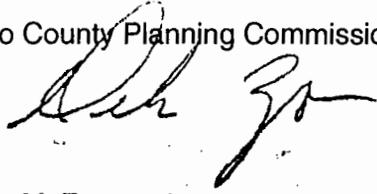


ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission PETITION #6646  
  
 FROM: Debra M. Zampetti Commission Districts #1 and 2  
 Zoning/Code Compliance CAC Districts #1 and 2  
 Administrator Development Review Committee  
 SUBJECT: Rezoning Request Hearing Date: 9/14/06  
 Central Pasco County Planning Commission  
Hearing Date: 11/6/06  
Board of County Commissioners  
Hearing Date: 12/5/06, DC  
 APPLICANTS: **JAMES H. GRANTHAM REVOCABLE** TAZ #170 and 171  
**TRUST ET AL./GRANTHAM RANCH**  
**MPUD**

PETITION SUMMARY:

Petition No. 6646 in the names of James H. Grantham Revocable Trust et al./Grantham Ranch MPUD Master Planned Unit Development has been filed for a change in zoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District. The property is located on the east and west sides of Old Pasco Road, approximately 1,300 feet north of Overpass Road, and on the northwest corner of the intersection of Old Pasco Road and Old Miller Road (portions of Sections 19, 20, 29, and 30, Township 25 South, Range 20 East) and contains 611.43 acres, m.o.l.

Project Name: Grantham Ranch  
 Parcel ID Nos.: 29-25-20-0000-00600-0070, 29-25-20-0000-00600-0000, 30-25-20-0000-00100-0000, 30-25-20-0000-00100-0000, 29-25-20-0000-00400-0000, 30-25-20-0000-00400-0000, 20-25-20-0000-00200-0010, 20-25-20-0000-00200-0020, 19-25-20-0000-00100-0010, and 19-25-20-0000-00100-0010  
 Future Land Use Classifications: RES-1 (Residential - 1 du/ga) and RES-3 (Residential - 3 du/ga)  
 Water/Sewage: Public/Public (Pasco)  
 No. of Dwelling Units: 474  
 Type of Dwelling Units: Single-Family Detached  
 Commercial Acres/Square Feet: N/A

The surrounding zoning districts and land uses are as follows:

	<u>Zoning District</u>	<u>Land Use</u>
North:	A-C Agricultural; A-R Agricultural-Residential, AR-5 Agricultural-Residential; A-R Agricultural-Residential	Pastureland; Mobile Homes; Single-Family Dwellings
East:	A-C Agricultural; A-R Agricultural-Residential	Old Pasco Road; Horse Farm; Mine; Cell Tower; Mobile Homes; Single-Family Dwellings
South:	R-1MH Single-Family/Mobile Home; A-R Agricultural-Residential; AR-1 Agricultural-Residential; E-R Estate-Residential; A-C Agricultural	Mobile Homes; Single-Family Dwellings
West:	AR-1 Agricultural-Residential; E-R Estate-Residential	Old Pasco Road; Mobile Homes; Single-Family Dwellings

BCC

DEC 05 2006

APPROVED

FINDINGS OF FACT:

1. Presently, the subject site contains a mobile home, farm buildings, and pastureland. The applicants propose to develop the property with up to 474 single-family detached dwellings.
2. Access to the property is from Old Pasco Road, a County-maintained road, which has 66 feet of right-of-way with 24 feet of pavement, and has been designated a two-lane collector facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the 2006 Comprehensive Plan.
3. On May 6, 2003, the Board of County Commissioners (BCC) approved the Old Pasco Road Route Study from Quail Hollow Boulevard to S.R. 52.
4. Resurfacing of Old Pasco Road has been completed; however, capacity enhancements are not scheduled to occur until Fiscal Year 2017.
5. The subject property is located in Flood Zones "A" and "C," and development within these areas is subject to the requirements of Article 700, Flood Damage Prevention, of the Land Development Code.
6. The surrounding area is characterized by rural-residential and agricultural pursuits.
7. Water and sewer are to be serviced by Pasco County.
8. Based on information provided by the Pasco County Geodetic Mapping Section, the site contains 610.98 gross acres which are designated as RES-1 (Residential - 1 du/ga) and RES-3 (Residential - 3 du/ga). Approximately 331.66 acres are jurisdictional. Therefore, the maximum number of units allowed on the site, based on a ten percent density credit for upland acreage, is 565 units (total acreage minus lakes and jurisdictional acreage, multiplied by 1.10 and multiplied by land use). The total number of lots proposed for this development is 474.
9. On May 10, 2005, the BCC adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
10. The applicants held three neighborhood meetings on February 13, 2006, May 17, 2006, and July 24, 2006.
11. Subsequent to the September 14, 2006, Development Review Committee meeting, the County Engineer has recommended an additional condition as follows:
  34. At the time of site plan review, the owners/developers shall comply with the design standards of an open drainage basin contained within Ordinance No. 05-29, Drainage Basins of Special Concern, adopted by the Board of County Commissioners on July 12, 2005.
    - a. The maximum peak rate of stormwater-runoff discharge from any development activity shall not exceed the prior existing maximum peak rate of stormwater-runoff discharge for a 2-, 10-, 25-, and 100-year return frequency storm event for a duration of 24 hours.
    - b. Runoff volume shall be limited to predevelopment conditions such that there shall be no increase in the volume of runoff resulting from development activity for a 100-year return frequency, 24-hour duration storm event.
    - c. There shall be no net loss of storage volume from the most restrictive of:
      - (1) Federal Emergency Management Agency established floodplain storage volume.
      - (2) Storage volume below the elevation of a recorded County-observed flooding.
      - (3) Calculated ponding based upon a 100-year return frequency, 24-hour storm event.
      - (4) A more critical event standard defined in a County or Southwest Florida Water Management District approved study for the applicable drainage basin.

