

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 11/6/14 FILE: PDD15-7102

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

SUBJECT: Epperson Ranch Town Center
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 Development
District; 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 a Master Planned Unit Development (MPUD) Zoning District to an MPUD Zoning District to allow the following on 102.7 acres, m.o.l.:

256 Townhouse Units
200 Multiple-Family Units
209,000 Square Feet Commercial
50,000 Square Feet Office
100 Hotel Rooms

Currently, the proposed MPUD rezoning request is part of the Promenade Town Center Master Plan previously approved by the Board of County Commissioners (BCC) on July 14, 2009. The Promenade Town Center is made-up of three separate MPUDs; Epperson Ranch DRI, WaterGrass MPUD, and Ashley Grove MPUD. The Epperson Ranch DRI is currently undergoing abandonment concurrently with three separate MPUD rezoning requests: Epperson Ranch South MPUD, Epperson Ranch Town Center MPUD, and EPCO Ranch North MPUD.

Because of the DRI abandonment, the Epperson Ranch DRI portion of the Promenade Town Center is being rezoned to the Epperson Ranch Town Center MPUD. Although there will be a separate MPUD on this portion of the Promenade Town Center, the entitlements are unchanged.

The property is located on the north and south sides of Overpass Road, at the intersection of C.R. 577 (Curley Road) and Overpass Road, Parcel ID Nos. 34-25-20-0000-00100-0010 (portion of); 35-25-20-0000-00300-0020; 35-25-20-0000-00300-0010; and 35-25-20-0000-00100-0020 (portion of).

Commission District:	The Honorable Theodore J. Schrader
Project Name:	Epperson Ranch Town Center MPUD
Applicant's Name:	Epperson Ranch, LLC
Zoning District:	MPUD
Future Land Use Classification:	TC (Town Center)
Flood Zone:	"X"
Water/Sewage:	Pasco (Central)
Acreage:	102.7 acres, m.o.l.
No. of Dwelling Units:	456
Type of Dwelling Units:	Townhouses/Multiple-Family
Commercial/Square Feet:	209,000
Office/Square Feet:	50,000
Other:	Hotel (100 Rooms)
Access/Roads:	Overpass Road and C.R. 577 (Curley Road)/Public

BACKGROUND:

1. On June 26, 2006, the Board of County Commissioners (BCC) adopted a Comprehensive Map Amendment from AG (Agricultural) to TC (Town Center) that became effective on January 26, 2007 (BCPA06-1[12]).
1. 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.
2. On July 14, 2009, the BCC approved the Promenade Town Center Master Plan (Petition No. ZN09-328) and a rezoning for Epperson Ranch, LLC, to rezone approximately 1,742.4 acres from A-C Agricultural and an A-R Agricultural-Residential Districts to an MPUD Master Planned Unit Development (Rezoning Petition No. 6859). This Town Center was previously the mixed use portion of the Epperson Ranch MPUD.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. The surrounding zoning district/current use/Future Land Use is as follows:

<u>Zoning District</u>		<u>Existing Use</u>	<u>Future Land Use</u>
North:	MPUD	Unimproved (Epperson Ranch South)	RES-3 Residential (3 du/ga)
South:	MPUD	Unimproved (Epperson Ranch South)	RES-3 Residential (3 du/ga)

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
East:	C.R. 577 (Curley Road)	Roadway	TC (Town Center)
West:	MPUD	Unimproved (Epperson Ranch South)	RES-3 Residential (3 du/ga)

3. Concurrently submitted with this rezoning application is an application to abandon the Epperson Ranch Development of Regional Impact (DRI) and rezoning amendment applications for the remaining portions of the original Epperson Ranch MPUD.
4. The previously approved density/intensity in the Epperson Ranch portion of the Promenade Town Center is unchanged. It is the owner/developer's desire to separate the town center from the Epperson Ranch MPUD, subsequently resulting in this rezoning application, which will require a modification to the Promenade Town Center Conditions of Approval.
5. The proposed request is consistent with the Pasco County Land Development Code, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

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:

