

An aerial photograph of a coastal area. A large, irregularly shaped property is outlined with a thick yellow line. The property is mostly covered in dense green trees and vegetation. There are several small bodies of water, including a large one at the top and several smaller ones scattered throughout the property. The property is situated next to a larger body of water, likely a bay or inlet, which is visible at the top and right edges of the image. In the bottom left corner, there are some residential buildings and a road.

Fischbach
LAND COMPANY

HOLIDAY RESIDENTIAL DEVELOPMENT

80± ACRES

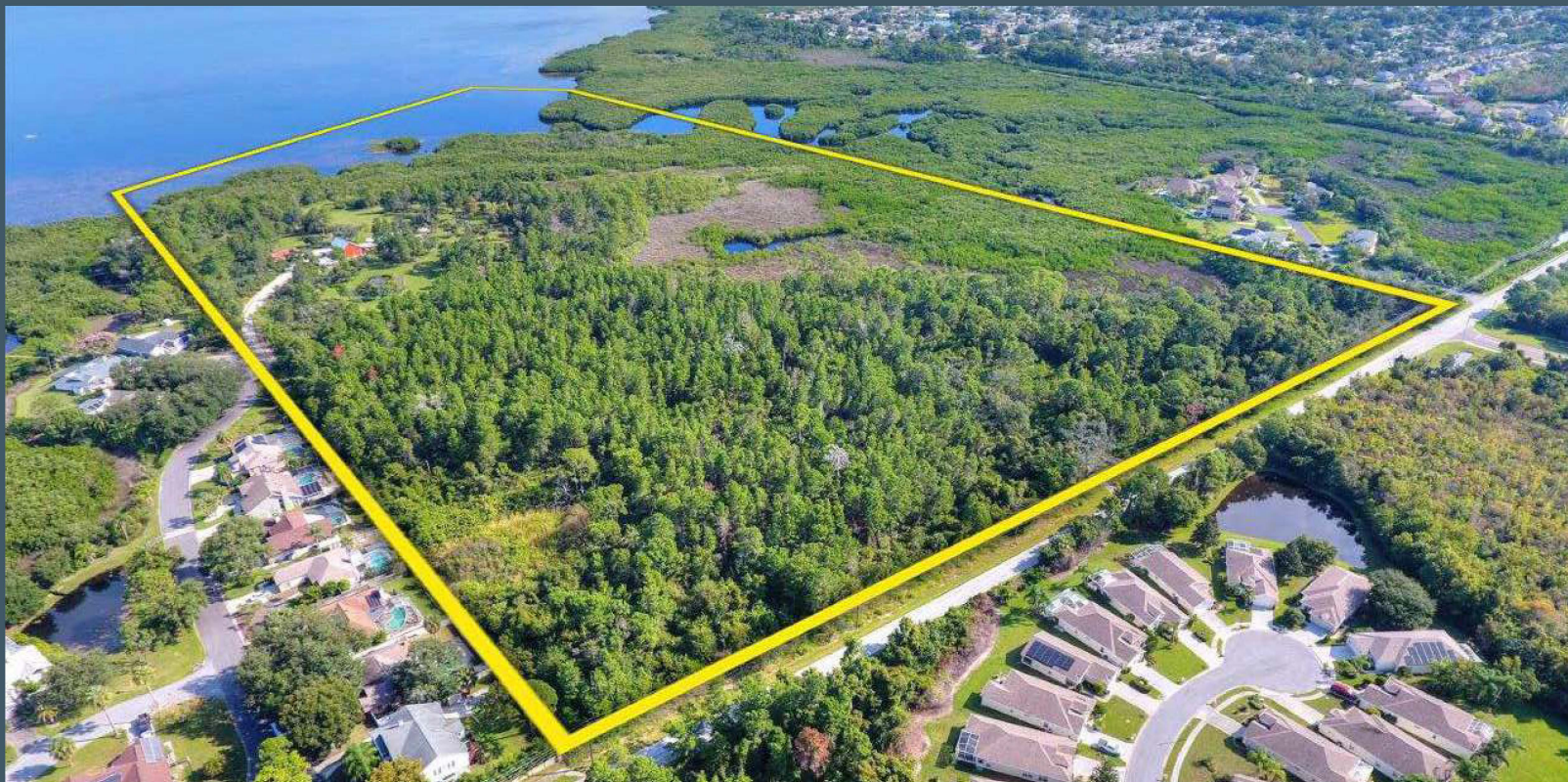
Property Overview

Discover the **ultimate lifestyle property** with **tremendous investment potential**. This exceptional site presents a rare opportunity to establish the **stalking horse bid** in a bankruptcy court-supervised sale process.

