

**BOARD OF COUNTY COMMISSIONERS
AGENDA MEMORANDUM**

COMMISSION DISTRICT: 5

FILE NO.: PDD23-7582

DATE: 9/20/22

SUBJECT: Zoning Amendment (Regular) – Denton Place MPUD Master Planned Unit Development – DCH Timber, LLC – A Rezoning Request from an AC Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of a Maximum of 804 Residential Dwelling Units and Associated Infrastructure on Approximately 306.7 Acres

REFERENCE: All Planning Commission (PC) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 7/21/2022, Continued – PC at DC 8/4/2022 - BCC at NPR 8/24/2022, Continued - BCC at DC 9/6/2022, Continued - BCC at NPR 9/20/22

THRU: Sally Sherman, Assistant County Administrator, Development Services

FROM: Nectarios Pittos, AICP, Planning and Development Director

RECOMMENDED BOARD ACTION:

Approve the MPUD rezoning request subject to the attached rezoning conditions of approval. Authorize the Chairman to execute one original of the Resolution provided, and direct Board Records to distribute as set forth under the Distribution section below.

ALTERNATIVE MOTION 1:

Continue PDD22-7582 Denton Place MPUD rezoning request to the October 25, 2022 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

ALTERNATIVE MOTION 2:

Deny the proposed Denton Place MPUD rezoning request.

ALTERNATIVE MOTION 3:

Direct the Planning and Development Department to an alternative course of action.

BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:

Land Development Code (LDC) Section 402.2, Zoning Amendment – MPUD; Section 522 – MPUD Zoning District.

Proposed is a rezoning request from an AC Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow the development of a maximum of 804 Residential Dwelling Units (detached, attached, and/or multifamily courtyard homes [built-to-rent]) and associated infrastructure on approximately 306.7 acres.

The applicant is also requesting the following variations from the LDC:

- a. LDC 901.8 Pedestrian Facilities – This section requires the installation of sidewalks on both sides of a street. The applicant is requesting to be allowed to construct one multi-use path on one side of the street in lieu of two sidewalks, one on each side.

- b. LDC Section 901.6.D.11, Street Design and Dedication, Requirements/Design and Construction/Continuation of Existing Street Pattern and Street Access to Adjoining Property - This section requires streets within the proposed development to be connected to adjacent areas to provide for proper traffic circulation. The applicant requests relief from this requirement as they are providing an ungated Type 1-B roadway running the length of the development north to south from Denton Avenue to Houston Avenue, they have an additional proposed access to the west at Eden Avenue, and possibly an Emergency Only access to the north to Ouvaud Street, pending approval from the HOA as Ouvaud Street is private. The project cannot connect to the northeast because it is a Pasco County Utilities treatment facility, nor can it connect to the southeast because those are residential lots with no existing connection to the subject parcel, and there is a large Category I wetland system in the northwest of the project preventing a connection in that location.
- c. Substandard Roadway Analysis – County Access/Transportation staff had requested a potential stabilized connection to Eden Road, which is a substandard roadway with large rural residential lots. The applicant agreed to said potential connection, although the access is not necessary for the project given the number and locations of other proposed accesses, as long as the County waived the Substandard Road Requirements.

STAFF ANALYSIS:

- a. Staff agrees with the request to allow a multi-use path on one side of the roadway rather than two separate sidewalks as a multi-use path is more conducive to allowing multi-modal methods of transportation and will encourage residents to use modes of transportation other than vehicles required to use roadways.
- b. Due to the existing site constraints as noted in the request above, the applicant is proposing all feasible connections and, as such, staff is agreeable to the proposal. Should additional emergency access requirements appear to be necessary at PDP/PSP, such as adding an additional lane to the main access points, those details will be worked out through the PDP/PSP process.
- c. County Access/Transportation staff did request the connection and did agree to waive the Substandard Road Requirements if the applicant agreed to provide a stabilized access at that location.

The proposed development is in the North Market Area, located on the north side of and abutting Denton Avenue and on the south side of and abutting Houston Avenue, approximately 2,600 feet east of Little Road. (PID: 18-24-17-0000-00200-0000)

Commission District:	The Honorable Jack Mariano
Project Name:	Denton Place MPUD
Applicant’s Name(s):	DCH Timber, LLC
Current Zoning District:	AC Agricultural
Proposed Zoning District:	MPUD Master Planned Unit Development
Future Land Use (FLU) Classification:	RES-3 (Residential – 3 du/ga)
Water/Sewage:	Pasco/Pasco
Flood Zone:	A and X

Proposed Entitlements:
Roads/Access:

804 Residential Dwelling Units
Denton Avenue and Houston Avenue (Public)

Currently, the parcel reflects its original zoning district and has been used for agricultural pursuits.

FINDINGS OF FACT:

1. The subject parcel abuts RES-6 FLU to the north and west, ROR to the southwest, Pasco County Utilities property to the northeast (Major Public/Semi-Public), RES-3 to the southeast and south, as well as RES-9 to the south.
2. No increase in density from the existing RES-3 FLU is proposed with this rezoning.
3. The property abuts the conceptually planned Denton Avenue Trail to connect US 19 to Suncoast Parkway.
4. The 46.84 +/- acre Category I wetland in the northwest-to-middle of the site will remain as a conservation area and will not have residential areas encroaching into the conservation area or the required wetland buffer area.
5. The PC heard the item at the August 4, 2022 hearing and voted to recommend approval to the BCC.
6. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment. Variations shall be allowed where the BCC specifically finds, in this particular case, that the proposed variations meet or exceed the intent of this Code. Staff has reviewed the requested variations and find that they meet the intent of the LDC as noted above.
7. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

DISTRIBUTION:

Board Records to distribute as set forth below:

1. Retain One Original

BCC ACTION: (9/20/22)

The following modifications were made/required at the hearing:

- During the applicant's presentation, it was noted that the variation request for relief from LDC 901.6.D.10 Street Design and Dedication, Cul-de-sacs, was being withdrawn and a new request from 901.8 Pedestrian Facilities, was being added to allow a multi-use path on one side of the street in lieu of sidewalks on both sides.
- Additionally, the BCC imposed a new Condition of Approval, which states:
15. The Applicant/Developer shall construct a public local roadway connection to the project's internal roadway network (which will ultimately provide a connection to the north-south collector road) from the intersection of Hicks Road/Denton Avenue, unless

construction of the roadway is determined by the County (at the time of PSP/PDP approval) to not be feasible based on geological or other site conditions. Such local roadway connection shall be constructed or bonded in conjunction with the first record plat approval for the portion of the project adjacent to Denton Avenue. No turn lanes will be required in connection with such local roadway connection.

The BCC then approved the rezoning request and revised LDC variations as proposed, with revised Conditions of Approval to include the requirement as noted above.

ATTACHMENT(S):

1. PDD22-7582 Location Zoning FLU
2. PDD22-7582 Resolution
3. PDD22-7582 Exhibit A, B and C - legal, conditions, master plan
4. PDD22-7582 Neighborhood Notice Affidavit and Letter
5. PDD22-7582 Ex Parte
6. PDD22-7582 Public Notice

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THRU: Sally Sherman, Assistant County Administrator, Development Services

FROM: Nectarios Pittos, AICP, Planning and Development Director

RECOMMENDED BOARD ACTION:

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Proposed is a rezoning request from an AC Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow the development of a maximum of 804 Residential Dwelling Units (detached, attached, and/or multifamily courtyard homes [built-to-rent]) and associated infrastructure on approximately 306.7 acres.

The applicant is also requesting the following variation from the LDC:

- a. ~~LDC 901.6.D.10 Street Design and Dedication, Cul-de-sacs – The request is to eliminate the cul-de-sac requirement when street stubs are less than 150'. As per the Pasco Co. Fire Marshal, a cul-de-sac is only required for dead-end streets that are in excess of 150 feet in length. In this project, there may be dead-end streets that are less than the 150' maximum length that the~~

developer would like to eliminate the cul-de-sac requirement. All dead-end streets in excess of 150 feet will have a cul-de-sac in accordance with the Pasco LDC. The variation does not conflict with any comprehensive plan policies. The applicant has proposed the following condition:

~~“In lieu of LDC.901.6.D.10, on dead end streets that are equal to or less than one hundred and fifty (150) feet will not require a T type turnaround or a cul-de-sac. All other dead end streets (except those planned for future extensions) shall comply with LDC.901.6.D.10.”~~ (This variation request was retracted after the closing of the BCC Agenda, so it appeared as a walk-on at the 9/20/22 BCC hearing.)

LDC 901.8 Pedestrian Facilities – This section requires the installation of sidewalks on both sides of a street. The applicant is requesting to be allowed to construct one multi-use path on one side of the street in lieu of two sidewalks, one on each side. (This variation request was added after the closing of the BCC Agenda, so it appeared as a walk-on at the 9/20/22 BCC hearing.)

- b. LDC Section 901.6.D.11, Street Design and Dedication, Requirements/Design and Construction/Continuation of Existing Street Pattern and Street Access to Adjoining Property - This section requires streets within the proposed development to be connected to adjacent areas to provide for proper traffic circulation. The applicant requests relief from this requirement as they are providing an ungated Type 1-B roadway running the length of the development north to south from Denton Avenue to Houston Avenue, they have an additional proposed access to the west at Eden Avenue, and possibly an Emergency Only access to the north to Ouvaud Street, pending approval from the HOA as Ouvaud Street is private. The project cannot connect to the northeast because it is a Pasco County Utilities treatment facility, nor can it connect to the southeast because those are residential lots with no existing connection to the subject parcel, and there is a large Category I wetland system in the northwest of the project preventing a connection in that location.
- c. Substandard Roadway Analysis – County Access/Transportation staff had requested a potential stabilized connection to Eden Road, which is a substandard roadway with large rural residential lots. The applicant agreed to said potential connection, although the access is not necessary for the project given the number and locations of other proposed accesses, as long as the County waived the Substandard Road Requirements.

STAFF ANALYSIS:

- a. ~~Staff is amenable to allowing this variation as the Fire Marshal has determined roadways under 150' in length do not need a turn-around device as the trucks are able to safely back up that distance; however, anything longer than 150' would require an approved turn-around device.~~
Staff agrees with the request to allow a multi-use path on one side of the roadway rather than two separate sidewalks as a multi-use path is more conducive to allowing multi-modal methods of transportation and will encourage residents to use modes of transportation other than vehicles required to use roadways.
- b. Due to the existing site constraints as noted in the request above, the applicant is proposing all feasible connections and, as such, staff is agreeable to the proposal. Should additional emergency access requirements appear to be necessary at PDP/PSP, such as adding an

additional lane to the main access points, those details will be worked out through the PDP/PSP process.

- c. County Access/Transportation staff did request the connection and did agree to waive the Substandard Road Requirements if the applicant agreed to provide a stabilized access at that location.

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FINDINGS OF FACT:

1. The subject parcel abuts RES-6 FLU to the north and west, ROR to the southwest, Pasco County Utilities property to the northeast (Major Public/Semi-Public), RES-3 to the southeast and south, as well as RES-9 to the south.
2. No increase in density from the existing RES-3 FLU is proposed with this rezoning.
3. The property abuts the conceptually planned Denton Avenue Trail to connect US 19 to Suncoast Parkway.
4. The 46.84 +/- acre Category I wetland in the northwest-to-middle of the site will remain as a conservation area and will not have residential areas encroaching into the conservation area or the required wetland buffer area.
5. The PC heard the item at the August 4, 2022 hearing and voted to recommend approval to the BCC.
6. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment. Variations shall be allowed where the BCC specifically finds, in this particular case, that the proposed variations meet or exceed the intent of this Code. Staff has reviewed the requested variations and find that they meet the intent of the LDC as noted above.
7. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

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BCC ACTION: (9/20/22)

The following modifications were made/required at the hearing:

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6. PDD22-7582 Public Notice

REVISED

BY THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 22-65RZ

**RESOLUTION AMENDING ZONING
CLASSIFICATION OF PROPERTY DESCRIBED
IN REZONING PETITION NO. 7582 FROM AN A-C
AGRICULTURAL ZONING DISTRICT TO AN
MPUD MASTER PLANNED UNIT DEVELOPMENT
DISTRICT**

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on September 20, 2022, on Rezoning Application No. 7582; and

WHEREAS, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; and

WHEREAS, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendation of the County staff and does hereby adopt the following findings of fact:

FINDINGS OF FACT

1. Proposed is a rezoning from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow a maximum of 804 Residential Entitlements on approximately 306.7 acres.

