

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of County
Commissioners

DATE: 11/6/14 FILE: PDD15-7103

THRU: Don Rosenthal, M.B.A.
Assistant County Administrator
(Development Services)

SUBJECT: Epperson Ranch South
MPUD Master Planned Unit
Development -
BCC: 11/05/14, 1:30 p.m., DC
Recommendation: Approval
with Conditions
No Funding Required

FROM: Carol B. Clarke, AICP
Zoning Administrator/Assistant
Planning and Development
Administrator

STAFF: Corelynn Burns
Planner II

REFERENCES: Land Development Code,
Section 522, Master
Planned Unit Develop-
ment District; Section
901.2.K, Transportation
Corridor Management -
Waivers/Variances;
Comm. Dist. 1

It is recommended that the data presented herein be given formal consideration by the Board of County Commissioners (BCC).

DESCRIPTION AND CONDITIONS:

Proposed is a rezoning request for a change in zoning from an MPUD (Master Planned Unit Development) District to an MPUD to allow a total of 1,516 single-family detached, villas, townhomes, and multiple-family units on 589.3 acres, m.o.l.

Additionally, the applicant/developer sought approval from the Development Review Committee (DRC) for a variance from Section 901.2, Transportation – Corridor Management, which if granted, would alleviate the applicant/developer of Epperson Ranch South MPUD from providing the required amount of right-of-way for Overpass Road which is 166 feet. The applicant is requesting a reduction to 128 feet.

This proposed development was previously a portion of the Epperson Ranch DRI. The DRI is currently undergoing abandonment concurrently with three separate MPUD rezonings.

Epperson Ranch South MPUD proposes 1,516 dwelling units on approximately 589.3 acres. The Epperson Ranch MPUD had approximately 1,638 units in this location. Although this is a decrease of 122 units in this area, overall, the total units in the three projects is being reduced

by 138 dwelling units. Additionally, Epperson Ranch South MPUD proposes new villa and triplex products not previously used in the Epperson Ranch MPUD/DRI.

The property is located on the west side of Curley Road (CR 577) extending to the eastern boundary of Section 33, with a portion extending north to Elam Road (Parcel ID Nos. 26-25-20-0000-00200-0040; 27-25-20-0000-00200-0030; 27-25-20-0000-00200-0040; 28-25-20-0000-00100-0010; 33-25-20-0000-00200-0010; 34-25-20-0000-00100-0000; 34-25-20-0000-00100-0010 (portion of); 34-25-20-0000-00100-0020 (portion of) 34-25-20-0000-00100-00A0; 35-25-20-0000-00300-0010 (portion of).

Commission District:	The Honorable Theodore J. Schrader
Project Name:	Epperson Ranch South MPUD
Applicant's Name:	Epperson Ranch, LLC.
Zoning District:	MPUD
Future Land Use Classification:	RES-3 (3du/ga)
Flood Zone:	"X"
Water/Sewage:	Pasco (Central)
Acreage:	589.3 acres, m.o.l.
No. of Dwelling Units:	1,516
Type of Dwelling Units:	Single-Family Detached/Single-Family Attached (Villas/Townhomes/Tri-Plex) and Multiple-Family
Access/Roads:	Public/Curley, Elam, and Overpass Roads

BACKGROUND:

1. On November 5, 2008, the Board of County Commissioners (BCC) adopted a Comprehensive Plan Amendment which allowed the applicants/developers to change the Future Land Use from RES-1 (Residential - 1 du/ga) and AG (Agricultural - 1 du/10 ga) to RES-3 (Residential - 3/du/ga) (CPAD258; Ordinance 08-46).
2. On November 8, 2008, the BCC approved a Development Agreement (DA) for the Epperson Ranch DRI, as recorded in OR Book 7972, Pages 295-363. The DA will be revoked with the abandonment of the Epperson Ranch DRI.
3. On July 14, 2009, the BCC approved a rezoning from A-C Agricultural and A-R Agricultural-Residential Districts to an MPUD Master Planned Unit Development District for Epperson Ranch (RZ Petition No. 6859).
4. On October 9, 2014, pursuant to Section 407.5.C of the Land Development Code (LDC) the DRC denied the applicant's request for a variance from Section 901.2.K, Transportation – Corridor Management, but recommended an alternative which, instead of reducing the entire right-of-way for Overpass Road, approved a reduction in right-of-way for a portion of Overpass Road from 166 feet to 128 feet, and the remainder from 166 feet to 152 feet.

FINDINGS OF FACT:

1. Presently, the subject site is characterized as agriculture land with three existing homesteads.

2. The surrounding zoning district/ current use/Future Land Use are as follows:

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
North:	Tyndall Road	Roadway	Roadway
South:	Elam Road/MPUD	Roadway/Epperson South	RES-3 (3 du/ga)
East:	Curley Road	Roadway	Roadway
West:	A-C (Agricultural)	Citrus Grove	AG (Agricultural 1du/10ga)

3. Previously, the subject property was part of the Epperson Ranch DRI/MPUD. A separate owner/developer is now the sole purchase contractor and the property will be developed pursuant to Epperson Ranch South MPUD approval. The remaining portions of the Epperson Ranch DRI/MPUD will be known as EPCO Ranch North MPUD and Epperson Ranch Town Center MPUD. Along with the rezoning applications, the Development of Regional Impact (DRI) will be abandoned.
4. The original Epperson Ranch MPUD allowed a total of 3,905 dwelling units that were a mix of single-family detached, single-family attached (townhouses and duplexes), and multi-family. The Epperson Ranch South MPUD has proposed 1,516 dwelling units with a mix of single-family detached and single-family attached (villas, tri-plex, and townhouses).
5. The proposed request is consistent with the Pasco County Land Development Code, Chapter 400, Subsection 402.2 Zoning Amendment – MPUD, and with the applicable provisions of the Pasco County Comprehensive Plan.

VARIANCE REQUEST (Action taken by DRC on 10-9-14):

Section 901.2, Transportation – Corridor Management

Applicant's Request:

The applicant is requesting relief from the requirement of providing the appropriate right-of-way for Overpass Road which is 166 feet. The applicant/developer is requesting a reduction of this right-of-way to 128 feet.

The Land Development Code (LDC), Subsection 901.2.K. states that:

K. Waivers/Variances

3. In addition to the relief allowed pursuant to Sections 901.2.I, the DRC shall have the authority to hear and decide variances from the strict requirements of Section 901.2. The DRC shall grant a variance from the terms or requirements of this Code, Section 901.2, when the DRC finds, based on the application submitted, and the substantial competent evidence presented at the public hearing, that the variance requested is the minimum necessary to alleviate or

address one or more of the following: **(The selected criteria are bolded)**

- a. The strict application of the land development regulation creates an unreasonable or unfair noneconomic hardship, or an inordinate burden, that was not created by the variance applicant;
- b. **The specific application of the land development regulation conflicts with an important Goal, Objective, or Policy of the Comprehensive Plan, or with the intent and purpose of another recently adopted land development regulation, that serves a greater public purpose;**

The applicant states:

“The applicant is requesting a variance to allow for a continuation of the reduced right-of-way for Overpass Road. An alternative standards request was approved on August 13, 2009, which allowed the reduction of that portion of Overpass Road that runs through the Promenade Town Center from 166 feet to 128 feet of right-of-way. The portion of Overpass Road west of Epperson Ranch South abutting Palm Cove has been constructed in 120 feet of right-of-way. The applicant would like to continue Overpass Road through Epperson Ranch South with 128 feet of right-of-way, tapering to match the 120 feet of right-of-way at the west property boundary.

