

**Fischbach**  
LAND COMPANY

**HOLIDAY RESIDENTIAL  
DEVELOPMENT**

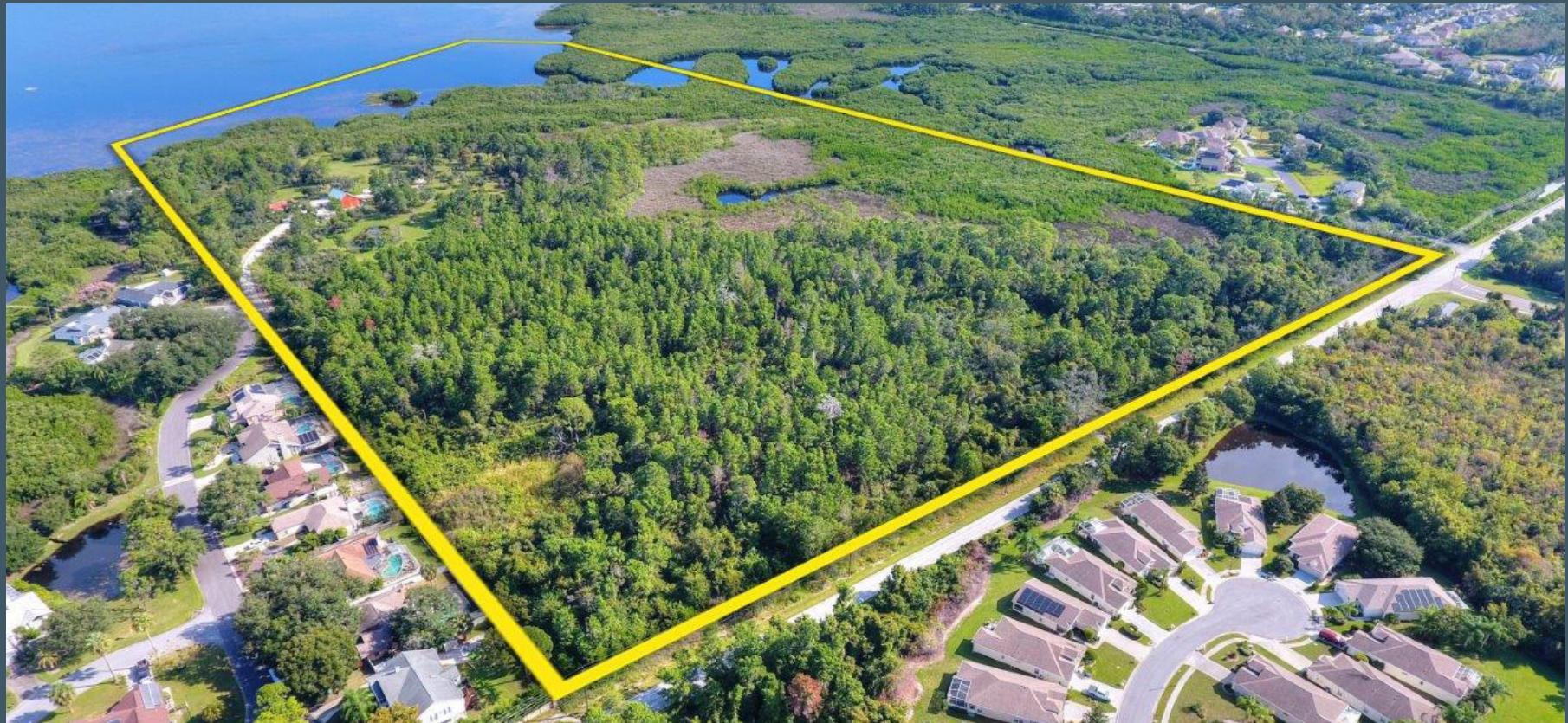
**80± ACRES**

# Property Overview

The property features multiple premium conservation lots, thoughtfully designed around a beautiful wetland system that wraps the development area to the east and north, creating a private and scenic natural buffer.

Currently zoned for 60 single-family homes, the site offers the potential to rezone for additional homesites, providing excellent flexibility for future development.

Ideally situated, the property is just a short walk to Key Vista Nature Park and minutes from US Highway 19, shopping, dining, and everyday conveniences.



