PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 3/6/15

FILE: PDD15-707

FROM: Joaquin A. Servia 3-11-15
Development Review Manager

SUBJECT: Long Lake Ranch MPUD
Master Planned Unit Development – Non-Substantial Modification
Recommendation: Approve with conditions

STAFF: Jeffrey R. Jenkins, AICP
Senior Planner/DRI Coordinator

REFERENCES: Land Development Code, Section 402.2 Modifications; Comm. Dist. 3

PETITION SUMMARY:

The property is located on the south side of S.R. 54, approximately 1.5 miles west of U.S. 41 and adjacent to the Hillsborough County Line and contains 1,032 acres, m.o.l.

Commission District:	The Honorable Kathryn Starkey
Project Name:	Long Lake Ranch
Developers' Name:	Long Lake Ranch LLC
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	ROR (Retail/Office/Residential) and RES-3 (Residential - 3 du/ga)
Flood Zone:	"X" and "A"
Water/Sewage:	Pasco (Central)
No. of Dwelling Units:	2,100
Type of Dwelling Units:	Multiple-Family (630 units) and Single-Family Detached/Attached (1,470 units)
Commercial:	577,000 Square Feet
Other Land Uses:	Office (1,305,000 Square Feet) and Hotel (220 Rooms)
Access:	SR 54/FDOT Sunlake Blvd/Pasco County

DEVELOPER'S REQUEST:

The applicant, Long Lake Ranch, LLC, has filed a request to modify Petition No. 6991 in the name of Long Lake Ranch MPUD in order to:

- Reduce the number of units in Village 3 from 205 to 197.
- Increase the number of units in Village 6 from 158 to 166.
- Reduce the setback for Single-Family Attached (Townhouse) units on corner lots where there is more than one front, one front-yard setback may be reduced to 10 feet.

The only portion of the MPUD being modified with this application is Long Lake Ranch, LLC's (LLR LLC) property which is the property located west of the proposed Sunlake Boulevard and south of the wellfield on Hillsborough County line and a portion of the property that is east of the proposed Sunlake Boulevard and south of the proposed Loop Road and as further described in the attached Parcel Information. The LLR LLC portion of the Long Lake Ranch MPUD is Villages 1, 2, 3, 4, 6, and 8. There are no changes proposed on any area outside of LLR LLC ownership.

STAFF ANALYSIS:

Staff has reviewed the requested modifications. The increase and decrease in the number of units in Village 3 and 6 net no change in the total number of units. The reduction in setback for corner lots for Single-Family Attached (Townhouse) units has been added to the approved Conditions of Approval which will supercede previous versions. The applicant has provided an updated Master Development Plan with this non-substantial modification.

MPUD Master Planned Unit Development amendments must be reviewed in accordance with Section 402.2.N, Modifications, of the Pasco County Land Development Code (LDC) to determine if the proposed changes are substantial. Under the provisions in the LDC for Modifications to MPUDs, it has been determined that the proposed request does not constitute a substantial change.

BACKGROUND:

1. On February 24, 2004, the Board of County Commissioners (BCC) adopted a Development Order for the Long Lake Ranch Development of Regional Impact No. 247, amended on November 25, 2008.

2. On June 8, 2004, the BCC approved the Long Lake Ranch MPUD Master Planned Unit Development, Petition No. 6171.

3. On November 25, 2008, the BCC approved a substantial modification to the MPUD, Petition No. 6171, reducing retail uses, increasing office and multifamily. Hotel was added as a use, parcels and roads were relocated and the overall number of dwelling units increased from 1,941 to 2,146 (Petition No. 6821).

4. On April 20, 2011, the Zoning/Code Compliance Administrator approved a non-substantial modification to the MPUD, modifying boundary lines between Villages 2 and 6, and adding Village 8 (Memorandum No. ZN11-175).

5. On October 8, 2011, the BCC approved a substantial modification to the MPUD, Petition No. 6821, utilizing the adopted land use equivalency matrix, re-distribution of units, creation of village sub-phases, introduction of a new attached product, and the relocation of the Upland Habitat Protection Area (Petition No. 6991).

6. On June 28, 2013, the Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Petition No. 6991, to reduce the number of units in Village 2C, 2D, 3G, to increase the number of units in Village 8, and to introduce a new single-family attached 8-unit townhouse product (Memorandum No. PDD13-1191).

7. On May 15, 2014, the Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Petition No. 6991, to reduce the number of units in Village 2E, 6B, 3G and converted Multi-Family units to Single-Family units utilizing the Land Use Equivalency Matrix (Memorandum No. PDD14-894).

FINDINGS OF FACT:

1. Presently, the majority of the subject site contains a single family dwelling, pastureland, and, at one time, a Class I mine, which has since been closed.

2. On a portion of the LLR LLC property within the Long Lake Ranch MPUD, Long Lake Ranch Village 2, Parcel C-1, C-2, D-1 and D-2 has been platted for 133 lots (PB 68, Page 41).

3. Access to the property is from S.R. 54, a Florida Department of Transportation maintained road, which has 250 feet of right-of-way.

4. Access will also be from the southern extension of Sun Lake Boulevard, which has 200 feet of right-of-way and will be constructed as a four-lane collector road narrowing to two lanes at the terminus of existing Sun Lake Boulevard in Hillsborough County.

RECOMMENDATION:

The Planning and Development Department recommends approval of the applicant's request to modify the MPUD subject to the attached conditions of approval.

ATTACHMENTS:

1. Location Map
2. Parcel Information
3. Master Development Plan
4. Conditions of Approval (RZ6991)

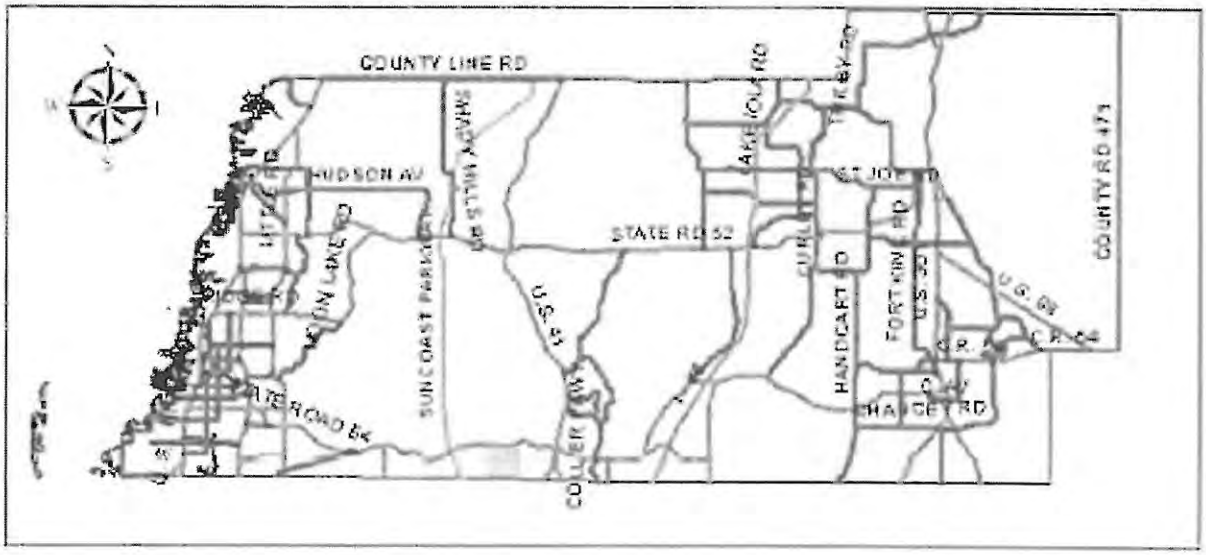
PLANNING AND DEVELOPMENT DEPARTMENT ACTION:

