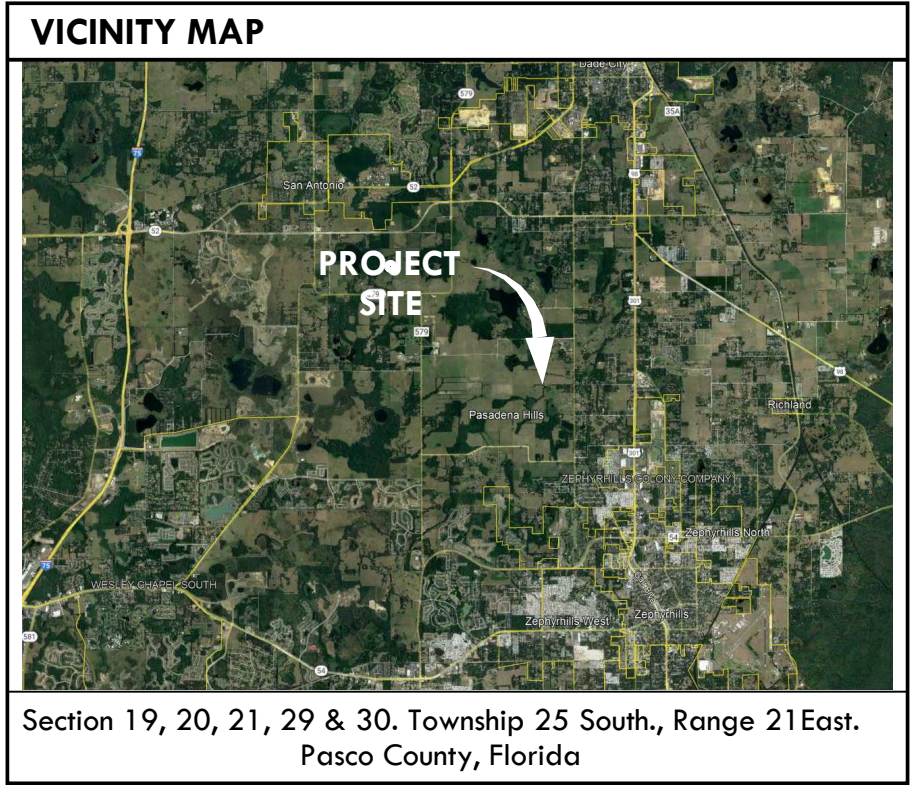
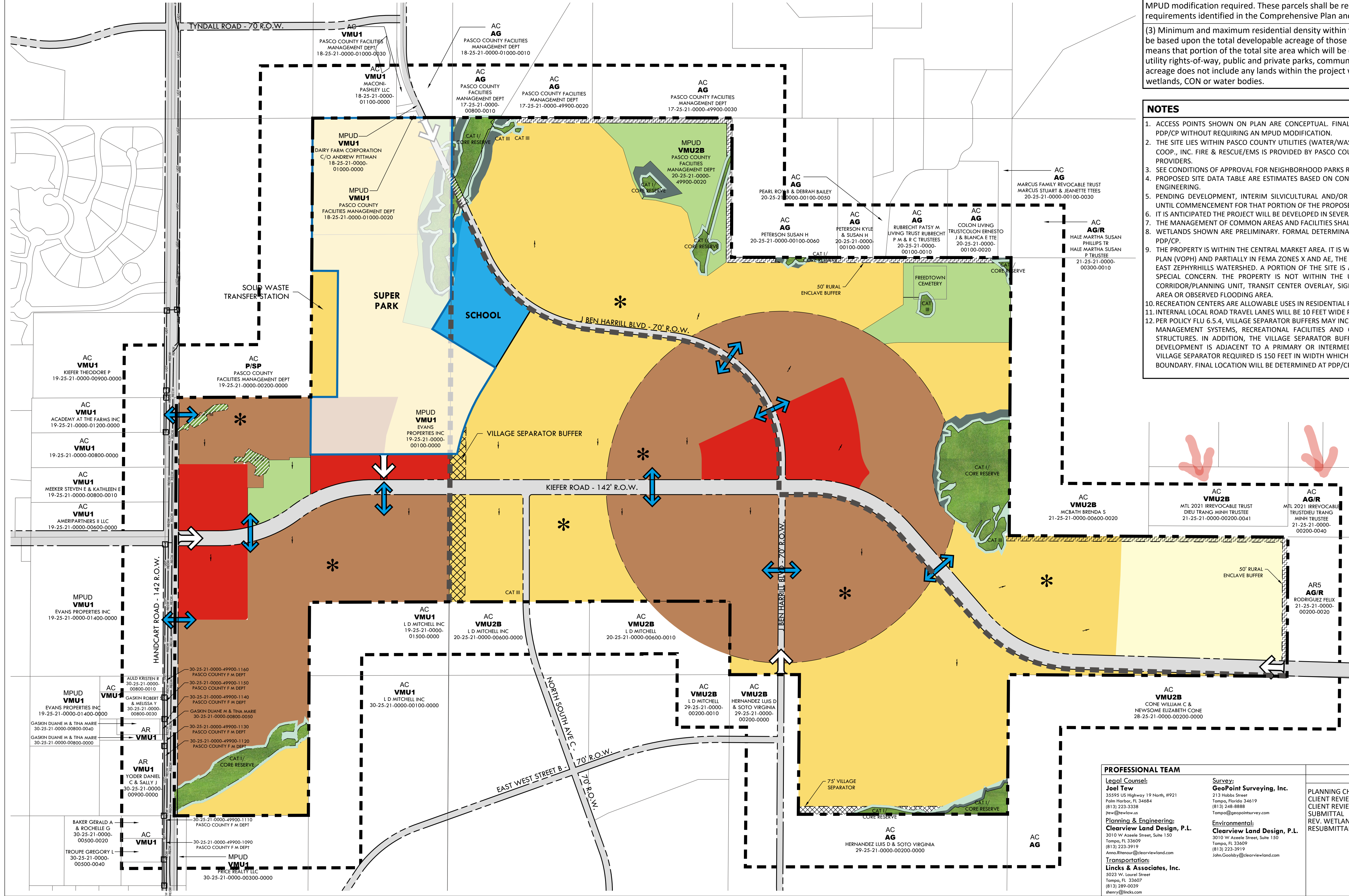
LAND USE DATA TABLE		
LAND USE		MAXIMUM(1)
Total Residential Allowed		4,612 Units
Total Retail/Commercial Allowed		445,000 SF
MPUD PARCEL(2)		ALLOWABLE USES
Village Center - Mixed Use	51.4 ac (2)	Community Scale Uses such as Retail, Office, Public Spaces, Multifamily Residential
		SF Attached, SF Detached, Multifamily, Accessory Dwelling Units (ADUs)
Village Center - Neighborhood Core	289.8 ac (2)	SF Attached, SF Detached, Accessory Dwelling Units (ADUs), Neighborhood-Scale Center
		Max. 5 u/a, max. 20,000 SF per Neighborhood-Scale Center
Neighborhood General	420.5 ac (2)	SF Attached, SF Detached, Accessory Dwelling Units (ADUs)
		Max. 2 u/a
Neighborhood Edge	41.3 ac (2)	SF Attached, SF Detached, Accessory Dwelling Units (ADUs)
		Max. 2 u/a

(1) See Conditions of Approval for specific entitlements per parcel.

(2) Parcel acreages are conceptual and may be modified at time of PSP/PDP with no formal MPUD modification required. These parcels shall be required to meet the overall Village F density requirements identified in the Comprehensive Plan and Village Concept Plan.

(3) Minimum and maximum residential density within the core residential, general and edge shall be based upon the total developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON or water bodies.

