

Multi-Family Site (240 Units)

Port Richey, Pasco County, FL

CONTACT:

Name: Christian Yepes

Phone: 727-536-8686

Fax: 727-536-4356

Email: christian@belleairgroup.com

Property Information:

Washington St. & Alto Ave

Port Richey, FL 34668

Property Size:

32.5 acres

Zoning:

R-3 Residential

Current Plan is for 240 Apt. units

Demographics:

	Population	Avg. Income
1 mile:	7,691	\$42,499
3 mile:	57,623	\$38,758
5 mile:	128,586	\$41,588

Notes:

This fully entitled multi-family zoned parcel is approved for 240 apartment units. Currently all infrastructure is in place and the site work has been done. Located within 1 mile of Gulf View Square Mall and half a mile from Super Wal-Mart, this convenient location is perfectly suited for a multi-family project. Please contact our office for more information.



COTTEE RIVER MULTI-FAMILY PROJECT

WASHINGTON ST & ALTO AVE • PORT RICHEY, FLORIDA 34668

Multi-Family Site (240 Units)

Port Richey, Pasco County, FL

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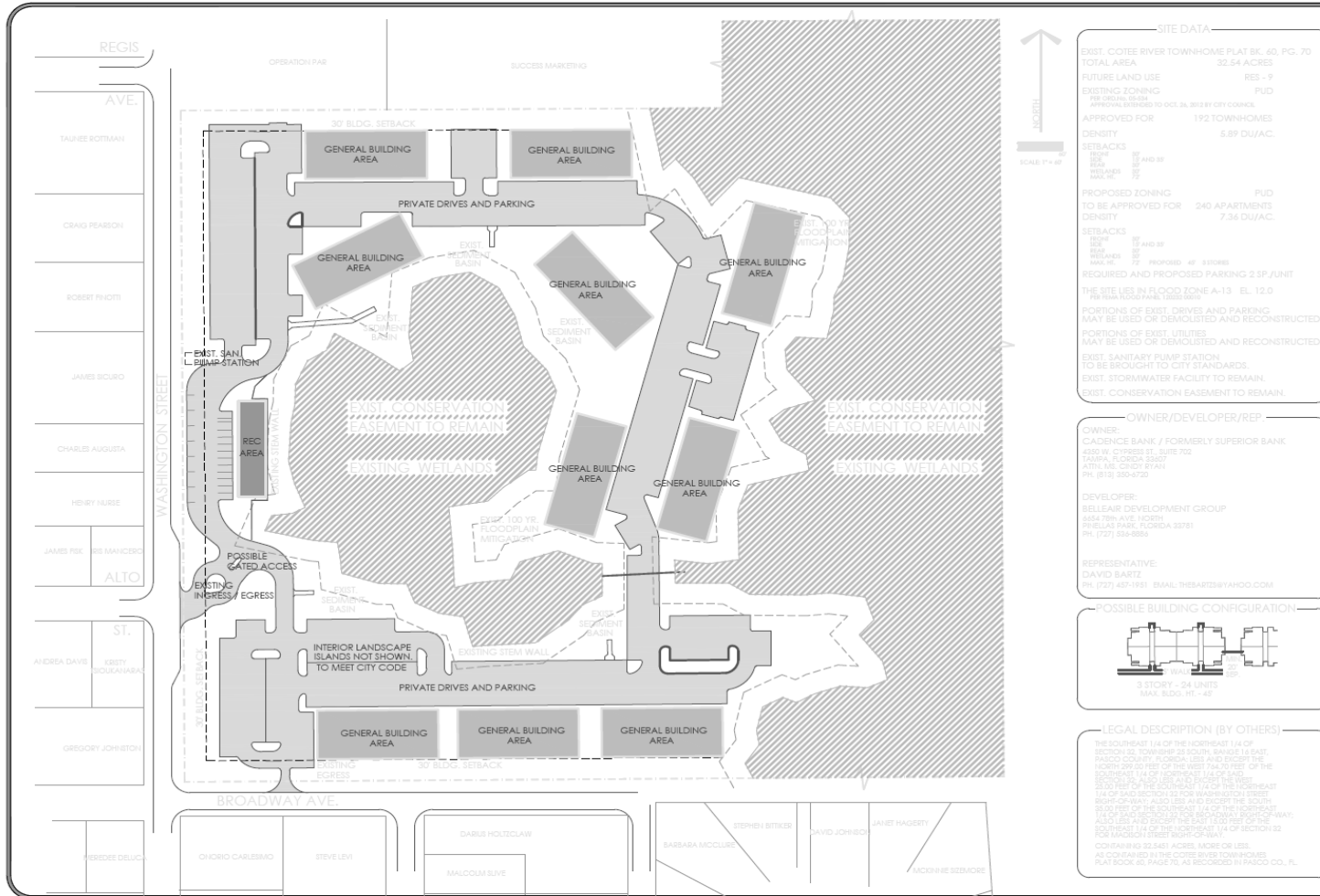
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Site Plan



