

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 7/5/05 FILE: GM05-1068

THRU:  Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)

SUBJECT: Talavera (f.k.a. Edward's Grove)
MPUD Master Planned Unit
Development Amendment;
Rezoning Petition No. 6256
Meeting Date: 7/26/05
Recommendation: Approval with
Conditions

FROM:  Debra M. Zampetti
Zoning/Code Compliance
Administrator

REFERENCES: Land Development Code,
Section 522.6, Modifications;
CAC Planning Dist. 1;
Comm. Dist. 2

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

DESCRIPTION AND CONDITIONS:

Commission District:	The Honorable Pat Mulieri, Ed.D.
Project Name:	Talavera
Developer's Name:	SR 52 Development, LLC
Location:	On the west side of U.S. 41, approximately three-quarters mile north of the intersection of S.R. 52 and U.S. 41, extending westerly to Kent Grove Drive and Lussier Lane, Sections 03 and 04, Township 25 South, Range 18 East.
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	RES-3 (Residential - 3 du/ga)
Acreage:	543.57 Acres, m.o.l.
Water/Sewage:	Central/Central (Pasco)
No. of Dwelling Units:	800
Type of Dwelling Units:	Single-Family Detached

1. On November 4, 2003, the BCC approved a rezoning from A-C Agricultural to R-4 High Density Residential (Petition No. 6067).
2. On September 21, 2004, the BCC approved the Edward's Grove MPUD Master Planned Unit Development, Petition No. 6256.
3. Staff has reviewed the applicant's request and finds the following:
 - a. Change the name to Talavera MPUD.
 - b. Revise the phasing from three phases to two.
 - c. Presently, the subject site is undeveloped, and the applicant proposes to develop the property residentially.
4. The subject property is located in Flood Zones "A" and "X," and development within the area designated Zone "A" is subject to the requirements of Article 700, Flood Damage Prevention, of the Land Development Code.
5. Access to the property is from U.S. 41, which has 100 feet of right-of-way and has been designated a two-lane, arterial facility on Map 7-18, 2025 Future Number of Lanes Map, and Map 7-20, 2025 Future Roadway Functional Classification Map, of the Comprehensive Plan currently in effect.
6. Based on information provided by the Pasco County Geodetic Mapping Section, the site contains 561.03 acres which are designated as RES-3 (Residential - 3 du/ga). Approximately 175.99 acres are jurisdictional. The maximum number of residential units allowed on the site, based on 423.55 upland acres and a ten percent density credit for jurisdictional areas, is 1,271.

MPUD Master Planned Unit Development amendments must be reviewed in accordance with Section 522.6, Modifications, of the Pasco County Land Development Code to determine if the proposed changes are substantial. A substantial change is deemed to exist where:

1. "There is a proposed increase of greater than five (5) percent in the total number of dwelling units proposed for the MPUD Master Planned Unit Development."

FINDING: There is no increase in the total number of dwelling units proposed for the MPUD Master Planned Unit Development; there is a decrease of 40 lots.

2. "There is a proposed major redistribution of density within individual phases of the MPUD Master Planned Unit Development."

FINDING: The redistribution of density within the individual villages of the MPUD Master Planned Unit Development is not a major redistribution.

3. "There is a decrease of proposed preservation or conservation areas involving more than five (5) percent of the original area set forth in the MPUD Master Planned Unit Development Plan."

FINDING: There is no proposed decrease of preservation or conservation areas.

4. "There is an increase in the size of areas proposed for nonresidential uses of more than five (5) percent."

FINDING: There are no nonresidential uses within the MPUD Master Planned Unit Development.

5. "There is a substantial increase in the adverse impact of the development due to modifications or failure to comply with conditions or stipulations authorized in the original approval."

FINDING: There are no major modifications within the MPUD Master Planned Unit Development.

Based upon the foregoing and the criteria established within Section 522.6, Modifications, of the Pasco County Land Development Code, the Growth Management Department staff has determined that the proposed amendment does not constitute a substantial change.

ALTERNATIVES AND ANALYSIS:

1. Approve the proposed changes.
2. Approve the proposed changes with additional modifications or conditions.
3. Deny the proposed changes.
4. Direct staff as to other action desired by the BCC.