- 21. Prior to or concurrent with the first construction plan approval for the Town Center, other than the crystal lagoon, the applicant/developer shall submit an overall architectural standards for the entire Promenade Town Center to be review and approved by the Planning and Development Administrator unless deviations from the LDC are requested, in which case the overall architectural plan shall be approved by the BCC.**
- 22. A PDP/PSP must be approved for an entire block pursuant to Section 601, TND, of the LDC prior to any phased construction plan approval, except for the crystal lagoon. The maximum density and intensity of each increment shall not exceed the limits shown on the approved master plan.**
- 21-23. The Town Center Master Land Plan, as shown in the Promenade Master Plan booklet, serves as the frame work for the Conceptual Urban Design Plan and also provides for the flexibility between the various entitled uses within the Town Center. If a change is proposed to the Master Land Plan and is determined by the Planning and Development Administrator to be non-substantial, then the proposed change (including recreational amenities **crystal lagoon**), may be administratively approved. If the proposed change is determined by the Planning and Development Administrator to be substantial, then the proposed change shall require the approval of both the DRC and the BCC.
- 25. If a PDP/PSP for the entire MPUD is not submitted and approved by December, 31, 2030, 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. The applicant/developer may seek a time extension subject to approval by the DRC and BCC.**

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

Approved Staff Recommendation

**EPPERSON RANCH TOWN CENTER
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7102**

Master Development Plans

1. Development shall be in accordance with the application, plans, information submitted February 27, 2014, June 4, 2014, the booklet submitted on July 9, 2009, and the Land Development Code (LDC) unless otherwise stipulated or modified herein.

Promenade Town Center

2. An overall master plan for the Promenade Town Center was originally approved by the BCC on July 14, 2009, and subsequently modified on November 5, 2014. All conditions of the Promenade Town Center Master Plan are applicable to the Epperson Ranch Town Center MPUD, unless otherwise modified herein.

Open Space/Buffering

3. Prior to commencement of any construction/development within any phase or increment, 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 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.

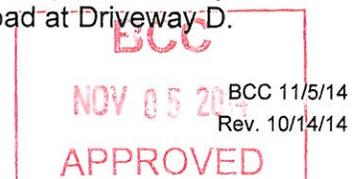


4. A plan shall be prepared to address preservation and management during construction of any wood stork roosting area(s) or wood stork rookeries as required by the USFWS. If such areas are found, this information shall be compiled in coordination with the USFWS, the County Biologist and FFWCC prior to issuance of the hard-copy Site Development Permit.
5. 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 Planning and Development Department for further review and approval by the County Biologist and to the FFWCC.
6. 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.
7. 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

8. 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.
9. 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:
 - a. Curley Road and 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 Project Driveway B/C: Developer shall construct a full access connection to Project Driveway B/C with an eastbound-to-northbound left-turn lane on Overpass Road at Driveway B.
 - c. Developer shall construct a full access connection to Project Driveway B/C with a westbound-to-northbound right-turn lane on Overpass Road at Driveway B.
 - d. Developer shall construct a full access connection to Project Driveway B/C with a westbound-to-southbound left-turn lane on Overpass Road at Driveway C.
 - e. Developer shall construct a full access connection to Project Driveway D with a southbound-to-westbound right-turn lane on Curley Road at Driveway D.



10. Upon approval of the Access Management Analysis, the developer shall be responsible for construction of the required access locations in accordance with such approval, as each increment is developed.

Dedication of Right-of-Way

11. 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 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.

12. 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.

Design/Construction Specifications

13. If not constructed sooner by the developer of Epperson Ranch South MPUD, that segment of Overpass Road lying west of Curley Road and located within Epperson Ranch Town Center MPUD, shall be constructed by the developer of Epperson Ranch Town Center MPUD concurrent with the incremental development of Epperson Ranch Town Center MPUD.



14. 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 Epperson Ranch Town Center 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.
15. Unless otherwise approved by the DRC, or as otherwise approved pursuant to the Promenade Town Center Master Plan as may be amended, the applicant/developer of each MPUD, as applicable, shall be responsible for designing and constructing all necessary public infrastructure, including all road, intersections, and utility improvements within the Town Center as indicated in the Promenade Town Center Master Plan conditions of approval.

These improvements shall be designed consistent with the approved Promenade Town Center master plan booklet as approved by the BCC.

16. 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.

Land Use

17. The total aggregate number of dwelling units for Epperson Ranch Town Center MPUD shall not exceed 256 Townhouse units and 200 Multiple-Family units.
18. The maximum floor area for the commercial portion shall not exceed 209,000 square feet of gross floor area, and 100 hotel rooms.
19. The maximum floor area for the office portion shall not exceed 50,000 square feet of gross floor area, including out-parcels.