2. The applicant is also requesting the following LDC variations:

a. LDC 901.8 Pedestrian Facilities – This section requires the installation of sidewalks on both sides of a street. The applicant is requesting to be allowed to construct one multi-use path on one side of the street in lieu of two sidewalks, one on each side.

b. LDC Section 901.6.D.11, Street Design and Dedication, Requirements/Design and Construction/Continuation of Existing Street Pattern and Street Access to Adjoining Property - This section requires streets within the proposed development to be connected to adjacent areas to provide for proper traffic circulation. The applicant requests relief from this requirement as they are

providing an ungated Type 1-B roadway running the length of the development north to south from Denton Avenue to Houston Avenue, they have an additional proposed access to the west at Eden Avenue, and possibly an Emergency Only access to the north to Ouvaud Street, pending approval from the HOA as Ouvaud Street is private. The project cannot connect to the northeast because it is a Pasco County Utilities treatment facility, nor can it connect to the southeast because those are residential lots with no existing connection to the subject parcel, and there is a large Category I wetland system in the northwest of the project preventing a connection in that location.

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3. The proposed development is in the North Market Area, located on the north side of and abutting Denton Avenue and on the south side of and abutting Houston Avenue, approximately 2,600 feet east of Little Road. (PID: 18-24-17-0000-00200-0000)

4. Currently, the parcel reflects its original zoning district and has been used for agricultural pursuits.

5. The subject parcel abuts RES-6 FLU to the north and west, ROR to the southwest, Pasco County Utilities property to the northeast (Major Public/Semi-Public), RES-3 to the southeast and south, as well as RES-9 to the south.

6. No increase in density from the existing RES-3 FLU is proposed with this rezoning.

7. The property abuts the conceptually planned Denton Avenue Trail to connect US 19 to Suncoast Parkway.

8. The 46.84 +/- acre Category I wetland in the northwest-to-middle of the site will remain as a conservation area and will not have residential areas encroaching into the conservation area or the required wetland buffer area.

9. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment. Variations shall be allowed where the BCC specifically finds, in this particular case, that the proposed variations meet or exceed the intent of this Code. The BCC has reviewed the requested variations and find that they meet the intent of the LDC.

10. The PC heard the item at the August 4, 2022 hearing and voted to recommend approval with conditions to the BCC.

11. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

WHEREAS, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property.

WHEREAS, a description of the real property is attached hereto as Exhibit A and is made part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled with a quorum present and voting, this 20th day of September, 2022 that the zoning classification of the following described real property is hereby amended to an MPUD Master Planned Unit Development, subject to the conditions and master plan for the Denton Place MPUD as set forth in Exhibits B and C attached hereto and made part hereof.

DONE AND RESOLVED this 20th day of September, 2022.


BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA





NIKKI ALVAREZ-SOWLES, ESQ.,
CLERK & COMPTROLLER

BCC 09/20/2022, P119 PDDZ-7582



KATHRYN STARKEY, CHAIRMAN

APPROVED
IN SESSION

SEP 20 2022

PASCO COUNTY
BCC

EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION:

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

The West 1/2 of the Northeast 1/4 of Section 18, Township 24 South, Range 17 East, Pasco County, Florida; ALSO the South 1/2 of the Northwest 1/4 of said Section 18; ALSO the Southwest 1/4 of said Section 18; less and except existing road rights-of-way, LESS AND EXCEPT prior conveyances of record by Grantor thereunder, with respect to the above described property.

Contains 306.698 acres, more or less.

EXHIBIT B
CONDITIONS OF APPROVAL

REVISIED

DISTRIBUTED AFTER MEETING

**DENTON PLACE MPUD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7582**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted on September 10, 2021, February 7, 2022, April 1, 2022, May 5, 2022 and July, 2022; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.

Environmental

2. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
3. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to issuance of the site development permit. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.
4. The upland buffer line shall be clearly field demarcated prior to any construction activities. No construction activities, including clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer unless otherwise approved by the County and as depicted on the County-approved construction plans for the project.
5. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to the Planning and Development Department (PDD) prior to commencement of site development activities as evidenced by the issuance of the site development permit.

Open Space/Buffering

6. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, and/or, if approved, by the BCC or State of Florida, a Community Development District (CDD). The association(s) or District(s) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer(s)

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BCC Approved
9/20/22

PC 8/4/22
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Rev. 10/4/2022

shall convey in fee simple to the association(s) or the CDD(s), for ownership and maintenance, open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special-purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association(s) as well, but only to the CDD(s) if such special power, pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association(s) or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Survey Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements as applicable.

7. The neighborhood parks as depicted on the master plan have not been reviewed or approved for consistency with the Land Development Code (LDC), Section 905.1, Neighborhood Parks. Specific review and approval of the neighborhood parks will be conducted at PDP/PSPs submittal.
8. The developer/builder shall provide the appropriate number of trees per lot pursuant to the table located in the LDC, Section 905.2.D.2.a. If the developer/builder is unable to provide the appropriate number of trees on the lot due to easement(s) or other constraints as determined by the County Administrator or designee, then the developer/builder may plant the tree(s) in common area(s). If trees are proposed to be moved to a location within any County rights-of-way, a Street Tree Plan submittal and review per LDC requirements will be necessary. If common area is not available, then the developer/builder shall pay into the tree mitigation fund at the rate established by resolution of the BCC (Resolution 08-284, as amended) as follows: \$50.00 per inch, but not to exceed \$500.00 for each residential unit, or \$500.00 for each 2,000 square feet of the first floor building area for non-residential development pursuant to Section 802.3.C. of the LDC.
9. Applicant/developer shall install, at the time of the development of the applicable phase(s) the following special buffers when adjacent to the following existing residential developments:
 - a. A six-foot-tall opaque fence along the property boundary where residential units within the MPUD are adjacent to Great Cypress Village Mobile Home Park (also known as the Lake Marinette subdivision plat). For purposes of clarification, such fence shall not be required where adjacent to drainage areas, retention ponds, open space or wetlands.
 - b. A six-foot-tall opaque fence along the property boundary where residential units within the MPUD are adjacent to the Indian Oaks Hills unrecorded plat, southeast of the Denton Place MPUD. For purposes of clarification, such fence shall not be required where adjacent to drainage areas, retention ponds, open space or wetlands.

Transportation/Circulation

10. The timing and phasing analysis submitted by the applicant assumes the following land uses: 804 single-family detached residential dwelling units. Subject to the land use exchanges permitted by the LUEM (as hereinafter defined) or otherwise herein, any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. The PC, BCC, or County Administrator or designee, may impose additional conditions on the applicant or developer based on the updated County-approved Timing and Phasing Analysis.
11. The entire project must be platted, or if platting is not required, all building permits must be issued by December 31, 2030, or an updated timing and phasing analysis utilizing a methodology approved by Pasco County shall be required. Additional conditions based on the updated timing and phasing analysis may be imposed by the County.

Access Management

12. The access points shown on the master plan are conceptual only. Permanent placement of each access point shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, County Administrator, or designee, may impose additional conditions on the applicant/developer.
13. Prior to approval of the first record plat containing any of the following improvements, or where platting is not required, prior to approval of the construction plan for the associated parcel or phase containing or necessitating any of the following improvements, the developer shall construct or bond the following site-access improvements unless determined otherwise at the time of PDP/PSP review based on a subsequent access management analysis for the specific parcel or phase:
 - A. Houston Avenue and Project Access/Meridian Boulevard
 - 210-foot Eastbound right turn lane
 - 235-foot Westbound left turn lane
 - B. Denton Avenue and Project Access/Smooth Water Drive
 - 490-foot Eastbound left turn lane
 - 315-foot Westbound right turn lane
14. A secondary access point to Eden Avenue will be provided with a stabilized roadway connection prior to or concurrent with approval of the first record plat, or where platting is not required, prior to the first CO for any units/lots constructed in the area abutting the proposed connection. A substandard roadway analysis will not be required for this connection.

15. The Applicant/Developer shall construct a public local roadway connection to the project's internal roadway network (which will ultimately provide a connection to the north-south collector road) from the intersection of Hicks Road/Denton Avenue, unless construction of the roadway is determined by the County (at the time of PSP/PDP approval) to not be feasible based on geological or other site conditions. Such local roadway connection shall be constructed or bonded in conjunction with the first record plat approval for the portion of the project adjacent to Denton Avenue. No turn lanes will be required in connection with such local roadway connection.
16. The developer shall construct a 10-foot multi-use path on one side of the north-south internal collector roadway in lieu of 5-foot sidewalks on both sides.
17. At each PDP/PSP approval, the County Engineer, or designee, may also require site-specific internal intersection improvements. Such intersection improvements shall be in accordance with the LDC and Access Management Standards, as amended.

Dedication of Right-of-Way

18. Street connections and rights-of-way to adjoining areas shall be provided as depicted on the Master Plan to give access to such areas and/or to provide for proper traffic circulation as determined necessary at the time of PDP approval. Those streets that are required to ensure adequate traffic flow to and through the land as depicted on the Master Plan are to remain public and shall not be gated.
19. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessways, dedication and maintenance shall be the responsibility of the mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) or an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets or private access amenities.
20. Subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer(s) shall convey, at no cost to the County, the required amount of right-of-way to achieve 57 feet of right-of-way from the centerline of construction of Houston Avenue and 57 feet of right-of-way from the centerline of construction of Denton Avenue (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned roadway; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of Houston Avenue or Denton Avenue within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths,

medians, permanent slope easements (once grade of roadway is set) and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Houston Avenue or Denton Avenue, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 406.3. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

21. Unless otherwise approved by the Board of County Commissioners, the roadway, right-of-way and bicycle/pedestrian Mobility Fees from all development within the MPUD (excluding the SIS Share and the Transit Share) shall be earmarked by the County to be used by the County (or its designees) for the acquisition of right-of-way, design, permitting and/or construction of any of roadway, pedestrian or bicyclist improvement projects in the area identified as lying between Little Road on the west, Coyote Road on the east, Houston Avenue on the north and Hudson Avenue on the south.
22. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), the applicant/owner, and successors and assigns (a), agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC and does not affect the applicant/owner's ability to bring an action pursuant to Section 70.45, Florida Statutes.

Design/Construction Specifications

23. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site.
24. Prior to the first PDP/PSP submittal, the developer(s) may submit a Master Roadway Plan (MRP) to the PDD for review and approval. The plan shall include, at a minimum, right-of-way widths, roadway cross sections, number of lanes, intersection geometry, phasing, design speed, internal access points, required interconnects, and alignment for major County collector and arterial roadways within the MPUD. The plan shall also demonstrate compliance with the County's collector and arterial design and spacing standards of the LDC, Section 901.1, Transportation-Corridor Spacing. The County shall reserve the right

to require specific dates or deadlines for completion of construction for any portion of these roads and intersections.

