

BY THE BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 14-08RZ

**RESOLUTION APPROVING A REZONING FROM R-2 LOW DENSITY RESIDENTIAL DISTRICT TO MPUD MASTER PLANNED UNIT DEVELOPMENT ON 24 ACRES M.O.L.; MODIFYING THE MPUD MASTER PLAN AND CONDITIONS OF APPROVAL DESCRIBED IN PETITION NO. 7073 WIREGRASS RANCH MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT; AMENDING AND RESTATING THE CONDITIONS OF APPROVAL FROM REZONING PETITION NO. 6976**

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**WHEREAS**, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on July 12, 2011 on Rezoning Application No. 6976; and

**WHEREAS**, the Board of County Commissioners has heard the presentation and evidence of the public; and

**WHEREAS**, the Board of County Commissioners has reviewed the report and recommendations of the Development Review Committee and the recommendation of the County staff; and does hereby adopt the following findings of fact:

FINDINGS OF FACT

1. On July 12, 2011, the Board of County Commissioners approved the Wiregrass Ranch MPUD Master Planned Unit Development (Petition No. 6976).
2. On February 5, 2013, the Board of County Commissioners approved the Wiregrass Ranch DRI Development Agreement (DA). The Development Agreement settled disputes over amendments to the Pasco County Comprehensive Plan and the Land Development Code adopted pursuant to Pasco County Ordinances 12-13 and 12-14 and Wiregrass Ranch, Inc.'s challenge to those plan amendments.
3. On January 14, 2014, the Board of County Commissioners approved the Wiregrass Ranch DRI Notice of Proposed Change No. 5 (NOPC5).
4. Approval of the DA and NOPC5 necessitated changes to the Wiregrass Ranch MPUD (RZ6976) conditions of approval.

5. The request, as conditioned, is consistent with the applicable provisions of the Pasco County Land Development Code.

6. The request, as conditioned, is consistent with the applicable provisions of the Pasco County Comprehensive Plan.

**WHEREAS**, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the rezoning and the modifications to the MPUD master plan and conditions of approval should be approved for the subject property; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, this 25th day of February, 2014, that the rezoning to MPUD and modifications to the conditions of approval and master plan are amended and restated for the Wiregrass Ranch Master Planned Unit Development District as shown in Exhibits B and C attached hereto and made part hereof.

**DONE AND RESOLVED** this 25th day of February, 2014.



*Paula S. O'Neil*  
PAULA S. O'NEIL, Ph.D., CLERK AND COMPTROLLER

APPROVED  
IN SESSION

FEB 25 2014

PASCO COUNTY

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

*Jack Mariano*  
JACK MARIANO, CHAIRMAN

**EXHIBIT A**  
**LEGAL DESCRIPTION**

## EXHIBIT A

7073

All that por of Secs 07, 17-22, & 27-30, all in T26S, R20E, Pasco Co, FL, & being more partic desc as fol:  
Com at the NE cor of Sec 07, T26S, R20E, Pasco Co, FL; th S00°29'59"W, alg the E line of the NE¼ of said Sec 07, a dist of 1,530.52' to the inter of said Ely line of Sec 07 w/the Sly r/w line of SR 54 (as it now exists) for a POB; th leavg said r/w line, S00°29'59"W, alg said E line of Sec 07, a dist of 1,112.41' to the SE cor of the NE¼ of said Sec 07; th S00°17'31"W, a dist of 2,644.07' to the SE cor of said Sec 07; th S00°17'04"W, alg the line between said Secs 17 & 18, a dist of 1,322.31' to the SW cor of the N¼ of said Sec 17; th S89°54'52"W, a dist of 122.5'; th S32°00'57"E, a dist of 901.62'; th N89°54'52"E, a dist of 1,235.69'; th N01°21'00"W, a dist of 34.15'; th N58°17'36"E, a dist of 18.29'; th N10°07'36"E, a dist of 47.77'; th N15°01'14"W, a dist of 37.26'; th N00°16'25"W, a dist of 34.1'; th N28°14'49"W, a dist of 48.81'; th N35°23'51"W, a dist of 35.73'; th N42°01'17"W, a dist of 74.66'; th S53°29'29"W, a dist of 3.88'; th N67°22'47"W, a dist of 56.94'; th N66°07'39"W, a dist of 43.71'; th N61°50'08"W, a dist of 36.84'; th N84°10'42"W, a dist of 46.39'; th S66°03'28"W, a dist of 43.33'; th S70°44'48"W, a dist of 50.36'; th N28°06'22"W, a dist of 18.09'; th N26°14'40"E, a dist of 55.86'; th N46°01'59"E, a dist of 51.53'; th N07°56'04"W, a dist of 51.58'; th N88°45'05"E, a dist of 27'; th N49°32'44"E, a dist of 37.7'; th N24°21'42"E, a dist of 40.47'; th N70°30'07"E, a dist of 30.27'; th N66°14'45"E, a dist of 33.96'; th N41°18'54"E, a dist of 43.25'; th N81°19'08"E, a dist of 29.73'; th S76°54'12"E, a dist of 43.86'; th N27°45'10"E, a dist of 52.04'; th N18°00'53"W, a dist of 45.22'; th N25°30'52"W, a dist of 22.26'; th N84°40'35"E, a dist of 60.61'; th N11°10'34"E, a dist of 16.14'; th N81°20'00"W, a dist of 73.87'; th N27°24'42"W, a dist of 30.32'; th N27°24'42"W, a dist of 19.26' to the S line of the N¼ of said Sec 17; th alg the S line of the N¼ of said Sec 17, N89°54'52"E, a dist of 3,787.37' to the SE cor of the N¼ of said Sec 17; th S00°09'55"W, alg the E line of said Sec 17, a dist of 3,972.39' to the SE cor of said Sec 17, said pt also being the NW cor of said Sec 21; th alg the N line of the NW¼ of said Sec 21, S89°35'53"E, a dist of 2,659.07' to the NE cor of the NW¼ of said Sec 21; th alg the N line of the NE¼ of said Sec 21, S89°32'37"E, a dist of 2,656.37' to the NE cor of said Sec 21; th S00°01'39"E, alg the E line of Sec 21, a dist of 2,640.26' to the NE cor of the SE¼ of said Sec 21; th S00°09'58"W, alg the E line of the SE¼ of said

Sec 21, a dist of 1,037.8' to the NW cor of the S 1,600' of the W 270' of said Sec 22; th S89°54'24"E, a dist of 270' to the NE cor of the S 1,600' of the W 270' of said Sec 22; th S00°09'58"W, a dist of 1,600' to the SE cor of the S 1,600' of the W 270' of said Sec 22, said pt also being the NE cor of the N 815' of the W 270' of said Sec 27; th S00°16'42"W, a dist of 815' to the SE cor of the N 815' of the W 270' of said Sec 27; th N89°54'24"W, a dist of 270' to the SW cor of the N 815' of the W 270' of said Sec 27, said pt also being on the E line of said Sec 28; th S00°16'42"W, alg the E line of said Sec 28, a dist of 4,472.09' to the SE cor of said Sec 28; th N89°56'42"W, alg the S line of said Sec 28, a dist of 2,652.67' to the SW cor of the SE¼ of said Sec 28; th cont alg the S line of said Sec 28, N89°34'44"W, a dist of 1,172.72'; th leavg said line N00°25'16"E, a dist of 395.38' to a POC; th 506.02' alg the arc of a curv to the left, concave SWly, havg a rad of 1,940', delta 14°56'41", chord bearg & dist N07°03'04"E, 504.59'; th N89°34'44"W, a dist of 1,421.64'; th N75°14'58"W, a dist of 737.43'; th N43°32'32"W, a dist of 1,001'; th N02°23'47"E, a dist of 35.94'; th N02°23'47"E, a dist of 536.4'; th N86°22'56"W, a dist of 120.03'; th S02°23'47"W, a dist of 538.96'; th S75°15'08"W, a dist of 1,105.62'; th S41°40'57"W, a dist of 878.18'; th S48°19'03"E, a dist of 283.03'; th S20°01'02"E, a dist of 408.18'; th S00°06'28"W, a dist of 330.06' to the S line of the SW¼ of Sec 29; th cont alg the S line of said Sec 29, N89°58'04"W, a dist of 2,518.69' to the SW cor of said Sec 29, said pt also being the SE cor of said Sec 30; th N89°58'27"W, alg the S line of said Sec 30, a dist of 2,675.07' to the SW cor of the SE¼ of said Sec 30; th cont alg the S line of said Sec 30, N89°58'40"W, a dist of 2,602.65' to the Ely r/w line of CR 581 (Bruce B. Downs Blvd) (a 200' r/w); th alg said r/w line the fol 3 courses & dist: 1) N00°29'34"E, a dist of 13,100.79' to a POC; 2) th 1,389.24' alg the arc of a curv to the rt, concave Ely, havg a rad of 5,629.8', delta 14°08'19", chord bearg & a dist N07°33'44"E, 1,385.72'; 3) th N14°37'52"E, a dist of 3,183.89'; th leavg said r/w line, S75°21'08"E, a dist of 353.01'; th N14°37'03"E, a dist of 201.8'; th N75°23'12"W, a dist of 292.99'; th S14°38'06"W, a dist of 10'; th N75°16'55"W, a dist of 59.94'; th N14°41'33"E, a dist of 55.9'; th S75°22'18"E, a dist of 81.92'; th S66°23'33"E, a dist of 38.47'; th S75°21'54"E, a dist of 177.94'; th N55°20'58"E, a dist of 30.59'; th N14°38'33"E, a dist of 296.41'; th S75°21'37"E, a dist of 791.07'; th N14°37'57"E, a dist of 416.31'; th N18°18'45"W, a dist of 164.96'; th N71°41'15"E, a dist of 58.7'; th S18°18'45"E, a dist of 65'; th N71°41'15"E, a dist of 207'; th N18°18'45"W, a dist of 310' to the Sly r/w line of SR 54; th alg said Sly r/w line, N71°41'15"E, a

dist of 50'; th leavg said r/w line, S18°18'45"E, a dist of 310'; th N71°41'15"E, a dist of 245'; th N18°18'45"W, a dist of 300' to the Sly r/w line of SR 54 (r/w varies); th alg said Sly r/w line of the fol 5 courses & dist: 1) N71°40'25"E, a dist of 580.63'; 2) th N71°43'50"E, a dist of 187.7'; 3) th N18°18'45"W, a dist of 20'; 4) th N71°41'08"E, a dist of 1,301.84' to a POC; 5) th 637.82' alg the arc of a curv to the rt concave to the S, havg a rad of 5,729.58', delta 06°22'41", chord bearg & dist S74°54'21"E, 637.49' to the inter of the E line of said Sec 07 & the POB,