Zoning Dept. Approved
Non-substantial Modification
Date: 3/12/15 By: Carol B Clarke

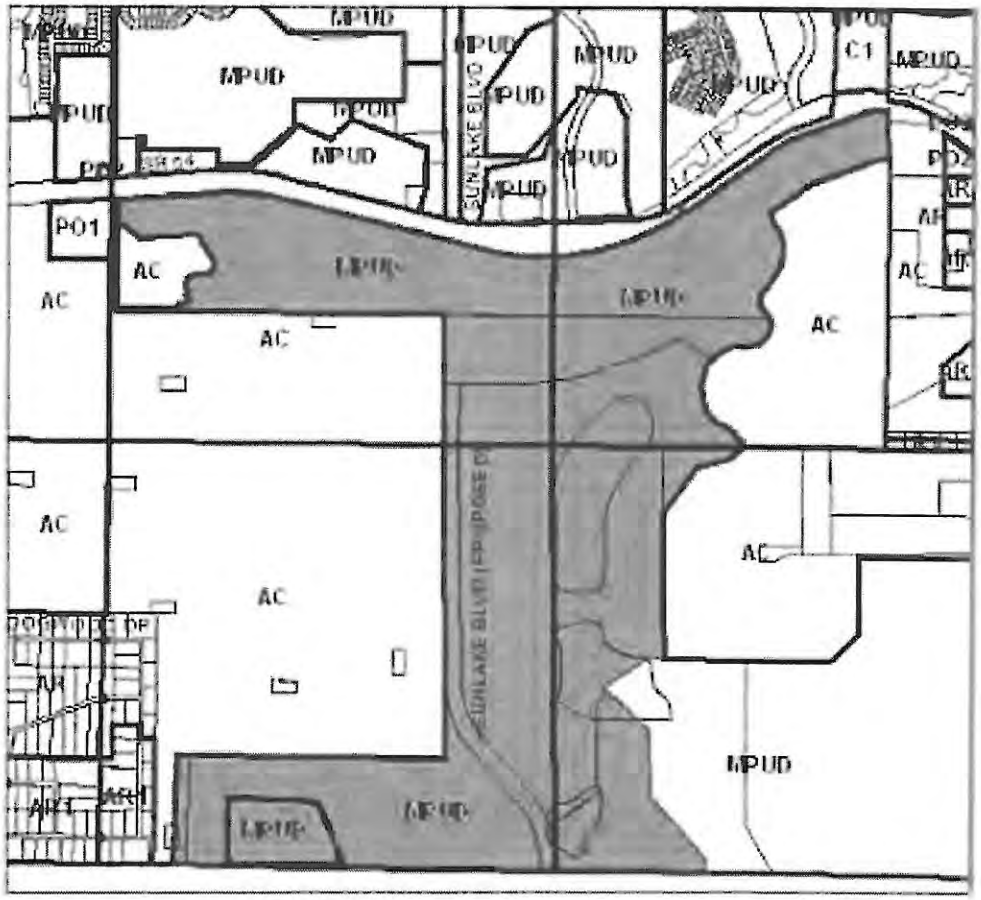
For compliance with [illegible] of
Pasco County Land [illegible] Regulations

DRI 247

SECTION(S): 27,28,33,34 T. 26 S. R. 18 E.



PASCO COUNTY, FLORIDA



TAZ: 161 COMMISSION DISTRICT 2

LONG LAKE RANCH LLC

PARCEL INFORMATION

28-26-18-0000-00100-0040	17.43	6847/0878
27-26-18-0000-00700-0030	46.36	6847/0878
33-26-18-0000-00100-0000	42.97	6847/0878
33-26-18-0000-00100-0050	124.09	8119/0093
34-26-18-0000-00800-0060	86.85	6847/0878
33-26-18-0000-00100-0060	3.5	6847/0878
34-26-18-0000-00800-0061	11.04	6847/0878
34-26-18-0020-00000-OP10	6.14	6847/0878
34-26-18-0020-00000-0B40	16.38	6847/0878
33-26-18-0020-00000-0B40	10.42	PB 68 PG 041
33-26-18-0020-00000-0B90	0.05	PB 68 PG 041
33-26-18-0020-00000-0B50	0.33	PB 68 PG 041
33-26-18-0020-00000-0B70	0.16	PB 68 PG 041
33-26-18-0020-00000-B100	0.11	PB 68 PG 041
33-26-18-0020-00000-B110	0.08	PB 68 PG 041
33-26-18-0020-00000-0B20	0.20	PB 68 PG 041
33-26-18-0020-00000-0B80	0.00	PB 68 PG 041
33-26-18-0020-00000-0B10	0.39	PB 68 PG 041
33-26-18-0020-00100-0010	0.18	PB 68 PG 041
33-26-18-0020-00100-0020	0.15	PB 68 PG 041
33-26-18-0020-00100-0030	0.15	PB 68 PG 041
33-26-18-0020-00100-0040	0.21	PB 68 PG 041
33-26-18-0020-00100-0050	0.25	PB 68 PG 041
33-26-18-0020-00100-0060	0.23	PB 68 PG 041

33-26-18-0020-00100-0070	0.15	PB 68 PG 041
33-26-18-0020-00100-0080	0.15	PB 68 PG 041
33-26-18-0020-00100-0090	0.15	PB 68 PG 041
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33-26-18-0020-00100-0460	0.18	PB 68 PG 041
33-26-18-0020-00100-0470	0.20	PB 68 PG 041
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33-26-18-0020-00300-0080	0.19	PB 68 PG 041
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33-26-18-0020-000600-0100	0.18	PB 68 PG 041
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33-26-18-0020-000600-0140	0.20	PB 68 PG 041
33-26-18-0020-000600-0150	0.23	PB 68 PG 041

SITE DATA

EXISTING SITE DATA TABLE

		ACREAGE BY LAND USE	
		ROR	RES-3
[illegible]	±1,032.0		
[illegible]	±143.6	329.9	
WETLAND CLASSIFICATIONS		47.9	
I	±73.0	0.0	
II	±36.8	28.2	8.5
III	±33.8	19.9	14.0
LAKES	±69.3		
UPLANDS	±818.3		

TOTAL ACREAGE: 41,032 ACRES
ZONING: EXISTING — MPUD
LAND USE CLASSIFICATION — RES-3 AND ROR (DCA 03-D1)
GROSS RESIDENTIAL DENSITY — 2.1 UNITS/ACRE
NET DENSITY

SINGLE FAMILY RESIDENTIAL
537 UPLAND ACRES X 3 UNITS PER ACRE = 1,611 D.U.
537 X .10 = 53.7 AC OF WETLAND CREDIT
53.7 X 3 = 161 UNITS CREDITED FROM WETLANDS
TOTAL ALLOWED = 1,611 + 161 = 1,772 UNITS