20. The Epperson Ranch Town Center MPUD provides for land use exchanges to occur in accordance with the following Land Use Equivalency Matrix; provided, however, that any land use exchanges remain within the minimum/maximum mix of uses required in the Town Center pursuant to the LDC, Section 601.6. All approved land use exchanges shall be reported to the Planning and Development Administrator (together with an update Master Plan, if applicable), but shall not constitute an amendment (substantial or non-substantial) to the MPUD.

Trade-off Rates

Change From	Change To					
	TH/Villa	Apt.	Sp Ret.	Shop. Ctr.	Office	Hotel
Townhome/Villa	NA	0.6847	0.1366	0.0823	0.0722	0.4622
Apartment	1.4605	NA	0.1994	0.1202	0.1055	0.6750
Specialty Retail	NA	NA	NA	0.6027	0.5288	3.3845
Shopping Center	NA	NA	NA	NA	0.8775	5.6160
Office	NA	NA	NA	NA	NA	NA
Hotel	NA	NA	0.2955	0.1781	0.1563	NA

Trade-off Rates Based on the Following Units

Land Use	Size	Units	Total	Rate (Trips/Unit)
Townhome/Villa	256	DU	71	0.2773
Apartment	200	DU	81	0.4050
Specialty Retail	163	1000 S.F.	331	2.0307
Shopping Center	46	1000 S.F.	155	3.3696
Office	50	1000 S.F.	192	3.8400
Hotel	100	Room	60	0.6000

Example 1 :Trade-off 20,000 SF of Sp Retail for Office
 = 20,000 S.F. x 0.5288 = 10,577 S.F. Of Office

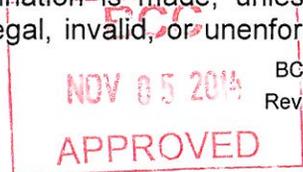
Example 2: Trade-off 10 Apartment DU's for Townhome/Villa DU's
 = 10 Apt. DU's x 1.4605 = 15 DU's of TH/Villa

Procedures

21. Prior to or concurrent with the first construction plan approval for the Town Center, other than the crystal lagoon, the applicant/developer shall submit an overall architectural standards for the entire Promenade Town Center to be review and approved by the Planning and Development Administrator unless deviations from the LDC are requested, in which case the overall architectural plan shall be approved by the BCC.
22. A PDP/PSP must be approved for an entire block pursuant to Section 601, TND, of the LDC prior to any phased construction plan approval, except for the crystal lagoon. The maximum density and intensity of each increment shall not exceed the limits shown on the approved master plan.



23. The Town Center Master Land Plan, as shown in the Promenade Master Plan booklet, serves as the frame work for the Conceptual Urban Design Plan and also provides for the flexibility between the various entitled uses within the Town Center. If a change is proposed to the Master Land Plan and is determined by the Planning and Development Administrator to be non-substantial, then the proposed change (including crystal lagoon), may be administratively approved. If the proposed change is determined by the Planning and Development Administrator to be substantial, then the proposed change shall require the approval of both the DRC and the BCC.
24. 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.
25. If a PDP/PSP for the entire MPUD is not submitted and approved by December, 31, 2030, 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. The applicant/developer may seek a time extension subject to approval by the DRC and BCC.
26. The portions of the property which contain existing agricultural activities may continue to do so until commencement of site development for that portion of the proposed development. No silvicultural or agricultural activities shall be initiated on land not currently under such use. 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.
27. 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.**
28. 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 agree 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 Epperson Town Center Master Developer shall cooperate with the County to amend this MPUD to address the portion which has been declared invalid or illegal.

29. 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 EPCO Ranch, Inc. and Epperson Ranch, LLC 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 EPCO Ranch, Inc. and Epperson Ranch, LLC, 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) _____