BCC

DEC 05 2006

APPROVED

DEVELOPMENT REVIEW COMMITTEE ACTION (9/14/06):

Approved with Amended Conditions

**AMENDED CONDITIONS:**

6. ~~In order to comply with Policy 2.3.3, Rural Character Areas, the applicants/developers shall be required to provide 40 feet of buffering, which can include drainage areas and landscaping along the northern edge of Phase 1 as shown on the master plan.~~ **a 20-foot Class C landscape buffer in accordance with the County's landscape ordinance. This landscaping will be along the northern edge of Phase 1 as shown on the master plan and shall provide an additional 10-foot setback for the lots along the Phase 1 northern edge.**

26. Prior or concurrent with the first record plat, or where platting is not required, prior to approval of the first construction plan/construction site plan, the developers shall ~~complete or bond~~ **provide a Letter of Credit acceptable to Pasco County for 125 percent of the proportionate-share cost for** the following equal-mitigation-improvements:

- a. Construct a northbound, right-turn lane on Old Pasco Road at the intersection of S.R. 52 and Old Pasco Road.
- b. Construct an eastbound, right-turn lane on S.R. 52 at the intersection of S.R. 52 and Old Pasco Road.
- c. Construct a westbound, left-turn lane on S.R. 52 at the intersection of S.R. 52 and Old Pasco Road.

30. Prior to approval of the first record plat, or where platting is not required, prior approval of the first construction plan/construction site plan, the developers shall provide a Letter of Credit acceptable to Pasco County for 125 percent of the proportionate-share cost of the signalization at Old Pasco Road and S.R. 52. Prior to approval of the last record plat, or anytime at the County's request, the developers shall pay for and perform a signal warrant study. If warranted, the developers shall pay for the proportionate-share cost of signalization.

~~Prior to or concurrent with the first record plat, or where platting is not required, prior to approval of the first construction plan/construction site plan, the developers shall pay their proportionate-share cost of improvements for Old Pasco Road.~~

31. The developers shall comply with the County and Pasco County Public Transportation (PCPT) requirements to accommodate mass transit service to and within the project. A detailed description of the overall transit-accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or PCPT. The developers shall submit the detailed description of the overall transit-accommodations plan to the Growth Management Department for review and the DRC's approval prior to preliminary plan/preliminary site plan submittal of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to PCPT review and approval in accordance with the *PCPT Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any preliminary plan/preliminary site plan submittal the DRC-approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary plan/preliminary site plan unless an alternative phasing of transit-accommodation-facilities construction is approved with the overall transit-accommodations plan. ~~The applicants/developers and/or its successors agree to maintain the transit accommodation facilities in good, working condition as determined by the PCPT and further agree to assume all liability, including obtaining additional insurance if necessary, for the transit accommodation facilities. The applicants/developers and their successors shall not refuse the PCPT, or any other transit authority, or any of its users/patrons access to such facilities.~~

47. The residential design standards are as follows:

- a. Single-Family Detached
  - (1) Minimum Lot Width of 55 Feet
  - (2) Minimum Lot Depth of 110 Feet
  - (3) Minimum Front-Yard Setback of 20 Feet\*

BCC

DEC 05 2006

APPROVED

22

- (4) Minimum Side-Yard Setback of 7.5 Feet
  - (5) Minimum Rear-Yard Setback of ~~40~~15 Feet\*\*
  - (6) Minimum Lot Area of 6,050 Square Feet
  - (7) Maximum Lot Coverage of 45 Percent—Principal Structure
  - (8) Maximum Lot Coverage of 20 Percent—Accessory Structure
- b. Single-Family Detached
- (1) Minimum Lot Width of 60 Feet
  - (2) Minimum Lot Depth of 110 Feet
  - (3) Minimum Front-Yard Setback of 20 Feet\*
  - (4) Minimum Side-Yard Setback of 7.5 Feet
  - (5) Minimum Rear-Yard Setback of ~~40~~15 Feet\*\*
  - (6) Minimum Lot Area of 6,600 Square Feet
  - (7) Maximum Lot Coverage of 45 Percent—Principal Structure
  - (8) Maximum Lot Coverage of 20 Percent—Accessory Structure
- c. Single-Family Detached
- (1) Minimum Lot Width of 80 Feet
  - (2) Minimum Lot Depth of 110 Feet
  - (3) Minimum Front-Yard Setback of 20 Feet\*
  - (4) Minimum Side-Yard Setback of 7.5 Feet
  - (5) Minimum Rear-Yard Setback of ~~40~~15 Feet\*\*
  - (6) Minimum Lot Area of 8,800 Square Feet
  - (7) Maximum Lot Coverage of 45 Percent—Principal Structure
  - (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

\*On corner lots, one front setback may be reduced to 15 feet.

