MEADOW POINTE III AND IV
(F.K.A. WESLEY CHAPEL LAKES)
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7060~~5828~~

Master Development Plans

1. All previous MPUD Master Planned Unit Development Conditions of Approval and the Master Development Plan approved by the Pasco County Board of County Commissioners (BCC) are hereby superseded by Rezoning Petition No. 5828 as amended.

2. Development within the project shall be limited as follows:

   a. The access connection to Wrencrest Drive in Meadow Pointe shall serve no more than 182 units in Meadow Pointe III and IV (f.k.a. Wesley Chapel Lakes).

   b. Prior to the issuance of a Certificate of Occupancy (CO) for the 183rd unit, the construction of Beardsley Drive as a two-lane collector road from Mansfield Boulevard in Meadow Pointe to Meadow Pointe Boulevard shall have been complete at the developer's expense **(this section has been completed)**; the developer shall dedicate a minimum of 70 feet of right-of-way for Beardsley Drive as a two-lane collector road from Meadow Pointe Boulevard to the eastern boundary of the MPUD Master Planned Unit Development within 180 days of receiving a written request from Pasco County. **(right-of-way conveyed on 10/22/11)** However, if an alternative alignment for Beardsley Drive is determined through the future route study conducted by Pasco County as recommended by the County's Wesley Chapel Area Roadway Needs Study dated March 2013 and considered by the DRC on February 13, 2013, the developer and the County agree as follows:

   (1) The developer agrees to dedicate from its lands to the south of the existing right-of-way as determined by the route study if such study shows the road through the Meadow Pointe III and IV MPUD.
   (2) The developer agrees to accommodate the drainage on its lands to the south of the existing right-of-way to the extent feasible as determined by the County.
   (3) In exchange, the County agrees to deed back to the developer all of the Beardsley Drive right-of-way that was previously dedicated to accommodate the Beardsley alignment as depicted on the MPUD master plan.

   ~~b. On or before October 17, 2008, this road segment shall be constructed by the developer at the developer's expense. The developer shall complete or post a Letter of Credit for the construction of Beardsley Drive from Meadow Pointe Boulevard to the eastern boundary of the MPUD Master Planned Unit Development, unless otherwise approved by the Development Review~~

~~Committee (DRC). The developer shall accommodate drainage for this two-lane collector road within the project drainage system.~~

c. Prior to the issuance of a CO for the 401st unit, a contract to construct the north/south road, Meadow Pointe Boulevard, from S.R. 54 to the south boundary of the MPUD Master Planned Unit Development shall have been executed and a copy provided to Pasco County, together with a performance bond adequate to ensure the completion of the said construction. **(Condition has been met.)**

d. Prior to the issuance of a CO for the 601st unit, construction of Meadow Pointe Boulevard as described in c. above shall have been completed and all conditions of the Development of Regional Impact (DRI)/development order (DO) and Development Agreement relating to the guarantee of the developer's obligation to construct the S.R. 56 Pipeline Project shall be completed. The construction of Meadow Pointe Boulevard as described in the Transportation/Circulation section below shall be completed prior to completion of the S.R. 56 Pipeline Project as described in the DO and Development Agreement. **(Condition has been met.)**

Open Space/Buffering

3. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan as amended and jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency; i.e., the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection, or the Army Corps of Engineers. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary plan/preliminary site plan and platted as conservation/preservation areas.

4. The developer shall create a 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, where such association currently exists, proof of good standing shall be submitted to Pasco County. This association shall provide for the maintenance of all open space, drainage areas, common areas, buffer areas, preservation/conservation areas, recreation areas, and other special purpose areas by the said association. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association 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 the above-mentioned areas to the said association.

5. The developer shall comply with the provisions of Pasco County Landscaping and Irrigation Ordinance No. 02-04. However, within MPUD Parcels TT and VV, and the preliminary plan of Meadow Pointe III and IV (f.k.a. Wesley Chapel Lakes), Phase 1, Unit 1C, the width of the Type "D" buffer along Beardsley Drive (a.k.a. County Line Road) may be reduced to ten feet. This reduction is for easement width only in the aforementioned locations and does not reduce the number of plantings required by the Landscape and Irrigation Ordinance.

