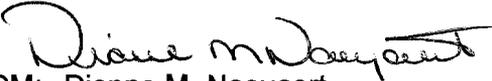


PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Debra M. Zampetti
Zoning/Code Compliance
Administrator

DATE: 4/21/10 FILE: GM10-190

SUBJECT: Sunlake Centre MPUD Master
Planned Unit Development
Amendment;
Rezoning Petition No. 6563
Recommendation: Approval
with Conditions


FROM: Dianne M. Naeyaert
Planner I

REFERENCES: Land Development Code,
Section 522.6, Modifications;
Comm. Dist. 2

It is recommended that the data herein presented be given formal consideration by the Zoning/Code Compliance Administrator.

Commission District:	The Honorable Pat Mulieri, Ed.D.
Project Name:	Sunlake Centre MPUD
Developer's Name:	Sunlake Equity Joint Venture
Location:	On the northeast and northwest corners of the intersection of S.R. 54 and Sunlake Boulevard, and on the northeast and northwest corners of the intersection of S.R. 54 and Mentmore Road, Sections 21, 27, and 28, Township 26 South, Range 18 East.
Parcel ID Nos.:	21-26-18-0000-00100-0040, 27-26-18-0000-00400-0030, 28-26-18-0000-00200-0020, 28-26-18-0000-00200-0023, 28-26-18-0000-00200-0024, 28-26-18-0000-00200-0025, 28-26-18-0000-00200-0050, 28-26-18-0000-00200-0070
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	ROR (Retail/Office/Residential)
Acreage:	154.23 Acres, m.o.l.
Water/Sewage:	Central/Central (Pasco)
No. of Dwelling Units:	600
Type of Dwelling Units:	Multifamily Dwelling Units
Commercial Acres/Square Feet:	110,000 Square Feet
Other Land Use:	95,000 Square Feet of Office

DEVELOPER'S REQUEST:

The developer/applicant is requesting to amend the previously approved MPUD Master Planned Unit Development as follows:

1. To reduce the allowable commercial entitlement from 640,000 square feet to 110,000 square feet and reduce the allowable office entitlement from 340,000 square feet to 95,000 square feet.

This request was filed in conjunction with an Application for Abandonment of a Development of Regional Impact (DRI) for the Sunlake Centre DRI No. 248.

BACKGROUND:

1. On January 26, 1988, the Board of County Commissioners approved a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District (LeDantec MPUD) (Rezoning Petition No. 3758).
2. On November 29, 1988, the Board of County Commissioners approved a rezoning from an A-C Agricultural District to a C-2 General Commercial District for a portion of the subject property (Rezoning Petition No. 4057).

3. On November 26, 2002, the Board of County Commissioners approved a modification to LeDantec MPUD which excluded 206.3 acres from the site (Rezoning Petition No. 5976).
4. On March 28, 2006, the Board of County Commissioners approved the Sunlake Centre Development of Regional Impact No. 248.
5. On June 13, 2008, the Zoning/Code Compliance Administrator approved a non-substantial amendment to Sunlake Centre MPUD shifting density between development pods (GM08-361).
6. On November 3, 2009, an Application for Abandonment of a Development of Regional Impact (DRI) for the Sunlake Centre DRI No. 248 was submitted to Pasco County and the Tampa Bay Regional Planning Council.

The applicant is seeking abandonment of the Sunlake Centre DRI, because the applicant does not intend to seek specific approval of the Phase II, conceptually approved development entitlements. Currently, the Sunlake Centre DRI has specific approval for the following Phase I entitlements with a build-out date of December 31, 2013 for transportation concurrency purposes: 110,000 square feet of retail/commercial, 95,000 square feet of office, and 600 residential dwelling units. The developer currently has conceptual approval for Phase II only, which consists of 530,000 square feet of retail and 245,000 square feet of office, which they are seeking to abandon. On February 25, 2010, the Development Review Committee recommended approval of the abandonment.

FINDINGS OF FACT:

1. The subject property is located in Flood Zones "A" and "C," and development within the area designated Zone "A" is subject to the requirements of Article 700, Flood Damage Prevention, of the Land Development Code.
2. The surrounding area is characterized by residential, office, and commercial development.
3. On March 28, 2006, the Board of County Commissioners approved a Development of Regional Impact related Comprehensive Plan Future Land Use Map amendment from a RES-3 (Residential - 3 du/ga) to an ROR (Retail/Office/Residential) for the subject parcel. The effective date for this amendment was on or about June 14, 2006.
4. Presently, the subject site is bisected by two north-south roadways and is located on the northeast and northwest corners of the intersection of S.R. 54 and Sunlake Boulevard, and on the northeast and northwest corners of the intersection of S.R. 54 and Mentmore Boulevard.

Mentmore Boulevard, which consists of 100 feet of right-of-way dedicated to the public by Concord Station, f.k.a. LeDantec MPUD Master Planned Unit Development, is a four-lane collector roadway.

Sunlake Boulevard, consists of 200 feet of right-of-way which currently has four lanes constructed, together with all floodplain compensation, wetland mitigation, and drainage for six lanes.

5. Access to the property is from S.R. 54, a State-maintained road, which has varying right-of-way from 400-250 feet, and has been designated a six-lane parallel roadway facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan currently in effect.
6. Water and sewer are to be serviced by Pasco County.
7. The proposed request is consistent with Article 300, Subsection 303.2(E)1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, of the Pasco County Land Development Code and with the applicable provisions of the Pasco County Comprehensive Plan as conditioned.

ANALYSIS:

MPUD Master Planned Unit Development amendments must be reviewed in accordance with the Land Development Code, Section 522.6, Modifications, to determine if the proposed changes are substantial. The Zoning/Code Compliance Administrator shall review the record of the project and determine if any of the changes proposed are substantial or nonsubstantial in nature pursuant to the Land Development Code, Section 522.6.C.

Based upon the criteria established within the Land Development Code, Section 522.6.C, Modifications, the Zoning/Code Compliance Administrator has determined that the proposed amendment does not constitute a substantial change.

RECOMMENDATION:

The Growth Management Department staff has reviewed the developer's/applicant's request and recommends approval with the attached conditions.