Tog/w all that por of the NW¼ of Sec 17 & the NE¼ of Sec 18, T26S, R20E, Pasco Co, FL, & being more partic desc as fol: Com at the common cor between Secs 07, 08, 17 & 18, T26S, R20E, Pasco Co, FL; th S00°17'04"W, alg the line between said Secs 17 & 18, a dist of 1,322.31' to the SW cor of the N¼ of said Sec 17 for a POB; th alg the S line of the N¼ of said Sec 17, N89°54'52"E, a dist of 1,496.41'; th leavg said line S27°24'42"E, a dist of 19.26'; th S27°24'42"E, a dist of 30.32' th S81°20'00"E, a dist of 73.87'; th S11°10'34"W, a dist of 16.14'; th S84°40'35"W, a dist of 60.61' th S25°30'52"E, a dist of 22.26'. th S18°00'53"E, a dist of 45.22' th S27°45'10"W, a dist of 52.04'; th N76°54'12"W, a dist of 43.86'; th S81°19'08"W, a dist of 29.73'; th S41°18'54"W, a dist of 43.25'; th S66°14'45"W, a dist of 33.96'; th S70°30'07"W, a dist of 30.27'; th S24°21'42"W, a dist of 40.47' th S49°32'44"W, a dist of 37.70'; th S88°45'05"W, a dist of 27.00'; th S07°56'04"E, a dist of 51.58'; th S46°01'59"W, a dist of 51.53'; th S26°14'40"W, a dist of 55.86'; th S28°06'22"E, a dist of 18.09'; th N70°44'48"E, a dist of 50.36'; th N66°03'28"E, a dist of 43.33' th S84°10'42"E, a dist of 46.39'; th S61°50'08"E, a dist of 36.84'; th S66°07'39"E, a dist of 43.71'; th S67°22'47"E, a dist of 56.94'; th N53°29'29"E, a dist of 3.88'; th S42°01'17"E, a dist of 74.66'; th S35°23'51"E, a dist of 35.73'; th S28°14'49"E, a dist of 48.81'; th S00°16'25"E, a dist of 34.10'; th S15°01'14"E, a dist of 37.26'; th S10°07'36"W, a dist of 47.77'; th S58°17'36"W, a dist of 18.29'; th S01°21'00"E, a dist of 34.15'; th S89°54'52"W, a dist of 1,235.69' to the proposed Ely r/w line of Porter Blvd (a proposed 140' r/w); th alg said proposed r/w line, N32°00'57"W, a dist of 901.62'; th leavg said line N89°54'52"E, a dist of 122.50' to the POB, Secs 07, 17-22, & 27-30, all in T26S, R20E, Pasco Co, FL.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**

**WIREFRASS RANCH DRI  
MASTER PLANNED UNIT DEVELOPMENT  
CONDITIONS OF APPROVAL  
REZONING PETITION NO. RZ-7073**

**Master Development Plans & Prior Zoning Approvals**

1. Development shall be in accordance with the application, plans, and information submitted on August 2, 2013, October 25, 2013, and the Development Agreement (DA) (defined below), unless otherwise stipulated or modified herein. The original MPUD Master Planned Unit Development conditions of approval and Master Development Plan, Rezoning Petition No. 6177 as approved by the Pasco County Board of County Commissioners (BCC) on April 27, 2004, Rezoning Petition No. 6976, approved by the BCC on July 12, 2011, and subsequent amendments and zoning approvals are hereby superseded by Rezoning Petition No. 7073, except as stipulated herein.

**General**

2. Definitions. For purposes of this MPUD, the following terms and phrases shall have the meaning set forth below.

- a. "CAO" means the Pasco County Attorney's Office.
- b. "COA" means the Conditions of Approval of this MPUD zoning resolution or for a site plan.
- c. "CO" means Certificate of Occupancy issued pursuant to the Pasco County Land Development Code (LDC).
- d. "DA" means the Development Agreement recorded on April 16, 2013, in the public records of Pasco County, Florida, at OR Book 8858, Pages 167 through 548, inclusive, and effective on April 16, 2013, as may be amended from time to time (Development Agreement or DA),
- e. "Dedication and Maintenance Areas" means all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, recreation areas, neighborhood parks and other special purpose areas required to be set aside, dedicated or maintained pursuant to this MPUD rezoning, the land development code, or by the Southwest Florida Water Management District (SWFWMD).

- f. "DRC" means the Pasco County Development Review Committee.
- g. "DRI Development Order," "Wiregrass Ranch DRI Development Order" or "DRI DO" means Resolution 07-291, as amended by Resolution 08-06, as amended, consolidated and restated and superseded by Resolution 10-376 (NOPC-1), as amended by Resolution 10-399 (NOPC-2), Resolution 13-29, Resolution 13-99 (NOPC-3), and Resolution 13-245 (NOPC-4), and as may be amended from time to time.
- h. "EMP" means the Environmental Management Plan for the Project as defined in the DRI DO.
- i. "Exempt Uses" means those uses exempt from traffic impact studies pursuant to Section 901.5 of the LDC and transportation analysis review pursuant to Section 901.12(c) of the LDC, including, but not limited to, government buildings, offices and medical offices, hotels, light industrial uses, corporate business parks, community colleges, universities, and TOD uses. In applying this definition, government buildings, community colleges, universities, office, medical office, hotels, industrial, light industrial, corporate business park and TOD uses that have previously been defined as "limited exemption projects" under Section 1301.4.A of the LDC and the DRI DO shall also be considered to be and treated as Exempt Uses. TOD uses shall be those that meet the requirements of the County's mobility fee regulations found in Section 1302.2.F.2.i of the LDC, or shall be TOD Neighborhoods designated and approved within Mixed Use Transportation Reduction Measures (MUTRM) Designated Parcels pursuant to the MPUD and DA.
- j. "LDC" means the Pasco County Land Development Code, as amended from time to time.
- k. "Local conditions" means those provisions and development conditions within the DRI Development Order, and identified in condition 68, that will be incorporated into these Conditions of Approval upon the rescission of the DRI Development Order
- l. "Master Developer" means the "Developer of Record" or "Master Developer" named in the Wiregrass Ranch DRI Development Order. If the DRI Development Order is rescinded, then the last-named Master Developer shall remain Master Developer unless a new Master Developer is designated and approved by the last named Master Developer.
- m. "MRP" means the Master Roadway Plan, as may be amended from time to time, for Wiregrass Ranch DRI.

- n. "MPUD" means these Master Planned Unit Development Regulations for Wiregrass Ranch DRI.
- o. "MUTRM" means Mixed Use Trip Reduction Measures as described in Exhibits O and Q of the DA.
- p. "MUTRM Designated Parcels" means those lands within the MPUD that are designated by the Master or Parcel Developer for development under the MUTRM Development Standards. The MUTRM Designated Parcels shall include, at least, those lands shown on Exhibit N of the DA.
- q. "MUTRM Development Standards" means the Alternate Urban Development Standards attached as Exhibit O to the DA and incorporated herein by reference for development of MUTRM Designated Parcels.
- r. "MUTRM Neighborhood" means an area within a MUTRM Designated Parcel that has an approved Neighborhood Plan.
- s. "MUTRM Street Standards" means the alternate street standards attached as Exhibit Q to the DA and incorporated herein by reference, and approved for use within the MUTRM Designated Parcels.
- t. "Parcel Developer" means the person or entity submitting an application for development approval for lands subject to this MPUD zoning resolution, a person or entity developing land that is subject to this MPUD zoning resolution, or a person undertaking other activities that may be regulated by this MPUD zoning resolution, as the context may indicate.
- u. "Responsible Entity" means a mandatory property owners' association, homeowners' association, condominium association, merchants' association, community development district or other entity acceptable to the Southwest Florida Water Management District and/or the County that has the power to own property and levy assessments for the maintenance of any Dedication and Maintenance Areas under its ownership and control.
- v. "Three Party EDA" means that "Three-Party Economic Development Agreement" between the County, Raymond James Financial, Inc., and Wiregrass Ranch, Inc., and Locust Branch, LLC, and approved and signed by the BCC on September 20, 2011, as it may be amended from time to time.
- w. "SWFWMD" means the Southwest Florida Water Management District.
- x. "Wiregrass Ranch DRI" means the lands within and subject to the Wiregrass Ranch DRI Development Order and this MPUD.

3. Any existing and unexpired permits, special exceptions, variances, orders, conditions, development plans, conceptual plans, site plans, or other approvals (collectively the “Unexpired Approvals”), which are applicable to any parcel or parcels within the boundaries of this MPUD and any related alternative standards previously approved by the County are hereby deemed consistent with this MPUD and shall continue to govern the developments described in the Unexpired Approvals, notwithstanding any inconsistencies with these MPUD COA. The term Unexpired Approvals shall also include any non-substantial modifications to same, as may be approved by the County from time to time.

4. Development shall be in compliance with the Comprehensive Plan Subarea Policy FLU 7.1.8, Wiregrass Ranch. Development that complies with the requirements of this MPUD, the MRP and the DA shall be deemed and determined to be in compliance with and consistent with Subarea Policy FLU 7.1.8.

5. If the PSP or PDP for the entire MPUD are not approved on or before the later of December 31, 2028, or the Build-out Date established in the DRI Development Order, as it may be amended or extended, then these conditions of approval shall expire for only those portions of the MPUD that do not have (unexpired) PSP or PDP approval, and Section 402.2.M of the LDC shall apply. Should the DRI Development Order be rescinded, the Build-out Date as of the date of rescission shall be used for this comparison.

