

AN ORDINANCE AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE WITH NEW SECTION 522.8 MUTRM-MPUD; NEW SECTION 901.13 MIXED-USE TRIP REDUCTION MEASURES (MUTRM); APPENDIX A DEFINITIONS, AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Pasco County, Florida, is authorized under Chapters 125, 162, 163, 177, and 380 Florida Statutes, to enact zoning and other land development regulations to protect the health, safety and welfare of the citizens of Pasco County; and

WHEREAS, Sections 163.3201, 163.3202, 163.3211 and 163.3213, Florida Statutes, empowers and requires the Board of County Commissioners of Pasco County, Florida, to implement adopted Comprehensive Plans by the adoption of appropriate land development regulations and specifies the scope, content and administrative review procedures for said regulations; and

WHEREAS, Section 163.3202, Florida Statutes, provides that certain specified and mandated regulations are to be combined and compiled into a single land development code for the jurisdiction; and

WHEREAS, the Board of Commissioners adopted the restated Pasco County Land Development Code on October 18, 2011 by Ord. No. 11-15; and

WHEREAS, on June 19, 2012, by Ord. No. 12-13, the Board of Commissioners adopted amendments to the Comprehensive Plan eliminating transportation concurrency and establishing Levels of Service for transportation planning and transportation analysis; and

WHEREAS, on June 19, 2012, by Ord. No. 12-14, the Board of Commissioners adopted Section 901.12 of the Pasco County Land Development Code requiring a transportation analysis for certain discretionary development approvals; and

WHEREAS, the Pasco County Comprehensive Plan and Land Development Code amendments adopted in 2012 allow for lower roadway Levels of Service (more

congestion) for trip reducing projects seeking a discretionary development approval and using mixed-use trip reduction measures (MUTRM); and

WHEREAS, in connection with the 2014 mobility fee update, County staff has proposed reduced mobility fees for projects incorporating MUTRM; and

WHEREAS, Pasco County has not yet adopted specific regulations for projects using MUTRM, and the Board of County Commissioners desires to adopt specific regulations for these projects to make the process of qualifying as a MUTRM project more predictable and less time-consuming;

WHEREAS, it is understood that Land Development Code amendments can be proposed to the BCC as deemed necessary by County Staff; and

WHEREAS, Planning and Development Department Staff will review Section 901.13 to determine the need for amendment to the requirements and will provide the opportunity for comment by a Technical Committee. The timeline for this review is based on the availability of an appropriate sample of MUTRM projects that has been processed and/or built utilizing the requirements established in adopted Section 901.13;

WHEREAS, the Local Planning Agency opened the public hearing on October 9, 2014, continued the public hearing to October 23, 2014, and found the proposed amendments consistent with the Pasco County Comprehensive Plan; and

WHEREAS, Board of County Commissioners conducted duly noticed public hearings on October 21, 2014 and November 5, 2014 where the Board of County Commissioners considered all oral and written comments, including staff reports and information received, during said public hearings; and

WHEREAS, the citizens of Pasco County were provided with ample opportunity for comment and participation in this amendment process through staff workshops, public meetings and public hearings; and

WHEREAS, in exercise of said authority the Board of County Commissioners of Pasco County, Florida, has determined that it is necessary and desirable to amend the

restated Pasco County Land Development Code to implement policy direction and to correct internal inconsistencies.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. Authority.

This Ordinance is enacted pursuant to Chapter 125, Florida Statutes (2013), and under the home rule powers of the County.

SECTION 2. Legislative Findings of Fact.

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. Applicability and Effect on Existing Development Approvals.

The applicability and effect of this Land Development Code amendment on existing development approvals and requests for modifications of such approvals shall be as provided in Sections 103.2, 402.2.N, 403.9 and 901.13 of the restated Land Development Code.

SECTION 4. Amendments

The Pasco County Land Development Code is hereby amended to add new Section 901.13 in its entirety, and other sections as amended and shown in strikethrough/underline format in Attachment 1, attached hereto and made part hereof.

SECTION 5. Severability.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

SECTION 6. Effective Date.

A certified copy of this Ordinance shall be filed with the Florida Department of State by the Clerk to the Board within ten (10) days after adoption and shall take effect upon said filing.

ADOPTED with a quorum present and voting this 5th day of November, 2014.

(S E A L)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

By: _____
PAULA S O'NEIL, Ph.D., CLERK &
COMPTROLLER

By: _____
JACK MARIANO, CHAIRMAN

ATTACHMENT 1

CHAPTER 900. DEVELOPMENT STANDARDS

SECTION 901. TRANSPORTATION

901.13. Mixed-Use Trip Reduction Measures (MUTRM)

A. Intent and Purpose

The intent of Mixed Use Trip Reduction Measures (MUTRM) is to promote a connected, mixed-use compact development pattern that incorporates multimodal opportunities. The purpose is to reduce automobile dependency and Vehicle Miles Traveled (VMT) through this form of development. If an applicant chooses to utilize the MUTRM development option, the applicant shall either:

1. at a minimum, meet the provisions provided in this Section and shall pay the associated fee as per the adopted fee schedule, as amended; or
2. obtain project approval utilizing the URBEMIS model as a trip-reducing project which estimates VMT through the consideration of: residential development density; the proposed mix of land uses; the availability of local-serving retail; transit use (which is assumed to yield no trip reduction for the purposes of this analysis in Pasco County); and the availability of bicycle/pedestrian facilities. Applicants shall pay the associated fee as per the adopted fee schedule, as amended.

B. Principles

Through the inclusion of compact development design practices and standards a MUTRM designated project shall qualify as a Trip Reducing Project (TRP) pursuant to Comprehensive Plan Policy TRA 2.4.1, and Section 901.12 of this Code. The TRP Level of Service Standards set forth in Policy TRA 2.4.1 shall apply for transportation analysis purposes.

Compact development practices and standards include the following design principles and techniques:

1. The mixture and integration of residential, local-serving commercial and employment generating land uses which contribute to increased walkability and on-site jobs to housing ratios;
2. The inclusion of local-serving commercial uses in combination with civic and open space areas, and the incorporation of transit-friendly design features (i.e. design elements/land uses that encourage the use of public transit – shade trees, bus shelters, etc.) to support and encourage the use of transit opportunities to provide an alternative to automobile use. The incorporation of transit-friendly design features shall be provided in locations identified as part of Pasco County Metropolitan Planning Organization's Long Range Transportation Plan's (LRTP) Transit Needs Plan and in other locations as deemed necessary through project review;

3. The use of complete streets characterized by an interconnected street system that prioritizes pedestrian and bicycle movement through the incorporation of roadway standards for compact development as specified in Chapter 19 of the FDOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways", Chapter 19 and the associated cross-sections, with a revised minimum street planting width of 10 feet, or eight (8) feet with a root containment system. See Figures 901.13-1 through 901.13-7 of this Code.
4. The ease of pedestrian walkability as determined by block sizes, and the establishment of a comprehensive pedestrian network of sidewalks, bikeways and trails throughout;
5. Use of compact development forms including: the placement of buildings close to the street; on street parking; parking lots located to the rear of buildings; wide and shaded sidewalks and trails; and street furnishings. Minimum density (units/acre) or intensity requirements shall also be included to ensure compact development.

C. Applicability

This section shall apply to any development project wishing to qualify as a TRP for purposes of Transportation Analysis pursuant to Policy TRA 2.4.1 and this Code, Section 901.12, or opting to qualify for an adopted mobility fee reduction (as applied to the Compact Development Area only) even if a higher Vehicle to Capacity Ratio (a less stringent standard) is not sought. Such projects shall be designated as a MUTRM Project. All projects wishing to apply MUTRM standards must do so by submitting an MPUD (Master Planned Unit Development) rezoning request for the project.

Projects that contain approved phases prior to the project's designation as a MUTRM project shall have two (2) options:

Option #1 - Elect to exclude those previously approved phases from designation as being a portion of the overall MUTRM Project and be exempt from the provisions of this Section; or

Option #2 – Elect to include those previously approved phases within the overall MUTRM Project and as combined meet all requirements of this Section, including the calculation of required Compact Development Area (CDA) acreage based upon the combined project acreage.

Unless otherwise specified in Section 901.13, all MUTRM projects shall comply with the standards set forth in this Code.

D. MUTRM Project Components

A MUTRM project shall contain at least one qualifying Compact Development Area (see Section 901.13.D.1) and may contain non-CDA area(s) (see Section 901.13.D.2). Each individual CDA shall contain at least one

Neighborhood Center (see Section 901.13.D.3) located approximately one-half (½) mile from an adjacent neighborhood center.

1. Compact Development Area (CDA)

a. Description

A CDA is a specifically designated area in which established development standards shall apply. These standards shall ensure the area functions as a walkable place, as determined by area, street dimensions, block sizes, and the inclusion of a comprehensive pedestrian network of sidewalks, bikeways and/or trails in accordance with this Section, and the inclusion of one or more Neighborhood Centers. Individual CDA's shall effectively be ¼-mile radius in size to promote walkability. Whereas not all site conditions promote an exact ¼-mile radius for development, it is understood that some required CDA areas might fall beyond that dimension. However, to meet the intent of walkability, this excess area shall be minimized. CDA development standards are addressed in Section 901.13.E.1.

b. Minimum Project Area Requirements

A MUTRM project's net residential upland acres represent that portion of the project's total developable area that will be used for residential and/or non-residential development that is not attributed to employment-generating uses in association with Section 901.13.D.1.c. The following summary outlines the associated terminology and calculations for the purposes of Section 901.13:

Total Developable Area equals:

the entire project area minus wetlands and the associated required buffers, minus areas proposed for preservation or mitigation.

(Note: Proposed stormwater management features, such as wet or dry retention areas shall not be deducted to determine this area calculation.)

Net Residential Upland acres equals:

the total developable area, minus if applicable, non-residential developable acreage attributed to employment-generating uses, minus a 25% reduction for roadway network.

In accordance with Section 901.13.E.1.a.(6), development projects shall provide a minimum of fifty percent (50%) of that project's net residential upland acres, in CDA form.

The total required CDA acreage for a MUTRM project may be located in one or more designated CDAs. However, no individual CDA may be less than ten (10) net upland acres. If a project is less than ten (10) net upland acres, 100% of the project must meet the CDA requirements.

The total required CDA acreage for a MUTRM project may be reduced through the provision of on-site employment in accordance with Section 901.13.D.1.c. However, in no case shall these reductions permit the total required CDA acreage to fall below 30% of the net residential upland acres.

c. Reduction Credits for On-Site Employment

The total CDA minimum area requirements for a MUTRM project as specified in Section 901.13.D.1.b. shall be reduced based upon the on-site inclusion of commercial, office or industrial development proposed within the MUTRM Project. Required CDA area shall be reduced in accordance with the following schedule:

<u>Land Use</u>	<u>Percent Credit</u>
<u>Commercial</u>	<u>50%</u>
<u>Office or Industrial</u>	<u>150%</u>

Explanation: For every one (1) acre of office or industrial land use proposed, the project required total CDA area shall be reduced by one and one-half (½) acre (1 acre x 150%). For every one (1) acre of commercial land use proposed, the total project required CDA area shall be reduced by one-half (½) acre (1 acre x 50%).

In order to qualify for CDA reduction credit, on-site employment uses shall provide vehicular, bicycle, and pedestrian connections directly to residential portions of the MUTRM project in order to minimize the need to use external roadways. To meet the intent of connectivity and receive the reduction credit, an applicant may provide bicycle and pedestrian access, and no vehicular connections to residential portions of the MUTRM project if such uses are obstructed by natural features.

2. Non-Compact Development Area (Non-CDA)

A Non-CDA is that portion of a MUTRM project that is not developed as a qualifying CDA. Non-CDA development standards are addressed in Section 901.13.E.2.

3. Neighborhood Center

A Neighborhood Center is a designated area comprising the minimum required park area as per Section 901.13.E.1.a.(3), and some combination of the following, in accordance with Section 901.13.E.1.a.(6):

- local-serving commercial/retail uses;
- office;
- civic/public-serving land use (e.g., public school, library, civic or cultural assembly building, place of worship, or other similar recreational, educational, or public/semi-public use);

Transit-friendly design features (i.e. design elements/land uses that encourage the use of public transit – shade trees, bus shelters, etc.) to support and encourage the use of existing and future transit opportunities to provide an alternative to automobile use shall be used. Neighborhood Centers are addressed in Section 901.13.E.1.a.(8). The incorporation of transit-friendly design features shall be provided in locations identified as part of the LRTP's Transit Needs Plan and in other locations as deemed necessary through project review.

E. Development Standards

1. Standards for Compact Development Areas

Areas proposed as CDAs shall be delineated on a MUTRM Master Plan and the associated Neighborhood Plan(s). All CDAs shall comply with the following development practices and standards.

a. Development Pattern

(1) Block Structure

All CDA's shall be arranged in compact interconnected block patterns, which may be rectilinear, curvilinear, or organic in form, and shall comply with the following standards:

- (a) Blocks shall have an average perimeter not to exceed 1,320 feet, measured at the property/right-of-way line of surrounding streets, mid-block pedestrian passages [which shall be a minimum of fifteen (15') feet in width] or mews, but not including alleys, cul-de-sacs and closes, shall be included within a block for perimeter measurement purposes. However, only one mid-block pedestrian passage or one mew per block may be used for the purpose of

defining block size. In no instance shall any block exceed a perimeter of 1,500 feet (except as provided in Section 901.13.E.1.a.(1)(b), below). If greater than 50% of the area of a block is located within the CDA, the entirety of that block shall be included in calculating the perimeter average.

- (b) Exceptions to the block perimeter requirements may be approved administratively in order to accommodate non-residential uses and natural wetland preservation areas. Lots at the edge of a neighborhood adjacent to wetlands, ponds, upland conservation areas, energy transmission corridors, are not required to be included in the block perimeter average calculation.

If proposed lots are located at the edge of an existing development with a pedestrian connection, or within proximity to a pedestrian amenity or destination, a pedestrian connection shall be provided.

If the average block perimeter requirement cannot be met for reasons other than those listed in the standards above, a five percent (5%) variation may be administratively approved by the County Administrator or designee. Exceptions to block perimeter requirements are not intended to grant relief from any other compact development design practice or standard as specified herein. Also, exceptions to block perimeter requirements are not intended to grant relief by applying to ponds, lakes and other stormwater management features, unless that feature is located adjacent to an existing wetland system into which it directly discharges (i.e. internal ponds and lakes for the purpose of creating waterfront properties shall not be accepted as a valid reason to deviate from the required block perimeter requirements.