[www.FischbachLandComany.com/HolidayDevelopment](http://www.FischbachLandComany.com/HolidayDevelopment)

## Property Highlights



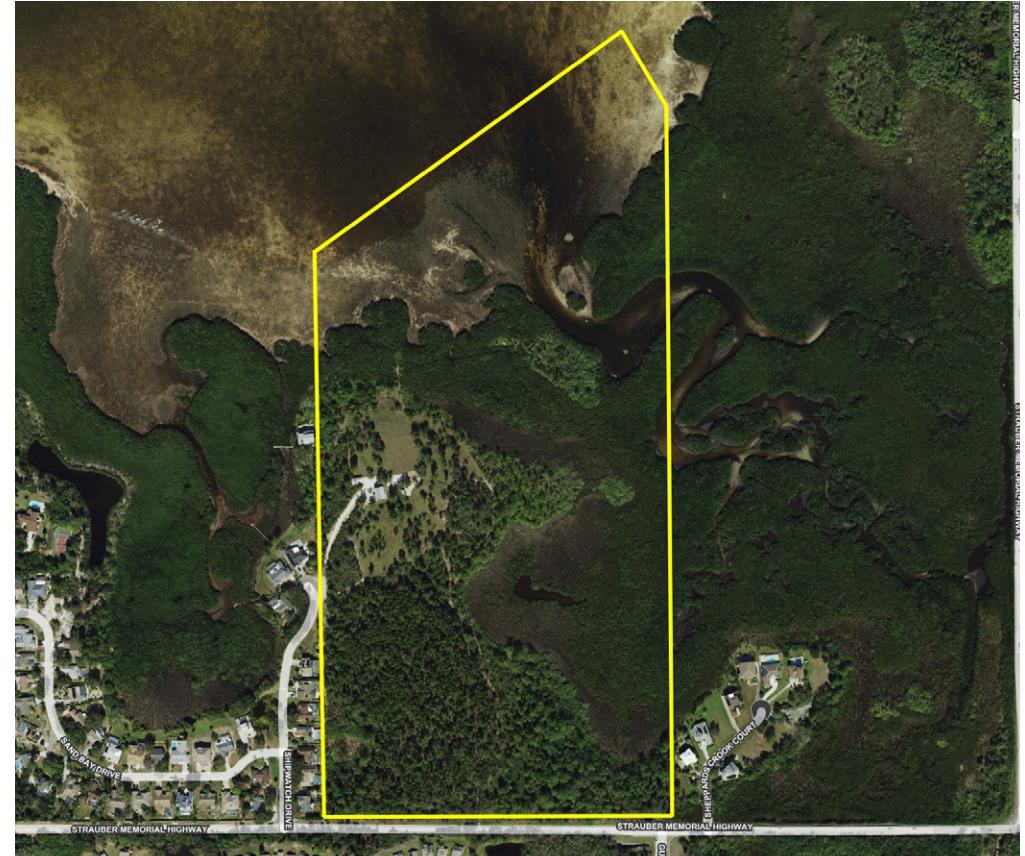
Abundant Growth Area



RP-2 Land Use



Adjoining Over 1,000 New  
Home Development



<b>Property Address</b>	3130 Shipwatch Drive, Holiday, Florida 34691	<b>Price</b>	Soliciting Offers
<b>Property Type</b>	Development Land	<b>County</b>	Pasco
<b>Size</b>	80± Acres (34.9 Upland Acres)	<b>Parcel ID's</b>	23-26-15-0000-00200-0010 and 23-26-15-0000-00200-0000
<b>Zoning</b>	MPUD (PDD16-7169 – Summary on Page 4)	<b>Utilities</b>	12-inch Water Main, 6-inch Gravity Main
<b>Future Land Use</b>	RES-6	<b>Lot Sizes</b>	80' x 120' and 55' x 115'

# 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	7.5 Feet
• Minimum Rear-Yard Setback	15 Feet
• Maximum Height 45 Feet**	
• Maximum Lot Coverage	65 Percent

\* 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

Alternative Standards Request – Approved

Strauber Memorial Highway is a substandard road in regard 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.