ATTACHMENTS:

1. Conditions of Approval for Rezoning Petition No. 6563
2. Location Map
3. Master Plan
4. Concurrency
5. Exhibits 1 - 4

ZONING/CODE COMPLIANCE DEPARTMENT ACTION:

Recommendation: Approved /Disapproved

Zoning Dept. Approved
Non-substantial Modification

Date: April 3 By: 4/26/10

For compliance with the applicable provisions of
Pasco County Land Development Code Regulations

**SUNLAKE CENTRE
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 6563**

Master Development Plans

1. Development shall be in accordance with the application, and information submitted October 14, 2005, April 29, 2008, and October 2009, and the Master Development Plan dated April 21, 2005, and last revised November 2, 2009, unless otherwise stipulated or modified herein.

Open Space/Buffering

2. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy 1.3.1, and shown on all preliminary plans/preliminary site plans and construction plans/construction site plans. Jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary plan/preliminary site plan. Removal, encroachment, alteration, or development within wetlands shall be in accordance with the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 1.3.6, 1.3.8, and 1.3.11; however, no removal, encroachment, alteration, or development shall be permitted within any wetland used to obtain a Comprehensive Plan or Land Development Code density credit. All permits for encroachments, alterations, or development within Category I wetlands shall be obtained and submitted to Pasco County prior to construction plan/construction site plan approval.
3. There shall be a buffer around all preserved Southwest Florida Water Management District wetlands with an average width of 25 feet, but no less than 15 feet, unless otherwise accepted by the Southwest Florida Water Management District. Army Corps of Engineers wetlands do not require additional buffers. The proposed upland buffer area shall be shown on the construction plans. The final upland buffer area as required by the Southwest Florida Water Management District shall be designated on the plat as "Wetland Conservation Areas" as required by the Southwest Florida Water Management District. Permissible uses of the Wetland Conservation Areas shall be those uses allowed by the Southwest Florida Water Management District.
4. All wetlands as finally configured after any removal, encroachment, alteration or development has been permitted, shall be platted within tracts and designated on the plat as "Wetland Conservation Areas." All preserved wetlands shall be platted outside lots. No activity requiring the issuance of a Building Permit shall be allowed within five feet of the wetlands' line. Concurrent with platting, all wetlands shall be deeded to the mandatory homeowners' association/Community Development District (CDD)/merchants' association. The homeowners' association/merchants' association documents shall provide that the homeowners' association/merchants' association shall be responsible for the payment of taxes, if any, on the Wetland Conservation Areas.
5. The developer has submitted an environmental/habitat study which has been reviewed and the following conditions shall apply:

Prior to preliminary plan/preliminary site plan submittal, the Developer shall submit to and obtain approval by Pasco County and Florida Fish and Wildlife Conservation Commission of a Kestrel Nesting Survey completed pursuant to Florida Fish and Wildlife Conservation Commission protocols and guidelines. (Completed and approved June, 2006.)
6. Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, and if warranted, the developer shall submit a copy of any required Incidental Take Permit issued by the Florida Fish and Wildlife Conservation Commission to the Development Review Division.
7. Prior to construction plan/construction site plan approval, the developer shall submit to the Development Review Division a copy of the Environmental Resource Permit Application as submitted to the Southwest Florida Water Management District. Prior to the issuance of the Site Development Permit, the developer shall submit to the Development Review Division a copy of the Environmental Resource Permit.
8. Prior to preliminary plan/preliminary site plan submittal, the Developer shall submit to and obtain approval by Pasco county and FFWCC of a Kestrel Nesting Survey completed pursuant to FFWCC protocols and guidelines. (Completed June 2006).

9. An integrated pest management program attached hereto as Exhibit 1 has been and shall continue to be implemented to minimize the use of fertilizers and pesticides.
10. The developer has previously submitted a systematic, professional archaeological and historical survey dated August, 2002, prepared by Southeastern Archaeological Research, Inc., which was reviewed and accepted by the County staff. Although archaeological sites eligible for the National Register of Historic Places were not found, the following statement shall be placed on all future site plans:

"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 foundations are discovered, work shall come to an immediate stop, and Pasco County and the Florida Division of Historical Resources shall be notified within two working days."

11. The developer shall create one or more mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, if approved by the Board of County Commissioners, a Community Development District shall encompass the entire boundaries of the MPUD Master Planned Unit Development except for any real property to be conveyed to the County or the District School Board of Pasco County. The developer shall convey in fee simple to the associations or the Community Development District, for ownership and maintenance, all 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 as well, but only to the Community Development District 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 or Community Development District documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, restrictive covenants, and all exhibits, shall be submitted to the Engineering Services 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 Community Development District. Impact fee credits for improvements or dedications shall go to the association or the Community Development District which funded such improvements as applicable.

Ordinances

12. The developer shall comply with the provisions of Pasco County Parks and Recreation Impact Fee Ordinance No. 02-03, adopted by the Board of County Commissioners on January 29, 2002, and the Neighborhood Parks Ordinance No. 02-26 as amended.
13. In addition to the MPUD Master Planned Unit Development conditions of approval, the developer shall comply with all Pasco County ordinances, including all impact fee ordinances.
14. In the event ordinances/resolutions are subsequently adopted by the Board of County Commissioners including, but not limited to, solid waste, public safety, or wildlife ordinances, the owner/developer shall be required to comply with such ordinances/resolutions subject to 380.06 F.S. where applicable.

Transportation & Concurrency

15. The developer has complied with the Sunlake Centre Development of Regional Impact/Development Order conditions relating to the developer's obligations with regard to Sunlake Boulevard. (DRI abandoned April 27, 2010) The Sunlake Boulevard improvements (construction of the western 2 lanes from S.R. 54 north to Mentmore including applicable intersection improvements in accordance with the county approved ultimate 6-lane design) are not creditable against the Pasco County Transportation Impact Fee requirements of the development.
16. Unless extended by the Board of County Commissioners pursuant to the Concurrency Management Ordinance, the build-out date for transportation concurrency purposes of the Project shall be December 31, 2013. The December 31, 2013 date includes the one (1) year extension granted by the Board of County Commissioners on November 25, 2008 and the two (2) year extension granted by the Board of County Commissioners on June 23, 2009, pursuant to Resolution No. 09-269.
17. Any delay in the build-out for transportation concurrency purposes beyond December 31, 2013, may require a new transportation analysis which may include re-evaluation of required transportation mitigation. The County Administrator or his designee or the Board of county Commissioners may waive any applicable transportation analysis requirement for any entitlements within the MPUD that satisfy the Limited Exemption criteria of Section 402.7 of the County's Concurrency Management Ordinance.