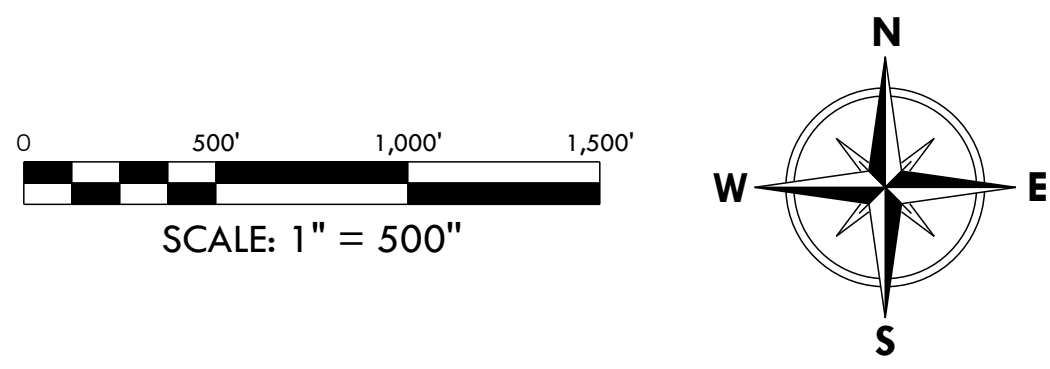
LEGEND	
	PROJECT BOUNDARY
	500' PROPERTY BOUNDARY OFFSET
	50' RURAL ENCLAVE BUFFER
	VILLAGE SEPARATOR BUFFER
	OPEN SPACE
	CORE RESERVE
	WETLANDS
	WETLANDS IMPACTED
	25' WETLAND BUFFER
	CONCEPTUAL NEIGHBORHOOD PARK/AMENITY/OPEN SPACE
	EXTERNAL ACCESS POINT
	POTENTIAL INTERNAL CONNECTION (SUBJECT TO FINAL ENGINEERING)
	ZONING
	FUTURE LAND USE