6. The developer shall comply with the provisions of the Pasco County Tree Protection and Restoration Ordinance (Ordinance No. 01-017) as amended.

7. The owner/developer shall convey to the County a district park site comprising a minimum of 50 contiguous, developable, upland acres on the north side of future S.R. 56 in a location acceptable to Pasco County. Of the 50 upland acres, 45.23 acres shall be eligible for credits against the land portion of the parks and recreation impact fee, subject to the requirements of the Parks and Recreation Impact Fee Ordinance. For purposes of parks and recreation impact fee credits, the acreage dedicated shall be valued at $17,000.00 per upland acre. The County agrees to pay the developer $17,000.00 per upland acre for the remaining 4.77 acres of uplands within 30 days of an acceptable conveyance. The owner/developer, at its sole expense, shall permit and complete all wetland mitigation to obtain 50 contiguous, developable, upland acres and shall convey such acreage no later than 18 months (March 27, 2007) from the BCC approval date (September 27, 2005) of this Notice of Proposed Change. All conveyances shall be in accordance with the Real Estate Division requirements, free and clear of all liens, excluded from the boundaries of all special districts, and exempt from covenants and deed restrictions. **(BCC accepted 47.3 acre site on 12/17/02)**

   The County agrees that compliance with the requirements of Wesley Chapel Lakes DRI/DO (Resolution No. 05-334), Section E.12, fully satisfies the obligations of the project to provide or contribute district park lands under current and future Pasco County ordinances regarding such obligations. However, these requirements shall not affect any obligations of the project relating to neighborhood parks, or any obligation of the project to pay applicable parks and recreation impact fees if no credit is available pursuant to the aforementioned Section E.12 and the Parks and Recreation Impact Fee Ordinance.

8. Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, 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 (DRD).

9. Residential lot lines shall not extend into jurisdictional areas except for the purpose of squaring off lots or where permitted by other agencies. Lot encroachments into jurisdictional areas will be reviewed at the time of construction plan review and approval.

10. The developer has, pursuant to a separate agreement, conveyed real property for a school site to the District School Board of Pasco County which is depicted on Map H. The County and School Board shall, by separate agreement, provide for access and utilities to the school site.

Transportation/Circulation

11. All construction traffic is prohibited from accessing the subject property through the Meadow Pointe Subdivision. An alternative access route for construction traffic must be submitted to Pasco County for review and approval concurrently with the first preliminary/site plan submittal (Wesley Chapel Lake, Phase 1, Unit 1, preliminary plan as approved by the DRC on February 23, 2001 [DR01-531], stipulates Smith Road [original alignment, not relocated] for all construction traffic as an alternative to roads in the Meadow Pointe Subdivision).

12. The developer shall, at no cost to the County, dedicate or cause to be dedicated right-of-way for Chancey Road as shown on the attached sketch, "Proposed Chancey Road Extension," dated May 23, 2006, as a four-lane divided collector road from the MPUD Master Planned Unit Development's western boundary to the MPUD Master Planned Unit Development's eastern boundary within 30 days of Pasco County providing the legal descriptions to the developer for these right-of-way areas. The developer shall, at no cost to the County, construct a two-lane offset of such segment, in accordance with the design approved by the County and reviewed by the Meadow Pointe IV CDD District Engineer, if and when necessary to serve development in this project. The developer shall, at no cost to the County, accommodate drainage/retention, floodplain, and wetland mitigation facilities for the portion of this four-lane divided collector road located within the MPUD in accordance with SWFWMD and Pasco County criteria. The developer shall provide deeds or easements, or cause deeds or easements to be provided for these areas, within 30 days of Pasco County providing the legal descriptions to the developer for these areas. In connection with any stormwater plan approval applications adjacent to Chancey Road, the developer shall also provide calculations certified by a Florida registered professional engineer demonstrating the provided staged/storage/volume calculations comply with SWFWMD's and Pasco County's requirements for a four-lane, divided, collector roadway.

13. The developer shall construct at the developer's expense the first two lanes of Meadow Pointe Boulevard (a.k.a. north-south roadway, a.k.a. Smith Road Realignment), from S.R. 54 to the south boundary of Meadow Pointe III and IV (f.k.a. Wesley Chapel Lakes) MPUD Master Planned Unit Development, offset within the right-of-way. The said roadway shall be designed as a collector facility with a minimum of 140 feet of right-of-way which will accommodate a six-lane divided highway, an eight-foot bicycle/pedestrian path, a four-foot sidewalk, and drainage facilities. The storm sewer system mitigation shall be sized to accommodate the six-lane, divided highway; the bicycle/pedestrian path and sidewalk.