- (c) Block Depth

All blocks within CDA's that abut non-compact development areas shall have a minimum depth of 200' to provide for ease of transition between CDA and non-CDA areas.

(d) Street Connectivity

Streets shall provide a cohesive roadway system, providing vehicular connections between all abutting neighborhoods and forming compact block sizes that encourage pedestrian activities. Gated communities are not permitted within the compact development area as they do not meet the intent of connectivity. (This does not preclude gating private parking areas, as long as the roadway network and pedestrian flow is not interrupted.)

The incorporation of methods to minimize multimodal conflict points within the roadway network shall be encouraged, (e.g., shared driveways).

(2) Street Types

All streets, other than collectors and arterials, shall be designed as either an: "Alley", "Yield Street", "Slow Street", or "Low Street", as specified in Chapter 19 of the FDOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways", and the associated cross-sections, with a revised minimum street planting width of 10 feet, or eight (8) feet with a root containment system. (See Figures 901.13-1 through 901.13-7 of this Code); and shall meet FDOT Complete Street policies and any standards that are established by the FDOT. Designation of street types shall be based upon their functional use as depicted on the Neighborhood Plan(s). Roadway cross sections will vary based upon the accommodation of parking on one, both or neither side(s) of the street.

Collector roadways located within a CDA shall be designed to prohibit individual residential unit driveway access, and may include on-street parking where the design speed is 35 mph or less. These collector roadways shall be designed with an urban cross-section, incorporate on-street bikeways, and be located within the minimum width cross-section deemed practical by the County.

Street designations shall be consistent with the anticipated traffic volumes, design speed and adjacent land uses associated with each street. Specifications for Collector and Arterial Roadways, Alley, Yield, Slow and Low Streets shall be designated on all master

plans as applicable (MPUD, Master Roadway Plan, Neighborhood Plan etc.)

For roads that function as county arterial roadways, the County's adopted standard roadway typical sections for arterial roadways shall apply, unless alternative standards are approved.

(3) Pedestrian Network, Bikeways and Open Space

The pedestrian network shall be designed to result in an interconnected system linking all uses. Sidewalks, other pedestrian walkways and bikeways shall meet the following minimum standards:

(a) Unless alternative standards are approved in conjunction with the MUTRM Master Plan and/or Master Roadway Plan approval as required, all sidewalks and bikeway lanes shall be designed in accordance with Chapter 19 of the FDOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways" and the associated cross-sections, with a revised minimum street planting width of 10 feet, or eight (8) feet with a root containment system. See Figures 901.13-1 through 901.13-7 of this Code, for streets classified as either "alley", "yield street", "slow street" or "low street", and shall meet FDOT Complete Street policies and any standards established by FDOT. Collector and arterial roadways shall meet the requirements of this Code. Upon request by the applicant, the elimination of on-street bikeways on one or both sides of a street based upon the street's specific location and use may be deemed appropriate, where a parallel bicycle or multiuse trail exists, and it meets or exceeds the intent of the Code. Such requests shall be subject to approval by the County Administrator or designee.

(b) Sidewalks serving single-family residential uses shall be a minimum of five (5) feet in width.

(c) Pedestrianways serving local-serving commercial uses shall be a minimum of 12 feet in width from face of curb to building front to accommodate sufficient space for walking and socializing, as well as the placement of street furniture, street trees, landscaping and utilities.

A minimum of five (5) feet in width of the pedestrianway shall be unobstructed in order to provide clear pedestrian movement.

- (d) For all other uses, sidewalks and pedestrianways shall be of sufficient width to accommodate anticipated pedestrian use. In no event shall the sidewalk width be less than five (5) feet. Generally, pedestrian activity is greater where there is a higher density or intensity of uses, thereby requiring greater widths for sidewalks and pedestrianways.
- (e) Should pedestrian mid-block crossings be necessary, curb extensions or bulbouts, extending the width of any on-street parking spaces, shall be required to reduce the crossing distance for pedestrians. In conjunction with mid-block crossings intersecting with four-lane, divided or undivided roadways, pedestrian havens shall be provided.
- (f) Roadways at all pedestrian-crossings shall be marked for pedestrian safety through the use of textured pavement or other similar methods that clearly identify the pedestrian crossing area and appropriate signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
- (g) Where bike lanes are located adjacent to the curb the gutter width shall not be considered part of the rideable surface area. All drainage inlets, grates, and utility covers in the bicyclists' expected path shall be designed to be flush with the pavement, well-seated, and have bicycle compatible grates.
- (h) A Master Bicycle/ Pedestrian Plan shall provide pedestrian connections between internal uses and interconnections to adjacent developments. MUTRM projects shall connect with a matching width into the existing or planned County trail system (as depicted on the current Greenways, Trails and Blueways Plan or other County-adopted plans depicting trail systems) where it exists or is planned adjacent to the subject project site. If a planned system does not have an approved minimum width, the on-site path shall be a minimum of 10 feet wide. Site constraints may dictate the need to reduce this

minimum width; however, this reduction shall be permitted through approval by the County Administrator when natural site conditions limit the width. The multiuse paths provided as part of the project shall incorporate green space, shade trees, and benches; and should integrate on-site wetlands, wet ponds, or other natural features into the multiuse path as amenity. The multiuse paths shall be landscaped with shade trees and shrubs at an average spacing of 60 feet. Bench seating located next to a shade tree will be required every one-half (½) mile along the multiuse path. Bicycle storage and parking shall be provided at trailheads and other locations as deemed appropriate and approved by the County.

(i) Interconnections for pedestrian walkways shall be such that the residential/multi-family component can easily access office or commercial components by proximity of the pedestrian walkways to the buildings and encourage the use of dual entry features (access front and rear) to encourage walkability.

(i) Unless otherwise noted in this Section, each MUTRM project and the associated CDA's shall meet the requirements in Section 905.1 of the Code.

In the CDAs, required neighborhood parks shall be accessible to the residents of the development by automobile, foot and bike within one-half mile distance as measured by a clear walkable route. [This requirement is not meant to require designated parking lots at every neighborhood park. Automobile access can be met through the provision of nearby parking (on- or off-street) that links pedestrian access to the park.]

In the CDAs the required neighborhood park acreage may be composed of multiple neighborhood parks; however, each required neighborhood park shall be a minimum of 1/4 acre in size. Squares, parks or plazas can be a minimum of 1/6 acre in size and count towards the requirements for neighborhood parks, provided they contain hardscape and/or

a programmatic element such as seating, sculpture, fountain, or play structure.

Dry detention areas are permitted to count towards meeting the minimum CDA park area requirement as long as useable park area that meets the minimum size requirements of this Section is provided. No more than 50% of a dry detention area shall count towards the associated required CDA park.

Open spaces shall be integrated in the multifamily residential areas and the non-residential areas in the form of squares, plazas and parks. Buildings shall, where practical, frame open spaces to create courtyards and squares, and create a sense of place.

(4) Buffering

The intent and purpose of providing landscape buffering and screening is to ensure an aesthetically pleasing developed environment that provides interest to motorists and pedestrians, and to provide separation between uses and intensities where appropriate. Unless otherwise specified in this Section, the requirements of Section 905.2 of this Code shall be met.

(a) Internal Blocks

Blocks that are internal to a CDA do not have to comply with the buffer requirements as per Section 905.2.D of this Code, except that the requirements associated with Sections 905.2.D.3 and 905.2.D.4 shall be met for vehicle use areas and building perimeters, respectively.

(b) Collector Roads

An applicant will meet the requirements for buffering/screening on Collector Roads, either through the provision of:

(i) A minimum of 10 feet of landscaped buffering along both sides of collector roads with a Type D planting scheme; or

(ii) A system of street trees (with spacing appropriate for the selected tree

species, within a minimum 10-foot wide buffer) as approved by Planning and Development Department Staff.

This buffering/screening requirement may be administratively amended for collector roads that do not exceed a 35 mph design speed limit where on-street parking is provided. The reduction in the required buffering/screening shall be addressed at preliminary site plan review.

(c) Incompatible Land Uses

Those uses that are deemed to be incompatible must provide a minimum width of 10 feet of landscape buffering between uses with a Type B planting scheme, excluding berms. Additional buffering and screening may be required depending on the specific incompatible uses identified.

The use of a parcel of land in a manner which interrupts, conflicts, or otherwise interferes with the use of a neighboring parcel of land such that the neighboring land is impaired for its original intended use is deemed to be incompatible.

(5) Building and Parking Standards

Shared and on-street parking is permitted and encouraged for all development in accordance with this Code, Section 601.7.E.3.b.(5).

(a) Single-Family Detached Residential

Single-family detached residential development shall meet the requirements of this Code, Section 907 unless this Section or applicable conditions of approval delineate otherwise. At least one of the required parking spaces that may be provided on-street shall be located proximate to the dwelling unit.

(b) All Other Development

To ensure compact forms of development for all non-single family detached residential uses the following design standards shall apply:

- (i) A building's primary orientation shall be toward the pedestrian environment, which shall connect to the street;
- (ii) Pedestrian use and access areas shall extend from the back of curb to building front, and may contain street furnishings and landscaping, as described in Section 901.13.E.1.a.(3)(c); and
- (iii) Except for on-street parking, all primary parking lots shall be located at the rear or side of principle buildings, away from the main entrances that front on pedestrian activity centers, (e.g., courtyards, sidewalks adjacent to the front entryway and the primary street network, etc.). Parking quantity shall meet the requirements of this Code, Section 907 unless this Section or applicable conditions of approval delineate otherwise.

(6) Residential Density

The average net density of all combined CDA residential areas shall be in compliance with the minimum density requirements outlined in Table 1. Accessory dwelling units shall count towards the residential density requirement.

Table 1
MUTRM Density Requirements

<u>Net Residential Upland Acres Built as CDA (%)*</u>	<u>Minimum Number of Average Dwelling Units per Acre</u>	<u>Neighborhood Center Use Types**</u>
<u>100</u>	<u>3</u>	<u>2 (can be same use type)</u>
<u>90</u>	<u>4</u>	<u>2 (can be same use type)</u>
<u>80</u>	<u>5</u>	<u>2</u>
<u>70</u>	<u>6</u>	<u>2</u>
<u>60</u>	<u>7</u>	<u>2</u>
<u>50</u>	<u>8</u>	<u>2</u>

*The percent of net residential upland acres built as CDA is applied to the employment-adjusted net residential upland acres and shall not be less than 30% of the total net residential upland acres.

**All MUTRM projects must meet the minimum park/open space requirements. In addition to the required park area, each CDA must provide a mix of the following use types as per Table 1: local commercial; office; or civic/institutional. School sites may be used to meet the civic, or the commercial/office land use requirement in accordance with Section 901.13.E.1.b.(4).

(7) Commercial and Office Standards

Local-Serving Commercial:

Commercial uses (as per Section 901.13.E.1.b.) within Neighborhood Centers shall be provided at a minimum ratio of 22 square feet of gross leasable area (GLA) per CDA residential unit, per individual CDA (i.e. 500 units @ 22 SF GLA/unit = 11,000 SF GLA), in accordance with Table 1 of this Section.

Office:

When office is provided, yet no local-serving commercial is provided, the minimum office required shall be based on a one-to-one (1:1) jobs to housing ratio for the entire project, with a minimum of 133 SF per job; (i.e. 500 units @ 1:1 jobs to housing = 500 jobs x 133 SF per job = 66,500 SF.) Office uses may be located either inside or outside of the CDA to meet this requirement. A minimum of 22 square feet per CDA unit shall be located within the neighborhood center(s).

When office is provided in conjunction with local-serving commercial within each individual CDA, the office use need only meet the minimum established for local-serving commercial.

(8) Neighborhood Center Standards

Distinguishable Neighborhood Center(s), in accordance with Section 901.13.D.3, shall be located approximately every one-half (½) mile, and shall be depicted on the MUTRM Master Plan and more completely described and detailed on the required Neighborhood Plan(s).

(a) Composition

Each Neighborhood Center shall include the minimum required park area as per Section 901.13.E.1.a.(3) and at least two of the following uses in accordance with Table 1:

- (i) Local-serving commercial/retail;
- (ii) Office; and/or
- (iii) Civic/public serving land use (i.e. school, library, civic or cultural assembly building, place of worship, or other similar civic, recreational, or educational use).

(b) Commercial

Local-serving commercial uses, as per Section 901.13.E.1.b., shall be oriented toward the street and in proximity to each other in order to create an enhanced walkable pedestrian environment. A maximum building setback of 20 feet as measured to the back of curb shall be provided.

(c) Mixed-Use

A required neighborhood center may vertically incorporate residential uses with the commercial/office component.

(d) Commercial/Office Reverter Option for Alternative Use

Any parcel or parcels located within a CDA and designated for local-serving commercial or office uses as specified in Section 901.13.E.1.a.(7) shall not be redesignated to any alternative use until such time as 75% of the associated required CDA residential units have been issued a certificate of occupancy (CO). After achieving 75% occupancy for that individual CDA, the developer or entity that controls any designated local-serving commercial or office use parcel may at their option, redesignate that parcel or parcels for other permitted uses in accordance with Section 901.13.E.1.b. Such redesignation shall not constitute a substantial amendment to the approved MUTRM plan.

Upon intent to utilize this Option, an applicant shall provide official written notification to the County of such intent to redesignate the subject parcel(s). The notification shall include the exiting land use designation, the proposed land use designation, and associated proof of 75% CO issuance of the required CDA residential units.

b. Land Uses

Development land uses shall be arranged to provide the integration of residential, local-serving commercial, office and employment generating land uses.

(1) Residential

All residential use types are permitted provided the overall residential density requirements as defined in this Section are met.

(2) Commercial

Minimum commercial requirements within a CDA shall be met by local-serving commercial uses in accordance with Section 901.13.E.1.a.(7). As it relates to MUTRM projects, local-serving commercial uses are those uses primarily comprised of retail, and personal service businesses that directly serve the day-to-day needs of local residents. These uses include those businesses that typically serve as satellite uses located within grocery-anchored neighborhood and community-scale shopping centers. The most common of these businesses include: restaurants; local food markets or groceries; ethnic food sales; liquor stores; card and gift shops; ice cream shops; dry cleaners; small fitness facilities; hair, nail and beauty salons; pool supply sales; and other similar uses.