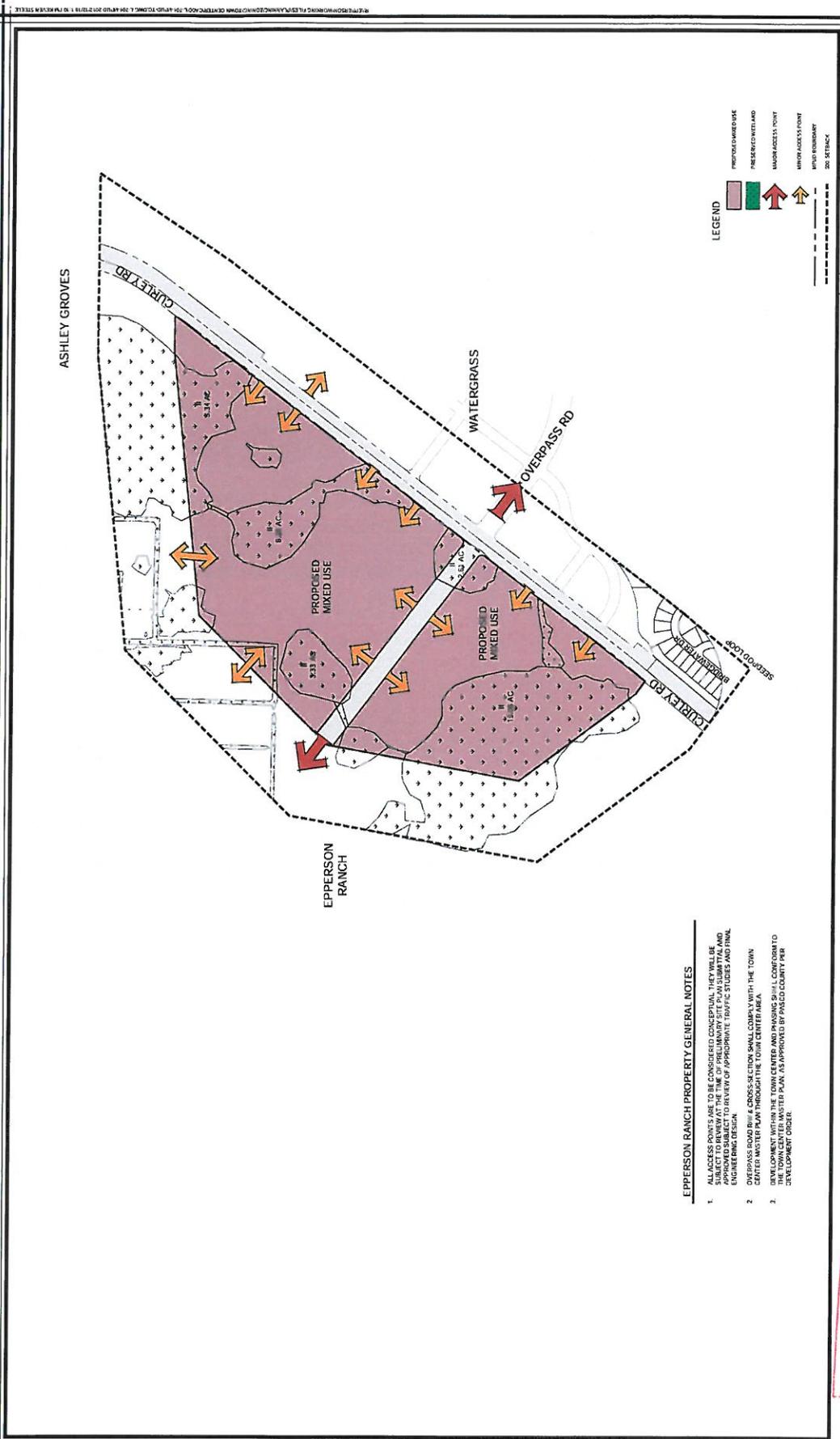
I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owner/developer, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be its free act and deed for the uses and purposes therein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

1. ALL ACCESS POINTS ARE TO BE CONSIDERED CONCEPTUAL. THEY WILL BE SUBJECT TO REVIEW AT THE TIME OF PRELIMINARY SITE PLAN SUBMITTAL AND FINAL DEVELOPMENT PLAN SUBMITTAL TO BE REVIEWED BY APPROPRIATE TRAFFIC STUDIES AND FINAL ENGINEERING DESIGN.
2. OVERPASS ROAD BY A CROSS-SECTION SHALL COMPLY WITH THE TOWN CENTER MASTER PLAN THROUGH THE TOWN CENTER AREA.
3. DEVELOPMENT WITHIN THE TOWN CENTER AND PHASING SHALL CONFORM TO THE TOWN CENTER MASTER PLAN, AS APPROVED BY PASCO COUNTY PER DEVELOPMENT ORDER.

SCALE: 1" = 200'
 0 50 100
 FEET
 1" = 200'
 1/4" = 50'
 1/8" = 25'

HEIDT DESIGN
 DESIGN
 1000 S. 10TH AVE.
 PASCO, WA 99631
 PH: 509.338.8888
 FAX: 509.338.8889
 WWW.HEIDTDESIGN.COM

EPPERSON RANCH, LLC
 Pasco County

Epperson Ranch Town Center MPUD Zoning Plan
L-703 MPUD PLAN