18. Subject to the provisions of the Right-of-Way Preservation Ordinance, codified as Section 319 of the County's Land Development Code, the developer shall convey at no cost to Pasco County 110 feet of right-of-way from the centerline of S.R. 54 (Table 7-2., Pasco County Corridor Preservation Table), located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way, if such right-of-way has not already been conveyed.

In addition, the developer shall reserve, in exchange for fair compensation for any areas utilized, sufficient drainage/retention, wetland, and floodplain mitigation facilities on that portion of the developer's property shown as Parcel D on the MPUD Master Development Plan to mitigate all impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of S.R. 54 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, and other roadway appurtenances. This paragraph of this condition shall expire at the time of preliminary plan approval for the portion(s) of Parcel D adjacent to S.R. 54. (All required right-of-way has been conveyed.)

19. The Applicant/Developer shall be responsible for construction of all access improvements set forth in Exhibit 2, attached hereto, including frontage road(s), for the project prior to or concurrent with vertical construction of the portions of the project necessitating such improvements as determined by the County at the time of preliminary plan/preliminary site plan approval and/or at the time of issuance of access permits for the project. At each preliminary plan/preliminary site plan approval, the DRC or the Zoning and Site Development Department may also require further site access/site-related intersection improvements and site access/site-related roadway improvements. All access improvements, number of access points, spacing, and geometry of access points shown on Exhibit 2 attached hereto are subject to compliance with the provisions of the Pasco County and Florida Department of Transportation (FDOT) access-management regulations at the time of preliminary plan/preliminary site plan review. These improvements are not creditable against the Pasco County Transportation Impact fee requirements of the development.
20. On September 21, 2006, the Applicant/Developer paid the DRI proportionate share obligation in the amount of \$858,949.00 (Proportionate Share Payment). The Proportionate Share Payment was determined to be the Applicant/Developer's proportionate share contribution to those projects listed in the proportionate share table (attached hereto as Exhibit 3) and is not eligible for transportation impact fee credits.
21. The Proportionate Share Payment, the completion of Sunlake Boulevard as described in Condition No. 15 herein, the payment of transportation impact fees, and the Applicant/Developer's continued performance with the Transportation & Concurrency section of these MPUD conditions of approval shall vest the project for transportation concurrency purposes through the build-out date of December 31, 2013, as it may be extended from time to time.

Utilities: Drainage, Water Service, Wastewater Disposal

22. The developer shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County Land Development Code as amended. The plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the Development Review Division.
23. Finished floor elevations for all habitable structures shall be at or above the 100-year flood plain elevation. All preliminary plan/preliminary site plan submittals shall provide 100-year flood elevation data.
24. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to submittal of the first construction plan/construction site plan. This utility plan shall minimally show the following:
- a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and nonpotable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.
 - d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

- e. Master utility plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the Utilities Services Branch. Prior to the first construction plan/construction site plan approval, the developer and the County shall enter into a Utilities Service Agreement. (Utilities Service Agreement entered February 6, 2008.)
25. The developer shall construct all water and wastewater facilities within the development to current Pasco County standards. A complete set of instructions may be obtained from the Utilities Services Branch.
26. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer/owner and its successors and assigns, agree to the following:
- a. In the event of production failure or shortfall by Tampa Bay Water, and then only for so long as such a production failure or shortfall exists, as set forth in Section 3.19 of the Interlocal Agreement creating Tampa Bay Water, the developer/owner shall transfer to Pasco County any and all Water Use Permits or water-use rights the developer/owner 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/owner selling water, Water Use Permits, or water-use rights, the developer/owner 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.
27. A groundwater monitoring program shall be developed in coordination with the Florida Department of Environmental Protection (FDEP), Southwest Florida Water Management District (SWFWMD), and Tampa Bay Water (TBW) to establish parameters, methodology, and locations of monitoring sites. Any such program shall be submitted to the FDEP, SWFWMD, and TBW for review and to Pasco County for approval. The groundwater quality monitoring program shall be instituted before commencement of development as defined in the Pasco County Land Development Code to provide background data and shall continue to project build-out. If reclaimed water for irrigation purposes is used in the future, any groundwater monitoring program will be amended as required by the permit for use of reclaimed water. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. Monitoring results shall be reported to the County, FDEP, SWFWMD, and TBW at least annually or more often as may be required.

Land Use

28. Design standards and uses shall be in accordance with the following:
- a. Multifamily Units development shall comply with Land Development Code Section 518, MF-1 (Multiple Family Medium Density District) as amended, unless otherwise stated.
 - (1) Minimum Front-Yard Setback of 20 Feet
 - (2) Minimum Rear-Yard Setback of 15 Feet
 - (3) Minimum Side-Yard Setback of 10 Feet (20 Feet Building Separation)
 - (4) Maximum Building Height of 50 Feet
 - (5) Maximum Lot Coverage of 100 Percent
 - b. Retail shall comply with Land Development Code Section 526, C-2 (General Commercial) District as amended.
 - (1) Minimum Front-Yard Setback of 25 Feet
 - (2) Minimum Rear-Yard Setback of 30 Feet when adjacent to residential (no rear-yard setback requirement adjacent to commercial or industrial)
 - (3) Minimum Side-Yard Setback of 30 Feet when adjacent to residential (no side-yard setback requirement adjacent to commercial or industrial)
 - (4) Maximum Building Height of 60 Feet
 - (5) Maximum Lot Coverage of 50 Percent
 - c. Office shall comply with Land Development Code Section 524, PO-2, (Professional Office District) as amended
 - (1) Minimum Lot Area of 15,000 Square Feet
 - (2) Minimum Lot Width of 100 Feet
 - (3) Minimum Front-Yard Setback of 35 Feet
 - (4) Minimum Rear-Yard Setback of 15 Feet
 - (5) Minimum Side-Yard Setback of 7.5 Feet
 - (6) Maximum Building Height of 35 Feet
 - (7) Maximum Lot Coverage of 35 Percent

In addition, private colleges, universities and technical schools shall be permitted as Office development within the project.

