

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 11/12/14 FILE: PDD15-7095

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

SUBJECT: Greenfield MPUD Master
Planned Unit Development
BCC: 11/5/14, 1:30 p.m., DC
Recommendation: Approval
with Conditions

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

REFERENCES: Land Development Code,
Section 522, Master
Planned Unit Develop-
ment District;
Comprehensive Plan
Subarea Policy FLU
7.1.10;
Comm. Dists. 1 and 5

STAFF: Corelynn Burns
Planner II

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

DESCRIPTION AND CONDITIONS:

Proposed is a rezoning request for a change in zoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District (MPUD) to allow 712 single-family detached/attached units. 604 Multiple-Family Apartments and Condos, 144,000 square feet of office, 548,000 square foot business park (light industrial), and a 171,465 square foot mixed use area (retail, office, service and public library) on 550.95 acres, m.o.l. (Attachment No. 1).

The property is located on the east and west side of Shady Hills Road, approximately one mile north of S.R. 52, Parcel ID Nos. 30-24-18-0000-00100-0000; 30-24-18-0000-00100-0030; 31-24-18-0000-00100-0000; 31-24-18-0000-00200-0010 (Attachment Nos. 2a and 2b).

| | |
|---------------------------------|--|
| Commission Districts: | The Honorable Ted Schrader The Honorable Jack Mariano |
| Project Name: | Greenfield MPUD |
| Owner/Applicant's Names: | Greenfield Place LLC, Greenfield Place East LLC; Parkway Hills LLC, Parkway Hills East LLC |
| Zoning District: | MPUD |
| Future Land Use Classification: | IL (Light Industrial); OFF (Office); RES-3 (3 du/ga); RES-12 (12du/ga); CON (Conservation) |

| | |
|-------------------------|---|
| Flood Zones: | "A", "AE" and "X" |
| Water/Sewage: | Pasco |
| No. of Dwelling Units: | 1,316 Total |
| Type of Dwelling Units: | 342 Single-Family Detached; 370 Single-Family Attached; 604 Apartments/-Condominiums |
| Use/Square Footage: | Commercial/103,265 Square Feet; Office/189,200 Square Feet; Service/11,000 Square Feet; Public Library/12,000 Square Feet; Business Park/548,000 Square Feet; |
| Access/Road: | Shady Hills Road/Public |

BACKGROUND:

On May 25, 2010, the Board of County Commissioners (BCC) adopted a change in the Future Land Use from RES-1 to IL (Light Industrial); OFF (Office); RES-3 (3 du/ga); RES-12 (12du/ga); CON (Conservation), which became effective on August 1, 2010 (CPAL08-2(03) Ordinance 10-09). A subarea policy was created for the FLU change; Policy FLU 7.1.10 Bell Fruit/Zeneda.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. The surrounding zoning districts, existing and future land uses are as follows:

| | <u>Zoning District</u> | <u>Existing Use</u> | <u>Future Land Use</u> |
|--------|---|--------------------------------|--|
| North: | C-3 (Commercial) and A-R Agricultural-Residential | Commercial Business/Unimproved | ROR (Retail/Office/Residential) and RES-1 (Residential – 1du/ga) |
| South: | MPUD Master Planned Unit Development | Residential Dwellings | RES-3 (Residential - 3 du/ga) |
| East: | A-C (Agricultural) | Unimproved | AG/R (Agricultural/Residential 1 du/5 ga) |
| West: | Suncoast Parkway | Parkway | N/A |

3. The proposed development is a Subarea in the Comprehensive Plan; Policy FLU 7.1.10 Bell Fruit/Zeneda.
4. The project area is located in the County's Urban Service Expansion Area as adopted in May 2011, and as shown on Map 2.22, Urban Service Area in the Comprehensive Plan.
5. The project has been designed to stay under the Development of Regional Impact threshold and to comply with the Subarea in the Comprehensive Plan; Policy FLU 7.1.10 Bell Fruit/Zeneda.

6. This project is currently part of a County Municipal Fire Service Taxing Unit (MSTU) and is protected by Fire Station 21.
7. The proposed request is consistent with the Pasco County Land Development Code, Chapter 400, Subsection 402.2 Zoning Amendment – MPUD, and with the applicable provisions of the Pasco County Comprehensive Plan.
8. The environmental/habitat study submitted has been reviewed and approved by the County Biologist. Conditions of approval as a result of the habitat study are included within these conditions of approval.

ALTERNATIVES AND ANALYSIS:

1. Approve the rezoning request with the attached conditions.
2. Deny the rezoning request.
3. Recommend an alternative course of action.

RECOMMENDATION AND FUNDING:

The Planning and Development Department recommends that the BCC approve Alternative No. 1 and,

- Authorize the Chairman to sign and execute four original Resolutions, and
- Direct the Board Records Department to retain one original Resolution, and distribute the other three as follows:
 - Planning and Development Department
Attention: Carol B. Clarke, AICP, Zoning Administrator/Assistant
Planning and Development Administrator
 - Pasco County Property Appraiser
Attention: Vicki Lewis, Senior Land Records Analyst
 - King Helie Planning Group, Inc.
P.O. Box 5062
Hudson, FL 34674-5062

No Funding Required.

ATTACHMENTS:

- 1a. Aerial - Location Map
- 1b. Zoning – Location Map
2. Resolution
3. Exhibit A, B and C

DEVELOPMENT REVIEW COMMITTEE ACTION: (10/23/14)

3. The critical linkage shall be **platted as a separate tract and** placed under a Conservation Easement ~~in favor of Pasco County~~. Prior to submittal of the first preliminary site plan/preliminary development plan a draft of the Conservation Easement shall be provided for review and approval by the Pasco County Biologist.

6. Prior to the first preliminary site plan/preliminary development plan approval associated with the first phase of the development adjoining the critical linkage line an Environmental Management Plan (EMP) for the long-term conservation and management of the conservation lands shall be submitted to the Planning and Development Department **per Policy CON 1.2.6** for review and approval by the County Biologist. The EMP shall include at a minimum the site specific background data e.g. habitat descriptions and summary of listed species, species specific management measures, recreation uses of the Critical Linkage, location of the Critical Linkage, management and maintenance of the Critical Linkage, wetland classification, wetland management and protection measures, and nuisance/exotic management measures.

7. Passive recreation shall **may** include trails, **and boardwalks as permitted by the appropriate permitting agency**, promoting biking, hiking, walking, play meadows, picnicking including shelters and nature study. Within the Critical Linkage, trails shall be constructed of pervious materials and/or suitable substrate. The passive recreational trail shall **may** provide an educational component that highlights natural habitats, native flora and fauna, the intent of the Critical Linkage, wildlife corridor and/or regional conservation strategy. This environmental information may include interpretive signs, kiosks, or other interpretive structures. The location of the trail shall be located in coordination with the Pasco County Biologist and/or the Environmental Land Division. **In no event shall the County preclude trails in the Greenfield MPUD (Bell Fruit/Zeneda Subarea) that cross the critical linkage from the western developable upland area to the eastern upland area designated CON if appropriate permits are received from the appropriate permitting agencies.**

18. In accordance with the provisions of Section 901.2.J of the LDC, **and Subarea Policy 7.1.10.d(2) and (3)**, the developer shall either deed, dedicate, or provide an easement to the County for any required right-of-way for the widening of Shady Hills Road, which right-of-way, after the required conveyance, shall not exceed a maximum width of 142 Feet (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements). The County shall not make the request for title of the right-of-way until such time that private or public funds for the improvements that will utilize the right-of-way have been committed or planned in the County's adopted Capital Improvement Element. The Bell Fruit/Zeneda developer (or developers) may be eligible for impact fee credits for the foregoing right-of-way or land conveyance, subject to the requirements of the County's applicable impact fee ordinances in effect at the time of the transaction.