### **Open Space/Buffering**

6. 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. Lot lines shall not encroach into the wetlands and wetland buffers. 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 (LDC) 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.

7. There shall be a buffer around all Category I wetlands of 25 feet, not inclusive of any lots. Wetland buffers around Category II and Category III wetlands shall be required in accordance with the Southwest Florida Water Management District (SWFWMD) or other regulatory agencies and shall not be inclusive of any lots. The proposed upland buffer area shall be shown on the construction plans/construction site plans. The final upland buffer area and wetlands, as required by the SWFWMD or other regulatory agencies, shall be designated on the plat as "Wetland Conservation Areas." Permissible uses of the Wetland Conservation Areas and buffers shall be those uses allowed by the adopted DRI DO and the SWFWMD or other regulatory agencies.

8. Wetland Conservation Areas shall be platted outside lots. No activity requiring the issuance of a Building Permit for a building shall be allowed within five feet of the wetlands' buffer line. Concurrent with platting or where platting is not required, prior to CO, the Wetland Conservation Areas shall be deeded to the applicable Responsible Entity to maintain such Wetland Conservation Area. The applicable Responsible Entity's documents shall provide that such Responsible Entity shall be responsible for the payment of taxes, if any, on the Wetland Conservation Areas.

9. The Master Developer shall complete a Gopher Tortoise Survey in accordance with the Florida Fish Wildlife Conservation Commission (FFWCC) survey guidelines. A copy of this survey shall be sent to the Planning and Development Department for further review and approval by the County Biologist and to the FFWCC prior to preliminary plan/preliminary site plan approval. (The Master Developer has completed a gopher tortoise survey. Each Parcel Developer shall either submit receipts evidencing compliance or complete a Gopher Tortoise Survey for their parcel prior to issuance of the site development permit as applicable.)

Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, the Parcel Developer shall submit a copy of any required permit for gopher tortoises issued by the FFWCC to the Permits and Development Information Services Department.

10. The Master Developer has submitted an environmental/habitat study which has been reviewed as part of the corresponding DRI Application for Development Approval (ADA). Each Parcel Developer shall comply with all DRI DO environmental conditions, the EMP, and the following:

a. All Wetland Conservation Areas and the Conservation Corridor as defined in the DRI DO shall be placed under a perpetual conservation easement in favor of and at no cost to the County. Such conservation easements shall be in a form acceptable to the County Attorney's office, the Environmental Lands Acquisition Division, and the Real Estate Division. Such easements shall be recorded by the Parcel Developer after acceptance by the County in the Public Records of Pasco County concurrent with platting, or where platting is not required, prior to CO, for any development adjacent to the Wetland Conservation Area and/or the Conservation Corridor. All conservation easement areas shall be depicted as an overlay as applicable on the preliminary plan/preliminary site plan and construction plan.

11. Prior to construction plan/construction site plan approval, the Parcel Developer shall submit to the Planning and Development Department a copy of the Environmental Resource Permit Application as submitted to the SWFWMD. Prior to the issuance of the Site Development Permit, the Parcel Developer shall submit to the Planning and Development Department a copy of the Environmental Resource Permit.

12. The Master Developer has submitted an Archaeological/Historical Survey, which was reviewed and found acceptable by Pasco County in conjunction with the corresponding DRI ADA and DRI DO. Although no archaeological sites eligible for the National Register of Historic Places were 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."

13. All Dedication and Maintenance Areas required to be established by this MPUD rezoning, the LDC, or the SWFWMD shall be conveyed to the applicable Responsible Entity unless said area(s) is/are required to be dedicated to another governmental or quasi-governmental entity. When an application for site plan or plat approval is submitted, the Parcel Developer shall identify the applicable Responsible Entity that shall be responsible for maintaining any Dedication and Maintenance Areas subject to the site plan or plat approval, and shall dedicate such areas to that entity. Recreation areas and neighborhood parks may be conveyed to the CDD 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 governing documents for the Responsible Entity, including, as appropriate, Articles of Incorporation (with proof of filing with the Secretary of State, State of Florida), restrictive covenants, and all exhibits thereto, 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 Responsible Entity. Impact fee credits for improvements or dedications shall go to the Master Developer, Parcel Developer or Responsible Entity that funded such improvements as applicable, unless otherwise expressly agreed upon in writing among those parties.

14. Specific review and approval of the neighborhood parks will be conducted at each residential (including multifamily) preliminary plan/preliminary site plan review in accordance with the DRC approval for the Wiregrass Ranch Master Parks Plan and related variance, approved by the DRC on May 26, 2011, as may be amended from time to time. Within MUTRM Designated Parcels, specific review and approval of neighborhood parks may occur through either the Neighborhood Plan approval process or, at preliminary plan/preliminary site plan review.

15. The Master Developer has submitted an overall pedestrian/bike path plan, approved by the DRC on May 26, 2011, and amended thereafter. Areas not specifically addressed on such pedestrian/bike path plan, as may be amended from time to time, shall provide path circulation in accordance with the Pasco County LDC or an alternative method acceptable to the County and in compliance with the handicapped provisions of Chapter 336.045, Florida Statutes, or other applicable law.

## Ordinances

16. In addition to the MPUD COA, each Parcel Developer shall comply with all Pasco County ordinances, including all impact or mobility fee ordinances.

17. All Parcel Developers shall be required to comply with all applicable provisions of the adopted School Concurrency Ordinance and the requirements to provide for school capacity as mandated unless otherwise approved in the DRI DO.

## Transportation/Circulation

### Access Management

18. Each Parcel Developer shall provide a secondary functional access or emergency access in accordance with the LDC, unless otherwise provided pursuant to the Master Roadway Plan, the DA, or as approved by the County. The emergency access may be barricaded in a manner found acceptable by the Permits and Development Information Services Department and the Emergency Services Department.

19. Prior to construction plan/construction site plan approval of any project accessing a State roadway, the Parcel Developer shall furnish to the Permits and Development Information Services Department a Notice of Intent indicating approval and/or an approved Driveway Permit from the Florida Department of Transportation (FDOT). Prior to the issuance of the first CO, Parcel Developer shall provide a letter from the Florida Department of Transportation stating that any improvements within the State right-of-way have been inspected and completed to their satisfaction.

20. At each preliminary plan/preliminary site plan approval, the DRC may also require a Parcel Developer to construct further intersection improvements along the internal road intersections used by the parcel for access, consistent with the access management requirements of Section 901.3 of the LDC and the DA. .

21. All roads that will be used to access public-purpose sites, such as public school, park, library, and fire/rescue sites (as determined by the School Board, Parks and Recreation Department, Libraries Services Department, Emergency Services Department, or DRC, as

applicable) shall be public roadways and constructed in accordance with applicable County/FDOT design, construction, and signage standards; e.g., Chapter 316, Florida Statutes, and *Manual of Uniform Traffic Control Devices* standards. Such roadways shall be deeded in fee simple to the County or FDOT, as applicable, prior to or concurrent with the first record plat containing such roadways or where no record plat is required, prior to or concurrent with the issuance of the first CO for a building utilizing such roadways. As defined in the Master Roadway Plan, frontage roads shall not be required to be public or dedicated to the County or FDOT. However, such roads if private shall require a public access easement, which shall be recorded in a form acceptable to the CAO prior to or concurrent with the first record plat containing such roadways or where no record plat is required, prior to or concurrent with the issuance of the first CO for a building utilizing such roadways.

22. Access to any commercial out-parcels shall be provided from frontage roads, internal roads, internal drives or parking areas unless otherwise approved by the County.

23. Any gates located within gated communities shall be setback sufficiently in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary plan or preliminary site plan review. All entrances accessed by key or electronically coded systems shall be equipped with a system approved by the Emergency Services Director to allow fire or other emergency vehicles immediate access to the development. Upon replacement of any existing gated system, the replacement shall be equipped with a system acceptable to Pasco County. In addition, the access lane widths and clearance between fixed structures shall be a minimum of 15 feet in width.

24. The MUTRM Street Standards attached as Exhibit Q to the DA are recognized and approved as alternate street standards applicable to MUTRM Designated Parcels.

Dedication of Right-of-Way

25. Public roadways shall be required unless shown or stated in the Master Roadway Plan or otherwise approved by the County through an alternative standards request prior to the applicable preliminary plan/preliminary site plan approval, or except as provided in Condition No. 21.

26. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate Responsible Entity other than Pasco County.

27. All right-of-way dedication shall be as follows:

**Wiregrass Right of Way Dedication Requirements**

<b>Roadway</b>	<b>Link</b>	<b>R.O.W. Dedication Width (feet)</b>	<b>Timing of Dedication</b>
Wiregrass Ranch Blvd.	SR 56 to SR 54	140'	Upon completion of construction and final acceptance by the County, or within 90 days of the County's request, whichever occurs first.
Chancey Road	SR 581 to East Property Line	140'	Upon completion of construction and final acceptance by the County, or within 90 days of the County's request, whichever occurs first.
Mansfield Blvd.	SR 56 to South Property Line	2-lane – 80' 4-lane – 120'	Complete
SR 56	SR 581 to East Property Line	250'	Complete
SR 581 Bypass/Loop Road	SR 581 to SR 54	166', sufficient for 6 lanes pursuant to County requirements	Upon completion of construction and final acceptance by the County or within 90 days of the County's request, whichever occurs first.

## Design/Construction Specifications

28. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, or as directed by the Engineering Services Director.

29. Alternative roadway design standards may be considered and approved by the County at the time of each preliminary plan/preliminary site plan approval. The MUTRM Street Standards attached as Exhibit Q to the DA are considered approved alternative roadway design standards for use within MUTRM Designated Parcels or other parcels approved by the County at time of preliminary plan/preliminary site plan approval.