**\*\*Lots abutting the northern edge of Phase 1 shall provide an additional 10-foot rear setback.**

STAFF RECOMMENDATION TO THE PLANNING COMMISSION:

Approval of Development Review Committee Recommendation with Amended Conditions

ADDED CONDITION:

34. At the time of site plan review, the owners/developers shall comply with the design standards of an open drainage basin contained within Ordinance No. 05-29, Drainage Basins of Special Concern, adopted by the Board of County Commissioners on July 12, 2005.
- a. The maximum peak rate of stormwater-runoff discharge from any development activity shall not exceed the prior existing maximum peak rate of stormwater-runoff discharge for a 2-, 10-, 25-, and 100-year return frequency storm event for a duration of 24 hours.
  - b. Runoff volume shall be limited to predevelopment conditions such that there shall be no increase in the volume of runoff resulting from development activity for a 100-year return frequency, 24-hour duration storm event.

BCC

- c. There shall be no net loss of storage volume from the most restrictive of:
  - (1) Federal Emergency Management Agency established floodplain storage volume.
  - (2) Storage volume below the elevation of a recorded County-observed flooding.
  - (3) Calculated ponding based upon a 100-year return frequency, 24-hour storm event.
  - (4) A more critical event standard defined in a County or Southwest Florida Water Management District approved study for the applicable drainage basin.

PLANNING COMMISSION ACTION:

Approval of the Development Review Committee and Staff Recommendation with Amended Conditions:   9   Ayes;   1   Naves

ADDED CONDITION:

**34. At the time of site plan review, the owners/developers shall comply with the design standards of an open drainage basin contained within Ordinance No. 05-29, Drainage Basins of Special Concern, adopted by the Board of County Commissioners on July 12, 2005.**

- a. The maximum peak rate of stormwater-runoff discharge from any development activity shall not exceed the prior existing maximum peak rate of stormwater-runoff discharge for a 2-, 10-, 25-, and 100-year return frequency storm event for a duration of 24 hours.**
- b. Runoff volume shall be limited to predevelopment conditions such that there shall be no increase in the volume of runoff resulting from development activity for a 100-year return frequency, 24-hour duration storm event.**
- c. There shall be no net loss of storage volume from the most restrictive of:**
  - (1) Federal Emergency Management Agency established floodplain storage volume.**
  - (2) Storage volume below the elevation of a recorded County-observed flooding.**
  - (3) Calculated ponding based upon a 100-year return frequency, 24-hour storm event.**
  - (4) A more critical event standard defined in a County or Southwest Florida Water Management District approved study for the applicable drainage basin.**

STAFF RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS:

Approval of Development Review Committee and Planning Commission Recommendations with Conditions

BOARD OF COUNTY COMMISSIONERS ACTION:

Approval of Development Review Committee and Planning Commission Recommendations with Conditions

CONDITIONS:

See Attachment

The Board of County Commissioners approval of this rezoning constitutes a finding by the Board of County Commissioners that the rezoning, as conditioned, is consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the Land Development Code that are applicable to this rezoning.

**GRANTHAM RANCH  
MASTER PLANNED UNIT DEVELOPMENT  
CONDITIONS OF APPROVAL  
REZONING PETITION NO. 6646**

**Master Development Plans**

1. Development shall be in accordance with the application, plans, and information submitted January 5, 2006, unless otherwise stipulated or modified herein.

**Instructions**

2. The developers shall submit, within 45 days of the Board of County Commissioners (BCC) approval, or prior to the first preliminary plan/preliminary site plan submittal, whichever occurs first, 20 sets of the revised MPUD Master Planned Unit Development Plan to the Growth Management Department, for review and approval, that addresses all applicable conditions set forth and the following specific instructions. Without the submittal and approval of revised MPUD Master Planned Unit Development plans, preliminary plans/preliminary site plans will not be accepted for review.
  - a. Reduce the total number of units from 565 units to 474 units.
  - b. Revise the proposed number of units allocated to Phase I from 288 units to 227 units.
  - c. Revise the proposed number of units allocated to Phase III from 120 units to 90 units.
  - d. Remove the 50-foot lot layout from the master plan.

**Open Space/Buffering**

3. 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. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary plan/preliminary site plan. Removal, encroachment, alteration, or development within wetlands shall be in accordance with the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 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.
4. There shall be a buffer around all preserved Southwest Florida Water Management District (SWFWMD) wetlands with an average width of 25 feet, but no less than 15 feet, unless otherwise accepted by the SWFWMD. Army Corp of Engineers wetlands do not require additional buffers. The proposed upland buffer area shall be shown on the construction plans. The final upland buffer area as required by the SWFWMD shall be designated on the plat as "Wetland Conservation Areas." Permissible uses of the Wetland Conservation Areas shall be those uses allowed by the SWFWMD.
5. All wetlands shall be platted within tracts and designated on the plat as "Wetland Conservation Areas." All preserved wetlands shall be platted outside lots. No activity requiring the issuance of a Building Permit shall be allowed within five feet of the wetlands' line. Concurrent with platting, all wetlands shall be deeded to the mandatory homeowners' association/Community Development District (CDD)/merchants' association. The homeowners' association/merchants' association documents shall provide that the homeowners' association/merchants' association shall be responsible for the payment of taxes, if any, on the Wetland Conservation Areas.
6. The applicants/developers shall be required to provide a 20-foot Class C landscape buffer in accordance with the County's landscape ordinance. This landscaping will be along the northern edge of Phase 1 as shown on the master plan and shall provide an additional 10-foot setback for the lots along the Phase 1 northern edge.
7. The developers have submitted an environmental/habitat study which has been reviewed and the following conditions shall apply:
  - a. Prior to preliminary plan/preliminary site plan approval, the applicants shall complete a Gopher Tortoise Survey in accordance with the Florida Fish and Wildlife Conservation Commission

(FFWCC) survey guidelines. A copy of this completed survey shall be sent to the Growth Management Department and the FFWCC for further review.

8. Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, the developers shall submit a copy of any required Incidental Take Permit issued by the FFWCC to the Development Review Division (DRD).
9. Prior to construction plan/construction site plan approval, the developers shall submit to the DRD a copy of the Environmental Resource Permit Application as submitted to the SWFWMD. Prior to the issuance of the Site Development Permit, the developers shall submit to the DRD a copy of the Environmental Resource Permit.
10. The developers have submitted an Archaeological/Historical Survey, which was reviewed and found acceptable by Pasco County on April 5, 2006. Although no archaeological sites eligible for the National Register of Historic Places were found, 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."
11. The developers shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, if approved by the BCC, a CDD shall encompass 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 (School Board). The developers 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) 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 (F.S.), 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, homeowners'/property owners'/condominium owners'/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 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 or dedications shall go to the association or the CDD which funded such improvements as applicable.

#### Ordinances

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

#### Transportation/Circulation

##### Access Management

14. The developers 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 Emergency Services Department.
15. Prior to final site/construction plan approval of any project abutting a State roadway, the owners/developers shall furnish to the DRD a Letter of Intent indicating approval and/or an approved Driveway Permit from the Florida Department of Transportation (FDOT). Prior to the issuance of the first Certificate of Occupancy (CO), the owners/developers 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.
16. At each preliminary plan/preliminary site plan approval, the Development Review Committee (DRC) may also require further intersection improvements along the internal road intersections and Old Pasco Road.

BCC

DEC 05 2006

26  
BCC 12/5/06  
Rev. 12/8/06

APPROVED

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

Dedication of Right-of-Way

19. Public roadways shall be required unless otherwise approved by the DRC through an alternative standards request prior to the first preliminary plan/preliminary site plan approval.
20. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than Pasco County.
21. Vehicular-access rights along the rear of all double-frontage lots that abut roads within or adjoining the project shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment or where no plat is required prior to final site plan approval.
22. Subject to the provisions of the Right-of-Way Preservation Ordinance, the developers shall convey at no cost to Pasco County sufficient right-of-way to total 166 feet for Old Pasco Road (Table 7-4, Pasco County Corridor Preservation Table, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

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

Design/Construction Specifications

23. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, or as directed by the Engineering Services Director.
24. Alternative roadway-design standards may be considered and approved by the DRC at the time of each preliminary plan/preliminary site plan approval.

BCC

DEC 05 2006

APPROVED

27

BCC 12/5/06  
Rev. 12/8/06

25. The developers have submitted a traffic study which was reviewed by the staff of the County. Prior to approval of the first record plat, or where platting is not required prior to approval of the first construction plan/construction site plan, the developers shall construct or bond the following site-access improvements:
- a. At project Driveway One (northernmost), construct a northbound, left-turn lane on Old Pasco Road that is 400 feet long, including a 50-foot-long taper.
  - b. At project Driveway One (northernmost), construct a southbound, right-turn lane on Old Pasco Road that is 375 feet long, including a 50-foot-long taper.
  - c. At project Driveway Two (middle driveway), construct a northbound, left-turn lane on Old Pasco Road that is 425 feet long, including a 50-foot-long taper.
  - d. At project Driveway Two (middle driveway), construct a northbound, right-turn lane on Old Pasco Road that is 375 feet long, including a 50-foot-long taper.
  - e. At project Driveway Two (middle driveway), construct a southbound, left-turn lane on Old Pasco Road that is 400 feet long, including a 50-foot-long taper.
  - f. At project Driveway Two (middle driveway), construct a southbound, right-turn lane on Old Pasco Road that is 375 feet long.
  - g. At project Driveway Three (southernmost), construct a northbound, right-turn lane on Old Pasco Road that is 375 feet long, including a 50-foot-long taper.
  - h. At project Driveway Three (southernmost), construct a southbound, left-turn lane that is 400 feet long, including a 50-foot-long taper.
26. Prior or concurrent with the first record plat, or where platting is not required, prior to approval of the first construction plan/construction site plan, the developers shall provide a Letter of Credit acceptable to Pasco County for 125 percent of the proportionate-share cost for the following improvements:
- a. Construct a northbound, right-turn lane on Old Pasco Road at the intersection of S.R. 52 and Old Pasco Road.
  - b. Construct an eastbound, right-turn lane on S.R. 52 at the intersection of S.R. 52 and Old Pasco Road.
  - c. Construct a westbound, left-turn lane on S.R. 52 at the intersection of S.R. 52 and Old Pasco Road.
27. Prior to or concurrent with the approval of the first construction plan/construction site plan, the developers shall enter into a development agreement with Pasco County, or at the County's option, obtain Right-of-Way Use Permits for the construction of the improvements identified in Condition No. 25.
28. Prior to final plat or preliminary site plan/construction site plan approval occurring after December 31, 2008, the developers shall submit an updated traffic study utilizing a methodology approved by Pasco County. The DRC may impose additional conditions based upon the traffic study as approved by Pasco County.
29. The traffic study submitted by the applicants assumes the following land uses: 474 single-family residential units. Any development of land uses(s) that generate(s) greater traffic impacts than those assumed shall require an updated traffic study utilizing a methodology approved by Pasco County. In addition, where a traffic study assumes retirement, age restricted, 55 and older, or 62 and older housing, prior to approval of each plat, or where platting is not required, prior to approval of each construction plan, the developers shall provide to the County Attorney's office executed and recorded covenants or deed restrictions that restrict the said plat or construction plan to housing for persons 55 and older or 62 and older, as applicable. The said covenants, if satisfactory to the County Attorney's office, may also be used to satisfy the first tier of the School Impact Fee Waiver and Transportation Impact Fee reduction process. If the applicants or development fails to timely provide the required covenants or deed restrictions, or fail to comply with such covenants or deed restrictions, the applicants or development shall be required, in addition to any County remedies set forth in the County-approved covenants/deed restrictions, to submit an updated traffic study without any reduction in trip generation based on retirement, age restricted, 55 and older, or 62 and older housing; and additional approvals within the development shall be held in abeyance until the County approves the updated traffic study and determines the appropriate transportation mitigation. The DRC, BCC, or County Administrator or