- ~~20. To the extent that any of the conditions constitutes monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), the applicant/owner, and successors and assigns (a) agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC.~~

~~22-21.~~ The timing and phasing application submitted by the applicant assumes the following land uses: Non-exempt uses – 1,316 DU's (Single-family ~~and multi-family residential~~) and ~~103,265~~ **130,265** s.f. Retail (Commercial); Exempt Uses – 144,000 s.f. Office and 616,200 s.f. Business Park (Industrial) of which 548,000 s.f. are limited to the uses per Condition 31.g. Any development of land use(s) that generate(s) greater traffic impacts than those assumed, or land uses whose trips would result in a significantly different traffic distribution than was utilized in the traffic analysis, shall ~~may~~ require an updated Timing and Phasing Analysis utilizing a methodology approved by the County.

34. **30.g** The industrial dimensional standards shall be as follows:

- (1) Minimum Lot Width of 100 Feet
- (2) Minimum Lot Area of 15,000 Square Feet
- (3) Minimum Front-Yard Setback of 25 Feet
- (4) Minimum Side-Yard Setback of 5 Feet/30 Feet (Industrial to Industrial/All other uses)
- (5) Minimum Rear-Yard Setback of 10 Feet/30 Feet (Industrial to Industrial/All other uses)
- (6) Maximum Height of 60 Feet
- (7) Maximum Lot Coverage of 50 Percent

The industrial uses shall be in accordance with Subarea Policy FLU 7.1.10.e. and as listed below:

I-1 Light Industrial Park District – Principal Uses:

- Laboratories devoted to research, design, experimentation, processing, and fabric fabrication incidental thereto.
- Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.
- Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
- Parking lots and parking garages.
- Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.
- Sign manufacturing, including poles.
- **Technical and trade schools.**
- Testing of materials, equipment, and products.
- Wholesale, warehousing, and storage.

C-3 Commercial/Light Manufacturing District:

- Printing, publishing, engraving, and related reproductive processes.
- Cabinet and carpentry shops.
- Research laboratories.
- **Schools for business or industrial training.**
- Garment assembly and sewing.
- **Medical, dental, photographic, or similar laboratories.**
- Ornamental iron manufacturing.
- Welding shops, machine shops, sheet metal shops.
- **Police stations, fire stations, post offices, and libraries.**
- ~~Restaurants.~~
- ~~Financial institutions, banks, etc.~~
- ~~Service establishments.~~

~~Pasco Economic Development Council (PEDC) Targeted Industries Consistent with Comprehensive Plan II FLUCs~~ **Other targeted businesses as consistent with the Job Creation Incentive Ordinance.**

- ~~Medical laboratories~~
- ~~Testing laboratories~~
- ~~Periodicals~~
- ~~Miscellaneous publishing~~
- ~~Book publishing~~
- ~~Pumps and pumping equipment~~

32- **31.** The project shall be developed in compliance with the regulations for Mixed Used Trip Reduction Measures (MUTRM) as provided for in the Land Development Code. A MUTRM Master Plan shall be submitted within six months of adoption of the MUTRM Ordinance and shall be processed as a non-substantial modification. If, during the process of developing a MUTRM Master Plan, it is determined that the project can not physically meet the intent of the MUTRM Ordinance, the Timing & Phasing analysis **and the MPUD conditions** will need to be revised accordingly ~~and a substantial modification applied for.~~ At the time of the first preliminary development plan/preliminary site plan submittal, if MUTRM has not been adopted by the County, then the applicant/developer shall amend the conditions of approval and/or the master plan through a substantial modification for development standards for a MUTRM project consistent with the URBEMIS model.

48- **47.** The MPUD rezoning of this property with conditions does not exceed Development of Regional Impact (DRI) thresholds as established in the Florida Statutes. The entitled 616,200 s.f. of light industrial uses (that includes the 548,000 s.f. of Business Park that are industrial uses) shall include only industrial uses as specifically described in Condition 29.g of these conditions of approval in order to remain Sub-DRI. The property is located in the Urban Service Expansion Area. In the event that a bona fide large-scale office user or PEDC **Job Creation Incentive Ordinance** targeted business office user desires an office use in excess of the DRI office threshold, the property

owner/developer, or their successors or assigns may request a Comprehensive Plan Amendment moving the subject property from the Urban Service Expansion Area into the Urban Service Area in order to eliminate the requirement for DRI review.

50-49. All conditions of this MPUD Master Planned Unit Development approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD Master Planned Unit Development approval shall be suspended until such time that the BCC modifies the MPUD Master Planned Unit Development conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD Master Planned Unit Development entitlements for which a complete application has been submitted, or approval has been received, for a preliminary development plan, preliminary site plan, plat, construction plan, building permit, or Certificate of Occupancy that have received plat, Building Permit, or CO approval; or 2) any MPUD Master Planned Unit Development mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD Master Planned Unit Development or the MPUD Master Planned Unit Development conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD Master Planned Unit Development approval under any circumstances. Notwithstanding the foregoing, the MPUD shall not be suspended as to certain lands within the MPUD if the developer for such lands agrees to abide by all of the provisions of the MPUD until an amendment is adopted to modify the MPUD in order address the illegal or invalid provision. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this MPUD and the challenged portion is subsequently declared illegal or invalid, the MPUD shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause or provision of this MPUD is declared illegal or invalid as the result of a third party challenge, the developer shall cooperate with the County to amend this MPUD to address the portion which has been declared illegal or illegal.

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

Approved Staff Recommendation With Revisions:

FINDINGS OF FACT:

5. ~~In order for light industrial to remain exempt from the thresholds of the Development of Regional Impact requirements, the applicant/developer must commit 616,200 square feet of light industrial (provided by the sub-area policy) uses to "true" industrial uses (e.g. industrial plants, industrial parks and distribution, warehousing, etc.). In order to maintain exempt status, the Business Park uses are restricted to specific uses as provided for in the conditions of approval.~~

5. The project has been designed to stay under the Development of Regional Impact threshold and to comply with the Subarea in the Comprehensive Plan; Policy FLU 7.1.10 Bell Fruit/Zeneda.