30. The Master Developer submitted a traffic analysis as required by Section 380.06, Florida Statutes, which was previously reviewed and approved by the County. Subsequent to that approval, the County rescinded its transportation concurrency and proportionate share requirements pursuant to state law, and adopted alternate methods of evaluating and assessing transportation impacts and mitigation (mobility fees and timing and phasing transportation analysis). The County has conducted a timing and phasing transportation analysis for the Wiregrass DRI/MPUD, which was approved in conjunction with the DA the DRI DO (pursuant to NOPC-4). Master Developer and each Parcel Developer shall comply with all conditions as a result of such analysis as provided for in the approved DRI DO, the DA and the Master Roadway Plan.

31. In accordance with the timing and requirements of Section 5.m (7) of the Wiregrass Ranch DRI Development Order, the Master Developer submitted a Master Roadway Plan to the Planning and Development Department that was approved by the DRC on May 26, 2011. The Master Developer has submitted an amended Master Roadway Plan consistent with the requirements of the DA, which was approved by the DRC concurrently herewith.

32. The Master Developer and each Parcel Developer shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project in accordance with the requirements of Section 5.m(5) of the DRI DO and the Master Roadway Plan.

### **Utilities/Drainage/Water Service/Wastewater Disposal**

33. In accordance with the Wiregrass Ranch DRI DO, the Parcel Developer shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County LDC. 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 Permits and Development Information Services Department.

34. A revised Utilities Service Plan (f.k.a Master Utility Plan) for the Wiregrass Ranch DRI has been submitted to the Utilities Services Branch for review and approval. This 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 as applicable.
- e. The Utility Service Plan shall be presented in a written format in conformance with the Utilities Service Plan guidelines implemented by the Utilities Services Branch. All development shall be consistent with the Utility Service Plan. Unless otherwise approved by the County, prior to the first construction plan/construction site plan approval after the approval of this MPUD amendment, the Master Developer and the County shall enter into an amended Utilities Service Agreement that is consistent with the approved Utilities Service Plan (f.k.a Master Utility Plan).

35. Each Parcel Developer shall construct all water and wastewater facilities within its development to Pasco County standards, and if necessary, provide off-site water and wastewater facilities, necessary to serve its development. A complete set of instructions may be obtained from the Utilities Services Branch.

36. Water Rights & Water Use Permits. Please see Section 5.k(2) of the DRI DO.

#### Water Quality and Drainage

37. Development of Wiregrass Ranch DRI shall not result in Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and LDC.

38. All stormwater-management systems within Wiregrass Ranch DRI shall be designed, constructed, and maintained to meet or exceed the Florida Administrative Code, Chapters 62-25, and 40D-4, or 40D-40; and Pasco County stormwater-management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices for reducing adverse water quality impacts as required by the regulations of Pasco County and other appropriate regulatory bodies shall be implemented. In addition, each Parcel Developer shall comply with the following design requirements:

- a. All swales shall be fully vegetated and operational.
- b. Dry stormwater retention/detention areas, including side slopes and bottoms, shall be vegetated as required.
- c. Each Parcel Developer or other applicable Responsible Entity shall ensure that the stormwater-management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit.
- d. Should the Parcel Developer or Responsible Entity discover that any portion of the stormwater system is not being adequately maintained or that the system is not

functioning properly, the Parcel Developer or Responsible Entity shall, within seven days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The report(s) shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous report(s).

e. Landscape and irrigation shall be in conformance with the LDC in effect at the time of preliminary plan/site plan approval.

39. Stormwater design shall include low impact development techniques to reduce the discharge of pollutant loads into receiving water bodies and to facilitate all stormwater exiting the site in meeting all applicable State water quality standards.

#### Water Resource Protection

40. The Master Developer, each Parcel Developer, and/or Responsible Entities shall comply with the Pasco County Wellhead Protection Ordinance.

41. Should any noticeable soil slumping or sinkhole formation become evident, the Parcel Developer shall immediately notify the County, TBW, and the SWFWMD, and adopt one or more of the following procedures as determined to be appropriate by the County and the SWFWMD:

a. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and the SWFWMD approve resuming construction activities.

b. Take immediate measures to ensure that no surface water drains into the affected areas.

c. Visually inspect the affected area.

- d. Excavate and backfill as required to fill the affected area and prevent further subsidence.
- e. Use geotextile materials in the backfilling operation, when appropriate.
- f. If the affected area is in the vicinity of a water retention area, maintain a minimum vertical distance of five feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
- g. If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.

42. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer is prohibited.

43. The historic, average rainfall volume discharged from the site shall be maintained in accordance with the LDC, Sections 604, 605, and 606, as applicable, and the *Stormwater Management Practices Manual*.

### Land Use

44. The Master Developer shall control the allocation, exchange, advancement and assignment of all development entitlements and land uses to lands within the Wiregrass Ranch DRI in accordance with Section 4.e of the DRI DO. Any such assignment of development entitlements pursuant to Section 4.e of the DRI DO shall act as an assignment of MPUD Entitlements and shall survive any rescission of the DRI DO.

45. The attached Wiregrass MPUD Land Use by Parcel Type Matrix identifies the land uses that are allowed in each type of parcel within the MPUD as shown on the MPUD master plan (Attachment 1).

46. Interim agricultural uses not inconsistent with the DRI DO shall be allowed on all parcels pending development thereof.

47. Mixed-use parcels (M Parcels) may contain one or more land uses including but not limited to residential, office, medical office, hospital, hotel, community college, university, attraction recreational facility, civic, light industrial, retail, golf course, or special exception uses (where approved).

a. Upon approval by the District School Board of Pasco County of a relocation of a school site from a V Parcel to another location, such V Parcel shall be treated as an M Parcel for purposes of determining permitted uses without requiring a modification to this MPUD. However, such relocation shall be reflected on future Master Plan modifications as applicable.

48. Subject to the County notifying the Master Developer and subject to compliance with the Wireless Facilities Ordinance in effect at the time, Cellular Communication Towers are allowed within the project.

49. Attraction and Recreation Facility (ARF). ARF may be developed on C, M, S4 (as per Condition 53.h) or O parcels.

a. Currently, the DRI has 300,000 sq. ft. of ARF entitlements approved which shall be broken down as follows:

(1) Up to 200,000 square feet may be sports arena and companion uses including, but not limited to, hockey rink(s), skating rink(s), swimming pool(s), alcoholic beverage sales and consumption, restaurant/food service, office/meeting space, conference/convention facilities, indoor sports, arcade, bowling, daycare, sports retail, laser tag, training and fitness center, rock climbing, sports-related uses, or other similar uses, and all accessory uses thereto. Cumulatively all sports arenas shall comprise at least 100,000 square feet.

(2) Up to 100,000 sq. ft. may be general retail (ITE Code 820) uses provided they are located on parcel(s) adjacent but not farther than ½ mile from a sports arena or sports field.

(3) Sports fields are a permitted accessory use to the ARF and shall not count against the ARF entitlement square footage.

(4) The MUTRM Street Standards attached as Exhibit Q to the DA are recognized and approved as alternate street standards applicable to MUTRM Designated Parcels.

50. Commercial design and development standards and uses shall be developed in accordance with the following standards:

(1) Retail (including Hotel and Attraction and Recreation Facilities)

Minimum Lot Width (ft)	Minimum Depth (ft)	Setbacks <sup>(a)</sup>			
		Front Yard	Side Yard	Rear Yard	Maximum Height (ft)
0	0	25 <sup>(b)</sup>	10 <sup>(a)(b)</sup>	10 <sup>(a)(b)</sup>	65 <sup>(a)(c)</sup>

NOTES:

a. A 20-foot building setback shall be provided on all non-residential yards in this category abutting to single family detached, single family attached, and townhouses. Any commercial or multifamily structure greater than 35 feet in height shall comply with the following building height, transition zone requirements when abutting to single family detached, single family attached, and/or townhouses:

Building Height	Minimum Setbacks
<=35'	20'
36"-45'	50'
46'-55'	80'
55'-65'	110'

b. Minimum 30' separation between nonresidential uses except where the uses may be a part of a common development plan or site plan. Zero lot lines may be permitted for uses that are part of a common development plan or site plan.

c. For retail development located in Parcel M7 – see Condition #52 below.

d. The above standards may be deviated from for any development designed in accordance with the County's TND ordinance or Transit Oriented Development (TOD) ordinance upon adoption or other urban form of development as approved by the Planning & Development Department. The MUTRM Development Standards attached as Exhibit O to the DA are approved as an Alternative Urban Form of Development within MUTRM Designated Parcels, and may be utilized by development pursuant to an approved Neighborhood Plan. Developers within MUTRM Designated Parcels may propose alternative standards through the Neighborhood Plan or site plan review processes.

e. Parking Structures (garages), if provided, may have 0' setbacks to all adjacent non-residential structures.

f. Attraction and Recreation Facilities and hotels are permitted a maximum height of 100'.

(2) These commercial development standards and uses shall apply to C, M, S4 (as per Condition 53.h) and O parcels subject to any applicable conditions in the DRI Development Order and the underlying Future Land Use Classification.

(3) All C-1, C-2, and Professional Office Uses (per the LDC) shall be permitted uses within C, M, S4 (as per Condition 53.h) and O-parcels. Parcel M19 shall be restricted to professional office uses as defined in the LDC.

(4) Distance limitation waiver for alcoholic beverages sales or consumption – Any alcoholic beverages sales or consumption located within Wiregrass Ranch DRI may be located within 1,000 feet of any school, park, place of worship, or church located within the boundary of the Wiregrass Ranch DRI despite any specific distance limitations included in the LDC which would otherwise preclude the application for a conditional use, or granting of a conditional use or other such permit as set forth in the LDC. However, any alcoholic beverages sales or consumption located within Wiregrass Ranch DRI that is located within 1,000 feet of any school, park, place of worship, or church located outside the boundary of Wiregrass Ranch DRI shall comply with the alcoholic beverages sales or consumption specific distance limitations required in the LDC unless waived by motion of the BCC or as may otherwise be allowed to be waived.