**Zoning Details**

**FEMA**

**Topo**

**Utilities**

**Site Plan**

# 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.

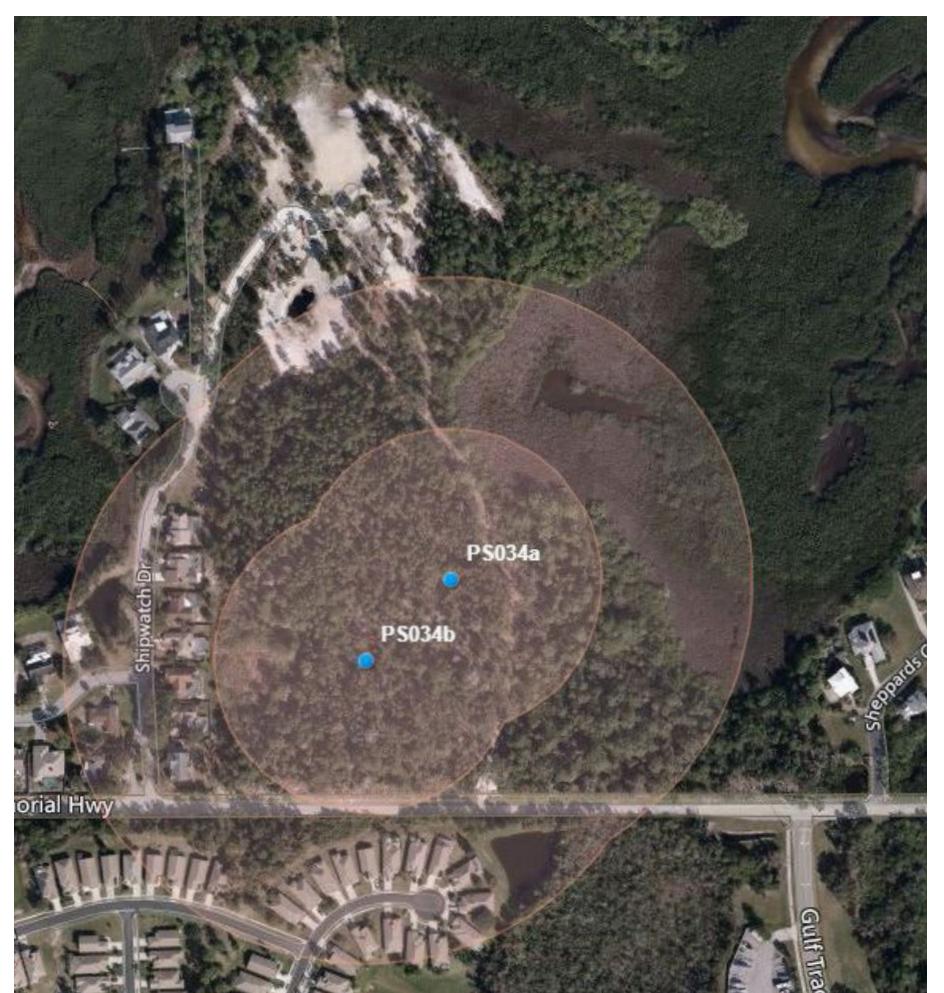
If the nests are in poor condition it is likely that you can proceed without having to obtain a permit. We plan to have this determined before November 10th.\

If the nests are in good condition:

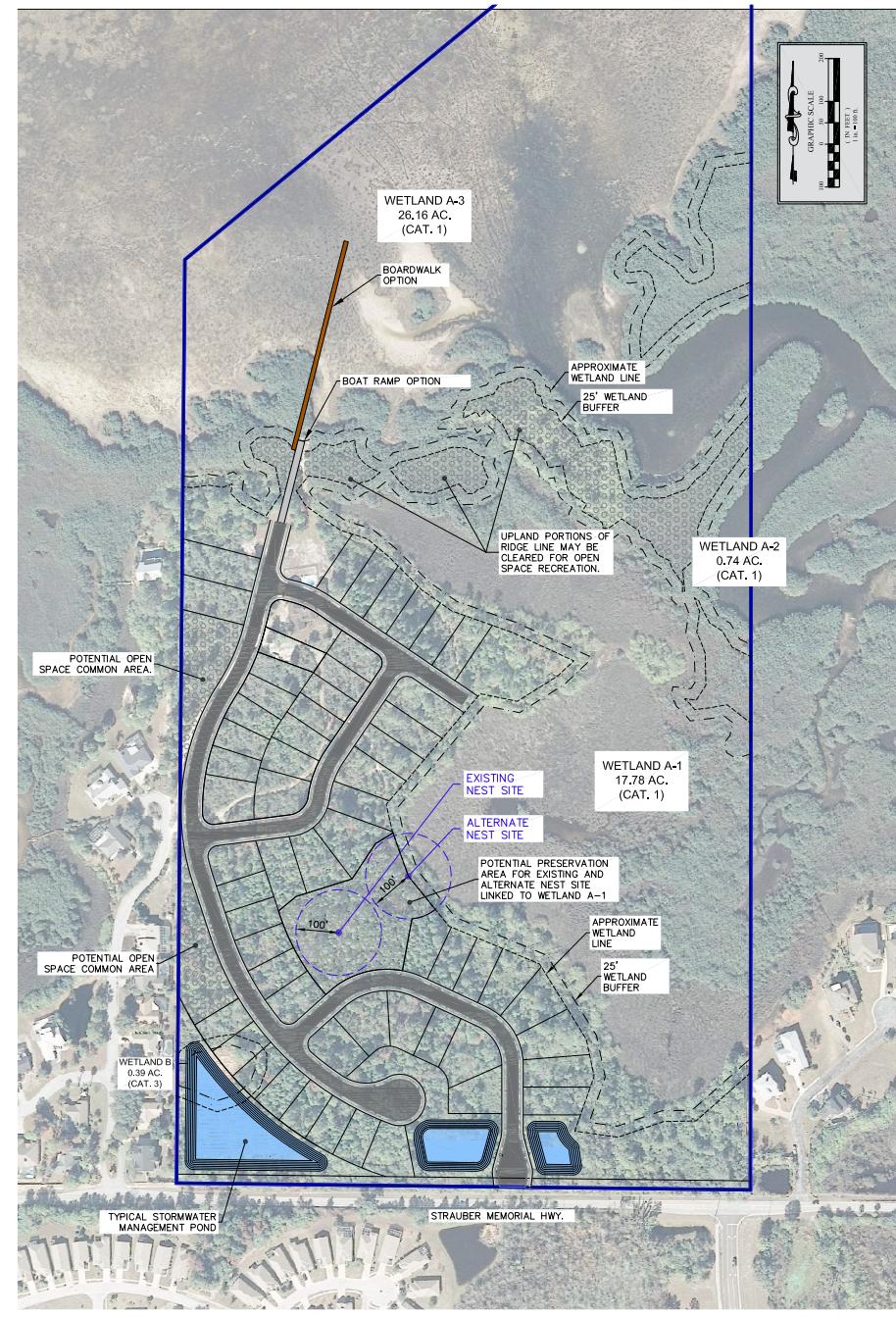
An Eagle Disturbance Permit would allow the buffer to be reduced to 50 feet around the nest.