Conditions of Approval:

6. Prior to the first preliminary site plan/preliminary development plan approval associated with the first phase of the development adjoining the critical linkage line an Environmental Management Plan (EMP) for the long-term conservation and management of the conservation lands shall be submitted to the Planning and Development Department per Policy CON 1.2.6 for review and approval by the County Biologist. ~~The EMP shall include at a minimum the site specific background data e.g. habitat descriptions and summary of listed species, species specific management measures, recreation uses of the Critical Linkage, location of the Critical Linkage, management and maintenance of the Critical Linkage, wetland classifications, wetland management and protection measures, and nuisance/exotic management measures.~~
21. ~~The timing and phasing application submitted by the applicant assumes~~ **analysis assumed** the following land uses: Non-exempt uses – 1,316 DU's (Single-family) and 130,265 s.f. Retail (Commercial); Exempt Uses – 144,000 s.f. Office and 616,200 s.f. Business Park (Industrial) of which 548,000 s.f. are limited to the uses per Condition 31.g. Any development of land use(s) that ~~generate(s)~~ **generating** greater traffic impacts than those assumed, or land uses whose trips would result in a significantly different traffic distribution than was utilized in the traffic analysis, may require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. **Regardless, the project must comply with the limits of development within the Bell Fruit/Zeneda Subarea Policy FLU 7.1.10, which are lower than those assumed in the transportation analysis.**

Land Use

Non-Compact Development Area (GDA)

30. Dimensional Standards.

The dimensional standards are as follows:

- a. **Single-Family Detached:** (Typical 50' and 60' lots) – (h)
- (1) Minimum Lot Width of 50 Feet
 - (2) Minimum Lot Depth of 110 Feet
 - (3) Minimum Front-Yard Setback of 25 Feet* for garages; 20 Feet for residence
 - (4) Minimum Side-Yard Setback of 7.5 Feet♦
 - (5) Minimum Rear-Yard Setback of 15 Feet

- (6) Maximum Lot Coverage of 55 Percent—Principal Structure
- (7) Maximum Lot Coverage of 20 Percent—Accessory Structure

◆ Side-yard setbacks may be reduced to no less than 5 feet subject to compliance with LDC Section 902.2.K.2.b.

* On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet. Corner lots are not required to be wider.

b. **Single-Family Attached (Zero lot line) —(h) (i)**

- (1) Minimum Lot Width of 40 Feet
- (2) Minimum Lot Depth of 80 Feet
- (3) Minimum Front-Yard Setback of 25 Feet* for garage; 10' for residence
- (4) Minimum Side-Yard Setback of 0 Feet
- (5) Minimum Rear-Yard Setback of 0 Feet
- (6) Maximum Lot Coverage of 100 Percent—Principal and Accessory Structure
- (7) Maximum Building Height shall not exceed 45 feet

* On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet (where the setback is 25 Feet for the garages).

c. **Single-Family Attached (Townhouses) —(h) (i)**

- (1) Minimum Lot Width of 16 Feet
- (2) Minimum Lot Depth of 80 Feet
- (3) Minimum Front-Yard Setback of 25 Feet* for garage; 20 Feet for residence as measured from back of curb or sidewalk
- (4) Minimum Side-Yard Setback of 0 Feet for interior units; 10 feet for exterior units** (20 feet side separation)
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Maximum Lot Coverage of 100 Percent—Principal and Accessory Structure
- (7) Maximum building height shall not exceed 45 feet

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

**The average distance between structures for any building containing more than 4 units shall be 30 feet with no point closer than 20 feet

d. **Multiple-Family (Apartments/Condos) —(i)**

Setbacks shall be measured from the property boundary:

- (1) Minimum Front-Yard Setback of 20 Feet
- (2) Minimum Side-Yard Setback of 10 Feet*
- (3) Minimum Rear-Yard Setback of 15 Feet
- (4) Maximum Lot Coverage of 70 Percent
- (5) Maximum Building Height of 65 Feet

*All structures shall be separated by a minimum of 15 feet

e. ~~The **Commercial/Retail** dimensional standards shall be as follows:~~

- (1) Minimum Lot Width of 90 Feet
- (2) Minimum Lot Area of 15,000 Square Feet
- (3) Minimum Front-Yard Setback of 25 Feet
- (4) Minimum Side-Yard Setback of 0 Feet/30 Feet (Commercial to Commercial/All other uses)
- (5) Minimum Rear-Yard Setback of 0 Feet/30 Feet (Commercial to Commercial/All other uses)
- (6) Maximum Height of 60 Feet
- (7) Maximum Lot Coverage of 50 percent

~~The 103,265 s.f. commercial/retail uses shall be in accordance with the C-2 General Commercial Zoning District's permitted uses, and specific conditional use for sale or consumption of alcoholic beverages pursuant to Section 526.3.A of the LDC. (language moved to new condition number 31a.)~~

f. **Office** ~~The office dimensional standards shall be as follows:~~

- (1) Minimum Lot Width of 100 Feet
- (2) Minimum Lot Area of 15,000 Square Feet
- (3) Minimum Front-Yard Setback of 25 Feet

- (4) Minimum Side-Yard Setback of 7.5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Maximum Height of 65 Feet
- (7) Maximum Lot Coverage of 35 Percent

~~The office uses shall be in accordance with the PO-2 Professional Office Zoning District's permitted uses and special exception use. (language moved to 31b.)~~

g. **Industrial** ~~The industrial dimensional standards shall be as follows:~~

- (1) Minimum Lot Width of 100 Feet
- (2) Minimum Lot Area of 15,000 Square Feet
- (3) Minimum Front-Yard Setback of 25 Feet
- (4) Minimum Side-Yard Setback of 5 Feet/30 Feet (Industrial to Industrial/All other uses)
- (5) Minimum Rear-Yard Setback of 10 Feet/30 Feet (Industrial to Industrial/All other uses)
- (6) Maximum Height of 60 Feet
- (7) Maximum Lot Coverage of 50 Percent

~~The industrial uses shall be in accordance with Subarea Policy FLU 7.1.10.e. and as listed below:~~

~~I-1 Light Industrial Park District — Principal Uses:~~

- ~~• Laboratories devoted to research, design, experimentation, processing, and fabric fabrication incidental thereto.~~
- ~~• Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.~~
- ~~• Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.~~
- ~~• Parking lots and parking garages.~~
- ~~• Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.~~
- ~~• Sign manufacturing, including poles.~~
- ~~• Technical and trade schools.~~
- ~~• Testing of materials, equipment, and products.~~
- ~~• Wholesale, warehousing, and storage.~~

C-3 Commercial/Light Manufacturing District:

- ~~Printing, publishing, engraving, and related reproductive processes.~~
- ~~Cabinet and carpentry shops.~~
- ~~Research laboratories.~~
- ~~Schools for business or industrial training.~~
- ~~Garment assembly and sewing.~~
- ~~Medical, dental, photographic, or similar laboratories.~~
- ~~Ornamental iron manufacturing~~
- ~~Welding shops, machine shops, sheet metal shops.~~
- ~~Police stations, fire stations, post offices, and libraries.~~

~~Other targeted businesses as consistent with the Job Creation Incentive Ordinance.~~

- h. ~~Where the landscape buffers are located within easements for residential or multiple family developments, the applicable minimum side or rear yard shall be increased by the width of the required/provided buffer easement, or the applicable side or rear yard setback, as set forth above shall be measured from the landscape buffer easement or tract line. (language moved to 32a.)~~
- i. ~~Single Family Attached (Townhouses/Zero Lot Line) and Apartments/Condos: Land considered for the neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the rear of the structure units and a minimum of 15 feet from the side of the structure units. (language moved to 32b.)~~