(5) Office (including civic uses), Medical Office, Community College, University and Hospital

	Minimum Lot Width (ft)	Minimum Depth (ft)	Setbacks <sup>(a)</sup>			
			Front Yard	Side Yard	Rear Yard	Maximum Height (ft)
Office/Medical Office/ Hospital/Community College/University	0	0	35	15 <sup>(a,b)</sup>	15 <sup>(a,b)</sup>	154 <sup>(a)</sup>

(a) A 20-foot building setback shall be provided on all yards adjacent to single family detached, single family attached, and townhouses. Any office or multifamily structure greater than 35 feet in height shall comply with the following building height, transition zone requirements when adjacent to single family detached, single family attached, and/or townhouses:

Building Height	Minimum Separation Between Office Buildings and Single Family Buildings
<=35'	20'
36"-45'	50'
46'-55'	80'
55'-65'	110'
>65'	110' plus an additional 10' for each additional story over 65'. (except for the hospital on Parcel O2 where such setback shall be 150' from residential uses)

(b) Minimum 30' separation between nonresidential uses except where the uses may be a part of a common development plan or site plan. Zero lot lines may be permitted for uses that are part of a common development plan or site plan.

(c) University uses may be utilized if authorized by the PD (Planned Development) land use classification and/or the Wiregrass Ranch subarea policy FLU 7.1.8, of the Comprehensive Plan.

(6) For office development located in Parcel M7, see Condition #52 below.

(7) The above standards may be deviated from for any development designed in accordance with the County's TND ordinance or TOD ordinance upon adoption or other urban form of development as approved by the Planning

& Development Department. The MUTRM Development Standards attached as Exhibit O to the DA are approved as an Alternative Urban Form of Development within MUTRM Designated Parcels, and may be utilized by development pursuant to an approved Neighborhood Plan. Developers within MUTRM Designated Parcels may propose alternative standards through the Neighborhood Plan or site plan review processes.

(8) All Professional Office Uses (per the LDC as amended) shall be permitted uses within C, O, S4 (as per Condition 53.h) and M parcels subject to applicable DRI Development Order conditions.

(9) Civic Uses developed consistent with the above standards are permitted on all parcels subject to an administrative determination of compatibility by the Zoning Administrator. Any adverse determination may be appealed to the County. Civic uses include, but are not limited to, churches, schools (public or private), library, parks (public or private), etc.

(10) Hospital Uses, Medical Offices, Wellness Centers, Outpatient Clinics, and other Exempt Uses pursuant to the DO are permitted in any O, M, S4 (as per Condition 53.h) or C parcels.

(11) The development required and permitted pursuant to Section 5.b(2)(b) of the DRI DO, including, but not limited to, "Corporate Business Park or Targeted Primary Businesses or Light Industrial Uses", shall be required and permitted on portions of Parcels M8 and M21 and/or adjacent parcels (on a minimum of 64 acres), unless comparable quantities of said development type, or such other uses that may be approved by the BCC, are constructed on other DRI parcels, and approved by a 4/5 majority vote of the BCC.

(12) 900,000 s.f. of Office entitlements shall be developed in accordance with the LDC zoning and as an Exempt Use, unless comparable quantities of such development type is constructed on other DRI parcels, and approved by a 4/5<sup>th</sup> majority vote by the BCC. Support commercial uses may be developed in accordance with Section 5.b(2)(b) of the DRI DO. Approval of a site plan for portions of Parcels M8 and M21 and/or portions of adjacent parcels with at least 900,000 square feet of Office entitlements, or the assignment of 900,000 square feet or more of office entitlements pursuant to the Three Party EDA, shall satisfy this requirement.

51. Light Industrial Standards

a. Light industrial uses shall be permitted and developed consistent with the I-1 permitted uses pursuant to the LDC as amended except for the following uses which shall not be permitted uses: recycling, boat manufacturing, lumber yards, and other light industrial uses that may necessitate outdoor processing, outdoor assembly, or outdoor manufacturing activity. Light industrial uses are permitted on Parcel M23 provided the uses are not located immediately adjacent to a category 1 wetland. Light Industrial uses shall have a minimum 50' buffer between the use and a category 1 wetland. Any manufacturing use shall have a minimum 100' buffer between the use and a category 1 wetland. Light Industrial uses are allowed in any O, M, S4 (as per Condition 53.h), or C parcels subject to the following criteria:

- (1) Depending on the nature of the light industrial use, staff may require a masonry wall/sound buffer, lighting, or other type of mitigation at the time of preliminary plan/preliminary site plan review to prevent any intrusive effects on adjacent uses.
- (2) If adjacent to Parcel S1 or any area site planned as residential:
  - (a) A minimum building separation of 200' shall be required from any single family residential structure.
  - (b) Within such 200-foot building setback area, there shall be a minimum 50' landscape buffer. Such buffer shall be consistent with the planting requirements of the Type C landscape buffer per the LDC, as amended. Such buffer may also be satisfied by a natural wetland buffer.
- (3) If adjacent to commercial:
  - (a) The development standards shall be in accordance with the commercial standards set forth above.
  - (b) At the time of the pre-application meeting for submittal of a preliminary plan/preliminary site plan for any light industrial uses, the Parcel Developer shall provide a concept plan that demonstrates how such light industrial uses are integrated with other non-residential uses and how such integration promotes pedestrian connectivity and walk-ability to commercial uses.
- (4) If a light industrial use is located within a MUTRM Designated Parcel or MUTRM TOD Neighborhood, the developer shall propose alternative site design

standards based on the specific light industrial uses to be permitted and the location of the proposed use in relation to surrounding uses.

52. Parcel M7: Subject to Section 5.b(2)(a) of the DRI DO, Parcel M7 shall be developed in accordance with the Traditional Neighborhood Development (TND) ordinance, the MUTRM Development Standards attached as Exhibit O to the DA, or the Transit Oriented Development (TOD) plan and standards, or alternative urban development standards proposed by the Developer. The Town Center within M7 shall be designed and constructed to accommodate a minimum of 400 multifamily dwelling units, 100,000 square feet of retail, and 100,000 square feet of office (or other pm peak hour trip equivalent land uses as approved by the County). A master plan consistent with the requirements of the TND ordinance, a Neighborhood Plan consistent with the requirements of the MUTRM Development Standards attached as Exhibit O to the DA, or a TOD Station Area Plan shall be approved prior to any development within Parcel M7 or prior to the deadline set forth in Section 5.b(2)(a) of the DRI DO, whichever occurs first.

53. Residential

- a. The following standards may be deviated from for any development design in accordance with the County's Traditional Neighborhood Development (TND) ordinance, Transit Oriented Development (TOD) standards (once adopted), or MUTRM Development Standards attached as Exhibit O to the DA, TND, TOD and MUTRM are allowable uses on any parcel. Staff shall consider deviations from the following standards for urban or compact forms other than MUTRM, TND and TOD on a case by case basis at the time of preliminary plan submittal/review. Prior to preliminary plan/preliminary site plan submittal (and no later than the pre-application meeting for such submittal) for urban forms other than the County's adopted TND or TOD standards, the Developer shall include a concept plan and architectural schematic of the proposed urban form for approval by the Planning & Development Department. Once approved by the Planning & Development Department, such alternative setbacks and any other requirements necessitated by the setback deviation (such as drainage requirements) shall be included as conditions of approval for the subject site plan and shall not require an amendment to the Wiregrass Ranch DRI MPUD master plan or conditions of approval. The MUTRM Development Standards attached

as Exhibit O to the DA are approved as alternative standards for development within MUTRM Designated Parcels pursuant to an approved Neighborhood Plan.

(1) The residential design standards are as follows:

	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Front Yard <sup>(e)</sup> Setback (ft)	Side Yard <sup>(h)</sup> Setback (ft)	Rear Yard Setback (ft)	Maximum Height (ft)	Maximum Lot Coverage
Single-Family Attached <sup>(h)</sup>	18	100	20 <sup>(a)</sup>	7.5 <sup>(b)(h)</sup>	10	35	100%
Single-Family Detached <sup>(h)</sup>	45	100	20 <sup>(a)</sup>	7.5 <sup>(h)</sup>	15	35	65% <sup>(c)</sup>
Townhouses	15	60	20 <sup>(a)</sup>	0/7.5 <sup>(b)</sup>	5	35	100%
Multifamily (Condo or Apartments) <sup>(d)</sup>	N/A	N/A	20 <sup>(a)</sup>	(b)	15	35	100%
Compact SFD Housing <sup>(g)</sup>	40	80	10 from porch 20 from structure <sup>(g)</sup>	5 <sup>(h)</sup>	10	35	65% <sup>(c)</sup>
Compact SFA Housing <sup>(g)</sup>	35	80	10 from porch 20 from structure <sup>(g)</sup>	5 <sup>(h)</sup>	10	35	80% <sup>(c)</sup>

(a) 20' setback to primary structure and 25' from the back of sidewalk to the front loaded garage. Townhomes that do not provide garages or driveways shall have a minimum of 15' setback from the building to the back of sidewalk.

(b) A minimum of 15 ft between structures. Structures shall be designed to reduce a straight line-of-sight by implementing one or more of the following:

- (i) Curvilinear street alignment.
- (ii) Varied building setbacks
- (iii) Varied building-façade treatments.

(c) For Single Family Detached only, lot coverage represents 55% for primary structure and 10% for accessory structures. For Compact SFD Housing, the lot coverage for both the primary and access structures is 65% (i.e. without a breakdown minimum per structure). For Compact SFA Housing, the lot coverage for both the primary and access structures is 80% (i.e. without a breakdown minimum per structure).

(d) Multifamily setbacks are measured from the perimeter of the overall multifamily parcel and not separation between each building. Any multifamily structure greater than 35 feet in height shall comply with the following building height, transition zone requirements when adjacent to single family detached, single family attached, and/or townhouses:

Building Height	Minimum Distance Between Multifamily and Single Family Structures
<=35'	20'
36"-45'	50'
46'-55'	80'
55'-65'	110'
>65'	110' plus an additional 10' for each additional story over 65'.

(e) On corner lots where there is more than one front, one front-yard setback may be reduced to 10 feet.

(f) Parking Structures (garages), if provided, may have 0' setbacks to all adjacent structures within the preliminary plan/preliminary site plan.

