S/H

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01/29/2015 S. S., Dpty Clerk

NOTICE OF ADOPTION OF THE DEVELOPMENT ORDER AMENDMENT FOR THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT NO. 233

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 15-74, dated January 13, 2015, has adopted a development order amendment (DO Amendment) for a Development of Regional Impact. The above-referenced DO Amendment constitutes a land development regulation applicable to the property described in Exhibit "C" of the DO Amendment.

A legal description of the property covered and the DO Amendment may be examined upon request at the Office of the Clerk to the Board of County Commissioners of the Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in the above-mentioned Exhibit "C" or actual constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

PAULA S.O'NEIL,Ph.D.PASCO CLERK & COMPTROLLER
01/29/2015 02:27pm 1 of 113
OR BK 9141 PG 1650

DONE AND RESOLVED this January 13, 2015.

(SEAL)

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Theodore J. Schrader, CHAIRMAN

APPROVED IN SESSION
JAN 13 2015
PASCO COUNTY BCC

THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 15-74

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252 AND SUBSEQUENT AMENDMENTS THERETO THROUGH AND INCLUDING RESOLUTION NO. 07-40) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ON JULY 18, 2000 AND AMENDMENTS THERETO, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380, FLORIDA STATUTES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes (F.S.), as amended, Conner Land, Ltd. (Applicant/Developer) and Pasco County filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as Connerton; and

WHEREAS, the Pasco County Board of County Commissioners is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, F.S., as amended; and

WHEREAS, this development order (DO) for the Connerton DRI was adopted by the Pasco County Board of County Commissioners on July 18, 2000; and

WHEREAS, Conner Land, Ltd., transferred a portion of its right, title, and interest in the real property, encumbered by the Connerton DRI/DO as herein set forth, to Connerton, LLC (both hereinafter referred to collectively as "Developer"); and

WHEREAS, on August 12, 2003, the Board of County Commissioners adopted Resolution No. 03-224 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the Connerton DRI/DO and to effectuate other changes; and

WHEREAS, on November 18, 2003, the Board of County Commissioners adopted Resolution No. 04-42 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to reflect a reduction of 80.9 acres along with a reduction in 137 Phase III single-family detached units and a corresponding modification to the project's legal description and entitlements/acreage tables; and

WHEREAS, on December 23, 2003, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto, which reflected a reduction of 3,036 acres (consisting of a 2,981 district preserve and fifty-five (55) acres being reserved for future right-of-way), along with a reduction in town center acreage from 300 acres to 171 acres; and

WHEREAS, on February 27, 2004, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto for specific approval for Village II in accordance with DO Condition No. 5.B and submittal of the Environmental Management Plan (EMP) in accordance with DO Condition No. 5.G.1; and

WHEREAS, on November 3, 2004, Connerton, LLC, filed an NOPC requesting an amendment to an approved DO pursuant to Section 380.06.(19), F.S., for an extension to the Phase I build-out date from 2005 to 2010; an extension of the Phase II build-out date from 2015 to 2020; an extension of the Phase III build-out date from 2025 to 2030; an extension of the development commencement date to September 17, 2010; and an extension of the DO expiration date to September 17, 2035; and

WHEREAS, the NOPC applications filed by Connerton, LLC, on December 23, 2003, February 27, 2004, and November 3, 2004, were consolidated, were heard concurrently, and were approved by the Board of County Commissioners on March 22, 2005 (Resolution No. 05-155); and

WHEREAS, on May 9, 2006, the Board of County Commissioners adopted Resolution No. 06-223 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to identify the wetland boundaries within the Employment Center as approved by the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE), to add one (1) access road and three (3) parcel-access points from U.S. 41 into the employment center, to allocate 50,000 square feet of Phase I, Industrial Entitlements, and 50,000 square feet of Phase II, Industrial Entitlements to the County-owned property within the employment center specifically for government buildings and facilities within the employment center, which shall not be allocated to any other entity or parcel, or trade off, or reduce such entitlements unless specifically agreed to in writing by the County. The approval also recognized that the cultural resource assessment has been completed and approved for the entire project, and recognized a land use equivalency matrix conversion dated January 13, 2003, and adopted Transportation Mitigation Option 1 in accordance with DO Condition No. 5.p.8. and a Roadway Development Agreement between Pasco County and Connerton, LLC; and

WHEREAS, on December 20, 2005, Lennar Homes, Inc. filed an NOPC to amend the DO and Map H attached hereto for specific approval for Village V area plan in accordance with Section 5.B of the DO; to revise Map H to identify the wetland boundaries within Village V as approved by the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE), and to add two (2) external access points along S.R. 52; and

WHEREAS, on November 8. 2006, the Board of County Commissioners adopted Resolution No. 07-40 amending and restating the Connerton DRI/DO (Resolution No.00-252) amending the DO and Map H for specific approval for Village V area plan in accordance with Section 3.a of the DO; revising Map H to identify the wetland boundaries within Village V as approved by the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE), and adding two (2) external access points along S.R. 52; and

WHEREAS, Connerton LLC, transferred a portion of its right, title, and interest in its real property holdings encumbered by the Connerton DRI/DO to Connerton Holdings, LLC and whereas Connerton Holdings, LLC subsequently transferred a portion of its right, title and interest to Pasco Investment Land, LLC for which entity Connerton Holdings, LLC continues to serve as authorized representative (the latter LLCs both hereinafter referred to collectively as "Developer" or "Master Developer"); and

WHEREAS, EIP Florida, LLC purchased all interest in and corresponding development entitlements associated with Village V on June 12, 2013 and EIP, LLC has applied to appropriate authorities for permits to operate a Mitigation Bank on such property, which applications are presently pending; and

WHEREAS, on December 18, 2013, Connerton Holdings, LLC, as the authorized representative of Pasco Investment Land, LLC, filed an NOPC to amend the DO and Map H attached hereto for specific approval of a revised Phase II in accordance with Section 5.B of the DO; to revise previously approved Phase I entitlements by: (a) increasing Phase I residential entitlements to 3,861 units to reflect a land use exchange between residential unit types finalized in November 2007, and (b) increasing Phase I Government Center / Office uses to 112,320 sq. ft. to reflect a second land use exchange finalized in January 2009 that eliminated the Phase I golf course and eliminated the 500 student Phase I Community College use, and (c) reducing Phase I retail uses to 140,131 sq. ft.; to revise Map H to update road names, to update wetland lines, to annotate the Map to address the potential alternative use of the Village

V area as a mitigation bank including ancillary uses (the "Mitigation Bank"), to address related changes to the internal road network, to remove a note limiting the location of the approved hospital, to add two (2) external access points along U.S. 41, to update certain school and park boundaries, and to reflect the exclusion of the adjacent SWFWMD Preserve, Habitat Mitigation Areas 1 and 2 and an isolated cell phone tower parcel not subject to any DRI-related entitlements or restrictions from within the boundary of the DRI; to correct errors in the legal description of the DRI; to update or revise Phase I, II and III DRI buildout dates to 2020, 2032 and 2042 respectively to reflect previously-noticed time extensions authorized by statute and reflected in a letter issued by Pasco County dated 3/13/13 while simultaneously reestablishing Phase II and III buildout dates as December 31 of the respective buildout years; to revise the Development Order expiration date to December 31, 2043; to amend the date until which the DRI will not be subject to down-zoning, unit density reduction or intensity reduction from July 19, 2040 to December 31, 2043; to revise Phase II residential entitlements by altering the mix of Phase II unit types to either increase the number of, or allow for earlier phasing of, attached unit types (single-family attached and multi-family) thereby increasing the total of Phase II attached units types by 1,315 while reducing the total number of Phase II single-family detached units by 408; to reduce the amount of Phase II retail uses to 190,000 sq. ft.; to increase the amount of Phase II Government Center / Office uses to 725,000 sq. ft.; to reflect the inclusion of 15,000 sq. ft. of library / fire station uses in the development program consistent with prior and current Development Orders; to increase Phase II Medical Office uses to 110,000 sq. ft.; to eliminate industrial uses from Phase II; to defer the 400 student Phase II Community College use to Phase III of the DRI; to reduce total Phase III residential uses to 1,181 units and to revise the mix of unit types; to decrease Phase III retail uses to 400,000 sq. ft.; to reduce Phase III Government center / Office uses to 200,000 sq. ft.; to reduce Phase III industrial uses to 100,000 sq. ft.; and

WHEREAS, on August 11, 2014, The Tampa Bay Regional Planning Council ("TBRPC"), upon receiving and considering the NOPC Report prepared by TBRPC staff regarding the NOPC initially filed on December 13, 2013, approved such NOPC Report.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that in regular session duly assembled this January 13, 2015, the NOPC application for the Connerton DRI is approved with conditions as set forth in the following Amended and Restated DO, which is hereby adopted by the Board of County Commissioners:

CONNERTON DEVELOPMENT ORDER

1. General Findings of Fact

The Board of County Commissioners makes the following general Findings of Fact:

a. Conner Land, Ltd. and Pasco County have filed, in accordance with Section 380.06, F.S., as amended, an ADA for the Connerton DRI and associated responses to a request for additional information, collectively referred to herein as the Application.

b. The nature, type, scope, intensity, density, costs, and general impact of the proposed Connerton DRI, in part, are those which are summarized in Composite Exhibit "A" (ADA, Sufficiency Responses, the Connerton Traffic Appendices, and Exhibit "A-1," Amended Map H, and in Exhibit "B," the specific findings of fact and regional impacts contained in Pages 1-19 of the Tampa Bay Regional Planning Council [TBRPC] DRI Final Report). Exhibits "A," "A-1," and "B" are incorporated into this Amended and Restated DO by reference. Where it is recognized that a conflict exists between the terms and conditions set forth in Exhibit "A" and/or "B" to the terms and conditions set forth in this Amended and Restated DO, the terms and conditions of this Amended and Restated DO shall control.

c. Certain real property encompassed by the Connerton DRI is owned by Pasco Investment Land, LLC, with Connerton Holdings, LLC as authorized representative. A description of the real property within the DRI is attached hereto as Exhibit "C" and is incorporated by reference herein.

d. The Pasco County Comprehensive Plan Future Land Use Map classification for the area subject to the Application is NT (New Town). Concurrently with the submittal of the NOPC proposing the changes referenced by this DO, a Comprehensive Plan Amendment was filed to change certain NT provisions of the Connerton NT Future Land Use Element. Such amendment is attached hereto as Exhibit "E" of this DO. The proposed development, as modified by this Amended and Restated DO, is consistent with the amended provisions of the NT (New Town) classification and other Goals, Objectives, and Policies of the Comprehensive Plan.

e. In processing the NOPC applications to the Connerton DRI/DO, the TBRPC reviewed the proposed changes to the DO as set forth in the NOPC applications and determined that the amendments and changes as proposed are presumed to create a substantial deviation pursuant

to Section 380.06(19), F.S.. However the TBRPC concluded and has advised Pasco County and the Florida DEO that, upon the inclusion within this amended DO of the recommendations / representations referenced in the Notice of Proposed Change Report, there would be no unmitigated regional impacts. The support data submitted as a part of and processed concurrently with the NOPC applications are incorporated into this Amended and Restated DO.

f. The Board of County Commissioners approved the Connerton DRI/DO on July 18, 2000. The Board of County Commissioners scheduled and held a public hearing on these most recent NOPC applications to the Connerton DRI/DO as proposed by the Developer on December 18, 2013.

g. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing to review the NOPC applications.

h. At the public hearing for the review and approval of the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the NOPC applications to the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

i. Additionally, at the public hearing on both the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

j. The Board of County Commissioners has received and considered the TBRPC DRI Final Report for the Connerton DRI/DO as well as similar reports relative to the NOPC applications to the Connerton DO.

k. The Board of County Commissioners has received and considered various other reports and information relevant to the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee.

2. Conclusions of Law

The Board of County Commissioners hereby finds that the Connerton DRI/DO as amended by this Amended and Restated DO:

a. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

b. Addresses issues raised consistent with the report and recommendation of the TBRPC.

c. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

d. Is consistent with the Pasco County Land Development Code (local land development regulations).

e. Is not in an Area of Critical State Concern.

3. Approval Stipulations

a. Specific approval with conditions is granted for Phase I and Phase II.

Revised Phase I Includes the Following:

Residential (Dwelling Units):	
Single-Family Detached	1,999
Single-Family Attached	342
Multifamily	270
Retirement*	1,250
Total	3,861
Retail (Square Feet)	140,131
Government Center/Office (Square Feet)	112,320
Industrial (Square Feet)	100,000
Golf Course (Holes)	0
District Park (Acres)	80
Nursing Home (Beds)	50
Medical Office (Square Feet)	90,000

Revised Phase II Includes the Following:

Residential (Dwelling Units):	
Single-Family Detached	1,332
Single-Family Attached	727
Multifamily	1,250
Retirement*	250
Total	3,559
Retail (Square Feet)	190,000
Government Center/Office (Square Feet)	725,000
Library / Fire (Square Feet)	15,000
Nursing Home (beds)	50
Hospital (beds)	150
Medical Office (Square Feet)	110,000

Notes:

* To qualify as a "Retirement" unit as approved herein, any such unit shall meet the requirements of "age restricted" as specified in Section 1302.1 D. of the Pasco County Land Development Code (Concurrency and Mobility / Impact Fees; Mobility and Impact Fees; Uniform Procedures and Provisions; Reductions of Mobility Fees and Waivers of School Impact Fees).

Conceptual approval with conditions is granted for Phase III. Specific approval of Phase III shall require a further amendment of this Amended and Restated DO after review and approval of an ADA limited to transportation, attendant air quality, potable and nonpotable water supply, and affordable housing issues, pursuant to the requirements of Section 380.06(6), F.S., and the requirements of statutes and rules in effect at the time.

b. The requirements of and conditions contained in this Amended and Restated DO shall regulate the development of the property described in Exhibit "C" (legal description).

c. Following the adoption of this Amended and Restated DO, all plans for development on this property shall be consistent with the conditions and restrictions recited therein. Such regulations and restrictions shall be binding upon all Developer's successors in interest to the property.

In the event Pasco County believes violation of the provisions hereof has occurred, the Pasco County Development Services Branch may issue a Notice of Noncompliance to the Developer and recommend that the Board of County Commissioners establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard and, if it is determined by the Board of County Commissioners that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

d. All development specifically authorized by this Amended and Restated DO shall be carried out as described in the Application and all subsequently filed NOPCs, unless otherwise modified by the provisions hereof.

(1) Adverse impacts shall be mitigated as specified in this Amended and Restated DO.

(2) The Developer's commitments set forth in Exhibit "D" are superseded by the terms and conditions of this Amended and Restated DO.

e. Development of Phase I and Phase II, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated DO unless otherwise provided for in this Amended and Restated DO. Development of Phase III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of that phase. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), F.S. In the event of a conflict between land development regulations and this Amended and Restated DO or the applicable Comprehensive Plan, the Amended and Restated DO or applicable Comprehensive Plan shall prevail.

f. The approved DRI as set forth in this Amended and Restated DO shall not be subject to downzoning, unit density reduction, or intensity reduction until December 31, 2043, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated DO have occurred or that the Amended and Restated DO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

g. As provided in Chapter 190, F.S., Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the CDD which are identified within this Amended and Restated DO. Further, any obligations of the Developer contained in this Amended and Restated DO may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by Pasco County. Any CDD formed pursuant to this provision shall be in conformance with Chapter 190, F.S., Uniform Community Development District Act of 1980 as amended.

h. The Property is currently utilized for agricultural activities. It is understood that while the use will cease when the DRI is built out, portions of the property may continue to be used for agricultural activities until build-out. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan or MPUD for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, F.S., is initiated in that village, Downtown Connerton (f/k/a "town center"), or employment center.

i. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village I was hereby approved on August 12, 2003.

j. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village V was approved on November 8, 2006.

k. Pursuant to the provisions of Section 3.a. of this Amended and Restated DO, an NOPC amending Phase I and granting specific approval for Phase II is hereby approved. The Amended Map H attached hereto as Exhibit "A-1" includes certain changes indicated in this NOPC and such Amended Map H is hereby approved and incorporated herein by reference.

4. Phasing Duration and Allocation of DRI Entitlements

a. Phasing Schedule

(1) Upon the adoption of this Amended and Restated DO, the entitlements set forth in Table 1 below shall be subject to the terms and conditions of this Amended and Restated DO.

(2) Excess infrastructure capacity constructed to potentially serve Phase III of Connerton shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06, F.S.

TABLE 1:
LAND USE AND PHASING SCHEDULE

Land Use	Phase I 2020	Phase II 2032	Phase III 2042	Total
Residential (Dwelling Units)				
Single-Family Detached	1,999	1,332	1,181	4,512
Single-Family Attached	342	727	0	1,069
Multifamily	270	1,250	0	1,520
Retirement	1,250	250	0	1,500
Total Residential	3,861	3,559	1,181	8,601
Retail (s.f.)	140,131	190,000	400,000	730,131
Government Center/Office (s.f.)	112,320	725,000	200,000	1,037,320
Library/Fire (s.f.)	0	15,000	0	15,000
Medical Office (s.f.)	90,000	110,000	0	200,000
Industrial (s.f.)	100,000	0	100,000	200,000
Community College (Students)	0	0	900	900
Hospital (Beds)	0	150		150
District Park (Acres)	80			80
Nursing Home (Beds)	50	50		100

TABLE 2: LAND AREA AND USES[1]				
Column A Use	Column B Acres[2]	Column C Square Feet	Column D Units	
Office/Government Center/Fire/Library/Medical Office	163.9	Phase I: 202,320 Phase II: 850,000 Phase III: 200,000		
Retail	167.0	Phase I: 140,131 Phase II: 190,000 Phase III: 400,000		
Industrial	76.0	Phase I: 100,000 Phase II: 0 Phase III: 100,000		
Residential	1,679.0		Phase I: 3,861 units Phase II: 3,559 units Phase III: 1,181 units	
Nursing Home	2.0		Phase I: 50 Beds Phase II: 50 Beds	
Right-of-Way/Utilities	291.3			
Community College/ Educational	80.0			
Institutional/Hospital	27.0			
Open Space				
Resource Areas: Wetlands/Mitigation	1,606.4[3]			
Lakes	79.1			
Recreation Areas:				
District & Neighborhood Parks[4]	168.0			
Total Open Space	1,853.5			
Total Acres	4,339.7			

[1] Phases I and II - Specifically Approved, including Mitigation Bank as an alternative use for the Village V area; Phase III - Conceptually Approved as set forth in Paragraph 3.a.

[2] If a Mitigation Bank is permitted by ACOE and other applicable agencies for the Village V area, the total acreages within applicable categories will require adjustments from those indicated in this Table to reflect this change in land areas and uses.

[3] Includes all wetlands within the DRI boundary, which acreage therefore excludes wetlands within the Habitat Mitigation Areas now excluded from the DRI.

[4] Current estimate (86 acres m.o.l. of Neighborhood Parks plus existing 82 acre m.o.l. District Park already conveyed to Pasco County) is based in part on 8,601 total residential units, applying the County's Park Acreage Level of Service Standard for "Community" Parks (Table 5-1, Recreation and Open Space Element, 2025 Comprehensive Plan) as implemented by Section 905.1 E of the Pasco County Land Development Code. Actual neighborhood park acreage is subject to change based on actual no. of units built.

b. Duration

(1) This DO shall become effective concurrent with the effective date of the Comprehensive Plan Amendment to amend the Connerton NT (New Town) Future Land Use designation. Pursuant to Section 163.3189(2)(a), F.S., the Comprehensive Plan Amendment shall not become effective until the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

(2) The duration of the DO shall be until December 31, 2043. The effective period may be extended by the Board of County Commissioners upon a showing of good cause and as provided by statutes. The Application for such extension shall be made at least sixty (60) days prior to the expiration date.

c. Commencement of Development

If physical development of Connerton has not commenced within ten (10) years of the effective date of this DO; i.e., September 17, 2010, the Board of County Commissioners shall determine, pursuant to Chapter 380.06(19), F.S., as amended, and the procedures outlined in Section 6.B.1 hereof, whether the delay represents a substantial deviation from the Amended and Restated DO. For the purpose of the Amended and Restated DO, "commencement of development" shall mean the approval of any area plan and the commencement of development of infrastructure, roadways, or vertical development unless otherwise defined and approved by Pasco County.

d. Build-Out of Phases and Project

(1) Build-out dates of each phase and the entire project shall be as of December 31 of each of the years listed on Table 1 above. The 2020 build-out date for Phase I includes any applicable statutory extensions granted as of the adoption date of this Amended and Restated DO.

(2) Unless extended pursuant to State or Local law, any delay in the build-out date of Phase I or Phase II of the Project beyond December 31, 2020 or December 31, 2032, respectively may require a new transportation analysis, in accordance with applicable law, as the basis

for a DO amendment which may include a re-evaluation of required transportation mitigation. The Board of County Commissioners has exempted certain uses from additional timing and phasing analysis pursuant to Section 901.12 of the LDC; however, build-out date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), Florida Statutes, as may be amended from time to time. The applicable transportation build-out date for Phase III shall be established when specific approval of Phase III is obtained.

e. Evaluation and Appraisal Report (EAR) Based Amendments

EAR-based amendments refer to those Comprehensive Plan Amendments adopted in 2000.

f. Geographic Location of Development by DRI Phase

All developers within the Connerton DRI shall, at time of Preliminary Development Plan (PDP) application, include information within each such application to inform the County which DRI phase (or phases) the proposed development is within. Similarly any MPUD or amendment thereto will be required to denote the DRI Phasing, including the phasing of any development being reduced or increased through any DRI land use exchange.

g. Assignment of DRI Entitlements

(1) Because the DRI entitlements authorized in, or as may be amended pursuant to, this DO are not assigned to specific development parcels or portions thereof within the Project, the Master Developer shall control the allocation, exchange, advancement and assignment (collectively "control") of the phased entitlements to specific parcels, or portions thereof, within the Project. Such control in each instance shall be by written instrument executed by an authorized officer of Master Developer, as described below. Upon submittal of any Preliminary Development Plan that utilizes land use entitlements within the Project, the applicant for each such Preliminary Development Plan shall include with each such submittal to the County an original, executed "Assignment of Connerton DRI Entitlements" that:

(a) specifically identifies the type and number of entitlements assigned, advanced or exchanged to the specific DRI parcel(s), or portions thereof, that is the subject of the permit application (e.g., 50,000 s.f. of office use entitlements for Downtown Connerton, Parcel XXX);

(b) specifically states the DRI phase for which said entitlements are assigned, advanced or exchanged;

(c) is dated and executed by the Master Developer, witnessed by two witnesses, and notarized;

(d) includes an accurate metes and bounds legal description of the specific DRI parcel(s), or portions thereof, to which the entitlements have been assigned, advanced or exchanged; and

(e) is recorded in the public records of Pasco County, Florida.