31. Permitted Uses and Locations

- a. **Commercial Uses.** The 103,265 s.f. commercial/retail uses shall be in accordance with the C-2 General Commercial Zoning District's permitted uses, and specific conditional use for sale or consumption of alcoholic beverages pursuant to Section 526.3.A of the LDC. **Commercial Uses may be located in Greenfield Square. Additionally, retail/commercial support uses such as restaurants, banks, day-care centers, dry cleaners, hotels, motels and service stations may be located in the Business Park, subject to the 15% limitation of the IL Future Land Use classification. All commercial uses shall count towards the 103,265 square foot limitation of the Subarea Policy.**
- b. **Office Uses.** Office uses may be located in the Office Park, within **Greenfield Square, and within the Business Park.** Office uses shall be in accordance with the PO-2 Professional Office Zoning District's permitted and special exception uses. **Office uses within the Office Park shall be counted toward the Office Entitlements of the Subarea Policy (144,000 square feet). Office uses within Greenfield Square shall be limited as provided for on the MPUD plan. Office uses within the Business Park may be taken from the Business Park square footage (616,200 square feet), but shall be limited to ensure that the Development of Regional Impact threshold is not exceeded.**

c. **Business Park. The following uses are permitted in the Business Park:**

- Laboratories devoted to research, design, experimentation, processing, and fabric fabrication incidental thereto.
- Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.
- Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
- Parking lots and parking garages.
- Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.
- Sign manufacturing, including poles.
- Technical and trade schools.
- Testing of materials, equipment, and products.
- Wholesale, warehousing, and storage.
- Printing, publishing, engraving, and related reproductive processes.
- Cabinet and carpentry shops.
- Research laboratories.
- Schools for business or industrial training.
- Garment assembly and sewing.
- Medical, dental, photographic, or similar laboratories.
- Ornamental iron manufacturing
- Welding shops, machine shops, sheet metal shops.
- Police stations, fire stations, post offices, and libraries.
- **Retail/commercial support uses such as restaurants, banks, day-care centers, dry cleaners, hotels, motels and service stations may be located in the Business Park, subject to the 15% limitations of the IL Future Land Use classification. (See condition 31 a.)**
- **Office uses subject to the provisions of Condition 31b.**
- Other targeted businesses as consistent with the Job Creation Incentive Ordinance.
- **Other uses which are similar or compatible to the permitted uses and consistent with the Subarea Policy, as determined by the Zoning Administrator.**

32. Other Residential Use/Design Standards:

- a. Where the landscape buffers are located within easements for residential or multiple-family developments, the applicable minimum side or rear yard shall be increased by the width of the required/provided buffer easement, or the applicable side- or rear-yard setback, as set forth above shall be measured from the landscape buffer easement or tract line.

- b. Single-Family Attached (Townhouses/Zero Lot Line) and Apartments/Condos: Land considered for the neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the rear of the structure units and a minimum of 15 feet from the side of the structure units.

CDA

~~34.33.~~ **Trip Reducing Measures.** The project shall be developed in compliance with the regulations for Mixed Used Trip Reduction Measures (MUTRM) as provided for in the Land Development Code. A MUTRM Master Plan shall be submitted within six months of adoption of the ~~MUTRM Ordinance~~ **this MPUD** and shall be processed as a non-substantial modification. If, during the process of developing a MUTRM Master Plan, it is determined that the project cannot physically meet the intent of the MUTRM Ordinance, the Timing & Phasing analysis and the MPUD conditions will need to be revised accordingly. ~~At the time of the first preliminary development plan/preliminary site plan submittal, if MUTRM has not been adopted by the County, then the applicant/developer shall amend the conditions of approval and/or the master plan through a substantial modification for development standards for a MUTRM project consistent with the URBEMIS model.~~ **The applicant may modify the dimensional standards of this approval as a non-substantial amendment as necessary to meet trip reduction requirements.**

~~32.34.~~ In order to comply **accordance** with the provisions ~~terms of~~ in the Comprehensive Plan and **Guiding Principles of the Bell Fruit/Zeneda** Subarea Policies regarding target industry, corporate business park, and industrial uses, and regarding linking the construction of residential units to non-residential building construction **so as to contribute** to obtain a balanced mix of uses with **the goal of** achieving a job-to-housing ratio of 1:1, the developer, **as set forth in 7.1.10.b of the Subarea Policies**, shall be required to ensure residential development does not outpace non-residential infrastructure. Prior to record plat approval, or where no record plat is required, then prior to construction plan approval the developer shall adhere, only to the extent required in the Subarea Policies, to the following phasing:

1:1 Jobs-to-Housing Ratio at One Job
Per 450 Square-Foot Average)

| Phase | Residential Dwelling Units | Non-residential Building Square Footage Required |
|-------------------|----------------------------|--|
| 1 | Up to 636 | 286,200 |
| 2 | Up to 900 | 405,000 |
| 3 | Up to 1,100 | 495,000 |
| Project Build-Out | Up to 1,316 | Up to 863,465 |

~~34.36.~~ The maximum floor area for the commercial portion shall not exceed 103,265 square feet of gross floor area, including out-parcels. **Schools shall not be counted against retail square footage entitlements.**

36.38. The approved 548,000 square feet of industrial entitlements and the land area necessary to develop such entitlements shall not be reduced, exchange, or traded off for retail or residential land uses. **Integrated Uses in IL (45,200 square feet office; 11,000 square feet service; and 12,000 square feet library) shall not exceed 68,200 square feet.**

**GREENFIELD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7095**

Master Development Plans

1. Development shall be in accordance with the application, plans, and information submitted December 17, 2013, October 7, 2014, the Land Development Code (LDC), and the Comprehensive Plan including the Bell Fruit/Zeneda Subarea Policy FLU 7.1.10, unless otherwise stipulated or modified herein.

Environmental Lands

2. The Critical Linkage on the properties shall exclusively be comprised of the Class I Wetlands (96.6 acres), the 100-foot-wide upland edge area adjacent to the western edge of the entire length of the Class I wetlands (20.5 acres), and the 21.6 +/- eastern upland area as adjusted to 18.9 acres per the approved wetland jurisdictional line. – for a total of 136 acres.
3. The critical linkage shall be platted as a separate tract and placed under a Conservation Easement. Prior to submittal of the first preliminary site plan/preliminary development plan a draft of the Conservation Easement shall be provided for review and approval by the Pasco County Biologist.
4. The Critical Linkage, together with all Class II and Class III wetlands, shall be designated as CON (Conservation Lands) Future Land Use Classification
5. The Critical Linkage shall be depicted as an overlay on all PSP/PDP/constructions plans/stormwater management plans which encompass any portion of the Critical Linkage.
6. Prior to the first preliminary site plan/preliminary development plan approval associated with the first phase of the development adjoining the critical linkage line an Environmental Management Plan (EMP) for the long-term conservation and management of the conservation lands shall be submitted to the Planning and Development Department per Policy CON 1.2.6 for review and approval by the County Biologist.
7. Passive recreation may include trails and boardwalks as permitted by the appropriate permitting agency, promoting biking, hiking, walking, play meadows, picnicking including shelters and nature study. Within the Critical Linkage, trails shall be constructed of pervious materials and/or suitable substrate. The passive recreational trail may provide an educational component that highlights natural habitats, native flora and fauna, the intent of the Critical Linkage, wildlife corridor and/or regional conservation strategy. This environmental information may include interpretive signs, kiosks, or other interpretive structures. The location of the trail shall be located in coordination with the Pasco County Biologist and/or the Environmental Land Division. In no event shall the County



preclude trails in the Greenfield MPUD (Bell Fruit/Zeneda Subarea) that cross the critical linkage from the western developable upland area to the eastern upland area designated CON if appropriate permits are received from the appropriate permitting agencies.

