

PROJECT
MAJOR PROJECT APPROXIMATE BUILDOUT

SHEET
WESLEY CHAPEL / EAST PASCO

NAME	PERMITTED DUs	EXISTING DUs	REMAINING DUs	UTILIZATION PERCENTAGE	NOTES
Aberdeen Lakes	180	172	8	96%	
Ashley Pines	224	224	0	100%	
Ashton Oaks (fka Houck Property / Crossings)	454	269	185	59%	
Avalon Park West F/K/A New River	5,837	767	5,070	13%	
Bridgewater	760	738	22	97%	
Chapel Creek	906	195	711	22%	
Chapel Crossings	1,100	0	1,100	0%	
Chapel Pines	607	607	0	100%	See Note 2
Country Walk	885	859	26	97%	
Epperson CC	1,972	738	1,234	37%	
Epperson Ranch North	1,972	1	1,971	0%	
Evans Parcel G-1 (VOPH)	1,407	0	1,407	0%	
Evans Parcel H-2 (VOPH)	1,513	0	1,513	0%	
Grand Oaks	929	929	0	100%	
Hidden Creek	370	0	370	0%	
Hillcrest Preserve	1,599	0	1,599	0%	
Lake Bernadette	1,058	1,058	0	100%	See Note 2
Lexington Oaks	1,531	1,487	44	97%	
Maven Park	269	145	124	54%	
Mirada CC	6,700	239	6,461	4%	
Oak Creek	550	532	18	97%	
Palm Cove	672	672	0	100%	See Note 2
Parkview - Serino	110	105	5	95%	
Seven Oaks (fka Saddlebrook Village)	4,341	2,921	1,420	67%	
Tampa Bay Golf & Tennis	1,606	1,606	0	100%	
Watergrass	1,999	988	1,011	49%	See Note 3
Wesbridge	146	32	114	22%	
Wesley Chapel Lakes (aka Meadow Point III, IV)	5,159	2,625	2,534	51%	
Wiregrass Ranch	10,857	1,810	9,047	17%	See Note 4
Wyndfields	1,999	0	1,999	0%	

Notes:

- Except as otherwise noted, all developments might be built out at a higher level than indicated herein, as developments are often entitled for more units than can be physically supported by the property.
- The "permitted" DUs for this development were reduced from the MPUD entitlements on record, as the developable property is currently fully built out.
- Records indicate 904 units at Watergrass, but more up to date information from the developer, including homes under construction, brings the total to 988; an additional 30 homes are currently in building permitting
- Number reflects multifamily development that does not appear in records indicating lots sold

LEGEND

MPUD Utilization

- < 20%
- >= 20% & < 40%
- >= 40% & < 60%
- >= 60% & < 80%
- >= 80%

Vision Roads

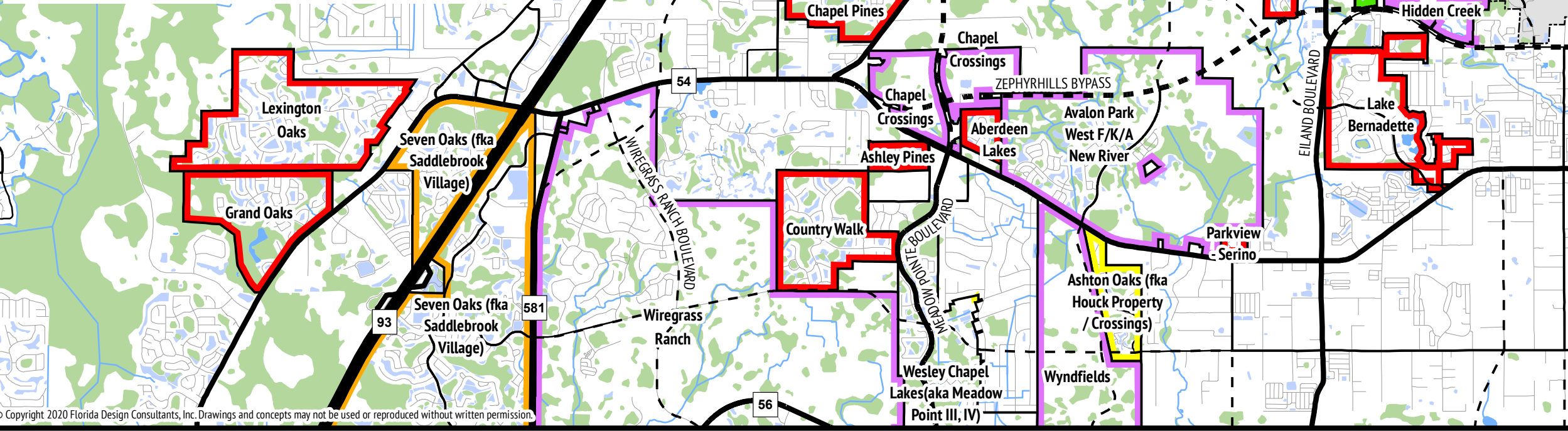
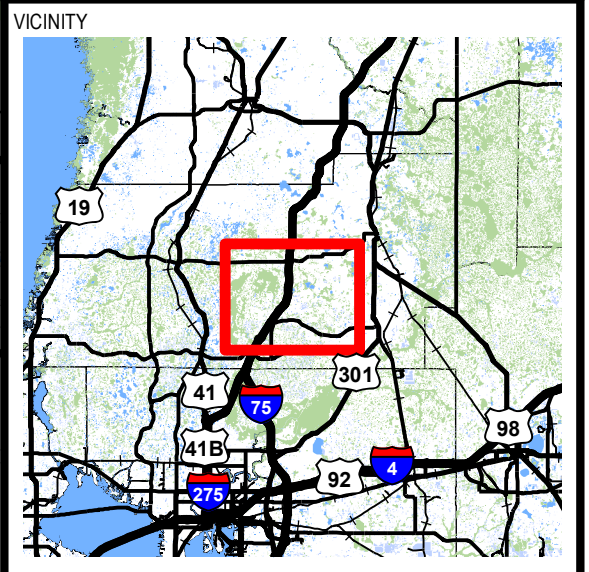
- Existing
- Existing Collector
- Interstate
- Vision
- Vision Collector
- City Boundary

Other Symbols

- Cities
- Counties
- Roads (Interstate)
- Roads (US)
- Roads (State)
- Roads (Major)
- Rail Road
- Roads (Pasco)

Disclaimer: This is not a survey map. Notes: 1. Aerial photographs from Property Appraiser circa 2018. Analysis based on Property Appraiser data from July 10, 2020.

PUBLISH DATE
JULY 15, 2020



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— THINK IT. ACHIEVE IT. —

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