(g) Two examples of Compact SFD and SFA configurations (Option A Typical 8 Unit Cluster and Option B Typical 9 Unit Cluster) are depicted on the Master Plan Compact SFD and SFA Housing may be located on any parcel that allows single family units. Two examples of configurations (Option A Typical 8 Unit Cluster and Option B Typical 9 Unit Cluster) are depicted on the Master Plan. Upon approval of the sizes and configurations of Compact SFD and SFA products, such products may be located on any parcel allowing single family units. Such approval must be obtained prior to preliminary plan/preliminary site plan submittal. Comments on the proposed Compact SFD and SFA products will be issued within 30 days of receipt by the Development Review Manager.

(h) In those areas shown on the Master Plan with prior site plan approvals, or for Compact SFD and SFA Housing, or in new residential developments that achieve a density of six units per net acre, the following standards shall be utilized: Side-yard setbacks may be reduced from 7.5 feet down to a maximum of 5 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.

- Prior to any construction on the lot, proper erosion and sedimentation controls shall be installed.
- Lots that back up to drainage-retention areas and wetland areas shall be "Type B," graded with high points at the midpoint of the side lot line and slopes toward both the front and rear yards. Discharge into wetlands shall only be allowed where the wetlands are designed and permitted to receive discharge. A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.
- Lots graded as "Type A" which back up to other lots shall require the installation of gutters on the sides and backs directing drainage to the front.
- Lots graded as "Type B" or "Type C" which back up to other lots shall require that traffic-bearing grates be installed upon a FDOT inlet placed

within each rear-lot line easement. Culverts connecting rear-yard inlets to acceptable outfalls shall be installed and shall be reinforced concrete pipe with premium sealed joints, designed to sustain an H-20 loading. A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.

- Side-yard swales shall be sloped to create positive outfall to the front and/or rear of each lot with velocities no greater than allowable for grassed stabilization, as in the FDOT *Drainage Manual*.
- A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.
- A Responsible Entity, other than the County and acceptable to the County, shall be designated to provide perpetual maintenance to all drainage and access easements. The approved maintenance entity shall provide annual inspections of side- and rear-yard easements and drainage facilities to verify that no modifications have been made to the grading and ground cover and to inspect any inlets and pipes to verify that no hydraulic restrictions exist. Any modification or hydraulic restriction observed, at any time, shall be corrected. Additional inspections shall be performed, if requested by an adjoining resident or the County. The maintenance entity shall have the right to file a lien to charge property owners for corrections or modifications and collect sufficient funds to perform required maintenance.
- No obstruction/service equipment shall be permitted in the side yard between houses. This includes, but is not limited to, air conditioning systems, water softeners, pumps, fences, etc.
- Walkways shall be allowed if they do not create any obstruction and are flush with grade.

- Gutters and roof structures shall be installed so as to reduce direct discharge to the side-yard swales.
- 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. The typical site-grading plan shall identify elevations, grades, ground cover, allowable tolerances, and a quality-control plan addressing construction and post-construction phases. In addition, the engineer of record shall inspect the lot upon completion and complete the "as-built" certification prior to the issuance of the CO for the associated unit.
- For Compact SFD and SFA Housing, deviations to the above conditions may be considered and approved by the County Engineer at the time of preliminary plan/preliminary site plan to accommodate a cluster configuration (e.g. a non-linear configuration may require an alternative location for the 15 foot rear lot drainage easement). However, the applicant upon submittal of such deviations at the time of site plan submittal, shall demonstrate to the satisfaction of the County Engineer that the intent of the conditions herein are being met.

b. The above minimum setbacks are calculated based on minimum right-of-way widths in accordance with the LDC. Any reduction of the minimum right-of-way width may require an MPUD Master Planned Unit Development amendment to increase minimum setbacks. Within MUTRM Designated Parcels, the MUTRM Street Standards attached as Exhibit Q to the DA may be used with no adjustment to the setbacks established in the MUTRM Development Standards attached as Exhibit O to the DA.

c. Buildings located within golf course, recreational areas, civic uses or limited neighborhood commercial development internal to a residential community shall be developed in accordance with the C-1 Neighborhood Commercial District standards and shall be allowable uses on all S or M Parcels. Short term rentals, fractional and vacation ownership units shall be allowable uses on Parcels S2 and S4.

d. Within MUTRM Designated Parcels, Residential Neighborhoods shall have a minimum density of six units per net acre and the average density of all MUTRM Neighborhoods shall be eight units per net acre. If additional Parcels are designated

for MUTRM development, these minimum and average densities shall be decreased by the relative proportion of the additional acreage added to the initial acreage of MUTRM Designated Parcels.

- e. The southernmost 760 feet of Parcel M23 shall be limited to residential uses.
- f. Residential uses on Parcels M3, M27, M28 and M29 shall be limited to multifamily. Multifamily uses shall be permitted on Parcels C5 and C6 if included in a commercial mixed use project.
- g. Parcel M4-E shall be limited to residential use until other uses have been authorized by the PD (Planned Development) land use classification and/or the Wiregrass Ranch Subarea policy FLU 7.1.8, of the Comprehensive Plan.
- h. Non-residential uses, including, but not limited to, commercial, ARF, C-1, C-2, hotel, office, medical office, professional office, retail, community college, university, hospital, civic and light industrial, shall be permitted uses only on the portion of S4 within 1,320 feet of the SR 56 right-of-way.

54. Land Use maximums shall be in accordance with the following Land Use Table and may be exchanged by the Master Developer in accordance with the Land Use Exchange provisions set forth in the DRI DO and DA. An exchange of uses pursuant to the Land Use Exchange Matrix shall not require an amendment to this Table.

Land Use	TOTAL
Residential. d.u. (Single family) (Multi family)	10,473 (6,947)* (3,526)
Retail s.f.	2,720,800

Hotel rooms	600
Office s.f.	2,000,000
Medical Office s.f.	600,000
Hospital beds	600
Light Industrial	1,000,000
University	0
Community College (f.t.e. students)	4,000
Attractions & Recreation Facilities (ARF) s.f.	300,000
Golf Course (holes)	18
Elementary Schools**	3

\* Includes 2,500 Retirement Housing Units that shall be deed restricted, designated and developed as adult communities as set forth in the DRI DO. Includes Compact SFD and SFA Housing as further described herein.

\*\*Upon the District School Board of Pasco County exercising its option for a 4<sup>th</sup> Elementary School Site, such 4<sup>th</sup> school site shall be permitted without any further modification to the MPUD.

Consistent with the DRI DO, DA, and applicable provisions of the LDC, the land use maximums may be increased to those permitted under FLU Policy 7.1.8 and Exhibit T of the DA, which are incorporated herein as they existed on the Effective Date of the DA.

The addition of entitlements to the Land Use Table that constitute “exempt uses” shall not require an amendment to this MPUD so long as the total entitlements do not exceed the maximum permitted under FLU Policy 7.1.8. The addition of such entitlements shall be documented and assigned to development parcels as required by Section 4.e of the DRI DO.

The addition of non-exempt entitlements to a MUTRM Designated Parcel after a transportation analysis shall not require an amendment to this MPUD so long as: any additional transportation mitigation required by the analysis is reflected in enforceable site plan conditions, or an enforceable development agreement, and the total entitlements do not exceed the maximum permitted under FLU Policy 7.1.8. Any transportation or access management analysis of such entitlements shall utilize the 1.2 V/C ratio consistent with the DA. The addition of such entitlements shall be documented and assigned to development parcels as required by Section 4.e of the DRI DO.

Any increase in entitlements over those shown in the Land Use Table shall be reflected in the next amendment to this MPUD.

55. Office entitlements within the Wiregrass Ranch DRI shall not be reduced, exchanged or traded off for any other approved uses in the project except as provided in the DRI DO and DA.

56. The approved 2,720,800 square feet of commercial entitlements may not be utilized or exchanged for residential land uses, unless otherwise allowed pursuant to the adopted DRI DO and DA.

57. Nothing in these COA's guarantees that the maximum amount of entitlements set forth herein can be accommodated on any portion of the land within Wiregrass Ranch DRI due to other regulatory constraints and the physical constraints of the land itself.

58. MUTRM Designated Parcels are identified in the DA and depicted on the MPUD Master Plan. The Master Developer or a Parcel Developer may designate additional parcels as MUTRM Designated Parcels without an amendment to this MPUD or the MPUD Master Plan. Such designation shall be by letter to the Planning and Development Department.

59. Parcels may be developed out of numerical sequence and in fractions and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

60. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.

61. The Master Developer may designate a site or sites which do not exceed a total of 15 acre(s) to be used for recreational vehicle storage for the exclusive use of Wiregrass Ranch 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 Responsible Entity.

### Procedures

62. A disclosure statement regarding the construction of all known future arterial and collector roadways abutting and through the preliminary plan/preliminary site plan and all known future road interconnects to the roads within the preliminary plan/preliminary site plan shall be included in all sales contracts for residential within the MPUD. This disclosure shall include the future roadway's planned number of lanes and planned construction timing, if applicable.

63. Unless otherwise approved by the Emergency Services Director, each development within the Wiregrass Ranch DRI shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The Parcel 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.

64. Upon each preliminary plan/preliminary site plan submittal, the Parcel Developer shall provide a contextual map showing the entire MPUD parcel, where the subject property is located within the MPUD parcel and any adjacent previously approved preliminary plan/preliminary site plans or plats for that MPUD parcel.

65. To the extent necessary to demonstrate that the entitlements necessary for approval are available, preliminary plan/preliminary site plan submittals shall include an updated form attached as Exhibit E to the DRI DO. Exhibit E of the DRI DO includes a detailed breakdown of the assignment of entitlements, parcel designations and acreages as they relate to the Master Development Plan. Within MUTRM Designated Parcels, this assessment and the Assignment

of DRI entitlements may occur either at the time of approval of the Neighborhood Plan or preliminary plan/preliminary site plan approval.

66. Development shall occur in accordance with the LDC, Section 1301, Concurrency Management System, except as provided in the DRI DO, the DA or herein.