8. Prior to PSP/PDP approval, the Master Developer or parcel developer shall submit a Gopher Tortoise Survey in accordance with the Florida Fish and Wildlife Conservation Commission (FFWCC) survey guidelines. A copy of this survey shall be sent to the Planning and Development Department for further review and approval by the County Biologist and to the FFWCC.
9. Prior to the issuance of the hard copy site development permit associated with the approved construction development plan approval of any unit or phase, a FFWCC gopher tortoise relocation permit must be submitted for any unit or phase where tortoises/burrows are identified. Tortoises shall be relocated to a FFWCC designated Gopher Tortoise Recipient Site prior to commencement of construction activities. The final action report shall be provided prior to issuance of the site development permit. If the project is delayed follow-up surveys shall be conducted no less than 90 days and no less than 72 hours prior to commencing gopher tortoise capture and relocation activities. All surveys shall be sent to Planning and Development, the Pasco County Biologist, and FFWCC for further review and approval in accordance with established and customary review practices.
10. The Master Developer or parcel developer shall conduct and submit the results of a Sherman's Fox Squirrel and Florida Sandhill Crane breeding season survey for any unit or phase that contains suitable habitat for species occurrence. Prior to issuance of the hard copy site development permit the survey shall be sent to Planning and Development, Pasco County Biologist, and FFWCC for review and approval in accordance with established and customary review practices.
11. Prior to the issuance of the hard copy site development permit at any phase, the Master Developer or parcel developer shall submit to the Planning and Development Department a copy of the Environmental Resource Permit.

Transportation/Circulation

Access Management

12. All internal roads that are necessary to access public-purpose sites, such as public school, park, library, and fire rescue sites (as reasonably determined by the School Board, Parks and Recreation Department, Libraries Services Department, Fire Rescue 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, Florida Statutes, and *Manual of Uniform Traffic Control Devices* standards. The developer shall either deed in fee simple, dedicate, or provide an easement for such roadways to the County or the 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 Certificate of Occupancy (CO) for a building utilizing such roadways.



13. Other than the driveway cuts approved at the time of each corresponding PSP/PDP, access to any commercial out-parcels shall be provided from internal drives or parking areas.
14. The access points shown on the master plan are conceptual only. Permanent placement of each access point shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, the DRC, BCC, or County Administrator, or designee, may impose additional conditions on the applicant/developer.
15. At each preliminary development plan/PSP approval, the County Engineer, or designee, may also require further site-specific intersection improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.
16. Any gates located within gated communities shall be set back sufficiently (a minimum of 75 feet) in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary development plan or PSP 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 the 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

17. In the case of private streets, dedication and maintenance shall be the responsibility of a Homeowner's Association, CDD, or other appropriate entity. Pasco County will not be responsible for the maintenance of any private streets. The request for the use of private streets shall be reviewed with the corresponding PDP/PSP. Where a street is required to provide traffic flow through the land (e.g. interconnection to abutting properties), an alternative standards request shall be necessary for the use of the private streets in accordance with Section 407.5 of the LDC. Streets internal to the development that do not provide interconnections to abutting properties may be private upon review and approval of the corresponding PDP/PSP.
18. In accordance with the provisions of Section 901.2.J of the LDC and Subarea Policy 7.1.10.d(2) and (3), the developer shall either deed, dedicate, or provide an easement to the County for any required right-of-way for the widening of Shady Hills Road, which right-of-way, after the required conveyance, shall not exceed a maximum width of 142 Feet (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements). The County shall not make the request for title of the right-of-way until such time that private or public funds for the improvements that will utilize the right-of-way have been committed or planned in the County's adopted Capital Improvement Element. The Bell Fruit/Zeneda developer (or developers) may be eligible for impact fee credits for the foregoing right-of-way or land conveyance, subject to the requirements of the County's applicable impact fee ordinances in effect at the time of the transaction.



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

Design/Construction Specifications

20. If the property adjoining the north side of the property has approved construction plans, then prior to PDP/PSP submittal, the developer of the Greenfield MPUD shall supply evidence that it has coordinated with the developer(s) and engineer(s)/surveyor(s) of the adjoining parcels to the north to identify and provide the location of any required interconnecting roadway. The following information shall be shown on all preliminary development plans/PSPs and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry).
21. The timing and phasing analysis assumed the following land uses: Non-exempt uses – 1,316 DU's (Single-family) and 130,265 s.f. Retail (Commercial); Exempt Uses – 144,000 s.f. Office and 616,200 s.f. Business Park (Industrial) of which 548,000 s.f. are limited to the uses per Condition 31.g. Any development of land use(s) generating greater traffic impacts than those assumed, or land uses whose trips would result in a significantly different traffic distribution than was utilized in the traffic analysis, may require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. Regardless, the project must comply with the limits of development within the Bell Fruit/Zeneda Subarea Policy FLU 7.1.10, which are lower than those assumed in the transportation analysis.
22. Prior to approval of the first PDP/PSP the developer shall submit to the Planning and Development Department for approval an overall pedestrian/bicycle/generalized mobility plan, which shall provide a pedestrian system consisting of a minimum 5-foot wide sidewalk as well as minimum 8-foot wide (unless otherwise required by the LDC) multi-purpose trail system throughout the site. The overall pedestrian/bicycle/generalized mobility plan shall also show proposed transit stops and transit stations for mass-transit



opportunities through the development. The pedestrian/bicycle /generalized mobility plan shall comply with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law.

23. The overall project's design shall establish a framework that creates a pedestrian-friendly, human-scale environment that provides walkability between uses/parcels such as between retail, residential, office, and industrial uses, to the extent reasonably practicable.
24. The project shall be planned to the extent reasonably practicable as a unified, pedestrian-friendly, low impact, environmentally and economically sustainable, aesthetically pleasing multi-use development, which horizontally and vertically integrates the land uses, recreation, and open-space areas. Development shall be clustered to the maximum extent reasonably practicable to preserve a connected system of open space and focus development in compact, economically feasible, and environmentally sustainable fashion.
25. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, a CDD, if established is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County whose approval shall not be unreasonably withheld. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:
 - a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
 - b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Drainage/Water Service/Wastewater Disposal

26. A Utilities Service 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 non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable 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 Utilities Service Plan guidelines implemented by the 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. A Utilities Service Agreement shall be submitted to the Utilities Services Branch for review and approval prior to submittal of the first construction plan/construction site plan.
 28. The developer shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.
 29. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer/owner 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, and then only for so long as such a production failure or shortfall exists, the developer/owner shall transfer to the County any and all Water Use Permits or water-use rights the developer/owner may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing or allowed agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.
 - b. Prior to the developer/owner selling water, Water Use Permits, or water-use rights, the developer/owner 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 on terms acceptable to the developer/owner.

Land Use

30. Dimensional Standards.

The dimensional standards are as follows:

- a. **Single-Family Detached:** (Typical 50' and 60' lots)
 - (1) Minimum Lot Width of 50 Feet
 - (2) Minimum Lot Depth of 110 Feet
 - (3) Minimum Front-Yard Setback of 25 Feet* for garages; 20 Feet for residence
 - (4) Minimum Side-Yard Setback of 7.5 Feet♦
 - (5) Minimum Rear-Yard Setback of 15 Feet



- (6) Maximum Lot Coverage of 55 Percent—Principal Structure
- (7) Maximum Lot Coverage of 20 Percent—Accessory Structure

◆ Side-yard setbacks may be reduced to no less than 5 feet subject to compliance with LDC Section 902.2.K.2.b.

* On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet. Corner lots are not required to be wider.