RECOMMENDATION AND FUNDING:

The Growth Management Department staff recommends that the BCC approve Alternative No. 1.

No funding is required for this action.

ATTACHMENTS:

1. Visuals
2. Conditions of Approval for Talavera MPUD Master Planned Unit Development, Rezoning Petition No. 6256

DMZ/CB/gm/talavera01/04a

DEVELOPMENT REVIEW COMMITTEE ACTION (6/23/05):

Approved

BOARD OF COUNTY COMMISSIONERS ACTION:

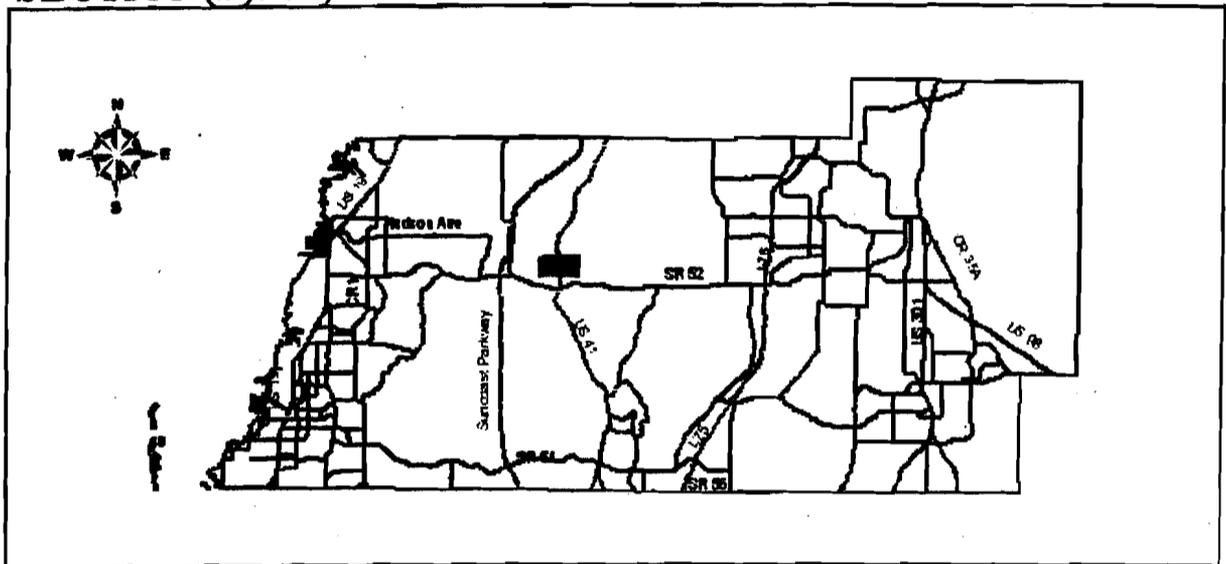
Recommendation Approved _____ /Disapproved _____