(2) All such assignments, advancements and exchanges of entitlements shall be reported to the County on an Entitlement Tracking Chart derived from, and modifying as may be reasonably required (to meet the intent of this section), the Development Tracking Table used for DRI Reporting the general format of which is attached as Exhibit "D-1" hereto. This reporting consists of an updated accounting on the Entitlement Tracking Chart which identifies the type and amount of entitlements when specifically assigned to each parcel and the gross and net acreage amounts for each parcel. The updated Entitlement Tracking Chart shall also be included in each biennial report completed for the DRI. The allocation, assignment, advancement, exchange, or use of DRI entitlements and land uses shall be controlled by the Master Developer and shall be subject to these "Assignment of Connerton DRI Entitlements" requirements. For clarification, any and all reassignments, transfers or conveyances of DRI entitlements from a property particularly described in a previously recorded "Assignment of DRI Entitlements" to a lesser included property or a different property shall be treated as a new assignment and be subject to the "Assignment of DRI Entitlements" requirements and require the Preliminary Development Plan applicant to provide to the County a new original executed "Assignment of DRI Entitlements" including items (a) through (e), above, along with the following additional item: (f) is dated and executed by the authorized assignor of such entitlements, witnessed by two witnesses, and notarized. No allocation, assignment, advancement, exchange or use of DRI entitlements or land uses shall be valid, effective, binding or authorized unless approved by the Master Developer as required in this subsection. Only the Master Developer shall be authorized to amend or submit the Entitlement Tracking Chart, subject to the Land Use Exchange provisions contained within

Section 5. (d) of this DO. All assignments are subject to compliance with the applicable zoning or MPUD Master Planned Unit Development Conditions of Approval and shall be consistent with the underlying Future Land Use classification.

(3) Exhibit D-1 provides current tracking of Connerton DRI development through September 16, 2013, to be updated and maintained by the Master Developer prior to the first submittal of any Connerton Preliminary Development Plan application following adoption of this Development Order amendment so as to constitute the Entitlement Tracking Chart and maintained for that purpose thereafter.

5. Specific Conditions

a. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the project consists of the approximate acres, housing units, square footages, and land uses as described in Table 1 and the acres, housing units, square footages, and land uses described approximately in Columns A-D of Table 2. Phases I and II of the project are specifically approved subject to the conditions found within this Amended and Restated DO.

b. MPUDs as Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of the MPUD that shall serve as the area plan for each specific village, Downtown Connerton (f/k/a "town center"), or employment center area plan, each adopted consistent with the policies within Goal FLU5 of the Comprehensive Plan Future Land Use Element as contained in Exhibit "E." The specific approval of each area plan for villages, Downtown Connerton (f/k/a "town center") and the employment center is accomplished by approval of the MPUD rezoning for each such village or center.

c. Mixed Use Trip Reduction Measures (MUTRM)

Development within Phase II for which entitlements are authorized herein and for which impacts have not previously been mitigated during DRI Phase I development shall meet Pasco County criteria for mixed use trip reduction measures as provided for in the Pasco County Land Development Code, Section 901.13 so as to qualify Phase II as a "trip reducing project" ("TRP") as defined in Pasco County

Comprehensive Plan, Transportation Element, Policy TRA 2.4.1. Development within Phase II shall also comply with Policy FLU 5.5.4 Connerton Trip Reduction Measures, of the Comprehensive Plan.

d. Land Use Exchange

(1) Land use exchanges implemented consistent with the requirements of the Land Use Equivalency Matrix attached hereto as Exhibit "D-2" are authorized. Notice of land use exchanges implemented by local government development approvals shall be provided to the Florida Department of Economic Opportunity (FDEO) and TBRPC. Any such exchanges shall also be reported in the next biennial report.

(2) Any amendments to the land use mix or proposed phasing schedule, other than those described herein as within the scope of a permitted Land Use Exchange, shall be approved pursuant to the NOPC process as required by Section 380.06(19), F.S., which approval shall not be withheld for mere acceleration or deceleration of phases if otherwise there is compliance with the terms of this Amended and Restated DO. Any departure in project build-out from the phasing schedule set forth in the Amended and Restated DO shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), F.S.

e. Village V Entitlements and Transfer

Village V entitlements are part of the DRI-wide Phase I and Phase II approvals. Such entitlements may be transferred to other geographic areas within the DRI at the Developer's option, provided permissible entitlement totals by Phase are not exceeded. Any such Village V entitlement transfers may be incorporated into any new proposed MPUD or proposed MPUD amendment to approve development within any other village or center within the DRI, provided the following have occurred: 1) required environmental permitting by agencies for the use of the Village V geographic area as a Mitigation Bank has been successfully concluded; and 2) notice of completion of such permitting is given to the County, TBRPC, FDOT and DEO by the owner of Village V along with notice indicating the release of such Village V entitlements making them available for transfer. Specific distribution of Village V entitlements into other geographic areas of the DRI shall be approved by Pasco County in one or more MPUDs. Transferred

entitlements may also be exchanged for other uses in accordance with the Land Use Equivalency Matrix and related requirements in Section 5.(d)(1)-(4) above.

f. New Town Criteria

Connerton shall be designed and developed to meet the objectives and be consistent with the policies contained in the NT (New Town) provisions of the Comprehensive Plan, appended as Exhibit "E" including, but not limited to, the following:

(1) The project shall be designed to incorporate villages, a Downtown Connerton area (f/k/a "town center"), and an employment center, consistent with Policies FLU 5.5.1. through 5.5.3, inclusive.

(2) The project shall provide a mix of uses as prescribed in Policies FLU 5.5.1 through 5.5.4, inclusive.

(3) The project shall provide internal connectivity between Downtown Connerton and individual villages through design of the collector street system, bicycle, and pedestrian facilities.

(4) At build-out, 1.3 jobs per household shall be available within 0-5 miles of the project.

(5) No additional residential units shall receive Preliminary Development Plan (PDP) approval until an amount of nonresidential development has been constructed within the project or within one (1) mile of the project, which will provide:

(a) After the issuance of Preliminary Development Plan (PDP) approval for the 2,000th residential unit:

0.024 jobs per retirement unit (must be deed restricted).

0.24 jobs per nonretirement unit.

(b) After the issuance of Preliminary Development Plan (PDP) approval for the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted).

0.50 jobs per nonretirement unit.

(c) After the issuance of Preliminary Development Plan (PDP) approval for the 7,050th residential unit:

0.10 jobs per retirement unit (must be deed restricted).

1.0 jobs per nonretirement unit.

Prior to the issuance of Preliminary Development Plan (PDP) approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of nonresidential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a)-(c) above. The Developer must submit information which is specific as to type of business or industry; i.e., retail/office/industrial, and provide a map showing the location of each nonresidential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within twelve (12) months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250 square feet of office = 1 job

500 square feet of retail = 1 job

500 square feet of industrial = 1 job

1,000 square feet of warehouse = 1 job

If an actual survey of existing nonresidential is utilized, the documentation must include information on the name of the business, the date of and the name, address, and telephone number of the individual supplying the information.

The required documentation or survey results must be provided to the FDEO, TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated DO. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated DO shall be amended to address the issue.

(6) In order to ensure that adequate land is available for the development of nonresidential uses; i.e., retail, office/government, and industrial/warehouse land uses within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted nonresidential uses (the "nonresidential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in

structures to be constructed within the nonresidential set aside lands within the village centers or Downtown Connerton consistent with New Town Policies FLU 5.5.2 and 5.5.3 as set forth in the Future Land Use Element of the Comprehensive Plan. As reflected in the table below, the total of 169 acres to be reserved as the nonresidential set aside will contain sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the local area jobs-to-housing ratios specified in Condition 5.f.(5) above. Additionally, using the same conservative assumptions used in the most recent previous Development Order approval, full development of non-residential entitlements would generate the following estimated number of jobs,

	Retail	Office/Government / Medical Office	Industrial/Warehouse	Total[1]
Square Footage by Land Use	730,131	1,237,320	200,000	1,967,451
Land Area with 50 percent FAR	34 acres	57 acres	10 acres	101 acres
Number of Jobs Potentially Created by Land Use	1,460	4,949	400	6,809

[1] Land uses included in this table do not include the planned hospital use, anticipated to create a significant number of jobs.

The exact location and configuration of the parcels of land that comprise the nonresidential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated DO and requests the MPUD Master Planned Unit Development zoning to allow for the development of each village, the employment center, and Downtown Connerton. Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the nonresidential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the nonresidential set aside.

The nonresidential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to

be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within village centers and the employment center must be provided.

(a) Within the village centers, a total of thirty-six (36) net developable acres but not less than three (3) net developable acres each.

(b) Within the employment center, a total of ninety-three (93) net developable acres, but not less than sixty (60) net developable acres.

(c) Within Downtown Connerton (f/k/a "town center"), forty (40) net developable acres.

The nonresidential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to ensure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the nonresidential set aside that would seek to either reduce the total acres to be set aside for nonresidential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Exhibit "D-2" to convert office or industrial to retail shall not be initiated or applied for by the Developer (or any other landowner within the DRI) until after August 12, 2018, or until after 6,809 jobs have been created consistent with the requirements in Condition 5.f.(5) above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in Conditions 5.f.(5)(a)-(c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

g. Water Quality and Drainage

(1) Development of Connerton shall not lower the Levels of Service (LOS) for offset drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and Land Development Code.

(2) A homeowners'/property owners' association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. The said entity shall be identified prior to approval of the final construction plans for any such facility. Further, the said entity shall be identified and listed in the next biennial report after the approval of the final construction plans.

(3) Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Downtown Connerton, or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data, and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

(4) The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including, but not limited to, ground penetrating radar and test borings to help determine specific design considerations.

In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the SWFWMD, implement stormwater design and management techniques, such as the following:

- Lining stormwater ponds with a clay layer or synthetic liner.
- Designing shallower ponds.
- Ensuring that ponds and swales are properly grassed.
- Setting a maximum depth for stormwater storage.
- Maintaining a minimum distance between pond bottoms and the top of the limerock.

- Implementation of a more site specific groundwater quality monitoring system.

(5) The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

(a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, (FAC), and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

(b) Best Management Practices (BMP) for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

(6) The Developer shall construct its stormwater-retention/detention systems, according to State and local regulations including, without limitation, SWFWMD's design requirements. In addition, the Developer shall comply with the following design requirements:

(a) All swales shall be fully vegetated and operational.

(b) Dry stormwater-retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

(c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each biennial report.

(d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven (7) days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The biennial report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous biennial report.

(7) To reduce the volume of stormwater runoff generated:

(a) Pervious areas, including open space, and recreational areas, throughout the development shall be:

(i) Residential: forty (40) percent minimum pervious area.

(ii) Commercial: twenty-five (25) percent minimum pervious area in the aggregate not less than forty (40) percent of the total land area of Connerton. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogongrass, and melaleuca are prohibited.

(8) Landscape design and maintenance in the residential, adult congregate living facility, and multifamily areas of the development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods Program.

(a)

(9) Planning and development of Connerton shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water (TBW) Use Caution Area.

(10) In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water-quality standards. The Developer shall develop a surface water-quality monitoring program to be incorporated into Village, Downtown Connerton, or Employment Center Area Plans. Monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project build-out. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, including nutrients, pesticides, herbicides, and stormwater parameters; frequency (minimum of twice annually) of monitoring; and reporting shall be subject to Pasco County, the FDEP, and other appropriate regulatory bodies approval.

(b) All water-quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency (EPA)/FDEP-quality control standards and requirements.

(c) The surface-water quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water-quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water-quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.

(11) A groundwater-quality monitoring program developed in coordination with the FDEP and SWFWMD shall include the parameters, methodology, and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. The program shall be submitted to the FDEP and SWFWMD for review and Pasco County for approval and shall be included in the EMP as hereinafter described, the next biennial report (hereafter due biennially on September 17), and added as an exhibit to the Amended and Restated DO during the NOPC for Village Area Plan (VAP) No. 2 (the Developer submitted the monitoring program in August 2004, and staff has approved the program parameters, methodology, and monitorings). The groundwater-quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project build-out. Updated data shall be reviewed by and is subject to the approval of Pasco County, the FDEP, and SWFWMD. The data shall be updated, and shall be made part of the Biennial Report which is due by September 17 pursuant to the provisions of Section 6.a(3) of this DO. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of and implemented by the Developer as part of the Reclaimed Water Permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State groundwater-quality standard, the specific construction, or other activity identified as causing the violation shall cease until the violation is corrected. The groundwater-quality monitoring results shall be included in the biennial report. In the event that the specific construction or other activity causing the

violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

(12) Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and SWFWMD and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:

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

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

(c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area.

(d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision.

(e) Use geotextile materials in the backfilling operation, if appropriate.

(f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay, or karst connection.

(g) If the affected area is in the vicinity of a stormwater-detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

(13) In the event of any conflict between:

- any condition of this Development Order or the Environmental Management Plan (EMP) prepared and adopted pursuant to this Development Order; and
- the rules, regulations and/or SWFWMD and USACE permits and Mitigation Banking Instrument governing any Mitigation Bank in Village V,

then the latter shall govern and shall apply to the Mitigation Bank.

h. Wellfield Protection

(1) All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

(2) Retention facilities shall not impact the clay-confining layer and in no event shall contact with the limestone aquifer be allowed.

(3) The development shall conform to the provisions of the Pasco County Groundwater Protection Ordinance.

i. EMP, Wildlife, and Uplands Management

(1) The Developer will prepare an EMP. The Developer will submit the EMP to the TBRPC and SWFWMD for review and to Pasco County for approval no later than the date upon which the Developer submits its NOPC for VAP No. 2 (the Developer submitted the EMP in January 2004). The EMP shall incorporate by reference permits obtained by the Developer from one (1) or more of the SWFWMD, the FFWCC, the ACOE, or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas. Upon approval of the SWFWMD and USACE permits and Mitigation Banking Instrument governing any Mitigation Bank in Village V and upon notice by Developer indicating the release of such Village V entitlements making them available for transfer, such permits shall supercede any inconsistent provisions within the adopted EMP. Site development-related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit, or harassment of species classified as Endangered, Threatened, or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws, and all uplands and related wildlife habitat shall be protected in accordance with policies established in the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands be protected in accordance with policies established in the Conservation Element adopted as part of the Comprehensive Plan. The EMP has been submitted and approved.

(2) Area Plans for villages, the Downtown Connerton, and employment center shall include specific limits of wetlands pursuant to Chapter 62-340, FAC, and

wetland delineation surveys to be conducted in coordination with the SWFWMD and other regulatory agencies as may be appropriate.

(3) In order to protect the natural values of preserved/conserved wetland and upland areas within Connerton, the EMP shall address, but not be limited to, the following matters:

(a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes, and gopher tortoises, and their State-listed commensals.

(b) Provide for the regular monitoring of target wildlife populations.

(c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for villages, Downtown Connerton, and employment center.

(d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with the SWFWMD, ACOE, and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The biennial report required by law in connection with the reporting of progress under the Amended and Restated DO shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, ACOE, FFWCC, or USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

(4) Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high-water elevations shall be substantially maintained.

(5) Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated DO, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

(6) All mitigation areas and littoral shelves within Connerton shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each biennial report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

(7) Wetland recreation areas shall not be located in designated on-site upland-habitat preserves.

(8) It is recognized that unavoidable losses to wetland resources will occur within Connerton and such losses will be offset and compensated for through restoration, enhancement, creation, or preservation of wetlands within Connerton, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and ACOE permits to be obtained shall be used in implementing such mitigation requirements.

(9) Upland and Wetland Preserve Areas: Upland and Wetland Preserve Areas are located within Connerton and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, ACOE, and Pasco County. The Upland and Wetland Preserve Areas are lands within Connerton that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by conservation easements or other similar devices acceptable to the SWFWMD, ACOE, and Pasco County. Use of these areas shall be

limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales, and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bikeways, elevated board walks, and like-kind uses authorized by the SWFWMD, ACOE, and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to upland/wetland preserve areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas, and maintenance of these facilities will be in accordance with the protocols established in the EMP and permits authorizing such activities.

(10) Habitat Mitigation Areas I and II: The Developer has set aside approximately 556± acres previously within Connerton as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat-management activities targeted to the Florida scrub jay, the gopher tortoise, wetland mitigation and water infiltration, and stormwater detention. The areas are now excluded from the DRI but are depicted on Map "H" and identified as "Habitat Mitigation Area I" and "Habitat Mitigation Area II." Both Habitat Mitigation Areas I and II are preserved from future development by conveyance of the areas to SWFWMD.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and stormwater-detention ponds together with required support infrastructure, such as pipes, pumps, and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation), water infiltration, stormwater-detention ponds, and related infrastructure.

(11) All Upland and Wetland Preserve Areas and Habitat Mitigation Areas I and II located in Connerton will be administered and managed by a homeowners' association (HOA) or a Chapter 190, F.S., CDD consistent with the EMP. Such entity shall have the power to assess and lien property owners within Connerton for the purpose of ensuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of Connerton. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such

determination. In the event the mitigation response being undertaken by the Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the State and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one (1) or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the State and/or Federal agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Areas I and II.

j. Floodplain/Disaster Preparedness

(1) Elevation for all habitable structures shall be at or above a 100-year floodplain elevation. All Preliminary Development Plan (PDP) submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at or above floodplain elevations as identified in the Pasco County Land Development Code.

(2) No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

k. Vegetation and Wildlife

(1) The area depicted on Map "H" consists of approximately 5,000± acres of wetlands and uplands.

(2) The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within Connerton that are designed to provide: 1) green space including upland areas within wetland buffers; 2) transit and forage pathways for listed species; and 3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch, and the J. B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Any proposal to modify the upland/wetland preserve areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities

that are necessary for the management and enhancement of preserve, wildlife habitat, and wildlife corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

(3) Internal wildlife corridors shall be provided as required in the NT (New Town) provisions of the Comprehensive Plan as set forth in the EMP. Wildlife corridors shall remain free of structures inhibiting animal migration, such as fences and buildings, unless the said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species through those areas designated as such within Connerton. The County Biologist has granted conceptual approval of the proposed Wildlife Corridor Lighting Plan contingent upon the approval of the Wildlife Corridor Landscaping Plan. The Wildlife Corridor Landscaping Plan must be reviewed and approved by the County Biologist prior to final construction plan approval of the first 2,000 dwelling units (prior to commencement of Phase II).

(4) Wildlife Crossings

(a) Wildlife crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Boulevard, Symphony Parkway and the extension of Collier Parkway north of Connerton Boulevard.

(b) The Connerton Boulevard crossing shall incorporate a wildlife crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

(i) Minimum of ten (10) feet in height or no less than eight (8) feet of clearance and twelve (12) feet in width.

(ii) At or above seasonal-high water.

(iii) Incorporates vegetation extending from the wildlife crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the wildlife crossing and provides for appropriate cover.

(iv) Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway.

(v) Includes cover under the wildlife crossing to provide safe hiding areas for small wildlife, such as rabbits, rodents, and amphibians, using the crossing that might be subject to predation by larger species, such as raccoons or bobcats. Such cover will extend across no more than two (2) feet of the wildlife crossing at surface level and may consist of any combination of natural materials, such as logs or stones, or effective substitutes that will provide the needed cover.

(c) As detailed on Exhibit "F," the Symphony Blvd. wildlife crossings shall consist of two small mammal crossings located at approximate centerline roadway Stations 25+25 and 43+00. These crossings shall feature a 34" X 53" elliptical pipe installed beneath the roadway, sidewalk, and multi-use path such that it extends outside the clear zone, and shall be installed with inverts above the seasonal high ground water table elevation or at existing grade, whichever is higher. Each crossing shall have a vertical headwall and wingwalls extending 8 feet either side of the crossing as appropriate for slope. Landscaping shall be located between the diverter fence and the right-of-way line to blend into the surrounding natural vegetation and provide cover for small mammals. In addition, there shall be three speed tables accompanied by appropriate signage and striping to facilitate an at-grade crossing for larger mammals. Speed table installations shall be located at approximate Stations 25+00, 42+00, and 53+50.

(d) The Developer agrees that if any Federal, State, regional, or local agency having regulatory authority over wildlife crossings determines, for any crossings that may be required on Symphony Parkway, that such crossings should be of a larger size or greater number, the Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. The Developer also agrees that the design of Symphony Parkway will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Symphony Parkway alignment. It is the intention of the parties that Symphony Parkway be designed, engineered, constructed, and maintained so that indigenous wildlife will have reasonable passage from one (1) side of Symphony Parkway to the other in suitable locations and, where appropriate, hydrologic

connectivity is maintained to preserve the surface flow of water from one (1) side of Symphony Parkway to the other.