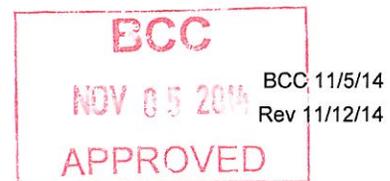
b. Single-Family Attached (Zero lot line)

- (1) Minimum Lot Width of 40 Feet
- (2) Minimum Lot Depth of 80 Feet
- (3) Minimum Front-Yard Setback of 25 Feet* for garage; 10' for residence
- (4) Minimum Side-Yard Setback of 0 Feet
- (5) Minimum Rear-Yard Setback of 0 Feet
- (6) Maximum Lot Coverage of 100 Percent—Principal and Accessory Structure
- (7) Maximum Building Height shall not exceed 45 feet

* On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet (where the setback is 25 Feet for the garages).

c. Single-Family Attached (Townhouses)

- (1) Minimum Lot Width of 16 Feet
- (2) Minimum Lot Depth of 80 Feet
- (3) Minimum Front-Yard Setback of 25 Feet* for garage; 20 Feet for residence as measured from back of curb or sidewalk
- (4) Minimum Side-Yard Setback of 0 Feet for interior units; 10 feet for exterior units** (20 feet side separation)
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Maximum Lot Coverage of 100 Percent—Principal and Accessory Structure
- (7) Maximum building height shall not exceed 45 feet



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

**The average distance between structures for any building containing more than 4 units shall be 30 feet with no point closer than 20 feet

d. Multiple-Family (Apartments/Condos)

Setbacks shall be measured from the property boundary:

- (1) Minimum Front-Yard Setback of 20 Feet
- (2) Minimum Side-Yard Setback of 10 Feet*
- (3) Minimum Rear-Yard Setback of 15 Feet
- (4) Maximum Lot Coverage of 70 Percent
- (5) Maximum Building Height of 65 Feet

*All structures shall be separated by a minimum of 15 feet

e. Commercial/Retail

- (1) Minimum Lot Width of 90 Feet
- (2) Minimum Lot Area of 15,000 Square Feet
- (3) Minimum Front-Yard Setback of 25 Feet
- (4) Minimum Side-Yard Setback of 0 Feet/30 Feet (Commercial to Commercial/All other uses)
- (5) Minimum Rear-Yard Setback of 0 Feet/30 Feet (Commercial to Commercial/All other uses)
- (6) Maximum Height of 60 Feet
- (1) Maximum Lot Coverage of 50 percent

f. Office

- (2) Minimum Lot Width of 100 Feet
- (3) Minimum Lot Area of 15,000 Square Feet
- (4) Minimum Front-Yard Setback of 25 Feet
- (5) Minimum Side-Yard Setback of 7.5 Feet



- (6) Minimum Rear-Yard Setback of 15 Feet
- (7) Maximum Height of 65 Feet
- (8) Maximum Lot Coverage of 35 Percent

g. Industrial

- (1) Minimum Lot Width of 100 Feet
- (2) Minimum Lot Area of 15,000 Square Feet
- (3) Minimum Front-Yard Setback of 25 Feet
- (4) Minimum Side-Yard Setback of 5 Feet/30 Feet (Industrial to Industrial/All other uses)
- (5) Minimum Rear-Yard Setback of 10 Feet/30 Feet (Industrial to Industrial/All other uses)
- (6) Maximum Height of 60 Feet
- (7) Maximum Lot Coverage of 50 Percent

31. Permitted Uses and Locations

- a. **Commercial Uses.** The 103,265 s.f. commercial/retail uses shall be in accordance with the C-2 General Commercial Zoning District's permitted uses, and specific conditional use for sale or consumption of alcoholic beverages pursuant to Section 526.3.A of the LDC. Commercial Uses may be located in Greenfield Square. Additionally, retail/commercial support uses such as restaurants, banks, day-care centers, dry cleaners, hotels, motels and service stations may be located in the Business Park, subject to the 15% limitation of the IL Future Land Use classification. All commercial uses shall count towards the 103,265 square foot limitation of the Subarea Policy.
- b. **Office Uses.** Office uses may be located in the Office Park, within Greenfield Square, and within the Business Park. Office uses shall be in accordance with the PO-2 Professional Office Zoning District's permitted and special exception uses. Office uses within the Office Park shall be counted toward the Office Entitlements of the Subarea Policy (144,000 square feet). Office uses within Greenfield Square shall be limited as provided for on the MPUD plan. Office uses within the Business Park may be taken from the Business Park square footage (616,200 square feet), but shall be limited to ensure that the Development of Regional Impact threshold is not exceeded.
- c. **Business Park.** The following uses are permitted in the Business Park:



- Laboratories devoted to research, design, experimentation, processing, and fabric fabrication incidental thereto.
- Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.
- Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
- Parking lots and parking garages.
- Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.
- Sign manufacturing, including poles.
- Technical and trade schools.
- Testing of materials, equipment, and products.
- Wholesale, warehousing, and storage.
- Printing, publishing, engraving, and related reproductive processes.
- Cabinet and carpentry shops.
- Research laboratories.
- Schools for business or industrial training.
- Garment assembly and sewing.
- Medical, dental, photographic, or similar laboratories.
- Ornamental iron manufacturing
- Welding shops, machine shops, sheet metal shops.
- Police stations, fire stations, post offices, and libraries.
- Retail/commercial support uses such as restaurants, banks, day-care centers, dry cleaners, hotels, motels and service stations may be located in the Business Park, subject to the 15% limitations of the IL Future Land Use classification. (See condition 31 a.)
- Office uses subject to the provisions of Condition 31b.
- Other targeted businesses as consistent with the Job Creation Incentive Ordinance.
- Other uses which are similar or compatible to the permitted uses and consistent with the Subarea Policy, as determined by the Zoning Administrator.

32. Other Residential Use/Design Standards.

- a. Where the landscape buffers are located within easements for residential or multiple-family developments, the applicable minimum side or rear yard shall be increased by the width of the required/provided buffer easement, or the applicable side- or rear-yard setback, as set forth above shall be measured from the landscape buffer easement or tract line.



- b. Single-Family Attached (Townhouses/Zero Lot Line) and Apartments/Condos: Land considered for the neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the rear of the structure units and a minimum of 15 feet from the side of the structure units.

CDA

- 33. **Trip Reducing Measures.** The project shall be developed in compliance with the regulations for Mixed Used Trip Reduction Measures (MUTRM) as provided for in the Land Development Code. A MUTRM Master Plan shall be submitted within six months of adoption of this MPUD and shall be processed as a non-substantial modification. If, during the process of developing a MUTRM Master Plan, it is determined that the project can not physically meet the intent of the MUTRM Ordinance, the Timing & Phasing analysis and the MPUD conditions will need to be revised accordingly. The applicant may modify the dimensional standards of this approval as a non-substantial amendment as necessary to meet trip reduction requirements.
- 34. In accordance with the terms of the Guiding Principles of the Bell Fruit/Zeneda Subarea Policies regarding target industry, corporate business park, and industrial uses, and regarding linking the construction of residential units to non-residential building construction so as to contribute to a balanced mix of uses with the goal of achieving a job-to-housing ratio of 1:1, the developer, as set forth in 7.1.10.b of the Subarea Policies, shall ensure residential development does not outpace non-residential infrastructure. Prior to record plat approval, or where no record plat is required, then prior to construction plan approval the developer shall adhere, only to the extent required in the Subarea Policies, to the following phasing:

1:1 Jobs-to-Housing Ratio at One Job
Per 450 Square-Foot Average)

| Phase | Residential Dwelling Units | Non-residential Building Square Footage Required |
|-------------------|----------------------------|--|
| 1 | Up to 636 | 286,200 |
| 2 | Up to 900 | 405,000 |
| 3 | Up to 1,100 | 495,000 |
| Project Build-Out | Up to 1,316 | Up to 863,465 |

- 35. The total aggregate number of dwelling units for Greenfield MPUD shall not exceed 1,316.
- 36. The maximum floor area for the commercial portion shall not exceed 103,265 square feet of gross floor area, including out-parcels. Schools shall not be counted against retail square footage entitlements.
- 37. The approved 144,000 square feet of office entitlements and 18 acres of land area necessary to develop such entitlements may not be utilized or exchanged for retail or residential land uses.