- d. The maximum amount of development shall be as follows unless otherwise allowed by the approved land use trade-off mechanism and consistent with Condition No. 29 below.
 - (1) Multifamily residential: 600 dwelling units.
 - (2) Commercial: 110,000 square feet of gross floor area, including out-parcels.
 - (3) Office: 95,000 square feet of gross floor area.
 - e. The above minimum setbacks are calculated based on minimum right-of-way widths in accordance with the Land Development Code. Any reduction of the minimum right-of-way width shall require an MPUD Master Planned Unit Development amendment to increase minimum setbacks.
 - f. Recreation-center development standards shall be in accordance with the Neighborhood Commercial development standards.
 - g. The 95,000 square feet of office entitlements and the upland developable acres of land area necessary to develop such entitlements may not be exchanged or used for any other land use or land area except for accessory commercial uses located within office buildings and vertically integrated retail or multi-family uses.
 - h. The 110,000 square feet of retail entitlements and the upland developable acres of land area necessary to develop such entitlements may not be exchanged or used for residential land uses except for vertically integrated multi-family uses.
 - i. Except as set forth in Condition 16, the maximum density or square footage set forth above is not a vested right and is subject to reduction based on or as a result of applicable Pasco County ordinances and resolutions.
 - j. 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.
29. The land use exchange mechanism attached hereto shall apply to allow an exchange of land development uses, density, and intensity within the boundaries of the project. Land use exchanges shall be submitted to the Planning & Growth Management Department for verification as to implementation in accordance with the attached matrix (Exhibit 4), and then to the Development Review Committee on its consent agenda for approval. Any land use tradeoff or exchange approved by the County in conjunction with the said land use exchange shall be reflected on a revised MPUD Master Planned Unit Development Master Plan which shall be approved by the Development Review Committee prior to or concurrent with preliminary plan/preliminary site plan approval of the affected area.
30. If the density/intensity increases by more than 20 percent within any specific increment shown on the Master Development Plan or a change in the overall design and/or content occurs, a substantial amendment shall be presumed. Additionally, should the proposed amendment result in an increase in density/intensity that necessitates a revised traffic study, then the request shall be presumed to be substantial.
31. Residential use may not be intensified within any one increment following approval of the plat or final site plan for the first unit in that increment without review and approval by the Board of County Commissioners.
32. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.
33. The developer shall pay school impact fees as full mitigation for the impacts of any residential component of the Project on the District School Board of Pasco County in accordance with the terms of the School Impact Fee Ordinance No. 01-06, as amended.
34. The developer may designate, on the Master Development Plan, a site or sites which do not exceed a total of 6 acres to be used for recreational vehicle storage for the exclusive use of the Sunlake Centre MPUD residents. Such site(s) shall have appropriate landscape buffering in compliance with Pasco County Landscaping and Irrigation Ordinance No. 02-04 as amended and shall be shown on the

approved Master Development Plan. The site(s) must obtain preliminary site plan approval prior to development and be owned by the mandatory homeowners'/property owners'/condominium owners'/merchants' association or Community Development District.

Procedures

35. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or construction plan approval 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.
36. If a complete preliminary plan or preliminary site plan for the first phase of the MPUD Master Planned Unit Development is not submitted and approved within five years after the rezoning approval, the conditions of approval and any density approved shall expire. If the MPUD Master Planned Unit Development expires, a new MPUD Master Planned Unit Development must be applied for and approved by the Board of County Commissioners, and the conditions of approval shall be in accordance with the Comprehensive Plan and Land Development Code in effect at that time. (The preliminary plan for the first phase of the MPUD was approved by the DRC on January 30, 2008.)
37. Unless otherwise approved by the Emergency Services Director, the development shall be included in a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer 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 Emergency Services Director has received such a petition.
38. The developer shall submit biannually to the Growth Management Department documentation indicating the cumulative number of residential Certificates of Occupancy issued and the total number of platted lots for the project.
39. A preliminary plan/preliminary site plan must be approved for an entire increment/phase prior to any phased construction the Sunlake Centre MPUD approval. The maximum density and intensity of each increment shall not exceed the limits shown on the approved Master Development Plan. A preliminary site plan must also be approved for each non-fee simple multifamily, recreational vehicle, or commercial increment in its entirety prior to any phased site plan approval.
40. Preliminary plan/preliminary site plan 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 preliminary plan/preliminary site plan approval, construction plan approval, and/or record plat approval.
41. Development shall occur in accordance with Section 402, Concurrency Management System, of the Pasco County Land Development Code relating to concurrency management, and the Transportation and Concurrency section herein.
42. Rezoning of this property with conditions of approval does not constitute a final development order, nor does it relieve any developer of responsibilities under the State of Florida Growth Management Legislation as implemented by the Florida Department of Community Affairs and Pasco County.
43. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the Board of County Commissioners-approved document is completed (including notarization) and received by the Zoning and Site Development Department after the Board of County Commissioners action.
44. All conditions of this MPUD Master Planned Unit Development 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 a determination, the remainder of the conditions and MPUD Master Planned Unit Development approval shall be suspended until such time that the BCC modifies the MPUD Master Planned Unit Development conditions of approval to address the illegal in invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD Master Planned Unit Development entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD Master Planned Unit Development 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 Master Planned Unit Development or the MPUD Master Planned Unit Development 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 Master Planned Unit Development approval under any circumstances.

45. This Rezoning Petition shall take effect on the effective date of the corresponding Development of Regional Impact abandonment resolution.

OWNER/DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that he has read, understood, and accepted the above-listed conditions of approval. Do not sign until you receive a copy of this petition with the Board of County Commissioners results.

SUNLAKE -EQUITY JOINT VENTURE,
a Florida joint venture

Equity One (Sunlake) Inc.
A Florida corporation

(Date)

By: _____
Name: _____
Title: _____

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owner/developer, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____,
County, Florida, the day and year aforesaid.

My commission expires:

(Date)