SITE DATA

EXIST. COTTEE RIVER TOWNHOME PLAT BK. 60, PG. 70
TOTAL AREA 32.54 ACRES
FUTURE LAND USE RES - 9
EXISTING ZONING PUD
APPROVAL EXTENDED TO 06/23/26 BY CITY COUNCIL
APPROVED FOR 192 TOWNHOMES
DENSITY 5.89 DU/AC.

SETBACKS
FRONT 30' MIN. (30' MIN. FROM 11/1/16)
REAR 30' MIN.
SIDE 30' MIN.

PROPOSED ZONING PUD
TO BE APPROVED FOR 240 APARTMENTS
DENSITY 7.36 DU/AC.

SETBACKS
FRONT 30' MIN. (30' MIN. FROM 11/1/16)
REAR 30' MIN.
SIDE 30' MIN.

REQUIRED AND PROPOSED PARKING 2 SP./UNIT

THE SITE LIES IN FLOOD ZONE A-13 (EL. 12.0)
(PER FEMA FLOOD PANEL 13000 0001)

PORTIONS OF EXIST. DRIVES AND PARKING
MAY BE USED OR DEMOLISHED AND RECONSTRUCTED.

PORTIONS OF EXIST. UTILITIES
MAY BE USED OR DEMOLISHED AND RECONSTRUCTED.

EXIST. SANITARY PUMP STATION
TO BE BROUGHT TO CITY STANDARDS.

EXIST. STORMWATER FACILITY TO REMAIN.

EXIST. CONSERVATION EASEMENT TO REMAIN.

OWNER/DEVELOPER/REP:

OWNER:
CADENCE BANK / FORMERLY SUPERIOR BANK
4000 W. CYPRUS ST., SUITE 700
TAMPA, FLORIDA 33607
ATTN: MR. GUYTON 2141
PH: (813) 550-4750

DEVELOPER:
BELLEAIR DEVELOPMENT GROUP
1454 78th AVE. NORTH
PINELAS PARK, FLORIDA 33781
PH: (727) 534-9994

REPRESENTATIVE:
DAVID BARTZ
PH: (727) 487-1981 EMAIL: THEBARTZ@YHOO.COM

POSSIBLE BUILDING CONFIGURATION

LEGAL DESCRIPTION (BY OTHERS)

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 14 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 20.00 FEET OF THE WEST 74.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, ALSO LESS AND EXCEPT THE WEST 20.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 FOR WASHINGTON STREET RIGHT-OF-WAY AND LESS AND EXCEPT THE SOUTH 30.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AND EXCEPT THE EAST 100.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 FOR MARSHOFT STREET RIGHT-OF-WAY.

CONTAINING 22.8481 ACRES, MORE OR LESS, AS CONTAINED IN THE COTTEE RIVER TOWNHOMES PLAT BOOK 60, PAGE 70, AS RECORDED IN PASCO CO., FL.