38. The approved 548,000 square feet of industrial entitlements and the land area necessary to develop such entitlements shall not be reduced, exchange, or traded off for retail or residential land uses. Integrated Uses in IL (45,200 square feet office; 11,000 square feet service; and 12,000 square feet library) shall not exceed 68,200 square feet.
39. 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 County ordinances and resolutions.
40. The developer may designate, on the Master Development Plan, a site or sites to be used for recreational vehicle and/or boat storage for the exclusive use of Greenfield MPUD residents. The site(s) must obtain PSP approval prior to development and be owned by the mandatory homeowners'/property owners'/condominium owners'/merchants' association or CDD.

Education Facilities

Payment of Impact Fees

41. The developer shall pay any applicable school impact fees for the impacts of the residential component of the MPUD to the District School Board of Pasco County (School Board) in accordance with the terms of the School Impact Fee Ordinance, No. 01-06, adopted February 27, 2001, as amended.

School Concurrency

42. The developer shall be required to comply with all applicable provisions of the adopted School Concurrency Ordinance, as amended and the requirements to provide for school capacity as may be mandated from time to time.

Potential Conveyance of Land

43. If requested by the School Board prior to issuance of the 636th building permit for residential units within the project, the developer shall convey to the School Board property for a school site for development of an educational facility to serve the MPUD and surrounding developments (School site) in accordance with the terms set forth below. In the event the site has not yet been requested from the developer prior to the issuance of the 636th building permit, then the developer must provide written notice to the School Board of the School Board's obligation hereunder to request a school site if needed.

- a. The School site shall accommodate an elementary school as generally depicted on the MPUD Master Plan Exhibit # 1, with the specific location approved by the School Board. The School site shall be a total minimum of 18 acres of contiguous, developable uplands if the Developer provides the School Site stormwater off-site, and the Developer shall assume responsibility for the construction and maintenance of stormwater/drainage for the site. Should stormwater be accommodated on the School Site, the School Site shall be a total minimum of 22 acres of contiguous, developable uplands and the School District shall assume responsibility for the construction and maintenance of



stormwater/drainage within such 22 acre area. Wetlands, required buffers around wetland areas, and jurisdictional buffers shall not be eligible to be counted towards the required acreages for the foregoing conveyances. Existing ditches, rivers, or other existing natural water boundaries that would preclude development shall also not be eligible to be counted toward the required acreage(s) for the foregoing conveyances.

- b. If the School Site is requested, the developer shall provide the School Board with a legal description, sketch, and all other conveyance documents as required by the School Board for such School site within ninety (90) days after written request by the School Board. All conveyances shall be in a form acceptable to the School Board, be free and clear of all liens, be exempt from boundaries of all special districts, and be exempt from all covenants and deed restrictions.
- c. The Master Developer shall extend potable water and sewer to the boundary of the School Site concurrent with adjacent development. If the School Site is constructed prior to such adjacent development, then the School Board shall extend potable water and sewer to the School Site. Within ninety (90) days of written request, the Master Developer shall convey to the School Board any necessary easements within its project for the extension(s). If the extension(s) are on the Master Developer's approved Master Utility Plan, then the Master Developer's pro-rata fair share of the actual, direct costs for the extension(s) shall be deducted from the impact fee credit balance. Should insufficient credit balance be available, reimbursement shall be required from the Master Developer prior to plat or construction plan approval where no plat is required for any development adjacent to the School Site. In accordance with the LDC, the Master Utilities Plan, and the Utilities Service Agreement, water and sewer shall be brought to the physical boundaries of such site, such that no additional jack and bore work will be required under any access roads.
- d. Access to the School site shall be consistent with the study prepared by Volkert and Associates, Inc. "*School Related Traffic Impact Study – Traffic Related Guidelines to Assist with School Site Selection for Public Schools in Pasco County*" dated October 1, 2008.
- e. The Master Developer shall complete construction of an access road(s) to the school site concurrent with adjacent development. If the School site is constructed prior to such adjacent development, then the School Board shall construct the access road(s) which shall be consistent with the School Related Traffic Study (referenced above) in a location acceptable to the Master Developer. Within ninety (90) days of written request, the Master Developer shall convey to the School Board any necessary easements within its project for the access road(s). If the access road(s) are on the Master Developer's approved Master Roadway Plan, then the Master Developer's pro-rata fair share of the actual, direct costs for such road(s) shall be deducted from the impact fee credit balance. Should insufficient credit balance be available, reimbursement shall be required from the Master Developer prior to plat or construction plan approval where no plat is required for any development adjacent to the School Site.



- f. If a roadway conveyance or if the School Site conveyance creates a strip of land between the proposed access roads and the School Site, the developer shall be required to adjust or provide additional conveyances as requested by and at no cost to the School Board.
- g. To the extent necessary, the School Board shall provide all necessary consents, easements, approvals, or other permit applications requested by the developer that are necessary for the developer to provide roadway, potable water, sewer, and drainage facilities required by this condition.
- h. Following delivery of notification from the School Board that it has elected to purchase/acquire the elementary school site, the property owner and the School Board will attempt to agree upon the fair market value of the elementary school site in accordance with the School Board's then standard procedures for negotiating the purchase of school sites which presently involves the School Board obtaining 2 appraisals at its own expense, which appraisals are not normally shared with the property owner, but used by the School Board as it attempts to negotiate a sale price which is acceptable to both the School Board and the property owner. If the property owner and the School Board are unable to agree upon the fair market value for the site during a period of 60 days after negotiations commence, then unless each of the parties agree to continue such negotiations, each party will appoint an appraiser meeting the criteria set forth below within seven (7) days after the termination of such negotiations. Each appraiser must have at least five (5) years of full-time non-residential appraisal experience with projects comparable to the school site and shall be MAI certified. The appraiser shall comply with the then latest version of the Uniform Standards of Professional Appraisal Practice, as described in Rule 61J1-9.001, Florida Administrative Code. No appraiser may have any material, financial or business interest in common with either of the parties. The two (2) appraisers thus appointed will, within seven (7) days of their mutual appointment, together appoint a third appraiser meeting the foregoing criteria (the cost of which shall be split by the property owner and the School Board). Within forty-five (45) days after the last appraiser is appointed, each of the appraisers will review any submittals, or other information the appraisers deem necessary, and each will submit his or her independent determination of the fair market value of the school site to both the property owner and the School Board in sealed envelopes. The fair market value of the school site will then be established as follows:
 - i. If the determinations of at least two (2) of the appraisers are identical, the identical determination is the fair market value of the school site.
 - j. If the determination of at least two (2) of the appraisers are not identical, then the average of the three (3) determinations is the fair market value of the school site.
 - k. If the School Board elects not to require the School site conveyance hereunder, the School site area designated on the MPUD Exhibit # 1 will be utilized for multi-family development as approved. Conversely, if the School Board does elect to acquire the school site, such change to the Master Plan shall be made within 45 days and shall not require an MPUD amendment.