(3) Office

Minimum office requirements within a CDA shall be met in accordance with Section 901.13.E.1.a.(7).

(4) School Sites

Schools meet the civic use requirement. Due to the transportation impact mitigation associated with schools located in close proximity to residences, public schools that are required on-site as part of a Master Planned Unit Development (MPUD) approval and are located within the CDA may count towards a portion of the commercial/office land use requirement. If a school site is used to meet the commercial or office land use requirement, it would not also meet the civic use requirement of this Section.

The portion of required commercial or office that a school site can replace is the average total required local-serving commercial or office per proposed number of Neighborhood Centers (NC), as expressed below:

School Site (as replacement use) =

Total Required Local-Serving Commercial or Office
Proposed # of Neighborhood Centers

If an individual CDA is required to have less commercial or office square footage than is reduced by the provision of the school, the difference may not be reduced from the required commercial or office square footage in the other designated CDAs.

If an individual CDA is required to have more commercial or office square footage than is reduced by the provision of the school, the difference shall be provided in that same individual CDA.

(5) Mixed-Use

A required neighborhood center may vertically incorporate residential uses with the commercial/office component.

2. Standards for Non-Compact Development Areas

Development standards outside of a CDA shall be specified through MPUD Conditions of Approval. However, all non-CDA development shall incorporate the following development practices. Where inconsistencies result, the following shall take precedence:

a. Street Connectivity

All streets shall, to the maximum extent feasible, provide a cohesive roadway system with the goal of providing vehicular connections between all abutting neighborhoods and forming block sizes that encourage pedestrian activities. While gated communities are permitted within the non-compact development area, gated roadways do not meet the intent or associated requirements of street connectivity. Where necessary, restricted access points leading into a gated community can be located off of a non-restricted interconnect.

b. Open Spaces Systems

Open space systems shall be established that include preserved wetlands and uplands and their buffer edges, proposed parks, proposed lakes and other potential open space amenities. These open space systems shall provide connection to CDA-designated open spaces where possible.

c. Pedestrian Systems

Sidewalks and multi-purpose trails shall be provided throughout the project in accordance with this Code and any additional standards as required in the MPUD conditions of approval.

d. Integration of Mixed-Uses

The various proposed project land uses shall be integrated to promote ease of pedestrian access between uses and to assist in the reduction of automobile dependency.

e. Employment-Generating Uses

The amount and location of employment-generating uses (office, research and development, manufacturing, assembly, etc.), shall be as depicted on the MUTRM Master Plan.

F. Approval Process for MUTRM Projects

The approval process for MUTRM projects shall be as follows:

1. MUTRM Master Plan

As part of an MPUD application involving a proposed MUTRM designated project, a MUTRM Master Plan shall be submitted. All plans shall be in graphic form and of sufficient scale for review (as determined by the County Administrator or designee). The plan shall graphically depict the overall MUTRM project area, including the project's Compact Development Area(s) and associated neighborhood center(s), general block configurations, location of residential and non-residential uses, residential net density, square footage and location of CDA-required uses. This Plan shall include the step-by-step calculations for the required CDA area (including any employment adjustment credits), the minimum number of CDA residential units, and the minimum neighborhood serving commercial square footage. The MUTRM Master Plan shall be used by Planning and Development Department to evaluate whether the proposed MUTRM Project is consistent with this Section.

2. Neighborhood Plan

a. Prior to Preliminary Development Plan/Preliminary Site Plan submittal for any development within a designated individual CDA and Non-CDA areas, a Neighborhood Plan shall be submitted to the Planning and Development Department for review approval.

b. CDA Neighborhood Plan submittals shall include the following components in graphic form and be of sufficient scale for review, (as determined by the County Administrator or designee), which may be accompanied by any request(s) for consideration of alternative development standards to be applied in any CDA:

- (1) A block plan for each individual CDA demonstrating compliance with the Section 901.13.E.1.a.(1), "Block Structure";
- (2) The location, configuration and designation of all CDA roadways and alleys pursuant to Section 901.13.E.1.a.(2), "Street Types";
- (3) The location and general configuration of bikeway and pedestrian systems and open space sufficient to demonstrate compliance with Section 901.13.E.1.a.(3), "Pedestrian Network, Bikeways and Open Space";
- (4) A graphic and textual description of proposed on-street and off-street parking provided, in order to demonstrate compliance with Section 901.13.E.1.a.(5), "Building and Parking Standards";
- (5) A graphic and textual description of proposed buffering/screening plan to demonstrate compliance with Section 901.13.E.1.a.(4), "Buffering".
- (6) The conceptual location of building types and associated unit counts, and uses, as well as proposed off-street parking areas sufficient to demonstrate compliance with Section 901.13.E.1.a.(5), "Building and Parking Standards";
- (7) The location and description of proposed residential product types, and density calculations sufficient to demonstrate compliance with Section 901.13.E.1.a.(6), "Residential Density";
- (8) Areas proposed for local-serving commercial uses, including approximate building gross leasable area, and off-street areas proposed for parking sufficient to demonstrate compliance with Sections 901.13.E.1.a.(5), (7) and (8), "Building and Parking Standards", "Commercial Standards" and "Neighborhood Center Standards", respectively;
- (9) Areas located within CDA Neighborhood Centers and descriptive and graphic representations sufficient to demonstrate compliance with the "Composition", "Residential", "Commercial" and "Mixed Use" subsections within Section 901.13.E.1.a.(8), "Neighborhood Centers Standards"; and
- (10) Descriptive and graphic representations sufficient to demonstrate that land uses shall be arranged to provide the integration of residential, local serving commercial and employment generating land uses in compliance with Section 901.13.E.1.b., "Land Uses".

c. Non-CDA Neighborhood Plan submittals shall be reviewed in accordance with this Code, Sections 522 and 901.13.E.2, as applicable.

3. Previously Approved MPUDs

If an applicant has a non-MUTRM MPUD approval issued prior to the effective date of Section 901.13 and opts to become a MUTRM project, the MUTRM review will be considered a nonsubstantial modification in accordance with Section 402.2.N.2. The applicant shall submit a Neighborhood Plan in accordance with Section 901.13.F.2. The County Administrator or designee may require the applicant to submit a MUTRM Master Plan concurrently, as necessary; which shall be administratively approved by the County Administrator or designee if the Master Plan meets the requirements of Section 901.13.F.1.

G. Alternative Standards

The intent of an alternative standard is to provide design alternatives for MUTRM projects in order to provide unique housing alternatives, creative/flexible design or land use solutions for CDA neighborhood centers, or to provide relief when no feasible engineering or construction solutions can be applied to satisfy one or more MUTRM project requirements. The County Administrator or designee is authorized to approve alternative standards with or without conditions.

1. Requests for Alternative Standards

Requests for alternative standards may be made in conjunction with the filing of a development application for a MUTRM project or with the filing of any required Neighborhood Plan. Sufficient information must be provided for the administrative official to make a determination.

2. Criteria

The applicant shall demonstrate how all of the following criteria in either Part 1 or Part 2 have been satisfied:

Part 1:

a. No feasible engineering or construction solution can be applied to satisfy the requirement for which an alternative standard is being sought;

Or

Part 2:

a. Connectivity of multi-use trails, bike trails, and sidewalks shall be provided throughout the entire project; and

b. The incorporation of transit-friendly design features shall be provided in locations identified as part of the LRTP's Transit

Needs Plan and in other locations as deemed necessary through project review; and

c. In no case shall the total required CDA area be less than 30% of the net residential upland area; and

d. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan; and

e. The alternative standard is not in conflict with the intent or purpose of this Section, the intent of Section 901.13.B. Principles, nor the standards for non-compact development areas outlined in Section 901.13.E.2.

3. Denials

Any request for an alternative standard which does not meet the criteria above will be denied, and the applicant shall either:

a. Comply with this Code, Section 901.13 (MUTRM); or

b. Appeal the denial to the Development Review Committee pursuant to this Code, Section 407.1; or

c. Withdraw the request to be treated as a MUTRM Project.

H. Determination of Compliance with MUTRM Requirements

The following projects have been approved in compliance with the URBEMIS model as a trip-reducing project:

1. Smith 54 MPUD

The project as approved October 23, 2012

2. Wiregrass MPUD

The project as approved February 25, 2014 meets MUTRM. The Compact Development Areas are the MUTRM Designated Parcels on Exhibits N and O of the Wiregrass Development Agreement recorded at OR Book 8858, Page 167 of the public records of Pasco County, Florida.

3. Starkey Ranch MPUD

The project as approved September 11, 2012, as amended December 17, 2013, and as amended May 14, 2014 meets MUTRM. The Compact Development Areas include the Longleaf Neighborhood, the Western Neighborhood, the Central Neighborhood, and the Downtown Neighborhood.

These projects may retain the URBEMIS/MUTRM status upon amendment provided such amendment is not inconsistent with the MUTRM principles outlined in Section 901.13.B, or that the applicant otherwise demonstrates that the amendment is in compliance with Section 901.13 or URBEMIS.

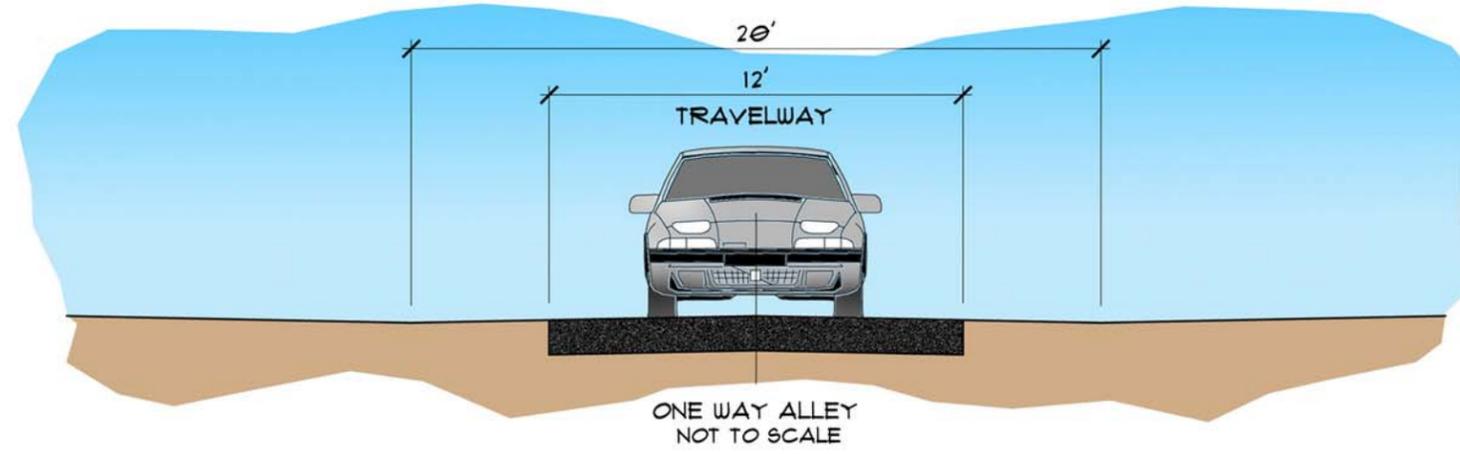


Figure 901.13 – 1

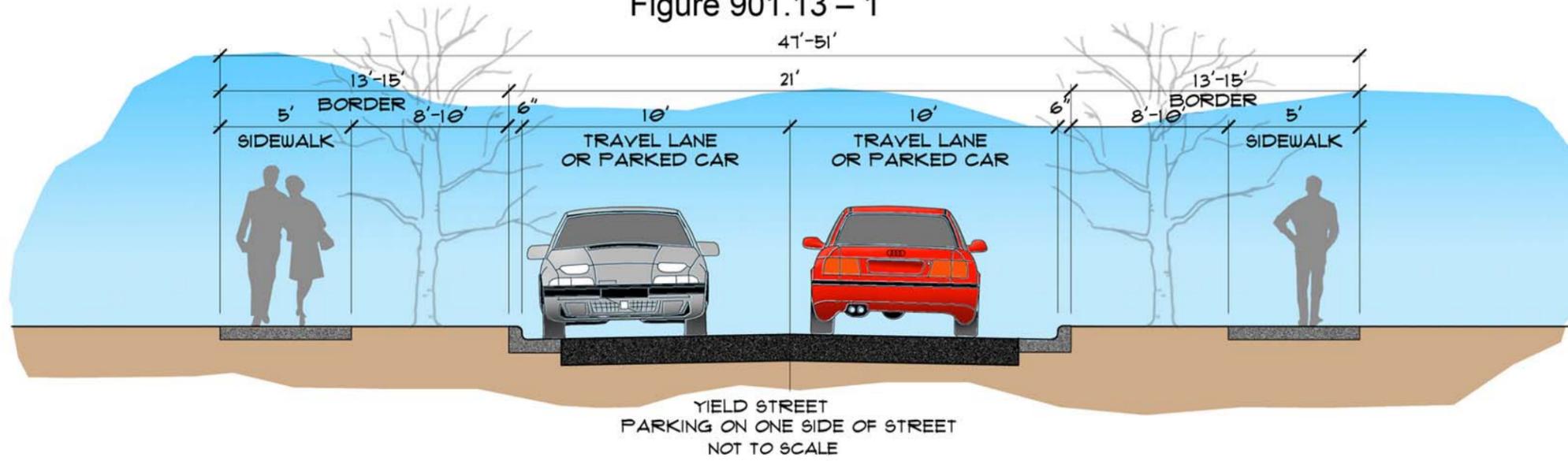


Figure 901.13 – 2

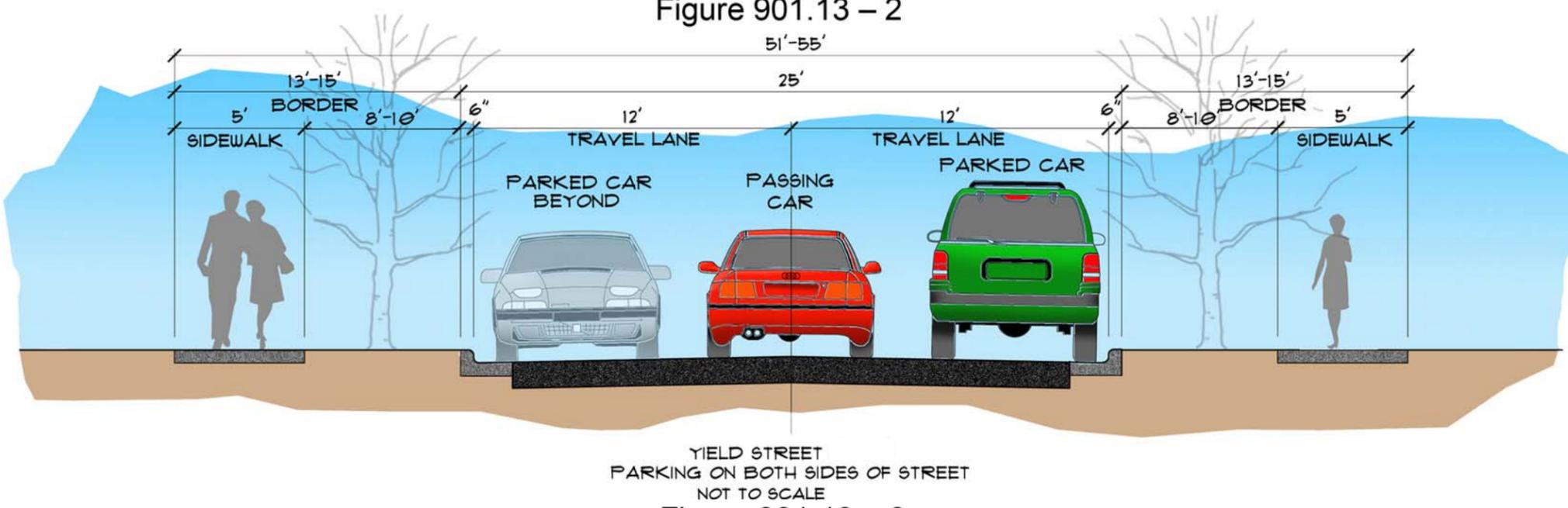


Figure 901.13 – 3

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ADAPTED FROM FDOT MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS CHAPTER 19 TRADITIONAL NEIGHBORHOOD DEVELOPMENT
MINIMUM PLANTING WIDTH SHALL BE 10' OR 8' WITH ROOT CONTAINMENT SYSTEM