REVISIONS

ORIGINAL DATE
JULY 30, 2012

SHT. No.
1 OF 1

BELLEAIR DEVELOPMENT GROUP
6654 78th AVE. NORTH
PINELLAS PARK, FL 33781

PUD REZONING PLAN
COTTEE RIVER APARTMENTS
CITY OF PORT RICHEY, FL.

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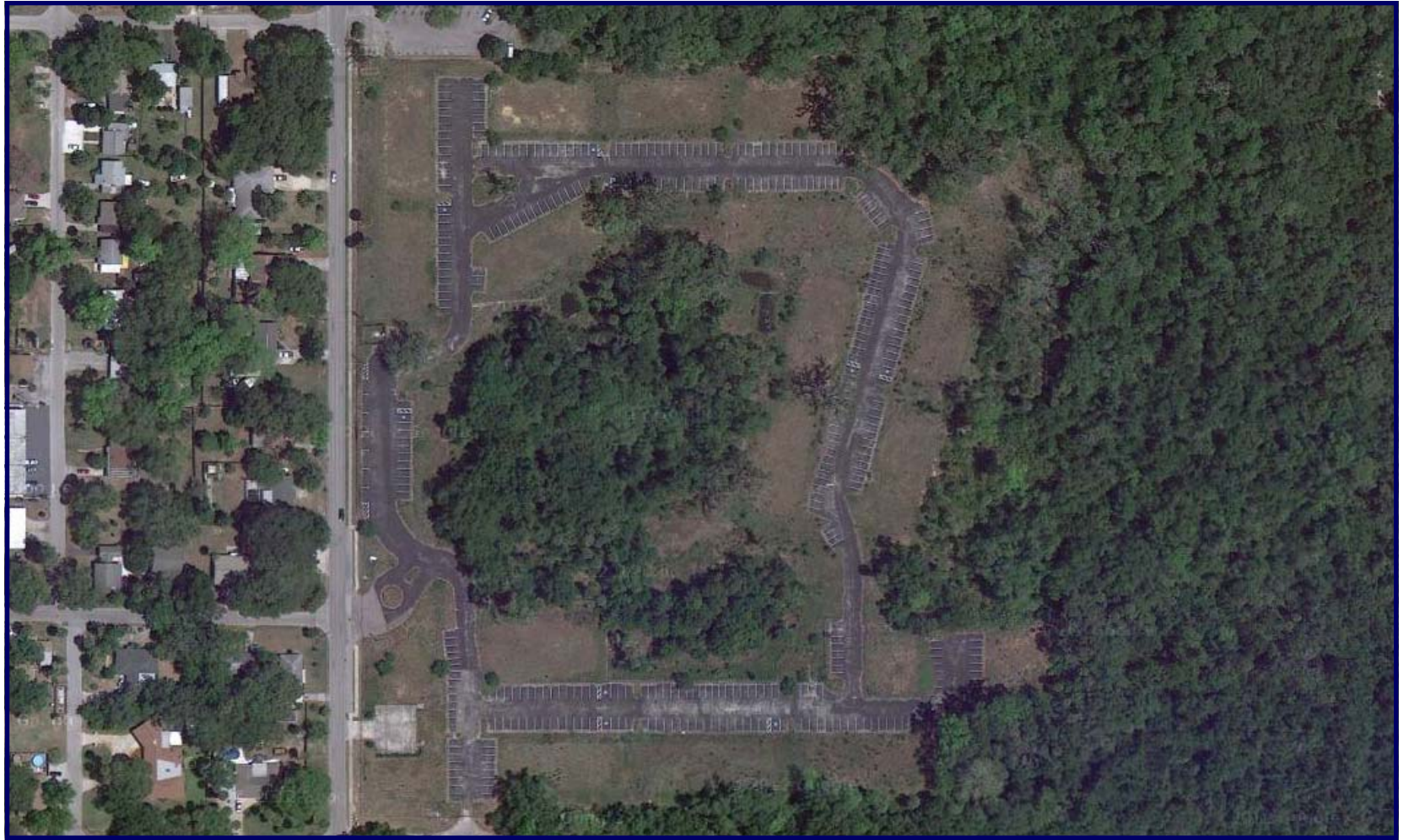
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Bird's Eye View