NET DENSITY
MULTI FAMILY RESIDENTIAL
52 UPLAND ACRES X 24 UNITS PER ACRE = 1,248 D.U.
52.6 X .10 = 5.26 AC OF WETLAND CREDIT
5.26 X 24 = 126 UNITS CREDITED FROM WETLANDS
TOTAL ALLOWED = 1,248 + 126 = 1,374 UNITS

PROPOSED USES

VILLAGE	UNIT TYPE	TOTAL
1	ATTACHED/DETACHED SINGLE FAMILY	152
2	ATTACHED/DETACHED SINGLE FAMILY	273
3	ATTACHED/DETACHED SINGLE FAMILY	197
4	ATTACHED/DETACHED SINGLE FAMILY	50
5	ATTACHED/DETACHED SINGLE FAMILY	448
6	ATTACHED/DETACHED/SINGLE AND MULTI-FAMILY	±108①
7	ATTACHED/DETACHED/SINGLE FAMILY	72
8	ATTACHED/DETACHED SINGLE FAMILY	114

① VILLAGE 6 MAY CONTAIN 302 MULTIFAMILY UNITS OR APPROVED SINGLE FAMILY EQUIVALENT SUBJECT TO THE ADOPTED L.U.E.M. THE TOTAL DENSITY FOR RESIDENTIAL VILLAGES 1-4 AND 8 SHALL BE 566 SINGLE FAMILY UNITS PLUS [illegible] MULTI-FAMILY UNITS OR THE APPROVED EQUIVALENT RESIDENTIAL UNITS SUBJECT TO THE ADOPTED LAND USE EQUIVALENCY MATRIX.

PARCELS A,B,AND C

MULTI FAMILY	6[illegible] UNITS
OFFICE	1,305,000 SF
RETAIL	577,000 SF
HOTEL	[illegible] ROOMS

SETBACKS FOR NON-EC/TC DEVELOPMENT WILL BE AS SHOWN. EC/TC DEVELOPMENT WILL ADHERE TO EC/TC STANDARDS IN THE LDC.

NOTES

1. ALL DEVELOPMENT AND DEVELOPMENT PHASING TO BE SUBJECT TO CONDITIONS OF DEVELOPMENT ORDER FOR LONG LAKE RANCH (DRI #247), AS AMENDED.
2. WATER, SEWER AND EMS SERVICES BY PASCO COUNTY. ELECTRIC SERVICE FROM FLORIDA POWER CORP.
3. VILLAGE BOUNDARIES AND NUMBER OF UNITS IN EACH VILLAGE ARE CONCEPTUAL ONLY; DEVELOPER MAY RELOCATE USES AND UNITS SO LONG AS TOTAL AUTHORIZED DENSITY IS NOT EXCEEDED.
4. ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE, EXCEPT FOR S.R. 54 ACCESS POINTS APPROVED ON THE PLAN. THE LOOP ROAD AND LEONARD ROAD ALIGNMENT IS CONCEPTUAL AND MAY BE REVISED SUBJECT TO PASCO COUNTY APPROVAL.
5. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO, WETLANDS, LAKES, LANDSCAPED AREAS, HABITAT PROTECTION AREAS, MITIGATION AREAS, GOLF COURSE AND OTHER RECREATION AREA, AND STORMWATER MANAGEMENT AREAS TO EQUAL A MINIMUM OF 25% OF SITE UNLESS OTHERWISE PERMITTED BY THE LDC OR DRC, OR DEFINED WITHIN THE MPUD CONDITIONS OF APPROVAL.
6. THE SITE LIES WITHIN FLOOD ZONES "A" AND "X" ACCORDING TO FEMA FLOOD INSURANCE MAPS.
7. NEIGHBORHOOD PARKS AS REQUIRED BY PASCO COUNTY ORDINANCE WILL BE PROVIDED AS APPLICABLE AND DESIGNATED IN PRELIMINARY SITE PLANS FOR EACH RESIDENTIAL VILLAGE, EXCEPT AS PROVIDED IN MPUD CONDITIONS.
8. A 100' BUILDING SETBACK SHALL BE REQUIRED ALONG THE NORTHERN BOUNDARY OF THE WELLFIELD PROPERTY. WITHIN THIS SETBACK, ROADS, UTILITY INFRASTRUCTURE, RETENTION, PARKING, LANDSCAPING, OPEN SPACE, BUILDING OVERHANGS, AND OTHER NON-STRUCTURAL USES SHALL BE ALLOWED.
9. THE LONG LAKE RANCH DRI ALLOWS LAND USE EXCHANGES TO OCCUR IN ACCORDANCE WITH THE LAND USE EQUIVALENCY MATRIX INCLUDED IN THE DEVELOPMENT ORDER ([illegible]). ANY LAND USE EXCHANGE REQUEST PURSUANT TO THE SAID MATRIX WOULD NOT REQUIRE AN AMENDMENT TO THE MPUD MASTER PLANNED UNIT DEVELOPMENT.
10. IF ATTACHED SINGLE FAMILY RESIDENTIAL UNITS ARE PROPOSED ADJACENT TO DETACHED SINGLE FAMILY RESIDENTIAL UNITS ON THE COMMON BOUNDARY BETWEEN VILLAGES 2 AND 8, THERE SHALL BE A 10-FOOT WIDE EASEMENT ALONG THE COMMON BOUNDARY LINE. THE EASEMENT SHALL CONTAIN EITHER AN OPAQUE, 6-FOOT HEIGHT FENCE OR LANDSCAPING THAT CONFORMS TO THE LANDSCAPING MATERIAL REQUIREMENTS OF PASCO COUNTY BUFFER TYPE B.
11. IF ATTACHED SINGLE FAMILY RESIDENTIAL UNITS OF 4 OR MORE UNITS IN A BUILDING ARE PROPOSED ADJACENT TO ATTACHED SINGLE FAMILY RESIDENTIAL UNITS OF LESS THAN 4 UNITS ON THE COMMON BOUNDARY BETWEEN VILLAGES 2 AND 8, THERE SHALL BE A 5-FOOT WIDE EASEMENT ALONG THE COMMON BOUNDARY LINE. THE EASEMENT SHALL CONTAIN AN OPAQUE 6-FOOT HEIGHT FENCE.
12. THE SPECIFIED LAND USES REFLECTED HEREON SHALL BE BINDING REGULATORY COMMITMENT FOR THE LAND CONTAINED WITHIN THIS ZONING PETITION, AS FINALLY ADOPTED BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS.
13. THIS MPUD MASTER PLAN WILL IN NO WAY ALTER THE ENTITLEMENTS ON LAND THAT IS NOT WITHIN VILLAGES 1,2,3,4,6, AND 8. PARCELS A,B,C, AND D AND VILLAGES 5 AND 7 SHALL REMAIN AS APPROVED BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS IN MPUD PETITION NO. 5821.

LOCATION MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION (PARENT TRACT)
THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 33; [illegible]

LESS AND EXCEPT THE FOLLOWING THREE PARCELS:
PARCEL 124
PART A FEE SIMPLE RIGHT OF WAY

[illegible]

CONTAINING 11.1043 HECTARES (27.444 ACRES), MORE OR LESS.