14. Access types and locations to individual increments from S.R. 54 and S.R. 56 shall conform to the Florida Department of Transportation (FDOT) Access Management Standards, unless otherwise approved by the FDOT.

15. The intersections within the project shall be designed and constructed by the developer according to the functional classification of the road, unless specifically provided in the conditions or modified by the DRC. Sufficient right-of-way shall be dedicated to the public so that the typical intersection meets the FDOT design and construction standards. Where more right-of-way is needed to accommodate the intersection, additional right-of-way shall be dedicated by the developer. Construction shall be to current Pasco County engineering standards; however, in no instance shall intersection standards be less than those required by the *Manual of Uniform Minimum Standards, State of Florida*.

16. At each preliminary plan/preliminary site plan approval, the DRC may also require further intersection improvements. Intersection improvements shall be determined in accordance with the Pasco County Land Development Code, as amended.

17. Pasco County shall have the right to require specific dates of completion of construction for any portion of the project's roadways required to provide safe access to the

increment which is subject of the submittal at the time of each preliminary plan/preliminary site plan approval.

18. Roadway stub-outs to abutting properties may be required at the time of preliminary plan/preliminary site plan review.

19. Street lighting shall be installed along Meadow Pointe Boulevard, Beardsley Drive, S.R. 56, and Chancey Road when the first adjoining increment is platted.

Access Management

20. The developer shall provide a secondary functional access and emergency access to each increment as required by the Land Development Code, as amended. Emergency access may be barricaded in a manner found acceptable by the DRD and the Emergency Services Department.

21. The developer shall dedicate a 120-foot right-of-way for Oldwoods Avenue from Meadow Pointe Boulevard through the southeasterly portion of Parcel DD to the eastern boundary of the MPUD Master Planned Unit Development within 180 days of receiving a written request from Pasco County. Oldwoods Avenue shall be constructed at the developer's expense as a two-lane offset collector road if and when necessary to serve development in the project. The developer shall accommodate drainage for this four-lane collector road within this project's drainage system.

22. Prior to final site/construction plan approval of any project abutting a State roadway, the owner/developer shall furnish to the DRD a Letter of Intent indicating approval and/or an approved Driveway Permit from the FDOT. Prior to the issuance of the first CO, the owner/developer shall provide a letter from the FDOT stating that the improvements within the State right-of-way have been inspected and completed to their satisfaction.

23. The number of access points to any increment or out-parcels shall be as depicted on the MPUD Master Planned Unit Development Master Plan unless otherwise approved by the DRC. Interconnected access via internal drives and parking areas shall be utilized. A master site plan for the entire increment for each of the multifamily, office, and commercial increments shall be submitted prior to approval of the first site plan approved within that increment.

Dedication of Right-of-Way

24. Meadow Pointe Boulevard, Chancey Road, S.R. 56, Beardsley Drive, and Oldwoods Avenue shall be dedicated to the public. Upon the request of the applicant at the time of preliminary plan review, internal streets within individual parcels may be private unless otherwise approved by the DRC.

25. In the case of private streets, or if Pasco County does not accept the streets for maintenance, dedication to the appropriate maintenance entity (other than Pasco County) may be approved by the DRC at the time of preliminary plan/preliminary site plan approval.

26. The applicant/owner/developer shall dedicate sufficient right-of-way for Meadow Pointe Boulevard to total 140 feet. **(Completed)**

27. The developer shall donate, provide a perpetual right-of-way easement, or transfer by plat or fee simple deed to Pasco County the appropriate amount of right-of-way for the internal and abutting roadways as they are currently functionally classified, or as they may be reclassified by a future adopted road classification map, alignment study, or Project Development and Environment Study. Sufficient right-of-way shall be donated so that the typical roadway meets FDOT standards. The developer shall transfer all right-of-way and shall provide all necessary documents and/or information pertaining to the above-mentioned transference of right-of-way for external roadways to the Pasco County Real Estate Division prior to any preliminary plan/preliminary site plan approvals. Reductions in right-of-way for County collector roads may occur, if approved by Pasco County, if road stormwater drainage is accommodated; e.g., may include urban roadway designs with a stormwater sewer system or stormwater easements into retention areas within adjoining increments.