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.

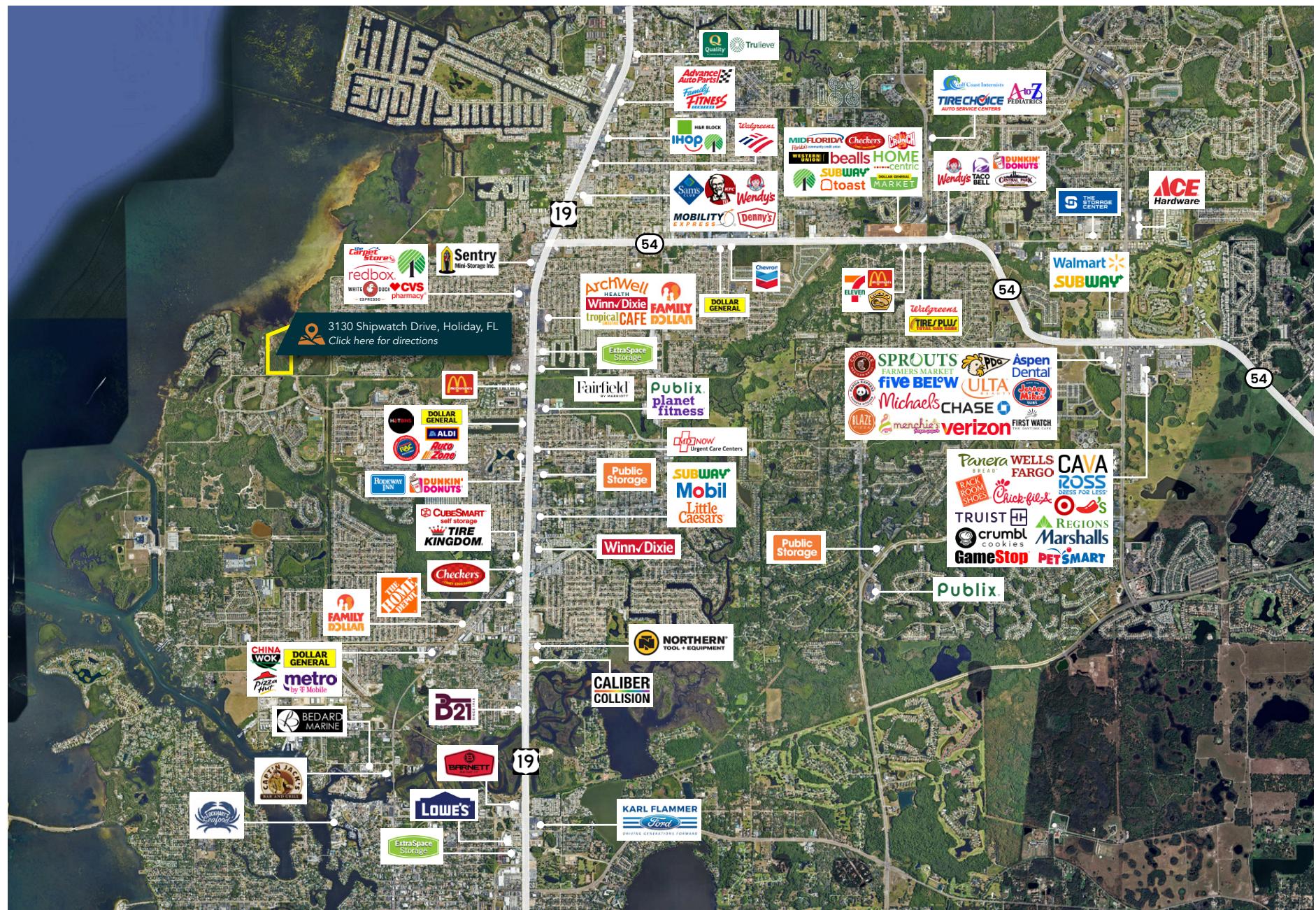
## Eagle Nest Information and Application