25. Prior to approval of the first record plat proposing access to Denton Avenue, or where platting is not required, prior to approval of the construction plan for the associated parcel or phase proposing access to Denton Avenue, the developer shall construct or bond a 15' x 240' bus bay area in accordance with GoPasco Transit Infrastructure Guidelines and shall include a 10' by 30' concrete pad with bench. No electrical improvements are required for the same.
26. Prior to approval of the first record plat proposing access to Denton Avenue, or where platting is not required, prior to approval of the construction plan for the associated parcel or phase proposing access to Denton Avenue, the developer shall construct or bond a 8-foot wide multiuse path across the entire frontage of the subject property along Denton Avenue (excluding the area where the spine road and site access improvements are to be constructed).
27. The developer(s) may submit an overall pedestrian/bike path plan to the PDD for approval prior to approval of the first PDP/PSP, which provides a path circulation in accordance with the Pasco County LDC, as amended, or an alternative method acceptable to the PDD, and in compliance with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required.
28. All sidewalks, bike paths (not including bike lanes within the pavement of any roadway accepted by the County for maintenance), multi-use trails, and other non-vehicular pathways within the rights-of-way of any roadways within the MPUD shall not be the maintenance responsibility of the County.
29. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD(s) is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD(s) that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:
 - a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
 - b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Water Service/Wastewater Disposal

30. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first construction plan/construction site plan. This utility plan shall show, at a minimum, the following:
 - a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.
 - d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.
 - e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.
31. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
32. The developer(s) shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.
33. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:
 - a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.
 - b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer(s)/owner(s) shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Stormwater

34. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.

Rev 06/26/22

35. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.
36. The developer acknowledges that the HOA and/or CDD documents shall include language to prevent the residential lots from filling below the 100-year floodplain and/or altering drainage patterns on residential lots without permitted approval from Pasco County and/or SWFWMD as applicable. The HOA and/or CDD documents shall be provided to Pasco County for review and approval at the time of plat review.
37. The applicant shall verify if the proposed project is within a Basin of Special Concern. If the project lies in or partially within a Basin of Special Concern, the applicant shall comply with Basin of Special Concern criteria requirements.

Land Use

38. Approved land uses are as follows: Parcel A: Residential single-family detached, single-family attached villa, single-family townhouse; Parcel B: Residential single-family detached, single-family attached villa, single-family townhouse, multifamily detached, multifamily attached
39. The residential dimensional standards are as follows:

TYPICAL RESIDENTIAL LOT STANDARDS											
Lot Type	Minimum Lot Dimensions		Minimum Setbacks						Maximum		Minimum
	Lot Width (A)	Lot Depth (B)	Front Primary (C)	Front Garage (D)	Side (E)	Side Corner (F)	Rear Primary (G)	Rear Accessory (H)	Height	Lot Coverage	Building Separation
I. SF Detached	40'	100'	10'	20'	5' (1)	15' (2)	10'	5'	35'	75%	N/A
II. SF Attached Villa	33'	100'	10'	20'	0'/10' (1)	15' (2)	10'	5'	35'	85%	15'
III. SF Townhouse With Garage	16' (5)	80'	10'	20'	0'/10' (1)	15' (2)	10'	5'	35'	100%	15'
IV. MF Detached/MF Attached (3)(7)	125'	125'	20'	N/A	15'(4)	15'(4)	15'(4)	5'	45'	80% (6)	10'
V. Amenity Buildings	N/A	N/A	10'	N/A	10'	10'	10'	5'	45'	80% (6)	10'
Notes: (1) Side setbacks may be 5 feet if in compliance with LDC 902.2.K.2.B. Otherwise, side setback must be increased to 7.5 feet. Fences may be permitted but may not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.											
(2) Corner yards shall have a minimum 15' building setback from right-of-way.											
(3) All dimensional standards, building setbacks and lot coverage are based upon the overall parent parcel.											
(4) Multifamily side and rear yard setbacks shall be minimum 15 feet each, plus 5 feet for each additional story above three stories.											
(5) Minimum lot width for townhome product represents single unit size.											
(6) Represents building coverage for multifamily and amenities.											
(7) Multifamily Detached and Multifamily Attached units shall meet the development standards above (IV) when constructed on a single parcel with shared amenities and/or parking.											

40. When 40-foot wide single-family detached lots account for more than 50% of the residential units in the MPUD (the "Threshold"), any 40-foot wide single-family detached lots that exceed the Threshold shall be rear-loaded (no driveways in the front of the houses). Any other single-family detached lots in the development shall be at least 50-feet wide.
41. 100% of any MPUD's single-family residential lots may be 40-feet wide, if such lots are all rear-loaded. In addition, any rear-loaded lots with alleys shall qualify for the Traditional Neighborhood Design (TND) rate in the County's mobility fee schedule without needing to

meet TND code requirements. Flexibility shall be given for alley-loaded or rear-loaded development.

42. The following shall apply to all townhomes:

- a. Townhome buildings shall be limited to 2-8 units per building.
- b. Rear-loaded townhomes shall be designed with parking and access located to the rear of the structure.

43. Architectural Design Standards are as follows:

a) Monotony Control (Applies only to Single-family Detached Units):

Each single-family detached unit (home) within the MPUD shall be required to address the following requirements to avoid architectural monotony:

- i. Each home shall have three different architectural features (as set forth in Condition 43(b) below) from the two houses on either side of it that face the same street.
- ii. Each home shall differ in architectural features (as set forth in Condition 43(b) below) from the home(s) directly across the street (i.e., the home directly across the street, but not diagonal or those on either side of the home directly across the street).
- iii. The rear of a proposed home shall differ in appearance (as set forth in section (b)(ii) below) from the houses directly adjacent to it when facing another road.

b) Architecture Features (Applies only to 40-foot and 50-foot wide Single-family Detached Units):

To establish a difference in architectural features between single-family detached units (homes) on 40-foot and 50-foot lots of the same model type facing a street or mews, a minimum of three (3) architectural features shall differ on all 40-foot and 50-foot lots.

- i. These features shall include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.) porches, porticos, dormers, location of garage (left, right or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters etc., and color or material of rooftops (e.g., shingles, tiles etc.). If different models of homes are adjacent to or across from each other, monotony is avoided.
- ii. For the rear of homes that back-up to or face a street (i.e., local, collector, or arterial), the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
- iii. No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit and each such garage

(protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

44. **Quarterly Reporting:**
To accomplish the architectural controls noted above, developers shall submit a quarterly report until the issuance of the last building permit in the final single-family detached phase (containing 40-foot and/or 50-foot wide lots) within the Denton Place MPUD, indicating how they are meeting their architectural obligations as set forth in Condition No. 43. The quarterly report shall include a map that illustrates which lots have which models and elevation types. The quarterly report shall also include a statement confirming the avoidance of architectural monotony within the development.
45. **Trees in Single-Family Residential Areas (and Townhomes):**
- a. Each front-loaded single-family detached lot shall have a minimum of one lot tree and one street tree in the front yard.
 - b. Each front-loaded townhome block (group of attached units) with four (4) or fewer units shall have a minimum of two (2) trees in the front yard and/or street.
 - c. Each front-loaded townhome block with five (5) or more units shall have a minimum of three (3) trees in the front yard and/or street.
 - d. Any lot/street trees within a townhome block may be a shade tree, ornamental tree, or palm tree; provided, however, that no front yard/street trees in a townhome block shall be queen palms, and if palms are proposed, there shall be three (3) palms to every one (1) shade tree.
 - e. In order to accomplish the foregoing landscaping objectives for townhouses, no driveway flares shall be required for townhouses and water main lines may be installed under sidewalks in townhouse phases.
46. Notwithstanding any other provision of these conditions, for purposes of this MPUD, the regulations and requirements set forth in Condition Nos. 42-45, which apply to certain specified "single-family" lots, units, residential areas and development, do not apply to, and specifically exclude, all multi-family development, including any residential projects developed as a single parcel under common ownership and not subdivided and platted; provided, however, that townhomes (whether categorized as single-family attached or multi-family) shall comply with the provisions of Condition Nos. 42 and 45 applicable to townhomes (Condition Nos. 42 and 45(b-e)).
47. The landscape buffers are to be located within tracts for residential and easements for multiple-family developments, and cannot be counted toward the minimum setback requirements. The applicable side- or rear-yard setback shall be measured from the landscape buffer easement or tract line.

48. There shall be no more than 804 single-family detached residential units, subject to the LUEM. The approved residential entitlements (804 single-family detached residential units) may be exchanged in accordance with Land Use Equivalency Matrix (the "LUEM") attached hereto as Exhibit "A". In the event a permitted land use within the MPUD is not specifically listed in the LUEM, a trip use equivalency may be provided by the developer to document that the trip generation of the permitted land use is the same (equal to or less than) as an approved land use. The trip generation shall be based on the pm peak hour rates contained in the ITE trip generation manual, 10th ed. Land use exchange requests shall be submitted to the PDD Administrator or designee for verification as to implementation and administrative approval in accordance with the LUEM or as otherwise permitted hereby shall not constitute an amendment to the MPUD.
49. Recreation-center development standards shall be in accordance with the standards set forth on the Master Plan.
50. The maximum density set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable County ordinances and resolutions
51. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.
52. The developer(s) may designate, on the Master Development Plan, a site or sites which do not exceed a total of two (2) acres, to be used for recreational vehicle storage for the exclusive use of MPUD residents. The site(s) must obtain PSP approval prior to development and be owned by the mandatory homeowners'/property owners'/condominium owners'/merchants' association or CDD.
53. For single-family attached products, the developer may utilize one model center per product type which can exceed the ten percent maximum allowed model center lots per the LDC.
54. Interim silvicultural and/or agricultural activities shall be permitted until the commencement of development for that portion of the proposed development. Seasonal temporary uses pursuant to Section 530.9 LDC may be allowed with subsequent approval, pursuant to the County's Miscellaneous Permit process for temporary events.

Procedures

55. The applicant/developer shall ensure that the HOA(s) required to be established under this MPUD incorporates the minimum tree and architectural requirements in conditions 43 and 45 into the HOA covenants, conditions, and restrictions for each single family residential phase and shall ensure that such HOA(s) is the primary enforcement entity for such requirements in such single family residential phase(s) after the MPUD entitlements have received a final inspection or Certificate of Occupancy. Each such HOA, and the developer of the applicable phase until the time of turnover of the applicable HOA, shall be jointly and severally obligated to satisfy the requirements of the preceding two sentences.

56. On-street Parking: The HOA or CDD required to be established under this MPUD shall include provisions for the management of on-street parking and obstruction of roadways, including without limitation covenants, conditions, and restrictions which require the HOA or CDD, as applicable, to be the primary enforcement entity for all current or future LDC or Code of Ordinance provisions related to on-street parking and obstruction of roadways, and which require the HOA or CDD, as applicable, to adopt and enforce specific regulations which empower the HOA or CDD Board, as applicable, to adopt, enforce, and otherwise regulate on-street parking and obstruction of roadways within the subdivision, which regulations may be more restrictive than applicable LDC or Code of Ordinance provisions. Such regulations shall specifically include the authority for the HOA or CDD to tow vehicles that violate such regulations. Such HOA or CDD enforcement shall include, at a minimum, any obstruction of any roadway in the subdivision that causes interference with the efficient delivery of emergency or law enforcement services and/or vehicles at any time, whether or not emergency services have been requested. This condition, and the applicable HOA or CDD regulations, do not preclude the County from also enforcing applicable LDC or Code of Ordinance provisions relating to on-street parking or obstruction of roadways.
57. A disclosure statement regarding the construction of all future roadways abutting and through the MPUD shall be included in all sales contracts for residential sales with the MPUD. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.
58. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or the issuance of the first CO where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.
59. The developer(s) shall submit and obtain approval of a Substantial Modification to add uses not previously approved or to reduce open-space or preservation/conservation areas. A Substantial Modification is also required if there is a cumulative increase in density or intensity of ten percent or more in the number of average daily trips as defined by the Institute of Traffic Engineers and the Pasco County Access Management Team.
60. Unless otherwise approved by the Fire Marshal, or designee, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshal, or designee has received such a petition.
61. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. An increase in dwelling units within increments is allowed without modification to the master plan as long as there is a corresponding decrease and the total maximum number of entitlements is not increased as approved for the MPUD, or such increase is otherwise permitted by an exchange

permitted by the LUEM or otherwise hereby. A PSP must also be approved for each multiple-family (non-fee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.

62. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received PDP/PSP approval, construction plan/construction site plan approval, and/or record plat approval.
63. If a PDP/PSP for the entire MPUD is not submitted and approved by December 31, 2030, or six (6) years from the last substantial modification approval (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.
64. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
65. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the **BCC approved document** is completed (including notarization) and received by the PDD after the BCC action.
66. All conditions of this MPUD approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD approval shall be suspended until such time that the BCC modifies the MPUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD or the MPUD conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD approval under any circumstances.

ATTACHMENT:

1. LUEM

OWNER 'S ACKNOWLEDGMENT:

The owner acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign this document until a final disposition from the BCC regarding this Petition has been received.**

November 8, 2022
Date

Barbara H. Rejals
Signature

Barbara Haney Rejals
Print Name

Manager
Title

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this November 8, 2022 (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced Florida De license (type of identification) as identification.

Seal:

Christine Winter

NOTARY



EXHIBIT

LAND USE EQUIVALENCY MATRIX

7/20/2022

CONVERSION TO:

CONVERSION FROM:

Single Family Attached (DU's) (3)

Single-Family Detached (DU's)

1.668

(1) Source - ITE Trip Generation Manual, 10th Edition (PM Peak Gross Trips)

(2) Trip rates based on traffic study dated Sept, 2021

Single Family Detached - 0.941/DU

Single Family Attached - 0.560/DU

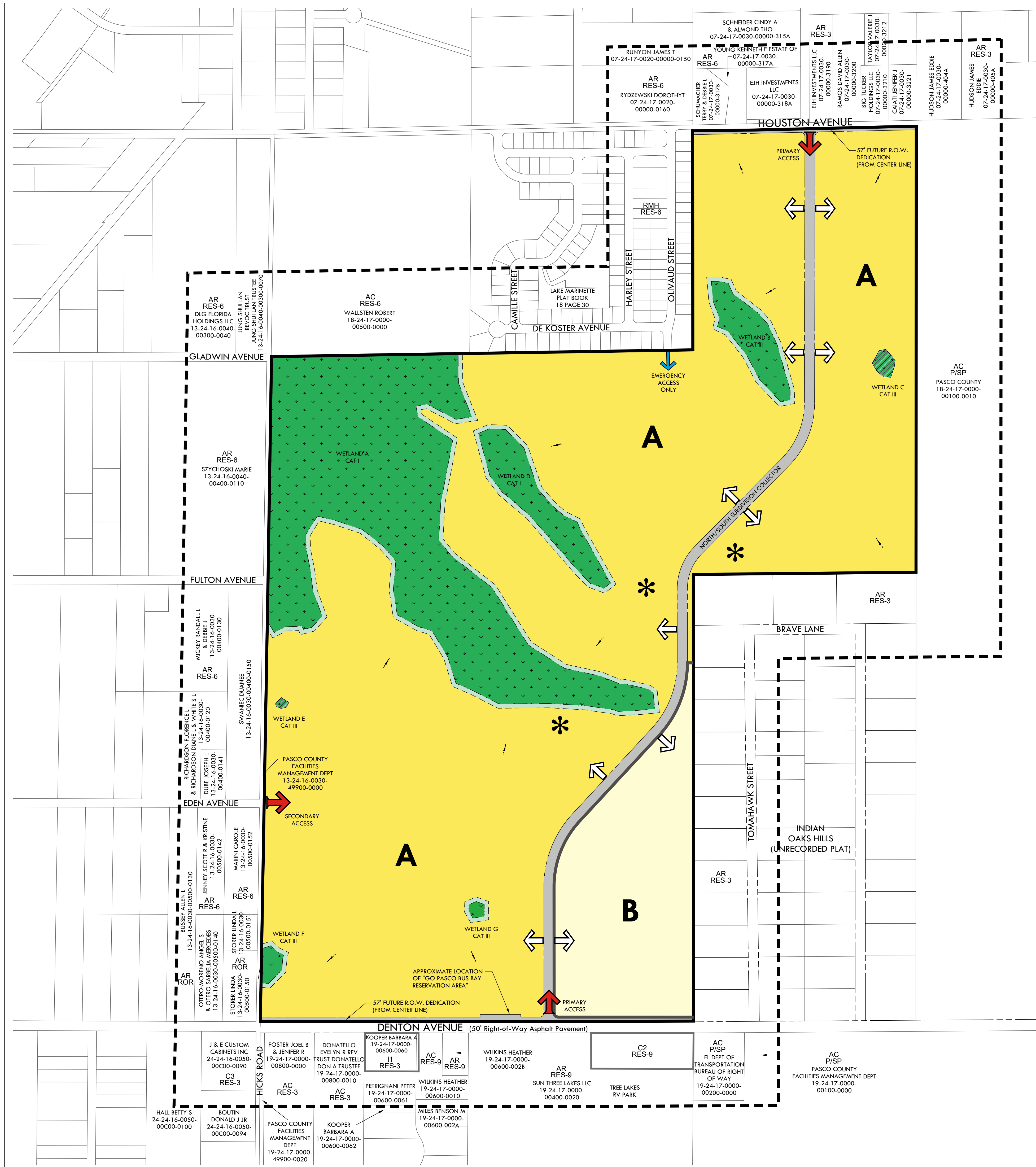
Example: Convert Single Family Detached to Single Family Attached

$1 \text{ DU} = 1 \times 1.668 = 1.7 \text{ DU's}$

(3) Includes Townhomes, Villas, Multi-Family Detached & Multi-Family Attached.

BCC Approved
9/20/22

EXHIBIT C
MASTER PLAN



PROJECT DATA TABLE	
MPUD Gross Acres	±306.70 Ac
Wetland Acres Pre-development	±50.91 Ac
Wetland Acres Post-development	±50.50 Ac
Upland Acres Pre-development	±255.78 Acres
Upland Acres Post-Development	±256.20 Acres
LAND USE	
Existing Zoning	AC (Agricultural)
Proposed Zoning	MPUD
Existing Future Land Use	RES-3
Maximum Residential Dwelling Units	804 units (1)
Proposed Net Density	2.62 du/ac
Proposed Gross Density	3.14 du/ac
MPUD PARCELS	
Parcel A (2)	SF Detached, SF Attached Villa, SF Townhouse
Parcel B (2)	SF Detached, SF Attached Villa, SF Townhouse, MF Detached, MF Attached

- PROJECT NOTES**
- ACCESS POINTS SHOWN ON PLAN ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF PSP/CP WITHOUT REQUIRING AN MPUD MODIFICATION.
 - THE APPLICANT RESERVES THE RIGHT TO GATE INDIVIDUAL RESIDENTIAL PODS LOCATED OFF INTERNAL N/S PUBLIC SUBDIVISION COLLECTOR.
 - THE SITE LIES WITHIN PASCO COUNTY UTILITIES (WATER/WASTEWATER) AND WITH LACOCHEE RIVER ELECTRIC COOP, INC. FIRE & RESCUE/EMS IS PROVIDED BY PASCO COUNTY. CABLE/TELEPHONE IS PROVIDED BY PRIVATE PROVIDERS.
 - NEIGHBORHOOD PARKS SHALL BE PROVIDED CONSISTENT WITH LDC SECTION 905.1 UNLESS AN ALTERNATIVE STANDARD IS APPROVED DURING THE REVIEW PROCESS.
 - PROPOSED SITE DATA TABLE ARE ESTIMATES BASED ON CONCEPT PLAN AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - PENDING DEVELOPMENT, INTERIM SILVICULTURAL AND/OR AGRICULTURAL ACTIVITIES SHALL BE PERMITTED UNTIL COMMENCEMENT FOR THAT PORTION OF THE PROPOSED DEVELOPMENT.
 - IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN SEVERAL PHASES IN ACCORDANCE WITH MARKET DEMAND.
 - THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH AN HOA OR CDD.
 - POST DEVELOPMENT WETLAND ACRES AND CATEGORIES IDENTIFIED ON THE PLAN AND IN DATA TABLES ARE PRELIMINARY. THE ACTUAL EXTENT OF WETLANDS SHALL BE DELINEATED AND FORMALIZED WITH A SWFWMD APPROVED WETLAND SURVEY, IN ACCORDANCE WITH FLORIDA STATUTE 373.421, PRIOR TO PDP/CP DESIGN AND PERMITTED WITHOUT REQUIRING AN MPUD MODIFICATION.
 - ANY WETLAND IMPACT, INCLUDING PEDESTRIAN CONNECTIONS ARE SUBJECT TO AGENCY REVIEW / APPROVAL.
 - MPUD PERIMETER BUFFERS PER LDC TABLE 905.2-E, LANDSCAPING BUFFER AND SCREENING REQUIREMENTS, AND MPUD CONDITIONS OF APPROVAL, UNLESS A VARIATION OR ALTERNATIVE STANDARD IS APPROVED DURING THE MPUD REVIEW PROCESS.
 - THE PROPERTY IS WITHIN THE NORTH MARKET AREA, FEMA ZONES X, & A (PANELS 12101C0019C) AND HERNANDO SANDHILLS EPLI, HAMMOCK CREEK WATERSHED AND 2003 OBSERVED FLOODING AREA. THE PROPERTY IS NOT LOCATED WITHIN THE URBAN CONCENTRATION AREA, ECOLOGICAL CORRIDOR, TRANSIT OVERLAY, WELHEAD PROTECTION, SUBSIDENCE PARCEL, FEMA 2020 FLOODWAY, OR BASIN OF SPECIAL CONCERN.
 - RESIDENTIAL PARCELS A AND B BOUNDARIES ARE CONCEPTUAL AT TIME OF MPUD APPROVAL. THE FINAL AREAS OF PARCELS A AND B WILL BE DETERMINED AT TIME OF PDP/CP. OVERALL DENSITY WILL NOT EXCEED TOTAL PERMITTED ENTITLEMENTS.
 - SEE CONDITIONS OF APPROVAL FOR ANY MPUD SPECIFICALLY APPROVED SPECIAL EXCEPTIONS & LDC CODE VARIATIONS.

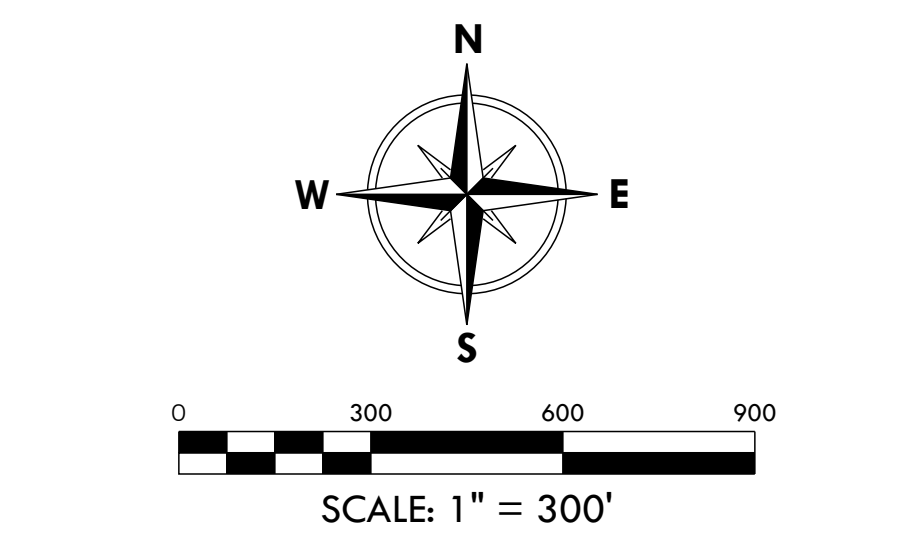
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; ALSO THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; ALSO THE SOUTHWEST 1/4 OF SAID SECTION 18; LESS AND EXCEPT EXISTING ROAD RIGHTS-OF-WAY, LESS AND EXCEPT PRIOR CONVEYANCES OF RECORD BY GRANTOR THEREUNDER, WITH RESPECT TO THE ABOVE DESCRIBED PROPERTY.