67. Rezoning of this property with conditions does not relieve the Master Developer or any Parcel Developer of responsibilities and obligations under the DRI DO or under State law including, but not limited to, Development of Regional Impact requirements under Chapter 380, Florida Statutes.

68. Upon the rescission of the DRI DO, the following local conditions provisions of the DRI DO shall be incorporated into and enforceable as part of these MPUD Conditions of Approval as if fully set forth herein:

- a. Section 4.a(4), governing the Economic Development Project;
- b. The conditions governing expiration and build-out dates of the DRI DO pursuant Section 4.d, except that the Expiration Date of the MPUD shall be the later of December 31, 2028 or the build-out date of the DRI as of the date of rescission, whichever is later;
- c. The conditions governing the documentation, control, exchanges, and assignment of entitlements within the Wiregrass DRI in Section 4.e, except that any future assignments shall be of MPUD entitlements, and shall not require identification of the phase;
- d. Exhibit F (Land Use Equivalency Matrix);
- e. Exhibit K (Wetlands Categorization Map) and Exhibit L (Conservation Corridor);
- f. All of the conditions of approval and development in Section 5, except for the following subsections, which shall not apply or shall be modified as reflected below:
  - 1) Section 5.b(2)(a) governing the Town Center. The Town Center shall be consistent with the terms of the DA;
  - 2) Section 5.b(7)(c) governing the alignment of Wiregrass Ranch Boulevard and the SR 581 Bypass/Loop Road, which shall be replaced by the terms set forth in the DA and the MRP;
  - 3) Section 5.c, governing the Land Use Exchange, which shall be modified consistent with the terms of the DA and the MPUD;

- 4) Section 5.i, governing Air Quality analysis;
- 5) Section 5.l, governing energy, which shall be governed by the relevant provisions of the Comprehensive Plan and LDC;
- 6) Section 5.m, governing transportation except Section 5.m(5) governing public transit;
- 7) Section 5.q, governing Hurricane Preparedness;
- 8) Section 5.r, governing Affordable Housing;
- 9) Section 5.s, governing historical or archeological resources, which shall be governed by the LDC;
- 10) Section 5.t, governing DRI-specific general conditions; and
- 11) Section 5.u, governing DRI-specific procedures.

69. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the BCC approved document is completed (including notarization) and received by the Zoning and Site Development Department after the BCC action.

70. The Owner/Developer's waiver of the right to challenge the validity of the provisions of the DA, once effective, shall apply equally to the provisions of these MPUD conditions of approval.

OWNERS/DEVELOPERS' ACKNOWLEDGMENT:

The Master Developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

LOCUST BRANCH, LLC

\_\_\_\_\_

\_\_\_\_\_

(Date)

By: Michael Gramling, Its Manager

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 its 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:

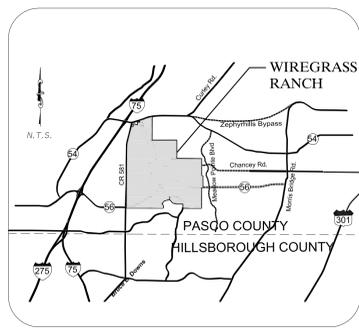
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(Date)  
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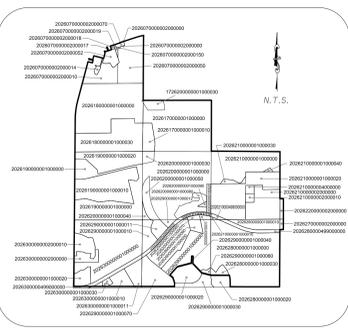
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Notary Public, State of

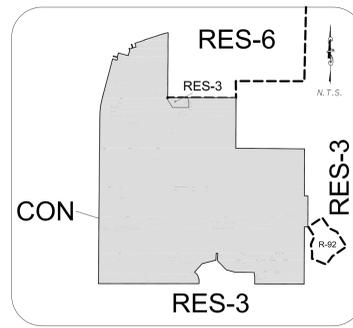
**EXHIBIT C**  
**MPUD MASTER PLAN**



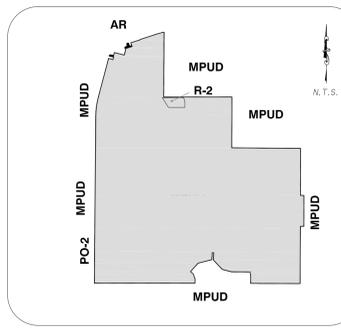
VICINITY MAP  
SECTION 7, 17, 18, 19, 20, 21, 28, 29 & 30,  
TOWNSHIP 26 S, RANGE 20 E  
PASCO COUNTY, FLORIDA



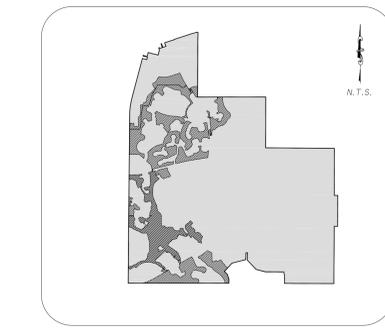
PARCEL ID MAP



LAND USE MAP



EXISTING ZONING MAP



CONSERVATION CORRIDOR MAP

**APPROVED LAND USES:** (Revised 2-13-14)

Land Use	Phase 1 (3/1/26)
Single family	4,847
Multi-family	1,028
Retail	2,720,800
Hotel Rooms	600
Office	2,000,000
Medical Office	600,000
Hospital beds	800
Community College (F.T.E. Students)	4,000 F.T.E. Students
University	1,000,000
Light Industrial	300,000
Amusement and Recreation	300,000
College (Homes)	18
Elementary Schools	3

\*Includes 2,500 Elderly Housing Units

**Wiregrass MPUD Zoning Land Use Matrix** (Revised 2-13-14)

Commercial (Includes Hotel, A.R.F.) Office (Includes Med. Office) Hospital Light Industrial** Residential Support Uses** Residential (Single-Family Attached & Detached) Multi-Family (Townhomes, ALP) RV/Boat Camp Storage Personal Wireless Service Facilities Golf Course TMDOT** MUTRM	S Parcels (Except S-4)		M Parcels (Except M-7)		C Parcels		O Parcels		V Parcels**	
	Parcel S-4	M Parcels (Except M-7)	Parcel M-7	C Parcels	O Parcels	V Parcels**				
Commercial (Includes Hotel, A.R.F.)	X	X	X	X	X	X	X	X	X	X
Office (Includes Med. Office)	X	X	X	X	X	X	X	X	X	X
Hospital	X	X	X	X	X	X	X	X	X	X
Light Industrial**	X	X	X	X	X	X	X	X	X	X
Residential Support Uses**	X	X	X	X	X	X	X	X	X	X
Residential (Single-Family Attached & Detached)	X	X	X	X	X	X	X	X	X	X
Multi-Family (Townhomes, ALP)	X	X	X	X	X	X	X	X	X	X
RV/Boat Camp Storage	X	X	X	X	X	X	X	X	X	X
Personal Wireless Service Facilities	X	X	X	X	X	X	X	X	X	X
Golf Course	X	X	X	X	X	X	X	X	X	X
TMDOT**	X	X	X	X	X	X	X	X	X	X
MUTRM	X	X	X	X	X	X	X	X	X	X

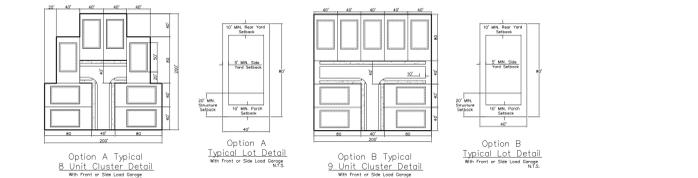
Notes:  
(1) See the Development Order, MPUD Conditions of Approval, and the Development Agreement for more information regarding lot.  
(2) This entire TOD development may include retail, office, civic, medical office or other similar uses.  
(3) Light industrial uses shall be subject to the buffering requirements within the conditions of approval.  
(4) Residential support uses may include, but not be limited to, public or private schools, public colleges or universities and recreation facilities, places of worship, cemetery, daycare or other similar related use.  
(5) Non-residential uses on "V" parcels are permitted uses only on S4 per Condition 53.a.  
(6) Upon the relocation of a school site as approved by the District School Board of Pasco County and the Master Developer from a V-Parcel to another parcel, all uses permitted on M Parcels shall be permitted uses on each V Parcel without an amendment to the MPUD.  
(7) Multifamily residential shall be permitted uses on Parcels C5 and C6 included in a commercial mixed use project.  
The Development Matrix table is for informational purposes and shall not limit the development of other uses otherwise allowed by the Development Order or the Land Development Code for all commercial and office zoning categories.

THE ABOVE TABLE IDENTIFIES THE TOTAL SPECIFICALLY APPROVED ENTITLEMENTS ALLOWED WITHIN THE WIREGRASS DRI.  
1. CONSISTENT WITH DEVELOPMENT ORDER 4.e. THE DRI ENTITLEMENTS ARE NOT GEOGRAPHICALLY ASSIGNED.  
2. THE PROPOSED ENTITLEMENTS SCHEDULE ABOVE IS ESTIMATED AND SUBJECT TO THE APPROVED TRADE OFF MATRIX (EXHIBIT F) AND SECTIONS 4.a, 4.b, 4.c, 5.a AND 5.c OF THE APPROVED DEVELOPMENT ORDER.  
THE ASSIGNMENT OF USES AND ENTITLEMENTS TO EACH DEVELOPMENT PARCEL SHALL BE AS DEFINED WITHIN THE MPUD CONDITIONS OF APPROVAL.