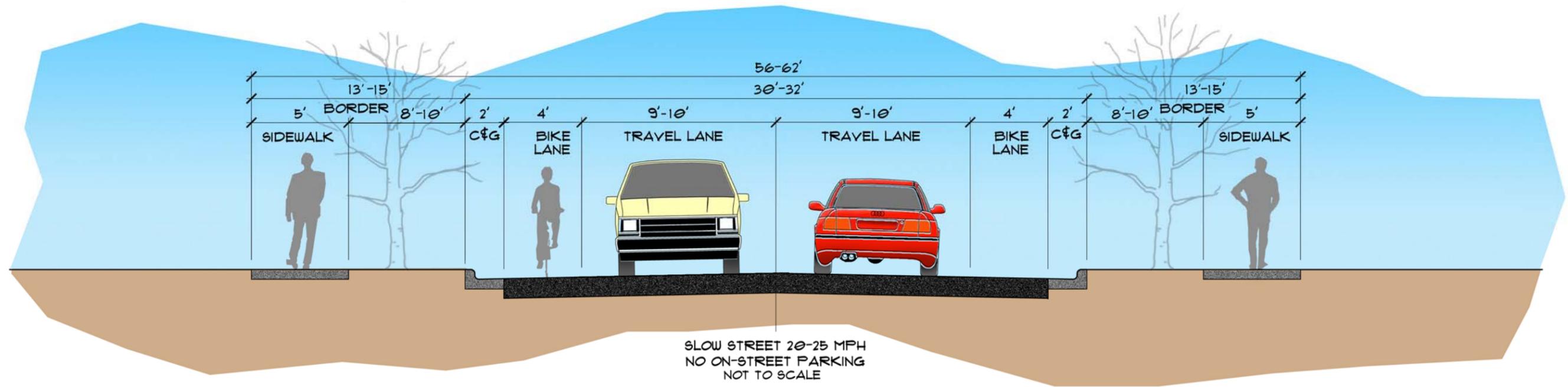


Figure 901.13 – 4

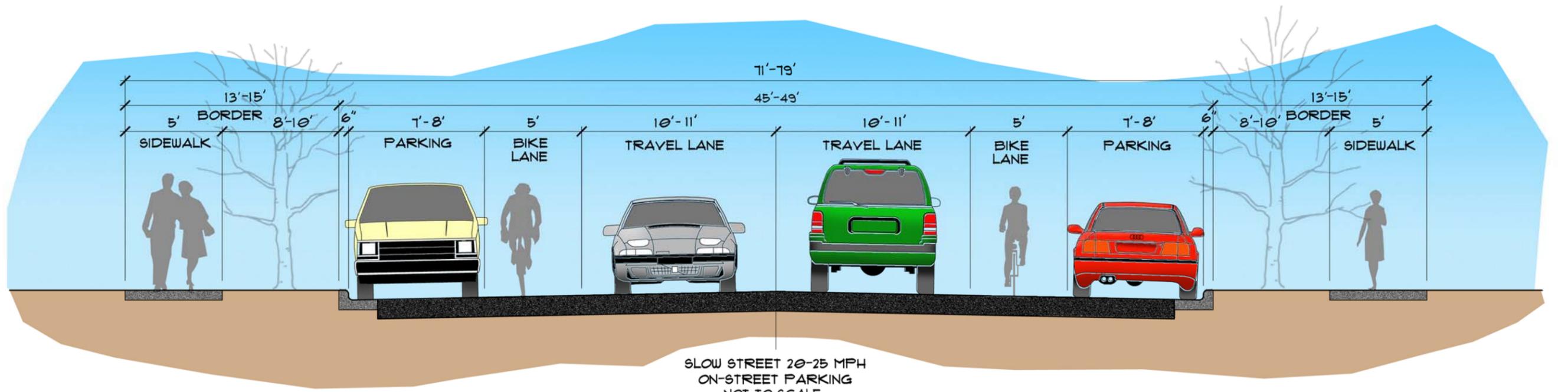
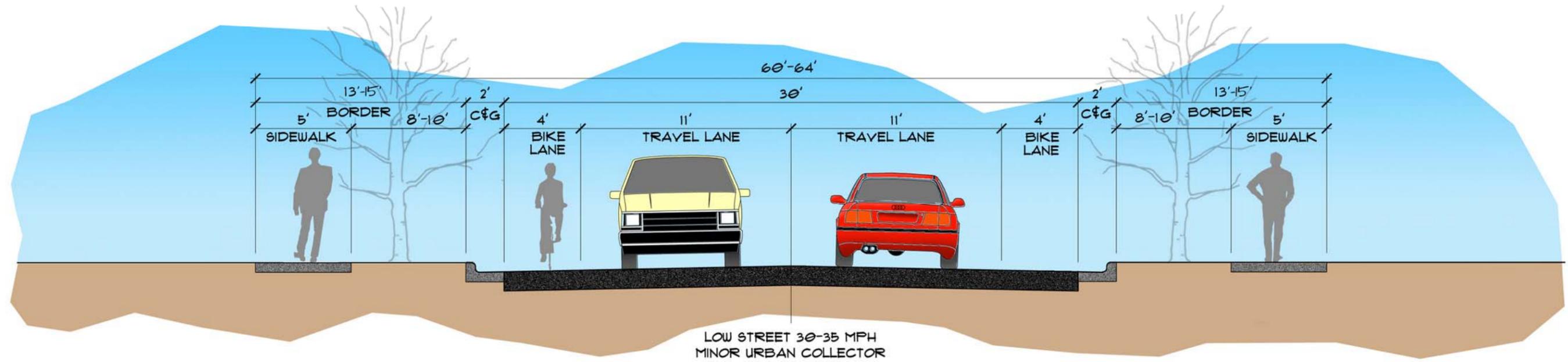


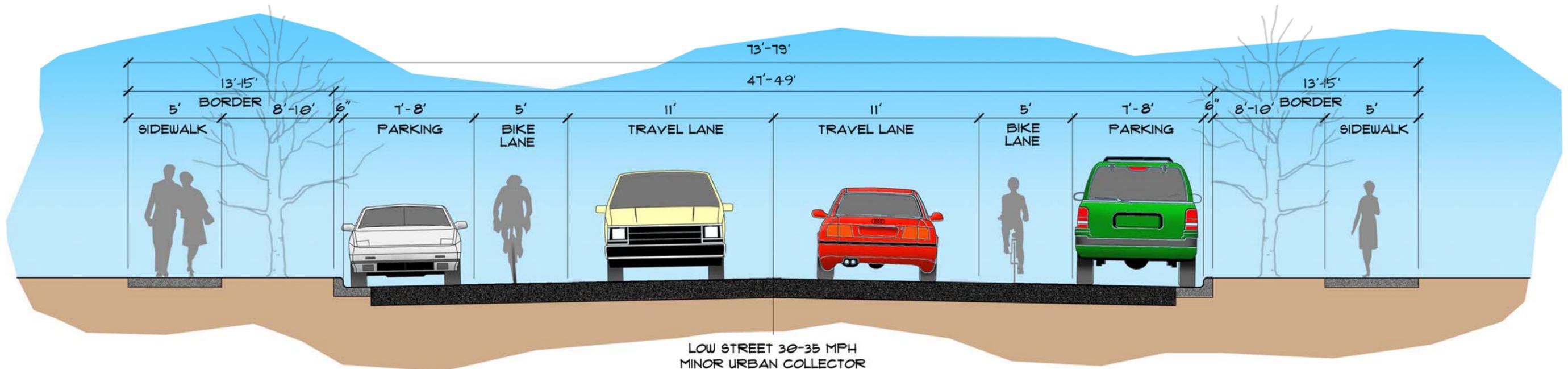
Figure 901.13 – 5

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LOW STREET 30-35 MPH
 MINOR URBAN COLLECTOR
 NO ON-STREET PARKING
 NOT TO SCALE

Figure 901.13 – 6



LOW STREET 30-35 MPH
 MINOR URBAN COLLECTOR
 ON-STREET PARKING
 NOT TO SCALE

Figure 901.13 – 7

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APPENDIX A
DEFINITIONS

MU (Mixed Use) development. MU developments are a special class of MPUD Master Planned Unit Development in which two (2) or more different land uses are physically and functionally integrated on the same site and which demonstrate conformance with a coherent overall development plan.

MUTRM (Mixed-Use Trip Reduction Measures) Definitions

For the purposes of this Code, Section 901.13, Mixed-Use Trip Reduction Measures, the following words shall be defined as follows:

1. Block Size –the linear distance that coincides with the perimeter of a development block. When measuring block size the edge of right-of-way shall be used, when public streets are planned. When private streets are proposed the measurement shall coincide with the residential property line, exclusive of any easement provided for roadway purposes.
2. Block Structure –the combination of the size, configuration and general layout of blocks located within a specified area, generally within a grid, radial, or organic form or pattern.
3. Civic Use Open Space Area – an open space area designed for public gatherings or functions.
4. Civic/Public Serving Land Use - a land use specifically designed for locating buildings or spaces for civic or public uses. Examples of civic/public serving land uses include: schools, libraries, civic or cultural assembly buildings, places of worship, or other similar recreational, educational, or public / semi-public uses. HOA/POA neighborhood amenity centers, which provide these uses, qualify as a required civic use.
5. Complete Streets - a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets create an interconnected street system that prioritizes pedestrian and bicycle movement to allow for the safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods. Implementation is achieved through the incorporation of roadway standards for compact development as specified in Chapter 19 of the FDOT “Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways”, Chapter 19;
6. Compact Development Area (CDA) – a specifically designated area in which established development standards shall apply to ensure that the area function as a walkable place, as determined by area, street dimensions, block sizes, and the inclusion of a comprehensive pedestrian network of sidewalks, bikeways and trails throughout, and the inclusion of one or more neighborhood centers.

7. Connectivity – the provision of direct links among all project areas, where feasible, through accessibility and easy, safe movement for pedestrians, bicyclists and motorists, from one area to another.
8. Gross Leasable Area (GLA) – the total floor area designed for tenant occupancy and exclusive use.
9. Local Serving Commercial Uses – land uses primarily comprised of retail and personal service businesses that directly serve the day-to-day needs of local residents. These uses include those businesses that typically serve as satellite uses located within grocery-anchored neighborhood and community-scale shopping centers. The most common of these businesses include: restaurants, ethnic food sales, liquor stores, card and gift shops, ice cream shops, dry cleaners, small fitness facilities, hair, nail and beauty salons, real estate agents, insurance agents, dentists, pool supply sales, and other similar uses.
10. Mixed Use Trip-Reduction Measures (MUTRM) – an optional land development regulatory procedure by which an applicant may be permitted to apply a higher Vehicle to Capacity Ratio (V/C Ratio), (a less stringent standard), during the preparation of a traffic analysis for a development project, or solely to obtain an adopted mobility fee reduction (as applied to the Compact Development Area only) even if a higher V/C Ratio is not sought, for that applicant’s commitment to adhere to development standards, in accordance with Section 901.13, that result in a Trip Reducing Project (TRP).

These standards have been identified in the County’s mobility fee study and supporting appendices, which are based on jobs to housing ratios, availability of locally serving commercial, intersection density or maximum block size, and the availability of a complete streets including sidewalk and bicycle facility networks.

Any portion of a MUTRM Project that meets the Traditional Neighborhood Development Standards (TND) as per this Code, Section 601, or approved Transit-Oriented Development (TOD) standards will also be eligible for the applicable Mobility Fee rate.

11. Multimodal (or multi-modal) - a connected transportation system that supports several modes of transportation including, but not limited to, travel by single-occupant car, car or van pools, demand-response par transit, and fixed-route and fixed-schedule mass transit, bicycles and pedestrians.
12. Multi-purpose Path (a.k.a Shared Path, Multiuse Path) – a paved linear surface intended for the combined use of both pedestrians and bicyclists.
13. MUTRM Master Plan – a plan that graphically depicts the overall MUTRM project area, including the project’s Compact Development Area and associated neighborhood center(s), providing general block configuration, location and mix of uses, residential density, square footage and location of commercial uses and other CDA-required uses. This Plan shall include the step-by-step calculations for the required CDA area (including any employment

adjustment credits), the minimum number of CDA residential units, and the minimum neighborhood serving commercial square footage.