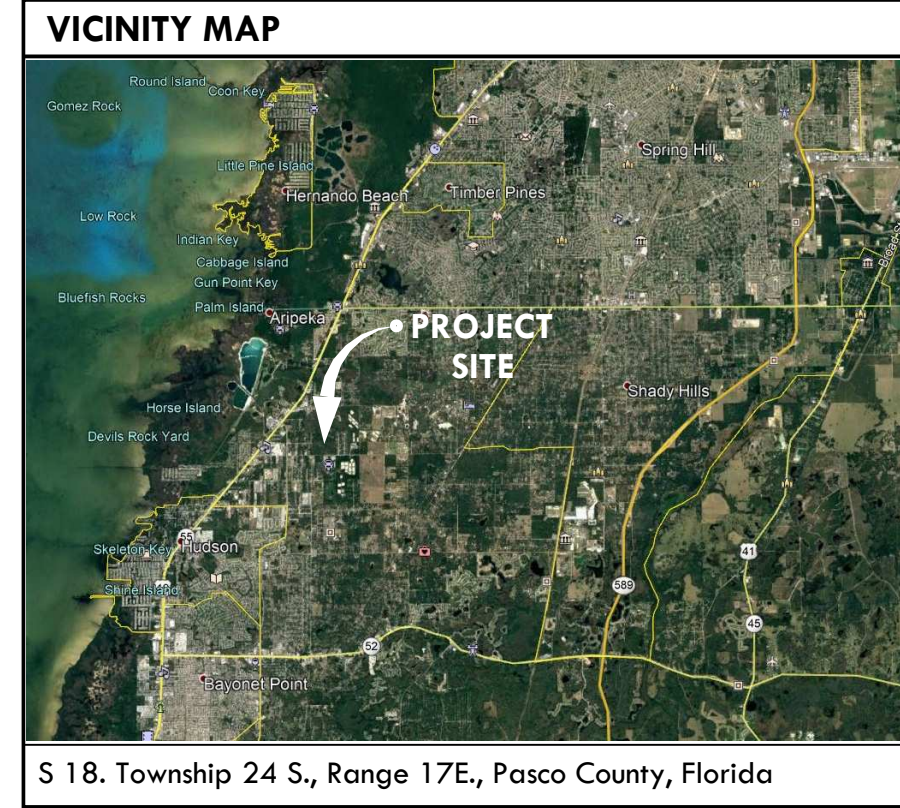
CONTAINS 306.698 ACRES, MORE OR LESS.

**BCC Approved
9/20/22**



LEGEND

- PROJECT BOUNDARY
- 500' PROPERTY BOUNDARY OFFSET
- WETLANDS
- WETLANDS IMPACTED
- 25' WETLAND BUFFER
- EXTERNAL ACCESS POINT
- INTERNAL ACCESS POINT
- EMERGENCY ACCESS ONLY
- AC
- RES-3
- EXISTING DRAINAGE FLOW DIRECTION
- NEIGHBORHOOD PARK



WETLAND DATA TABLE

ID	CATEGORY	*PRE-DEV AC	*POST DEV ACRES
A	I	42.435	42.435
B	III	2.995	2.995
C	III	0.345	0.0
D	I	4.405	4.405
E	III	0.071	0.0
F	III	0.496	0.496
G	III	0.167	0.167
TOTAL (M.O.L)		50.914	50.498

* Wetland delineation, impacts & post development wetlands are conceptual & non-binding. Final wetland areas shall be determined at the time of PDP/CP.

**MASTER DEVELOPMENT PLAN
DENTON PLACE MPUD**
Pasco County, Florida
Rezoning Petition No: 7582

PROFESSIONAL TEAM

Planning & Engineering:
Clearview Land Design, P.L.
3010 W. Azeele Street
Tampa, FL 33609
(813) 223-3919

Legal Counsel:
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Survey:
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213 Hobbs Street
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Tampa@geopotmsurveying.com

REVISIONS	
DESCRIPTION	DATE
SUBMITTAL	09/10/21
RESUBMITTAL	02/04/22
RESUBMITTAL	07/20/22

PREPARED FOR:

D-R HORTON
America's Builder

12602 Telecom Drive North
Tampa, Florida 33637

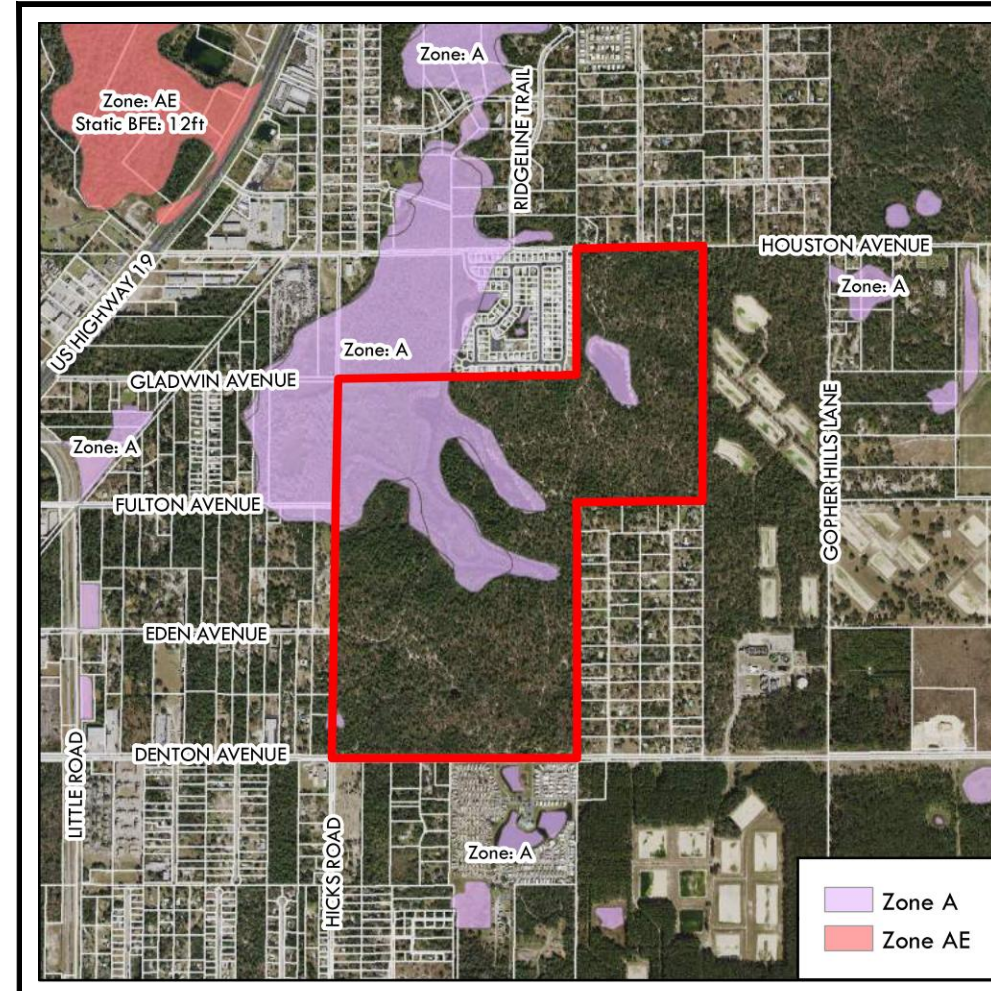
PREPARED BY:

**Clearview
LAND DESIGN, P.L.**

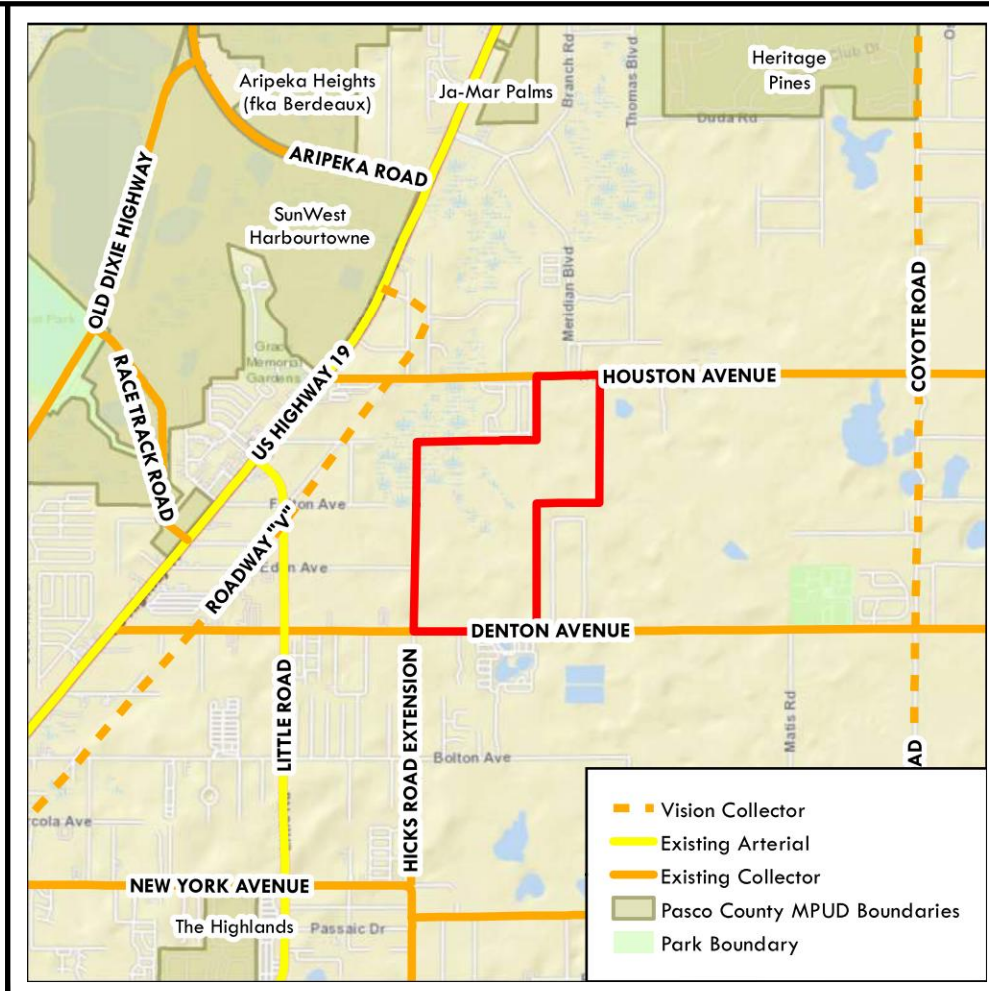
Engineering Business C.A. No.: 28858
3010 W Azeele Street, Suite 150
Tampa, Florida 33609
Office: 813-223-3919