his designee, may impose additional conditions on the applicants or development based on the updated County approved traffic study.

30. Prior to approval of the first record plat, or where platting is not required, prior approval of the first construction plan/construction site plan, the developers shall provide a Letter of Credit acceptable to Pasco County for 125 percent of the proportionate-share cost of the signalization at Old Pasco Road and S.R. 52. Prior to approval of the last record plat, or anytime at the County's request, the developers shall pay for and perform a signal warrant study. If warranted, the developers shall pay for the proportionate-share cost of signalization.
31. The developers shall comply with the County and Pasco County Public Transportation (PCPT) requirements to accommodate mass transit service to and within the project. A detailed description of the overall transit-accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or PCPT. The developers shall submit the detailed description of the overall transit-accommodations plan to the Growth Management Department for review and the DRC's approval prior to preliminary plan/preliminary site plan submittal of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to PCPT review and approval in accordance with the *PCPT Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any preliminary plan/preliminary site plan submittal the DRC-approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary plan/preliminary site plan unless an alternative phasing of transit-accommodation-facilities construction is approved with the overall transit-accommodations plan. The applicants/developers and their successors shall not refuse the PCPT, or any other transit authority, or any of its users/patrons access to such facilities.
32. The developers may submit an overall pedestrian/bike path plan to the 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, F.S., or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the Land Development Code is required.

**Utilities: Drainage, Water Service, Wastewater Disposal**

33. The developers shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County Land Development Code as amended. The plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the DRD.
34. At the time of site plan review, the owners/developers shall comply with the design standards of an open drainage basin contained within Ordinance No. 05-29, Drainage Basins of Special Concern, adopted by the Board of County Commissioners on July 12, 2005.
  - a. The maximum peak rate of stormwater-runoff discharge from any development activity shall not exceed the prior existing maximum peak rate of stormwater-runoff discharge for a 2-, 10-, 25-, and 100-year return frequency storm event for a duration of 24 hours.
  - b. Runoff volume shall be limited to predevelopment conditions such that there shall be no increase in the volume of runoff resulting from development activity for a 100-year return frequency, 24-hour duration storm event.
  - c. There shall be no net loss of storage volume from the most restrictive of:
    - (1) Federal Emergency Management Agency established floodplain storage volume.
    - (2) Storage volume below the elevation of a recorded County-observed flooding.
    - (3) Calculated ponding based upon a 100-year return frequency, 24-hour storm event.
    - (4) A more critical event standard defined in a County or Southwest Florida Water Management District approved study for the applicable drainage basin.

35. Finished floor elevations for all habitable structures shall be at or above the 100-year floodplain elevation. All preliminary plan/preliminary site plan submittals shall provide 100-year flood elevation data.
36. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to submittal of the first construction plan/construction site plan. This utility plan shall minimally show the following:
  - a. Trunk sewer lines and lift stations.
  - b. Main potable water lines and nonpotable water lines, if applicable.
  - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.
  - d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.
  - e. Master utility plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the Utilities Services Branch. Prior to the first construction plan/construction site plan approval, the developers and the County shall enter into a Utilities Service Agreement.
37. The developers shall construct all water and wastewater facilities within the development to current Pasco County standards. A complete set of instructions may be obtained from the Utilities Services Branch.
38. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developers/owners and its successors and assigns, agree to the following:
  - a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the developers/owners shall transfer to Pasco County any and all Water Use Permits or water-use rights the developers/owners may have to use or consume surface or ground water within Pasco County.
  - b. Prior to the developers/owners selling water, Water Use Permits, or water-use rights, the developers/owners shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

**Tampa Bay Water**

39. Development of the project shall not result in Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and Land Development Code as may be amended from time to time.
40. The project's stormwater-management system shall be designed, constructed, and maintained to meet or exceed Chapters 17-25 and 40D-4 or 40D-40, Florida Administrative Code, and Pasco County stormwater-management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices for reducing adverse water-quality impacts as required by the regulations of Pasco County and other appropriate regulatory bodies shall be implemented. In addition, the applicants/developers 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 vegetated as required.
  - c. The applicants/developers or other responsible entities shall ensure that the stormwater-management 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.
  - d. Should the applicants/developers discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the applicants/developers shall, within seven working days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The developers' report(s) shall include any such problems and the necessary repairs or modifications to remedy

BCC

DEC 05 2006

APPROVED

30  
BCC 12/5/06  
Rev. 12/8/06

them as well as what repairs or modifications to the system have been undertaken since the previous report(s).