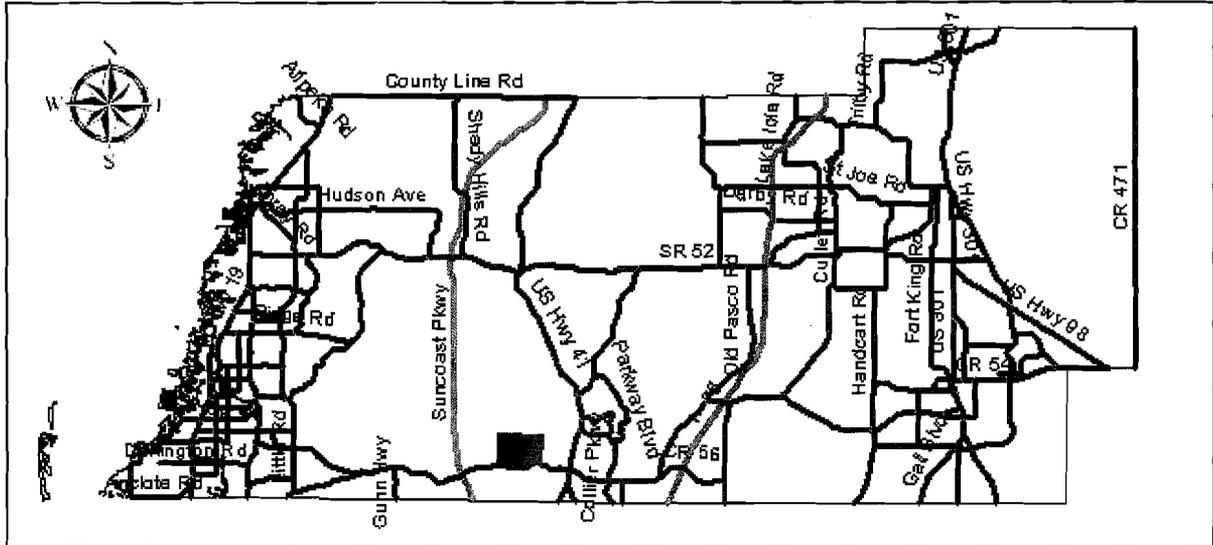
Notary Public, State of _____ at Large

PETITION # RZ6563

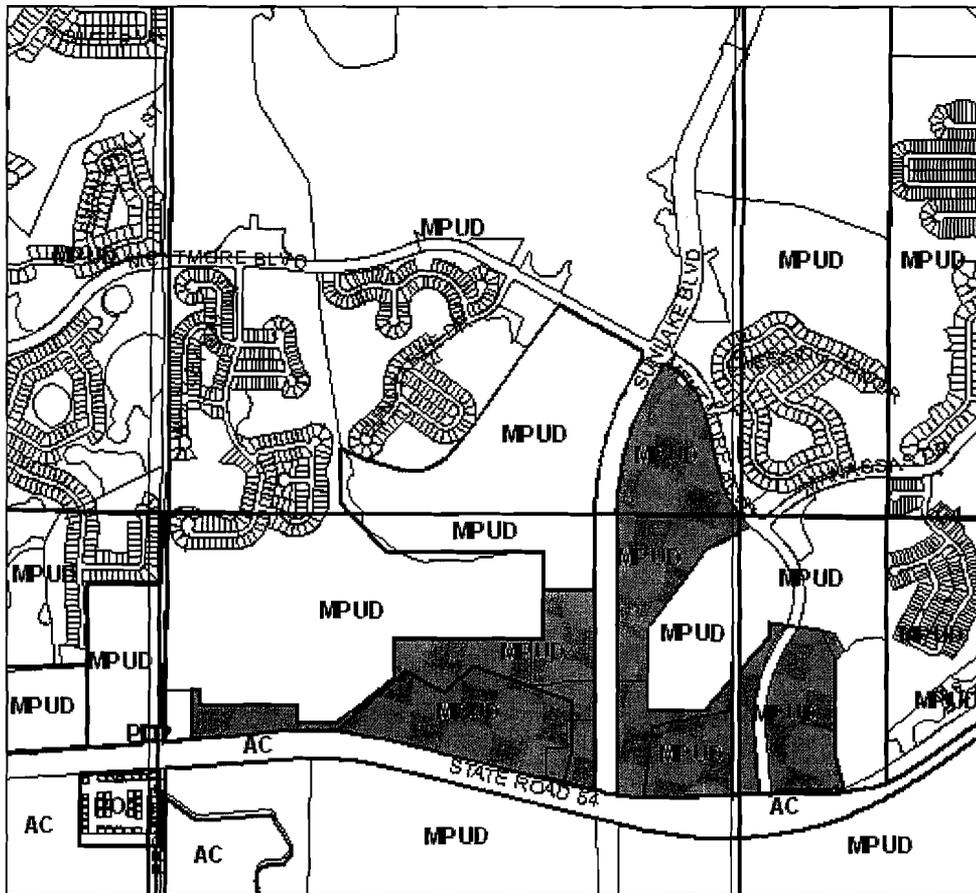
SECTION(S): 21, 27, 28

T. 26 S.

R. 18 E.



PASCO COUNTY, FLORIDA



TAZ: 158

COMMISSION DISTRICT: 2

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR DRIS, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS, NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW

To Be Completed By Department Responsible for Approval Sought; Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Completed Application Received On (Date): 12/7/2009 Certificate Form Completed By : CS/DN/AK

Parcel I.D. #'s: (attach survey if project includes portion of parcel)

Project Name: Sunlake Center MPUD Subdivision Name:

AZ No.: 158 TAZ Map Version: GIS Map Pages

Applicant Name, Address, and Telephone Number: Sunlake-Equity Joint Venture c/o Donna Feldman 19321-C US Highway 19 North, Suite 600, Clearwater, FL 33764

Job Site Address: SR 54-N side; Sunlake Blvd-W and E side

Project has direct connection (See 402.5.C.5.A) to following collectors/arterials: SR 54 and Sunlake Blvd.

Aggregated with another project? (See 402.5.C.5.B) Yes X No (If yes, identify project name and I.D. No.)

Prior building(s) on or after January 1, 1985? Yes No (If yes, identify use and units/sq. ft.)

Approval Sought (Check all that apply):

- DRI
Rezoning/MPUD Amendment
Preliminary Plan
Preliminary Site Plan
1-yr Extension
Nonresidential Subdivision
Residential Subdivision into More than One Dwelling Unit Per Lot
Public School Comprehensive Plan Consistency Review

TYPE OF DEVELOPMENT

(Use TIS Exhibits for land use description and units of measurement, and if not on Exhibits, use ITE land use codes and description)

If not restricted by applicant, use maximum allowed by requested (rezoning or DRI) or approved (other approvals) zoning or land use, whichever is less

Table with columns for Residential and Nonresidential development types, including Single Family, Mobile Home Park, Congregate Care Facility, Multifamily, Low-Rise Condo/Townhouse, Hi-Rise Condominium, and Other Residential. Includes specific use details for Office and Retail.