“The current configuration of the right-of-way that connects Overpass Road to the west of the subject site will impact a 12.38 acre wetland. Reducing the right-of-way will also reduce the impact to the wetlands as required by the state and federal regulatory agencies”.

- c. The granting of the variance will provide a net economic benefit to the taxpayers of Pasco County, and is not in conflict with important Goals, Objectives, and Policies of the Comprehensive Plan;
- d. **The granting of the variance is necessary to achieve an innovative site or building design that furthers the goals, objectives and policies of the Comprehensive Plan;**

The applicant states:

“A reduced right-of-way width will be a continuation of the Overpass Road right-of-way through the Promenade Town Center and facilitate the utilization of golf carts as an alternative form of transportation between Epperson Ranch South and the Promenade Town Center. The reduction of the Overpass Road right-of-way width will create a smoother transition between the mixed uses of the Promenade Town Center and the residential uses in Epperson Ranch South.

Golf cart paths are planned throughout Epperson Ranch South and may be included in a Bicycle and Pedestrian Plan. A narrower right-of-way width will allow for safer travel paths and crossings for pedestrians and golf carts”.

- e. The intent and purpose of the land development regulation, and related land development regulations and Comprehensive Plan provisions, is met or exceeded through an improved or alternate technology or design;
- f. The granting of the variance is necessary to protect the public health, safety or welfare; or
- g. **The variance is necessary to comply with State or Federal law.**

The applicant states:

“The reduction of the right-of-way width is in response to existing environmental conditions and two currently adopted development approvals on either end of the portion of Overpass Road to be built through the subject property.

“The current configuration of the right-of-way that connects Overpass Road to the west of the subject site will impact a 12.38 acre wetland. Reducing the right-of-way will also reduce the impact to the wetlands as required by the state and federal regulatory agencies.

“The federal regulatory process requires the minimization of any proposed impact to wetlands. The variance requested is consistent with the balance of minimization of impact and vehicular safety utilizing an arterial roadway. The variance requested for minimization of wetland impact will be required to create a permittable application for development approval to the US Army Corps of Engineers”.

Staff Analysis:

Staff has reviewed the applicant's request and finds the following:

Epperson South Main Entrance to Town Center Boundary:

Per the application for variance, the applicant has indicated a desire to utilize “golf carts as an alternative form of transportation between Epperson Ranch South and the Promenade Town Center.” They further indicate that the reduction in “right-of-way width will allow for safer travel paths and crossings for pedestrians and golf carts.” While staff agrees that a reduction in right-of-way is typically safer for pedestrians, the Comprehensive Plan also indicates that the Town Center land use is intended to “promote employment opportunities near residential areas, to encourage flexible and creative design, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure”. Based on discussions with the applicant, staff understands that the amenities adjacent to the town center boundary are expected to support the intent of the Town Center land use, and will be interconnected with the Promenade Town

Center. As such, staff supports a reduction in right-of-way width to 128 feet for the eastern portion of Overpass Road, from the Epperson South main entrance (Driveway B and D as indicated on the master plan) to the western boundary of the Town Center.

Existing Terminus of Overpass Road to Epperson South Main Entrance:

The applicant has asked for a “variance to allow for a continuation of the reduced right-of-way for Overpass Road”. Further, the applicant states that “the portion of Overpass Road west of Epperson Ranch South abutting Palm Cove has been constructed in 120 feet of right-of-way”. While this statement is partially correct, it does not account for the fact that the 10 foot sidewalk was only partially constructed within the right-of-way (approximately ½ of the sidewalk is outside the existing 120 foot right-of-way) or that there was an additional 23 feet of right-of-way on the south side that Palm Cove was required to dedicate. Furthermore, on the north side of Overpass Road is County property which was developed with a reservoir. On this property, the County has plans to construct an 8 foot trail meandering along Overpass Road (outside the existing 120 foot right-of-way). At the existing terminus of Overpass Road, where Epperson would tie in, the multi-use path would be constructed right up against the northern right-of-way line. As a result, combining the 23 feet of future right-of-way dedication from Palm Cove, the existing 120 feet of right-of-way, the planned 8 foot trail, and one foot on the back of the sidewalk, for maintenance, results in 152 feet. Staff recommends a reduction in the right-of-way from the western property line (at the existing Overpass Road terminus) to the Epperson Ranch main entrance, to 152 feet.

The applicant also indicated that the extension of Overpass Road within their site would impact a wetland, and that “reducing the right-of-way, will also reduce the impact to the wetlands as required by the state and federal regulatory agencies”. The PD&E for Overpass Road shows Overpass Road from the existing terminus to the western boundary of the Promenade Town Center was planned in 166 foot of right-of-way. The reduction in right-of-way to 152 feet, consistent with the existing terminus of Overpass Road, “will also reduce the impact to the wetlands as required by the state and federal regulatory agencies”.

VARIANCE REQUEST RECOMMENDATION:

Staff recommended denial of the request to reduce the entire right-of-way for Overpass Road to 128 feet, but recommended a reduction to 128 feet for approximately 3,000 feet of Overpass Road (from Epperson South main entrance to Curley Road). The remainder of Overpass Road from the Epperson South main entrance to the western boundary is recommended for approval of a reduction to 152 feet.

ALTERNATIVES AND ANALYSIS:

1. Approve the rezoning request with the attached conditions.
2. Deny the rezoning request.
3. Recommend an alternative course of action.

RECOMMENDATION AND FUNDING:

The Planning and Development Department recommends that the BCC approve Alternative No. 1 and,

- Authorize the Chairman to sign and execute four original Resolutions, and
- Direct the Board Records Department to retain one original Resolution, and distribute the other three as follows:
 - Planning and Development Department
Attention: Carol B. Clarke, AICP, Zoning Administrator/Assistant
Planning and Development Administrator
 - Pasco County Property Appraiser
Attention: Vicki Lewis, Senior Land Records Analyst
 - Joel Tew, Esquire
2999 Palm Harbor Blvd., Suite A
Palm Harbor, FL 34683

No Funding Required.