PART B

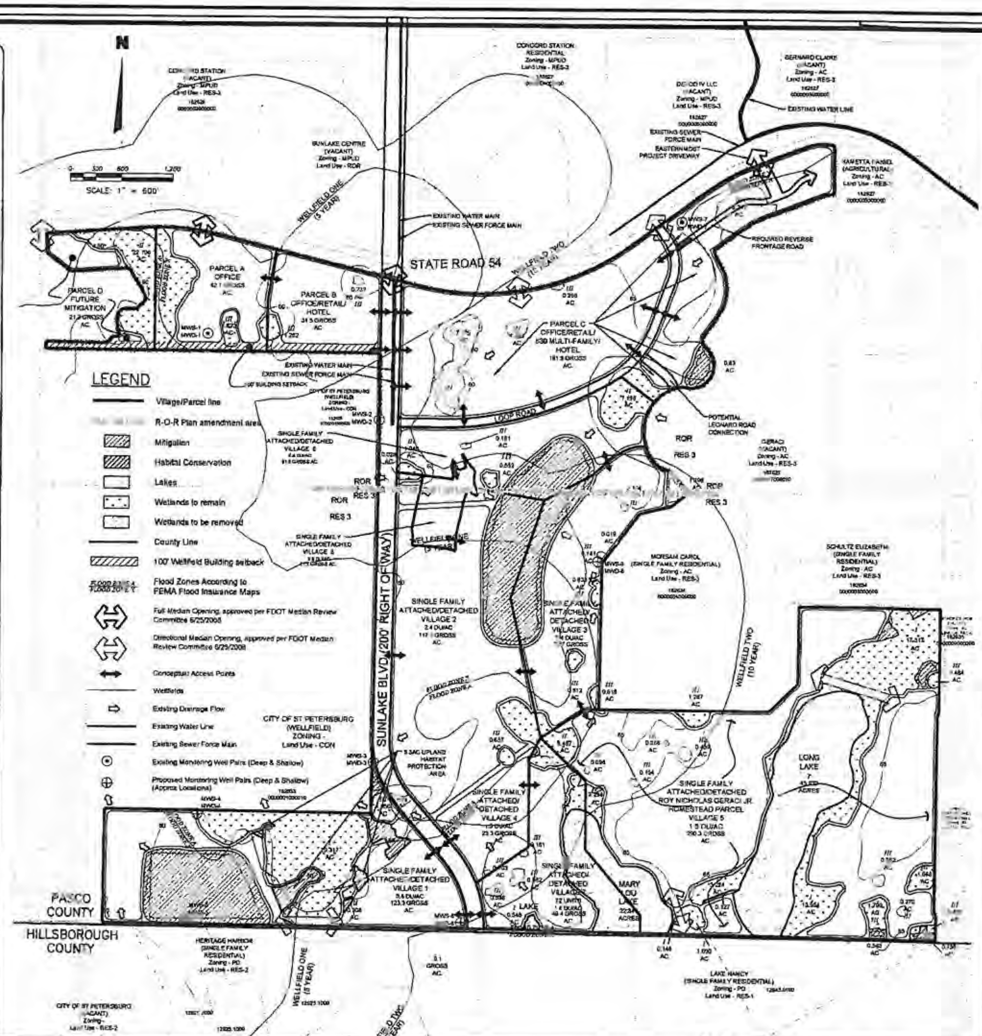
[illegible]

CONTAINING 339.1 SQUARE METERS (3,650 SQUARE FEET), MORE OR LESS.
AND
PART C FEE SIMPLE RIGHT OF WAY

[illegible]

PART 'C' CONTAINING 7.8101 HECTARES (19.321 ACRES), MORE OR LESS.

CONTAINING 1,032.035 NET ACRES MORE OR LESS.



Long Lake Ranch Overall Master MPUD Zoning Plan

Long Lake Ranch, LLC

Pasco County

HEIDT DESIGN

SCALE: 1"=600'

SHEET 1 OF 1 SHEETS

RECEIVED
JAN 23 2015
PDD ZONING & INTAKE

MODIFIED
PDD15-707; 3-12-15

LONG LAKE RANCH
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 6991

Master Development Plans

1. Development shall be in accordance with the Land Development Code, the Comprehensive Plan, the application, plans, and information submitted April 21, 2010, June 3, 2013, February 27, 2014, and January 23, 2015, unless otherwise stipulated or modified herein.

2. All commercial mining activity within the MPUD Master Planned Unit Development shall cease and all required reclamation shall be complete in accordance with the Conditional Use Permit (Memorandum No. CU02-23), Rezoning Resolution No. 02-92 as approved by the Board of County Commissioners on August 27, 2002, or upon the recording of the first record plat, whichever occurs first (final reclamation has been completed).

Open Space/Buffering

3. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy 1.3.1, and shown on all preliminary development plans/preliminary site plans and construction plans/construction site plans. Lot lines other than those shown on the approved MPUD Master Planned Unit Development Master Plan shall not encroach into the wetlands and wetland buffers. Jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary development plan/preliminary site plan. Removal, encroachment, alteration, or development within wetlands shall be in accordance with the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 1.3.6, 1.3.8, and 1.3.11; however, no removal, encroachment, alteration, or development shall be permitted within any wetland used to obtain a Comprehensive Plan or Land Development Code density credit. All permits for encroachments, alterations, or development within Category I wetlands shall be obtained and submitted to Pasco County prior to construction plan/construction site plan approval.

4. There shall be a buffer around all Category I wetlands of 25 feet, not inclusive of any lots. Wetland buffers around Category II and Category III wetlands shall be required in accordance with the Southwest Florida Water Management District or other regulatory agencies and shall not be inclusive of any platted lots other than those shown on the approved MPUD Master Planned Unit Development Master Plan. The proposed upland buffer area shall be shown on the construction plans/construction site plans. The final upland buffer area, as required by the Southwest Florida Water Management District or other regulatory agencies, shall be designated on the plat as "Wetland Conservation

Areas." Permissible uses of the Wetland Conservation Areas shall be those uses allowed by Southwest Florida Water Management District or other regulatory agencies.

5. All wetlands and wetland buffers shall be platted within tracts and designated on the plat as "Wetland Conservation Areas." All preserved wetlands and wetland buffers shall be platted outside lots. No activity requiring the issuance of a Building Permit shall be allowed within five feet of the wetlands' buffer line. Concurrent with platting, all wetlands shall be deeded to the homeowners'/property owners'/condominium owners' association or Community Development District/merchants' association (each of the foregoing referred to as an "Association"), or property owner, as applicable. The Association documents shall provide that the Association shall be responsible for the payment of taxes, if any, on the Wetland Conservation Areas.

6. Prior to construction plan/construction site plan approval within a particular village, parcel, or phase, the developers shall provide to the Planning and Development Department, copies of the approved permit(s) issued by the Southwest Florida Water Management District Environmental Resource Permit, the Army Corps of Engineers, the Florida Department of Environmental Protection, and the Florida Fish and Wildlife Conservation Commission, as may be applicable as to such village, parcel, or phase.

7. The developers shall provide Southwest Florida Water Management District-verified jurisdictional lines and depict all wetland buffers on all preliminary development plans/preliminary site plans and construction plans/construction site plans.

8. The following statement shall be placed on all future plans:

   "If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop, and Pasco County and the Florida Division of Historical Resources shall be notified within two working days."

   Should any historical or archaeological resources be encountered within the project, measures shall be taken in coordination with the Florida Department of State, Florida Division of Historical Resources, and Pasco County to either protect and preserve the site(s) in place or to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, Florida Administrative Code. The MPUD Master Planned Unit Development shall be amended to incorporate any required mitigation consistent with Chapter 1A-46, Florida Administrative Code, as applicable. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to requirements of the Land Development Code.