EXEMPTIONS AND LIMITED EXEMPTIONS (Requires Authorized Signature)

EXEMPTIONS (See 402.6 and Concurrency Applicability):

a. ALL FACILITIES

- Approved school consistency review or preliminary/construction plan prior to December 1, 2006
Complete application prior to December 1, 2006 (apply old 402 and TIS Guidelines)
Unexpired Certificate of Level of Service Compliance
Unexpired DRI approved prior to April 9, 1991
Unexpired Initial Certificate of Capacity

b. ROADS ONLY

- Unexpired DRI applied for or approved prior to December 1, 2006
Unexpired Traffic Study completed after June 4, 1999
Unexpired approved Traffic Study Methodology prior to December 1, 2006 (apply old TIS Guidelines)
Unexpired approved Development Agreement exempt from transportation concurrency

Exemption Expires On: 12/31/2013 (includes both the 1 yr and the 2 yr extensions granted by the BCC on 11/25/08 and 6/23/09 respectively)

Exemption Revoked On:
Authorized Growth Management Signature (required for roads only)

ISSUANCE DATE: 4/24/10 (Use date of final zoning/development order approval)

EXPIRATION (See 402.3.A):

All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: 4/27/2016 (6 yrs. from issuance)

Roads: Certificate of Capacity Expires (or subject to additional review) On: 12/31/2013

Revoked On: Relinquished On:

Revoked On: Relinquished On:

*LIMITED EXEMPTIONS (See 402.7; requires signature from County Administrator or his designee):

- Public School or School Required for School Concurrency
Governmental Building or Use
Target Business (requires letter from PEDC)
EC Preferred Industrial Uses and Corporate Business Park
Affordable Housing (requires letter from Community Development)
TND Development

Exemptions (check all that apply):

- Impact Fees or Interlocal Agreement As Proportionate Share (Roads Only)
Traffic Study Waiver (Roads Only)
3 years committed capacity vs. 1 yr. (Roads Only)
Extension of Certificate w/o Additional Review
Other (requires CAO approval)

Authorized Signature

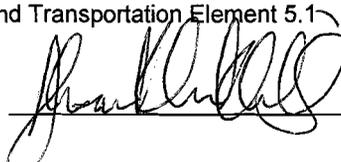
Authorized Signature

*Completed Certificate of Capacity with limited exemptions or with exemptions for which no prior certificate of capacity has been issued must be distributed to the following: 1) Growth Management Administrator; 2) Engineering Services Director; 3) Parks and Recreation Director; 4) Transportation Manager; 5) Development Director; 6) MPO Transportation Planning Coordinator; 7) Assistant County

Administrator for Development Services; 8) Assistant County Administrator for Utilities Services; 9) OMB Director; and 10) BCC as a noted item on agenda, excluding 3) and 8) if exemption is for roads only.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Conditional Approval (attach conditions of approval)	Review Standards
	Yes	No		
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1
School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Reviewed by: <u>Ahsan Khalil</u>				Authorized Signature: 
<u>Transportation Planner II</u>				<u>4/23/2010</u>
Title				Date

See MPUD conditions attached.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Received

Comp. Plan Elements

Meets LOS Std.

Review Standards

Yes No

Conditional Approval
(attach conditions of approval or list below)

APR 20 2010

Growth Mgmt. Dept.

Roads (Growth Management)

LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines

Water/Water Supply (Utilities)

LDC 402.4.A. and Public Facilities Element 1.1 and 1.3

Sewer (Utilities)
Parks/Recreation (Parks)

LDC 402.4.A. and Public Facilities Element 3.1

LDC 402.4.B. and Recreation and Open Space Element 1.1

Solid Waste (Utilities)

LDC 402.4.A. and Public Facilities Element 4.1

Mass Transit (Public Transportation)

LDC 402.4.A. and Transportation Element 5.1

Reviewed by: Cindy A. Zatorski

Authorized Signature: 

Michael A. Kirkpatrick
Lead Utilities Inspector

Development Review Tech I
Title

March 9, 2010
Date

SUNLAKE CENTER MPUD PID NOS. 21-26-18-0000-00100-0040, 27-26-18-0000-00400-0030, 28-26-18-0000-00200-0020; 0023; 0024;0025; 0050 AND 0070

PCU# 00-339.18

For Water/Wastewater:

We have reviewed the referenced parcel and have determined that these parcels are within the existing/future areas where water, wastewater and/or solid waste service(s) may be provided by Pasco County Utilities. An Application for Service, per County codes and ordinances, for water, wastewater and/or solid waste service(s) to these properties must be submitted and will be subject to the following conditions:

The provision of water and wastewater services is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of water and/or wastewater impact fees).

Furthermore, the County may, as a matter of standard utility service policy, require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement. This agreement must be executed between the County and Owner/Developer prior to construction approval of the project.

For Solid Waste:

The provision of solid waste service is contingent upon the County receiving all permits and approvals necessary to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

Administrator for Development Services; 8) Assistant County Administrator for Utilities Services; 9) OMB Director; and 10) BCC as a noted item on agenda, excluding 3) and 8) if exemption is for roads only.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Conditional Approval (attach conditions of approval)	Review Standards
	Yes	No		
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1
School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed by: T Williams / w/ Stapp Authorized Signature: Thelma Williams
Trans Admin Mgr Title Date: 4-19-10

Administrator for Development Services; 8) Assistant County Administrator for Utilities Services; 9) OMB Director; and 10) BCC as a noted item on agenda, excluding 3) and 8) if exemption is for roads only.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

<u>Comp. Plan Elements</u>	<u>Meets LOS Std.</u>			<u>Review Standards</u>
	Yes	No	Conditional Approval (attach conditions of approval)	
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 1.1 and 1.3
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Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1
School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed by: _____

Authorized Signature: Martha S. Campbell

Title

4/14/10

Date

Administrator for Development Services; 8) Assistant County Administrator for Utilities Services; 9) OMB Director; and 10) BCC as a noted item on agenda, excluding 3) and 8) if exemption is for roads only.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Conditional Approval (attach conditions of approval)	Review Standards
	Yes	No		
Foods (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Public Facilities Element 3.1
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Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A and Transportation Element 5.1
School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Reviewed by: Richard Tondello Title: Director of Planning

Authorized Signature: *Christina Walker* Date: April 22, 2010

The School District received a preliminary plan application in May, 2008. At that time the attached letter was issued on 5/22/08 exempting 576 units from school concurrency review.

As this MPUD is approved for 600 units, the remaining 24 units will be subject to school concurrency review if and when they are requested in the future.

The proposed preliminary plan (Project Transcript) does not include residential units and a school concurrency review will not be required.