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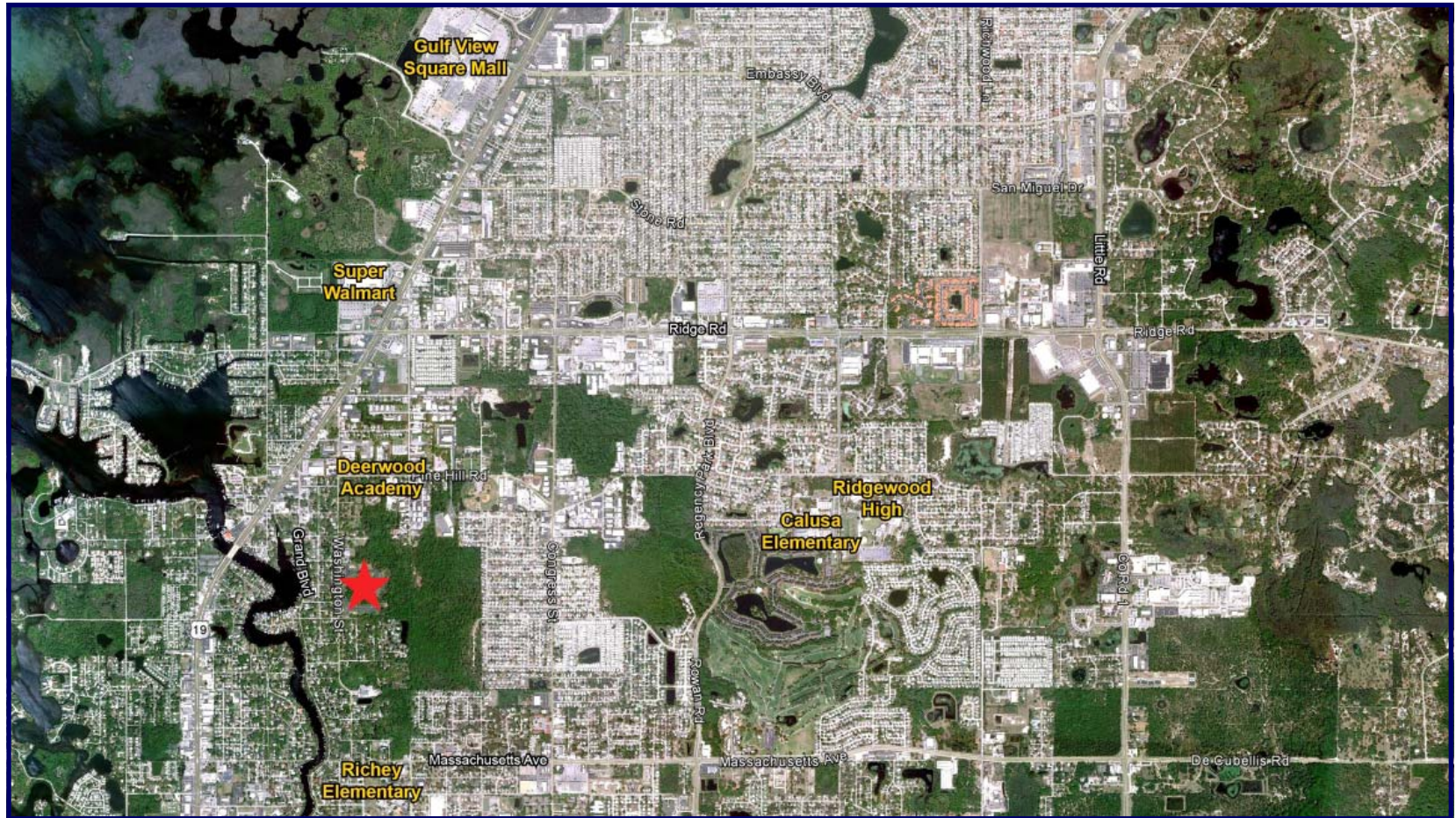
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Nearby Schools & Shopping



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