# Site Plan



# Market Map

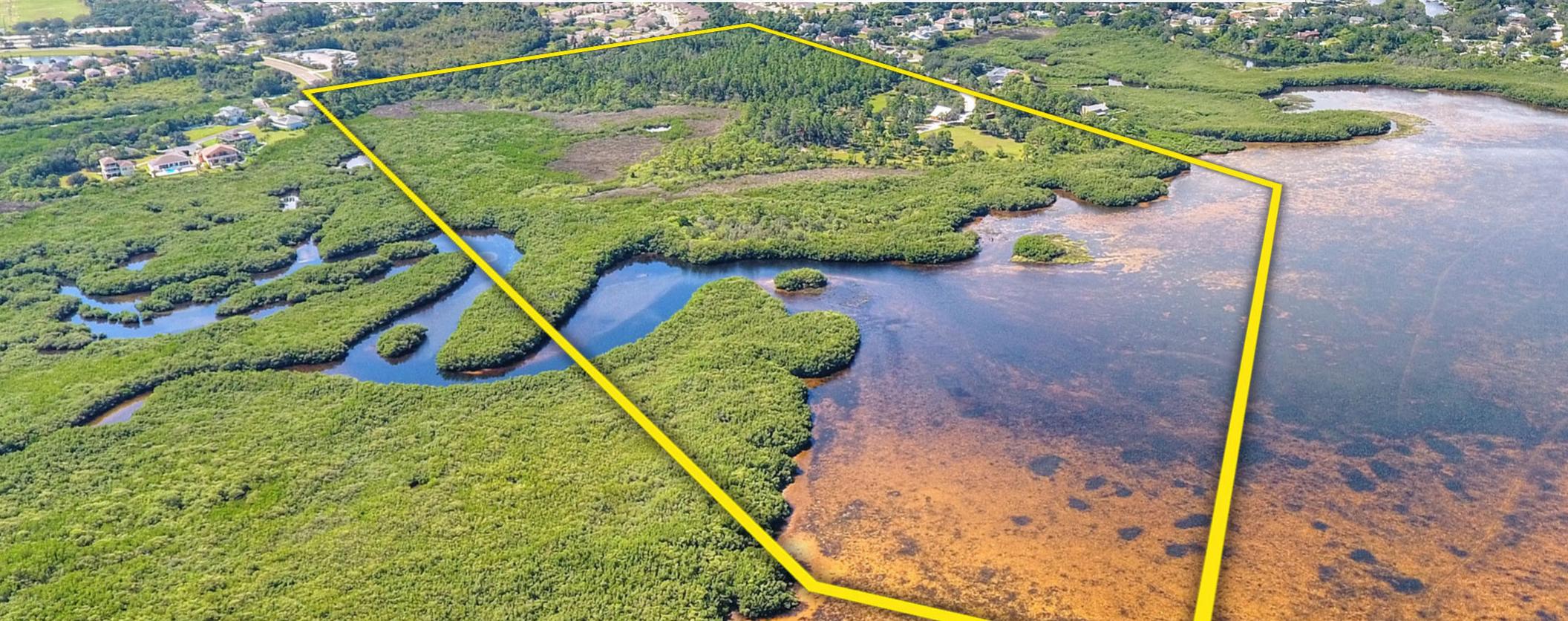


# Fischbach LAND COMPANY

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