28. The transfer of right-of-way for internal public roads shall be at the time of record plat of the abutting increment; or, where no record plat is required, the applicant/developer/owner shall transfer the said right-of-way providing all necessary documents and/or information to the Pasco County Real Estate Division prior to any preliminary site plan approval.

29. Vehicular-access rights shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment or where no plat is required prior to construction plan approval along nonlocal roads except for approved access points.

Design/Construction Specifications

30. Alternative roadway design standards may be considered and approved by the DRC at the time of each preliminary plan/preliminary site plan approval.

31. The intersections of the major roadways, including S.R. 54 and S.R. 56 shall be constructed as required by the FDOT and/or the Pasco County Engineering Services Department. The developer shall pay the cost of signalization if such signalization is deemed to be necessary by the DRC and meets required FDOT and Pasco County Engineering Services Department traffic warrants.

32. The developer shall be responsible for construction of all access improvements for the project prior to or concurrent with the 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 except when the development agreement provides a different deadline for such construction. At each preliminary plan/preliminary site plan approval, the DRC or DRD 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 shall be subject to compliance with the provisions of Pasco County's access-management regulations.

33. The DRC may approve a pedestrian/bike path plan prior to approval of the first preliminary plan/preliminary site plan, which provides an alternative method of pedestrian/bike path circulation from the Pasco County Land Development Code, as amended. Such pedestrian/bike path plans shall comply with the handicapped

provisions of Chapter 336.045, Florida Statutes. In the absence of an approved pedestrian/bike path plan, the following standards will apply: 1) sidewalks shall be constructed in accordance with the Pasco County Land Development Code, as amended, and shall be located along both sides of all streets; 2) bicycle lanes shall be provided along all internal roadways above local status. In lieu of bicycle lanes and one side of sidewalks, the developer may construct a ten-foot bicycle path along one side of Meadow Pointe Boulevard and an eight-foot bicycle path along one side of all other roadways above local status; and 3) bicycle facilities shall be in conformance with the FDOT *Bicycle Planning and Design Manual*.

Utilities: Drainage, Water Service, Wastewater Disposal

34. Prior the first preliminary plan/ preliminary site plan approval, the developer shall submit to the Development Services Branch for approval by the DRC a Master Drainage Plan for the entire project. The said Master Drainage Plan shall consist of a Master Drainage Report, Master Drainage Plan drawings, and all items specified within the *Master Drainage Plan Preparation Guidelines for Proposed Developments in Pasco County*. In addition, the ownership and maintenance responsibilities for the drainage system(s) shall be indicated in this plan. The existing wetlands shall be referenced on the plan. The developer agrees to accommodate for all stormwater facilities required as a result of the project and provide to Pasco County such additional lands or right-of-way as required for such drainage facilities of that portion of the existing S.R. 54 and S.R. 56 which adjoin the property which shall be indicated on the Master Drainage Plan.

35. 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 said 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 DRD.

36. Finished floor elevations for all habitable structures shall be at or above the 100-year floodplain elevation. All preliminary plan/preliminary site plan submittals shall provide 100-year flood elevation data.

37. A Master Utility Plan for the entire development shall be submitted to the Pasco County Utilities Services Branch for review and approval, prior to submittal of the first preliminary plan/preliminary 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.

Master utility plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the Pasco County Utilities Services Branch. Prior to the first preliminary plan/preliminary site plan approval, the developer and Pasco County shall enter into a Utilities Service Agreement.

38. 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.