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.FischbachLandCompany.com/HolidayDevelopment

Property Highlights



Utilities at Site



Approved for 60 Lots



Gulf Frontage



Property Address	3130 Shipwatch Drive, Holiday, Florida 34691
Property Type	Development Land
Size	80± Acres (34.9 Upland Acres)
Zoning	MPUD (PDD16-7169 – Summary on Page 4)
Future Land Use	RES-6

Price	Soliciting Offers
County	Pasco
Parcel ID's	23-26-15-0000-00200-0010 and 23-26-15-0000-00200-0000
Utilities	12-inch Water Main, 6-inch Gravity Main
Lot Sizes	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.

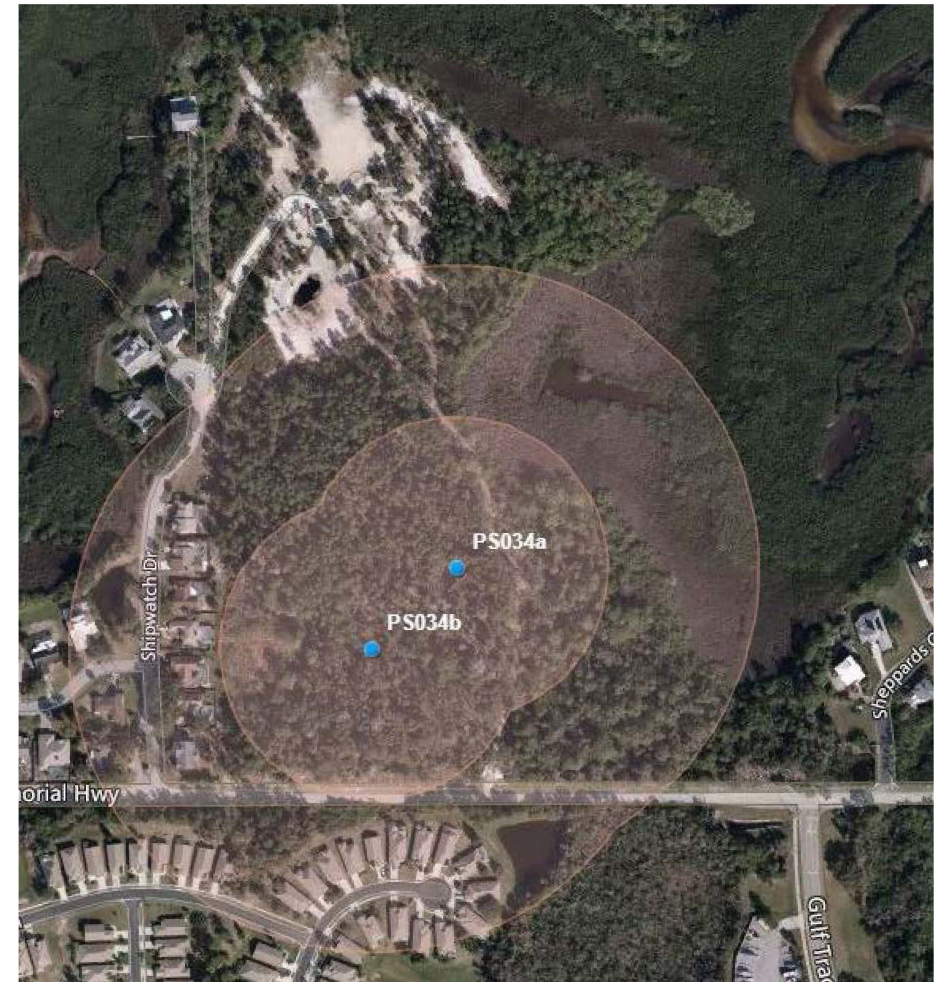
If the nests are in poor condition it is likely that you can proceed without having to obtain a permit. We plan to have this determined before November 10th.

