



**Fischbach**  
LAND COMPANY

Fischbach Land Company  
510 Vonderburg Dr., Suite 208  
Brandon, FL 33511  
813-540-1000

## Holiday Residential Development, Holiday, Florida

Premium Infill, 80 +/- Acres, 60 Approved Lots

[FischbachLandCompany.com/HolidayDevelopment](https://www.FischbachLandCompany.com/HolidayDevelopment)

Reed Fischbach  
[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)

Blaise Lelaulu  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)

## Table of Contents

Executive Summary	Page 3
Current Zoning	Page 4
Eagle Information	Page 5
Conceptual Plan	Page 6
Location Map	Page 7



**Property Summary**

**Sale Price:** \$70,000 per lot (\$4,200,000)

**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

**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

**Offering Terms**

- 90-day due diligence
- 30-day close

## 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 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, height of

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 Information

[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.

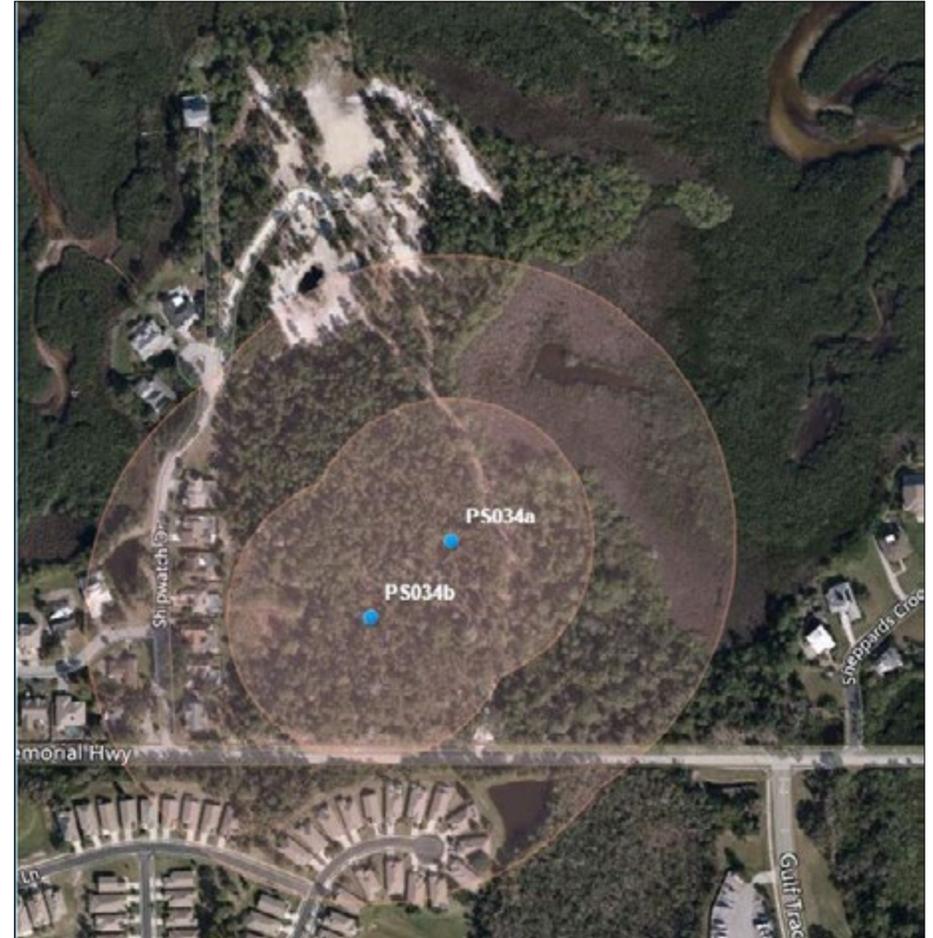
If the nests are in poor condition it is likely that you can proceed without having to obtain a permit. We plan to have this determined before November 10th.

If the nests are in good condition:

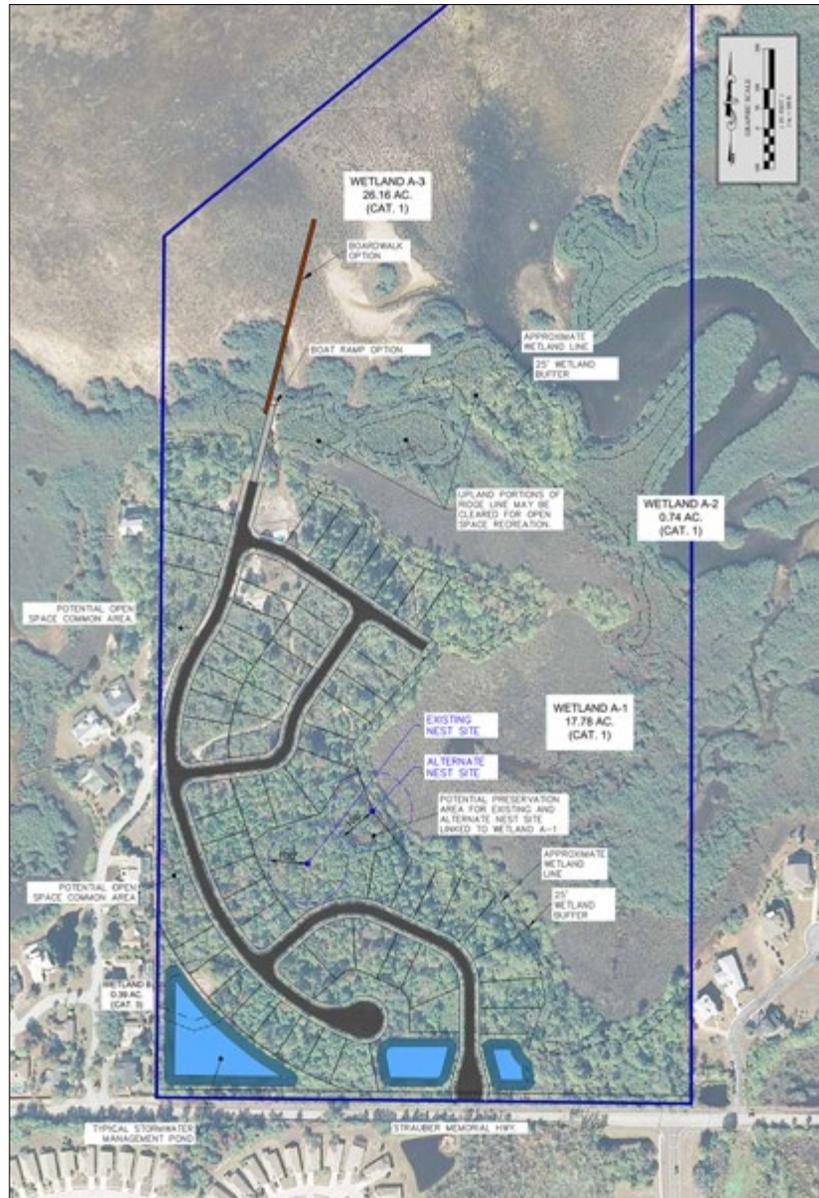
An Eagle Disturbance Permit would allow the buffer to be reduced to 50 feet around the nest.

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



**Location**