Land Use

39. The residential design standards are as follows:

a. Typical Single-Family High Density

(1) Minimum Lot Width of 40.00 Feet
(2) Minimum Lot Depth of 80.00 Feet
(3) Minimum Front-Yard Setback of 20.00 Feet from Garage and 15.00 Feet from Building
(4) Minimum Side-Yard Setback of 5.00 Feet♦
(5) Minimum Rear-Yard Setback of 15.00 Feet
(6) Minimum Lot Area of 3,200.00 Square Feet
(7) Maximum Lot Coverage of 65 Percent–Including Principal and Accessory Structures
(8) Permitted in Parcels Designated Villas, Townhouse, or Multifamily, Subject to Condition No. 43.

b. Villa Lot

(1) Minimum Lot Width of 70.00 Feet Per Two-Unit Structure (35.00 Feet Each)
(2) Minimum Lot Depth of 110.00 Feet
(3) Minimum Front-Yard Setback of 20.00 Feet from Garage and 15.00 Feet from Building
(4) Minimum Side-Yard Setback of 0-10.00 Feet with a Minimum of 10.00 Feet Between Buildings♦
(5) Minimum Rear-Yard Setback of 15.00 Feet
(6) Minimum Lot Area of 7,700 Square Feet Per Two-Unit Structure (3,850.00 Square Feet Each)
(7) Maximum Lot Coverage of 65 Percent

c. Typical Single-Family Building Arrangement (50.00-50.99-Foot-Wide Lot)

(1) Minimum Lot Width of 50.00 Feet
(2) Minimum Lot Depth of 100.00 Feet
(3) Minimum Front-Yard Setback of 20.00 Feet for Garage and 15.00 Feet for Building
(4) Minimum Side-Yard Setback of 5.00 Feet♦
(5) Minimum Rear-Yard Setback of 15.00 Feet
(6) Minimum Lot Area of 5,000.00 Square Feet
(7) Maximum Lot Coverage of 50 Percent–Principal Structure

(8) Maximum Lot Coverage of 15 Percent–Accessory Structure

d. Typical Single-Family Building Arrangement (Minimum 60.00-Foot- Wide Lot)

(1) Minimum Lot Width of 60.00 Feet
(2) Minimum Lot Depth of 100.00 Feet
(3) Minimum Front-Yard Setback of 20.00 Feet for Garage and 15.00 Feet for Building
(4) Minimum Side-Yard Setback of 5.00 Feet♦
(5) Minimum Rear-Yard Setback of 15.00 Feet
(6) Minimum Lot Area of 6,000.00 Square Feet
(7) Maximum Lot Coverage of 45 Percent–Principal Structure
(8) Maximum Lot Coverage of 15 Percent–Accessory Structure

e. Typical Townhouse Building Arrangement

(1) Minimum Lot Width of 15.00 Feet
(2) Minimum Lot Depth of 45.00 Feet
(3) Minimum Front-Yard Setback of 15.00 Feet
(4) Minimum Side-Yard Setback of 20.00 Feet Between Buildings
(5) Minimum Rear-Yard Setback of 15.00 Feet
(6) Minimum Lot Area of 2,700.00 Square Feet Per Four-Unit Structure
(7) Maximum Lot Coverage of 100 Percent

f. Multifamily development shall be in conformance with the MF-1 Multiple Family Medium Density District, Section 518 Land Development Code, as amended.

♦ Side-yard setbacks may be reduced to five feet based upon the following conditions being met prior to construction plan approval for each phase or unit. Should the conditions not be met, the minimum side setback shall be 7.5 feet.

- The engineer of record shall provide to Pasco County signed and sealed, design calculations for each typical lot demonstrating compliance with Pasco County's drainage criteria.

- Pasco County typical Lots A, B, and C will have side-yard swales with side-slopes no greater than 4:1 and a depth no greater than 15 inches.

- Side-yard swales shall be sloped to create positive outfall to the front or rear of each lot with velocities no greater than allowable for grassed stabilization, as in the *FDOT Drainage Manual*.

- Swales shall be sodded in place, and the maintenance responsibility will be that of the homeowner.

- No obstruction shall be permitted in the swale area between houses that impairs the intended function of the swale.

- Unless otherwise approved at the time of Building Permit review, gutters directed to the front lot line shall be installed on the side yard of the structure.

40. Concurrent with the submittal of each Building Permit for any structure/lot where distance between buildings is a development standard (e.g., Villa, Townhouse, etc.), the applicant shall identify the location and setbacks of any adjacent building(s) (by legal survey) to ensure compliance with the setback and yard regulations approved by the BCC. In lieu of a legal survey, the applicant may provide a copy of a previous tie-in survey of adjacent building(s).