(e) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and prior to construction shall be submitted to the FDEP (Office of Environment Services) and FFWCC for review, and to Pasco County for approval.

(f) Wildlife crossing signs in locations and numbers approved by Pasco County and the SWFWMD shall be provided along Connerton Boulevard, along Symphony Blvd., and along the extension of Collier Parkway north of Connerton Boulevard at the time the crossings are constructed. Wildlife crossing signs shall also be provided along Connerton Boulevard where Habitat Mitigation Area II is adjacent to the roadway.

(g) No streetlights shall be installed within fifty (50) feet of any wildlife crossing.

(5) A Wildlife Corridor shall be provided within Village 1 as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD preserve north of Connerton Boulevard and the proposed wildlife corridor west of U.S. 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to passive recreation areas and activities (passive parks, paved pedestrian, and bicycle trails); stormwater ponds; floodplain mitigation areas limited to Areas 415 and 416 and Impact S-17A, as depicted on Map X, attached hereto as Exhibit "G" and as identified by the approved preliminary/stormwater/construction plan for Connerton, Village I, Parcels 101, 102, and 103 (DR04-1229, approved on April 29, 2004); and landscaping as may be needed to implement this condition and Condition No. 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water-management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of thirty (30) feet wide at the entry to the crossing and will expand to a minimum of 100 feet wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses, such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.; wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs, such as *Serenoa repens* and/or *Myrica cerifera;* and/or trees, such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp. The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

(6) In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any VAP, Downtown Connerton, or the employment center, then the proposed changes shall be submitted for review contemporaneously with the submission of the VAP MPUD.

(7) Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(ies) shall be incorporated into the EMP and the various area plans. If changes are made to any area plan that are inconsistent with the EMP, then the area plan affected shall undergo Section 380.06, F.S., review in accordance with Condition No. 5.b above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, FAC, are observed, mitigation measures pursuant to Rule 9J-2.041, FAC, shall be incorporated into the development order authorizing development of a village, Downtown Connerton, or employment center.

(8) In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, USFWS, and Pasco County for the conservation of the same.

(9) The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within Connerton, preserved representative tracts of all major natural upland and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

(10) Open space within Connerton shall be defined to include recreational and resource areas. Approximately 1,854 acres as shown on Table 2 shall be dedicated to the Open Space System within Connerton. Within the Open Space System, approximately 168 acres will be dedicated to recreational areas or uses including, but not limited to, passive parks with picnic areas, playgrounds, tot lots and sports parks. Approximately 1,685 acres within the Open Space System will be dedicated as resource areas that include lakes and wetland areas set aside for ecological preservation, enhancement, or restoration. These areas will include both wetlands and uplands. Areas set aside within resource areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. In the event a Mitigation Bank is approved for Village V a care-taker residence, other uses necessary for a Mitigation Bank and access for same are permitted within the Mitigation Bank lands.

(11) The Developer or its designee shall periodically provide information to residents, businesses, and the community college regarding the function and value of the upland/wetland preserves, wildlife corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above-referenced information to the aforementioned groups, this information will be provided in an biennial report.

(12) Lands identified within the EMP or in any permits issued by any State or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H," such modifications shall be treated as

amendments subject to the provisions of Section 380.06(19)(d), F.S, and shall be presumed not to be a substantial deviation.

(13) Within thirty (30) days of the approval of the Village 1 NOPC, the Developer shall provide a legal description of the wildlife corridor located within Village 1 of the Connerton DRI to County Biologist for approval. Within thirty (30) days of the approval of the Village 1 NOPC, the Developer shall provide the conservation-easement documents to the County and SWFWMD for their approval prior to their recording by the Developer. The conservation easement on the wildlife corridor shall be in favor of the County. Within thirty (30) days of the approval of the language of the conservation easement, the Developer shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The Developer and its assigns shall comply with Section 704.06, F.S. The Developer shall convey the wildlife corridor to the Connerton mandatory HOA or CDD by recorded deed. Maintenance of the wildlife corridors shall be the responsibility of the HOA or CDD. The Developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the wildlife corridor within thirty (30) days of such conveyance and assignment of such maintenance responsibilities.

I. Historical and Archaeological Sites

(1) Prior to initiation of any project-related land clearing or ground disturbing activities within any village, Downtown Connerton, or employment center in Connerton, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, FAC, and forwarded to the Division of Historic Resources (DHR) and TBRPC for review. A survey for each village, the Downtown Connerton, or employment center must be completed and submitted prior to approval of the Area Plan for that village, Downtown Connerton, or employment center. It is acknowledged that such survey has been completed for the entire DRI.

(2) Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the DHR to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, FAC, the Amended and Restated DO shall be amended to incorporate any required mitigation consistent with 1A-46, FAC. If any significant resources

are found, a Certificate of Appropriateness must be obtained from the County pursuant to the requirements of the Land Development Code.

m. Land

(1) The BMP to reduce soil erosion and fugitive dust as referenced on Page 15-3 and 15-4 of the ADA shall be implemented.

(2) Prior to commencing development, the Developer shall provide the Pasco County Survey Division or Engineering Services Department with two (2) pair of Global Positioning Satellite (GPS) control points with twenty-four (24) hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (FAC 21HH-6). All GPS points shall be installed per FAC 21HH-6.

n. Air Quality

(1) Specific approval of Phase III of Connerton as proposed in the Application shall be contingent upon Chapter 380.06(6), F.S., as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Condition No. 3.a above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air-quality impacts are identified as being caused by traffic generated by Connerton, this Amended and Restated DO shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

(2) The BMP, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

o. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

(1) Water, wastewater, and reclaimed water services will be provided by Pasco County in accordance with Chapter 110 of the Pasco County Code of Ordinances as amended. The Developer shall construct all water, reclaimed water, and wastewater facilities within the development to Pasco County standards, current when application is made for connection in accordance with an approved master utility plan and any utilities service agreement(s) for Connerton.

(2) Development of Connerton shall not lower delivery of water and wastewater-utility service below the acceptable LOS established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the biennial report for the year in which application for service is made.

(3) Connerton sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by the FDEP.

(4) An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, FDEP, and SWFWMD for review for the use of nonpotable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each village, Downtown Connerton, and employment center area plan. The plan shall include an implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water; i.e., water that is treated and provided through a public-distribution system, shall not be used for the irrigation of common areas if other more appropriate sources are available.

(5) Water-saving fixtures shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.) and xeriscape-type landscaping shall be encouraged within the project.

(6) The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances, and irrigation throughout the project through the establishment of an educational program.

(7) Prior to construction of any phase or subphase, assurance of adequate water-supply capacity and wastewater capacity for that phase or subphase must be provided. The said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from the TBW.

p. Solid/Hazardous/Biohazardous Waste and Recycling

(1) The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

(2) Development of Connerton shall not lower delivery of solid-waste collection/disposal beyond the acceptable LOS established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the biennial report for the year in which application for service is made.

(3) The Developer or his designee shall provide to businesses within the employment center information that:

(a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas.

(b) Describes construction requirements for hazardous waste holding areas.

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC. If there are significant hazardous materials usage impacts as defined in Rule 9J-2.044, FAC; mitigation for the impacts shall be consistent with the requirement of this rule.

(4) Solid-waste recycling shall be given a high priority, and a specific plan shall be submitted to and approved by Pasco County to maximize solid-waste recycling for all phases of and types of development within Connerton.

q. Energy

(1) The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

(2) All Connerton tenants, businesses, and residents shall be encouraged to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration.

(b) Use landscaping, building orientation, and building construction and design to reduce heat gain.

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement.

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public.

(e) Institute recycling programs.

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours.

(g) Eliminate advertising requiring lighting after business hours.

(h) Install total energy systems where cost effective.

r. Transportation

(1) Specific approval is provided for Phases I and II of Connerton, as defined herein, subject to the conditions outlined in Sections 1-6 herein. Phase III of Connerton is subject to review pursuant to Chapter 380, F.S., as amended, for the transportation impacts of such phase and shall require review and approval of an NOPC to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for Phase III. Review of Phase III shall be consistent with the statutes and rules in effect at the time of the Application.

(2) Access Management

Auxiliary turn lanes and traffic-control devices shall be constructed, or performance guarantee for construction provided in accordance with the Pasco County Land Development Code, as set forth below and as depicted on related diagrams included within Exhibit "H" herein:

(a) Ridge Road / Connerton Blvd. at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Connerton Blvd (all completed). Initially, control Connerton Blvd. with a "STOP" sign, and signalize when warrants are met. Add a second southbound, left-turn lane

on U.S. 41 prior to approval of any Construction Plans that result in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 6,920 trips.

(b) Pleasant Plains Parkway at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Pleasant Plains Parkway (all completed). Initially, control Pleasant Plains Parkway with a "STOP" sign, and signalize when warrants are met (all completed). Add a second westbound, left-turn lane on Pleasant Plains Parkway prior to approval of any Construction Plans that result in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 7,096 trips.

(c) Ensemble Blvd. at U.S. 41: Construct a northbound, right-turn lane and a southbound left-turn lane on U.S. 41 and a westbound, left-turn lane and right-turn lane on Ensemble Blvd. (all completed). Initially, control Ensemble with a "STOP" sign and signalize when warrants are met. Additionally, at the time of signalization of the intersection at U.S. 41 and Ensemble Boulevard, or earlier if there are documented safety and/or operational problems with the subject intersection, then Master Developer shall design and construct, as approved by both Pasco County and FDOT, one or both of the following to address access for parcel 22-25-18-0010-00000-0400 ("Parcel") on the west side of US 41:

(i) Relocate the access for the Parcel to align same with the U.S. 41 / Ensemble Boulevard intersection; and/or

(ii) Provide a raised median / raised channelization improvement within U.S. 41 that will restrict the access for the Parcel to right in/right out.

(d) Symphony Parkway at S.R. 52: If, and at such time as, Symphony Parkway is connected to S.R. 52, construct an eastbound, right-turn lane and a westbound, left-turn lane on S.R. 52. Control Symphony Parkway with a "STOP" sign and signalize when warrants are met.

(e) Collier Parkway Extension at C.R. 583 (Ehren Road). Construct a east-bound, left-turn lane and west-bound, right-turn lane on C.R. 583 (Ehren Road), and a southbound, left-turn lane and a southbound, right-turn lane on Collier Parkway Extension prior to approval of any Construction Plans that result in the cumulative total gross p.m. peak hour trips for

development within the DRI exceeding 7,192 trips. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(f) U.S. 41 at Asbel Road Extension: If Construction Plans are submitted for anything in Village V other than for a Mitigation Bank and related accessory uses, the Developer shall:

(i) Construct a southbound left-turn lane and a northbound right-turn lane on U.S. 41, and a westbound left-turn lane and shared through/right-turn lane on Asbel Road Extension and convert the eastbound right-turn lane to a shared through/right-turn lane on Asbel Road prior to approval of any Construction Plans that result in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 6,570 trips.

(ii) Construct additional northbound and southbound through-lanes on U.S. 41 prior to approval of any Construction Plans that result in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 6,570 trips; and

(iii) Construct (an) east/west connector(s) connecting U.S. 41 to Symphony Blvd., such connector conceptually indicated on Map H as the "Proposed Asbel Road Extension." The exact location and alignment of the east-west connector(s) shall be determined at the time of submittal of the first Construction Plans for any Village V development other than a Mitigation Bank and related accessory uses.

(g) U.S. 41 at Commercial Right-In / Right-Out Drive Immediately North of Pleasant Plains Parkway: Construct a northbound right-turn lane on U.S. 41 at time of construction of development within such commercial area, subject to Pasco County and FDOT approval and approval of any required Alternative Standard request.

(h) U.S. 41 at Civic / Public Use Right-In / Right-Out Drive North of Pleasant Plains Parkway: Construct a northbound right-turn lane on U.S. 41 at time of construction of development within such civic / public use area, subject to Pasco County and FDOT approval and approval of any required Alternative Standard request.

(i) Connerton Boulevard at Ehren Cutoff: Construct a northbound left-turn lane and southbound right-turn lane on Ehren Cutoff, and construct eastbound left-turn and right-turn lanes on Connerton Blvd. prior to approval of any Construction Plans that result in the

cumulative total gross p.m. peak hour trips for development within the DRI exceeding 5,720 trips. Control Connerton Boulevard with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(j) Collier Parkway (North) at Ehren Cutoff (located approximately 1,000' south of Bahia Loop): Construct a northbound left-turn lane and southbound right-turn lane on Ehren Cutoff an construct an eastbound left-turn lane and eastbound right-turn lane on Collier Parkway prior to approval of any Construction Plans that result in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 8,322 trips. The design of such improvements shall be as approved by the County Engineer to accommodate the future extension of Collier Parkway (by others) to the north.

(k) S.R. 52 at Village V Right-In / Right-Out (Access West of Symphony Parkway): construct an eastbound right-turn lane on S.R. 52 prior to approval of any Construction Plans for anything in Village V other than for a Mitigation Bank and related accessory uses.

(l) S.R. 52 at Village V Right-In / Right-Out (Access East of Symphony Parkway): Prior to approval of Construction Plans for any development in Village V other than for a Mitigation Bank and related accessory uses, construct an eastbound right-turn lane on S.R. 52.

Should DRI Phase I and II development occur in locations which require project access other than those described above in a. through l. above, the Developer may be required to submit additional traffic studies to identify any other roadway and/or access improvements which may be needed.

At the time of submittal of Construction Plans for each development with access provided via any of the intersections listed in items a. through k. above, the County Engineer may require Developer to submit an access management or signal warrant analysis for the impacted intersection(s). Such analysis may result in the requirement for additional improvements not specified herein.

Prior to the approval of the final construction plans for initial development of any portion of the DRI, for any intersection listed above at which a signal warrant has not been met at that time, Developer shall submit an analysis indicating the fair share cost for each such possible future signal. Developer shall provide assurance acceptable to the County that each such fair share contribution is paid.

(3) Symphony Parkway.

The requirements for design, permitting and construction of various segments of Symphony Parkway shall be as follows:

(a) General Requirement:

Construction of that portion of Symphony Parkway from Connerton Boulevard to Ensemble Boulevard shall be commenced, and dedication of related right-of-way for the portion of Symphony Parkway from Connerton Blvd. to the northern property line of the Employment Center completed, prior to Construction Plan approval for 70 percent (70%) or more of the 101.5 acres of net uplands within the Employment Center (i.e., for 71 acres or more), or prior to approval of any Construction Plans that result in the cumulative total gross p.m. peak hour trips for development within the Employment Center exceeding 700 trips, whichever occurs earlier. Construction of this segment shall be completed within twelve (12) months of the date of roadway construction commencement. This requirement shall be met regardless of the status of Village V development.

(b) Alternative 1: Village V Residential / Non-Residential Development:

In addition to the General Requirement of subsection (a) above, in the event that residential and non-residential entitlements are to be exercised within the Village V geographic area because Mitigation Bank permitting is not successfully concluded for that geographic area, at the time the first Construction Plans are submitted for anything in Village V other than for a Mitigation Bank and related accessory uses, the Developer shall complete design, permitting, and construction of Symphony Parkway between Connerton Blvd. and S.R. 52, subject to the following:

(i) Design and permitting of that portion of Symphony Parkway from Connerton Boulevard to S.R. 52 shall be completed prior to Construction Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village V; and

(ii) Construction shall be completed prior to Construction Plan approval for 475 residential units or the equivalent thereof in terms of net new external p.m. peak hour project trips within Village V.

All required right-of-way for that segment of Symphony Boulevard traversing County-owned property, including the area for the drainage improvements, floodplain compensation and wetland mitigation areas associated with such County-owned segment shall be provided by Pasco County at no cost to Developer.

(c) Alternative 2: Mitigation Bank Development within Village V Area:

Notwithstanding the General Requirement of subsection (a) above, in the event that Mitigation Bank permitting for the Village V area is successfully concluded and notice of completion of such permitting is given to the County, TBRPC, FDOT and DEO by the owner of Village V along with notice indicating the release of such Village V entitlements making them available for transfer, then the design, permitting and construction of that portion of Symphony Parkway between S.R. 52 and Ensemble Boulevard shall not be required.

(4) Pleasant Plains Parkway

The Developer shall provide right-of-way for that portion of Pleasant Plains Parkway located within Village II boundaries at a minimum of 142 feet and design, permit, and construct the first two (2) lanes of such roadway (offset) as necessary to serve the development, together with drainage, floodplain and wetland mitigation to accommodate a four (4) lane urban roadway, all in accordance with the County's adopted standard roadway, typical sections for collector and arterial roadways (Resolution No. 04-212) and other applicable County requirements (hereinafter collectively referred to as "County Design Requirements").

(5) Connerton Boulevard and Collier Parkway

(a) The Developer shall dedicate to the County a minimum right-of-way width of 142 feet for Connerton Boulevard from U.S. 41 to Ehren Cutoff Road. The right-of-way for Connerton Boulevard shall be dedicated to Pasco County upon completion of the first two (2) lanes of Connerton Boulevard or within six (6) months of the County's request, provided that construction of at least the first phase of the Government Center anticipated for Downtown Connerton, or construction of Connerton Boulevard, shall have been included and adopted by the Board of County Commissioners within the County's 5-year Capital Improvement Program.

(b) The Developer shall be required to design and permit Connerton Boulevard as a four (4) lane facility from U.S. 41 to Ehren Cutoff Road and construct two (2)

lanes of such segment (offset) prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, that either: (i) results in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 5,720 trips; or (ii) results in the construction plan approval of 90% or more of the net developable land area within the DRI project area. As used herein, such "DRI project area" shall not include the land area within Connerton Village V if such Village V area has been permitted for a Mitigation Bank and notice provided as required herein to allow for transfer of Village V entitlements to other areas within the DRI. Such roadway design shall provide all necessary drainage, floodplain, and wetland mitigation areas for four (4) lanes of such roadway in accordance with the County Design Requirements. Construction of Connerton Boulevard to the Government Center within Downtown Connerton (f/k/a Connerton Town Center) shall be completed within 18 months of the receipt of notice by the County to Developer of County's commitment to fund commencement of construction of at least Phase I of such Government Center within such 18 month period.

(c) The Developer shall be required to design, permit, and construct the first two (2) lanes (offset) of Collier Parkway from Alignment 6 of the Collier Parkway Route Study (adopted June 29, 2003) north of Ehren Cutoff Road (Alignment 6), north to the north Downtown Connerton boundary prior to or concurrent with the submission of the first construction plans that either: (i) results in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 7,192 trips; or (ii) results in the Construction Plan approval of 90% or more of the net developable land area within the DRI project area as qualified above. Should the County complete construction of two (2) lanes of Alignment 6 before submission of Construction Plans exceeding either such threshold, the Developer must commence construction of Collier Parkway from Alignment 6 north to the north boundary of Downtown Connerton within six (6) months of the County's completion of two (2) lanes of Collier Parkway from Alignment 6 to the south. Developer shall complete such construction within one (1) year of commencement. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the boundaries of the Connerton DRI as originally approved. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide), and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and

construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(d) Right-of-way for Collier Parkway north of the northern boundary of Village IV to the north boundary of the Connerton DRI as originally approved has been conveyed to the County in accordance with the requirements set forth below. Should the County complete two (2) lanes of construction of Collier Parkway from the northern boundary of Village IV to S.R. 52 before the first construction plan approval is issued for Village IV, the Developer must commence construction of the first two (2) lanes (offset) of Collier Parkway from the north boundary of Downtown Connerton to the north boundary of Village IV within six (6) months of the County's completion of two (2) lanes of Collier Parkway from the northern boundary of Village IV to S.R. 52 and complete construction within one (1) year of commencement. Otherwise, the deadline for construction of this segment shall be prior to or concurrent with the submission of Construction Plans that either: (i) result in the cumulative total gross p.m. peak hour trips for development within the DRI exceeding 8,322 trips; or (ii) result in Construction Plan approval of 90% or more of the net developable land area within the DRI project area as qualified above. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the Connerton DRI as originally approved consistent with a County-approved alignment. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide) and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(e) The Developer shall be required to dedicate an additional 125 feet of right-of-way along the south side of S.R. 52 for a total of 212 feet of right-of-way. (Note: On August 22, 2006 the Board approved the required conveyance of right-of-way along S.R. 52)

(f) Notwithstanding the above provisions, the Developer shall be required to dedicate necessary right-of-way for Pleasant Plains Parkway, Connerton Boulevard, Collier Parkway, S.R. 52, and U.S. 41 within six (6) months of the County's request if such request occurs prior to any of the deadlines set forth above.

(6) Traffic Monitoring

(a) Monitoring of Net External Trips

To facilitate monitoring for general DRI compliance, at the time of each Construction Plan submittal for development within the DRI with associated trip generation, such Construction Plan submittal shall include a cumulative reporting of the number of gross p.m. peak hour trips associated with the proposed project and the total associated with all prior Construction Plan approvals.

At time of approval of the first Construction Plan approval within the Connerton DRI that results in the cumulative total gross p.m. peak hour trips for exceeding 4,380 trips (i.e., 50% of the projected DRI Phase I / Phase II gross p.m. peak hour trips), a biennial monitoring program to provide peak-hour counts at the project entrances shall be instituted to verify that the 8,760 gross external trips projected for Phases I and II of the project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each project entrance and shall continue on a biennial basis through build-out of Phases I and II. This information shall be supplied in the required biennial report. Traffic counts taken for this purpose and other traffic counts to be reported in the DRI biennial report shall be taken no more than 180 days before the Biennial report due date. If the biennial report indicates the total external two (2) way trips exceed projected counts by more than fifteen (15) percent, Pasco County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. If a biennial report is not submitted within thirty (30) days of its due date, Pasco County may conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request DO amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a substantial deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S., shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

(b) Trip Generation Monitoring

(i) Eighteen (18) months following construction plan approval for vertical construction of fifty percent (50%) of the Phase I and II DRI entitlements as measured in terms of the gross p.m. peak-hour project trip generation (4,380 gross p.m. peak hour trips), or prior to construction plan approval for vertical construction of sixty percent (60%) of the Phase I and II entitlements as measured in terms of the gross p.m. peak-hour project trip generation (5,256 gross p.m. peak hour trips), Developer shall institute a traffic monitoring program to compare current traffic counts with the total future traffic projection of 8,760 gross p.m. peak hour trips as identified in the Timing & Phasing Analysis for the project.