- e. Landscape and irrigation shall be in conformance with the Land Development Code in effect at the time of preliminary plan/site plan approval.
  - f. The applicants/developers should advise future residents of seasonal variations within created water features and should not be perceived as lakes with constant water levels.
41. Predevelopment hydrologic/hydraulic properties of all on-site wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to off-site wetlands and creeks.
42. No wetland outlet or conveyance, either natural or manmade, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state, so that historic wetland water levels and flow quantities are restored.
43. Development activities shall not breach the clay-confining unit and in no event shall contact with the limestone aquifer be allowed. The applicants'/developers' responsibilities to prevent this occurrence and any remedial actions are required during the site-plan-permitting process.
44. The applicants/developers shall comply with the Pasco County Wellhead Protection Ordinance.
45. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, TBW, and SWFWMD and adopt one 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 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.
  - d. Excavate and backfill as required to fill the affected area and prevent further subsidence.
  - e. Use geotextile materials in the backfilling operation when appropriate.
  - f. If the affected area is in the vicinity of a water-retention area, maintain a minimum vertical distance of five feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
  - g. If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, relocate the retention area.
46. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridan aquifer is prohibited.
47. The historic average rainfall volume discharged from the site should be maintained postdevelopment. The applicants/developers shall propose stormwater-design solutions which achieve this goal, such as the use of swale systems and reducing treatment-volume requirements, in cooperation with the TBW and to the extent the permitting agencies (Pasco County and SWFWMD) can allow.

#### Land Use

48. The residential design standards are as follows:
- a. Single-Family Detached
    - (1) Minimum Lot Width of 55 Feet
    - (2) Minimum Lot Depth of 110 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 6,050 Square Feet
- (7) Maximum Lot Coverage of 45 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

b. Single-Family Detached

- (1) Minimum Lot Width of 60 Feet
- (2) Minimum Lot Depth of 110 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 6,600 Square Feet
- (7) Maximum Lot Coverage of 45 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

c. Single-Family Detached

- (1) Minimum Lot Width of 80 Feet
- (2) Minimum Lot Depth of 110 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 8,800 Square Feet
- (7) Maximum Lot Coverage of 45 Percent—Principal Structure
- (8) Maximum Lot Coverage of 20 Percent—Accessory Structure

\*On corner lots, one front setback may be reduced to 15 feet.

\*\*Lots abutting the northern edge of Phase 1 shall provide an additional 10-foot rear setback.

- d. 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.
- e. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
- f. The total aggregate number of dwelling units for Grantham Ranch MPUD Master Planned Unit Development shall not exceed 474.
- g. 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 and resolutions, including without limitation Section 402, Pasco County Land Development Code, relating to concurrency management.
- h. 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.

49. The developers shall submit and obtain BCC 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.

50. 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.
51. 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 BCC.
52. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.
53. The developers 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 Grantham Ranch 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 homeowners'/property owners'/condominium owners'/merchants' association or CDD.

### Procedures

54. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or construction plan approval where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.
55. 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 BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and Land Development Code in effect at that time.
56. Unless otherwise approved by the Emergency Services Director, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developers shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Emergency Services Director has received such a petition.
57. 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.
58. 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.
59. Development shall occur in accordance with Section 402, Concurrency Management System, of the Pasco County Land Development Code.
60. School concurrency requirements as may be adopted by the County in the future are not waived nor satisfied by this rezoning approval. The owners/developers shall be required to comply with all provisions of a subsequently adopted school-concurrency program and the requirements to provide for school capacity as mandated by the said program, unless the project is vested pursuant to the said program.
61. Rezoning of this property with conditions of approval does not constitute a final development order, nor does it relieve any developers of responsibilities under the State of Florida Growth Management Legislation as implemented by the Florida Department of Community Affairs and Pasco County.

*allow  
new check  
6 years*

62. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of the BCC-approved document is completed (including notarization) and received by the Zoning/Code Compliance Division after the BCC action.

OWNERS'/DEVELOPERS' ACKNOWLEDGMENT:

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

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
JAMES H. GRANTHAM REVOCABLE TRUST,  
NANCY GRANTHAM, TRUSTEE

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

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

My commission expires:

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_ at Large

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

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
HEATHER ANN GRANTHAM

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

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

My commission expires:

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_ at Large

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

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
JOANNE CARR

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

DEC 05 2005

34

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

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
WILLIAM CARR

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

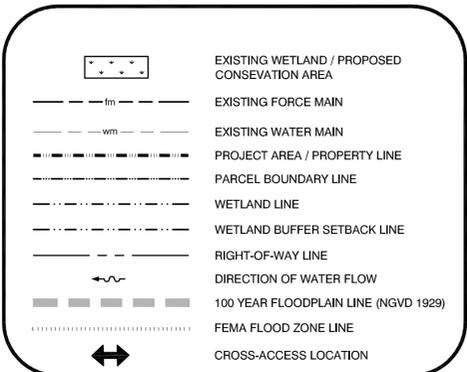
Witness my hand and seal at \_\_\_\_\_,  
County, Florida, the day and year aforesaid.