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

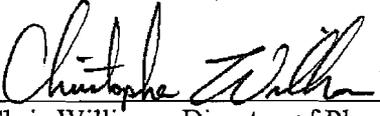
Department of Planning
 Chris Williams, Director
 11815 Treebreeze Dr.
 New Port Richey, FL 34654
 813/794-7970 Fax: 727/794-7993
 727/774-7970 TDD: 813/794-2484
 352/524-7970 e-mail: cwilliam@pasco.k12.fl.us

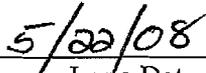
LETTER
PL-065-07/08

Concurrency Exemption Letter

Project Information	
Project Name	Sunlake Apartments
Project Location	East side of Sunlake Boulevard and south of Mentmore Boulevard
Parcel ID Numbers	21-26-18-0000-00100-0040 (21.7 acres) 28-26-18-0000-00200-0050 (20.9 acres) 27-26-18-0000-00400-0040 (5.7 acres) 27-26-18-0000-00400-0030 (19.4 acres)
Property Owner/Developer	Spanos Corporation
Applicant	Heidt & Associates, Inc.

This project was received by the District Planning Department on May 14, 2008 and will be exempt from school concurrency due to the fact that school concurrency had not yet been implemented. The attached impact analysis shows that there is available capacity in Elementary, Middle and High School Concurrency Service Area (CSA) 1. Although capacity exists in Elementary CSA 1, the approval of this development will exacerbate an existing overcrowding problem at Oakstead Elementary School. Oakstead Elementary is currently 131% over capacity and with the approval of this development it will be 138% over capacity.


 Chris Williams, Director of Planning


 Issue Date

cc: Ray Gadd, Assistant Superintendent for Support Services
 Cynthia M. Jolly, P.E., Development Director
 File



District School Board of Pasco County
 7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/794-2000
 Heather Fiorentino, Superintendent
 www.pasco.k12.fl.us

Concurrency Determination Analysis

Date: 22-May-08

Project Name:	Sunlake Apartments
Project Location:	North side of SR 54 and east side of Mentmore Boulevard
Parcel ID Numbers:	21-26-18-0000-00100-0040; 28-26-18-0000-00200-0050; 27-26-18-0000-00400-0030
Property Owner/Developer:	Spanos Corporation
Applicant:	Heidt & Associates

Student Impacts	Student Generation Rates			Students Generated		
	Elementary	Middle	High	Elementary	School	High
Housing Unit Type	# Units	School	School	School	School	School
Single Family	0	0.17	0.08	0	0	0
Multi-Family	576	0.09	0.04	52	24	29
Mobile Home		0.09	0.04	0	0	0
Totals	576			52	24	29

School Impacts	School	Current	Percent of	Enrollment with Proposed	Percent of Capacity with Proposed
School	Capacity	Enrollment	Capacity	Development	Proposed Development
Oakstead Elementary	762	998	131%	1,050	138%
Charles S. Rushe Middle	1,344	1,221	91%	1,245	93%
Sunlake High	1,713	1,124	66%	1,153	67%

CSA Impacts	CSA	CSA Proj	CSA	Projected	Available	Adjacent
Concurrency Service Area	Capacity	Enrollment	Available	Impact of	CSA Cap	CSA Avail
Elementary CSA 1	22,119	20,317	1,802	Project	w Impact	Capacity
Middle CSA 1	9,321	7,904	1,417	24	1,393	
High CSA 1	6,747	6,249	498	29	469	

Exhibit 1

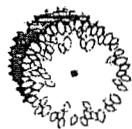
Integrated Pest Management

Sunlake Commercial Integrated Pest Management Plan (IPM)

Provided for:

Sunlake Equity Joint Venture
12950 Racetrack Road, Suite 200
Tampa, FL 33626

Provided by:



**ROBERSON
RESOURCE
GROUP, LLC**

LC26000267

Landscape Architecture • Site Planning • Arboriculture
6141 Grand Blvd., New Port Richey, Florida 34652
■ Phone: 727-848-2640 Fax: 727-848-2756 Web: RRGonline.net

10/22/07

Sunlake Commercial Integrated Pest Management Plan – IPM

Goals:

The goal of the Integrated Pest Management Plan (IPM) is to develop a program to prevent and control damage of pest within the Sunlake Commercial Project site. This program is to control the pest before a determined amount of damage to the landscape material is done by insects, disease and weed species. The IPM is based on long term solutions to pest issues and on prevention as a major element of control. The National Coalition on IPM, 1994, states that an "IPM is a strategy that uses various combinations of pest control methods, biological, cultural, and chemical in a compatible manner to achieve satisfactory control and ensure favorable economic and environmental consequences."

IPM Components:

The IPM includes the following basic components –

- Pest Prevention and Avoidance (Right plant, right place", properly functioning irrigation system)
- Identification of the pest by type and role (Specialist, Generalist, Opportunist)
- Monitoring of the pest
- Determination of pest problem (at what level is the pest inflicting damage or economic injury to the project)
- Control Measures (Chemical, Biological, Cultural)

The overall Sunlake Commercial project has been designed to utilize the proper plant species for the region and use within a large scale commercial project. The use of native and drought tolerant species has been selected for the project. Also the plant materials were chosen based on wide spread commercial availability to take advantage of nursery stock species that have been proven to be durable in similar projects over the years.