If the nests are in good condition:

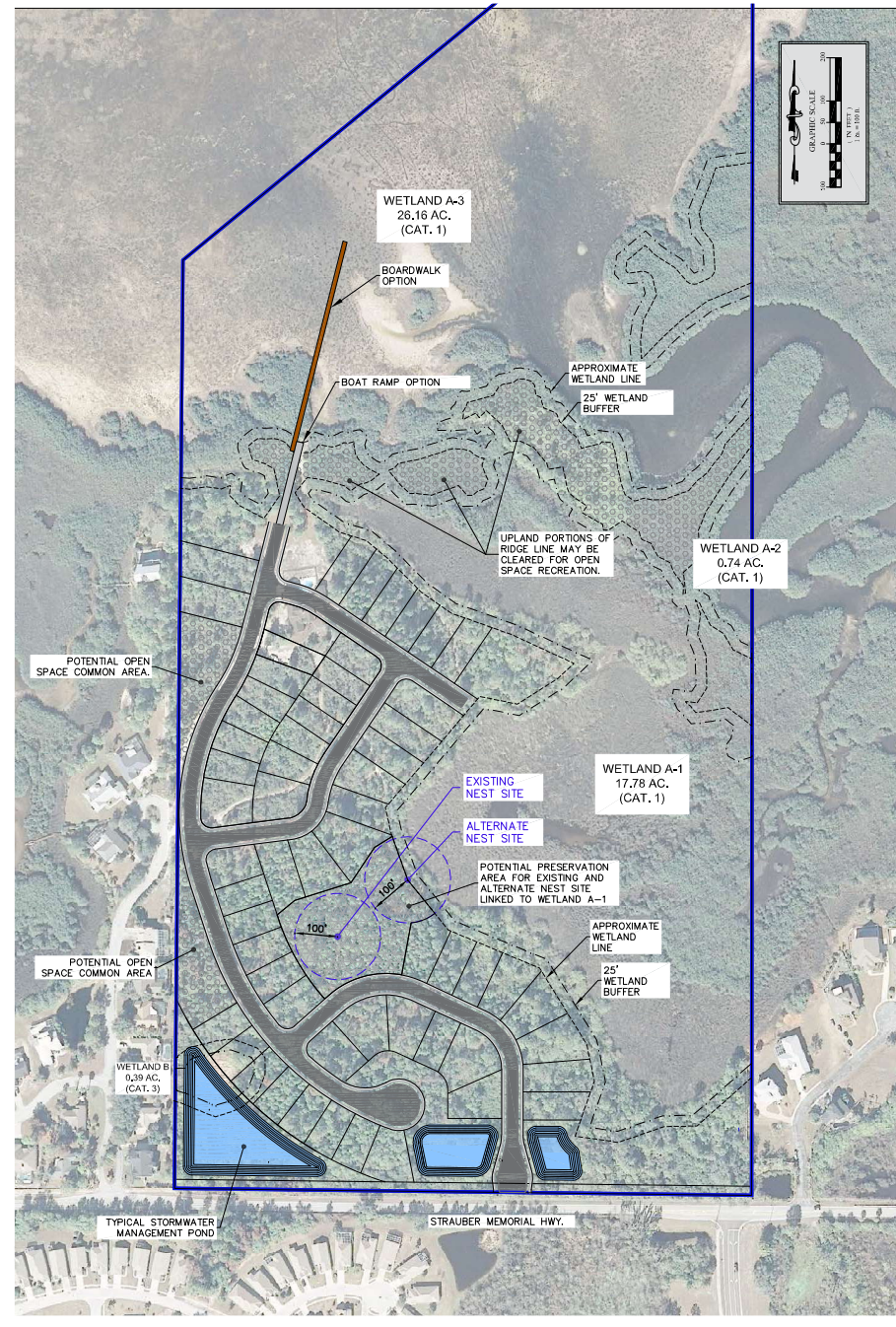
An Eagle Disturbance Permit would allow the buffer to be reduced to 50 feet around the nest.

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.