(ii) Monitoring identified in (i) above shall continue on a biennial basis until project build-out and shall be submitted biennially to the Planning and Development Department. Each monitoring event shall be conducted within a sixty (60) day period from the due date of each event to ensure that the counts are relatively current. Such monitoring shall be conducted when Pasco schools are in session.

(iii) The monitoring program shall consist of weekday, peak-hour directional counts from 4:00 p.m. to 6:00 p.m. with subtotals at fifteen (15) minute increments. The sum of trips at all locations will be totaled in fifteen (15) minute increments and the highest four (4) consecutive fifteen (15) minute totals will be summed to determine the total p.m. peak-hour trips at such locations. The total p.m. peak-hour trips will be compared to the total future traffic forecasts as identified above.

(iv) The results of each monitoring event shall be submitted to the County's Planning and Development Department.

If monitoring results demonstrate that the total future traffic exceeds the projected traffic volumes identified above, the County may require a re-evaluation of the Timing & Phasing Analysis and additional improvements may be required.

(7) Mobility Fee Credits

The Developer is eligible to apply for mobility fee credits pursuant to Pasco County Ordinance No. 11-08, as codified at Section 1302.2 of the Pasco County Land Development Code, as it may be amended, and the Developer shall receive credits as authorized by this

section and other land development regulations. However, Developer shall not be entitled to receive any mobility fee credits for transportation facility design or construction unless authorized by the Board of County Commissioners.

(8) DRI Phase I Mitigation

Full mitigation for traffic impacts for Phase I of the DRI has previously been accomplished through a proportionate share payment of $787,770.00 and the dedication of approximately 50 acres of right-of-way along S.R. 52.

(9) DRI Phase II Mitigation

a) Unless constructed earlier by others, U.S. 41 shall be widened to a 4-lane divided roadway from Connerton Blvd. to north of Ensemble Blvd., such widening to occur by December 31, 2027 or prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for development with the trip generation equivalent of 6,570 gross trips.

b) In addition to the U.S. 41 improvement indicated in a) above, payment of Pasco County mobility fees pursuant to Pasco County Code Section 1302.2 shall constitute full mitigation for all DRI Phase II transportation impacts. Nothing in this provision shall preclude the granting of mobility fee credits for the widening of US 41 where consistent with applicable County requirements and where construction of the improvement, if to be completed by Developer, is governed by an approved Development Agreement.

s. Educational Facilities

(1) Prior to the initiation of development within each village, the MPUD application prepared for such new village will include an assessment of the need for elementary, middle, and high school facilities. If it is determined that development within a village or adjacent villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the District School Board of Pasco County and the Developer.

(2) Whenever possible, school sites shall be located within the village center.

(3) The Developer shall convey to the District School Board of Pasco County real property for use as a school site. The said real property shall be a minimum of thirty-

five (35) acres of contiguous developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan as specifically approved by the District School Board of Pasco County and adjacent to any required parks(s) or library site(s). The Developer shall receive School Impact Fee credits in the amount of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) per upland acre actually conveyed to the District School Board of Pasco County. All conveyances required pursuant to this approval shall occur within thirty-six (36) months of this approval, shall be in a form acceptable to the District School Board of Pasco County as appropriate, be free and clear of all liens, be excluded from the boundaries of all special districts, and be exempt from all covenants and deed restrictions.

The developer shall provide public road access with all utilities and mitigate the on-site wetlands subject to final permits with approvals of the SWFWMD, ACOE, and Pasco County prior to the conveyance of the property and within thirty-six (36) months of the date of this approval.

The Developer shall also convey an additional minimum of fifteen (15) acres of contiguous, developable uplands for a school site in Village III within thirty-six (36) months following Board of County Commissioners approval of the Village III MPUD Master Planned Unit Development at a location acceptable to the District School Board of Pasco County.

(4) The Developer shall coordinate with the District School Board of Pasco County to determine the size and location of all school sites which shall be subject to final approval by the District School Board of Pasco County.

t. Recreation and Open Space

(1) The acreage designated for open space within Connerton is set forth in Table 2 as approximately 1,854 acres. The eighty (80) acre district park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County district park as the same is described in the referenced master plan. The eighty (80) acre district park must be dedicated to Pasco County or to a CDD if approved by Pasco County prior to the initiation of the remainder of Phase I. The location of the eighty (80) acre district park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the

Developer. It is acknowledged that a 80-acre district park acceptable to Pasco County and meeting applicable requirements of the Connerton DRI Development Order has been previously dedicated.

(2) The eighty (80) acre district park to be dedicated to Pasco County, or if approved by Pasco County to a CDD, may include jurisdictional wetlands as a part of the parks resources provided however, in no event can the eighty (80) acre district park have less than eighty (80) upland acres, exclusive for wetland setbacks suitable for development and utilization as a County district park. The land to accommodate the eighty (80) acre district park shall be dedicated no later than the recordation of the plat for the second VAP. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer. If the eighty (80) acre park site is incorporated into a CDD, then the site shall be excluded from the said CDD prior to dedication to the County. If the developer makes capital facility contributions or constructs park facilities, such as ball fields and the like, then the developer may be eligible for impact fee credits, provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

(3) Prior to the initiation of development within each village, a VAP will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of five (5) percent of the useable acres within each village center must be developed as parks and/or open space.

(4) Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

(5) Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open-space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first biennial report following each phase or subphase approval.

Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks or open space designated by the Developer on the village, Downtown Connerton, or employment center area plans, those open space uses shall be restricted to remain as an

active or passive, recreational open space amenity unless otherwise approved by the Board of County Commissioners consistent with the requirements of 380.06(19), F.S.

u. Health Care/Police/Fire

(1) Pasco County shall provide fire, police, and EMS service to the development. The Developer shall be required to dedicate no more than ten (10) buildable acres within Downtown Connerton to Pasco County for the provision of fire, EMS, Sheriff, and/or library facilities. This dedication shall be made no later than the time of approval of the Downtown Connerton Area Plan or within 90 days of the County's request. The 10 buildable acres shall be contiguous to the 20 acres acknowledged herein as already conveyed to Pasco County for public use. Further, such acreage may be used by Pasco County for public purposes other than for EMS, Sheriff or library facilities. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of the village, Downtown Connerton, and Employment Center area plans.

(2) Connerton shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of Building Permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered will be supplied with sprinkler systems and that functioning fire hydrants in sufficient number and appropriate locations to accommodate the firefighting operations will be provided.

v. Housing

(1) The Developer has completed an Affordable Housing Analysis for the nonresidential component of Connerton and determined that the existing housing supply is adequate to meet the anticipated approved portion of Phase I demand for very-low, low-, and moderate-income housing units.

(2) Specific approval of Phase III is conditioned on further Section 380.06(6), F.S., review for affordable housing. For that Phase III, the Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to the said review or continue the Phase II Affordable Housing Commitment set forth below, with appropriate modifications as may be proposed by Developer. If such a Phase III study is performed and indicates that the additional development for which approval is being requested will create the need for affordable housing that is not

being provided within the project, or within an area proximate (as determined by the approved methodology), the DO shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048, FAC.

(3) Developer has agreed and the County acknowledges the following Phase II Affordable Housing Commitment as an appropriate and acceptable affordable housing mitigation option in accordance with applicable rules:

a) With respect to the various buildings actually constructed within Phases II and III of the Connerton DRI, the following cash mitigation payments shall be required to voluntarily address the affordable housing needs of the County:

$100 per single family residential unit

$80 per multi-family residential unit

$0.35 per gross square foot of retail space

$0.25 per gross square foot of office space

No cash mitigation shall be required for affordable housing units provided in accordance with subsection v.(3)d) or v.(3)h) below.

b) The cash mitigation payments shall be made prior to issuance of the certificate of occupancy as to each residential unit, and at the time of issuance of the final building permit for the tenant/occupant's interior build-out improvements as to all retail and office space.

c) The cash mitigation payments shall be placed into a designated County special revenue fund for "Connerton DRI Affordable Housing Mitigation Fund" for a period of not less than three (3) years after final approval of this Development Order amendment, pending the potential approval of one (1) or more "on-site" affordable housing programs as set forth below. At the end of said three (3) year period, Pasco County may utilize the then-existing special revenue fund and any future cash mitigation payments, in its discretion within its affordable housing program(s), if no such "on-site" program has been proposed and approved for the Project.

d) In lieu of the cash mitigation payments required above, either in whole or in part, the Connerton DRI may propose for TBRPC and Pasco County approval, one (1) or more "on-site" affordable housing programs to satisfy such obligation by one

(1) or more of the following types of programs; provision of affordable rental or for-sale housing; provision of land for other affordable housing programs: provision of affordable rental or purchase subsidy assistance; provision of down payment, closing cost or other acquisition cost assistance; provision of financial assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC and Pasco County. If one or more such "on-site" programs are approved, then the funds in the mitigation special revenue fund described above shall be utilized for such on-site program(s).

e) This Section v.(3) shall not apply to any building structure within the Connerton DRI that has been issued a final certificate of occupancy (CO) as of the date of approval of this Development Order amendment.

f) The terms "affordable" or "affordable price" for purposes of subsection v.(3)d) above, shall mean a price that is affordable to a family with a median income that does not exceed one hundred twenty (120) percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area (SMSA). For a housing unit to qualify as "affordable," the housing unit, or the larger development that includes the housing unit, must be designated as affordable by Pasco County's Community Development Manager consistent with the foregoing definition and applicable federal, state and local income and expense criteria for affordable housing, and the housing unit must be sold to a family that satisfies the foregoing income criteria, as determined by the County Community Development Manager.

g) Pasco County will proceed diligently and in good faith with development of an ordinance to adopt mandatory affordable housing requirements throughout its jurisdiction, including DRI level and sub-DRI level development projects, and to apply substantially consistent requirements as set forth herein for the Connerton DRI to all other pending or future DRI projects within Pasco County, Florida, on a non-discriminatory basis. If the County adopts affordable housing requirements and the required contributions are higher than the contributions required in this development order, development within the Connerton DRI that (i) has not already paid the contribution amounts set forth in subsection v.(3)b) above, or (ii) has not been mitigated for pursuant to subsection v.(3)d) above or v.(3)h) below, or (iii) is not otherwise exempt pursuant to the County

affordable housing ordinance, shall thereafter pay the higher ordinance amount instead of the cash mitigation requirements in subsection v.(3)a).

h) Without limiting programs which may be approved pursuant to subsection v.(3)d) above, the developer may satisfy such obligations, and receive credits against the required payments as follows:

1. Assumable Equity Mortgage for Affordable Units Provided On-Site.

i. Any entity within the Connerton DRI that sells a housing unit at an affordable price with an assumable equity mortgage satisfying the requirements of this subsection shall be entitled to a credit against the required cash mitigation requirement at the time the assumable equity mortgage is assigned to, and accepted by, Pasco County. An assumable equity mortgage is a mortgage equivalent to the difference in value between the affordable price for the housing unit and the appraised market price for the housing unit at the time it is sold, and provided to the seller of the housing unit in consideration for the seller agreeing to sell the housing unit at a reduced affordable price, which is sometimes referred to as an equity mortgage. To qualify for a credit against the required affordable housing cash payment, the assumable equity mortgage must: (a) be a recorded assignable and assumable first or second mortgage on the property, (b) require repayment at closing in the event the housing unit is resold at a price that is not affordable, (c) have a value that is no less the value of the credit for one housing unit, as calculated pursuant to the formula set forth below and (d) is sold to a household that earns less than 120% of the adjusted median income for the Tampa-St. Petersburg-Clearwater SMSA. In the event of a repayment of an assumable equity mortgage, the County shall utilize the repayment proceeds in accordance with subsection v.(3)c).

ii. Unless the County-wide affordable housing ordinance discussed in subsection v.(3)g) allows for a different credit amount, the amount of the credit for each assumable equity mortgage assigned to the County shall be determined in accordance with the following formula: ([$100 X specifically approved single family units] + [$80 X specifically approved multifamily units / nursing home beds / hospital beds] + [$0.35 X specifically approved retail square footage] + [$0.25 X specifically approved office square footage]) / ($0.10 X specifically approved total dwellings for the project). For example, as Phase II of the Connerton DRI is specifically approved for

the following entitlements: 2,059 single family units, 1,250 multi-family units, 50 nursing home beds, 150 hospital beds, 190,000 square feet of retail, and 835,000 square feet of office, the amount of the credit for each assumable equity mortgage assigned to the County would be $1,701.76, computed as follows:

[(2,059 X $100) +(1,450 X $80) + (190,000 X $0.35) + (835,000 X $0.25)] / [3,509 X $0.1]

2. Donation or Reduced Sale of Land or Lots to a County Sponsored Affordable Housing Non-Profit.

i. Any entity within the Connerton DRI that donates, or sells for a reduced price, land or lots to a County sponsored affordable housing non-profit corporation ("Non-Profit") to construct affordable housing units shall be entitled to a credit against the required cash mitigation requirement at the time the land or lot is conveyed to the Non-Profit, and the value and unit yield of the land or lot(s) is confirmed in writing by the Pasco County Community Development Manager consistent with the credit calculation set forth below. To be eligible for credit, the land or lots conveyed to the Non-Profit must be acceptable to the County Community Development Manager.

ii. Unless the County-wide affordable housing ordinance discussed in subsection v.(3)g) allows for a different credit amount, the amount of the credit for land or lots donated, or sold for a reduced price, to a Non-Profit shall be the actual appraised market value of the land or lots conveyed less the price paid by the Non-Profit, not to exceed $30,000 per lot. In the event the conveyance involves land for more than one lot, or more than one dwelling unit can be built on the land conveyed, the maximum credit shall be $30,000 multiplied times the maximum number of units that can be built on the property pursuant to applicable DRI, Comprehensive Plan, zoning and land development code requirements (as determined by the County Community Development Manager after consultation with the County Development Director).

iii. Credits shall be issued to the entity that either (1) assigns the assumable equity mortgage in accordance with subsection v.(3)h)1., or (2) donates or sells for a reduced price the land or lots in accordance with subsection v.(3)h)2. Credits shall be issued by the County Community Development Manager. Credits, once established and issued, are

assignable in accordance with the procedures set forth in the Transportation Impact Fee Ordinance. Credits are only assignable within the Connerton DRI, unless the County-wide affordable housing ordinance discussed in subsection v.(3)g) allows for assignment of credits to developments outside the Connerton DRI. Development in the Connerton DRI shall make the cash payments set forth in subsections v.(3)a) or v.(3)g) whenever it does not have County approved credits pursuant subsection v.(3)h) sufficient to cover the required cash payments when they are due. Cash payments and credits may only be used to satisfy the affordable housing obligations set forth in this subsection v.(3), and are not refundable or eligible for exchange for cash from the County, except to the extent the County-wide affordable housing ordinance discussed in subsection v.(3)g) allows for refunds.

w. General Conditions

(1) Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with Rule 9J-2.0252, FAC. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, FAC.

(2) Should the Developer divest himself of all interest in the project prior to the expiration of this DO, the Developer shall designate the successor entity to be responsible for preparation of the biennial report and compliance with applicable requirements of this Amended and Restated DO.

(3) If there is an internal conflict between the provision(s) of this DO, then the more stringent provision(s) shall prevail.

(4) In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the Developer shall be required to pay the said fee pursuant to that ordinance/resolution.

6. Procedures

g. Biennial Reports

(1) Monitoring of Connerton by the County shall be the responsibility of the County Administrator or his designee at the time of biennial report submittal.

(2) The Developer shall include information regarding the number of residences built and the number of jobs created within the Project within the required Biennial Reports being submitted to the County, beginning with the first Biennial Report due following the issuance of Construction Plan approval for the 1,200th residential unit in the Project.

(3) The Developer shall provide an biennial report on the required form to the Development Services Branch, TBRPC, and FDEO on the anniversary date of final adoption of the original DO; i.e., the second anniversary of the September 17, 2000 DRI approval and Development Order adoption , and every second year thereafter during the term of this Amended and Restated DO. The contents of the biennial report shall meet the requirements of Section 380.06(18), F.S., and shall include all additional data and information as required in this Amended and Restated DO.

(4) If the biennial report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Amended and Restated DO. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of Building Permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), F.S., as amended, until a public hearing has been held pursuant to Section 380.06(19), F.S., as amended, to determine if a substantial deviation has occurred.

(5) In addition to the required elements of the biennial report, the Developer shall include:

(a) The cumulative number of units developed through the land use tradeoff mechanism.

(b) The cumulative number of units (dwelling units by type, square feet of retail, industrial, etc.) with Construction Plan approval, and the number of units constructed, platted and issued Certificates of Occupancy.

(c) The cumulative total acres developed, and the related percentages of the total upland acreage developed, reported for both the employment center and for the entire development.

(d) A synopsis of all DRI and zoning amendments.

(e) A synopsis of ownership (major parcels).

(f) A list of DRI/DO and zoning conditions of approval met by the Developer.

(g) A copy of any village, Downtown Connerton, or employment center area plan approved during the reporting period and an analysis of how the approved plan meets all of the applicable NT (New Town) criteria contained in Exhibit "E."

(h) A tabulation of the number of jobs created and lands set aside as required by Conditions No. 5.f.(5) and 5.f.(6) above commencing with the first biennial report following the issuance of final plat or final plan approval for the 2,000th residential unit.

h. Amendments/Substantial Deviations

(1) Proposed or necessary changes to the Amended and Restated DO or departures from the approvals set forth in this Amended and Restated DO must undergo a review by the Board of County Commissioners. Application to amend any provision of this Amended and Restated DO shall be made on the required form (NOPC to a Previously Approved DRI) and shall be provided by the Developer to the TBRPC, FDEO, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), F.S., as amended, prior to implementation of such changes.

(2) Any amendment to the NT (New Town) Future Land Use Map classification and/or implementing objectives and policies as contained in the adopted Future Land Use Element of the Comprehensive Plan shall be subject to a substantial deviation determination.

i. Notice of Adoption

(1) A notice of adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.

(2) The Clerk of the Board of County Commissioners shall return eight (8) signed and certified copies of this Amended and Restated DO and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the FDEO and TBRPC, and to attorneys of record of these proceedings.

7. Severability

g. If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remainder of the resolution shall be construed as not having contained the section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

8. This resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this 13th day of January, 2015.

(SEAL)

JAN 13 2015

ATTEST:

Paula S. O'Neil, Ph.D.,CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Theodore J. Schrader, CHAIRMAN

WITNESSES:

By:

Print

Its

Title

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

ATTORNEY

EXHIBITS

A	ADA*, Sufficiency Response*, Traffic Appendices*, and Groundwater-Quality Monitoring Program*
A-1	Amended Map H
B	TBRPC Final Report* and NOPC Report*
C	Legal Description and Sketch of Revised DRI Boundary
D	Developer's Commitments
D-1	Entitlement Tracking Chart (Format)
D-2	Land Use Equivalency Matrix
E	Amended New Town Comprehensive Plan Provisions
F	Small Mammal Crossings: Symphony Parkway Exhibit (2 Pages)
G	"Map X" as identified by Petition No. DR04-1229, approved by the DRC on April 29, 2004
H	Diagrams: Access Management Improvements (with Location / Key Map)
I	Notice of Adoption (To Be Attached Later)

Note: *These Exhibits are not attached but are incorporated by reference into the DO. Copies are on file at the Pasco County Growth Management Department.