APPROVED AGENDA ITEM FOR

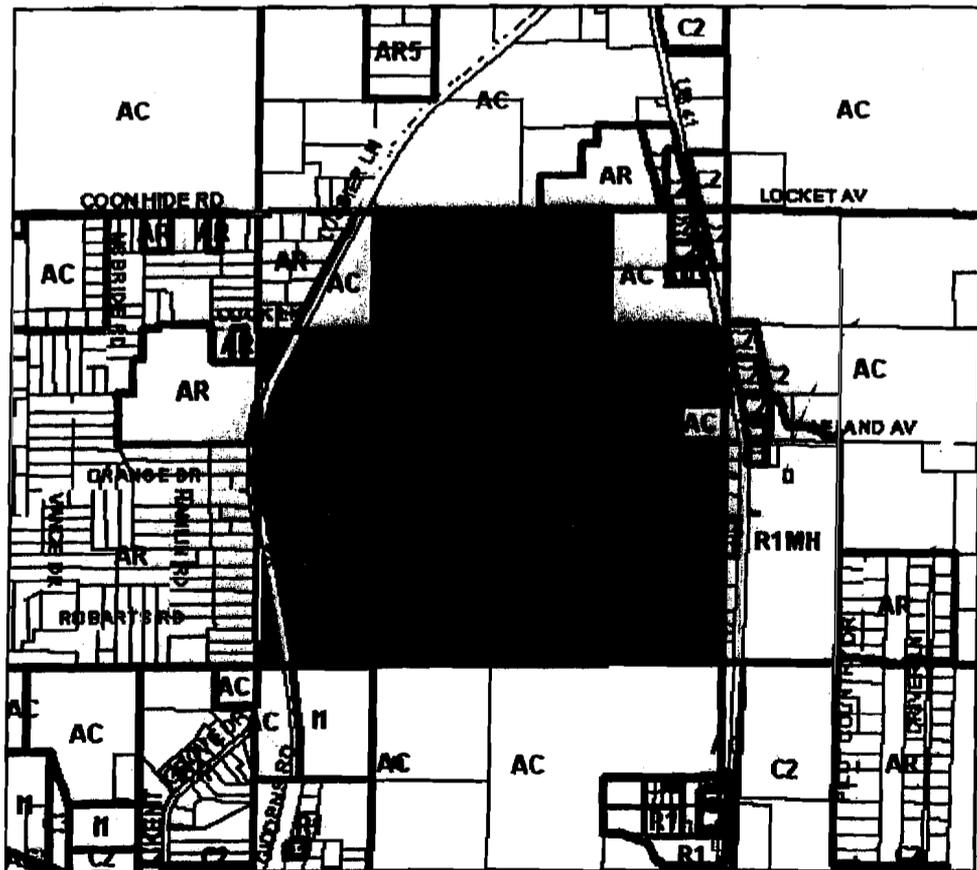
DATE _____

BY _____

SECTION(S): 03,04 PETITION # RZ6256 T.25 S. R.18 E.



PASCO COUNTY, FLORIDA



TAZ: 138

COMMISSION DISTRICT: 2

**TALAVERA
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 6256
ORIGINAL REZONING PETITION NO. 6067**

Open Space/Buffering

1. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy 2.7.3, and shown on all preliminary plans/preliminary site plans and construction plans/construction site plans. Jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency; i.e., the Southwest Florida Water Management District, the Florida Department of Environmental Protection, or the Army Corps of Engineers. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary plan/preliminary site plan and platted as conservation/preservation areas. Removal, encroachment, alteration, or development within wetlands shall be in accordance with the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 2.7.3, 2.7.5, and 2.7.6; however, no removal, encroachment, alteration, or development shall be permitted within any wetland used to obtain a Comprehensive Plan or Land Development Code density credit. All permits for encroachments, alterations, or development within Category I wetlands shall be obtained and submitted to Pasco County prior to construction plan/construction site plan approval.
2. All wetlands and adjoining buffer, conservation/preservation areas, and wildlife habitat/corridor areas shall be placed under a perpetual conservation easement in favor of Pasco County. Prior to record plat submittal, the developer shall submit one copy of the executed and recorded conservation easement in a form acceptable to the County Attorney's office to the Pasco County Development Review Division (DRD) and one copy of the same to the Pasco County Biologist. All conservation easement areas shall be depicted as an overlay on the preliminary plan/preliminary site plan and construction plan/construction site plan.
3. The developer shall submit an environmental/habitat study for review and approval by the County Biologist prior to submittal of the first preliminary plan. The parameters of the study shall be in accordance with the County Biologist's Memorandum No. ENIM03-397, dated July 29, 2003. Recommendations from the approved study shall be included in the preliminary plan conditions. Additional modifications to the proposed plan may be required based on the results of this study, including the requirement for wildlife corridors, crossings, conservation easements, and preservation areas. (Submitted March 15, 2005, for review.)
4. Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, the developer shall submit a copy of any required Incidental Take Permit issued by the Florida Fish and Wildlife Conservation Commission to the DRD. (Rec'd 4-11-07)
5. The developer shall submit to the Pasco County Growth Management Department an Archaeological/Historical Survey for review and approval prior to submittal of the first preliminary plan which shall include the following: project scope, archival research, and identification of sites adjacent to the subject property, identification of research design, description of field methodology, field work, analysis of the findings, and conclusions. Coordination for the cultural resource assessment shall be accomplished through the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County Growth Management.
6. The following statement shall be placed on all future site plans:

"If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop, and Pasco County and the Florida Division of Historical Resources shall be notified within two working days."
7. The developer shall create a mandatory homeowner'/property owner'/condominium owner'/merchants' association in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, if approved by the Board of County Commissioners, a Community Development District, hereinafter known as CDD, that encompasses the entire boundaries of the MPUD Master Planned Unit Development except for any real property to be conveyed to the County or the District School Board of Pasco County. The developer shall convey in fee simple to the association or the CDD, for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s)

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is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowner'/property owner'/condominium owner'/merchants' association or CDD documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, restrictive covenants, and all exhibits, shall be submitted to the Pasco County Engineering Services Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements funded by the CDD or the homeowner' association shall be credited to such entity and not the developer.