DRAWN: NG	CHECKED: AR
JOB NO.: DRH-RH-006	DATE: 08/25/2021
	FILE: MPUD.dwg

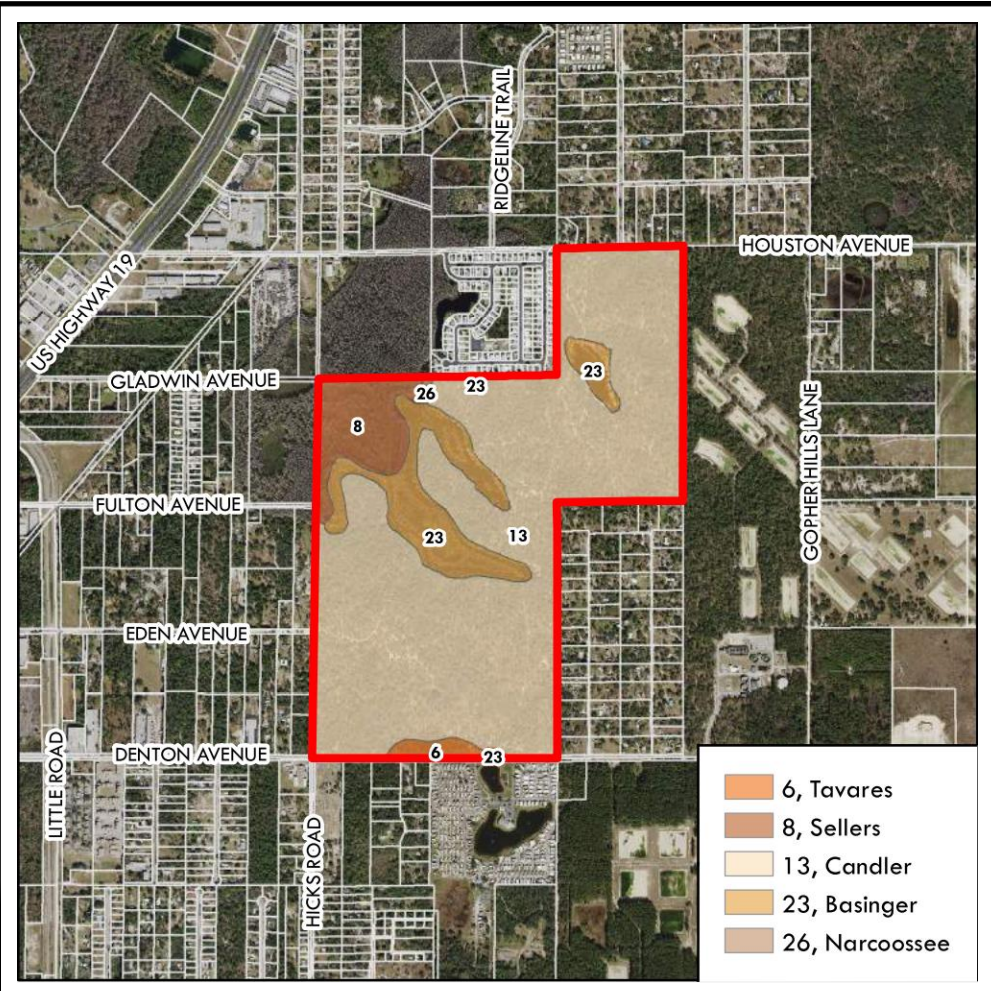
SHEET 1 OF 2



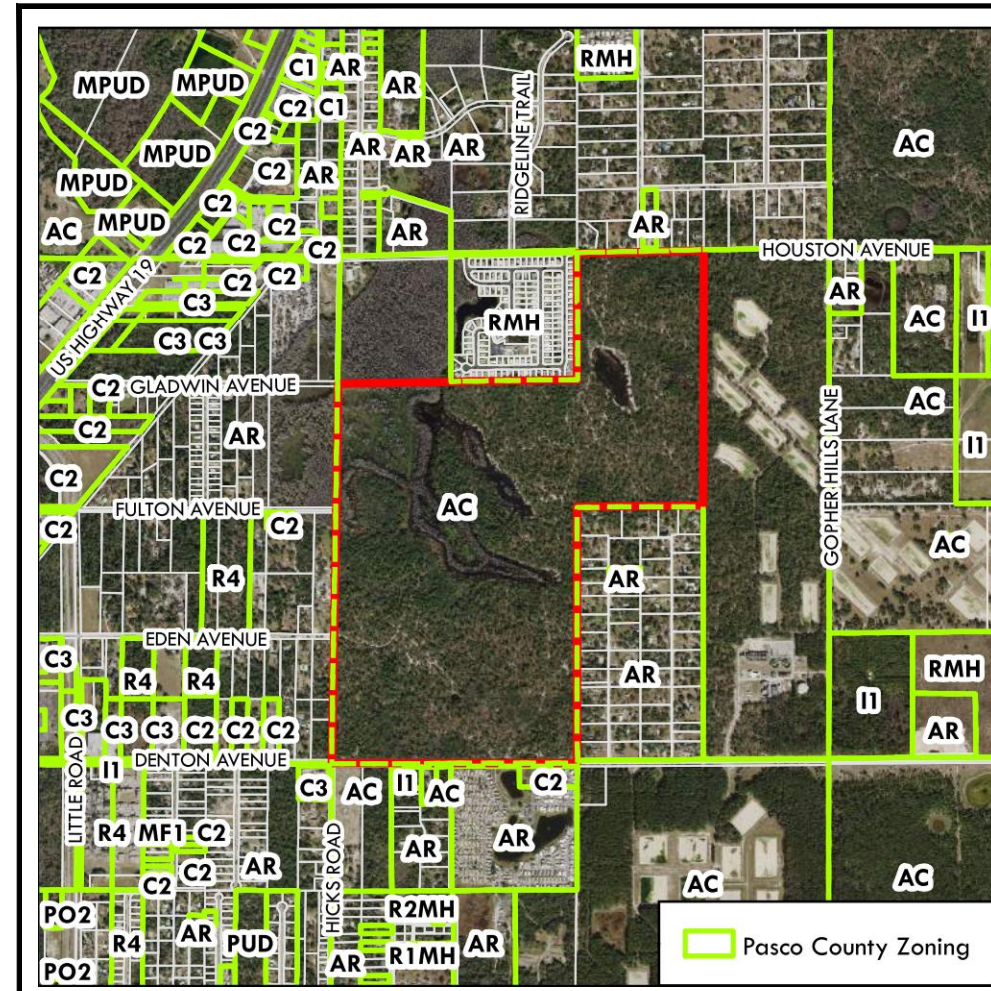
FEMA MAP Source: Pasco County



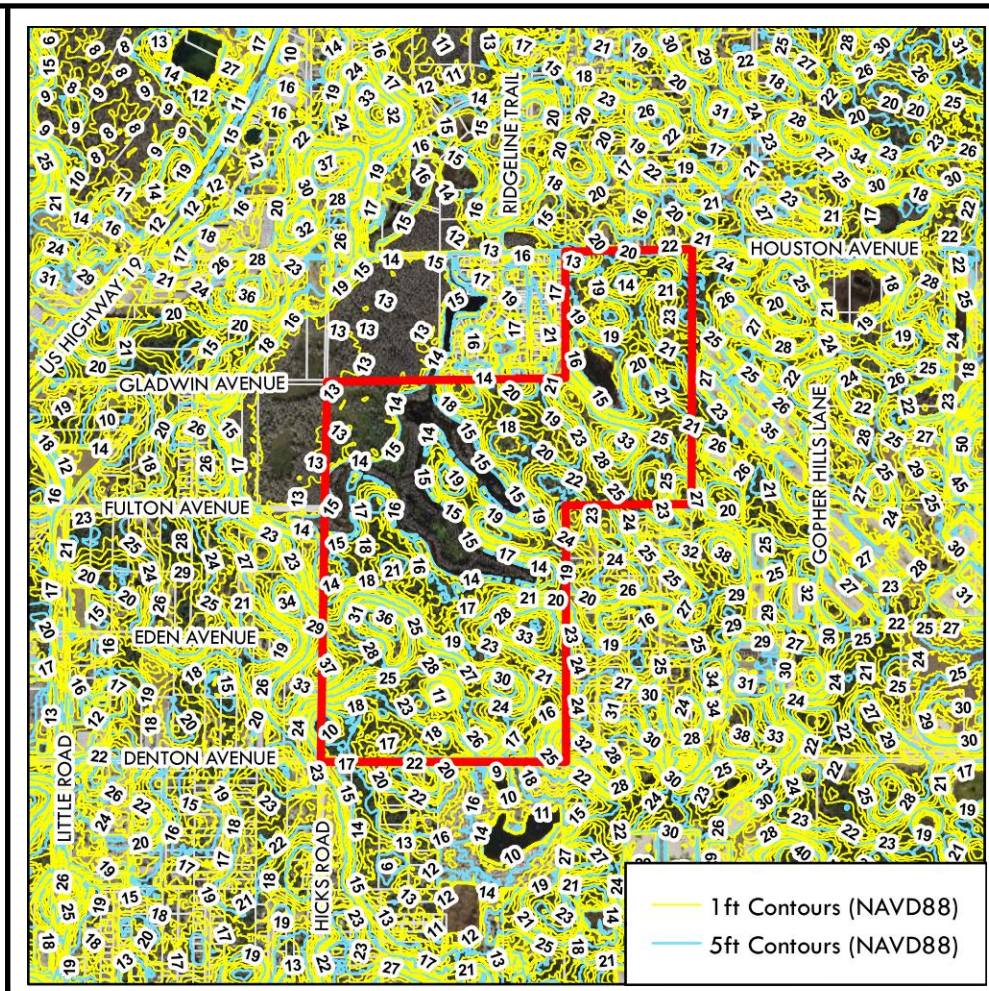
MAJOR PROJECTS & EXISTING / PROPOSED VISION ROADS