Exhibit A-1

AMENDED MAP H

PROPOSED CONNERTON DRI MAP H (AMENDED)

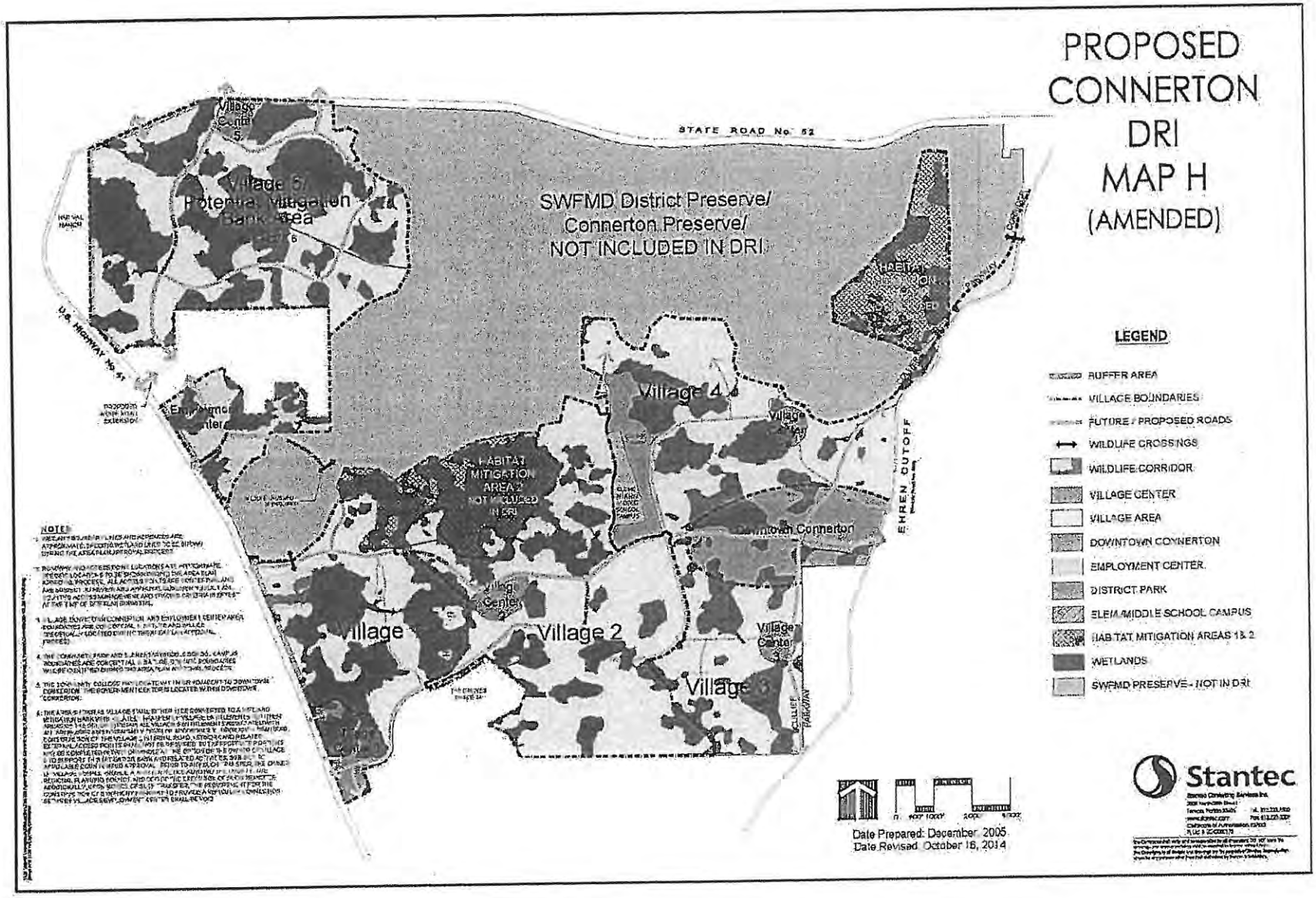


EXHIBIT C

LEGAL DESCRIPTION AND SKETCH OF REVISED DRI BOUNDARY

CONNERTON D.R.I. MAP H

PARCEL 1

DESCRIPTION: A parcel of land lying s Sections 13, 22, 23, 24, 25, 26, 27 and 35, Township 25 South, Range 18 East, and in Sections 17, 18, 19, 20, 30, and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, also containing ALL of CONNERTON VILLAGE ONE PARCEL 101 AND 102, according to the plat thereof as recorded in Plat Book 51, Pages 115 through 137, inclusive, ALL of CONNERTON VILLAGE 1 PARCEL 103, according to the plat thereof as recorded in Plat Book 52, Pages 118 through 131, inclusive, ALL of CONNERTON VILLAGE 2 PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN Plat Book 62, Pages 111 through 133, inclusive, ALL of CONNERTON VILLAGE 2 PARCEL 201, according to the plat thereof as recorded in Plat Book 68, Pages 6 through 14, inclusive, ALL of CONNRETON VILLAGE 2 PARCEL 210, according to the plat thereof as recorded in Plat Book 59, Pages 56 through 72, ALL of CONNERTON VILLAGE 2 PARCEL 211, according to the plat thereof as recorded in Plat Book 58, Pages 56 through 80, and ALL of CONNERTON VILLAGE 2 PARCELS "251-A", "251-B", "251-C" and "251-D", according to the plat thereof as recorded in Plat Book 65, Pages 111 through 116, inclusive, ALL of the Public Records of Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast corner of said Section 25 for a POINT OF BEGINNING, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°29'55"W., 1320.84 feet, to the Southwest corner thereof; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25, N.89°28'35"W., 1320.81 feet, to the Southwest corner of said Southeast 1/4 of Section 25, thence along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 25, N.89°27'57"W., 1320.57 feet to the Southwest corner thereof; thence N.26°39'38"W., 740.55 feet; thence N.64°26'20"W., 629.71 feet; thence N.62°51'49"E., 1014.97 feet; thence N.20°32'44"E., 550.68 feet; thence N.50°16'30"W., 1534.72 feet; thence S.55°39'08"W., 811.16 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1313.65 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°26'57" (chord bearing S.32°31'15"W., 1243.38 feet) to a point on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary, the following three (3) courses: 1) S.00°11'02"E., 436.30 feet to a point of curvature; 2) Southwesterly, 707.80 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'03" (chord bearing S.36°41'03"W., 659.96 feet); 3) S.71°53'17"W., 446.91 feet; thence S.18°06'43"E., 630.30 feet; thence S.62°19'10"W., 808.23 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in Official Records Book 7105, Page 1783, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following three (3) courses: 1) Northerly, 495.77 feet along the arc of a curve to the right having a radius of 5597.58 feet and a central angle of 05°04'29" (chord bearing N.20°37'55"W., 495.61 feet) to a point of tangency; 2) N.18°05'41"W.,

403.48 feet; 3) S.71°54'19"W., 12.00 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 43) per Florida Department of Transportation Right-of-way Map Section No. 544B-Road 5; thence along said Easterly right-of-way line, N.18°05'41"W., 170.00 feet; to a point on the aforesaid Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in Official Records Book 7105, Page 1783; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.71°54'19"E., 12.00 feet; 2) N.18°05'41"W., 538.93 feet to a point of curvature; 2) Northerly, 1418.96 feet along the arc of a curve to the left having a radius of 23050.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1418.73 feet) to a point of tangency; 3) N.21°37'19"W., 2169.31 feet to the Southernmost corner of Florida Department of Transportation Parcel 101, as recorded in Official Records Book 7917, Page 316, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundary of said Parcel 101, the following six (6) courses: 1) N.34°55'04"E., 346.09 feet; 2) N.29°53'56"W., 43.59 feet; 3) N.05°44'59"W., 52.74 feet; 4) N.37°02'37"E., 82.03 feet; 5) N.58°05'35"W., 269.29 feet; 6) S.69°13'55"W., 206.90 feet to a point on the aforesaid Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No, 45) as recorded in Official Records Book 7105 Page 1783; thence along said Easterly right-of-way line, N.21°37'19"W., 1381.25 feet to a point on the South right-of-way line of CONNERTON BOULEVARD, as shown on the aforesaid plat of CONNERTON VILLAGE 1 PARCEL 101 AND 102; thence along said Southerly right-of-way line S.88°44'55"W., 12.80 feet to a point on the aforesaid Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per Florida Department of Transportation Right-of-way Map Section No. 544B-Road 5); thence along said Easterly right-of-way line, N.21°37'19"W., 213.34 feet to a point on the North right-of-way line of the aforesaid CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE 1 PARCEL 101 AND 102; thence along said North right-of-way line, N.88°44'55"E., 12.80 feet to a point on the aforesaid Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in Official Records Book 7105, Page 1783; thence along said Easterly right-of-way line, N.21°37'19"W., 213.34 feet; thence N.88°44'55"E., 261.56 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 35.53 feet to a point on a curve; thence Northwesterly, 492.84 feet along the arc of a curve to the right having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing N.23°36'50"W., 492.31 feet) to a point of reverse curvature; thence Northwesterly, 2377.76 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing N.52°23'28"W., 2245.43 feet); thence S.21°53'39"W., 142.95 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 767.91 feet to a point on the aforesaid Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in Official Records Book 7105, Page 1783; thence along said Easterly right-of-way line, N.31°23'57"W., 3451.68 feet; thence N.55°09'25"E., 1413.25 feet to a point of curvature; thence Northeasterly, 713.02 feet

along the arc of a curve to the right having a radius of 1770.00 feet and a central angle of 23°04'51" (chord bearing N.66°41'50"E., 708.21 feet); thence S.00°00'14"W., 225.84 feet; thence S.50°10'39"E., 644.82 feet; thence S.00°00'14"W., 736.31 feet; thence S.89°59'46"E., 668.57 feet; thence N.00°00'14"E., 407.95 feet; thence S.89°59'46"E., 255.79 feet; thence N.00°00'14"E., 488.08 feet; thence S.89°59'46"E., 574.09 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 68.87 feet to a point on a curve; thence Southeasterly, 2479.49 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing S.51°53'07"E., 2345.58 feet) to a point of reverse curvature; thence Southeasterly, 510.80 feet along the arc of a curve to the left having a radius of 2940.00 feet and a central angle of 09°57'17" (chord bearing S.23°58'38"E., 510.16 feet); thence N.79°00'00"E., 383.58 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1219.89 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 09°49'50" (chord bearing S.89°14'57"E., 1218.39 feet); thence N.04°00'00"E., 511.50 feet; thence N.52°00'00"E., 775.00 feet; thence N.75°00'00"E., 530.00 feet; thence S.12°00'00"E., 210.00 feet; thence S.26°00'00"W., 525.00 feet; thence S.43°00'00"E., 675.00 feet; S.19°00'00"E., 190.00 feet; thence S.80°00'00"E., 80.83 feet to a point of curvature; thence Easterly, 787.30 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 03°57'37" (chord bearing S.81°58'49"E., 787.14 feet); thence N.30°00'00"W., 476.83 feet; thence N.10°00'00"E., 420.00 feet; N.73°00'00"E., 335.00 feet; S.33°00'00"E., 280.00 feet; thence S.56°00'00"E., 440.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence N.32°11'37"E., 621.01 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.54°25'49"W., 924.48 feet; thence N.12°50'00"E., 600.00 feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence N.01°00'00"E., 525.00 feet; thence S.74°00'00"W., 320.00 feet; thence N.14°00'00"E., 655.00 feet; thence N.62°00'00"W., 555.00 feet; thence N.04°00'00"W., 645.00 feet; thence N.04°56'50"E., 770.61 feet; thence S.84°50'00"E., 820.00 feet; thence S.16°50'00"E., 510.00 feet; thence S.49°50'00"E., 525.00 feet; thence S.88°00'00"E., 305.00 feet; thence N.17°00'00"E., 600.00 feet; thence N.44°50'00"E., 535.00 feet; thence S.77°00'00"E., 540.00 feet; thence S.89°00'00"E., 889.43 feet; thence S.85°00'00"E., 280.00 feet; thence S.24°00'00"E., 835.00 feet; thence S.10°50'00"W., 445.00 feet; thence S.19°00'00"E., 380.00 feet; thence S.66°00'00"E., 305.00 feet; thence S.71°50'00"E., 480.00 feet; thence S.78°17'53"E., 511.27 feet; thence S.18°50'00"E., 305.00 feet; thence S.51°50'00"E., 1015.00 feet; thence S.65°30'00"E., 320.00 feet; thence S.81°50'00"E., 145.00 feet; thence N.80°00'00"E., 580.00 feet; thence N.70°00'00"E., 585.00 feet; thence N.56°38'20"E., 773.04 feet to a point on a curve; thence Northeasterly, 490.12 feet along the arc of a curve to the right having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing N.36°24'41"E., 489.59 feet) to a point of tangency; thence N.41°00'00"E., 455.72 feet to a point of curvature; thence Northeasterly, 564.43 feet along the arc of a curve to the left having a radius of

2940.00 feet and a central angle of 11°00'00" (chord bearing N.35°30'00"E., 563.57 feet); thence N.30°00'00"E., 535.15 feet to a point of curvature; thence Northeasterly, 353.39 feet along the arc of a curve to the right having a radius of 5060.00 feet and a central angle of 04°00'06" (chord bearing N.32°00'03"E., 353.32 feet) to a point of tangency; thence N.34°00'06"E., 702.13 feet to a point of curvature; thence Northeasterly, 834.07 feet along the arc of a curve to the right having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing N.45°36'03"E., 828.39 feet) to a point of tangency; thence N.57°12'00"E., 299.24 feet to a point of curvature; thence Northeasterly, 1613.59 feet along the arc of a curve to the left having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing N.33°22'20"E., 1567.48 feet) to a point of tangency; thence N.09°32'40"E., 337.81 feet to a point of curvature; thence Northerly, 626.67 feet along the arc of a curve to the right having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing N.18°15'33"E., 624.25 feet); thence N.26°58'27"E., 296.94 feet to a point on the North boundary of the aforesaid Section 17, Township 25 South, Range 19 East; thence along said North boundary, thence S.89°53'44"E., 67.34 feet to a point on the Westerly maintained right-of way line of EHREN ROAD; thence along said Westerly maintained right-of-way line, the following forty-nine courses: 1) S.26°58'27"W., 399.88 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'44"W., 1100.82 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°41'29"W., 965.78 feet; 13) S.69°52'37"W., 74.79 feet; 14) S.58°21'36"W., 72.18 feet; 15) S.53°56'57"W., 99.49 feet; 16) S.38°46'33"W., 86.00 feet; 17) S.35°42'01"W., 188.13 feet; 18) S.34°00'25"W., 349.77 feet; 19) S.32°49'12"W., 349.66 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°22'05"W., 269.49 feet); 21) S.14°56'26"W., 102.13 feet; 22) S.19°21'43"W., 59.93 feet; 23) S.21°20'10"E., 65.40 feet; 24) S.08°22'39"W., 181.52 feet; 25) S.16°19'46"W., 105.24 feet; 26) S.30°39'34"W., 95.39 feet; 27) S.39°58'53"W., 94.40 feet; 28) S.51°42'16"W., 255.44 feet; 29) S.52°15'47"W., 372.77 feet; 30) S.51°08'29"W., 216.12 feet; 31) S.48°51'12"W., 97.11 feet; 32) S.42°32'08"W., 85.82 feet; 33) S.36°27'48"W., 112.91 feet; 34) S.30°29'17"W., 129.08 feet; 35) S.26°04'00"W., 127.93 feet; 36) S.16°01'29"W., 192.14 feet; 37) S.07°49'41"W., 145.26 feet; 38) S.02°12'06"W., 117.12 feet; 39) S.02°06'51"W., 981.49 feet; 40) S.00°39'09"W., 248.53 feet; 41) S.02°33'53"W., 972.77 feet; 42) S.20°17'21"W., 140.99 feet; 43) S.21°22'12"W., 1013.33 feet; 44) S.21°27'28"W., 117.24 feet; 45) S.21°04'46"W., 102.88 feet; 46) S.22°15'57"W., 113.00 feet; 47) S.20°23'41"W., 113.26 feet; 48) S.20°55'15"W., 422.73 feet; 49) S.20°53'43"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 20, Township 25 South, Range 19 East; thence along said South boundary, to the Southeast corner of the aforesaid Section 19, Township 25 South, Range 19 South; thence along said South boundary, N.89°55'56"W., 477.13 feet, to the Southeast corner of the Southeast 1/4 of the aforesaid Section 19, Township 25 South, Range 19 East; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'32"W., 1328.39 feet, to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the aforesaid Section 30, Township 25 South, Range 19 East; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30,

S.00°10'26"W., 2662.96 feet, to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'10"W., 2486.73 feet; thence S.48°16'38"E., 96.47 feet; thence S.41°43'34"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary, S.00°03'10"W., 5.51 feet, to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 4.89 feet; thence S.41°43'34"W., 109.27 feet; thence N.48°16'17"W., 120.00 feet; thence N.41°43'43"E., 3.33 feet, to said South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary, N.89°42'37"W., 1154.46 feet, to the Southeast corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'21"W., 2661.12 feet to the POINT OF BEGINNING.

Containing 3244.539 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

PARCEL 2

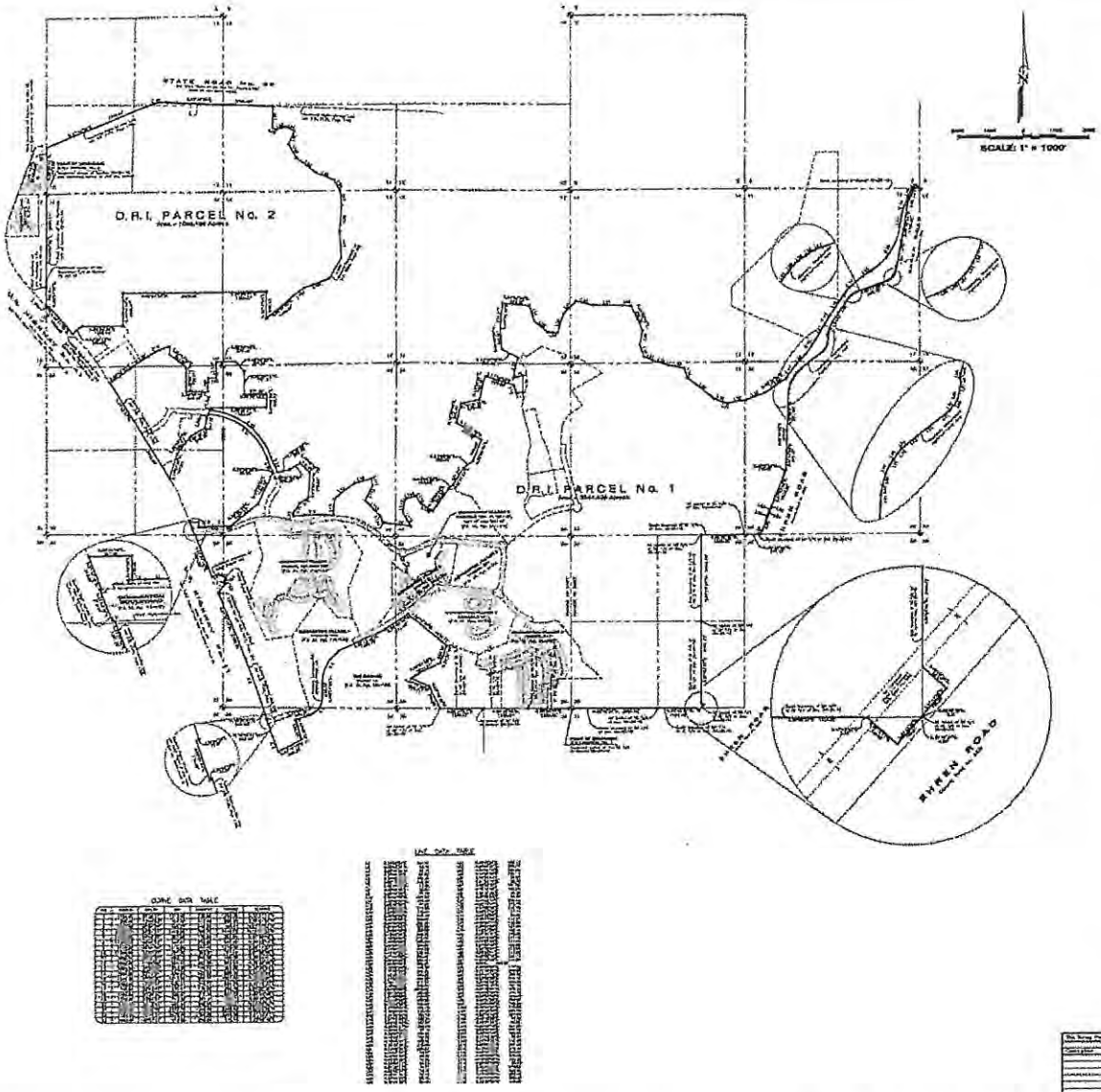
DESCRIPTION: A parcel of land lying in Sections 10, 11, 14 and 15, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 10, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; run thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'43"W., 1417.60 feet to a point on the Southerly right-of-way boundary for STATE ROAD No. 52, per Official Records Book 8884, Page 219, of the Public Records of Pasco County, Florida; thence along said Southerly right-of-way boundary, the following three (3) courses: 1) N.67°44'30"E., 3305.89 feet to a point of curvature; 2) Easterly, 629.07 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 24°39'10" (chord bearing N.80°04'05"E., 624.22 feet) to a point of tangency; 3) S.87°36'20"E., 3196.68 feet, to the Northwesterly corner of that parcel of land described in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said parcel described in Official Records Book 5559, Page 988, the following sixteen (16) courses: 1) SOUTH, 664.89 feet; 2) S.64°00'00"E., 117.00 feet; 3) N.72°38'00"E., 295.00 feet; 4) S.64°41'12"E., 308.68 feet; 5) S.23°50'00"W., 445.10 feet; 6) S.30°00'00"E., 490.00 feet; 7) S.51°59'15"E., 761.19 feet; 8) S.67°42'51"E., 575.32 feet; 9) S.28°50'00"E., 376.78 feet; 10) S.06°50'00"E., 460.00 feet; 11) S.04°50'00"W., 790.00 feet; 12) S.04°00'00"E., 780.00 feet; 13) S.29°50'00"W., 715.00 feet; 14) S.69°52'33"W., 823.74 feet; 15) S.53°15'43"W., 383.05 feet; 16) S.49°50'00"W., 1100.24 feet; thence N.00°11'06"E., 830.23 feet; thence S.89°28'07"W., 1320.07 feet; thence N.89°54'57"W., 3029.98 feet; thence S.00°10'52"W., 1009.97 feet; thence N.89°54'34"W., 1258.94 feet; thence S.53°26'17"W., 350.83 feet to a point on the Easterly right-of-way line of U.S.

HIGHWAY No. 41 (State Road No. 45) per Florida Department of Transportation Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'52"W., 1090.06 feet; 2) S.49°38'08"W., 70.00 feet; 3) N.40°21'52"W., 50.89 feet to a point on the West boundary of the Southwest 1/4 of the aforesaid Section 15; thence along said West boundary of the Southwest 1/4 of Section 15, N.00°07'06"E., 769.22 feet to the Northwest corner of said Southwest 1/4 of Section 15; thence along the West boundary of the Northwest 1/4 of said Section 15, N.00°07'50"E., 2630.51 feet to the POINT OF BEGINNING.

Containing 1093.171 acres, more or less.

ALTOGETHER containing 4339.705 acres, more or less.