My commission expires:

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_ at Large

**LEGEND:**

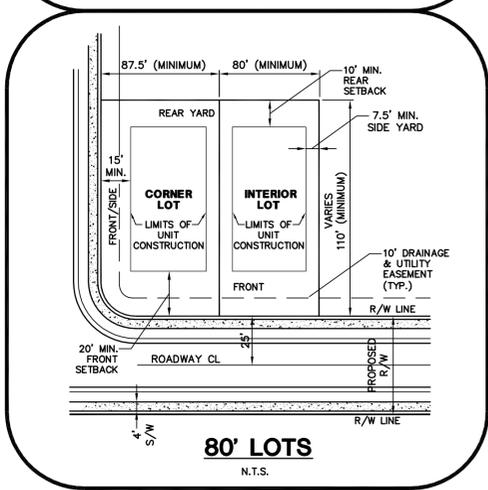
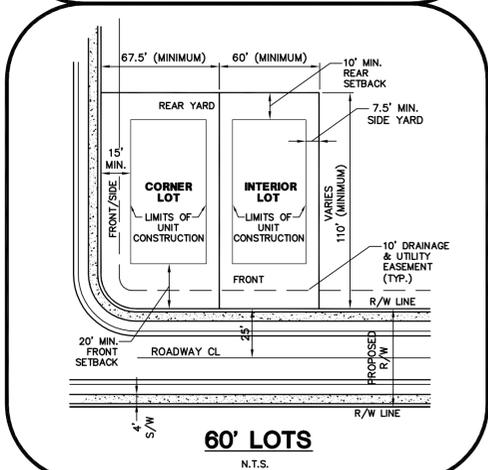
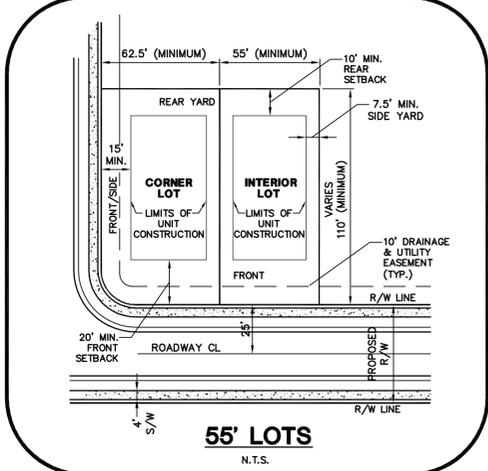
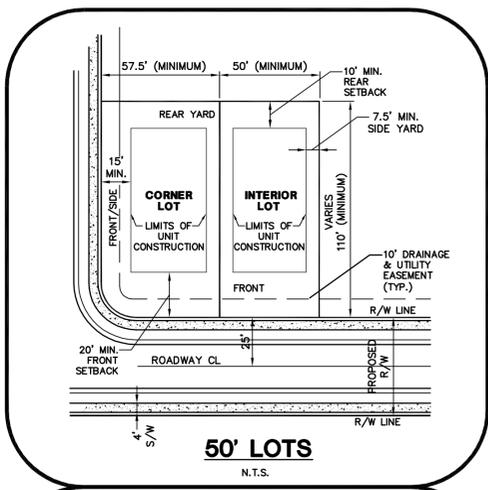
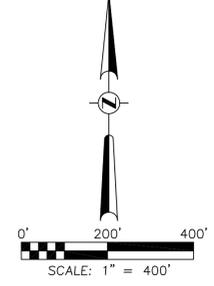
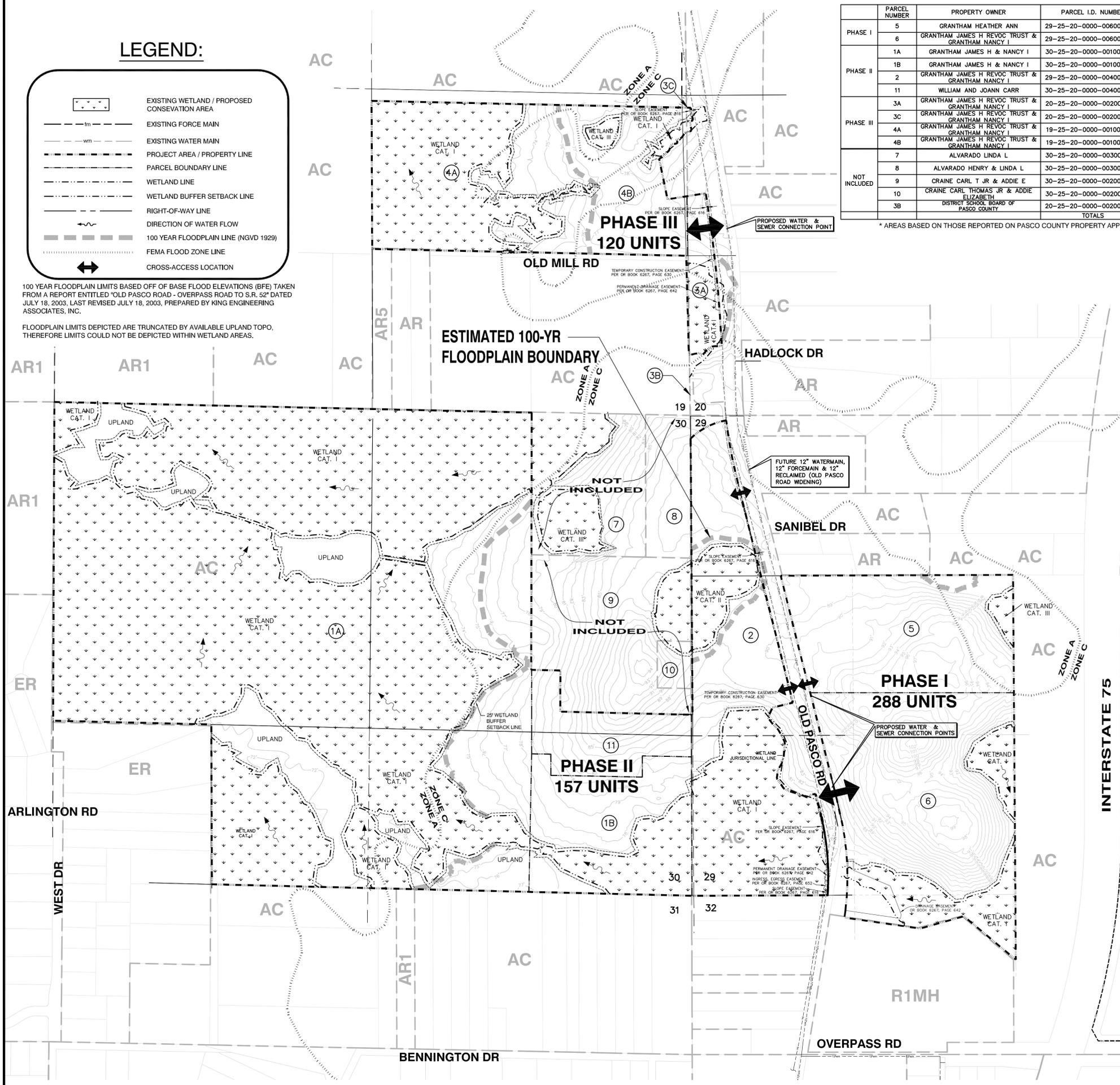