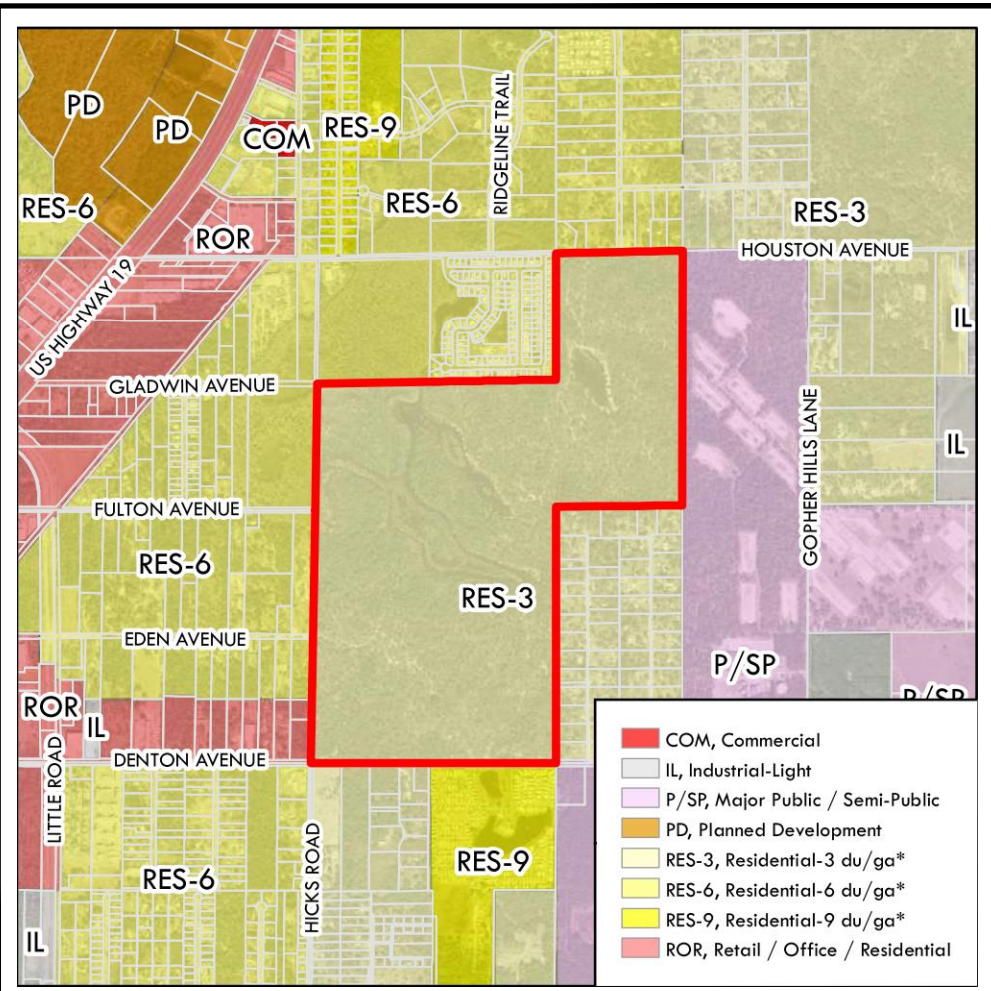
SOILS MAP Source: NRCS / Pasco County



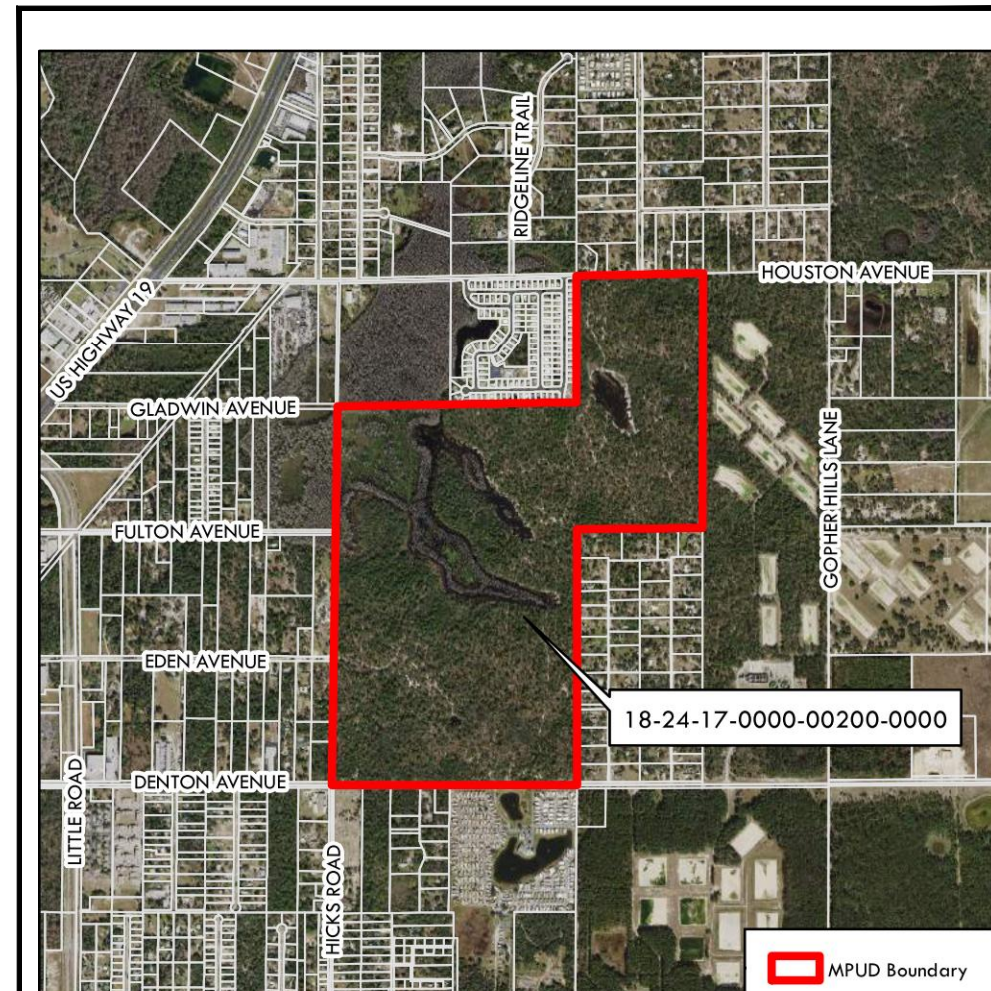
EXISTING ZONING MAP Source: Pasco County



5' FT CONTOUR MAP Source: Pasco Lidar



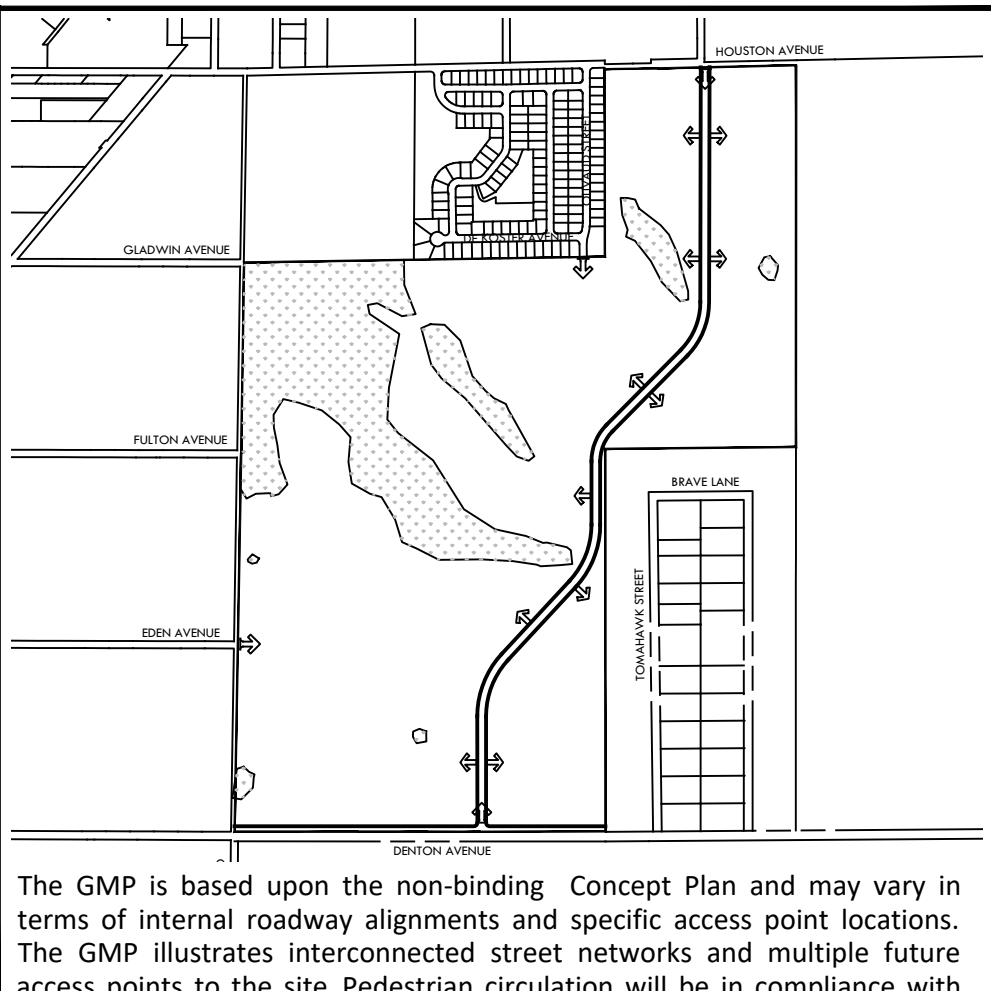
EXISTING FUTURE LAND USE MAP Source: Pasco County