CONNERTON
DRI MAP H

GeoPoint Surveying, Inc.

EXHIBIT D

DEVELOPER COMMITMENTS
DRI NO. 233
CONNERTON

PASCO COUNTY

The following are Developer commitments set forth in the ADA, three Sufficiency Responses ("SR1", "SR2," and "SR3") as amended to be consistent with the original DO. These commitments shall be honored by the Developer, except as they may be superseded by specific terms of the Amended and Restated DO and/or Policies or Objectives of the NT (New Town) Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the Connerton Master Development Plan for schools and other public-service facilities (SR2, Page 12).

2. The location of public facilities will be governed and regulated by the goals, policies, objectives, and specific development standards adopted by Pasco County for village, town center, and village center development (SR1, Page 9-3) (amended).

3. Development of villages, village centers, town center, employment center, and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, the SWFWMD, ACOE, FDEP, EPA, and other applicable regulatory agencies that commonly issue development permits and approvals (SR1, Page 9-4).

4. Development within Connerton will be required to be more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing (ADA, Page 10-2).

5. At build-out, the new town will contain nine villages around a central town center, with an employment center providing additional employment (ADA, Page 10-3).

6. Villages will range from 300 to 1,000 acres and be composed of five or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the village will include complete and integrated neighborhoods and a village center. The village must have useable open space in the form of squares, greens, and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development or other physical separation. Local and collector streets, pedestrian paths, and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the village center, other villages, and town center (ADA, Page 10-3).

7. Village centers will contain a mix of uses, including residential, commercial, and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods (ADA, Page 10-3).

8. A town center will be developed in support of the villages in Connerton (ADA, Page 10-3).

9. The town center will contain an educational campus, a central Pasco County government center, a hospital-medical complex, and higher density residential development. The town center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian, and bicycle path systems provided within individual villages (ADA, Page 10-3) (amended).

10. A 120-acre educational campus will be centrally located within Connerton (ADA, Page 10-3) (amended).

11. Connerton will also contain a designated employment center. The employment center will have access to U.S. 41 while providing internal access to the villages and town center (ADA, Page 10-3).

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan (ADA, Page 10-4) (amended).

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation (ADA, Page 10-4).

14. An estimated 45 percent of the project total will remain in a natural state (ADA, Page 10-5).

15. A community serving park will be provided near the town center on the Ridge Road Extension. Each village will provide neighborhood serving recreational opportunities and facilities (ADA, Page 10-5).

16. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, village center, other villages, town center, and employment center (ADA, Page 10-5).

17. At build-out, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial (ADA, Page 10-5).

18. Three 18-hole golf courses, over 175 acres as a district park, and neighborhood parks within each village will provide active recreational opportunities for Connerton residents (ADA, Page 10-5).

19. Parking will be governed by the Pasco County Land Development Code at the time the VAP is prepared (SR1, Page 10-2).

20. The provisions of the NT (New Town) Comprehensive Plan Amendment, coupled with the DO conditions, will provide assurance that the concept is implemented (SR1, Page 10-13).

21. Detailed area plans for new town components will be prepared and reviewed for compliance with plan policies and standards, Land Development Code requirements, as well as with applicable DO conditions (SR1, Page 10-13).

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a village (SR1, Page 10-12).

23. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, to the village center, other villages, town center, and employment center (SR1, Page 10-12).

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the village road layouts (SR1, Page 10-12).

25. These policies will be applicable to development in all Future Land Use categories, including the proposed NT (New Town) classification (SR1, Page 10-12).

26. Internal roadway design will consider wildlife movement in corridors (SR1, Page 10-12).

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD Planned Unit Development zoning request for the preliminary site plan (SR1, Page 10-12).

28. The village center boundaries will be determined in the future and in conjunction with the specific site planning of each village (SR1, Page 10-13) (amended).

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), village centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning, and other regulatory agency requirements to receive site plan approvals by Pasco County (SR1, Page 10-13).

30. Specific site planning issues, such as setbacks, buffers, building, and local street location, etc., will be addressed at the time of site design for each individual village (SR1, Page 10-13).

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of Connerton and will not be undertaken or permitted by the Applicant (ADA, Page 12-24).

2. Many of the existing pine trees in Connerton will be preserved in the postdevelopment stage and much of the most desirable habitat has been set aside in the upland/wetland preserves (ADA, Page 12-25).

3. The vast upland/wetland preserve system, golf courses, and wetland buffers on site will provide an assurance of continued suitable habitat for this species: Southeastern American Kestrel, after development (ADA, Page 12-27).

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted, and the appropriate measures implemented to preserve the habitat (SR1, Page 12-1).

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to its then current recommendation for habitat-management activities that can be pursued coincident with a conservation easement (SR1, Page 12-2).

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in Connerton (SR1, Page 12-8).

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate listed species within the development or to mitigate for them (SR1, Page 12-9).

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts (ADA, Page 13-2).

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in Connerton's evolution, and this will be the primary method of mitigating wetland impacts associated with the development plan (ADA, Page 13-3).

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for (ADA, Page 13-3) (amended).

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface-water collection system will be the first mitigation option that will be investigated during the design of each village in Connerton (ADA, Page 13-3).

5. Wetland areas that are to remain during construction are protected by a combination of BMP (required by the agencies) and the provision of wetland buffers consisting of native plant communities (ADA, Page 13-5).

6. Any minor discrepancy in ADA mapping will be resolved prior to development (SR1, Page 13-1).

7. If additional wetland impacts become necessary during preparation of the village area town center or employment center plans, they will be presented with full justification to the appropriate agencies as permit applications (SR1, Page 13-2) (amended).

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials and informational signage (SR1, Page 13-3) (amended).

9. Future jurisdictional determinations performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands (SR1, Page 13-4).

10. This information will then be used in the final design and of Connerton's infrastructure and building development (SR1, Page 13-4).

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved, also as part of permit applications (SR1, Page 13-4).

12. Wetland encroachments and site planning details will be further identified at the permitting stage (SR1, Page 13-7).

WATER QUALITY

1. The requirements of Chapter 17-25, FAC, for stormwater treatment will be met by using accepted methods, including 1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species and 2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater-management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake (ADA, Page 14-3).

2. Accepted engineering practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate (ADA, Page 14-4).

3. Water-quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water-quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas (ADA, Page 14-4).

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater-management ponds (ADA, Page 14-4).

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review (ADA, Page 14-4).

6. On-site surface waters within Connerton will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas (ADA, Page 14-4).

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area (ADA, Page 15-2).

2. Stormwater runoff throughout the project will be managed through an appropriate master drainage plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways (ADA, Page 15-3).

3. Buildings will be constructed on compacted fill material with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation (ADA, Page 15-3).

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies (ADA, Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site (SR1, Page 15-1).

6. Any proposed development in Connerton will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same State, regional, and local regulations governing floodplain encroachment (SR1, Page 15-2).

7. Future verification to determine the extent of the floodplain limits is required (SR1, Page 15-3).

FLOODPLAINS/DISASTER PREPAREDNESS

Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance (SR1, Page 16-1).

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the Connerton development (ADA, Page 17-4).

2. The current permitted pumping quantities will not be exceeded (ADA, Page 17-4).

3. Specific provisions detailing Developer and County responsibilities will be set forth in a future service agreement as required by Pasco County codes and ordinances (ADA, Page 17-4).

4. The members of the Connerton community will be encouraged to practice water conservation in both residential and nonresidential development (ADA, Page 17-5).

5. Any business owner/operator locating within Connerton will be required to comply with all applicable local, State, and Federal regulatory and licensing criteria (ADA, Page 18-2).

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a ten-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence (ADA, Page 19-1).

2. The proposed stormwater-management system will incorporate several forms of detention/retention in accordance with the requirements of Chapters 40D-4 and 40D-40, FAC, including created wetland systems, lakes, and retention/detention ponds (ADA, Page 19-1).

3. The 24-hour, 25-year-peak discharge rate from system outfalls will be regulated by the SWFWMD to control postdevelopment discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria (ADA, Page 19-2) (amended).

4. The requirements of Chapter 17-25, FAC, for stormwater will be met using accepted methods as required by the permitting agencies (ADA, Page 19-2) (amended).

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area (ADA, Page 19-3) (amended).

6. Storage facilities will provide attenuation of the postdevelopment to maintain the predevelopment levels in accordance with the SWFWMD design criteria (ADA, Page 19-3) (amended).

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems. The Developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development (ADA, Page 19-4).

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable Federal and State laws, will have distinct and specific safety policies and plans for its employees and customers (ADA, Page 20-4).

2. Any businesses locating within the Connerton development which may produce hazardous waste will be required to comply with all Federal, State, and local regulations contained in the Code of Federal Regulations, Title 40, Parts 260 to 270, and the State regulations contained in the Administrative Code, Chapters 17-30 and 17-31, FAC (ADA, Page 20-4).

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ("U" and "C") (SR1, Page 21-3).

2. The applicant will consider dedication of right-of-way to accommodate future expansions of U.S. 41, S.R. 52, and Ehren Road (C.R. 583) at the time road improvement projects are advanced for transportation funding (SR1, Page 21-25).

3. When each VAP is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan Amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent villages and the town center (SR1, Page 21-6).

AIR QUALITY

The design of parking facilities and ingress and egress for vehicles will be such that queuing and related carbon monoxide "hot spots" will be avoided (ADA, Page 22-1).

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50 percent of the total site. Included in this acreage are areas identified on Connerton's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park, and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various villages and within the town and village centers (ADA, Page 26-1) (amended).

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the Connerton community (ADA, Page 26-1).

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels (ADA, Page 26-1).

4. Bicycle paths, pedestrian walks, and nature trails will contribute to a system of fully connected routes from individual neighborhoods to other villages as well as town and village centers (ADA, Page 26-1).

5. Small, neighborhood-sized recreational areas will be developed in conjunction with individual villages (ADA, Page 26-1).

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developer. These preserve lands will be maintained by the entity owning them (ADA, Page 26-2) (amended).

7. At the appropriate time, the applicant will meet all applicable County land development regulations, including those governing County park standards and design (SR1, Page 26-2) (amended).

EDUCATION

Connerton's development plans will include three school sites: two 20-acre sites to be used for elementary schools, and one 30-acre site to be used for a middle school (ADA, Page 27-1).

EXHIBIT D-1

ENTITLEMENT TRACKING CHART

EXHIBIT "D-1"

Connerton DRI # 233
Development Tracking Table
As of September 30, 2013

Village	DRI Phase	Design Phase	Parcel	MPUD Neighborhood	Unit Type	MPUD Approved	Prelim Plan Approved	Final Plat/ Comm Site Plan	Prior C.O. TOTAL	C.O.s Issued Current Reporting Period (10/01/2012-09/30/2013)	C.O.s Cumulative TOTAL
1	1		101	1	SFD	98	98	98			
	1		102	2&3	SFD	119	87	87			
	1		103	4	SFD	80	94	84			
Subtotal SFD						**284**	**264**	**264**	**228**		**228**
				5	SFA	58	0	0	0		
Total V1 Res						**343**	**264**	**264**	**228**	**0**	**228**
	1			VC	Retail	100,000					
					(Publix Center)		67,061	67,061	67,061		67,061
					(AmSouthBank)		3,870	0	0		0
					(SunTrustBank)		4,995	4,995	4,995		4,995
Subtotal Retail						**100,000**	**75,866**	**72,046**	**72,046**	**0**	**72,046**
	1				Office ****	13,026	13,026	13,026	13,026		13,026
	1				Public/Civic.	10,000					
2	1	1A	211	8A**	SFD	264	264	284	28	14	42
	1	1C	212	8B**	SFD	32	84				0
	1	1B	210	6	SFD	60	68	68	2	2	4
	1	1C	213	7**	SFD	176	176				0
	1	1D	201	4	SFD	120	120	120			0
	1	2	214	3	SFD	98	52	52			0
	1		214	3	SFA	NA	40	40			0
	1			VC	SFD	40	40	40			0
	1	3	208	1*	SFD	251					0
			209		SFA						0
	1	4		5***		905					0
	1		202	2***	MF	270	264				0
Total V2 Res						**1,704**	**1,114**	**610**	**28**	**16**	**44**
	1			VC	Retail	98,000					
	1			VC	Office	25,000					
	1			VC	Public/Civic	45,000	10,000	10,000	10,000		10,000
Employment Center			****		Industrial	100,000					0
			2A2		ResTrtmntFac(beds)	50	50	50	50		50
			2A1 & 2B		Med Office	90,000	90,000				0
					Office****	74,294					0
Village V	1			1	SFD	111					0
				2	SFD/Duplex/TH	178					0
				3	SFD/Duplex/TH	265					0
				4	SFD/Duplex/TH	252					0
				5	SFD	60					0
				6	SFD/Duplex/TH	187					0
				VC	Retail	10,005					0
					MF	182					0
Total V5 Res						**1,250**	**0**	**0**	**0**	**0**	**0**
Totals					DRI Phase 1 Approved[1]	MPUD Approved	Prelim Plan Approved	Final Plat/ Comm Site Plan	Prior C.O. TOTAL	C.O.s Issued Current Reporting Period (10/01/2012-09/30/2013)	C.O.s Cumulative TOTAL
ResTrtmntFac (beds)					50	50	50	50	50	0	50
Industrial (SF)					100,000	100,000	0	0	0	0	0
Med Office (SF)					80,000	80,000	90,000	0	0	0	0
Office (SF)					112,320	112,320	13,026	13,026	13,026	0	13,026
Retail (SF)					146,085	148,085	75,666	72,046	72,046	0	72,046
Residential (units)					3,881	3,287	1,378	874	256	16	272

[1]As modified through Equivalency Trade-offs dated 11/09/06, 11/02/07, and 01/12/09

* Neighborhood 1 Modification from 245 units to 251 units, and Neighborhood 2 from 181 units to 185 units administratively approved 6/5/06

**Neighborhoods 7, 8 Modified to match Parcels 211-213, approved 7/10/07

***85 units shifted from Neighborhood 5 to Neighborhood 2, appvd 10/09/07 (RZ-6727)

****Final plat approved for Parcels 2A1,2A2, 2B

***** Per 02/10/09 Mod. to Empl. Ctr MPUD (ZN08-8823) to transfer 6,974 s.f. office from V1 & to apply 67,220 s.f. office obtained through land use exchange

Prepared by Stantec

EXHIBIT D-2

LAND USE EXCHANGE MATRIX

EXHIBIT D-2

EQUIVALENCY MATRIX

Trade From	Trade To: Single Family Detached (DU's)	Single Family Attached (DU's)	Multi-Family (DU's)	Senior Adult Housing (DU's)	Specialty Retail (KSF)	Shopping Center (KSF)	Convenience Mkt w/Gas (KSF)	Office (KSF)	Government Office (KSF)	Industrial (KSF)	Hospital (Beds)	Medical Office (KSF)	Nursing Home (Beds)	ALF (Beds)	Hotel (Rms)
Single Family Detached (DU's)	1.000	1.503	1.311	3.278	0.214	0.130	0.043	0.454	0.608	0.678	0.522	0.271	4.214	2.642	0.983
Single Family Attached (DU's)	0.525	1.000	0.868	1.722	0.112	0.068	0.023	0.238	0.320	0.356	0.274	0.142	2.214	1.409	0.517
Multi-Family (DU's)	0.753	1.452	1.000	2.500	0.163	0.099	0.033	0.248	0.464	0.517	0.398	0.206	3.214	2.045	0.750
Senior Adult Housing - Detached (DU's)	0.305	0.581	0.400	1.000	0.065	0.040	0.013	0.138	0.166	0.207	0.159	0.083	1.285	0.818	0.300
Specialty Retail (KSF)	-	-	-	-	1.000	0.607	0.201	2.123	2.845	3.172	2.442	1.266	19.714	12.545	4.600
Shopping Center (KSF)	-	-	-	-	1.646	1.000	0.332	3.500	4.691	5.230	4.027	2.087	32.500	20.682	7.582
Convenience Market w/ Gas (KSF)	-	-	-	-	4.987	3.013	1.000	10.546	14.134	15.759	12.133	6.289	97.928	62.318	22.850
Office (KSF)	-	-	-	-	-	-	-	1.000	1.340	1.494	1.150	0.596	9.285	5.908	2.167
Government Office (KSF)	-	-	-	-	-	-	-	0.746	1.000	1.115	0.858	0.445	6.929	4.409	1.617
Industrial (KSF)	-	-	-	-	-	-	-	0.669	0.897	1.000	0.770	0.399	6.214	3.955	1.450
Hospital (Beds)	-	-	-	-	0.409	0.248	0.082	0.869	1.165	1.298	1.000	0.518	8.071	5.136	1.883
Medical Office (KSF)	-	-	-	-	0.790	0.479	0.159	1.677	2.247	2.506	1.929	1.000	15.571	9.909	3.633
Nursing Home (Beds)	-	-	-	-	0.051	0.031	0.010	0.108	0.144	0.161	0.124	0.064	1.000	0.636	0.233

Minimum and Maximums:

	Minimum	Maximum
Single Family Detached	2500 DU's	4,500 DU's
Single Family Attached	500 DU's	1,500 DU's
Multi-Family	500 DU's	2,000 DU's
Senior Adult Housing - Detached	0 DU's	2,000 DU's
Retail	210,000 SF	460,000 SF
Office	400,000 SF	850,000 SF
Government Office	200,000 SF	300,000 SF
Industrial	25,000 SF	135,000 SF
Hospital	80 Beds	200 Beds
Medical Office	135,000 SF	250,000 SF
Nursing Home	100 Beds	150 Beds
Hotel	0 Rooms	350 Rooms

Trip Rates:

Single Family Detached	0.59	TE/DU
Single Family Attached	0.31	TE/DU
Multi-Family	0.45	TE/DU
Senior Adult Housing - Detached	0.18	TE/DU
Specialty Retail	2.78	TE/KSF
Shopping Center	4.55	TE/KSF
Convenience Market w/ Gas	13.71	TE/KSF
Office	1.39	TE/KSF
Government Office	0.97	TE/KSF
Industrial	0.87	TE/KSF
Hospital	1.13	TE/Bed
Medical Office	2.18	TE/KSF
Nursing Home	0.14	TE/Bed
ALF	0.22	TE/Bed
Hotel	0.60	TE/Room

Example:

Convert (Trade From) 150 Single Family Detached DU's to Office (Trade To)

150 x 0.454 = 68.1 KSF of Office

Notes:
1) To qualify as a "Senior Adult Housing Unit," the minimum age of residents of any such unit must be deed restricted to 55 years old.
2) Conversions from Non-residential to Residential are prohibited.
3) Conversions from office or light industrial to retail are prohibited.

EXHIBIT E

PASCO COUNTY COMPREHENSIVE PLAN:
FUTURE LAND USE ELEMENT (PART 1 ATTACHED)
FUTURE LAND USE ELEMENT APPENDIX (PART 2 ATTACHED)

AMENDMENTS TO CONNERTON NEW TOWN (NT) FUTURE LAND USE DESIGNATION

GOAL FLU 5: CONNERTON NEW TOWN

To create a mixed use compact development in Central Pasco County providing for employment opportunities, local serving retail, a range of housing options, and multimodal opportunities.

OBJECTIVE FLU 5.1 CONNERTON NEW TOWN CLASSIFICATION

The Connerton New Town (NT) Future Land Use Classification shall facilitate the following guiding principles:

(1) The mixture and integration of residential, civic and open space areas, local serving commercial and employment generating land uses which contribute to increased walkability and on-site jobs to housing ratios;

(2) Where appropriate, the use of complete streets characterized by an interconnected street system that prioritizes pedestrian and bicycle movement through the incorporation of roadway standards for compact development as specified in Chapter 19 of the FDOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways", Chapter 19;

(3) The ease of pedestrian walkability as determined by measures such as block sizes, and the establishment of a comprehensive pedestrian network of sidewalks, bikeways and trails throughout;

(4) Where appropriate, the use of compact development forms including: the placement of buildings close to the street; on street parking; parking lots located to the rear of buildings; wide and shaded sidewalks and trails; and street furnishings. Minimum density (units/acre) or intensity requirements shall also be included to ensure compact development; and

(5) The inclusion of local-serving commercial uses in combination with civic and open space areas, and the incorporation of transit-friendly design features to support and encourage the use of transit opportunities to provide an alternative to automobile use.

(6) Integrate open space systems that include any preserved wetlands and uplands and their associated buffers, proposed parks and other open space amenities. The inclusion of open space in the forms of squares, greens, and parks whose use is encouraged through placement and design.

Policy FLU 5.1.1 Growth and Infrastructure Priority

Pasco County shall continue to encourage the concentration of U.S. 41 corridor growth within the Connerton New Town and its MUTRM designated areas.

Prioritize the provision of infrastructure necessary to support Connerton New Town through amendments to the Transportation, Infrastructure, and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County local government, Pasco County Metropolitan Planning Organization, Florida Department of Transportation, and other State agencies.

Policy FLU 5.1.2 Central Pasco Government

Develop a Central Pasco Government Center in accordance with the County's Facility Master Plan.

OBJECTIVE FLU 5.2 BALANCE RESIDENTIAL AND NONRESIDENTIAL LAND USES

Encourage economic development while creating a functional balance between residential and nonresidential land uses as quantified in Policy 5.2.1.

Policy FLU 5.2.1 Employment Mix

Require that Connerton New Town provide a minimum of 1.3 jobs per household within a five-mile radius at buildout.

Policy FLU 5.2.2 Phasing of Residential Development

Require the phasing of residential development within Connerton New Town to ensure the coordination of jobs and housing. Residential and nonresidential development in the Connerton New Town shall be subject to caps established in the DRI development order and the land use equivalency matrix included therein.