14. Neighborhood Center - a designated area comprising a minimum amount of required park area and some combination of local-serving commercial/retail, office, and civic/public serving land uses (i.e. public school, community park, library, civic or cultural assembly building or programmed areas, place of worship, or other similar recreational, educational, or public / semi-public uses) in accordance with Section 901.13.E.1.a.(8); and the inclusion of transit-friendly design features to support and encourage the use of existing and future transit opportunities to provide an alternative to automobile use.
15. Neighborhood Plan – required Plan that graphically depicts a designated CDA and demonstrates compliance with Section X4.A.1, in accordance with Section X5.B.
16. Pedestrian Scale (a.k.a Human Scale) – pertaining to the relationship between pedestrians and the structures and objects that they encounter within an urban environment. Achieving a desirable pedestrian scale is accomplished through the varied massing and interplay of solid and void spaces within architectural structures at the pedestrian or street level. The incorporation of street furnishings, as defined below, within the “public” areas of sidewalks, plazas, galleries and courts is strongly encouraged.
17. Street Furnishings - a collective term for objects and pieces of equipment installed on streets and roads for various purposes. It includes benches, traffic barriers, bollards, kiosks, streetlights, traffic lights, traffic signs, bus stops, taxi stands, fountains, memorials, public sculptures, and trash receptacles.
18. Street Type - the classification of a vehicular travelway designed as either an: “Alley”, “Yield Street”, “Slow Street”, or “Low Street”, as specified in Chapter 19 of the FDOT “Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways”, Chapter 19; and collector and arterial streets designed in accordance with the Land Development Code, or as otherwise approved by the Board of County Commissioners. Street types shall be consistent with the anticipated traffic volumes, design speed and adjacent land uses associated with each street.
19. Transit-Friendly Design Feature – any design element or land use that encourages the use of public transit; the most common being frequent bus stops with adequate permanent structures that provide shelter from inclement weather.
20. Trip Reducing Project (TRP) – a development project determined by the County to comply with Comprehensive Plan Policy TRA 2.4.1, and Section 901.12 of this Code. TRP Level of Service Standards are as set forth in Policy TRA 2.4.1.
21. Urban Park – a public open space within an urban area that provides either active or passive recreational opportunities for local residents and shoppers. Urban parks may range from treed and landscaped areas with seating for quiet thought (passive) to areas designed for structured play (active).

22. Walkability - a measure of how convenient and appealing an area is to support pedestrian activity. Factors influencing walkability include: the presence and quality of footpaths; sidewalks or other pedestrian rights-of-way; traffic and road conditions; land use patterns; building accessibility; safety (real or perceived); etc.

Mobile home park. A mobile home development consisting of a parcel of land under single ownership which has been or is proposed to be planned and improved for the placement of mobile homes for nontransient use.

Mobile home, subdivision. A mobile home development consisting of a parcel of land not under single ownership which has been or is proposed to be divided into three (3) or more parcels improved for placement of mobile homes for nontransient use. A mobile home subdivision may include a mobile home condominium.

Mobility Fee Definitions

For the purposes of this Code, Section 1302.2, Mobility Fees, the following words shall be defined as follows:

1. "Accessory building or structure" shall mean a subordinate building, or portion of a building, the use of which is clearly incidental and related to that of the principal building or use of the land and which is located on the same parcel, or in the same building, as that of the principal building or use. A building or portion of a building that is constructed prior to the principal building or use or that has its own outdoor signage, shall not be considered an accessory building or structure, and shall be considered a freestanding independent building for purposes of Section 1302.2.
2. "Administration fee" shall mean the fee for the administration and implementation of mobility fees as set forth in Section 1302.2.G.2(c).
3. "Administrative Procedures Manual" shall mean the Administrative Procedures Manual adopted by Resolution No. 07-226, and which may be amended in the future by resolution.
4. "Alteration" shall mean the alteration, expansion, addition to, or replacement of a use, building or dwelling unit, or the construction of an accessory building or structure.
5. "Assessment districts" shall mean the urban, suburban, and rural districts utilized to calculate the mobility fee that a Building Permit or development permit is required to pay, as established in Section 1302.2.F.2.
6. "Bicycle/pedestrian facilities" shall mean transportation facilities that are primarily intended to be utilized by pedestrians and bicycles, including sidewalks, multiuse paths, and trails, as well as the necessary infrastructure to support the construction of such facilities, such as drainage areas, wetland/floodplain mitigation areas, boardwalks, landscaping, bike racks, shelters/kiosks, benches, and signage. For purposes of this division, a bicycle/pedestrian crossing area or bicycle lane constructed contiguous to or within a vehicular travel lane shall be considered a roadway facility and not a bicycle/pedestrian facility.

CHAPTER 500. ZONING STANDARDS

SECTION 522. MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT

522.1. Purpose

The purposes of the MPUD districts are:

- A. To encourage innovations in residential and nonresidential development and redevelopment so that the growing demand for housing in the County may be met by greater variety in type, design, and layout of dwellings to encourage the thoughtful consideration and inclusion of supporting nonresidential uses where appropriate, and to encourage the effective use of open space and recreational areas.
- B. To provide greater opportunities for better housing and recreation for all who are or will be residents of the County by encouraging a more efficient use of land and public services and to reflect changes in the technology of land development so that the economies so secured may inure to the benefit of those who need homes.
- C. To provide for residential cluster options and incentives that are designed to protect the rural character of the County's rural areas.
- D. To encourage more flexible land development which will respect and conserve natural resources such as streams, lakes, floodplains, groundwater, wooded areas, steeply sloped areas, and areas of unusual beauty or importance to the natural ecosystem.
- E. To encourage more efficient, flexible, and controlled employment centers, industrial, commercial, and other development under the MPUD concept.

522.2. General Requirements for MPUDs

- A. Calculation of Density or Intensity
 - 1. The general, allowable gross density or intensity for an MPUD, a CS-MPUD Conservation Subdivision Master Planned Unit Development, an EC-MPUD Employment Center Master Planned Unit Development, or a Commercial MPUD cannot exceed that determined by the land use classification of the Pasco County Comprehensive Plan.
 - a. For an MPUD or EC-MPUD, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project, plus any density incentives as provided in the adopted Comprehensive Plan. Proposed developable residential acreage means that portion of the total site area

which will be developed for residential use, inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies. The computation for the CS-MPUD is addressed in Section 522.7.

- b. The computation for nonresidential projects, or portions thereof, maximum gross building square footage shall be the sum of the developable nonresidential project acreage multiplied by the maximum floor-area ratio permitted in the applicable land use classification. Proposed nonresidential acreage means the upland portion of the site exclusive of nonmitigated wetlands and natural water bodies. No nonresidential intensity may be transferred from one (1) parcel of land to another when the parcels are physically separated from each other, except by roadways, streams, rivers, or lakes. Along coastal areas, only land above mean high tide may be used in determining acreage size.

2. Blending of Densities

- a. For proposals in which project boundaries encompass more than one residential land use classification (RES-1 [Residential - 1 du/ga], RES-3 [Residential - 3 du/ga], RES-6 [Residential - 6 du/ga], RES-9 [Residential - 9 du/ga], RES-12 [Residential - 12 du/ga], RES-24 [Residential - 24 du/ga]), the County shall consider the blending of densities where an applicant can demonstrate by site plan within residential land use classifications; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan.
- b. For proposals in which project boundaries encompass more than one (1) rural land use classification (AG [Agricultural], AG/R [Agricultural/Rural], RES-1 [Residential - 1 du/ga] for lots one [1] acre or greater), the County may consider the blending of densities where an applicant can demonstrate by site plan; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan. In addition, the location of residential development lots shall be arranged in a context-sensitive manner such that they preserve the integrity of the rural community by buffering, setbacks, or a combination thereof to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.

- c. **Size Requirements.** MPUDs that contain only residential uses must be a minimum of five (5) acres, except where located in the coastal high hazard area where there is no minimum size.

522.3. **Permitted Uses**

When identified and approved on the master plan, the following uses shall be permitted individually or in combination in an MPUD District:

- A. All Residential Uses
- B. Recreational Vehicles and/or Travel Trailers
- C. Parks; playgrounds; schools; day-care centers; churches; government uses; and other, related community facilities.
- D. Professional offices, local convenience, neighborhood, community, and regional shopping facilities in planned centers that are permitted in accordance with the master plan are subject to the following standards:
 - 1. The area, siting, intensity, and nature of such uses shall be governed by the following criteria:
 - a. The MPUD shall include at least ten (10) acres if both residential and nonresidential uses are to be located in the MPUD.
 - b. Size/Use Limitations Table:

	Convenience	Local Neighborhood	Community	Regional
Floor Area (Sq. Ft.)	2,500-30,000	30,001-100,000	100,001-3999,999	400,000 or Greater
Acres in Site (Min.)	0.5	3	10	40
Typical Uses (Not Limited to Examples)	Sale of Convenience Goods, Personal Services, and Day-Care Centers	Sale of Shoppers Goods, Banking Facilities, Business Services, Offices, All Uses in Convenience Commercial, and Professional Service	Junior and Discount Department Stores, Amusement Facilities, Automotive Sales and Service, Automobile Service Stations and Car Wash, Hotels/Motels, and All Uses In Neighborhood Commercial	Major Department Stores, Sale of General Merchandise, and All Uses in Community Commercial

- 2. Setback, height, and buffering requirements for convenience and neighborhood commercial shall be set forth in the C-1 Neighborhood Commercial Zoning District, unless otherwise approved.

3. Setback, height, and buffering requirements for neighborhood community and regional commercial shall be equivalent to the requirements in the C-2 General Commercial Zoning District, unless otherwise approved.
4. Commercial Uses
 - a. Commercial uses allowed within local convenience and neighborhood centers shall be equivalent to specific C-1 Neighborhood Commercial Zoning District permitted uses, conditional uses, and special exception uses approved at the time of rezoning. Changes in local convenience and neighborhood center uses after rezoning approval shall be approved by the Board of County Commissioners (BCC) upon recommendation by the Development Review Committee (DRC).
 - b. Commercial uses allowed in community and regional centers shall be equivalent to C-1 Neighborhood Commercial and C-2 General Commercial Zoning Districts permitted uses, conditional uses, and special exception uses approved at the time of rezoning. Changes in community and regional-center conditional or special exception uses after rezoning approval shall be approved by the BCC upon recommendation by the DRC.

E. Bed and Breakfast

A bed and breakfast that is permitted in accordance with the master plan is subject to the following standards:

1. The building shall maintain a residential character, style, and appearance.
 2. The property shall meet the parking requirements in accordance with this Code, Section 907.1.
 3. Use of the property for a bed and breakfast shall meet all applicable building and fire codes.
- F. Recreational facilities and structures, including clubhouses, tennis courts, country clubs, pools, and similar uses, when used and designed primarily to serve the residents of the development.

- G. Golf courses, which may be calculated as open space as is hereinafter required, provided the clubhouse and other structures are located over 150 feet from any dwelling structure, and
 - 1. All golf courses must be managed using Pasco County's Best Management Practices for golf courses when adopted and shall provide industry-standard practices for review during the interim.
 - 2. A golf course is subject to the specialized location and buffer requirements of the MPUD.
- H. Marinas, subject to marina siting criteria set forth in the Pasco County Comprehensive Plan.
- I. Industrial
- J. Colleges, Universities, and Schools
- K. Residential-Treatment and Care Facilities
- L. Hospitals, including helipads when located no closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- M. Public or private utilities and utility substation, lift station, and other accessory uses, provided there is no open storage of trucks or materials on the site.
- N. Major Utilities

Major utilities that are permitted in accordance with the master plan shall be subject to the following standards:

- 1. All new water or sewer plant structures shall be set back a minimum of 150 feet from any residential structure and be in compliance with State and local regulations and the Master Utility Plan. For purposes of this section, mobile and manufactured homes shall be considered residential structures.
- 2. The reuse of reclaimed water and land application of effluent shall meet the requirements of the Rule 62-610, Florida Administrative Code (FAC), which in addition to other criteria, defines setback distances and minimum system-size requirements.
- 3. All major utility plant sites (where the actual site is located) and polishing ponds shall be enclosed with a minimum six (6) foot-high fence, wall, or other screening approved by the BCC.
- 4. The landscaped buffer, in accordance with a minimum opacity of 0.75, shall be provided on all nonstreet property lines.

5. Vertical storage structures are expressly prohibited within the open space, with the exception of water tanks that have a rural design in keeping with the rural character of the area and that are necessary to serve a public purpose.
- O. Aircraft landing fields and helicopter pads, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad shall be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools. This use must be requested in the original approval; otherwise, a conditional use will be required.
- P. Accessory Uses
- Q. Conditional Use

Resort condominiums may be allowed subject to the criteria and standards for review for rezoning and conditional uses in this Code, Section 401, and subject to compliance with the notification and requirements for operation criteria in the short-term rental provisions of Section 401.5.B.

522.4. **Development Standards**

A. **Site Design**

Design shall accomplish the following primary objectives through site design:

1. **Compatibility of Use.** Land uses near the periphery of the MPUD, the EC-MPUD, or the Commercial MPUD shall be planned so as to be compatible with neighboring areas. Compatibility may be achieved through design that respects the context of the adjacent uses. Applicants must demonstrate through lot sizes, buffers between uses, or other information as identified by the County Administrator or designee, that the project, as designed, transitions appropriately to adjacent uses or effectively shields adjacent uses in the absence of lot/use compatibility. The County Administrator or designee reserves the right to require additional information for projects where compatibility is not clearly demonstrated.
2. **Residential Setbacks.** The land use standards as enumerated in this Code, Chapter 500, shall be used as the baseline setback for each single-family detached residential housing type. Variations in setbacks from those standards enumerated in this Code, Chapter 500, may be allowed for housing types other than single-family detached where permitted on the master plan. The County may impose standards that are greater than ordinance requirements where deemed necessary to mitigate a compatibility issue. Proposed

urban-design standards of Section 601, Traditional Neighborhood Design, for single-family detached uses, where allowed, shall only be permitted when the project is developed consistent with Section 601.