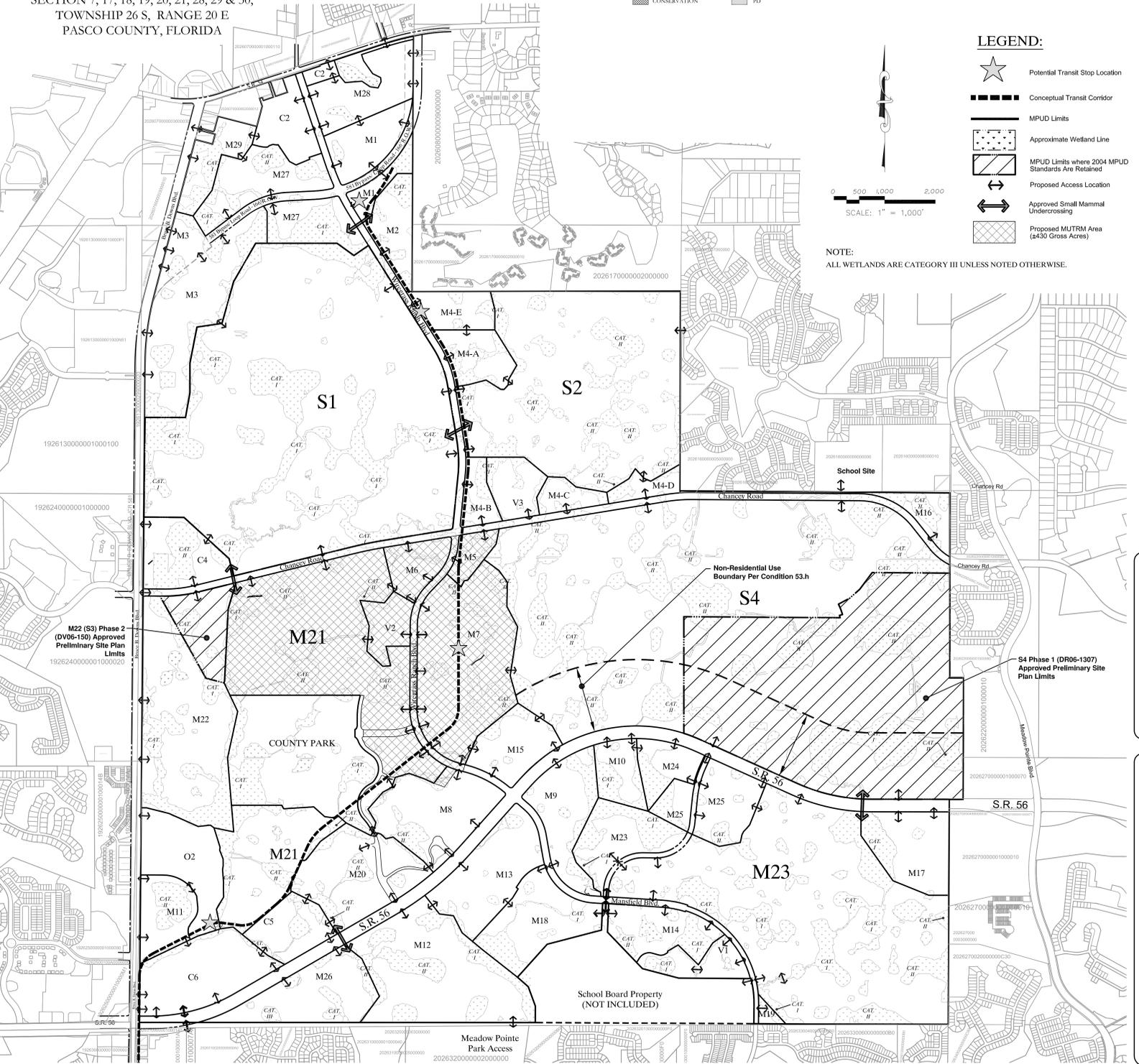
**SITE DATA**

**MPUD PARCEL**  
ACREAGE: ±1,142.6 AC  
WETLANDS: ±1,300.2 AC  
EXISTING LAKES: ±12.4 AC  
UPLANDS: ±3,830.0 AC  
ZONING:  
EXISTING: MPUD/R-2  
PROPOSED: MPUD  
LAND USE CLASSIFICATION: PD, RES-3, CON  
GROSS RESIDENTIAL ACREAGE: ±3,830.0 Acres  
THE MAXIMUM DEVELOPMENT RIGHTS ARE ESTABLISHED IN THE DRI DEVELOPMENT ORDER, DEVELOPER'S AGREEMENT, AND THE MPUD CONDITIONS OF APPROVAL BY REFERENCE TO THE COMPREHENSIVE PLAN.  
REFER TO THE WIREGRASS MPUD CONDITIONS OF APPROVAL FOR ALL DEVELOPMENT STANDARDS SUCH AS BUILDING SETBACKS, BUILDING HEIGHTS, MAXIMUM F.A.R., MAXIMUM DENSITY, ETC.

NOTE:  
THE BELOW DEVELOPMENT STANDARDS SHALL BE APPLICABLE TO RESIDENTIAL DEVELOPMENT EXCEPT FOR THOSE PORTIONS OF S1, M21, M22 AND S4 DEVELOPMENTS THAT RETAIN THE PRIOR MPUD (R204-1677) DEVELOPMENT STANDARDS, AND EXCEPT FOR TND, TOD, MUTRM DEVELOPMENTS.



NOTE: COMPACT SINGLE FAMILY DETACHED (SFD) AND ATTACHED (SFA) HOUSING PRODUCTS ARE ALLOWED SUBJECT TO CONDITION 53.1(g).



**LEGEND:**

- Potential Transit Stop Location
- Conceptual Transit Corridor
- MPUD Limits
- Approximate Wetland Line
- MPUD Limits where 2004 MPUD Standards Are Retained
- Proposed Access Location
- Approved Small Mammal Undercrossing
- Proposed MUTRM Area (±430 Gross Acres)

NOTE:  
ALL WETLANDS ARE CATEGORY III UNLESS NOTED OTHERWISE.

**NOTES**

1. REFER TO WIREGRASS DRI-200 DEVELOPMENT ORDER, WIREGRASS DEVELOPER'S AGREEMENT AND WIREGRASS MPUD DEVELOPMENT STANDARDS FOR DEVELOPMENT REGULATIONS APPLICABLE TO EACH PARCEL LAND USE.
2. WATER, SEWER AND EMS SERVICES BY PASCO COUNTY; ELECTRIC SERVICE FROM WILTHALCOOCHIE RIVER CORPORATION.
3. ROADWAY ALIGNMENTS, INTERNAL ACCESS POINTS AND CROSS-ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE. SUBJECT TO COUNTY ACCESS MANAGEMENT STANDARDS AND FINAL APPROVAL OF THE MASTER ROADWAY PLAN.
4. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO WETLANDS, LAKES, LANDSCAPED AREAS, MITIGATION AREAS, GOLF COURSE AND OTHER RECREATION AREAS, AND STORMWATER MANAGEMENT AREAS. DETAILED OPEN SPACE CALCULATIONS WILL BE PROVIDED AT TIME OF PRELIMINARY PLAN SUBMITTAL.
5. THE SITE LIES WITHIN FLOOD ZONES "A", "AE" AND "X" ACCORDING TO FEMA FLOOD INSURANCE MAPS.
6. APPROVED MPUD LAND USES MAY BE CONVERTED, SUBJECT TO DRI, APPROVED LAND USE EQUIVALENCY MATRIX AND THE LIMITATIONS SPECIFIED IN THE DRI DEVELOPMENT ORDER CONSISTENT WITH THE DEVELOPER'S AGREEMENT.
7. PROJECT ACCESS SHALL BE PROVIDED VIA S.R. 56 CONSISTENT WITH THE S.R. 56 ROAD AGREEMENT.
8. THE SPECIFICALLY APPROVED ENTITLEMENTS WITHIN THE DRI ARE NOT GEOGRAPHICALLY ASSIGNED, THEREFORE THE APPROVAL OF EACH PRELIMINARY SITE PLAN SHALL BE ACCOMPANIED BY AN EXECUTED ASSIGNMENT OF WIREGRASS DRI ENTITLEMENTS AS REQUIRED WITHIN THE DEVELOPMENT ORDER.
9. THE LOCATION OF USES WITHIN THE MPUD LIMITS SHALL BE CONSISTENT WITH THE PROVISIONS CONTAINED WITHIN THE MPUD CONDITIONS OF APPROVAL, AS DETERMINED WITHIN THE ADOPTED DEVELOPMENT ORDER THE ENTITLEMENTS ARE NOT GEOGRAPHICALLY ASSIGNED AND THEREFORE ALLOW FOR FLEXIBILITY ON THE LOCATION WITHIN THE DEVELOPMENT ORDER.
10. PARCEL O2 HAS RECEIVED APPROVAL FOR A CONDITIONAL USE (ZNB-CU1) FOR A HELIPAD AND TWO BUILDING HEIGHT VARIANCES FOR THE MEDICAL OFFICE AND HOSPITAL USES, VAR 1094 AND VAR 09-1984 RESPECTIVELY.
11. PARCELS V1, V2 AND V3 ARE PROPOSED ELEMENTARY SCHOOL SITES.

**LEGAL DESCRIPTION**

ALL THAT PORTION OF SECTIONS 7, 17, 18, 19, 20, 21, 22, 28, 29 AND 30, ALL IN TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°29'59"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1,503.62 FEET TO THE INTERSECTION OF SAID EASTERLY LINE OF SECTION 7 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; SAID RIGHT-OF-WAY LINE, S89°29'59"W, ALONG SAID EAST LINE OF SECTION 7, A DISTANCE OF 1,214.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE S07°17'37"W, A DISTANCE OF 2,440.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE S07°17'37"W, ALONG THE LINE BETWEEN SAID SECTIONS 7 AND 18, A DISTANCE OF 1,322.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SECTION 7; THENCE S89°29'59"W, A DISTANCE OF 12,587.00 FEET, THENCE S89°29'59"W, A DISTANCE OF 80.00 FEET, THENCE S07°17'37"W, A DISTANCE OF 24.00 FEET, THENCE S89°29'59"W, A DISTANCE OF 1,214.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE S89°29'59"W, A DISTANCE OF 1,503.62 FEET TO THE INTERSECTION OF SAID EASTERLY LINE OF SECTION 7 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; 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