OBJECTIVE FLU 5.3 CONNERTON NEW TOWN CLASSIFICATION: ALTERNATE TRANSPORTATION MODES

Reduce reliance on the automobile as the primary mode of transportation for Connerton New Town residents.

Policy FLU 5.3.1 Mix of Uses/Proximity

Require a mix of land uses within close proximity to work and home as specified in Objective 5.5. and related policies.

Policy FLU 5.3.2 Interconnectivity

Provide a multi-modal transportation network in accordance with Objective FLU 5.1.

Policy FLU 5.3.3 Transit Oriented Development

Incorporate transit-oriented design features, such as:

- Mix of land uses vertically as well as horizontally.
- Inclusion of civic uses.
- Placement of higher density and senior housing near commercial centers and civic uses.
- Design of street networks with multiple connections and relatively direct routes.

Policy FLU 5.3.6 Transportation Demand Management

Require, as appropriate, new nonresidential development within Connerton New Town to provide Transportation Demand Management programs for local employees which may include such programs as:

- Car and van pools.
- Ride sharing.
- Staggered work hours.
- Telecommuting.

OBJECTIVE FLU 5.4 CONNERTON NEW TOWN CLASSIFICATION: ENVIRONMENTAL DESIGN

Require a system's approach to environmental planning and design within Connerton New Town.

Policy FLU 5.4.1 Site Design

Channel development into areas that are already disturbed. The natural terrain, drainage, and vegetation of the area shall be preserved with examples contained within parks or greenbelts.

Each village shall have a well-defined, designated edge, which will be established through greenbelts or natural areas permanently protected from development or other physical separation.

Policy FLU 5.4.2 Habitat Preservation

Preserve high-quality habitat connected by wildlife corridors of an average 100 feet in width.

Policy FLU 5.4.3 Wetland Avoidance

Design around significant wetlands, preserving the wetlands onsite consistent with the Goals and Policies contained within this Plan and the provisions of Chapter 800 of the Land Development Code.

Policy FLU 5.4.4 Upland Buffers

Require upland buffers around post-development wetlands consistent with Conservation Element policies and Land Development Code, as applicable.

Policy FLU 5.4.5 Preserve Upland Habitat

Preserve significant upland habitat consistent with policies contained in the Conservation Element the amount and location of which will be determined through on-site surveys of wildlife and wildlife habitat.

Policy FLU 5.4.6 Ecological Function

Encourage restoration and enhancement of ecological functions damaged by prior activities.

Policy FLU 5.4.7 Clustering

Minimize run-off by clustering development and using infiltration facilities.

Policy FLU 5.4.8 Drainage System Design

Detain run-off with open, natural-drainage systems.

Policy FLU 5.4.9 Drainage System Design

Design manmade lakes and stormwater ponds for maximum environmental value.

Policy FLU 5.4.10 Reclaimed Water

Use reclaimed water and integrated pest management on large landscaped areas.

Policy FLU 5.4.11 Florida- Friendly Landscaping

Comply with the Land Development Code requirements regarding Sustainable Practices and Florida-Friendly landscaping.

Policy FLU 5.4.12 Mitigation Bank Uses

Specifically allow for the use of appropriately-permitted land within the NT-designated area as conservation, mitigation bank (including a care-taker residence, ancillary uses, and access).

OBJECTIVE FLU 5.5 CONNERTON NEW TOWN PRINCIPLES AND POLICIES

Require Connerton New Town to incorporate an employment center, Downtown center, residential neighborhoods/villages, and village centers.

Policy FLU 5.5.1 Employment Center Principles and Standards

(1) In order to further ensure that Connerton New Town achieves a functional balance between jobs and housing as specified in Policy FLU 5.2.1, a designated employment center shall be established. The employment center shall have good access to the major road network while at a minimum providing multimodal access to the villages and/or town center.

(2) The following uses shall be permitted in the Employment Center as further defined in the MPUD:
   a. Light Industrial
   b. Office
   c. Corporate Business Park as defined in the LDC
   d. Qualified Target Industry
   e. Support Commercial uses shall be limited to 15% of the overall acreage and may include restaurants banks, day-care centers and dry cleaners

(3) Maximum Nonresidential Intensity: 3.0 Floor Area Ratio

Policy FLU 5.5.2 Downtown Connerton Principles and Standards

(1) Downtown Connerton shall be developed in support of the villages in Connerton New Town and shall comply with the neighborhood center requirements of a MUTRM project. The purpose of the downtown center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base; the scale and intensity of which shall not be permitted in the villages. The downtown center shall be planned and located so that it has access to the major road network. The downtown center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.

(2) The following standards shall be used in designing the downtown center:

Minimum Size	40 net developable acres
Minimum Density	8.0 units/net residential acre
Maximum Nonresidential Intensity	3.0 Floor Area Ratio

(3) Downtown Connerton shall include: an office or retail component; a square, park, or plaza of at least one-third (1/3) of an acre in size; and at least one other civic/public serving land use (i.e. school, community-park, library, civic or cultural assembly building, place of worship, or other similar civic, recreational, or educational use).
The following uses shall be permitted in Downtown Connerton subject to the DRI Development Order and development uses, development standards,

and MUTRM requirements in the corresponding MPUD. At a minimum Downtown Connerton shall contain at least three of the following permitted uses:

a. Residential (Multi-family and Single-Family
b. Retail
c. Office/ Medical Office
d. Government Center/Civic/Public Serving Land Use
e. Hotel
f. Hospital
g. Community College/University
h. Assisted Living Facilities, nursing homes and congregate care facilities

(4) Mixed-use development, whether side-by-side or vertically integrated (within the same building), is permitted.

(5) Development land uses shall be arranged to provide the integration of residential, local-serving commercial and employment generating land uses with higher density development clustered around the discernable activity center.

Policy FLU 5.5.3 Village Center Principles and Standards

(1) Planning for the villages shall be in the form of complete and integrated neighborhoods and shall meet the intent of Objective FLU 5.1 and associated Policies. Each village shall include at least one village center containing housing, retail, offices, schools, parks and civic facilities essential to the daily life of the village residents. Each village center shall include a central focal point consisting of a combination of the following:

a. Neighborhood commercial/retail or office building area;
b. Open space areas in the forms of squares, greens and parks; and
c. Civic/public serving land use (i.e. school, community-park, community center, library, civic or cultural assembly building, place of worship, or other similar civic, recreational, or educational use).

(2) Maximum Nonresidential Intensity: 2.0 Floor Area Ratio

Policy FLU 5.5.4 Connerton Trip Reduction Measures

Phase II and Phase III entitlements as outlined per the DRI, shall be implemented as a MUTRM project and shall be processed as a trip-reducing project in accordance with TRA Policy 2.4.1. As such, the MUTRM-designated project in its entirety shall:

- Incorporate a cohesive roadway system and provide vehicular connections between all abutting neighborhoods and include blocks that support pedestrian activities;
- Integrate open space systems that include any preserved wetlands and uplands and their associated buffers, proposed parks and other open space amenities;
- Provide a pedestrian system of sidewalks and multipurpose trails throughout the project;
- Integrate, to the maximum extent feasible, a mix of uses, while accommodating pedestrian access between uses; and

- Incorporate transit-friendly design features (e.g., shade trees; bus shelters; etc.) in locations identified as part of the County's Long Range Transportation Plan's Transit Needs and along high-density streets.

All Compact Development Areas (CDAs) within the MUTRM project shall:

- Limit block perimeter sizes that support walkability;
- Provide an integrated pedestrian/bicycle system throughout the CDA;
- Design all street types as either an "Alley", "Yield", or "Slow" Street in accordance with Chapter 19 of the FDOT "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways";
- Include a mixed-use neighborhood center; and
- Cluster higher density development toward to the neighborhood center(s).
- Downtown Connerton and the Village Centers described in Policies 5.5.2 and 5.5.3 herein shall be considered neighborhood centers for purposes of compliance with the MUTRM project requirements.

FUTURE LAND USE ELEMENT – APPENDIX

CONNERTON NT (NEW TOWN)

Intent: To create a mixed use compact development in Central Pasco County providing for employment opportunities, local serving retail, a range of housing options, and multimodal opportunities.

The Connerton NT (New Town) must be: More compact, creating a sense of place; providing a greater variety of uses closer to home and work; pedestrian-oriented, thereby reducing reliance on the automobile; able to achieve a balance between jobs and housing; and environmentally sensitive, providing wildlife corridors and upland habitat preservation.

See Future Land Use Goal 5 and associated objectives and policies for development guidelines and criteria.

General Range of Potential Uses:

Downtown Connerton

Downtown Connerton shall comply with requirements of a MUTRM project. At a minimum Downtown Connerton shall contain at least three of the following permitted uses:

a. Residential (Multi-family and Single-Family
b. Retail
c. Office/ Medical Office
d. Government Center/Civic/Public Serving Land Use
e. Hotel
f. Hospital
g. Community College/University
h. Assisted Living Facilities, nursing homes and congregate care facilities

Villages

As set forth in Policy 5.5.4, portions of the Villages shall comply with requirements of a MUTRM project. Each village shall include at least one village center containing housing, retail, offices, schools, parks and civic facilities essential to the daily life of the village residents. Each village center shall include a central focal point consisting of a combination of the following:

a. Neighborhood commercial/retail or office building area;
b. Open space areas in the forms of squares, greens and parks; and
c. Civic/public serving land use (i.e. school, community-park, community center, library, civic or cultural assembly building, place of worship, or other similar civic, recreational, or educational use).

Employment Center

The following uses shall be permitted in the Employment Center as further defined in the MPUD:

a. Light Industrial

b. Office

c. Corporate Business Park as defined in the LDC

d. Qualified Target Industry

e. Support Commercial uses shall be limited to 15% of the overall acreage and may include restaurants, banks, day-care centers and dry cleaners.

Density Restrictions: Dwelling Units/Gross Acre

Downtown Connerton

Minimum Size: 40 net developable acres
8.0 Units/Net Residential Acre Minimum

Villages

As set forth in Policy 5.5.4, portions of the Villages shall comply with density ranges and corresponding requirements of a MUTRM project.

Maximum Nonresidential Intensity: Floor Area Ratio

Downtown Connerton

3.0 Floor Area Ratio Maximum

Village Center

2.0 Floor Area Ratio Maximum

Employment Center

3.0 Floor Area Ratio Maximum

Employment Center

The following uses shall be permitted in the Employment Center as further defined in the MPUD:

a. Light Industrial

b. Office

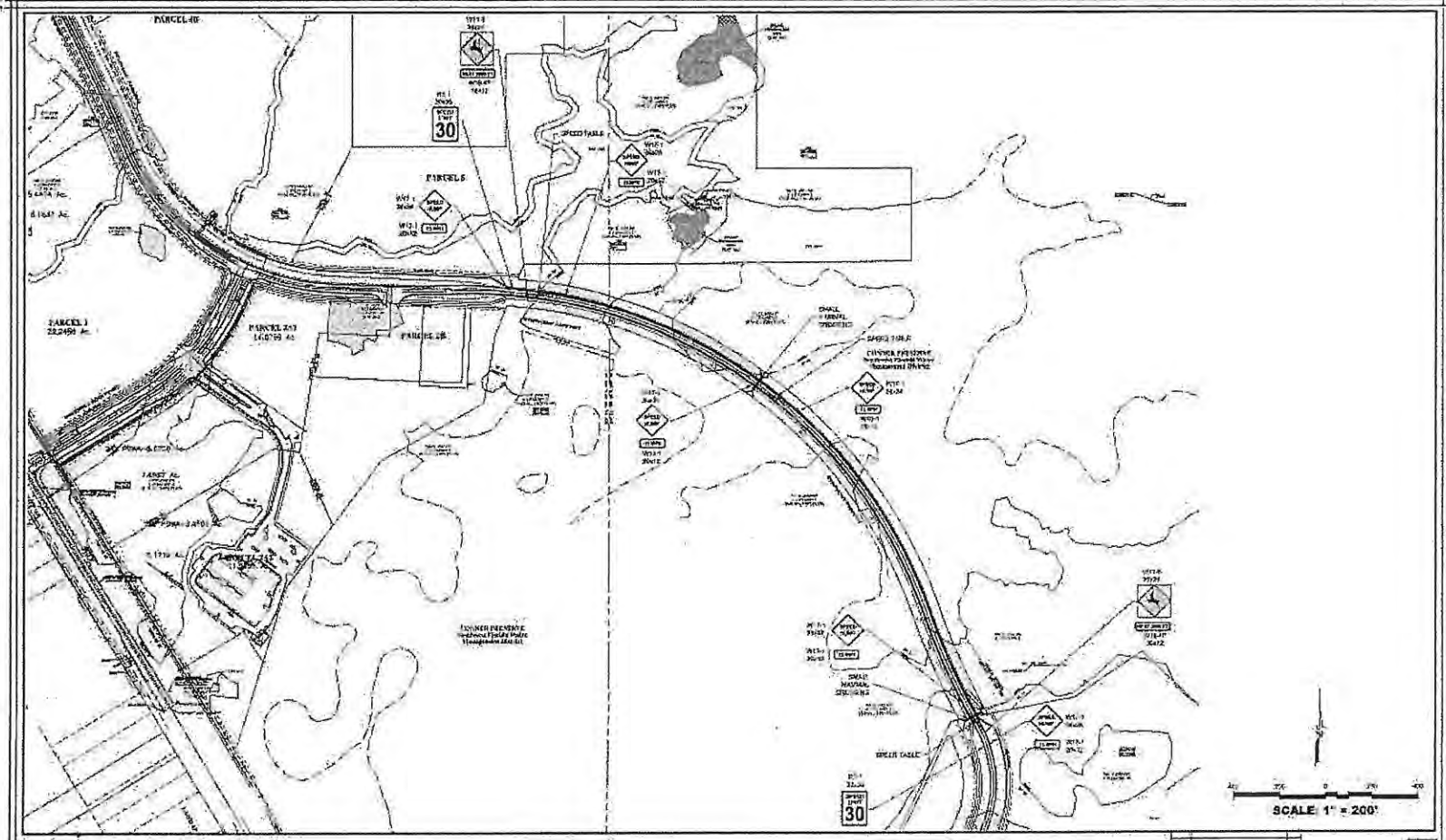
c. Corporate Business Park as defined in the LDC

d. Qualified Target Industry

e. Support Commercial uses shall be limited to 15% of the overall acreage and may include restaurants, banks, day-care centers and dry cleaners.

EXHIBIT F

SMALL MAMMAL CROSSINGS: SYMPHONY PARKWAY EXHIBIT



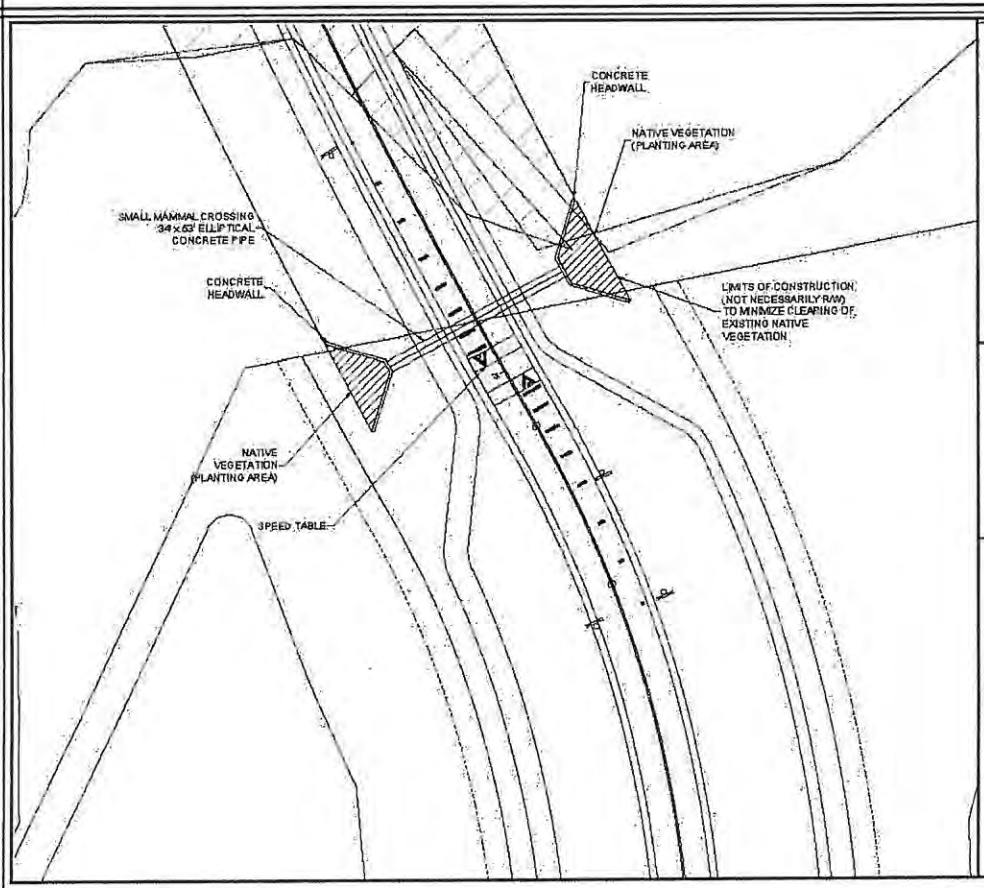
Connerton Commerce Park - Symphony Parkway Exhibit

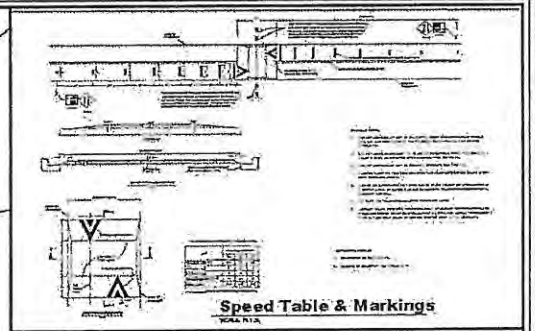
Conceptual Site Plan

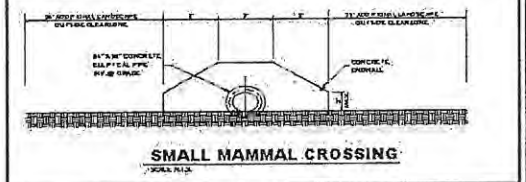
Hayman Woods, LLC

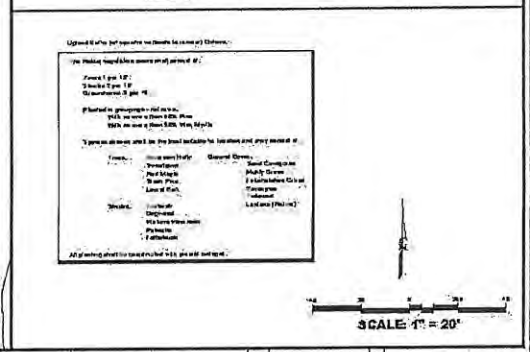
Pasco County, FL

HEIDT DESIGN









Connerton Commerce Park - Symphony Parkway Exhibit

Conceptual Site Plan

Hayman Woods, LLC

Pasco County, Fl.