3. Streets
 - a. Streets should be designed to maximize connectivity within an MPUD or EC-MPUD and surrounding areas.
 - b. Roadways shall comply with the standard roadway typical sections for collectors and arterial roadway facilities as adopted by this Code, unless otherwise approved by the DRC.
 - c. Streets shall be designed in accordance with this Code.
4. Parking. All parking shall be landscaped and designed in accordance with this Code.
5. Signage. A master signage plan may be filed and approved with the master plan in accordance with this Code, Section 406.1.
6. Utilities. Utilities shall be located underground to the maximum extent possible.
7. Design for Refuse Disposal Stations. Refuse stations shall be designed to maximize screening and shall be located away from residential areas, including residential areas that are adjacent to the subject site. Refuse disposal stations shall not front streets within the proposed MPUD or EC-MPUD to the maximum extent possible, and in the event that it is unavoidable, must provide a shielding plan that identifies the landscape proposed or wall treatment chosen.
8. Open Space Requirement. There shall be provisions which insure that the open space shall continue as such and be properly maintained. The owner/developer shall indicate ownership and provide for the responsibility for maintenance of such open space land or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space. In the case of multiple organizations for ownership and maintenance, each organization shall be a nonprofit homeowners' corporation or Community Development District formed pursuant to Chapter 190, Florida Statutes. Where practical, it shall be designed as a contiguous area easily accessible to the residents and preserving natural features.

522.5. **EC-MPUD Standards**

A. **Purpose and Intent**

Within its Comprehensive Plan, Pasco County provides for a variety of mechanisms to encourage economic development, including the creation of employment-generating uses within the following Future Land Use (FLU) Classifications:

1. EC (Employment Center)
2. IH (Industrial - Heavy)
3. IL (Industrial - Light)
4. OF (Office)
5. PD (Planned Development)

The purpose of the EC-MPUD Zoning District is to implement the EC (Employment Center) Land Use Classification of the Pasco County Comprehensive Plan.

The EC (Employment Center) FLU Classification within the Pasco County Comprehensive Plan serves a special purpose within the menu of employment-generating land use classifications inasmuch as the Comprehensive Plan identifies eight (8) distinct areas that include an EC (Employment Center) Land Use Classification. These distinct areas may include a variety of different parcels and landowners, may also include other land use classifications other than the EC (Employment Center) Land Use Classification, and are referred to hereinafter as "employment center areas" (see Exhibit 1: Employment Center Areas). These areas have been specifically identified to support and reinforce the County's growth management vision and economic development goals by focusing on development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified employment centers. These employment centers have been designated in an effort to ensure that the lands within the County that have the greatest access to publicly funded infrastructure investments are developed consistent with the growth management vision of the County. Development within these areas is required to contain a certain percentage of one (1) or a combination of the following preferred uses:

1. Target Primary Business
2. Corporate Business Park
3. Industrial Use

A target primary business is defined as a business that is identified by Enterprise Florida as a qualified target industry for the tax refund program or a business that is identified by the Pasco Economic Development Council (PEDC) in the economic development target industry list. A corporate business park may include target primary businesses and/or some industrial uses, but is identified as a separate preferred use in recognition of the desire for the County to permit general (nontarget) "office" uses within employment centers if they are in the form of a corporate business park.

The uses that are described and permitted within the EC-MPUD are regulated to conform to the requirements for the Emergency Communications Division FLU Classification of the Comprehensive Plan. These uses are also permitted within a variety of other zoning districts as provided in these regulations and are not strictly limited to the EC-MPUD.

B. Mix of Uses

1. **Mix of Use Requirement.** Properties developed under the EC-MPUD that are within the EC (Employment Center) FLU Classification of the Pasco County Comprehensive Plan are required to comply with the mix of use requirements of the EC (Employment Center) FLU Classification. The method for determining the mix of use requirements/limitations for an individual application/project site provides some flexibility and is described in this Code, Section 522.5.B.2. The Comprehensive Plan requires that employment center areas shall be designed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Corporate Business Park or Target Primary Businesses or Industrial Uses	55 Percent	75 Percent
Multiple-Family Uses	20 Percent	40 Percent
Support Commercial/Office Uses ¹	5 Percent	20 Percent

¹Support uses within an employment center are limited to only those uses that support the primary businesses and residences located within the employment center and may generally include services, such as restaurants, banks, professional services, dry cleaners, grocery stores (including neighborhood scale markets), service stations, hotels, etc. The size of the support uses are limited by the percentage mix described herein and the scope of the local neighborhood size thresholds and use as described in this Code, Chapter 500, Section 522.2.D.1, or as otherwise determined by this Code during the development review process. Commercial and/or retail uses that are designed to serve a regional purpose, such as theaters, malls, car sales, home improvement centers, and department stores are expressly prohibited within an EC-MPUD. The uses permitted within the land use mix table designation above may be developed in any sequence.

2. De Minimis Size Parcels. For de minimis sized projects or parcels, the County Administrator or designee may allow an exemption from the mix of use requirements as follows:
 - a. Any parcel of record as of January 26, 2007, with an EC (Employment Center) FLU Classification that is ten (10) acres or less in size may be developed with any of the allowable uses in the EC-MPUD.
 - b. Any parcel of record as of January 26, 2007, with an EC (Employment Center) FLU Classification that is twenty (20) acres or less in size may be developed with up to ninety-five (95) percent industrial, target industry, and/or corporate business park uses. The applicant will not be required to comply with the minimum multiple-family component in the composite mix of uses provided hereinabove.

To the extent that either de minimis option causes a deviation from the composite land use mix when the land use mix distributions are considered for the entire employment center area, then a revision within the Comprehensive Plan to the composite land use mix will be required.

3. Determination of the Mix. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix, but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described hereinabove. Except for the employment center located at the I-75/U.S. 41 intersection, the Pasco County Comprehensive Plan requires an areawide composite land use mix for the EC (Employment Center) FLU Classification, which represents the range of uses that are required to be achieved within each employment center area as designated on the FLU map. An applicant within an EC-MPUD has four (4) options to demonstrate that an individual parcel, site, or project meets the mix of use requirement and must demonstrate one of the following:
 - a. That the specific parcel, site, or project provides the mix of uses, as specified in Section 522.5.B.1, based upon the uses proposed in the MPUD Master Plan.
 - b. That the specific parcel, site, or project is consistent with an areawide employment center plan that has been accepted by the BCC and adopted by a special area policy into the Comprehensive Plan consistent with the mix of uses in Section 522.5.B.1.

- c. The applicant may prepare an areawide employment center plan consistent with the community planning process of Section 522.6 and the mix of uses in Section 522.5.B.1, and submit a project master plan consistent with the results of this process.
 - d. The applicant may request that the mix be determined on a first-come, first-served basis by submitting a plan for a single site within a designated employment center area. The site master plan shall be mailed to all affected property owners within forty-five (45) days of the date that the rezoning application is deemed complete. If there are objections by landowners within the employment center area to the site master plan and the applicant has not resolved those objections prior to the DRC hearing date, the applicant will need to pursue an alternative option as listed in this section. If there are no objections, then at the time the matter is set for public hearing, the site master plan shall be sent to all affected property owners in addition to the requirements specified in Chapter 300. If there are any objections in writing or at a public hearing that cannot be resolved by the adoption date, the applicant will be required to pursue an alternative option as outlined in Section 522.5.B.2.
4. Mixed Use Buildings. Mixed uses and mixed use buildings are also permitted within the EC-MPUD. Where mixed use buildings are proposed, the land use mix for that land area shall be determined based upon the percentage of square footage of each use as a percentage of the total land area for that mixed use structure. The corporate business park "use" by definition is a collection of buildings that meet certain requirements as provided in Section 522.5.D.1.a. All buildings within a corporate business park as defined herein shall be recognized as a corporate business park use and shall not be separated into various uses for the purpose of this section.

C. Compatibility

The EC-MPUD Master Plan may provide a mix of land uses as provided in Section 522.5.B.1. The specific location of different uses within the EC-MPUD District shall be established on the approved master plan.

1. Internal Compatibility. If applicable (when not under the de minimis size exemption set forth hereinabove, in which case no range of uses is required), the master plan shall demonstrate compliance with the following characteristics:
 - a. That the land uses within the master plan are arranged and designed in a complementary and compatible manner;

- b. That different uses within the proposed parcel, site, or project are effectively buffered to encourage full use and enjoyment of all property within the district;
 - c. That the vehicular circulation system throughout the master plan directs traffic in an efficient and safe manner; and
 - d. That the individual land use components of the master plan are interconnected by safe and convenient pedestrian linkages.
2. External Compatibility. The master plan shall include appropriate development order conditions that accomplish "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco rural area, where applicable. Such standards that address external compatibility may include adjacent buffers and screening such that the arrangement of uses on site do not unreasonably impair the long-term use of properties adjoining the EC-MPUD District as established by the master plan. The County may require additional buffering, landscape, and screening following the evaluation of compatibility, including special standards to minimize visual and noise impacts when an EC-MPUD is adjacent to the Northeast Pasco rural area.
- a. Setback. When a nonresidential or multiple-family use is abutting any property with a residential FLU classification, there shall be an additional building setback required for that use when contiguous to the residential property as follows:
 - (1) When any side of a structure equal to or less than thirty-five (35) feet in height abuts the residential property, that portion of the structure(s) shall be set back a minimum of twenty (20) feet from the property line adjacent to such residential land.
 - (2) The specific minimum setbacks and other compatibility requirements for structures greater than thirty-five (35) feet in height shall be determined during the rezoning process and shall become a condition of the rezoning action. At a minimum, structures that are greater than thirty-five (35) feet in height shall comply with the following building height, transition zone requirements:

Building Height	Minimum Setback when Adjacent to a Property with a Residential FLU Classification
≤35 Feet	20 Feet
36-45 Feet	50 Feet

46-55 Feet	80 Feet
55-65 Feet	110 Feet
>65 Feet	110 Feet, plus an additional 10 feet for each additional story over 65 feet, plus additional buffering and screening as deemed appropriate to transition from the edge of the EC-MPUD development.

- b. **Building Design.** The side of the building that is facing or backing up to any residential development or residentially zoned property must be treated with the same architectural design standards as the front of the building. Metal buildings shall be located so that they are not visible from residential development, residentially zoned property, and collector/arterial roadways.

D. Description of Uses

- 1. **Preferred Uses.** The preferred uses permitted within the EC-MPUD include any one (1) or a combination of the following: corporate business park, industrial, or target primary business.

- a. **Corporate Business Park.** An office park that provides a collection of office buildings in a campus like setting that permits uses and activities conducted in an office setting generally focusing on business, government, professional, medical, or financial services, but excludes personal-services uses. To qualify as a "corporate business park" for the purposes of meeting the mix of use requirement for an employment center, the park must be consistent with the requirements of this section and consist of one of the following:

- (1) A minimum of at least three (3) multistory office buildings, where the minimum height shall be two (2) stories and the minimum total stories shall be nine (9) stories;
- (2) Two (2) or more buildings with a minimum of four (4) floors each, excluding garage parking; or
- (3) Building(s) of such a size and character as otherwise approved by the BCC which would create a desired corporate business park setting.

A corporate business park may include target primary businesses, but is identified as a separate primary use in recognition of the desire of the County to promote general (nontarget business) "office" uses within

employment centers if they are in the form of a corporate business park.

- (4) Accessory uses may occur within the multistory office building and generally have limited-external access or signs. Ancillary uses may generally be permitted as a part of a corporate business park and may count as a part of a corporate business park for the purposes of determining various economic development incentives; however, when these uses are permitted within an EC (Employment Center) FLU Classification, the land area identified for such ancillary uses shall be recognized as "support commercial/office use" for the purposes of determining the required mix of uses under the Comprehensive Plan. Principle uses: administrative and professional offices, including medical clinics, but excluding hospitals; corporate headquarters, including related supporting services and storage; sales and marketing offices; sales and service offices related to electronic equipment, computers, and similar office equipment, including repair incidental to sales and service; data and communication centers, including information processing facilities; research and development facilities, including target business medical research, testing, and pharmaceuticals; business services, such as office supplies, copy/print centers, medical supplies, pharmacies; and travel agencies.
- (5) Accessory Uses (for a Multistory Corporate Business Park): Ancillary storage; cafeteria; restaurant; bank; health facility; meeting room; off-street parking; on-site day care or facility where children are cared for while parents or guardians are occupied on the premises; other neighborhood, convenience-type amenities for the use of on-site employees; and technical library.
- (6) Ancillary Uses: college, university, vocational, trade, or business schools; transient accommodations (hotel with on-site conference and catering facilities only); and other support commercial/office uses.
- (7) Uses not Included. Building, heating, plumbing, landscaping, or electrical contractor and others who perform services off site, but store equipment and materials for perform fabrication or similar work on site; bulk mailing services; mail order house; and urgent care or emergency medical office.

b. Industrial. In addition to the target primary businesses identified in Section 522.8.D.1.c., an EC-MPUD may also include the specific industrial uses listed below that are also permitted within the County's I-1 Light Industrial Park Zoning District:

- (1) Businesses with related offices and showroom, which manufacture, assemble, process, package, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
- (2) Wholesale distribution centers, including related offices and showrooms, rail or highway freight transportation, distribution, and associated warehousing, but not to include highway freight transportation and warehousing or the retail sale of gasoline or propane.
- (3) Printing, publishing, engraving, and related reproductive process.
- (4) Ornamental iron manufacturing.
- (5) Building material manufacturing and associated storage.
- (6) Boat manufacturing.
- (7) Distribution plants, beverage bottling, and/or distribution.
- (8) Dairy products manufacturing.
- (9) Furniture, decorating materials, and upholstery manufacturing.
- (10) Garment assembly.
- (11) Laboratories devoted to research, design, experimentation, testing of products or materials, processing, and fabrication incidental thereto.
- (12) Manufacture or assembly of equipment and appliances, electronic instruments, and devices.
- (13) Manufacture of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas and the manufacturing of glass products.

- (14) Manufacture, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feather, felt, fiber, fur, glass, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
- (15) Manufacture, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products.
- (16) Manufacture of musical instruments, novelties, rubberstamps or metal stamps, and other small molded rubber products.
- (17) Photographic manufacturing and processing.
- (18) Sign manufacturing, including poles.
- (19) Testing of materials and equipment.
- (20) Light Industrial Flex Space. Flex type or user space that lends itself to a variety of industrial uses as specifically set forth above, including target industries. The single-story building is designed for multiple users, divided in spaces running from front to rear. The proportion of office versus light industrial space in each user space is not determined until the user occupies the space. The space may subsequently be proportioned to accommodate the current occupant or a new occupant's changing needs, provided that an accessory use is not converted to a principle use. The space may include uses, such as manufacturing, light industrial, and scientific research functions. Accessory uses could include offices, warehousing, and wholesale stores. The square footage identified for such uses shall not be considered as "support commercial/offices use" for the purposes of determining the required mix of uses under the Comprehensive Plan.