	EXISTING DRAINAGE FLOW DIRECTION



WETLAND DATA TABLE		
CATEGORY	*PRE-DEV AC	*POST DEV ACRES
I	30.81	30.34
III	3.03	1.47
TOTAL (M.O.L)	33.84	31.81

* Wetland delineation, impacts & post development wetlands are conceptual & non-binding. Final wetland areas shall be determined at the time of PDP/CP.

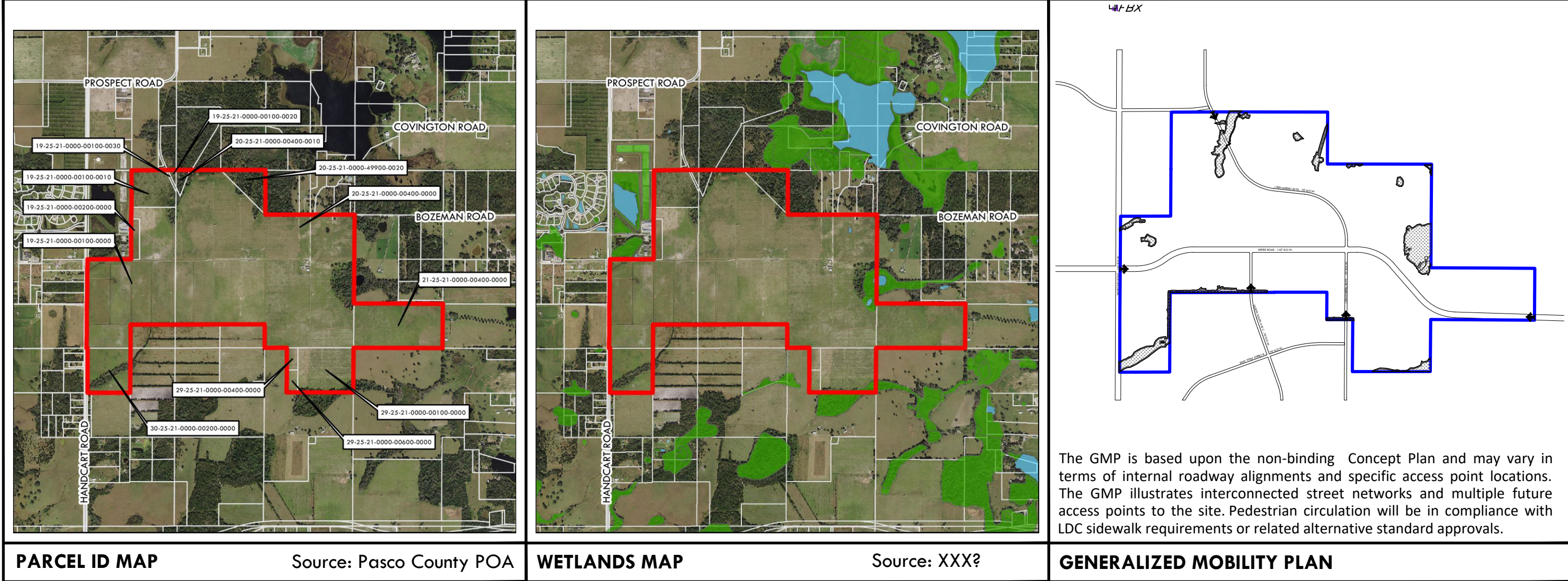
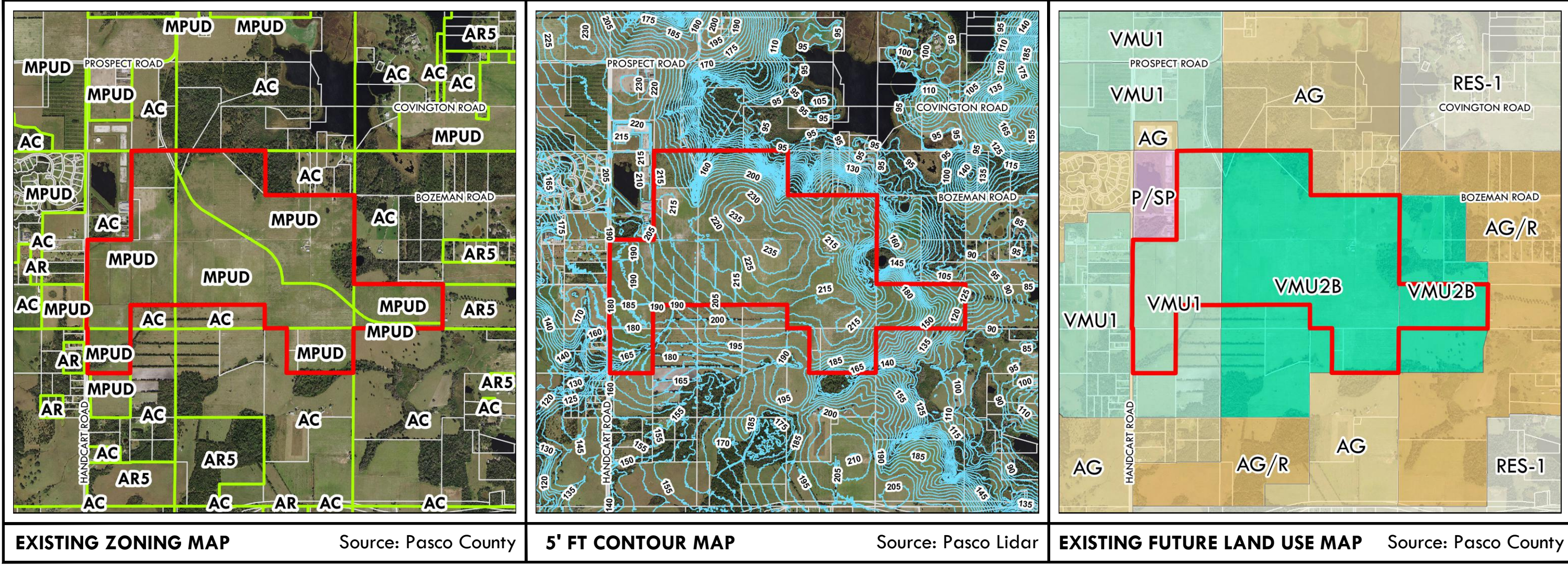