   The developers shall comply with the Florida Division of Historical Resources' recommendation that the project site be subjected to a systematic, professional archaeological and historical survey "prior to initiating any project-related land clearing or ground disturbing activities" in accordance with Chapter 1A-46, Florida Administrative Code. The results and findings of this survey must be validated and approved by the Florida Division of Historical Resources and Pasco County prior to commencement of

development. Documentation of compliance and a report outlining the results of such excavations and surveys shall be provided to the Planning and Development Department. (This condition was previously satisfied. The approved Florida Division of Historical Resources letter was provided to Pasco County on July 14, 2006.)

9. The developers of each village or parcel shall create as to such village or parcel a mandatory homeowners'/property owners'/condominium owners' association in the form of a nonprofit corporation registered with the Secretary of State, State of Florida (each referred to as an "Association"), or, if approved by the Board of County Commissioners, a Community Development District that encompasses the entire boundaries of the village, parcel, or multiple villages, if elected by the developer. No real property to be conveyed to the County or the District School Board of Pasco County may be included within the boundaries of any Community Development District created with respect to the MPUD Master Planned Unit Development. The developers of each village or parcel shall convey in fee simple to the Association or the Community Development District for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special-purpose areas located within the village or parcel as to which the Association or Community Development District is created, unless such area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the Association as well, but only to the Community Development District if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase within a particular village or parcel; the Association or Community Development District documents, including Articles of Incorporation (if applicable) with proof of being filed with the Secretary of State, State of Florida; restrictive covenants; and all exhibits shall be submitted to the Pasco County Engineering Services Department for review and approval along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the Association or the Community Development District. Subject to the terms of the Development of Regional Impact Development Agreement as amended, impact fee credits for improvements or dedication shall go to the Community Development District or Association if funded by that entity. No Association or Community Development District shall be required as to any multifamily residential village that is not being subdivided into individual lots and remains as a nonfee simple product, nor shall any Association or Community Development District be required as to Parcels A, B, or C. However, the owner/developer or some other entity other than Pasco County shall be responsible for the maintenance of open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special-purpose areas within such parcel.

10. The applicant has prepared and County staff has reviewed and approved an Upland Wildlife Habitat Preservation and Enhancement Plan and a Planting Plan, both dated July 22, 2011, for the Relocated Upland Habitat Protection Area. The developer shall relocate the 5.3 acre Upland Habitat Protection Area from Village 4 to 5.9 acres in Village 1 as illustrated on the Master Plan and Attachment No. 4, Long Lake Ranch Upland Wildlife Habitat Preservation and Enhancement Plan. Subject to approval of an amendment to the DRI Development Order/Master Plan (Map H) (DO Amendment) to

reflect the relocation, the applicant shall preserve the Relocated Upland Habitat Protection Area. Prior to the first site development permit in Village 4 or Village 1, approval of such DO amendment shall be required and the applicant shall comply with the approved Upland Wildlife Habitat Preservation and Enhancement Plan and Planting Plan for the Relocated Upland Habitat Protection Area.

11. Prior to any clearing or grubbing associated with the preliminary development plan/preliminary site plan approval of any village, parcel, or phase, the developers shall submit a copy of any required Incidental Take Permit issued by the Florida Fish and Wildlife Conservation Commission to the Planning and Development Department, as may be applicable to such village, parcel, or phase.

12. The developers shall show and identify Wellhead Protection Areas One and Two delineation lines, as defined by the Pasco County Groundwater Protection Ordinance as amended, on all preliminary development plans/preliminary site plans and constructions plans/construction site plans.

13. Parcels A and B shall provide open space and green space consistent with the applicable EC (Employment Center) requirements for each increment of development within such parcel, unless otherwise approved by the County.

    Parcel C shall provide open space and green space consistent with the standards applicable to that parcel or phase, whether it is EC (Employment Center), TC (Town Center), or non-EC (Employment Center)/non-TC (Town Center), provided that Parcel C shall have the right to provide open space or green space within the lands outside of Parcel C in satisfaction of all or any portion of the requirements for Parcel C.

Ordinances

14. In addition to the MPUD Master Planned Unit Development conditions of approval, the developers shall comply with all Pasco County ordinances, including all impact fee ordinances, subject to the terms of the Development of Regional Impact Development Order and the Development of Regional Impact Development Agreement, each as amended.

15. In the event ordinances/resolutions are subsequently adopted by the Board of County Commissioners including, but not limited to, solid waste, public safety, or wildlife ordinances/resolutions, the owners/developers shall be required to comply with such ordinances/resolutions, subject to the terms of the Development of Regional Impact Development Order and the Development of Regional Impact Development Agreement, each as amended.

16. School-concurrency requirements as adopted by the County are not waived nor satisfied by this rezoning approval. The owners/developers shall be required to comply with all provisions of the School-Concurrency Ordinance and the requirements to provide for school capacity as mandated by the said ordinance, unless the project is vested pursuant to the ordinance. The donation of a school site may be counted, but the said donation shall not be required, toward the outstanding mitigation requirements in accordance with such ordinance.

Transportation/Circulation

Access Management

17. Long Lake Ranch Development of Regional Impact shall be developed in accordance with the transportation mitigation provisions of the adopted Development of Regional Impact Development Order and Development of Regional Impact Development Agreement each as amended.

18. The developers shall provide a secondary, functional access and emergency access to each parcel or village in accordance with the Land Development Code as amended. The emergency access may be barricaded in a manner found acceptable by the Planning and Development Department and the Emergency Services Department.

19. Prior to construction plan/construction site plan approval of any project accessing a State roadway, the owners/developers shall furnish to the Planning and Development Department a Letter of Intent indicating approval and/or an approved Driveway Permit from the Florida Department of Transportation. Prior to record platting or where platting is not required, prior to the issuance of the first Certificate of Occupancy, the owners/developers shall provide a letter from the Florida Department of Transportation stating that the improvements within the State right-of-way have been inspected and completed to its satisfaction.

20. At each preliminary development plan/preliminary site plan approval, the County may also require further site specific intersection improvements. Intersection improvements shall be determined in accordance with the Pasco County Land Development Code and Access Management Standards as amended.

21. Major internal roadways and access point location, type, and design for individual, residential villages and multifamily, retail, and office parcels from major internal roadways are conceptual as shown on the MPUD Master Planned Unit Development Master Plan and shall be finalized at the time of preliminary development plan/preliminary site plan review and approval in accordance with the Land Development Code, Access Management Standards as amended, and the approved Master Roadway Plan as amended (major, internal roadways are shown on the MPUD Master Planned Unit Development Master Plan, except as follows: a) the frontage road shown on the MPUD Master Planned Unit Development Plan through the eastern portion of Parcel C may not be removed or substantially relocated; and b) the frontage road shown on the MPUD Master Planned Unit Development Plan in Parcels A and B may be realigned within, but not eliminated from, Parcels A and B). Interconnected access via internal drives, parking areas, and service roads shall be utilized whenever possible for nonresidential development.

22. Access point locations along S.R. 54 as approved by the FDOT are as shown on the approved MPUD Master Planned Unit Development Master Plan. Any change to the amount and/or location of access points serving the project shall require approval from both the County and the Florida Department of Transportation.