ATTACHMENTS:

- 1a. Aerial - Location Map
- 1b. Zoning – Location Map
2. Resolution
3. Exhibit A, B and C

DEVELOPMENT REVIEW COMMITTEE ACTION: (10-9-14)

Approved Staff Recommendation With Revised Conditions:

16. In addition, the developer shall, at no cost to Pasco County, provide sufficient drainage/retention, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned (i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan) improvements of Elam Road and Curley Road within the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of the Stormwater Management Master Plan review for the portion(s) of the project adjacent to Elam Road and Curley Road, and this paragraph of this condition shall expire after such stormwater management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

49 20 The developer shall design and permit, at no cost to Pasco County, Overpass Road as an arterial six (6) lane divided urban roadway within the required 128-foot right-of-way and the 152-foot right-of-way, as applicable per condition number 13 above, including all roadway appurtenances needed for the ultimate six-lanes. Prior to the record plat of the 607th dwelling unit, or by December 31, 2021, whichever occurs first, the developer shall construct, (or cause to be constructed), at no cost to Pasco County, the first two ~~outside~~ **inside** lanes of Overpass Road from Curley Road to the existing terminus of Overpass Road west of the Epperson Ranch South MPUD, except for any portions of such roadway that have already been constructed by others, including the necessary drainage/retention, wetland, and floodplain mitigation facilities, to accommodate the ultimate six-lane roadway and any bicycle and/or pedestrian facilities.

BOARD OF COUNTY COMMISSIONERS ACTION: (11/5/14)

Approved Staff Recommendation With Amended Conditions:

~~15. Subject to the provisions of the LDC, Section 901.2.J. (Transportation Corridor Management; Dedication Rough Proportionality) the developer shall convey, at no cost to the County, 73 feet of right-of-way from the centerline of construction of Curley Road, outside the limits of the Promenade Town Center (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).~~

**EPPERSON RANCH SOUTH
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7103**

Master Development Plans

1. Development shall be in accordance with the application, plans, and information submitted February 27, 2014; June 4, 2014; October 3, 2014 and the Land Development Code (LDC) unless otherwise stipulated or modified herein.

Open Space/Buffering

2. Prior to commencement of any construction/development for each phase or increment of development, the developer or master developer shall:
 - a. If construction commences in nesting season, preconstruction breeding surveys shall be conducted at all appropriate/suitable wetlands for the Florida sandhill crane. If such areas are found, conservation and mitigation measures shall be compiled in cooperation with the Florida Fish and Wildlife Conservation Commission (FFWCC) and the County Biologist.
 - b. Preconstruction surveys for Sherman's fox squirrels shall be conducted during their breeding seasons (May to August and November through January). If nests are found, the FFWCC and the County Biologist shall be contacted for review and consultation to determine appropriate preconstruction conservation and mitigation measures.
 - c. Preconstruction surveys shall be conducted for southeastern American kestrels. If any are found, preservation and mitigation measures shall be proposed for impacts to habitats potentially utilized by southeastern American kestrels. All survey and habitat delineation methods as well as associated mitigation requirements should follow procedures as described in "Ecology and habitat protection needs of the southeastern American kestrel (*Falco sparverius paulus*) on large-scale development sites in Florida" (Stys, B. 1993, Florida Game and Fresh Water Fish Commission, Nongame Wildlife Program, Technical Report No. 13). FFWCC and the Pasco County Biologist shall be contacted for review and consultation.
 - d. If any other listed species are observed on-site during construction activities all construction activities shall cease immediately and the FFWCC and the County Biologist shall be contacted to determine conservation and mitigation measures.
3. A plan shall be prepared to address preservation and management during construction of any wood stork roosting area(s) or wood stork rookeries as required by the USFWS. If such areas are found, this information shall be compiled in coordination with the USFWS, the County Biologist, and FFWCC prior to issuance of the hard-copy Site Development Permit.



4. Prior to preliminary development plan/preliminary plan site plan approval the developer shall complete a Gopher Tortoise Survey in accordance with the FFWCC survey guidelines. A copy of this survey shall be sent to the PDD for further review and approval by the County Biologist and to the FFWCC.
5. Prior to the issuance of the hard-copy Site Development Permit, the applicant/developer shall submit a copy of any required permit and after action report issued by the FFWCC to the Planning and Development Department for the gopher tortoises, if applicable.
6. Prior to the issuance of the hard-copy Site Development Permit, the developer shall submit to the Planning and Development Department a copy of the Environmental Resource Permit.

Transportation/Circulation

Access Management

7. At each PDP/PSP approval, the Development Review Committee (DRC), County Engineer, or designee may also require further site specific intersection improvements. Intersection improvements shall be determined in accordance with the LDC and Access Management Standards as amended.
8. Prior to approval of the first record plat containing any of the following improvements, or where platting is not required, prior to approval of the first construction plan for the associated parcel or phase, the developer shall construct or bond in accordance with the LDC, the following site-access improvements, unless determined otherwise at the time of preliminary development plan review based on a subsequent access management analyses at the time of the associated preliminary development plan for that specific parcel or phase:
 - a. Curley Road and Residential Project Driveway A: Developer shall construct a full access connection to Project Driveway A with a northbound-to-westbound left-turn lane on Curley Road.
 - b. Overpass Road and Residential Project Driveway B/D: Developer shall construct a full access connection to Project Driveway B with an eastbound-to-southbound right-turn lane on Overpass Road.
 - c. Developer shall construct a full access connection to Project Driveway D with an eastbound-to-northbound left-turn lane on Overpass Road.
 - d. Overpass Road and Project Driveway C: Developer shall construct a full access connection to Project Driveway C and an eastbound-to-southbound right-turn lane on Overpass Road.
 - e. Elam Road and Project Driveway E: Developer shall construct a full access connection to Project Driveway E and an eastbound-to-southbound right-turn lane on Elam Road.



9. All roads that will be used to access public-purpose sites, such as public school, park, library, and fire/rescue sites (as determined by the School Board, Parks and Recreation Department, Libraries Services Department, Emergency Services Department, or DRC, as applicable) shall be public roadways and constructed in accordance with applicable County/FDOT design, construction, and signage standards; e.g., F.S. 316, and *Manual of Uniform Traffic Control Devices* standards. Such roadways shall be deeded in fee simple to the County or FDOT, as applicable, prior to or concurrent with the first record plat containing such roadways, or where no record plat is required prior to or concurrent with the issuance of the first CO for a building utilizing such roadways.
10. Major internal roadways and all access point locations, type, and design for individual residential parcels from major internal roadways are conceptually shown on the MPUD Master Plan and shall be finalized at the time of PDP/PSP review and approval in accordance with the LDC; Access Management Standards, as amended.
11. Any gates located within gated communities shall be setback sufficiently in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary development plan or preliminary site plan review. All entrances accessed by key or electronically coded systems shall be equipped with a system approved by the Emergency Services Director to allow fire or other emergency vehicles immediate access to the development. Upon replacement of any existing gated system, the replacement shall be equipped with a system acceptable to Pasco County. In addition, the access lane widths and clearance between fixed structures shall be a minimum of 15 feet in width.

Dedication of Right-of-Way

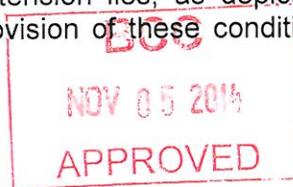
12. Unless otherwise determined at the PDP/PSP review, streets may be private but shall be constructed to County standards. In case of private streets, dedication and maintenance shall be the responsibility of a Homeowner's Association or CDD. Pasco County will not be responsible for the maintenance of any private streets.
13. Subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality) the developer shall convey, at no cost to the County, 67.5 feet of right-of-way from the centerline of construction of Elam Road (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).
14. Subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality) the developer shall convey, at no cost to the County, a total of 128 feet of right-of-way for Overpass Road from the western right-of-way line of Curley Road, going west to Station 55+00 (approximately 3,000 feet) as referenced on the Phase 1 construction plans for Overpass Road, and 152 feet of right-of-way from that point to Epperson Ranch South MPUD's western boundary, in an alignment as generally depicted on the approved master plan, or in accordance with the approved PD & E, whichever would apply.