Exhibit 2

Access Improvement Sketch & Table

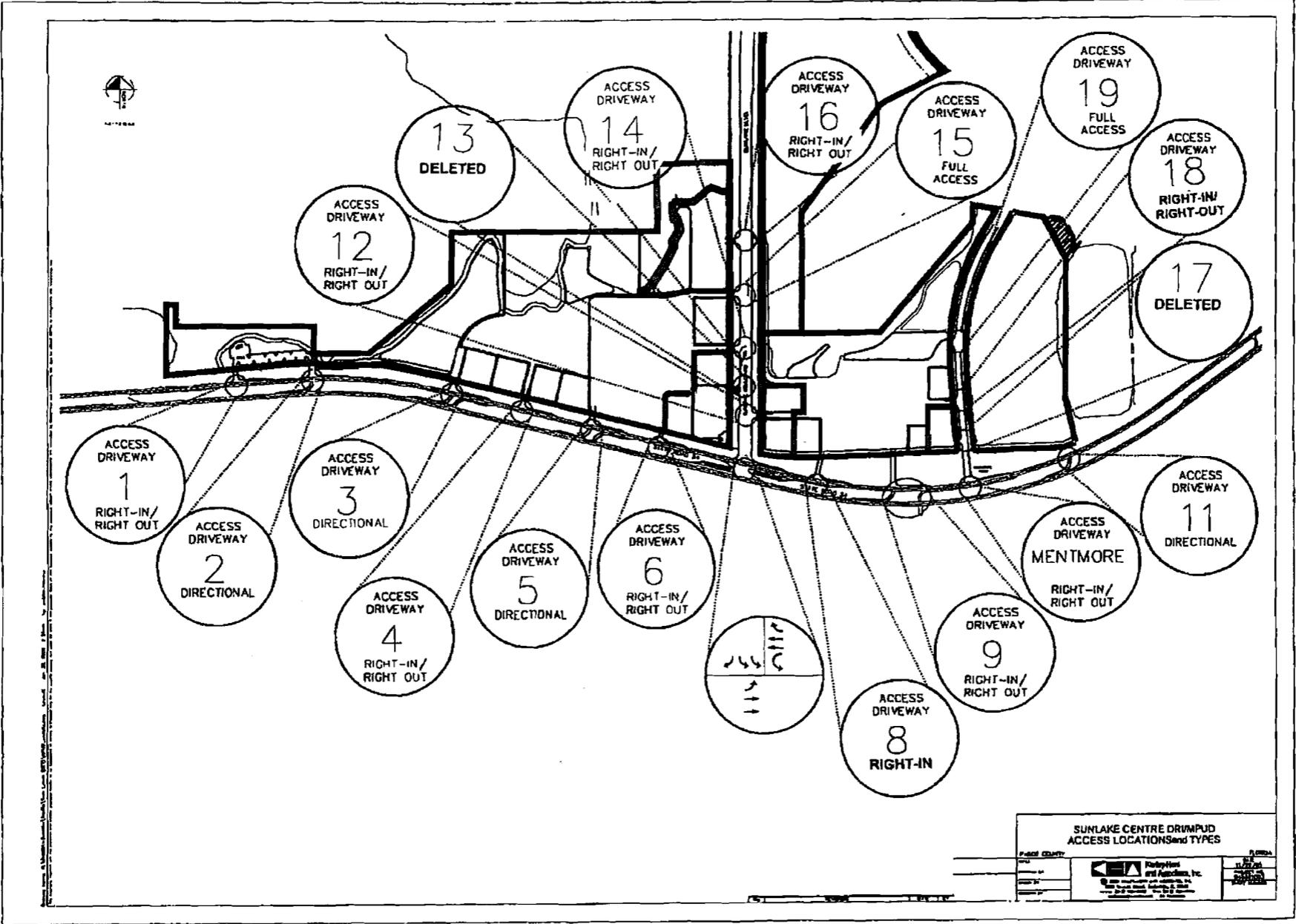


EXHIBIT 2

SUNLAKE MPUD (revised April 15, 2010)				
Roadway	Cross Road Intersection	Improvement		
SR 54	Access Driveway 1: SR 54 & Parcel G West			
		Westbound Right-Turn Lane		
	Access Driveway 2: SR 54 & Parcel G East			
		Eastbound Left-Turn Lane		
		Westbound Right-Turn Lane		
	Access Driveway 3: SR 54 & Parcel J West			
		No improvements		
	Access Driveway 4: SR 54 & Parcel J Middle			
		No-Improvements		
	Access Driveway 5: SR 54 & Parcel J East			
		No Improvements		
		Eastbound Left-Turn Lane (Existing)		
	Access Driveway 6: SR 54 & Parcel E/D			
		Westbound Right-Turn Lane		
Access Driveway 7: SR 54 & Sunlake Boulevard				
	Eastbound Left-Turn Lane			
	Westbound Combination Left/U-Turn Lane			
	Westbound Right-Turn Lane			
	Southbound Dual Left-Turn Lanes			
	Southbound Right-Turn Lane			
Access Driveway 8: SR 54 & Parcel C West				
	Westbound Right-Turn Lane			
Access Driveway 9: SR 54 & Parcel C East				
	Westbound Right -Turn Lane			
Access Driveway 10: SR 54 & Mentmore Drive				
	Westbound Right-Turn Lane			
	Southbound Right-Turn Lane			
Access Driveway 11: SR 54 & Parcel I East				
	Eastbound Left-Turn Lane (May not be needed)			
Sunlake Boulevard	Access Driveway 12: Sunlake Boulevard & Parcel A			
		Northbound-Right-Turn Lane		
	Access Driveway 13: Deleted			
	Access Driveway 14: Sunlake Boulevard & Parcel C West			
		Southbound Right-Turn Lane		
	Access Driveway 15: Sunlake Boulevard & Parcel F South			
		Southbound Right-Turn Lane		
		Northbound Right-Turn Lane		
		Northbound Left-Turn Lane		
		Southbound Left-Turn Lane		
Access Driveway 16: Sunlake Boulevard & Parcel F West				
	Southbound Right-Turn Lane			
	N/A	Sunlake Boulevard (Offsite)		
	West 2 lanes of SunLake Boulevard from S.R. 54 North to Mentmore Boulevard Frontage Road (Access Driveway 16)			
Access Driveway 17: Deleted				
Mentmore Drive	Access Driveway 18: Mentmore Drive			
		Southbound Right-Turn Lane		
	Access Driveway 19: Mentmore Drive			
		Northbound Left-Turn Lane		
	Southbound Right-Turn Lane			
	Southbound Left-Turn Lane			

Exhibit 3

Proportionate Share Table

Proportionate Share Table

Improvements	Total Cost	Proportionate Share %	Proportionate Share Amount
SR 54/US 41 Interchange	\$99,815,800.00	0.86%	\$858,949.00

Exhibit 4

Trade Off Matrix

Sunlake Centre Land Use Trade-off Matrix

Change To → From ↓	General Office (1,000 sq. ft.)	Multifamily (Dwelling Unit)	Retail (1,000 sq. ft.)
Retail (1,000 sq. ft.)	4.9184	16.7816	Not Applicable
Office (1,000 sq. ft.)	Not Applicable	Not allowed	Not allowed
Multifamily (Dwelling unit)	0.2931	Not Applicable	0.0596

Example: Trade from Retail to Office

Trade 2,000 sq. ft. of Retail for ? sq. ft. of Office

= 2,000 sq. ft. of Retail x 4.9184 = 9,837 sq. ft. of Office

Note: No conversion from office entitlements is allowed.

Land Use Exchange Minimum/Maximum Table			
Land Use	Minimum	Approved Amount	Maximum
Retail	0	110,000 sq. ft.	148,500 sq. ft.
Office	95,000 sq. ft.	95,000 sq. ft.	340,000 sq. ft.
Multifamily	0	600 d.u.	600 d.u.