23. Any gates located within gated communities shall be set back 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

24. Public roadways shall be required unless otherwise approved by the County through an alternative standards request prior to or concurrent with each preliminary development plan/preliminary site plan approval.

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

26. Vehicular-access rights along the rear of all double-frontage lots that abut roads within or adjoining the project shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment, or where no plat is required prior to final site plan approval.

27. The right-of-way width of Sunlake Boulevard shall be 200 feet. The conveyance of this right-of-way shall be in accordance with the adopted Development of Regional Impact Development Order and Development of Regional Impact Development Agreement each as amended. (Conveyed 7/1/09)

Design/Construction Specifications

28. Prior to or concurrent with preliminary development plan/preliminary site plan submittal of Village 3 and/or Village 5, the developers shall supply evidence that they have coordinated with the developer(s) and engineer(s)/surveyor(s) of the adjoining parcel to the east of Village 3 and to the north of Village 5 (Parcel ID No. 34-26-18-0000-00400-00000) to identify and provide the location of the required interconnecting roadway (unless otherwise approved by the County). The following information shall be shown on all preliminary development plans/preliminary site plans and construction plans/construction site plans that include or abut the interconnecting roadway (if required): location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.

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

30. Pursuant to Pasco County Ordinance 11-08, this project is located in the Urban Service Area set forth in Section 402.6.F, LDC and is exempt from transportation concurrency subject to compliance with Pasco County Ordinance 11-08 and subject to the terms of the Long Lake Ranch Development of Regional Impact Development Order and Development Agreement. However, the project remains subject to regional/state buildout date(s) pursuant to the Long Lake Ranch Development of Regional Impact Development Order. Additionally, the project shall not be relieved of other requirements such as transportation corridor management, collector and arterial spacing, access management, secondary access, and/or timing and phasing as applicable.

31. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, excavation of excess fill for use in developing roadways, or as directed by the Pasco County Engineering Services Director.

32. The developers have entered into a Development Agreement with Pasco County (approved by the Board of County Commissioners on July 24, 2007, as amended and restated on November 25, 2008 and on October 19, 2010) for the construction of improvements including but not limited to:

    a. Sunlake Boulevard from S.R. 54 to the terminus in Hillsborough County.

    b. Intersection improvements at S.R. 54 and Sunlake Boulevard, including signalization. (Completed)

    c. Intersection improvements at S.R. 54 and East Frontage Road.

33. Construction and phasing thereof for the major internal roadways and intersections shown on the MPUD Master Planned Unit Development Master Plan shall be in accordance with the Master Roadway Plan approved by the Development Review Committee on February 24, 2011, as amended, pursuant to the Development of Regional Impact Development Agreement as amended.

34. Any Transportation Impact Fee credits due to the developers shall be assignable within the Long Lake Ranch Development of Regional Impact project, without limitation; or outside the Development of Regional Impact project, but within the same Transportation Impact Fee zone (Zone 2), once the Development of Regional Impact project is built-out; or to preferred EC (Employment Center) uses (as set forth in Section 522.8.D.1 of the Land Development Code), outside the Development of Regional Impact, before the Development of Regional Impact project is built-out, provided such transfer quantity is reported to the County as part of the Capital Improvement Plan budget process as indicated in the Development Agreement for the Long Lake Ranch Development of Regional Impact.

35. The developers shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project. A detailed description of the overall transit-accommodations plan is included within the Master Roadway Plan. The developers shall include and show on any preliminary development

plan/preliminary site plan submittal, the County approved transit-accommodation facilities as shown on the approved Master Roadway Plan, which shall be constructed with the infrastructure improvements of each affected preliminary development plan/preliminary site plan unless an alternative phasing of transit-accommodation facilities construction is approved with the overall transit-accommodations plan. The applicants/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.

36. The developers may submit a pedestrian/bike path plan for the residential villages and commercial component separately to the Planning and Development Department for County approval prior to approval of the first preliminary development plan/preliminary site plan for such villages or commercial component, which provides a path circulation in accordance with the Pasco County Land Development Code as amended, or an alternative method acceptable to the Development Review Committee and in compliance with the handicapped provisions of Chapter 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the Land Development Code is required.

37. Any building on any parcel or out-parcel abutting S.R. 54 shall not have the rear of the building facing S.R. 54 unless otherwise approved by the County.

Utilities: Drainage, Water Service, Wastewater Disposal

38. The developers shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County Land Development Code as amended. The plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the County.

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

40. A revised Master Utility Plan for the development shall be submitted to the Utilities Services Branch for review and approval prior to 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 nonpotable water lines, if applicable.

    c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.

d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

e. Master Utility Plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the Utilities Services Branch.

A revised Utilities Service Plan ~~(submitted by King Engineering Associates, Inc., and approved on November 12, 2009)~~ shall be revised, submitted, reviewed, and approved prior to or concurrent with the submittal of the first preliminary/construction site plan. ~~(The revised Master Utility Plan was approved on March 3, 2011).~~

41. The developers 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.

42. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developers/owners and its successors and assigns agree to the following, subject to the terms of the Development of Regional Impact Development Order and Development Agreement each as amended:

a. In the event of production failure or shortfall by Tampa Bay Water, as set forth in Section 3.19 of the Interlocal Agreement creating Tampa Bay Water, the developers/owners shall transfer to Pasco County any and all Water Use Permits or water-use rights the developers/owners may have to use or consume surface or ground water within Pasco County.

b. Prior to the developers/owners selling water, Water Use Permits, or water-use rights, the developers/owners 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

43. The development design standards are as follows[1]:

a. Single-Family Detached (40' X 100')

(1) Minimum Lot Width of 40 Feet

(2) Minimum Lot Depth of 100 Feet

(3) Minimum Front-Yard Setback of 20 Feet*

[1] The adopted Long Lake Ranch Development of Regional Impact Development Order and Land Use Equivalency Matrix, each as amended, authorize the developer to implement land use exchange(s) subject to any conditions or restrictions in such Land Use Equivalency Matrix and/or Development Order. All land use exchanges shall be submitted to the Planning and Development Department for verification as to implementation in accordance with the Land Use Equivalency Matrix, then submitted to the Development Review Committee on its consent agenda for approval, and then reported to the Zoning Administrator (together with an updated MPUD Master Planned Unit Development).

(4) Minimum Side-Yard Setback of 7.5 Feet**

(5) Minimum Rear-Yard Setback of 15 Feet

(6) Minimum Lot Area of 4,000 Square Feet

(7) Maximum Lot Coverage of 65 Percent—Principal and Accessory Structure

(8) Maximum Building Height of 35 Feet

(9) These lots shall be capped at 223 units. Should a school site be provided by the developers of Long Lake Ranch, then there shall be a cap of 300 units at 40' X 100'.

*On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet.