HEIDT DESIGN

EXHIBIT G

MAP X" AS IDENTIFIED BY PETITION NO. DR04-1229
APPROVED BY THE DRC ON APRIL 29, 2004

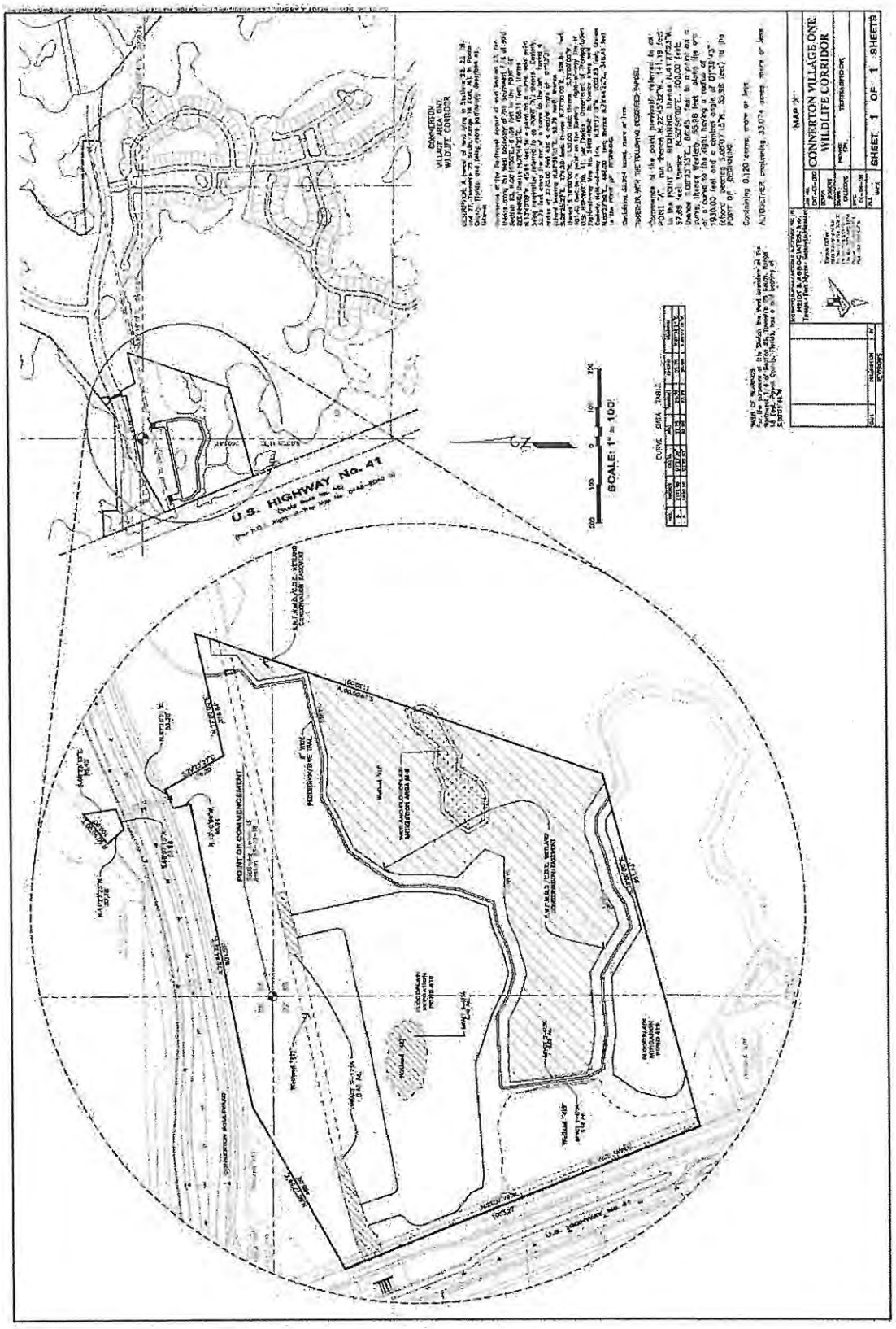

U.S. HIGHWAY No. 41
SCALE: 1" = 100'
CURVE DATA TABLE
POINT OF COMMENCEMENT
CONNERTON VILLAGE ONE
WILDLIFE CORRIDOR
SHEET 1 OF 1 SHEETS

EXHIBIT H

DIAGRAMS: ACCESS MANAGEMENT IMPROVEMENTS (WITH LOCATION / KEY MAP)

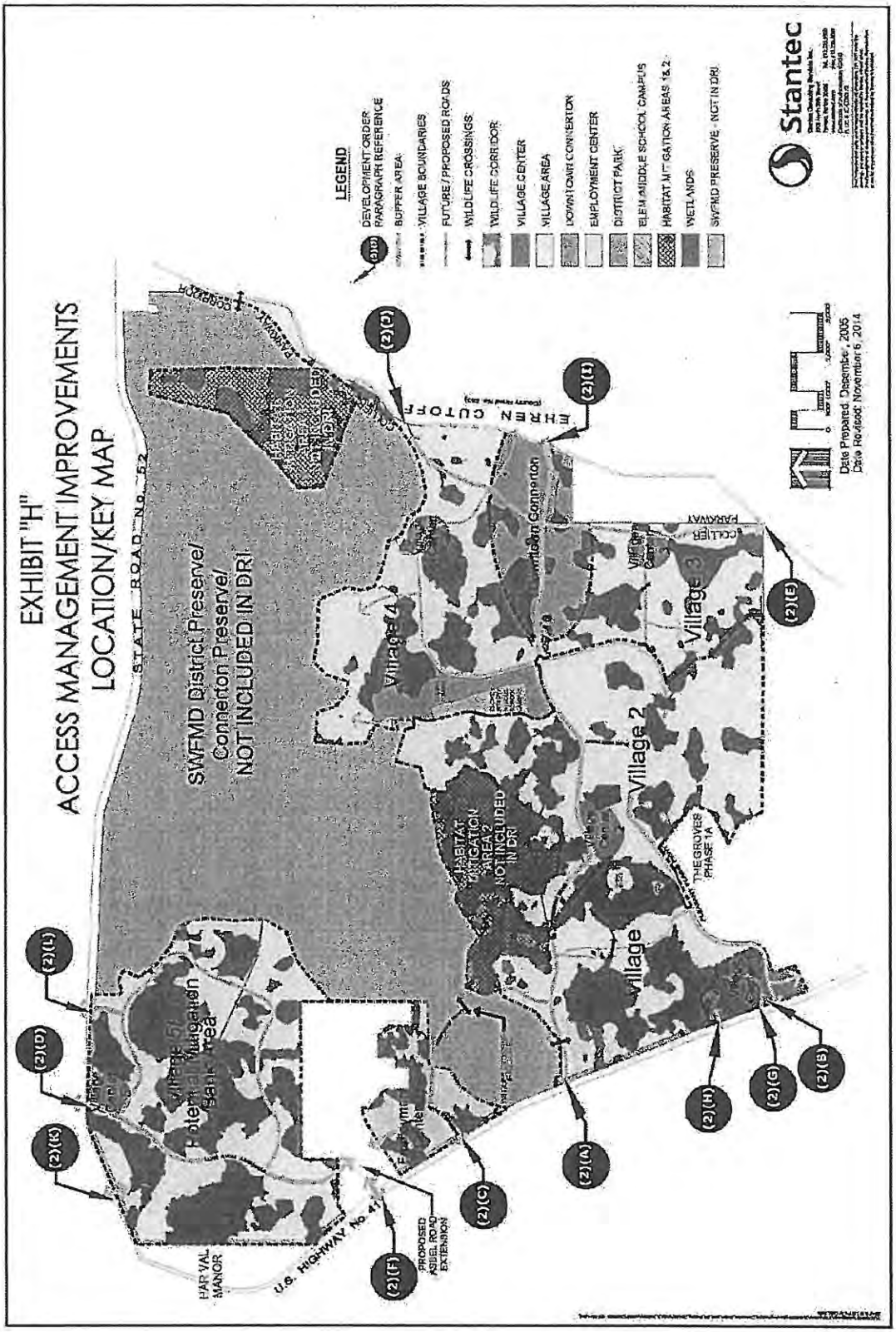
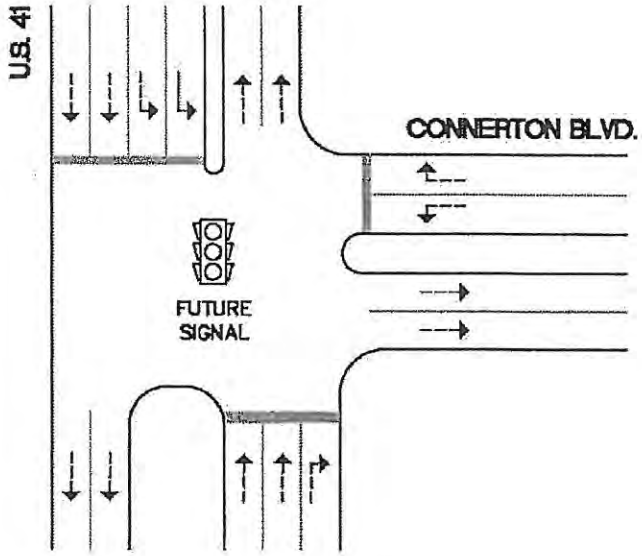


EXHIBIT "H"
ACCESS MANAGEMENT IMPROVEMENTS
LOCATION/KEY MAP
STATE ROAD No. 52
SWFMD District Preserve/
Connerton Preserve/
NOT INCLUDED IN DRI
EHREN CUTOFF
Village 4
Village 3
Village 2
Village
Village 5
Hotel and Mitigation Bank Area
HABITAT MITIGATION AREA 2 NOT INCLUDED IN DRI
THE GROVES PHASE 1A
COLLIER PARKWAY
PROPOSED ASBEL ROAD EXTENSION
U.S. HIGHWAY No. 41
HARVAL MANOR
(2)(A)
(2)(B)
(2)(C)
(2)(D)
(2)(E)
(2)(F)
(2)(G)
(2)(H)
(2)(I)
(2)(J)
(2)(K)
(2)(L)
LEGEND
DEVELOPMENT ORDER PARAGRAPH REFERENCE
BUFFER AREA
VILLAGE BOUNDARIES
FUTURE / PROPOSED ROADS
WILDLIFE CROSSINGS
WILDLIFE CORRIDOR
VILLAGE CENTER
VILLAGE AREA
DOWNTOWN CONNERTON
EMPLOYMENT CENTER
DISTRICT PARK
ELEM/MIDDLE SCHOOL CAMPUS
HABITAT MITIGATION AREAS 1 & 2
WETLANDS
SWFMD PRESERVE - NOT IN DRI
Stantec
Date Prepared: December, 2005
Date Revised: November 6, 2014

U.S. 41 and CONNERTON BOULEVARD



NORTH
n.t.s.

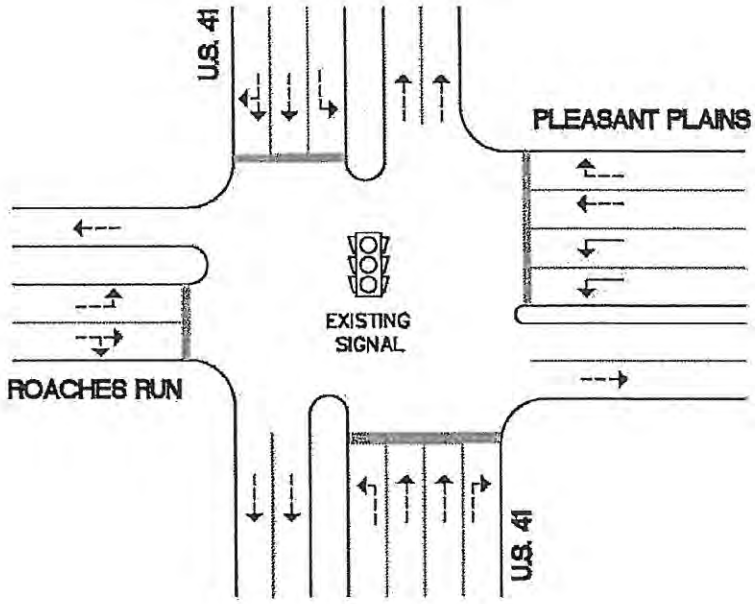
LEGEND

←--- – EXISTING MOVEMENT

←—— – PROPOSED

EXHIBIT H-2A

U.S. 41 and PLEASANT PLAINS PARKWAY/ ROACHES RUN



LEGEND

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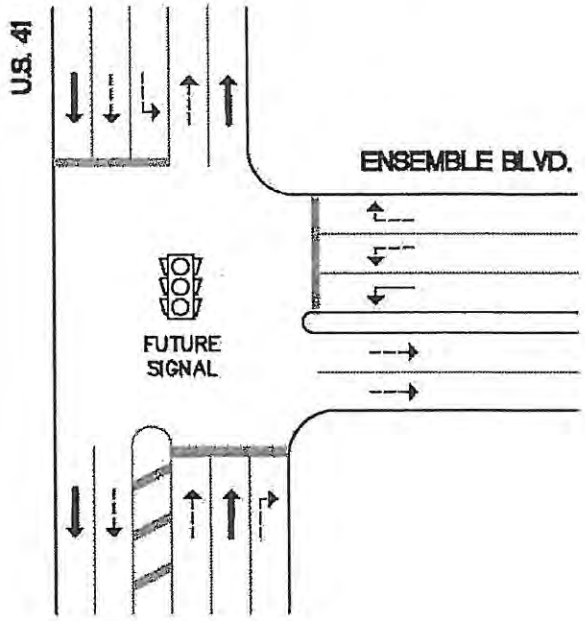
←—— – PROPOSED

EXHIBIT H-2B

U.S. 41 and ENSEMBLE BOULEVARD

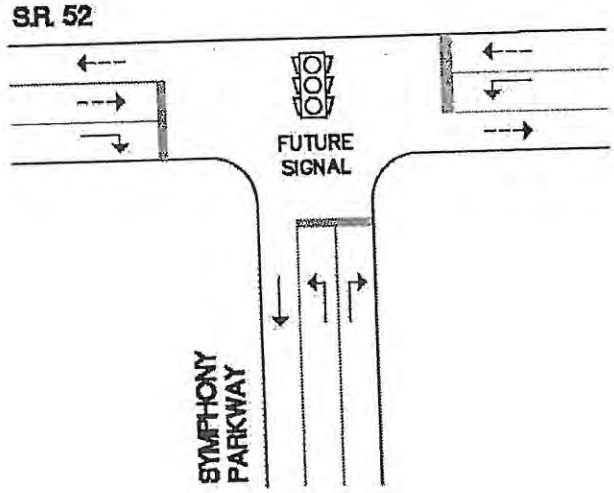


LEGEND

- ←--- – EXISTING MOVEMENT
- ←— – PROPOSED
- ⟵ – PROPOSED – MOBILITY FEE CREDITABLE

EXHIBIT H-2C

S.R. 52 and SYMPHONY PARKWAY



NORTH
nts

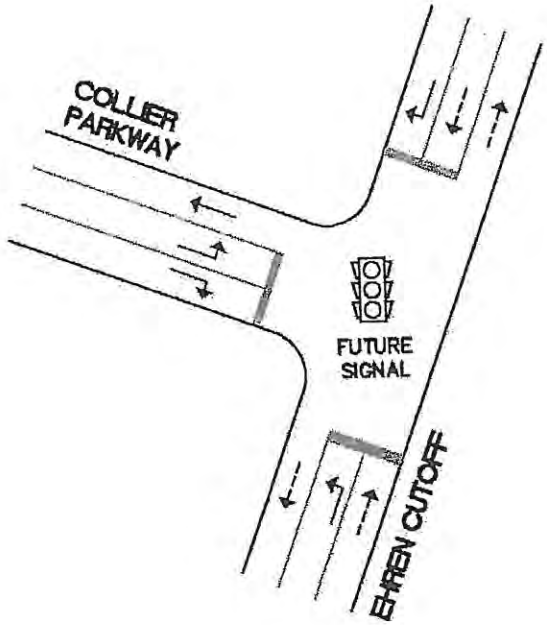
LEGEND

←--- – EXISTING MOVEMENT

←—— – PROPOSED

EXHIBIT H-2D

EHREN CUTOFF and COLLIER PARKWAY



LEGEND

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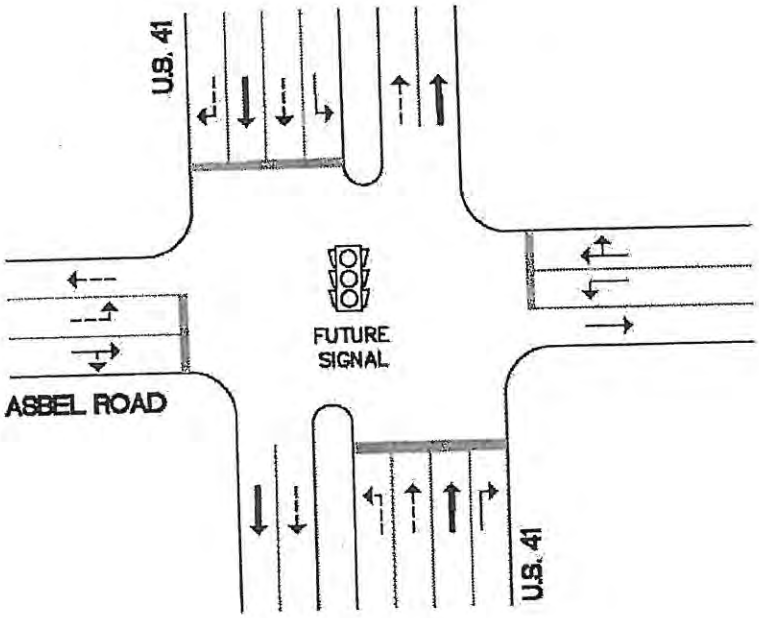
←—— – PROPOSED

EXHIBIT H-2E

U.S. 41 and ASBEL ROAD

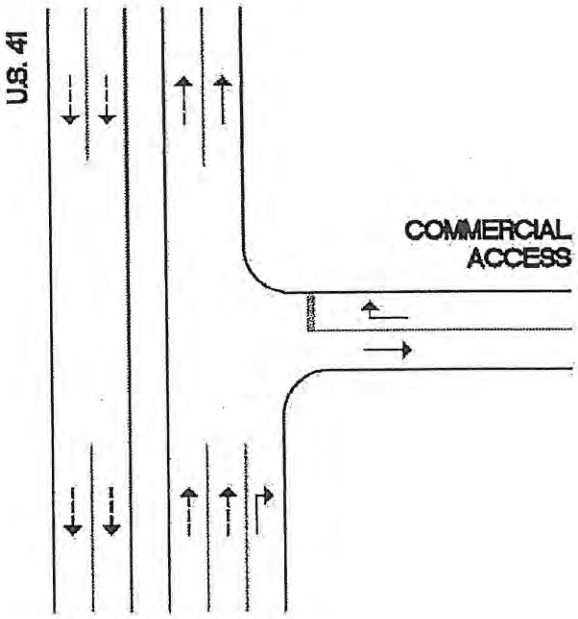


LEGEND

- ←--- – EXISTING MOVEMENT
- ← – PROPOSED
- ⟵ – PROPOSED – MOBILITY FEE CREDITABLE

EXHIBIT H-2F

U.S. 41 and COMMERCIAL ACCESS



LEGEND

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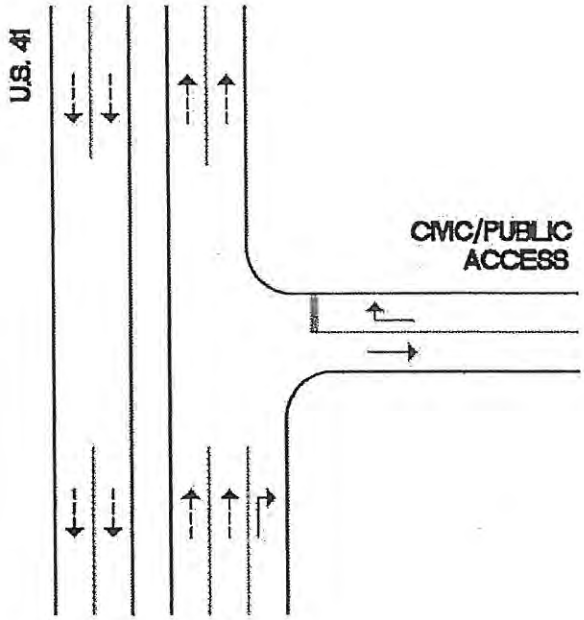
←—— – PROPOSED

EXHIBIT H-2G

U.S. 41 and CIVIC/PUBLIC ACCESS



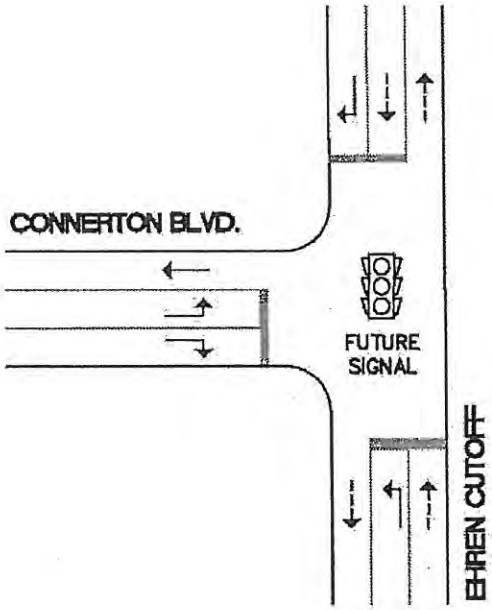
LEGEND

←--- – EXISTING MOVEMENT

←—— – PROPOSED

EXHIBIT H-2H

EHREN CUTOFF and CONNERTON BLVD.



LEGEND

←--- – EXISTING MOVEMENT

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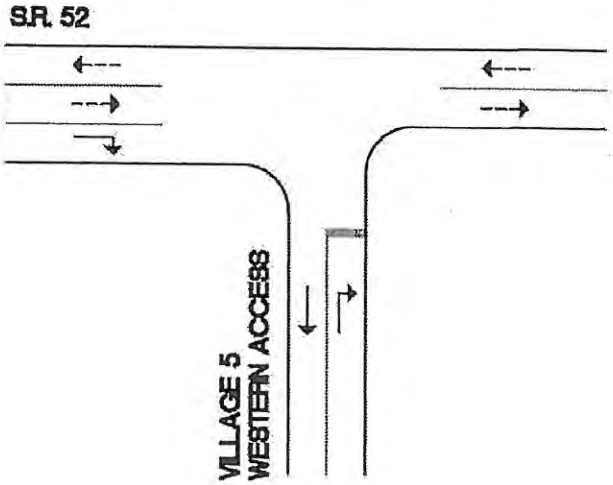
EXHIBIT H-2I

S.R. 52 and VILLAGE 5 WESTERN ACCESS



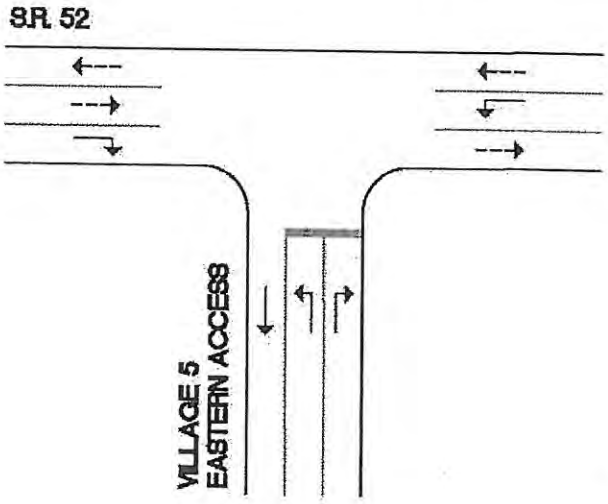
LEGEND

←--- – EXISTING MOVEMENT

←—— – PROPOSED

EXHIBIT H-2K

S.R. 52 and VILLAGE 5 EASTERN ACCESS



LEGEND

←--- – EXISTING MOVEMENT

←— – PROPOSED

STATE OF FLORIDA, COUNTY OF PASCO

EXHIBIT H-2L

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE OR OF PUBLIC RECORD IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF January 2015

PAULA S. O'NEIL, CLERK & COMPTROLLER

BY Renee Kob DEPUTY CLERK