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all



impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of Overpass Road within the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Overpass Road, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

15. In addition, the developer shall, at no cost to Pasco County, provide sufficient drainage/retention, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned (i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan) improvements of Elam Road and Curley Road within the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of the Stormwater Management Master Plan review for the portion(s) of the project adjacent to Elam Road and Curley Road, and this paragraph of this condition shall expire after such stormwater management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.
16. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), the applicant/owner, and successors and assigns (a) agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC.
17. The County has finalized the Route Study for the McKendree Road Extension (the "McKendree Extension"), which shows that a small portion of such McKendree Extension runs through the Project. Therefore, subject to the transportation mobility fee credits provided below, the developer shall donate and convey at no cost to Pasco County 166 feet of right-of-way (unless otherwise approved by the County) for the portions of the Project on which the McKendree Extension lies, as depicted on the approved Master Plan. Notwithstanding any other provision of these conditions to the



contrary, any dedications to be made by developer pursuant to this condition shall be mobility fee creditable (for the roadway and bicycle/pedestrian portions of the mobility fees paid to the County from the development of the Project, and not the transit, SIS, or administrative portions of the mobility fees paid to the County from the development of Project) in accordance with Section 1302 of the LDC. Such mobility fee credits once established, shall be placed into an account maintained by the County and entitled the "Epperson Ranch South Paid Fee Account". Developer may be entitled to mobility fee credits for construction or improvements undertaken by Developer for McKendree Road if a separate development agreement is entered into between developer and the County that authorizes such credits.

Design/Construction Specifications

18. The developer shall provide an internal roadway access from its adjacent residential development to the school site. Further, a pedestrian interconnect shall be required from the parcel to the east of the proposed school site, west to EPCO Ranch North MPUD's Parcel B.
19. The developer shall design and permit, at no cost to Pasco County, Overpass Road as an arterial six (6) lane divided urban roadway within the required 128-foot right-of-way and the 152-foot right-of-way, as applicable per condition number 13 above, including all roadway appurtenances needed for the ultimate six-lanes. Prior to the record plat of the 607th dwelling unit, or by December 31, 2021, whichever occurs first, the developer shall construct, (or cause to be constructed), at no cost to Pasco County, the first two inside lanes of Overpass Road from Curley Road to the existing terminus of Overpass Road west of the Epperson Ranch South MPUD, except for any portions of such roadway that have already been constructed by others, including the necessary drainage/retention, wetland, and floodplain mitigation facilities, to accommodate the ultimate six-lane roadway and any bicycle and/or pedestrian facilities.

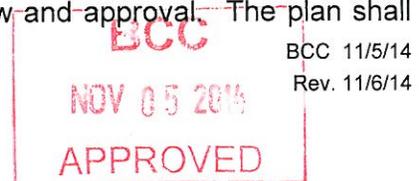
The County shall have the right to require specific deadlines for completion of construction for any portion of Overpass Road required to provide safe access to any increment at the time of PDP/PSP review and approval.

Nothing in this section shall prohibit the applicant/developer from seeking a time extension subject to approval by the DRC and BCC.

20. In conjunction with the construction of the applicable segment of Overpass Road, and pursuant to condition of approval number 18, the developer shall construct or bond in accordance with the LDC, a full access connection to Overpass Road including the following improvements:
 - a. Northbound-to-westbound left-turn lane on Curley Road with a total length of 455 feet.
 - b. Southbound-to-westbound right-turn lane on Curley Road with a total length of 430 feet.
 - c. Eastbound –to-northbound left-turn lane on Overpass Road with a total length of 230 feet.



- d. Eastbound-to-southbound right-turn lane on Overpass Road with a total length of 180 feet.
21. Developer shall perform a signal warrant analysis for the signal defined herein, upon development exceeding 600 single family residential units within Epperson Ranch South development. Developer shall be responsible, in conjunction with the developer(s) of EPCO Ranch North MPUD (collectively, with its successors and assigns) for the installation of a traffic signal at the intersection of Overpass Road and Boyette Road (the "Signal") when warranted by MUTCD criteria, or prior to the last record plat for Epperson Ranch South MPUD, whichever occurs first. At such time, Developer shall, at its election, either (a) install the Signal subject to reimbursement in the amount equal to fifty percent (50%) of the cost of the Signal from EPCO Ranch North MPUD (or the County if EPCO Ranch North has paid its proportionate share to the County in accordance herewith and its applicable conditions of approval) or (b) pay the County an amount equal to fifty percent (50%) of the cost of the Signal, which represents Developer's proportionate share of the Signal. Notwithstanding the foregoing, the requirements of this condition shall only be effective and applicable to developer in the absence of a private agreement between the developers of the EPCO Ranch North MPUD, and Epperson Ranch South MPUD that requires one or more of the developers of such projects to construct all of the improvements required by this condition.
22. Prior to approval of the preliminary plan or record plat, or building permit where no record plat is required, for more than 1,768 single-family residential dwelling units, or the equivalent in gross p.m. peak hour trips in Epperson Ranch South MPUD, Epperson Town Center MPUD and EPCO Ranch North MPUD, or in some combination thereof, or prior to the last record plat in Epperson Ranch South MPUD, whichever occurs first, the Epperson Ranch South MPUD developer, collectively with Epperson Ranch Town Center MPUD, shall conduct a Signal Warrant Analysis for the intersection of Curley Road and Overpass Road. If the Signal Warrant Analysis determines that a signal is warranted, the developers of Epperson Ranch South MPUD and Epperson Town Center MPUD shall design, permit and install the signal and pay for the signal based on the percentage of each project's traffic utilizing the intersection. If the developers are unable to collectively design, permit and install the signal, or the signal is not warranted prior to the last record plat, then each developer shall pay its respective fair share of the signal to the County so that the County can install the signal, or cause others to install the signal. Epperson Ranch South MPUD will be responsible for 45 percent, and Epperson Ranch Town Center MPUD 55 percent. Notwithstanding the foregoing, the above percentage allocation requirements of this condition shall only be effective and applicable to developer in the absence of a private agreement between the developers of the Epperson Ranch Town Center MPUD and Epperson Ranch South MPUD that requires one or more of the developers of such projects to construct the improvements required by this condition.
23. Except as otherwise authorized by the Epperson Ranch South MPUD prior to final record plat approval for residential, or where platting is not required, prior to the issuance of any Building Permits occurring after December 31, 2025, the developer shall submit an updated timing and phasing analysis utilizing a methodology approved by Pasco County. The County may impose additional conditions based upon the updated traffic study as approved by Pasco County.
24. Prior to the first PDP/PSP submittal, the developer may submit a Master Roadway Plan to the Planning and Development Department for review and approval. The plan shall



include, at a minimum, right-of-way widths, roadway cross sections, number of lanes, intersection geometry, phasing, design speed, internal access points, required interconnects, and alignment for major County collector and arterial roadways within the MPUD .