**Side-yard setbacks may be reduced from 7.5 feet to 5 feet subject to compliance with the LDC, Section 902.2.K.2.b. (Drainage conditions have been updated to reflect current code requirements).

b. Single-Family Detached (50' X 100')

The residential design standards and uses shall be in accordance with regulations for R-4 High Density Residential Zoning District of the Land Development Code, except as follows:

(1) Minimum Lot Width of 50 Feet

(2) Minimum Lot Depth of 100 Feet

(3) Minimum Side-Yard Setback of 7.5 Feet**

(4) Minimum Lot Area of 5,000 Square Feet

(5) On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet.

c. Single-Family Attached (Villa)

The residential design standards and uses shall be in accordance with regulations for R-4 High Density Residential Zoning District of the Land Development Code, except as follows:

(1) Minimum Lot Width of 35 Feet

(2) Minimum Lot Depth of 110 Feet

(3) Minimum Lot Area of 3,850 Square Feet

(4) On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet.

d. Single-Family Attached (Townhouse)

(1) Minimum Lot Width of 14 Feet

(2) Minimum Lot Depth of 80 Feet

(3) Minimum Front-Yard Setback of 20 Feet to Back of Sidewalk*

(4) Minimum Separation of 20 Feet Between Structures

(5) Minimum Rear-Yard Setback of 5 Feet

(6) Maximum Lot Coverage of 100 Percent

(7) Maximum Height of 50 Feet

(8) Land considered for the neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the rear of the structure and a minimum of 15 feet from the side of the structure.

***On corner lots, one front-yard setback may be reduced to 10 feet.**

e. If attached single family residential units are proposed adjacent to detached single family residential units on the common boundary between Villages 2 and 8, there shall be a 10-foot wide easement along the common boundary line. The easement shall contain either an opaque, 6-foot high fence or landscaping that conforms to the landscaping material requirements of Pasco County Buffer Type B.

f. If attached single family residential units of 4 or more units in a building are proposed adjacent to attached single family residential units of less than 4 units on the common boundary between Villages 2 and 8, there shall be a 5-foot wide easement along the common boundary line. The easement shall contain an opaque 6 foot high fence.

g. Multifamily Units (Apartments or Condominiums)

The residential design standards and uses shall comply with the standards of the MF-2 Multiple Family High Density District as set forth in the Land Development Code, except as follows:

(1) Minimum Separation of 20 Feet Between Structures

(2) Maximum Building Height of 50 Feet; Maximum Building Height for Parcel C Only, 65 Feet

(3) Maximum Lot Coverage of 100 Percent for Fee Simple Product Only

(4) Multifamily units within Parcel C may, at the developers' election, be developed consistent with the standards and requirements pursuant to the Land Development Code, Section 522.8, EC-MPUD Employment Center Master Planned Unit Development, or Article 800, Traditional Neighborhood Development. Multifamily shall be allowed to be developed at up to 24 units per acre.

(5) The County shall process expeditiously, a variance initiated by the applicants/developers to obtain a waiver, only as to the multifamily development within Parcel C, from the County's Neighborhood Park Ordinance requirement of neighborhood parks. Such a variance is necessary due to the urbanized nature and design of the multifamily development in complementing and supporting the corporate office park development within Parcels A and B of the MPUD Master Planned Unit Development. This condition does not alleviate the applicants/developers from submitting the appropriate variance request and fees applicable to the preliminary development plan/preliminary site plan in which the variance is being sought.

(6) In recognition of the overall mix of land uses planned for Parcels A, B, and C, any multifamily units shall be deemed to satisfy the multifamily requirements of the EC (Employment Center) or non-EC (Employment Center)/non-TC (Town Center) development within Parcels A, B, and C.

h. Office Development

The office uses shall be in accordance with regulations for Section 522.8, EC-MPUD Employment Center Master Planned Unit Development, for corporate business park use. The design standards are as follows:

(1) Minimum Front-Yard Setback of 20 Feet

(2) Minimum Side-Yard Setback of 0 Feet*/**

(3) Minimum Rear-Yard Setback of 0 Feet*/**

(4) Maximum Lot Coverage of 60 Percent

(5) Maximum Building Height of 120 Feet

*When adjacent to property zoned commercial/office/industrial.

**Office buildings in excess of 50 feet in height shall have a building separation of not less than 100 feet from any single-family detached structure. The building separation may include landscape buffer, rights-of-way, roadways, parking, etc.

(6) Parcel A shall be limited to 450,000 square feet of office, which may not be converted to any other use, and Parcel B shall be limited to 175,000 square feet of office (or greater if the Parcel B retail and/or hotel uses are converted to office square footage in accordance with the adopted Development of Regional Impact Development Order Land Use Equivalency Matrix).

(7) Parcel C office entitlements may be developed as buildings containing a gross floor area of 20,000 square feet or more; i.e., a single-story office building containing a minimum of 20,000 square feet or a two-story office building containing a minimum of 10,000 square feet per floor, notwithstanding the Land Development Code, Section 522.8.

(8) The office entitlements within Parcels A, B, and C are a corporate business park in accordance with the Land Development Code, Section 522.8, because of the size and character of the development within Parcel A and the square footage limitation as to office within Parcel C (set forth above), and shall be developed as contemplated by the Land Development Code, Section 402.7.A.(4), in accordance with the EC-MPUD Employment Center Master Planned Unit Development standards for corporate business park ("EC-MPUD standards") of the Land Development Code, as set forth in Subsection 41.e, and thereby qualify as an EC (Employment Center) entitlement in accordance with the Development Order for the Long Lake Ranch Development of Regional Impact. In the event that light industrial uses are developed, then such uses shall comply with compatibility standards (except those related to height and setbacks) of the Land Development Code, Sections 522.8.C and 522.8.E. The office uses may be any of those described in the Land Development Code, Section 522.8.D.1.

i. Parcel B (Commercial/Retail)[1] up to 50,000 Square Feet

Design standards and uses shall be in accordance with the support commercial standards and uses of the EC-MPUD Employment Center Master Planned Unit Development section of the Land Development Code, except as follows:

[1] The adopted Long Lake Ranch Development of Regional Impact Development Order and Land Use Equivalency Matrix, each as amended, authorize the developer to implement land use exchange(s) subject to any conditions or restrictions in such Land Use Equivalency Matrix and/or Development Order. All land use exchanges shall be submitted to the Planning and Development Department for verification as to implementation in accordance with the Land Use Equivalency Matrix, then submitted to the Development Review Committee on its consent agenda for approval, and then reported to the Zoning Administrator (together with an updated MPUD Master Planned Unit Development).

(1) Minimum Front-Yard Setback of 20 Feet

(2) Minimum Side-Yard Setback of 0 Feet*/**

(3) Minimum Rear-Yard Setback of 0 Feet*/**

(4) Maximum Lot Coverage of 60 Percent

(5) Maximum Height of 75 Feet

*When adjacent to property zoned commercial/office/industrial.

**Commercial buildings in excess of 50 feet in height shall have a building separation of not less than 100 feet from any single-family detached structure. The building separation may include landscape buffers, rights-of-way, roadways, parking, etc.

j. Hotel (Parcel B)

(1) The design standards shall comply with the commercial standards of the Parcel B development.

(2) The maximum number of rooms is 100[1].

k. Parcel C (Commercial [Retail])[1] up to 527,000 Square Feet:

(1) Minimum Front-Yard Setback of 20 Feet

(2) Minimum Side-Yard Setback of 0 Feet*/**

(3) Minimum Rear-Yard Setback of 0 Feet*/**

(4) Maximum Lot Coverage of 60 Percent

(5) Maximum Height of 75 Feet

(6) If subdivided, lots shall also conform to C-2 General Commercial lot standards for lot width and lot area.

(7) Uses shall be in accordance with regulations for the C-2 General Commercial District.

(8) Commercial/retail development within Parcel C may, at the developer's election, be developed pursuant to the standards and requirements of the Land Development Code, Article 800, Traditional Neighborhood Development, thereby qualifying as a TC (Town Center) entitlement in accordance with the Development Order for the Long Lake Ranch Development of Regional Impact.