- c. Target Primary Business. A "target primary business" is defined as a business that is identified by Enterprise Florida as a qualified target industry for the tax refund program or a business that is identified by the PEDC in their economic development target industry list, as may be amended from time-to-time. The qualified target industry list may be obtained from the PEDC. The PEDC target industry list includes, but is not limited to, the following:

- (1) Manufacturing
- (a) Biological Products. Establishments primarily engaged in the production of bacterial and virus vaccines; toxoids; and analogous products, such as allergenic extracts, serums, plasmas, and other blood derivatives for human or veterinary use, other than in vitro and in vivo diagnostic substances.
 - (b) Diagnostic Substances. Establishments primarily engaged in manufacturing in vitro and in vivo diagnostic substances, whether or not packaged for retail sale.
 - (c) Electromedical Equipment. Establishments primarily engaged in manufacturing electro-medical and electrotherapeutic apparatus.
 - (d) Electronic Connectors. Establishments primarily engaged in manufacturing electronic connectors.
 - (e) General Industrial Machinery. Establishments primarily engaged in manufacturing machinery, equipment, and components for general industrial use, and for which no special classification is provided, may also include the manufacturing of amusement park equipment and flexible metal hose and tubing. This industry also includes establishments primarily engaged in producing or repairing machinery and equipment parts, not elsewhere classified, on a job or order basis for others.
 - (f) Laboratory Analytical Instruments. Establishments primarily engaged in manufacturing laboratory instruments and instrumentation systems for chemical or physical analysis of the composition or concentration of samples of solid, fluid, gaseous, or composite material.
 - (g) Laboratory Apparatus and Furniture. Establishments primarily engaged in manufacturing laboratory apparatus and furniture.
 - (h) Optical Instruments and Lenses. Establishments primarily engaged in manufacturing instruments and apparatus that measure an

optical property and optically project, measure, or magnify an image, such as binoculars, microscopes, prisms, and lenses.

- (i) Packaging Machinery. Establishments primarily engaged in manufacturing packaging machinery, including wrapping and bottling machinery.
- (j) Process Control devices. Establishments primarily engaged in manufacturing industrial instruments and related products for measuring, displaying (indicating and/or recording), transmitting, and controlling process variables in manufacturing, energy conversion, and public-service utilities.
- (k) Power Transmission Equipment. Establishments primarily engaged in manufacturing mechanical-power transmission equipment and parts for industrial machinery.
- (l) Publishing - Books. Establishments primarily engaged in publishing or in publishing and printing books and pamphlets. Establishments primarily engaged in printing or in printing and binding, but not publishing, books and pamphlets that are classified in Industry 2732.
- (m) Publishing - Periodicals. Establishments primarily engaged in publishing periodicals or in publishing and printing periodicals. These establishments carry on the various operations necessary for issuing periodicals, but may or may not perform their own printing.
- (n) Publishing - Miscellaneous. Establishments primarily engaged in miscellaneous publishing activities, not elsewhere classified, whether or not engaged in printing.
- (o) Pumps and Pumping Equipment. Establishments primarily engaged in manufacturing pumps and pumping equipment for general industrial, commercial, or household use, except fluid-power pumps and motors.

- (p) Semiconductors and Related Devices. Establishments primarily engaged in manufacturing semiconductors and related solid-state devices.
 - (q) Speed Changers, Drives, and Gears. Establishments primarily engaged in manufacturing speed changers; industrial high-speed drives, except hydrostatic drives; and gears.
 - (r) Surgical and Medical Instruments. Establishments primarily engaged in manufacturing medical, surgical, ophthalmic, and veterinary instruments and apparatus.
 - (s) X-Ray Apparatus and Tubes. Establishments primarily engaged in manufacturing radiographic X-ray, fluoroscopic X-ray, and therapeutic X-ray apparatus and tubes for medical, industrial, research, and control applications or in manufacturing other irradiation equipment, including gamma and beta-ray equipment.
- (2) Medical Research, Testing, and Pharmaceuticals
- (a) Commercial Nonphysical Research. Establishments primarily engaged in performing commercial business; marketing; opinion; and other economic, sociological, and educational research on a contract or fee basis.
 - (b) Commercial Physical Research. Establishments primarily engaged in commercial physical and biological research and development on a contract or fee basis.
 - (c) Medical Laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession or to the patient on prescription of a physician.
 - (d) Medicinals and Botanicals. Establishments primarily engaged in:
 - (i) Manufacturing bulk organic and inorganic medicinal chemicals and their derivatives; and

- (ii) Processing (grading, grinding, and milling) bulk botanical drugs and herbs.
 - (e) Pharmaceutical Preparations. Establishments primarily engaged in manufacturing, fabricating, or processing drugs in pharmaceutical preparations for human or veterinary use.
 - (f) Testing Laboratories. Establishments primarily engaged in providing testing services, including facilities housing laboratory animals for clinical testing.
- (3) Office (General)
- (a) Computer Integrated Systems Design. Establishments primarily engaged in developing or modifying computer software and packaging or bundling the software with purchased computer hardware (computers and computer peripheral equipment) to create and market an integrated system for specific application.
 - (b) Computer Programming Services. Establishments primarily engaged in providing computer-programming services on a contract or fee basis.
 - (c) Data Processing and Preparation. Establishments primarily engaged in providing computer processing and data preparation services.
 - (d) Information Retrieval Services. Establishments primarily engaged in providing on-line, information retrieval services on a contract or fee basis.
 - (e) Insurance - Accident and Health Insurance (Nonretail). Establishments primarily engaged in underwriting accident and health insurance.
 - (f) Insurance - Fire, Marine, and Casualty Insurance (Nonretail). Establishments primarily engaged in underwriting fire, marine, and casualty insurance.
 - (g) Insurance - Hospital and Medical Service Plans (Nonretail). Establishments primarily engaged in providing hospital, medical, and other health services to subscribers or members in

accordance with prearranged agreements or service plans.

- (h) Insurance - Life Insurance (Nonretail). Establishments primarily engaged in underwriting life insurance.
 - (i) Pension, Health and Welfare Funds. Establishments primarily engaged in managing pension, retirement, health, and welfare funds.
 - (j) Prepackaged Software. Establishments primarily engaged in the design, development, and production of prepackaged computer software. Important products of this industry include operating, utility, and applications programs.
2. Multiple-Family Residential Uses. Multiple-family residential uses are allowed in an EC-MPUD consistent with the percentage requirements of this section. The purpose of this requirement is to allow for the creation of multiple-family residential use (excluding duplexes) consistent with this Code, Chapter 500, Section 520.
3. Support Commercial/Office Uses. The intent of the support uses within an EC-MPUD is to provide local and neighborhood scale retail and office uses in support of the principal target industry uses and not to provide for regional scale uses, such as malls, theaters, car sales, home improvement centers, and department stores that would potentially serve an even larger area, detracting from the purpose of target industry employment. The support uses proposed as part of the EC-MPUD should be designed to support the needs of the employment generating uses and residents either living or working in the employment center. Support uses shall be permitted consistent with the provisions of this Code, Section 525, C-1 Neighborhood Commercial District. Uses proposed as support uses within an EC-MPUD that are consistent with this Code, Section 526, C-2 General Commercial District, shall be specifically listed and subject to approval by the BCC.

E. Light Industrial Flex Space Supplemental Design Standards

1. Landscaping and Setback Requirements
- a. Setbacks adjacent to interior or rear property lines shall be not less than thirty-five (35) feet in depth. The first ten (10) feet from the property lines shall be landscaped.
 - b. All required setbacks shall be kept clear of loading areas for supplies, services, and buildings.

- c. Landscaping required by this subsection shall include, but not necessarily be limited to, the planting of grass, ground cover, flower beds, shrubs, hedges, or trees as provided for in this Code, Section 603. All landscaping shall be maintained in a healthy, growing condition; neat and orderly in appearance; and free of refuse and debris. All planting shall be arranged and maintained so as not to obscure the vision of traffic. Unless otherwise approved by County staff, there shall be no parking of vehicles in the landscaped area.
 - d. All trucks in excess of one (1) ton carrying capacity shall be parked in rear or side yards and screened from view from adjacent properties or any public rights-of-way. No trucks in excess of one (1) ton carrying capacity may be parked in any street yard regardless of screening.
- 2. Storage. Outside storage of any materials, supplies, or products shall not be permitted in the front of any structure and shall be properly screened to a height of at least ten (10) feet on all sides. Outside storage shall be limited to the maximum extent possible.
 - 3. Loading. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions should be reasonably incorporated into the overall design of the primary building using screening walls of compatible material, style, color, texture, pattern, trim, or other details and landscaping determined acceptable to the County. The wall shall be one (1) foot higher than the largest object being screened. An opaque gate with the same height as the wall shall be included where access is needed.

522.6. **Areawide Employment Center Planning Process**

A. **Intent**

The areawide employment center planning process is one method for determining the required mix for an individual application/project site as provided in Section 522.5.B.2. The intent of the areawide employment center planning process is to provide an opportunity for public participation of affected property owners, stakeholders, and adjacent property owners to plan for the mix of uses within an employment center area. The areawide employment center planning process is limited to only those areas designated in the Pasco County Comprehensive Plan as employment centers. Only landowners within the specific employment center area under consideration or the County may be an "applicant" pursuing an areawide employment center plan under this section.

B. Applicability

The areawide employment center planning process shall serve as one (1) option for reviewing and approving the required mix-of-uses within an EC-MPUD. The purpose of this process is to help facilitate an expedited process to create and/or amend a conceptual plan for an employment center area and to provide an opportunity for the concurrent approval of a proposed development within an EC-MPUD. The County shall process an amendment to the Comprehensive Plan during the next available plan amendment cycle to include the conceptual plan, which will guide the location and mix of uses within an employment center area.

C. General Elements

1. Provide an executive summary which outlines the vision and design of the entire employment center at that location.
2. Describe the objectives of the study.
3. Provide a recommended land use plan, and if appropriate, any conditions for development approval, which shall be met by, or imposed upon, development within the study area.

D. Specific Elements

1. The applicant shall provide a map, or series of maps, which illustrate the location of the proposed study area within the County, including political boundaries; e.g., County and municipal boundaries, current ownership patterns, parcel sizes, existing boundaries of the study area and impact area(s), and a legible, recent, full-section aerial photograph (the most recent County Property Appraiser or Planning and Growth Management Department aerial photograph or equivalent) with the boundaries of the study area marked.
2. When a new land use plan is developed for a geographic area for which an areawide employment center plan has previously been adopted, the County shall ensure that the following requirements are met:
 - a. The previously adopted plan shall be fully considered in developing the new plan;
 - b. All persons involved in preparing the adopted plan will be invited to participate in the citizen participation program for preparing the new plan;
 - c. Any conflicts between a proposed new plan and the previously adopted plan will be identified and fully explained during the public participation process and during deliberations of the BCC;

- d. When a new plan is adopted, the BCC shall take required actions, if any, to amend or replace the previously adopted plan; and
 - e. The BCC shall hold a public hearing to take final action on the application upon review of the application and supporting documentation.
3. An applicant shall include the following information in their submittal:
- a. Information concerning the surrounding area to demonstrate the relationship of the EC-MPUD District to adjoining, existing and planned uses. The plan must demonstrate compliance with the provisions in Section 522.5.C relating to compatibility; and
 - b. Any plan which requires more than five (5) years to complete shall include a phasing plan as a part of the submittal.

4. Review Process

The applicant shall conduct a minimum of two (2) neighborhood meetings to solicit comment, feedback, and input on the proposed areawide employment center plan. The applicant shall be required to notify all property owners within the employment center area under review in writing pursuant to the applicable notice provisions provided in this Code, Chapter 300, as well as place one (1) advertisement in a newspaper with local circulation. The following is a list of items from the neighborhood workshop that must be submitted to the County prior to the DRC:

- a. Identification of where and when the neighborhood workshop was held.
 - b. A copy of the advertisement with the Notice of Publication.
 - c. A copy of the Letter of Notification sent to affected property owners.
 - d. A copy of the sign-in sheet from the neighborhood workshop.
 - e. The questions or concerns asked by the audience and the applicant's response to those issues.
5. During its review, County staff shall distribute copies of the proposal to the DRC for study and comment. In considering the plan, County staff shall seek to determine that:
- a. Resulting development will be consistent with the Comprehensive Plan and zoning objectives for the area;

- b. The parcel is suitable for the proposed uses considering its size, shape, location, topography, existence of improvements, and natural features; and
- c. The proposed uses will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying district.

522.7. **CS-MPUD Standards**

The purpose of the CS-MPUD is to implement the provisions of the Pasco County Comprehensive Plan and create a method of reviewing and approving requests for density bonuses that are permitted under three (3) FLU Classifications, including AG (Agricultural) AG/R (Agricultural/Rural), and RES-1 (Residential - 1 du/ga) for applicants who develop their rural subdivisions as a CS-MPUD.

A. **CS-MPUD Permitted Uses**

The intent of the CS-MPUD is to provide an alternative residential development pattern to large, agricultural lot uses by providing landowners with density incentives in order to encourage the preservation of large amounts of open space and the clustering of residential lots. Unless otherwise approved as part of the MPUD process, permitted uses shall be consistent with those set forth in this Code, Section 505, with the exception that grazing animals shall be limited to one (1) per acre minimum, exclusive of the area required for other uses. Transient accommodations in the form of attached housing may be considered outside of the CS-MPUD open space, provided that the size and design proposed is demonstrated to support recreational uses only and not to serve as large-scale, permanent housing.

B. **CS-MPUD Open Space Uses**

1. **Permitted Uses**

Except as limited by Subsection 2 below, permitted uses within CS-MPUD open space may include, but are not limited to, the following when identified and approved on the master plan, none of which shall be considered active recreation, except as set forth in Subsection a, hereof:

- a. Active recreation areas, including neighborhood parks, which do not exceed ten (10) percent of the required minimum CS-MPUD open space or five (5) acres, whichever is less.
- b. Bike paths and trails.
- c. Equestrian uses and trails.