25. The developer may submit an overall pedestrian/bike path plan to the Planning and Development Department for review and approval prior to approval of the first PDP/PSP, which provides a path circulation in accordance with the Pasco County LDC as amended or an alternative method acceptable to the DRC and in compliance with the handicapped provisions of F.S. 336.045 or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required. The pedestrian/bike path plan may include golf cart access including potential golf cart crossings.
26. The developer shall comply with applicable County and Pasco County Public Transportation requirements to accommodate mass transit service for the Project by providing the right-of-way and/or facilities as determined with the associated PDP/PSP for that parcel/phase of development. The applicant/developer and/or its successors agree to maintain any required transit-accommodation facilities in good, working condition as determined by the PCPT and further agree to assume all liability, including obtaining additional insurance if necessary, for the transit-accommodation facilities. The applicant/developer and its successors shall not refuse the PCPT, or any other transit authority, or any of its users/patrons access to such facilities.
27. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD, that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:
 - a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
 - b. No debt or obligation of such CDD shall constitute a burden on any Public Property.
28. Unless otherwise approved by the DRC or as otherwise approved pursuant to the Promenade Town Center Master Plan as may be amended, the applicants/developers shall be responsible for designing and constructing all necessary public infrastructure within the Epperson Ranch Town Center MPUD portion of the Promenade Town Center Master Plan including all road intersections, and utility improvements, in accordance with the Promenade Town Center conditions of approval.

Utilities/Drainage/Water Service/Wastewater Disposal

29. A revised Utilities Service Plan (f/k/a Master Utility Plan for the entire development) shall be submitted to the Utilities Services Branch for review and approval prior to or

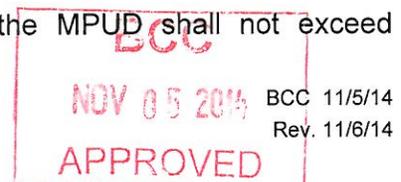


concurrent with the submittal of the first construction plan/construction site plan. This utility plan shall minimally show the following:

- a. Trunk sewer lines and lift stations
 - b. Main potable water lines and non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.
 - d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase as applicable.
 - e. The Utility Service Plan shall be presented in a written format in conformance with the Utilities Service Plan guidelines implemented by the Utilities Services Branch. Prior to the first construction plan approval, the developer and the County shall enter into a Utilities Service Agreement.
30. The developer shall construct all water and wastewater facilities within the development to current Pasco County standards. A complete set of instructions may be obtained from the Utilities Services Branch.
31. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer/owner and its successors and assigns agree to the following:
- a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the developer/owner shall transfer to Pasco County any and all Water Use Permits or water-use rights the developer/owner may have to use or consume surface or ground water within Pasco County.
 - b. Prior to the developer/owner selling water, Water Use Permits, or water-use rights, the developer/owner shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Land Use

32. The project is approved for 1,516 residential units, which may be a variety of product types such as; single family detached and attached units (townhouses; villas; and triplexes) and/or multi-family units. The residential design standards are as designated on the approved master plan which provides flexibility so as to promote a variety of housing products. Moreover, the foregoing variety of products may be in a conventional or traditional neighborhood design (TND) concept in various phases/portions of the project, subject to PDP/construction plan approval for each specific neighborhood location. The available range of potential lot sizes and setback requirements for the various potential housing products are depicted on the approved master plan and Epperson Ranch South Product Type Schedule attached hereto as Exhibit A.
33. The total aggregate number of dwelling units within the MPUD shall not exceed 1,516 units.



- 34. Recreation-center development standards shall utilize the same setbacks as the surrounding development.
- 35. The developer may designate, on the PDP for any residential village or parcel increment, a site or sites which do not exceed a total of two acres to be used for recreational vehicle storage for the exclusive use of Epperson Ranch South and Epperson Town Center residents. Such site(s) shall have appropriate landscape buffering in compliance with the LDC, Section 905.2, as amended. The site(s) must obtain site plan approval prior to development and be owned by the HOA or CDD.
- 36. Interim silvicultural and/or agricultural activities shall be permitted until commencement of site development for that portion of the proposed development. Seasonal temporary uses pursuant to Section 530.9 LDC may be allowed pursuant to the County's Miscellaneous Permit Process for temporary events, and subsequent approval.

Education Facility

Payment of Impact Fees

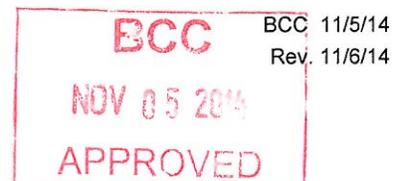
- 37. The developer shall pay school impact fees for the impacts of the residential component of the MPUD to the District School Board of Pasco County (School Board) in accordance with the terms of the School Impact Fee Ordinance, No. 01-06, adopted February 27, 2001, as amended.

School Concurrency

- 38. The developer shall be required to comply with all applicable provisions of the adopted School Concurrency Ordinance and the requirements to provide for school capacity as mandated.

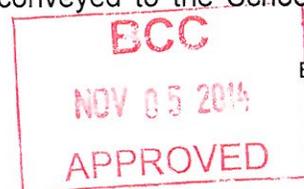
Potential Conveyance of Land

- 39. The Developer shall convey at no cost to the School District, other than the credits hereinafter described, land for one-half (1/2) of the school site (11 acres total from Developer) proposed to serve the Epperson Ranch South MPUD and surrounding developments (School Site). The Developer of EPCO Ranch North will be required by the County and/or School District to provide the remaining land abutting Epperson Ranch South's school site location, as necessary to accommodate the remainder of the total School Site.
 - a. The total School Site shall accommodate an elementary school, adjacent to Elam Road and as depicted on the approved master plan. The School Site shall be a total minimum of twenty-two (22) acres of contiguous, developable uplands and the School District shall assume responsibility for the construction and maintenance of stormwater/drainage within such twenty-two (22) acre area. Wetlands, wetland buffers, and jurisdictional buffers shall not be eligible to be counted toward the required acreage for the foregoing conveyances. Ditches, rivers, or other water boundaries that would preclude development shall also not be eligible to be counted toward the required acreage(s) for the foregoing conveyances.
 - b. Epperson Ranch South MPUD's portion of the School Site shall be conveyed to the School District prior to issuance of a building permit for the 500th residential



dwelling unit within Epperson Ranch South MPUD, unless otherwise required by the School District to commence school site construction at an earlier date. The Developer shall provide the School District with a legal description, sketch, and all other conveyance documents, as required by the School District for such School Site, within thirty (30) days after notice of such required conveyance. All conveyances shall be in a form acceptable to the School District, be free and clear of all liens, be exempt from boundaries of all special districts, and be exempt from all covenants and deed restrictions.