41. Once development has commenced in an increment/bubble/parcel, the unit types cannot be changed (e.g., "Single-Family High Density" unit in a "Villa" parcel) without review by the Pasco County Zoning/Code Compliance Administrator and approval by the DRC.

42. Development Parcels R, S, W, and X, depicted on the Master Plan as "Retail" shall conform to the standards of the C-2 General Commercial District (Land Development Code, Section 526, as amended). Development Parcels MM and NN, depicted on the Master Plan as "Retail" shall conform to the standards of the C-1 Neighborhood Commercial (Land Development Code, Section 525, as amended). Development Parcels C and D, depicted on the Master Plan as "Office" shall conform to the PO-1 Professional Office District (Land Development Code, Section 523, as amended).

43. Upon submittal of an amendment request of the developer, and upon recommendation of the Pasco County Zoning/Code Compliance Administrator, the DRC may amend residential use designations to intensify or deintensify development; i.e., R-3 Medium Density Residential to R-4 High Density Residential, or MF-1 Multiple Family Medium Density to R-4 High Density Residential, provided that:

    a. The number of units and density does not increase by more than 20 percent within any specific increment shown on the Master Development Plan and there is a corresponding increase or decrease, as appropriate, in some other increment to indicate that the total unit cap of 3,908 is not exceeded.

    b. If any redistribution of units is proposed pursuant to the guidelines as listed above, the developer shall submit an amended Master Development Plan to the Pasco County Zoning/Code Compliance Administrator illustrating unit redistribution. Residential use may not be intensified within any one increment, as provided above, following approval of the plat or final site plan for the first unit in that increment without review and approval by the BCC.

44. The developer may designate on the Master Development Plan a site or sites which do not exceed a total of three acres to be used for recreational vehicle storage for the exclusive use of Meadow Pointe III and IV (f.k.a. Wesley Chapel Lakes) residents. Such a site(s) shall have appropriate landscape buffering and must be approved by the Pasco County Zoning/Code Compliance Administrator. The site(s) must obtain commercial site plan approval prior to development and be owned by the mandatory homeowners'/property owners'/condominium owners' association.

Procedures

45. Unless otherwise approved by the Pasco County Emergency Services Director, when the development is record platted, or where a plat is not required, prior to issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection.

46. All residential title transfers in tracts located within the Pasco Heights Road and Bridge Taxing District shall be accompanied by a buyer notification addressing the said district.

47. The developer shall annually submit to the Growth Management Department and the DRD documentation indicating the cumulative number of COs issued for the project.

48. Development shall be in accordance with the approved Master Development Plan. All plans shall be governed by the Land Development Code in effect at the time of submittal.

49. A preliminary plan/preliminary site plan must be approved for an entire increment/phase prior to any phased construction drawing approval. The maximum number of units and the density of each residential increment shall not exceed the limits shown on the Master Development Plan. A preliminary plan/preliminary site plan must also be approved for each multifamily (when developed nonfee simple), recreational vehicle, or commercial increment in its entirety prior to any phased site plan approval. Submittals shall also 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.

50. In the event ordinances/resolutions are subsequently adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife ordinances, the developer shall be required to comply with such ordinances/resolutions.

51. Development shall be in conformance with the provisions of the school impact fee ordinance (Ordinance No. 01-06, as amended).

52. No provision, condition, or master plan of this MPUD Master Planned Unit Development shall amend any condition or provision of the Meadow Pointe III and IV (f.k.a. Wesley Chapel Lakes) DRI/DO.

53. Any decisions or matters which, under the conditions of MPUD Master Planned Unit Development, require approval or allow modification by the DRC, or require approval by the Pasco County Zoning/Code Compliance Administrator may be appealed in accordance with the Land Development Code, as amended.

54. Rezoning of this property with conditions of approval does not constitute a DO, 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.

55. The owner/applicant is hereby notified that the effective date of this approval shall be the date of the final Pasco County action; however, no activity shall commence on site until

such time as the acknowledgment portion of this document is completed (including notarization) and received by the Growth Management Department.

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that he has read, understood, and accepted the above-listed conditions of approval.

_____ _____

(Date) Maxcy Development Group Holdings -

Meadow Pointe IV, Inc.

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared owner(s)/developer(s)/applicant(s), to me known to be the person(s) described in and who executed the foregoing document and severally acknowledged the execution thereof to be his/her/their 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