PARCEL ID MAP Source: Pasco County POA



WETLANDS MAP Source: GeoPoint Survey

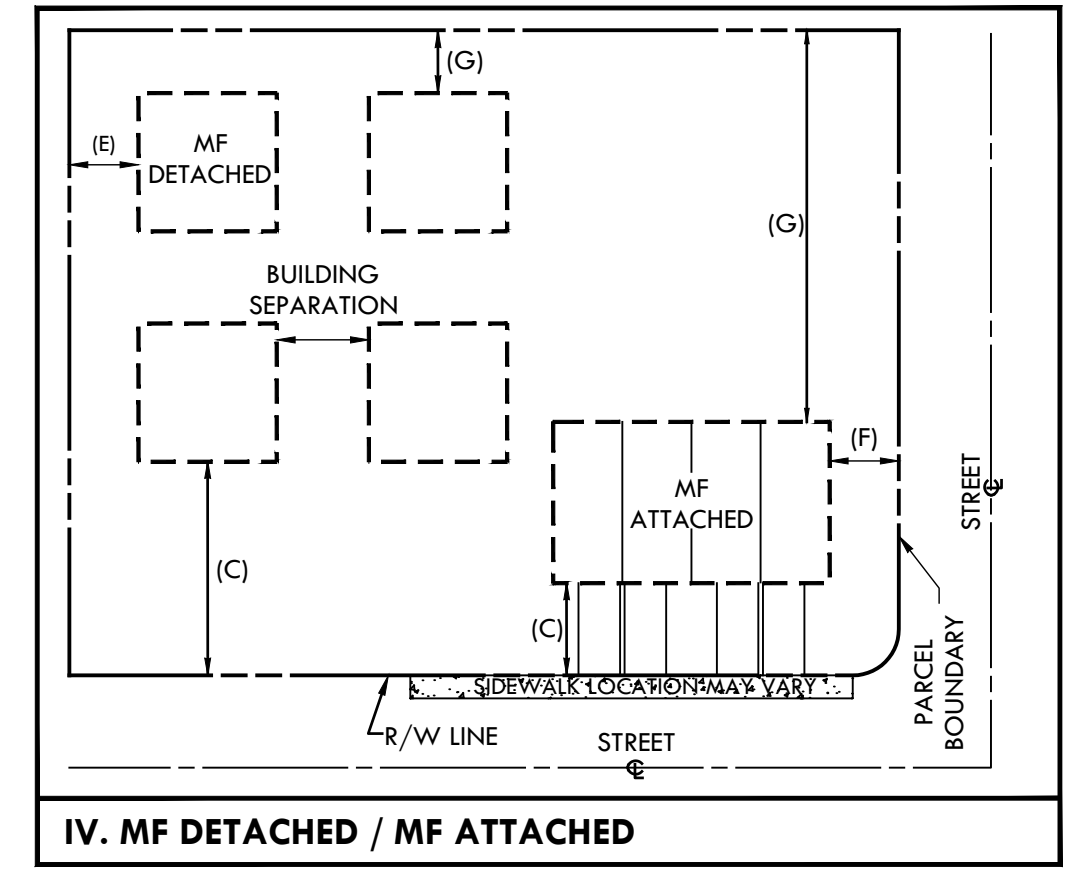
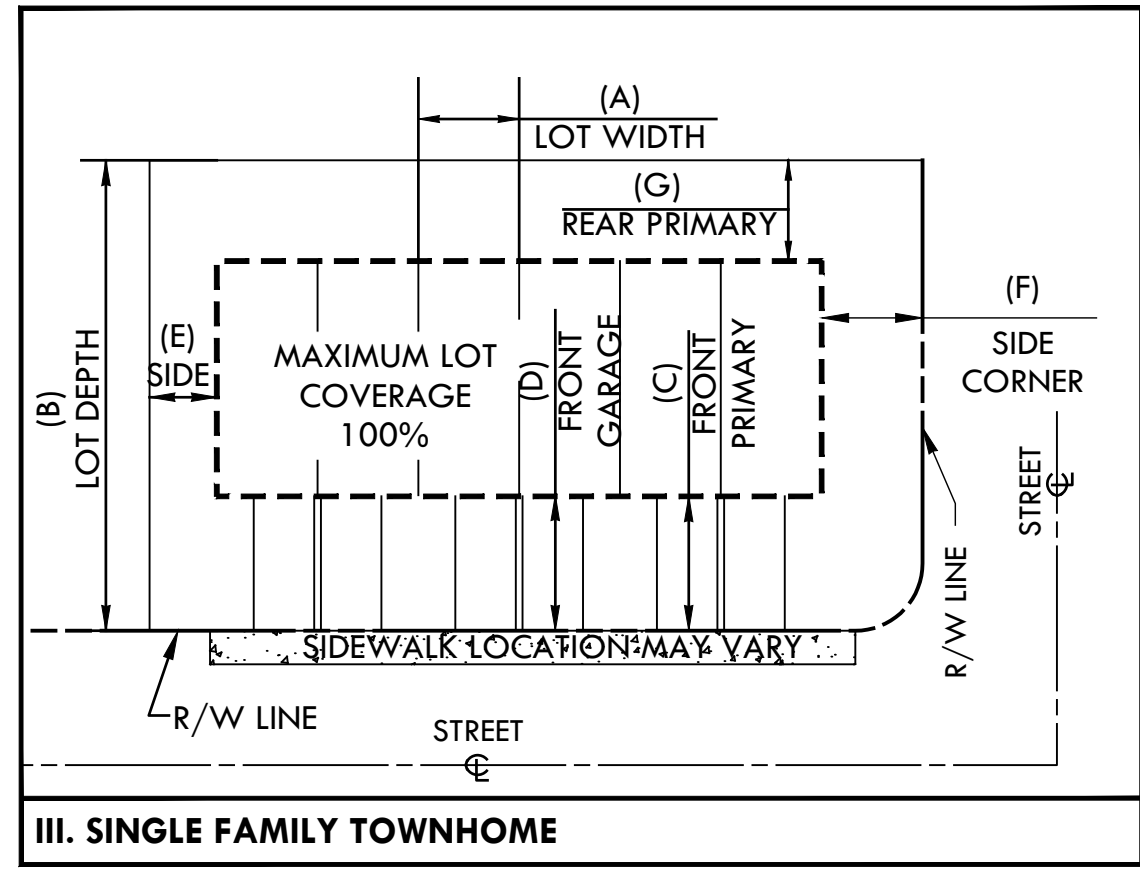
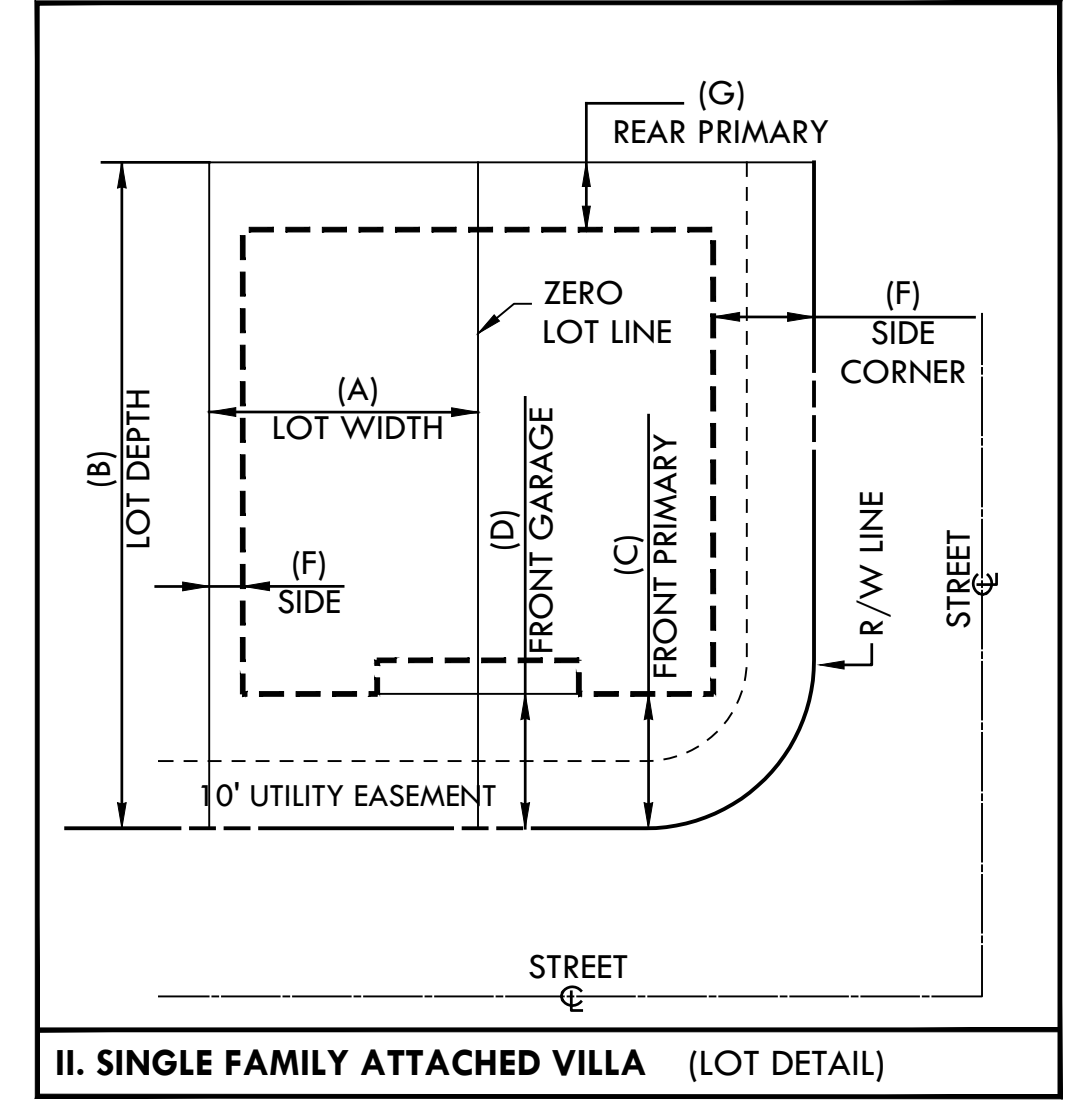
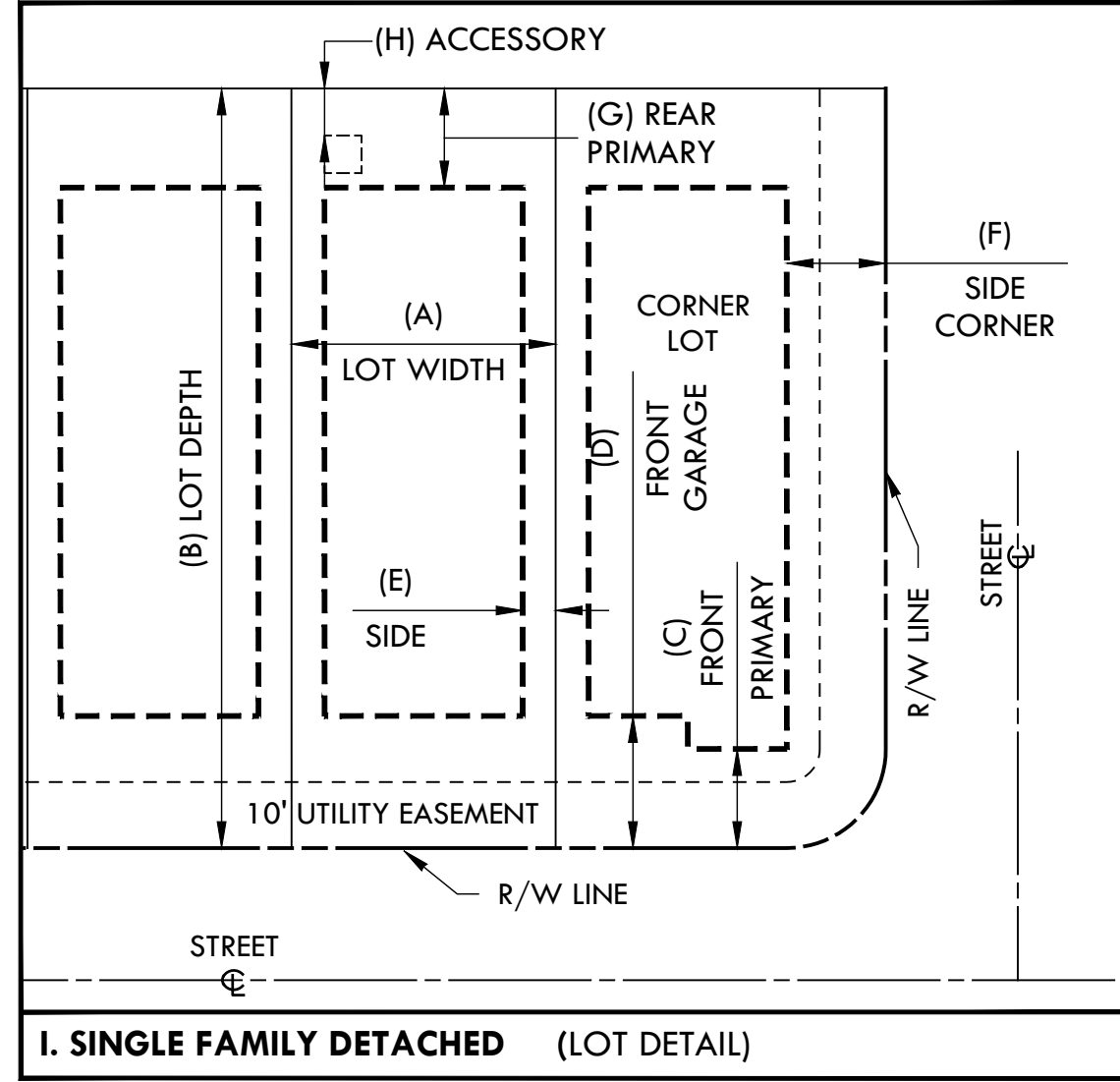


GENERALIZED MOBILITY PLAN

The GMP is based upon the non-binding Concept Plan and may vary in terms of internal roadway alignments and specific access point locations. The GMP illustrates interconnected street networks and multiple future access points to the site. Pedestrian circulation will be in compliance with LDC sidewalk requirements or related alternative standard approvals.

Lot Type	Minimum Lot Dimensions		Minimum Setbacks						Maximum		Minimum
	Lot Width (A)	Lot Depth (B)	Front Primary (C)	Front Garage (D)	Side (E)	Side Corner (F)	Rear Primary (G)	Rear Accessory (H)	Height	Lot Coverage	Building Separation
I. SF Detached	40'	100'	10'	20'	5' (1)	15' (2)	10'	5'	35'	75%	N/A
II. SF Attached Villa	33'	100'	10'	20'	0'/10' (1)	15' (2)	10'	5'	35'	85%	15'
III. SF Townhouse With Garage	16' (5)	80'	10'	20'	0'/10' (1)	15' (2)	10'	5'	35'	100%	15'
IV. MF Detached/MF Attached (3)/(7)	125'	125'	20'	N/A	15'(4)	15'(4)	15'(4)	5'	45'	80% (6)	10'
V. Amenity Buildings	N/A	N/A	10'	N/A	10'	10'	10'	5'	45'	80% (6)	10'

Notes: (1) Side setbacks may be 5 feet if in compliance with LDC 902.2.K.2.B. Otherwise, side setback must be increased to 7.5 feet. Fences may be permitted but may not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.
 (2) Corner yards shall have a minimum 15' building setback from right-of-way.
 (3) All dimensional standards, building setbacks and lot coverage are based upon the overall parent parcel.
 (4) Multifamily side and rear yard setbacks shall be minimum 15 feet each, plus 5 feet for each additional story above three stories.
 (5) Minimum lot width for townhome product represents single unit size.
 (6) Represents building coverage for multifamily and amenities.
 (7) Multifamily Detached and Multifamily Attached units shall meet the development standards above (IV) when constructed on a single parcel with shared amenities and/or parking.



MASTER DEVELOPMENT PLAN DENTON PLACE MPUD

Pasco County, Florida
Rezoning Petition No: 7582

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 Tampa@geopointsurvey.com

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PREPARED FOR:
D-R-HORTON
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 Tampa, Florida 33637

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SHEET 2 OF 2