8. The neighborhood parks as depicted on the master plan have not been reviewed or approved for consistency with the Neighborhood Parks Ordinance. Specific review and approval of the neighborhood parks will be conducted at each preliminary plan/preliminary site plan review.

Ordinances

9. In addition to the MPUD Master Planned Unit Development conditions of approval, the developer shall comply with all Pasco County ordinances, including all impact fee ordinances.
10. In the event ordinances/resolutions are subsequently adopted by the Board including, but not limited to, solid waste, public safety, or wildlife ordinances, the owner/developer shall be required to comply with such ordinances/resolutions.

Transportation/Circulation

Access Management

11. The developer shall provide a secondary functional access and emergency access to each increment in accordance with the Land Development Code as amended. The emergency access may be barricaded in a manner found acceptable by the DRD and the Pasco County Emergency Services Department.
12. Prior to final site/construction plan approval of any project abutting a State roadway, the owner/developer shall furnish to the DRD an approved Driveway Connection Permit from the Florida Department of Transportation (FDOT). Access will be approved as defined by the assigned roadway classification and the designated spacing thereof. Site improvements are subject to Determination of Significant Change as defined in 335.182, Florida Statutes. The Department may require further intersection/roadway improvements along the related roadway. Access to any commercial out-parcels shall be provided from internal drives or parking areas. Prior to the issuance of the first Certificate of Occupancy (CO), the owner/developer shall provide a letter from the FDOT stating that the improvements within the State right-of-way have been inspected and completed to their satisfaction.
13. Any entrance gate shall be sufficiently set back in order to provide vehicular stacking for a minimum of three vehicles unless a greater distance is determined to be required at the time of each preliminary plan or preliminary site plan review. All entrances accessed by key or electronically coded systems shall be equipped with the 3M Opticom Emergency Vehicle Pre-emption system to allow fire and other emergency vehicles immediate access to the development.
14. There shall be no access to Kent Grove Drive.

Dedication of Right-of-Way

15. Public roadways shall be required unless otherwise approved by the Development Review Committee (DRC) prior to or concurrent with the first preliminary plan/preliminary site plan approval; however, if private streets are proposed, the County may still require that the first 500 feet of the main entry road west of U.S. 41 be dedicated to the public as a public roadway.
16. In the case of private streets, dedication and maintenance shall be to an appropriate entity (other than Pasco County).
17. Vehicular-access rights along the rear of all double-frontage lots that abut public roads within or adjoining the project shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment or where no plat is required prior to final site plan approval.
18. The developer shall convey at no cost to Pasco County 125 feet of right-of-way from the centerline of U.S. 41. All conveyances shall occur concurrent with the approval of the first record plat or within 180 days of the County's request, whichever occurs first.

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Design/Construction Specifications

19. Alternative roadway-design standards may be considered and approved by the DRC at the time of each preliminary plan/preliminary site plan approval.
20. The owner/applicant shall submit and obtain approval of a traffic impact study and substandard road analysis in accordance with Resolution No. 04-203 prior to submission of the first preliminary plan. Any analysis and mitigation conducted as part of the TIS, including any substandard road analysis and mitigation, shall be based on the increased entitlements approved by the rezoning to the MPUD Master Planned Unit Development. The owner/applicant shall make all transportation improvements in accordance with such study as set forth in the conditions of approval for the first preliminary plan. The County-approved traffic study shall expire and any conditions of approval associated with said traffic study shall be null and void five years from the date of approval. (Submitted May 4, 2005.)
21. Concurrent with the record plat for the 601st unit, or anytime at the County's request, the developer shall pay for and perform a signal warrant study for all project entrances that access U.S. 41. If warranted, the developer shall install the signal(s).
22. Transit amenities, such as bus pads, shelters, park and ride lots, and passenger security features are needed to ensure service can be planned and provided in an effective, efficient manner. These amenities need to be planned and scheduled; therefore, the developer is required to coordinate with the Pasco County Public Transportation Division (PCPT) the potential inclusion of transit amenities prior to initiation of each phase of development. A letter of compliance from the PCPT attesting to the satisfactory coordination with the developer shall be required and submitted to the Growth Management Department.
23. The developer may submit an overall pedestrian/bike path plan to the Pasco County Growth Management Department for the DRC approval prior to approval of the first preliminary plan/preliminary site plan, which provides a path circulation in accordance with the Pasco County Land Development Code as amended or an alternative method acceptable to the DRC and in compliance with the handicapped provisions of Chapter 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the Land Development Code is required. (Not done.)