- d. Public and private natural areas and wildlife-management areas if proposed by the applicant.
- e. Restoration and maintenance activities to sustain or enhance the functions of native habitats, where applicable.
- f. Agricultural uses and accessory uses and structures, such as stables, barns, corrals, storage sheds, fences, gates, waterlines, and cattle troughs.
- g. Private hunting or fishing.
- h. Structures shall be limited in CS-MPUD open space to include only uses and structures that support the other permitted uses in the CS-MPUD open space including, but not limited to, accessory agricultural structures and uses set forth above and one (1) caretaker dwelling unit (with permitted accessory structures) for the residence of the owner, operator, or resident caretaker of agricultural or conservation activity on agricultural open space of forty (40) acres or more.
- i. Minor utilities (nonregional in nature, except those facilities permitted by Subsection I.(4), below).
- j. Golf courses, provided that:
 - (1) They are in compliance with the *Best Management Practices for the Golf Course Maintenance Departments*, published by the Florida Department of Environmental Protection; and *Environmental Principles for Golf Courses in the United States*, published by the Golf Course Superintendents Association of America, with respect to the golf course's design, operation, and maintenance.
 - (2) Only that portion of the golf course that has pervious surfaces in a natural, vegetative state (this does not include fairways, greens, tee boxes, clubhouse, equipment shed or areas, golf-cart barns, and parking areas) may qualify as up to one-third of the CS-MPUD open space uplands required below. Any ponds, lakes, or wetlands shall be counted against the nonupland, open-space requirement below.
- k. Landscape and other buffers and setbacks (excluding any setbacks associated with residential lots) as required in this Code, Section 522.7.D.2, or otherwise required by this Code or the County as part of the approval of the CS-MPUD.

- I. A minimum of fifty (50) percent of the total area of the CS-MPUD open space must be uplands. No more than fifty (50) percent of the CS-MPUD open space may include the following, either singularly or in any combination:
 - (1) Category I, II, or III wetlands.
 - (2) Natural water bodies.
 - (3) Manmade lakes that are designed to function year-round as recreational amenities for the development.
 - (4) Stormwater management systems serving the CS-MPUD or designed to accommodate needs beyond those of the proposed subdivision (regional stormwater facilities) may be located within the CS-MPUD open space, provided that the stormwater systems are unfenced and are surrounded by or adjoin areas that are improved for use as a recreation area for use by the subdivision residents.

2. Prohibited Uses

The following uses are prohibited within the CS-MPUD open space:

- a. Internal subdivision streets, except this prohibition does not limit the ability for an internal subdivision street to traverse through the CS-MPUD open space where necessary.
- b. Individual residential lots, except for caretaker residence as permitted herein.

3. Lands Ineligible to be Counted as CS-MPUD Open Space

Lands that are encumbered by a previously approved conservation easement or any other previous development condition that preserves the site as open space in perpetuity where those encumbrances were not created through the CS-MPUD rezoning process, are not eligible to be counted as CS-MPUD open space unless the BCC, at its sole discretion, determines that the land will be provided a greater level of protection through the CS-MPUD regulations including, but not limited to, the required CS-MPUD open-space land management plan, and that such protection justifies the inclusion of some or all of the land as CS-MPUD open space.

C. Density Incentives - CS-MPUD

The density incentives to which an applicant is entitled as a matter of right and not subject to County approval or condition for clustering as a CS-MPUD are set forth in the Future Land Use Element Appendix to the Comprehensive Plan and are as follows:

Density			
Open Space Ratio	AG (Agricultural) DU/Gross Acre	AG/R (Agricultural/Rural) DU/Gross Acre	RES-1 (Residential - 1 du/ga) Developable Residential Acre
50 or More	N/A	1 du/2.5 Acres	1 du/1 Acres
50%-60%	1 du/4.5 Acres		
61%-70%	1 du/3.9 Acres		
71%-80%	1 du/3.6 Acres		
More than 80%	1 du/3.3 Acres		

The density incentives contained herein are subject to demonstrated compliance prior to the issuance of each site plan with Section 381.0065, Florida Statutes, and Rule 64E-6.005, FAC, both as amended from time-to-time, concerning the location and design of well and septic systems as well as public water and sewerage systems, and applicable sections of this Code. Rule 64E-6.005(7), FAC, and Section 381.0065, Florida Statutes, presently permit on-site sewage treatment and disposal systems; e.g., septic tanks, where (a) a sewerage system is not available and (b) certain statutory conditions under Sections 381.0065(4)(a)-(g), Florida Statutes, are met. The minimum area of each lot under Rule 64E-6.005(7), FAC, is "at least ½ acre (21,780 square feet), exclusive of all paved areas and prepared road beds within public rights-of-way or easements and exclusive of surface water bodies." Subject to the limitations above concerning density incentive entitlements, nothing contained herein shall limit the authority of the BCC to otherwise lawfully approve, deny, or condition a CS-MPUD.

D. CS-MPUD - Design Standards

1. General

The purpose of the Pasco County CS-MPUD design guidelines is to preserve the rural character and the viability of agricultural land by creating greater flexibility in the design of residential developments and to provide opportunities for the planning and design of CS-MPUDs to achieve the following objectives:

- a. Create and preserve connected and contiguous open space.
- b. Use site-specific natural features to create a viable residential development design that minimizes the disturbance to the rural landscape, preserves scenic views and existing vistas, and preserves the character of the surrounding area.

- c. Encourage the viability of agricultural land.
- d. Create a network of protected open spaces within an individual subdivision and minimize the total amount of disturbance on a site.
- e. Supplement existing off-site, protected, open space where possible to create a contiguous network of protected open space.
- f. Minimize disturbance to environmentally sensitive areas, protect biological diversity, and maintain environmental corridors.
- g. Facilitate the construction and maintenance of housing, streets, and other infrastructure in a more efficient manner.

2. Master Plan

A master plan shall be submitted in accordance with this Code, Section 402.2. Greater flexibility and creativity in the design of residential developments to preserve on-site environmental resources and preservation areas is permitted through the conservation-subdivision development approval process and as established through the design criteria and guidelines provided herein. CS-MPUDs and the development plan for CS-MPUDs shall be organized into two components: (1) residential development and (2) CS-MPUD open space.

a. Residential Development

The location of residential development lots shall be configured to meet the following standards in all material respects:

- (1) Residential lots shall be arranged in a contiguous pattern(s), except as necessary to incorporate roads, drainage, and retention to preserve the function, purpose, and integrity of the on-site natural resources and environmental systems to the maximum extent practicable. The purpose of this standard is to insure that residential lots are clustered on the site consistent with the goals of creating a CS-MPUD by providing contiguous open-space areas and clustered development in a manner that is not indicative of suburban development.
- (2) Minimize disturbance to native habitats and other natural features.

- (3) Protect and preserve the rural character and appearance of land when viewed from public roads and from abutting properties.

b. Residential Development Setback and Buffer Requirements

- (1) The residential development shall be set back a minimum of 100 feet from all CS-MPUD property boundary lines (unless contiguous to existing and/or approved urban development) and external road rights-of-way (outside of the subject development). The BCC may approve a setback of less than 100 feet under special circumstances where the applicant demonstrates that the adjacent land-use condition of the property does not warrant that setback to protect the rural landscape.
- (2) A CS-MPUD shall insure and/or provide a landscape buffer and/or setback buffer that is designed to protect and maintain the rural and agricultural character of the surrounding area. It is the intent of CS-MPUD design to utilize the existing landscape and vegetation to the maximum extent practical to protect the natural aesthetic and existing rural views of the area as viewed from adjacent roadways and properties. In cases where existing vegetation and landscaping do not exist or are not sufficient to protect the views of adjacent properties and roadways, staff reserves the right to require a detailed buffering plan to protect and preserve the viewshed. Such requirements are in lieu of the landscape ordinance.

c. CS-MPUD Open Space

- (1) Required Minimum Open Space

A minimum of fifty (50) percent of the gross acreage of the parcel shall be designated as CS-MPUD open space, exclusive of individual lots (excluding any permitted caretaker residence).

- (2) Perpetual Easement

CS-MPUD open space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement or other mechanism that transfers all development rights to the residential development portion of the CS-MPUD and extinguishes all development rights on the CS-MPUD open space. The easement or other mechanism shall

be in such form as is deemed acceptable by the County Attorney and shall be recorded at the time of platting for each phase which is subject to development, including both the residential lots and the remaining open space. Each phase shall be in compliance with density and open space provisions as provided herein. Such perpetually restricted open space may be in agricultural uses subject to the limitations within this section.

(3) External Connectedness

Except as otherwise prioritized by Subsection (5) below and when contiguous off-site open space exists, CS-MPUD open space shall be reasonably configured to create or add to a larger, contiguous, off-site network of interconnected open space, particularly ones with existing native wildlife habitats, and opportunities that arise for providing open space that may assist in restoring native wildlife habitats. Whenever opportunities exist to create connections with existing or potential off-site open space, greenways, riverine systems, flow ways, or conservation systems on adjoining parcels, such connections shall be provided. Opportunities for connections will be determined based upon the natural features of the subject property and adjacent properties, the existence of connected natural systems, or the existence of critical linkages as defined in the Comprehensive Plan.

(4) Internal Connectedness

CS-MPUD open space shall be configured to create connected and integrated open space within the subdivision parcel to the maximum extent practicable and shall be based upon the context-sensitive site design standards and priorities that are provided in Subsection (5) below. CS-MPUD open space shall still be considered connected if it is separated by a roadway or accessory amenity. The configuration of the CS-MPUD open space shall be determined on a case-by-case basis. Nothing herein shall be construed to require a property owner to designate more than the minimum required CS-MPUD open space/open space in the fulfillment of this provision.

(5) Context Sensitive Site Design

Each CS-MPUD shall be designed to address the natural features of the site. In addition to the protection of natural features, each site shall be designed and shall encourage the use of CS-MPUD open space to provide:

- (a) Viewshed protection of existing and public, rural roadways.
- (b) Continuation of agriculture uses.
- (c) Recreation.

(6) Permitted Uses

Permitted uses within the CS-MPUD open space are described in Section 522.7.B.

(7) CS-MPUD Open Space Land Management Plan

(8) Unless the CS-MPUD open space is maintained as part of an existing, bona fide agricultural use, an open space land management plan for the use and maintenance of the open space shall be submitted and approved as a part of the master development plan approval process. Compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval, and a condition of the perpetual open space or perpetual conservation easement. Any amendments to the open space land management plan must be reviewed by County staff and approved by the County biologist. When the CS-MPUD open space includes a portion of an existing, bona fide agricultural use, that portion of the CS-MPUD open space that is agricultural shall not be required to comply with the CS-MPUD open space land management plan. The open space land management plan shall address the following:

- (a) Ownership.
- (b) Baseline environmental assessment of the CS-MPUD open space as required in the CS-MPUD application requirements.

- (c) Detailed action plan addressing the following:
 - (i) Compatibility with the County's study entitled *Assessment of Measures to Protect Wildlife Habitat in Pasco County* and the Pasco County Comprehensive Plan Conservation Element, as amended from time-to-time, provided that the study remains in effect.
 - (ii) Specific responsibilities for the regular and periodic operation and maintenance of open spaces by private entities.
 - (iii) If applicable, plans for restoration of native habitats.
 - (iv) The necessity, purpose, and location of an on-site caretaker, if a caretaker residence is proposed as a permitted use.
 - (v) Performance measures that would include conditions and methods of enforcement of obligations.
- (d) Annual monitoring report shall be submitted to the County to ensure compliance with the open space land management plan.
- (e) Such other requirements as required by the BCC at the time of approval.

d. CS-MPUD - Street Standards

(1) Minimum Street Design Specifications

Street design shall support the rural character of the CS-MPUD. The number of necessary travel lanes is limited to two (2). All streets and multiuse trails shall be designed in accordance with the minimum design specifications for minor rural subdivisions in this Code, Section 901.6, or in accordance with the following minimum specifications, as depicted in Table 1 and Figures 1-4, unless otherwise approved by the BCC.

Table 1: Characteristics of Conservation Subdivision Street Types				
	Road-Open Drainage (Figure 1)	Lane-Open Drainage (Figure 2)	Lane-Closed Drainage (Figure 3)	Multiuse Trail Pavement Not Required (Figure 4)
Function	Collector	Local	Local	N/A
Traffic Lanes	One Travel Lane in Each Direction, 11'	One Dual-Direction Lane, 20'	One Travel Lane in each Direction, 11'	
Parking Lanes	None	None	None	N/A
Multiuse Path	10', One Side	10', One Side	10', One Side	N/A
ROW Width	73'	69'	50'	22'
Pavement Width	22' Plus 6' Stabilized Shoulders	18' Plus 6' Stabilized Shoulders	20' Plus Curb and Gutter	12'-15' (1)
Vehicular Design Speed	30 MPH	20 MPH	20 MPH	N/A
Landscaping Width	Varies (Optional)	Varies (Optional)	7'	N/A
Road Edge Treatment	Open Drainage	Open Drainage	Type F 2' Curb and Gutter	N/A
Planting	Multiple Trees and Shrubs Species Composed in Naturalistic Clusters			N/A

(2) Additional Standards

Design and construction of the street network is limited by the following:

- (a) Only road-open drainage and multiuse trails shall be permitted within the open space.
- (b) Only lane-open drainage and multiuse trails shall be permitted within the residential development.

(3) Regarding street design elements not specified in the CS-MPUD street standards, final street design and location for all streets shall encourage open-space conservation, pedestrian/bicycle safety, and comfort through the application of minimum standards for vehicles; e.g., roadway widths will be kept to the minimum necessary for vehicular movement in order to achieve this goal.

(4) Continuation of Street Pattern Between Phases and Developments. The street layout of subsequent phases shall be coordinated with the street system of previous phases and developments.

- (5)
- (6) Public Safety. The network shall be designed to accommodate all applicable codes pertaining to emergency response, coordinating the design with the intent to maintain the rural character.
- (7) Traffic Calming. Unless otherwise approved by the County, all streets within CS-MPUDs shall be constructed and designed to the vehicular design speed standards provided in Table 1 and shall promote the safety of pedestrians and bicyclists. Traffic calming measures, such as meandering streets, that modify vehicle speeds and support the rural character may be used to promote the pedestrian orientation within CS MPUDs and are encouraged as an alternative to traditional traffic calming methods.

522.8. MUTRM-MPUD

A. Intent and Purpose

The intent of a MUTRM-MPUD, or a Mixed-Use Trip Reduction Measures MPUD, is to promote a connected, mixed-use compact development pattern that incorporates multimodal opportunities. The purpose is to reduce automobile dependency and Vehicle Miles Traveled (VMT) through this form of development.

B. Requirements

A MUTRM-MPUD shall be reviewed in accordance with this Code, Section 901.13, Mixed-Use Trip Reduction Measures (MUTRM).