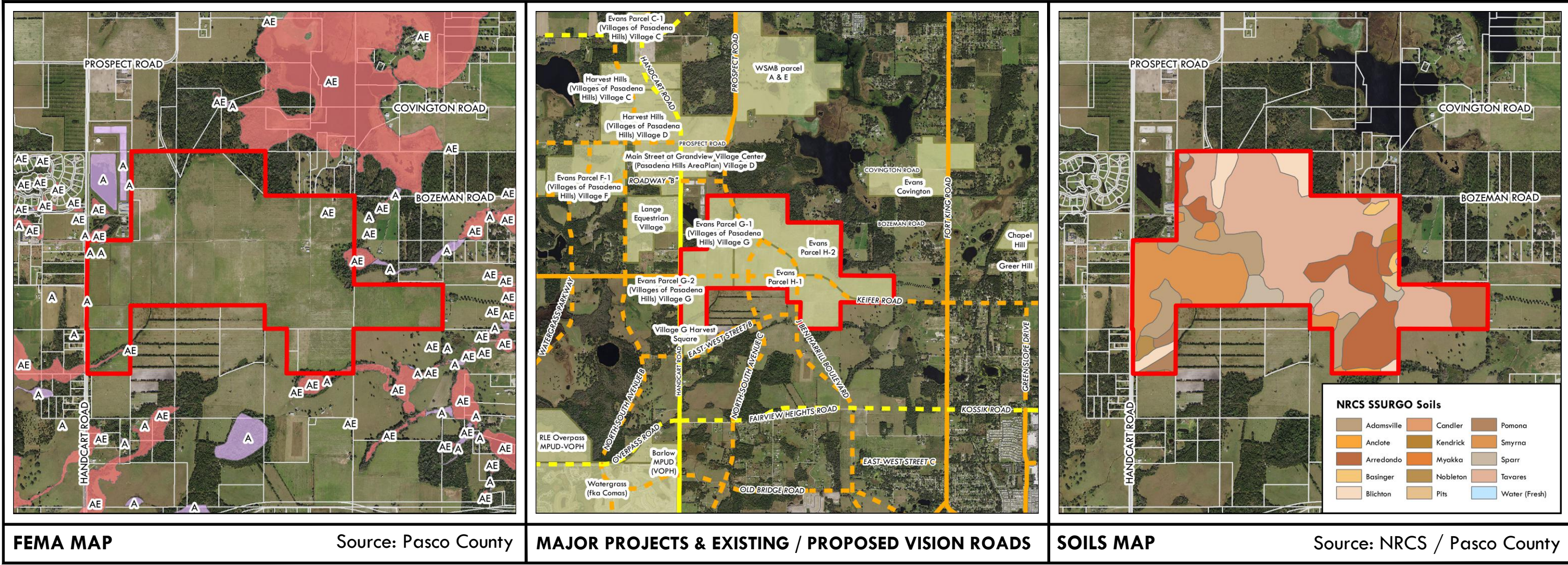
- NOTES**
- ACCESS POINTS SHOWN ON PLAN ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF PDP/CP WITHOUT REQUIRING AN MPUD MODIFICATION.
 - THE SITE LIES WITHIN PASCO COUNTY UTILITIES (WATER/WASTEWATER) AND WITH LACOCHEE RIVER ELECTRIC COOP., INC. FIRE & RESCUE/EMS IS PROVIDED BY PASCO COUNTY. CABLE/TELEPHONE IS PROVIDED BY PRIVATE PROVIDERS.