Utilities: Drainage, Water Service, Wastewater Disposal

24. The developer shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County Land Development Code as amended. The plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the DRD.
25. Finished floor elevations as established by engineering/hydrology studies and approved by Pasco County for all habitable structures shall be at or above the 100-year flood plain elevation. All preliminary plan/preliminary site plan submittals shall provide 100-year flood elevation data.
26. A Master Utility Plan for the entire development shall be submitted to the Pasco County Utilities Services Branch for review and approval prior to submittal of the first construction plan/construction site plan. This utility plan shall minimally show the following: *(approved 10-10-05)*
 - a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and nonpotable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.
 - d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.
 - e. Master utility plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the Pasco County Utilities Services Branch. Prior to the first construction plan/construction site plan approval, the developer and the County shall enter into a Utilities Service Agreement.
27. The developer shall construct all water and wastewater facilities within the development to current Pasco County standards. A complete set of instructions may be obtained from the Pasco County Utilities Services Branch.

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Land Use

28. The residential design standards are as follows:

a. Single-Family Detached (Typical Lot "A")

- (1) Minimum Lot Width of 60 Feet
- (2) Minimum Lot Depth of 120 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 7.5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 7,200 Square Feet
- (7) Maximum Lot Coverage of 40 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

b. Single-Family Detached (Typical Lot "B")

- (1) Minimum Lot Width of 65 Feet
- (2) Minimum Lot Depth of 120 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 7.5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 7,800 Square Feet
- (7) Maximum Lot Coverage of 40 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

c. Single-Family Detached (Typical Lot "C")

- (1) Minimum Lot Width of 70 Feet
- (2) Minimum Lot Depth of 120 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 7.5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 8,400 Square Feet
- (7) Maximum Lot Coverage of 40 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

d. Single-Family Detached (Typical Lot "D")

- (1) Minimum Lot Width of 75 Feet
- (2) Minimum Lot Depth of 120 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 7.5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 9,000 Square Feet
- (7) Maximum Lot Coverage of 40 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

e. Single-Family Detached (Typical Lot "E")

- (1) Minimum Lot Width of 80 Feet
- (2) Minimum Lot Depth of 120 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 7.5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 9,600 Square Feet
- (7) Maximum Lot Coverage of 40 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

f. Single-Family Detached (Typical Lot "F")

- (1) Minimum Lot Width of 90 Feet
- (2) Minimum Lot Depth of 145 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 7.5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 13,050 Square Feet
- (7) Maximum Lot Coverage of 40 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