- c. The Developer shall provide all off-site infrastructure as applicable, including but not limited to access roads, sidewalks, intersection improvements, stormwater drainage and utilities (including but not limited to potable water, sewer, electric, cable, and telephone) in accordance with the LDC, and where applicable, the Utility Services Plan to the proposed entrance to the School Site; all such connections shall be brought to the physical boundaries of such site such that no additional jack-and-bore work will be required under any access roads. The School District shall provide the Developer a minimum six (6) month written notice regarding commencement of construction; whereupon the Developer shall cooperate with the School District to provide both temporary construction water and temporary construction access to the boundaries of the school site. Notwithstanding the foregoing, the obligation to provide the infrastructure to the school site shall remain the obligation of the Developer and/or School District, and the County shall have no responsibility to provide such infrastructure.
- d. Access to the school site shall be consistent with the study prepared by Volkert and Associates, Inc. "School Related Traffic Impact Study – Traffic Related Guidelines to Assist with School Site Selection for Public Schools in Pasco County" dated October 1, 2008.
- e. Landscape buffers shall be provided along all County collector roadways in accordance with the Land Development Code as amended.
- f. If a roadway conveyance or if the School Site conveyance creates a strip of land between the proposed access roads and the School Site, the Developer shall be required to adjust or provide additional conveyances as requested by, and at no cost to, the School District.
- g. To the extent necessary, the School District shall provide all necessary consents, easements, approvals, or other permit applications requested by the Developer that are necessary for the Developer to provide roadway, potable water, sewer, and drainage facilities required by this condition.
- h. The Developer shall receive credit against School Impact Fees and concurrency requirements for the foregoing conveyance in the amount of 115 percent of the Pasco County Property Appraiser's value at the time of conveyance if such conveyance shall occur within 120 days of this MPUD approval date. Should the conveyance occur after 120 days of the MPUD approval date, the Developer shall receive said credits for the foregoing conveyance in the amount of 115 percent of the Pasco County Property Appraiser's value at the time of conveyance and which shall not exceed Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) per upland acre actually conveyed to the School District.



Said credits shall not begin to accrue until such conveyance is complete. The credit shall be based on eleven (11) acres or the actual acreage conveyed.

- i. Any request(s) by the Developer to change any of the Developer's deadlines pursuant to this section must be approved by the School District and the DRC or Board of County Commissioners no later than one (1) year in advance of the deadline.

Procedures

- 40. A disclosure statement regarding the construction of all major future roadways abutting and through the MPUD shall be included in all sales contracts for residential sales with the MPUD. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.
- 41. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or where record platting is not required, then construction site plan/construction plan approval, or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.
- 42. Unless otherwise approved by the Emergency Services Director, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Emergency Services Director has received such a petition.
- 43. A preliminary plan/preliminary site plan must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. The maximum density and intensity of each increment shall not exceed the limits shown on the approved MPUD Master Planned Unit Development Plan. A preliminary site plan must also be approved for each multifamily (non-fee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.
- 44. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received PDP/PSP approval, construction plan/construction site plan approval, and/or record plat approval.
- 45. If a preliminary plan or preliminary site plan for the entire MPUD is not submitted and approved by December 31, 2030 (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and Land Development Code in effect at that time.



46. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the BCC approved document is completed (including notarization) and received by the Planning and Development Department **after the BCC action**.
47. All conditions of this MPUD Master Planned Unit Development approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD Master Planned Unit Development approval shall be suspended until such time that the BCC modifies the MPUD Master Planned Unit Development conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) any of the Project's entitlements for which a complete application has been submitted, or approval has been received, for a preliminary development plan, preliminary site plan, construction plans, final plat, Building Permit, or CO; or 2) any MPUD Master Planned Unit Development mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD Master Planned Unit Development or the MPUD Master Planned Unit Development Conditions of Approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD Master Planned Unit Development approval under any circumstances. Notwithstanding the foregoing, the MPUD shall not be suspended as to certain lands within the MPUD if the developer for such lands agrees to abide by all of the provisions of the MPUD until an amendment is adopted to modify the MPUD in order to address the illegal or invalid provision. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this MPUD and the challenged portion is subsequently declared illegal or invalid, the MPUD shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause or provision of this MPUD is declared illegal or invalid as the result of a third party challenge, the Master Developer shall cooperate with the County to amend this MPUD to address the portion which has been declared invalid or illegal.
48. This MPUD rezoning order and its effectiveness as to the subject property are contingent upon the Pasco County Board of County Commissioners adopting, simultaneously with the approval of this MPUD, an order pursuant to that certain Application for Abandonment of a Development of Regional Impact for the DRI ("Abandonment Application") filed in accordance with Section 380.06(26), F.S., on December 7, 2012 by Epperson Ranch, LLC (and joined by the other landowners within the DRI, as hereinafter defined) to (a) abandon the Epperson Ranch Development of Regional Impact, DRI No. 258 (the "DRI"), (b) terminate and rescind that certain Amended and Restated Development Order for the DRI dated November 3, 2009 approved pursuant to Pasco County Resolution No. 10-54 (the "DO") and (c) terminate and rescind that certain Amended and Restated Development Agreement between Pasco County and Epperson Ranch, LLC for the DRI approved by the Board of County Commissioners on November 5, 2008 and recorded at Official Records Book 8233, Page 655 of the Public Records of Pasco County, Florida (the "DA"), subject to no appeals being filed within 30 days of the BCC approval of the Abandonment application,



or if any such appeals having been timely filed, the same have been settled or otherwise disposed of in a final form (with prejudice) on terms and conditions acceptable to Epperson Ranch, LLC and the other landowners within the DRI, such that the subject property is no longer bound by the DRI, the DO or the DA, and may be used for the uses and entitlements created by this MPUD.

OWNER'S/DEVELOPER'S ACKNOWLEDGMENT:

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

(Date)

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

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

My commission expires:

(Date) Notary Public, State of _____ at Large



Epperson Ranch South Residential Product Type (See Pages L-705 through L-710 for detailed sketches)

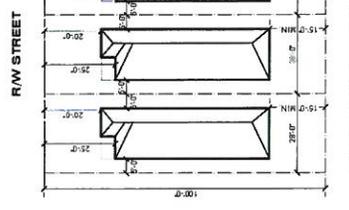
Product Type	Minimum Width	Conventional Front Access Product Setbacks						Alley Access Product Setbacks							
		Minimum Side Setbacks 0 feet / 10 feet	Minimum Side Setbacks 5 feet / 15 feet	Minimum Side Setbacks 7.5 feet / 7.5 feet	Minimum Side Setbacks 10 feet / 10 feet	Front Setback 20 Feet/ 25 feet Garage	Front Setback 10 feet	Rear Setback 15 Feet	Rear Setback 10 Feet	Minimum Side Setbacks 0 feet / 10 feet	Minimum Side Setbacks 5 feet / 5 feet	Minimum Side Setbacks 10 feet / 10 feet	Front Setback 10 Feet	Rear Setback 4 Feet	Rear Setback Zero Feet
SF Detached	28	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	35	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	40	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	45	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	50	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	55	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	60	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	65	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Detached	75	YES	N/A	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Attached Villas	32	YES	N/A	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES	YES	YES	N/A
SF Attached Villas	50	YES	N/A	YES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES	YES	YES	N/A
SF Attached Triplex	28	YES	N/A	YES	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	YES	N/A
SF Attached Townhome	16	YES	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	N/A	YES	YES
Multi-Family	N/A	YES	N/A	N/A	YES	N/A	YES	N/A	YES	N/A	YES	YES	N/A	YES	YES