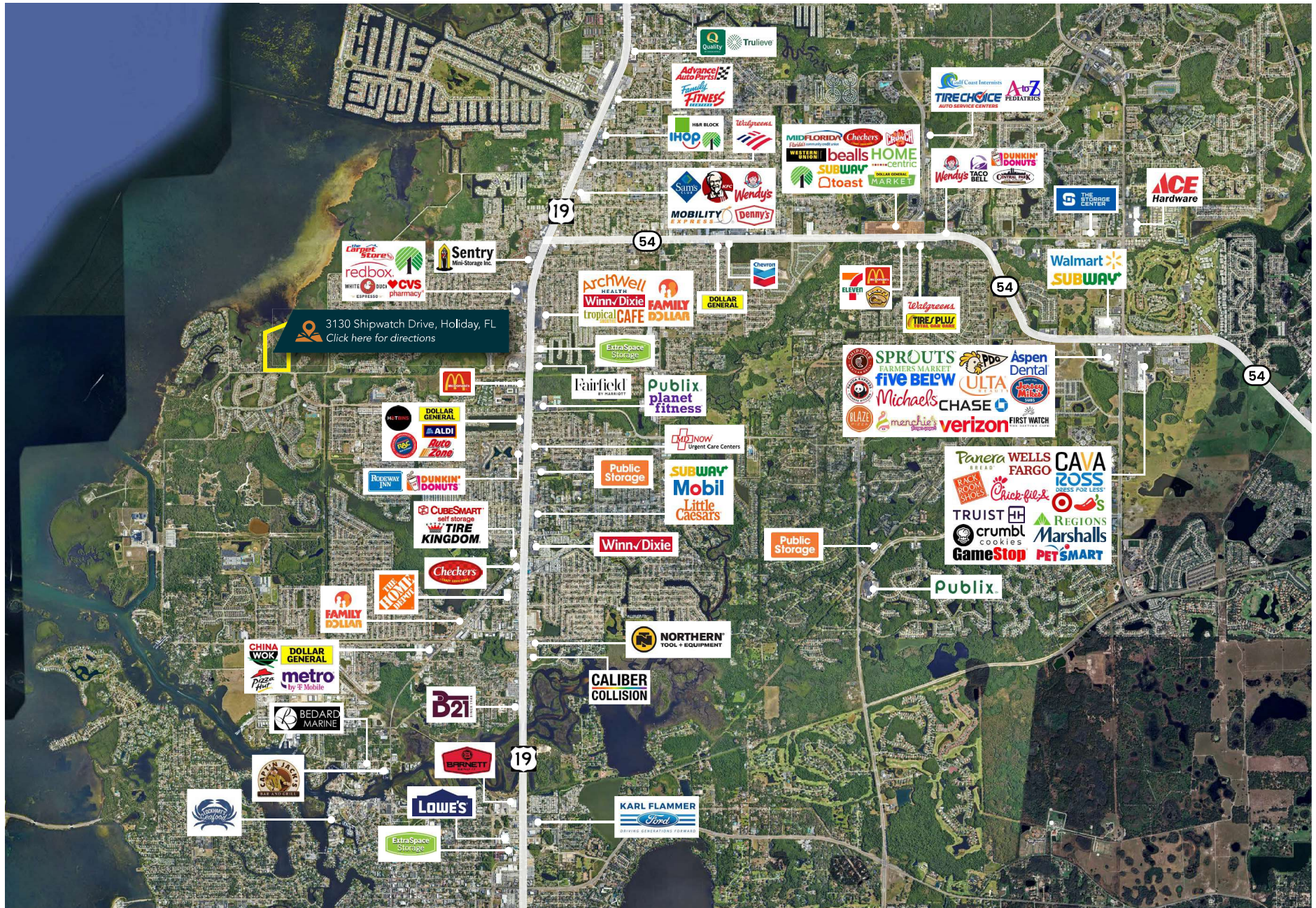
Eagle Nest Information and Application



Site Plan



Market Map



Fischbach **LAND COMPANY**

FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



REED FISCHBACH | Broker
reed@fischbachlandcompany.com



BLAISE LELAULU, CCIM | Broker Associate
blaise@fischbachlandcompany.com