100 YEAR FLOODPLAIN LIMITS BASED OFF OF BASE FLOOD ELEVATIONS (BFE) TAKEN FROM A REPORT ENTITLED "OLD PASCO ROAD - OVERPASS ROAD TO S.R. 52" DATED JULY 18, 2003, LAST REVISED JULY 18, 2003, PREPARED BY KING ENGINEERING ASSOCIATES, INC.

FLOODPLAIN LIMITS DEPICTED ARE TRUNCATED BY AVAILABLE UPLAND TOPO, THEREFORE LIMITS COULD NOT BE DEPICTED WITHIN WETLAND AREAS.

PHASE	PARCEL NUMBER	PROPERTY OWNER	PARCEL I.D. NUMBER	LAND* (ACRES)	EXISTING LAND USE
PHASE I	5	GRANTHAM HEATHER ANN	29-25-20-0000-00600-0070	39.97	RES-3
	6	GRANTHAM JAMES H REVOC TRUST & GRANTHAM NANCY I	29-25-20-0000-00600-0000	64.48	RES-3
PHASE II	1A	GRANTHAM JAMES H & NANCY I	30-25-20-0000-00100-0000	320.03	RES-1
	1B	GRANTHAM JAMES H & NANCY I	30-25-20-0000-00100-0000	31.97	RES-1
PHASE III	2	GRANTHAM JAMES H REVOC TRUST & GRANTHAM NANCY I	29-25-20-0000-00400-0000	61.14	RES-1
	11	WILLIAM AND JOANN CARR	30-25-20-0000-00400-0000	15.49	RES-1
PHASE III	3A	GRANTHAM JAMES H REVOC TRUST & GRANTHAM NANCY I	20-25-20-0000-00200-0010	6.99	RES-1
	3C	GRANTHAM JAMES H REVOC TRUST & GRANTHAM NANCY I	20-25-20-0000-00200-0020	0.41	RES-3
	4A	GRANTHAM JAMES H REVOC TRUST & GRANTHAM NANCY I	19-25-20-0000-00100-0010	34.96	RES-1
	4B	GRANTHAM JAMES H REVOC TRUST & GRANTHAM NANCY I	19-25-20-0000-00100-0010	34.6	RES-3
NOT INCLUDED	7	ALVARADO LINDA L	30-25-20-0000-00300-0010	25.61	RES-1
	8	ALVARADO HENRY & LINDA L	30-25-20-0000-00300-0000	10	RES-1
	9	CRANE CARL T JR & ADDIE E	30-25-20-0000-00200-0000	34.61	RES-1
	10	CRANE CARL THOMAS JR & ADDIE ELIZABETH	30-25-20-0000-00200-0010	2.51	RES-1
	3B	DISTRICT SCHOOL BOARD OF PASCO COUNTY	20-25-20-0000-00200-0030	0.89	RES-1
	TOTALS			683.66	

\* AREAS BASED ON THOSE REPORTED ON PASCO COUNTY PROPERTY APPRAISER WEBSITE



NO.	DATE	DESCRIPTION	BY
1	9-27-2005	CONSTRUCTION	D.G.
2		PERMITS	D.G.
3		FINAL	D.G.
4		RECORD DWG	D.G.

SCALE: 1" = 400'

DRAWN BY: D.J.G.

PROJECT MANAGER: S.J.M.

PROJECT NO.: 846-028

DATE: 9-27-2005

ISSUED FOR: PRELIMINARY

DR HORTON HOMES

GRANTHAM RANCH SUBDIVISION

PASCO COUNTY, FLORIDA

M.P.U.D. PLAN

2

2300 Culver Road, Suite 100  
Panthersville, Florida 34683  
Tel: (727) 789-5500 Fax: (727) 704-6662  
www.aavid.com

**AVID**  
ENGINEERING, INC.  
Our company name stands for itself.

Civil Engineers Planners Traffic Engineers  
Landscape Architects Environmental Engineers

PER PASCO COUNTY COMMENTS  
PER PASCO COUNTY COMMENTS  
PER CLIENT (ADD CONNECTION ARROW)  
PER PASCO COUNTY COMMENTS 2/24/06