 - SEE CONDITIONS OF APPROVAL FOR NEIGHBORHOOD PARKS REQUIREMENT.
 - PROPOSED SITE DATA TABLE ARE ESTIMATES BASED ON CONCEPT PLAN AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - PENDING DEVELOPMENT, INTERIM SILVICULTURAL AND/OR AGRICULTURAL ACTIVITIES SHALL BE PERMITTED UNTIL COMMENCEMENT FOR THAT PORTION OF THE PROPOSED DEVELOPMENT.
 - IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN SEVERAL PHASES.
 - THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH AN HOA OR CDD.
 - WETLANDS SHOWN ARE PRELIMINARY. FORMAL DETERMINATION OF WETLANDS WILL BE REQUIRED PRIOR TO PDP/CP.
 - THE PROPERTY IS WITHIN THE CENTRAL MARKET AREA. IT IS WITHIN VILLAGES G AND H OF PASADENA HILLS AREA PLAN (VOPH) AND PARTIALLY IN FEMA ZONES X AND AE, THE UPPER EAST CYPRESS CREEK WATERSHED AND THE EAST ZEPHYRHILLS WATERSHED. A PORTION OF THE SITE IS ALSO WITHIN THE LAKE DOROTHEA SUB-BASIN OF SPECIAL CONCERN. THE PROPERTY IS NOT WITHIN THE URBAN CONCENTRATION AREA, AN ECOLOGICAL CORRIDOR/PLANNING UNIT, TRANSIT CENTER OVERLAY, SIGNIFICANT HABITAT AREA, WELLHEAD PROTECTION AREA OR OBSERVED FLOODING AREA.
 - RECREATION CENTERS ARE ALLOWABLE USES IN RESIDENTIAL PARCELS.
 - INTERNAL LOCAL ROAD TRAVEL LANES WILL BE 10 FEET WIDE PER MPUD VARIATION.
 - PER POLICY FLU 6.5.4, VILLAGE SEPARATOR BUFFERS MAY INCLUDE WETLANDS, FLOODPLAIN AND STORMWATER MANAGEMENT SYSTEMS, RECREATIONAL FACILITIES AND OTHER LIKE USES, BUT NO NON-RECREATIONAL STRUCTURES. IN ADDITION, THE VILLAGE SEPARATOR BUFFER IS NOT REQUIRED WHERE NON-RESIDENTIAL DEVELOPMENT IS ADJACENT TO A PRIMARY OR INTERMEDIATE ROAD SEPARATING TWO VILLAGES. TOTAL VILLAGE SEPARATOR REQUIRED IS 150 FEET IN WIDTH WHICH MAY BE LOCATED ON EITHER SIDE OF THE VILLAGE BOUNDARY. FINAL LOCATION WILL BE DETERMINED AT PDP/CP.