(9) No maximum building size shall apply to retail development within any TC (Town Center) portion of Parcel C as long as the intent of the applicable block design, as provided for in the Land Development Code, Article 800, Traditional Neighborhood Development, is adhered to, and subject to review and approval by the County.

*When adjacent to property zoned commercial/office/industrial.

**Commercial buildings in excess of 50 feet in height shall have a building separation of not less than 100 feet from any single-family detached structure. The building separation may include landscape buffer, rights-of-way, roadways, parking, etc.

l. Hotel (Parcel C)

(1) The design standards shall comply with the commercial standards of the Parcel C development.

(2) The maximum number of rooms is 120[1].

(3) In order to constitute an EC (Employment Center) use entitled to proportionate-share credit, the hotel must have conference/meeting and catering facilities contained within the building in accordance with the Development Order for the Long Lake Ranch Development of Regional Impact.

m. The maximum floor area ratio for the commercial/office development within the ROR (Retail/Office/Residential) Land Use Classification shall not exceed 60 percent.

n. Recreation-center development standards within residential villages shall be in accordance with the C-1 Neighborhood Commercial District.

o. The total aggregate number of dwelling units for Long Lake Ranch shall not exceed 2,100 (1,470 single-family detached/attached and 630 multifamily units)[1].

p. The maximum floor area for the commercial portion of the MPUD Master Planned Unit Development shall not exceed 577,000 square feet[1] of gross floor area, including out-parcels.

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[1] The adopted Long Lake Ranch Development of Regional Impact Development Order and Land Use Equivalency Matrix, each as amended, authorize the developer to implement land use exchange(s) subject to any conditions or restrictions in such Land Use Equivalency Matrix and/or Development Order. All land use exchanges shall be submitted to the Planning and Development Department for verification as to implementation in accordance with the Land Use Equivalency Matrix, then submitted to the Development Review Committee on its consent agenda for approval, and then reported to the Zoning Administrator (together with an updated MPUD Master Planned Unit Development).

q. The maximum floor area for the office portions of the MPUD Master Planned Unit Development shall not exceed 1,305,000 square feet[1] of gross floor area.

r. Identifying and directional signage may be installed within Parcel B for the benefit of, and servicing both Parcels A and B (subject to design standards set forth in the Land Development Code as amended), such signage shall be deemed to remain compliant with the Land Development Code as amended, notwithstanding the subsequent subdivision or separation of ownership as between Parcels A and B.

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

44. Subject to the terms of the Development of Regional Impact Development Order, any proposed increase in density/intensity that results in an overall increase in the entire MPUD Master Planned Unit Development greater than or equal to five percent cumulatively[1], or a change in overall design and/or content occurs, a substantial amendment shall be presumed. Additionally, should the proposed amendment result in an increase in density/intensity which necessitates a timing and phasing analysis, then the request may be presumed to be substantial subject to the footnote.

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

46. Residential use may not be intensified within any one increment following approval of the plat or final site plan for the first unit in that increment without review and approval by the Board of County Commissioners.

47. The developers may designate, on the preliminary development plan 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 Long Lake Ranch residents. The site(s) must obtain commercial site plan approval prior to development and be owned by the mandatory Association or Community Development District.

48. The Roy Nicholas Geraci, Jr., homestead parcel, situated in the southeast corner of the MPUD Master Planned Unit Development parcel and indicated as Village 5, may continue private aviation use, subject to the Federal Aviation Authority and/or the Florida Department of Transportation criteria and requirements applicable to the said use. Prior to the issuance of any Building Permit within the portion of the MPUD Master Planned Unit Development owned by Roy Nicholas Geraci, Jr. (300 acres, m.o.l.) (until the use of private aviation as referenced above is permanently terminated), the owners/developers shall provide evidence of compliance with Federal Aviation Regulation, Part 77, by submitting copies of any required permits/approvals from the Federal Aviation Administration and/or the Florida Department of Transportation.

49. Prior to the commencement of site development for any village, parcel, or phase thereof within the MPUD Master Planned Unit Development, the historic agricultural and

recreational activities within that village, parcel, or phase on the property may continue as approved interim uses, including ranching, grazing, farming, hunting, fishing, skeet, borrow excavation (subject to all applicable permitting and/or zoning requirements), and similar agricultural or recreational uses.

Procedures

50. Unless otherwise approved by the Development Review Committee, a disclosure statement regarding the construction of all future roadways abutting and through the MPUD Master Planned Unit Development shall be included in all sales contracts for single-family residential sales within the MPUD Master Planned Unit Development. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.

51. Unless otherwise approved by the Emergency Services Director, the development shall be included into one or more Pasco County Municipal Fire Service Taxing Units to provide fire protection. The developers shall submit a petition for inclusion of each village or parcel 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 in such village or parcel be issued until the Emergency Services Director has received such a petition.

52. If there is a conflict with the Development of Regional Impact Development Order, Comprehensive Plan Amendment, and MPUD Master Planned Unit Development each as amended, the Development of Regional Impact Development Order as amended, will then control.

53. Development shall occur in accordance with the Pasco County Land Development Code, Section 402, Concurrency Management System, except to the extent exempt from such provisions on account of the property being within the County's Urban Service Area and/or vested against concurrency, pursuant to the Development of Regional Impact Development Order as amended.

54. A preliminary development plan must be approved for an entire village prior to any phased construction drawing approval. The maximum number of units and the density of each residential village shall not exceed the limits shown on the Master Development Plan, subject to the footnote.[1] A preliminary site plan must also be approved for each multifamily (nonfee simple), recreational vehicle, or commercial component prior to any phased site plan approval. Sub-phases may be created within Villages 1, 2, 3, 4, 6 and 8.

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[1] The Long Lake Ranch Development of Regional Impact provides for land use exchange(s) to occur in accordance with the Development of Regional Impact Development Order and the Land Use Equivalency Matrix included in the adopted development order, as amended. All land use exchanges shall be submitted to the Planning and Development Department. All exchanges shall be subject to approval by the Development Review Committee (on the consent agenda). All approved land use exchanges shall be reported to the Zoning Administrator/Assistant Planning and Development Administrator (together with an updated MPUD Master Planned Unit Development Plan).

55. Preliminary development plan/preliminary site plan 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 preliminary development plan/preliminary site plan approval, construction plan/construction site plan approval, and/or record plat approval.

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

57. Rezoning of this property with conditions of approval does not constitute a final development order, nor does it relieve any developers of responsibilities under the State of Florida Growth Management Legislation, as implemented by the Florida Department of Community Affairs and Pasco County.

58. All development activities shall be in accordance with the specific provisions referenced within the final resolution adopting this development order approved with conditions and the Long Lake Ranch Development of Regional Impact No. 247 Development Order and the associated Development of Regional Impact Development Agreement each as amended.

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

60. In case any one or more of the MPUD Master Planned Unit Development Conditions of Approval (MPUD Master Planned Unit Development conditions) are found to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and the MPUD Master Planned Unit Development conditions shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, unless such unenforceable provision results in a frustration of the purpose of the MPUD Master Planned Unit Development or the failure of consideration.

APPLICANT'S ACKNOWLEDGMENT:

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

LONG LAKE RANCH, LLC

_____ (Date)

BY: _____

TITLE: _____

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