A) Single-Family detached from yard setback: On corner lots where there is more than one front, one front-yard setback may be reduced to not less than 1.0 feet.
 B) Maximum Lot Coverage, includes principal and accessory structure.
 C) Maximum lot coverage for single-family detached units is 80%.
 D) Maximum lot coverage for single-family units is 90%.
 E) Single-Family attached (Triplex, Townhomes, and Villas) and Multi-Family Homes. Land Considered for the neighborhood park requirements or used for stormwater retention/direction shall be a minimum of 20 feet from the rear of the structure and a minimum of 20 feet from side of the structure.
 F) The use of 5-foot side setbacks must be in compliance with the LDC Section 902.2.K.2.b; otherwise, minimum side yard setback shall not be less than 7.5 feet.
 G) For single-family detached zero-lot-line products, the developer shall provide a minimum 6 foot side yard maintenance easement on the adjacent lot side for maintenance purposes.
 H) The total aggregate number of dwelling units for Epperson Ranch South shall not exceed 1,516 units.

Exhibit A

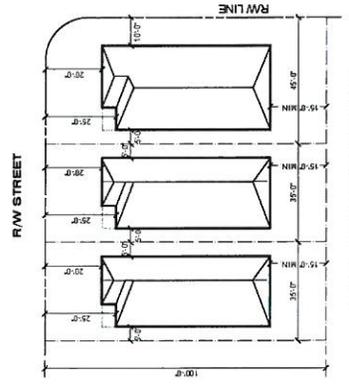


PROJECT: SOUTH MPUD ZONING PLAN FOR EPPERSON RANCH, LLC. DATE: 05/20/14. DRAWING NO: L-705. SHEET NO: 1 OF 1.



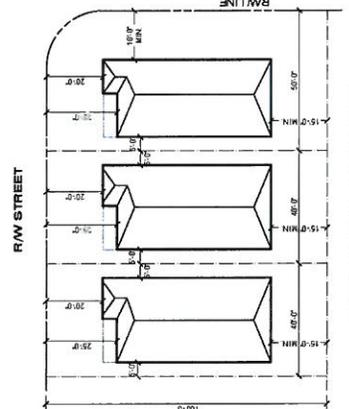
**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
28X100' LOT (2,800 SF)**

- GENERAL NOTES:
1. MAXIMUM NUMBER OF UNITS PER LOT IS TWO.
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%.
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARK REQUIREMENT IS 20% OF THE TOTAL LOT AREA.
 4. ON CORNER LOTS, THERE IS MORE THAN ONE FRONT, ONE FRONT YARD SETBACK MAY BE REDUCED TO 10 FEET.



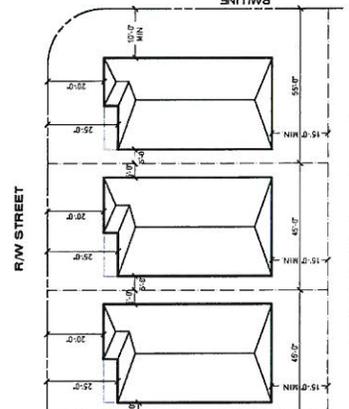
**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
35X100' LOT (3,500 SF)**

- GENERAL NOTES:
1. MAXIMUM NUMBER OF UNITS PER LOT IS TWO.
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%.
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARK REQUIREMENT IS 20% OF THE TOTAL LOT AREA.
 4. ON CORNER LOTS, THERE IS MORE THAN ONE FRONT, ONE FRONT YARD SETBACK MAY BE REDUCED TO 10 FEET.



**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
40X100' LOT (4,000 SF)**

- GENERAL NOTES:
1. MAXIMUM NUMBER OF UNITS PER LOT IS TWO.
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%.
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARK REQUIREMENT IS 20% OF THE TOTAL LOT AREA.
 4. ON CORNER LOTS, THERE IS MORE THAN ONE FRONT, ONE FRONT YARD SETBACK MAY BE REDUCED TO 10 FEET.



**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
45X100' LOT (4,500 SF)**

- GENERAL NOTES:
1. MAXIMUM NUMBER OF UNITS PER LOT IS TWO.
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%.
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARK REQUIREMENT IS 20% OF THE TOTAL LOT AREA.
 4. ON CORNER LOTS, THERE IS MORE THAN ONE FRONT, ONE FRONT YARD SETBACK MAY BE REDUCED TO 10 FEET.

Epperson Ranch South MPUD Zoning Plan
L-705-SINGLE FAMILY FRONT ACCESS PRODUCT

EPPERSON RANCH, LLC
Pasco County

SCALE: 1/4" = 1'-0"

DATE: 05/20/14

PROJECT: SOUTH MPUD ZONING PLAN FOR EPPERSON RANCH, LLC

SHEET: 1 OF 1

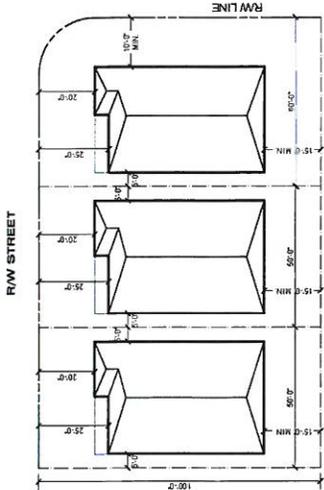
HEIDT DESIGN

1000 N. 10TH AVE. SUITE 100
PASCO, WA 99661
PHONE: (509) 325-1111
WWW.HEIDTDESIGN.COM

APPROVED

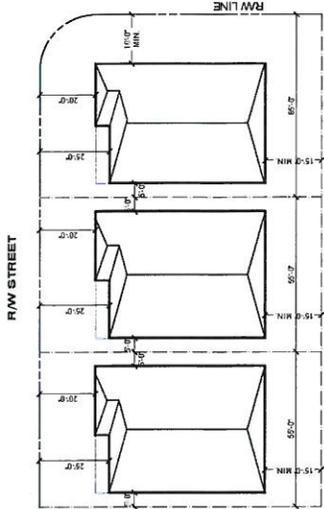
05/20/14

BCC



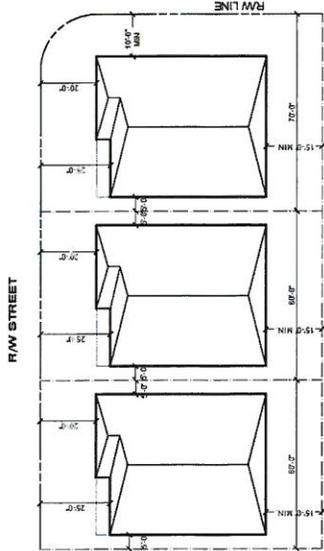
**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
500X100' LOT (5,000 SF)**