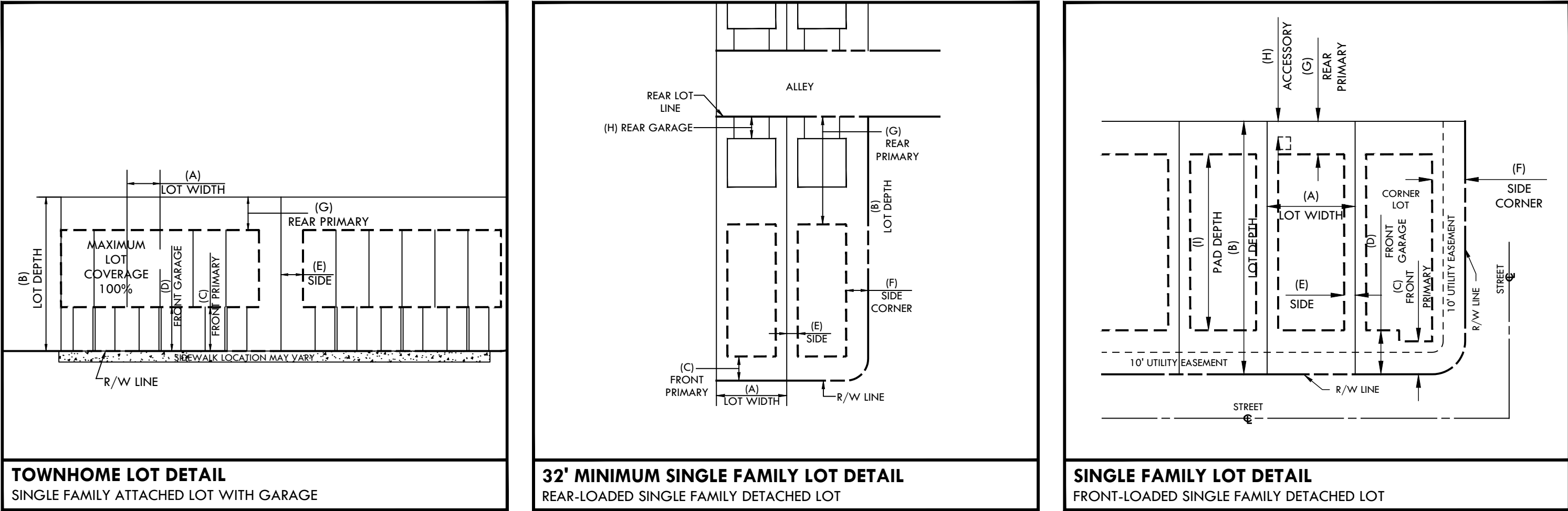
MASTER DEVELOPMENT PLAN EVANS PASADENA MPUD

Pasco County, Florida
Rezoning Petition No: 7635

PROFESSIONAL TEAM Legal Counsel: Joel Tew 23595 US Highway 19 North, #921 Palm Harbor, FL 34684 (813) 223-3338 jtw@joeltew.com Planning & Engineering: Clearview Land Design, P.L. 3010 W. Asalee Street, Suite 150 Tampa, FL 33609 (813) 223-3919 Anna.Brewer@clearviewland.com Transportations Links & Associates, Inc. 5023 W. Laurel Street Tampa, FL 33607 (813) 289-0039 alinks@links.com	Survey: GeoPoint Surveying, Inc. 213 Hobbie Street Tampa, Florida 34619 (813) 248-8888 tampas@geopointsurvey.com Environmental: Clearview Land Design, P.L. 3010 W. Asalee Street, Suite 150 Tampa, FL 33609 (813) 223-3919 John.Goolley@clearviewland.com	REVISIONS		
		DESCRIPTION	DATE	
PLANNING CHARTETTE CLIENT REVIEW SUBMITTAL REV. WETLANDS, VILL. SEPARATOR RESUBMITTAL			02.15.22	
			04.15.22	
			05.02.22	
			05.10.22	
			08.01.22	
			01.10.23	
PREPARED FOR: VOPH MASTER DEVELOPMENT CORPORATION 4065 Crescent Park Drive Riverview, FL 33578		PREPARED BY: Clearview LAND DESIGN, P.L. Registered Business Number: RY28858 3010 West Azelee Street, Suite #150 Tampa, Florida 33609 Office: 813-223-3919		
DRAWN: GIRALDO JOB NO.: HWS-EV-005		CHECKED: AR DATE: 01-10-2023 FILE: MPUD.DWG		
SHEET 1 OF 2				



TYPICAL RESIDENTIAL LOT STANDARDS											
Lot Type	Minimum Lot Dimensions		Minimum Setbacks						Maximum		Minimum
	Lot Width (A)	Lot Depth (B)	Front Primary (C)	Front Garage (D)	Side (E)	Side Corner (F)	Rear Primary (G)	Rear Accessory (H)	Height	Lot Coverage	Building Separation
SF Detached Front Load	40'	100'	10'	20'	5' (1)	15' (2)	10'	5'	35'	75%	N/A
SF Detached Rear Load	32'	100'	10' (7)	N/A	5' (1)	15' (2)	10'	10'	35'	75%	N/A
SF Attached Villa	35'	80'	10'	20'	0'/10' (1)	15' (2)	10'	5'	35'	85%	15'
SF Attached Townhouse No Garage	16' (5)	75'	10'	N/A	0'/10' (1)	15' (2)	10'	5'	35'	100%	15'
SF Attached Townhouse With Garage	16' (5)	75'	10'	20'	0'/10' (1)	15' (2)	10'	5'	35'	100%	15'
Multifamily (3)	125'	125'	20'	N/A	15' (4)	15' (4)	15' (4)	5'	60'	80% (6)	10'
Amenity Buildings	N/A	N/A	10'	N/A	10'	10'	10'	5'	45'	80% (6)	10'
Notes:											
(1) Side setbacks may be reduced to no less than 5 feet in compliance with LDC 902.2.K.2.B. Fences may be permitted but may not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.											