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- g. **Single-Family Detached (Typical Lot "G")**
 - (1) **Minimum Lot Width of 95 Feet**
 - (2) **Minimum Lot Depth of 145 Feet**
 - (3) **Minimum Front-Yard Setback of 20 Feet**
 - (4) **Minimum Side-Yard Setback of 7.5 Feet**
 - (5) **Minimum Rear-Yard Setback of 15 Feet**
 - (6) **Minimum Lot Area of 13,775 Square Feet**
 - (7) **Maximum Lot Coverage of 40 Percent—Principal Structure**
 - (8) **Maximum Lot Coverage of 20 Percent—Accessory Structure**
 - h. **The above minimum setbacks are calculated based on minimum right-of-way widths in accordance with the Land Development Code. Any reduction of the minimum right-of-way width shall require an MPUD Master Planned Unit Development amendment to increase minimum setbacks.**
 - i. **Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.**
 - j. **The total aggregate number of dwelling units for Edward's Grove MPUD Master Planned Unit Development shall not exceed 800.**
 - k. **The maximum density or square footage set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable Pasco County ordinances or resolutions, including without limitation Section 402, Pasco County Land Development Code, relating to concurrency management.**
 - l. **Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.**
29. **The developer shall submit and obtain Board approval of an MPUD Master Planned Unit Development amendment request to intensify development or reduce open space or preservation/conservation areas within an increment (bubble) prior to any preliminary plan/preliminary site plan approval within such increment.**
30. **If the density/intensity increases by more than 20 percent within any specific increment shown on the Master Development Plan or a change in the overall design and/or content occurs, a substantial amendment shall be presumed.**
31. **Residential use may not be intensified within any one increment following approval of the plat or final site plan for the first unit in that increment without review and approval by the Board.**
32. **The developer may designate, on the Master Development Plan, a site or sites which do not exceed a total of two acres to be used for recreational vehicle storage for the exclusive use of Edward's Grove MPUD Master Planned Unit Development residents. Such site(s) shall have appropriate landscape buffering in compliance with Pasco County Landscaping and Irrigation Ordinance No. 02-04 as amended and shall be shown on the approved Master Development Plan. The site(s) must obtain preliminary site plan approval prior to development and be owned by the mandatory homeowner'/property owner'/condominium owner'/merchants' association or CDD.**

Procedures

33. **Approval of this MPUD Master Planned Unit Development rezoning is conditioned on: 1) the applicant/developer filing a Notice of Voluntary Dismissal, with prejudice, in Case No. 51-2003-CA-3491-WS/P within nine days of the Board's approval of this MPUD Master Planned Unit Development rezoning; and 2) the applicant's/developer's agreement that each part will bear its own attorney fees and costs in Case No. 51-2003-CA-3491-WS/P. If the applicant/developer fails to timely file the Notice of Voluntary Dismissal or seeks attorney fees or costs in Case No. 51-2003-CA-3491-WS/P, approval of this MPUD Master Planned Unit Development rezoning shall become null and void. (Done)**
34. **Unless required elsewhere within the conditions of approval, all conveyances required pursuant to this MPUD Master Planned Unit Development approval shall occur within 180 days of the County's request,**

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shall be in a form acceptable to the Pasco County Real Estate Division, and shall be free and clear of all liens and encumbrances, including exclusion from the boundaries of any special districts and exemption from all covenants and deed restrictions.

- 35. If a complete preliminary plan or preliminary site plan for the first phase of the MPUD Master Planned Unit Development is not submitted and approved within five years after the rezoning approval, the conditions of approval and any density approved shall expire. If the MPUD Master Planned Unit Development expires, a new MPUD Master Planned Unit Development must be applied for and approved by the Board, and the conditions of approval shall be in accordance with the Comprehensive Plan and Land Development Code in effect at that time.
- 36. Unless otherwise approved by the Pasco County Emergency Services Director, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Pasco County Emergency Services Director has received such a petition.
- 37. The developer shall submit biannually to the Growth Management Department documentation indicating the cumulative number of CO issued and the total number of platted lots for the project.
- 38. A preliminary plan/preliminary site plan must be approved for an entire increment/phase prior to any phased construction drawing approval. The maximum number of units and the density of each residential increment shall not exceed the limits shown on the Master Development Plan. A preliminary site plan must also be approved for each multifamily (nonfee simple), recreational vehicle, or commercial increment in its entirety prior to any phased site plan approval.
- 39. Preliminary plan/preliminary site plan submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received preliminary plan/preliminary site plan approval, construction plan approval, and/or record plat approval.
- 40. Development shall occur in accordance with Section 402, Concurrency Management System, of the Pasco County Land Development Code.
- 41. Rezoning of this property with conditions of approval does not constitute a final development order, nor does it relieve any developer of responsibilities under the State of Florida Growth Management Legislation as implemented by the Florida Department of Community Affairs and Pasco County.
- 42. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning/Code Compliance Division.

OWNER'S/DEVELOPER'S ACKNOWLEDGMENT:

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

_____ (Date) _____

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

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

My commission expires:

_____ (Date) _____ Notary Public, State of _____ at Large

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