- GENERAL NOTES:
1. UNITS SHALL BE ORIENTED HORIZONTALLY AT THE FRONT BUILDING LINE
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARKING REQUIREMENTS OR USED FOR STORAGE OR OTHER PURPOSES SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15 FEET FROM THE SIDE OF THE LOT
 4. ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT, ONE FRONT-YARD SETBACK MAY BE REDUCED TO 10 FEET



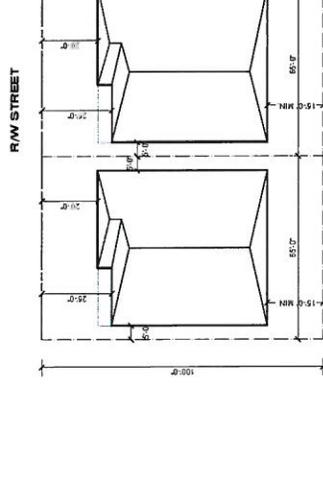
**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
55X100' LOT (5,500 SF)**

- GENERAL NOTES:
1. UNITS SHALL BE ORIENTED HORIZONTALLY AT THE FRONT BUILDING LINE
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARKING REQUIREMENTS OR USED FOR STORAGE OR OTHER PURPOSES SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15 FEET FROM THE SIDE OF THE LOT
 4. ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT, ONE FRONT-YARD SETBACK MAY BE REDUCED TO 10 FEET



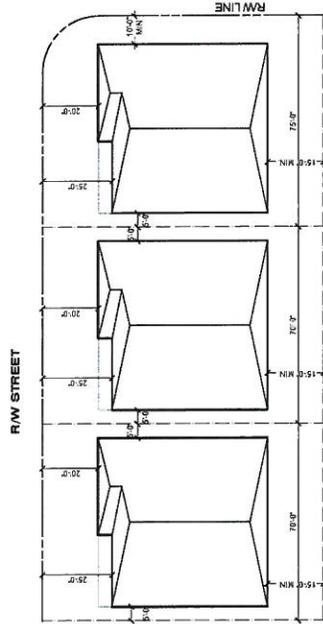
**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
60X100' LOT (6,000 SF)**

- GENERAL NOTES:
1. UNITS SHALL BE ORIENTED HORIZONTALLY AT THE FRONT BUILDING LINE
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARKING REQUIREMENTS OR USED FOR STORAGE OR OTHER PURPOSES SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15 FEET FROM THE SIDE OF THE LOT
 4. ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT, ONE FRONT-YARD SETBACK MAY BE REDUCED TO 10 FEET



**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
65X100' LOT (6,500 SF)**

- GENERAL NOTES:
1. UNITS SHALL BE ORIENTED HORIZONTALLY AT THE FRONT BUILDING LINE
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARKING REQUIREMENTS OR USED FOR STORAGE OR OTHER PURPOSES SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15 FEET FROM THE SIDE OF THE LOT
 4. ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT, ONE FRONT-YARD SETBACK MAY BE REDUCED TO 10 FEET



**TYPICAL BUILDING ARRANGEMENT
FRONT ACCESS
70X100' LOT (7,000 SF)**

- GENERAL NOTES:
1. UNITS SHALL BE ORIENTED HORIZONTALLY AT THE FRONT BUILDING LINE
 2. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY DETACHED UNITS IS 30%
 3. LAND CONSIDERED FOR THE NEIGHBORHOOD PARKING REQUIREMENTS OR USED FOR STORAGE OR OTHER PURPOSES SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15 FEET FROM THE SIDE OF THE LOT
 4. ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT, ONE FRONT-YARD SETBACK MAY BE REDUCED TO 10 FEET

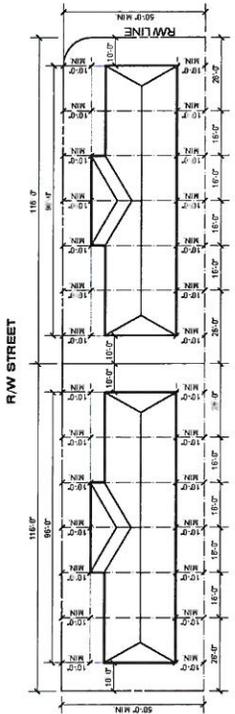


Epperson Ranch, South MPUD Zoning Plan
L-706 SINGLE FAMILY FRONT ACCESS PRODUCT

EPPEPERSON RANCH, LLC
Pasco County

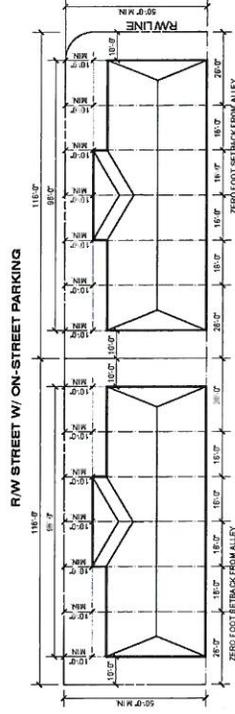
SCALE: 1" = 20'
DATE: 11/11/14
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT: SOUTH MPUD ZONING PLAN
PRODUCT: L-706 SINGLE FAMILY FRONT ACCESS PRODUCT

HEIDT DESIGN
ARCHITECTURAL & ENGINEERING
1000 W. 10TH AVE., SUITE 100
PASCO, WA 99661
PH: 509.325.1111
WWW.HEIDTDESIGN.COM



**TYPICAL BUILDING ARRANGEMENT
16X50' LOT (800 SF) TOWNHOME**

- GENERAL NOTES:
1. MINIMUM BUILDING COVERAGE SHALL BE 80%.
 2. ALL BUILDINGS SHALL BE 10 FEET HIGH.
 3. ALL CORNER LOTS SHALL BE A MINIMUM OF 18 FEET WIDER THAN THE STANDARD LOT WIDTH IN THAT BLOCK.



**TYPICAL BUILDING ARRANGEMENT
16X50' LOT (800 SF) TOWNHOME**

- GENERAL NOTES:
1. MINIMUM BUILDING COVERAGE SHALL BE 80%.
 2. THE REAR YARD SETBACK FOR ACCESSORY STRUCTURES SHALL BE 10 FEET ON LOTS WITH ALLEY ACCESS.
 3. ALL CORNER LOTS SHALL BE A MINIMUM OF 18 FEET WIDER THAN THE STANDARD LOT WIDTH IN THAT BLOCK.
 4. ALL CORNER LOTS SHALL BE A MINIMUM OF 18 FEET WIDER THAN THE STANDARD LOT WIDTH IN THAT BLOCK.

ECC
NOV 05 2014
APPROVED

Epperson Ranch South MPUD Zoning Plan
L-710 TOWNHOME PRODUCT

EPPEPERSON RANCH, LLC
Pasco County

SCALE: 1/8" = 1'-0"

DATE: 10/27/14

PROJECT: L-710 TOWNHOME PRODUCT

HEIDT DESIGN

1000 W. 10TH AVENUE, SUITE 100
PASCO, WA 99016