(2) Corner yards shall have a minimum 15' building setback from right-of-way.											
(3) Multifamily building setbacks and lot dimensions are measured from the parent parcel boundaries.											
(4) Multifamily side and rear yard setbacks shall be minimum 15 feet each, plus 5 feet for each additional story above three stories.											
(5) Minimum lot width for townhome product represents single unit size.											
(6) Represents building coverage for multifamily and amenities.											
(7) SF Detached Rear Load unit front yard setback may be reduced for a front porch to 5 feet. Front porch may be covered but not enclosed.											
NON-RESIDENTIAL LOT STANDARDS											
Product Type	Minimum Lot Dimensions		Minimum Setbacks						Maximum		
	Lot Width	Lot Depth	Side (Structure to Structure)	Side (Structure to Parking)	Side (Structure to Public R/W)	Front (Structure to Parking)	Front (Structure to Public R/W)	Rear (Structure to Parking)	Rear (Structure to Public R/W)	Lot Coverage	Building Height
Non-Residential (1)	0'	0'	5'	5'	0'	5'	10'	5'	0'	100%	65'
Notes: (1) Non-residential shall apply to all structures, including mixed use structures, that serve other than strictly residential use.											



MASTER DEVELOPMENT PLAN
EVANS PASADENA MPUD
Pasco County, Florida
Rezoning Petition No: 7635

PROFESSIONAL TEAM		REVISIONS		PREPARED FOR:	PREPARED BY:	
Legal Counsel:	Survey:	DESCRIPTION	DATE			
Joel Tew 33595 US Highway 19 North, #9921 Palm Harbor, FL 34684 (813) 223-3338 jtw@clearview.com	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, Florida 34619 (813) 248-8888 tomeo@geopointsurvey.com	PLANNING CHARRETTE	02.15.22	VOPH MASTER DEVELOPMENT CORPORATION 4065 Crescent Park Drive Riverview, FL 33578	 Clearview LAND DESIGN, P.L. Registered Business Number: RY28858 3010 West Azeele Street, Suite #150 Tampa, Florida 33609 Office: 813-223-3919	
Planning & Engineering: Clearview Land Design, P.L. 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 (813) 223-3919 anna.khonor@clearviewland.com	Environmental: Clearview Land Design, P.L. 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 (813) 223-3919 John.Goolbsy@clearviewland.com	CLIENT REVIEW	04.15.22			
		SUBMITTAL	05.10.22			
		RESUBMITTAL	01.10.23			
Transportation: Links & Associates, Inc. 5023 W. Laurel Street Tampa, FL 33607 (813) 289-0039 jhenry@links.com						
		DRAWN: GIRALDO	CHECKED: AR			
		JOB NO.: HWS-EV-005	DATE: 01-10-2023			
			FILE: MPUD.DWG			
		SHEET 2 OF 2				