Procedures

44. 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.
45. If the PDPs and/or PSPs for the entire MPUD are not approved within 12 years of the original rezoning approval or from the last approved substantial modification, the conditions of approval shall expire for those portions of the MPUD Master Planned Unit Development that do not have (unexpired) preliminary development plan or preliminary site plan approval. 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 LDC in effect at that time.
46. The subject property is currently used for agricultural purposes. Agricultural use is allowed to continue without limitation in any and all increments until such time as development occurs within that increment or portion of the development.
47. Any development that would exceed the densities or intensities, or is not consistent with the applicable guiding principles under the sub-area policy, shall require an amendment to the sub-area policy (Comprehensive Plan Policy FLU 7.1.10).
48. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received preliminary development plan/PSP approval, construction plan/construction site plan approval, and/or record plat approval.
49. The MPUD rezoning of this property with conditions does not exceed Development of Regional Impact (DRI) thresholds as established in the Florida Statutes. The entitled 616,200 s.f. of light industrial uses (that includes the 548,000 s.f. of Business Park that are industrial uses) shall include only industrial uses as specifically described in Condition 29.g of these conditions of approval in order to remain Sub-DRI. The property is located in the Urban Service Expansion Area. In the event that a bona fide large-scale office user or Job Creation Incentive Ordinance targeted business office user desires an office use in excess of the DRI office threshold, the property owner/developer, or their successors or assigns may request a Comprehensive Plan Amendment moving the subject property from the Urban Service Expansion Area into the Urban Service Area in order to eliminate the requirement for DRI review.
50. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the **BCC** approved document is completed (including notarization) and received by the Planning and Development Department **after the BCC** action.



51. All conditions of this MPUD Master Planned Unit Development approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD Master Planned Unit Development approval shall be suspended until such time that the BCC modifies the MPUD Master Planned Unit Development conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD Master Planned Unit Development entitlements for which a complete application has been submitted, or approval has been received, for a preliminary development plan, preliminary site plan, plat, construction plan, building permit, or Certificate of Occupancy; or 2) any MPUD Master Planned Unit Development mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD Master Planned Unit Development or the MPUD Master Planned Unit Development conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD Master Planned Unit Development approval under any circumstances. Notwithstanding the foregoing, the MPUD shall not be suspended as to certain lands within the MPUD if the developer for such lands agrees to abide by all of the provisions of the MPUD until an amendment is adopted to modify the MPUD in order address the illegal or invalid provision. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this MPUD and the challenged portion is subsequently declared illegal or invalid, the MPUD shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause or provision of this MPUD is declared illegal or invalid as the result of a third party challenge, the developer shall cooperate with the County to amend this MPUD to address the portion which has been declared invalid or illegal.

[Owner/Developer Acknowledgments To Follow]

(Petition #7095)
Page 16 of 20



BCC 11/5/14
Rev 11/12/14

OWNER'/DEVELOPER' ACKNOWLEDGMENT:

The owner/developer acknowledge that he **OR** she **OR** it has **OR** they have read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

Date

Signature

Print Name

Title

STATE OF FLORIDA _____

COUNTY OF _____

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 **OR** her **OR** its **OR** 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



OWNER'/DEVELOPER' ACKNOWLEDGMENT:

The owner/developer acknowledge that he OR she OR it has OR they have read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA _____

COUNTY OF _____

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 OR her OR its OR 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



OWNER'/DEVELOPER' ACKNOWLEDGMENT:

The owner/developer acknowledge that he **OR** she **OR** it has **OR** they have read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

Date

Signature

Print Name

Title

STATE OF FLORIDA _____

COUNTY OF _____

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

My commission expires:

(Date)

Notary Public, State of _____ at
Large



OWNER'/DEVELOPER' ACKNOWLEDGMENT:

The owner/developer acknowledge that he **OR** she **OR** it has **OR** they have read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA _____

COUNTY OF _____

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 **OR** her **OR** its **OR** 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.

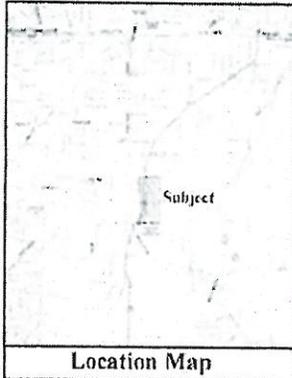
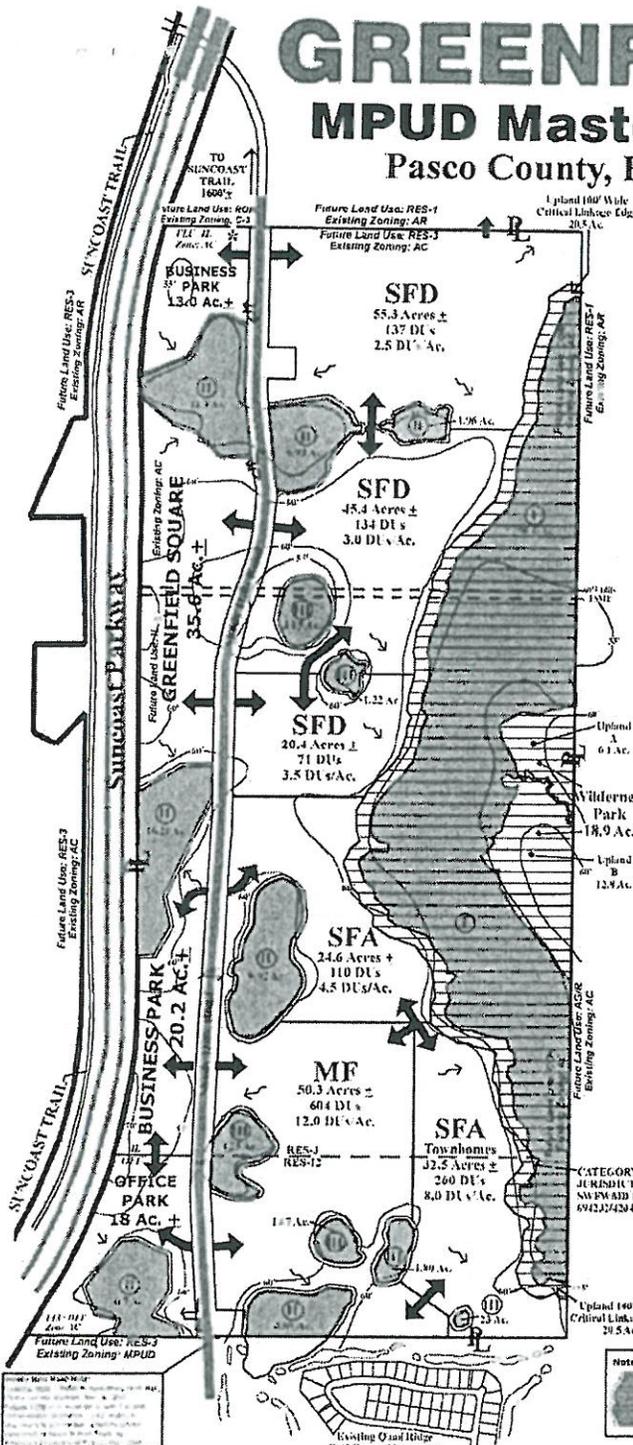
My commission expires:

(Date)

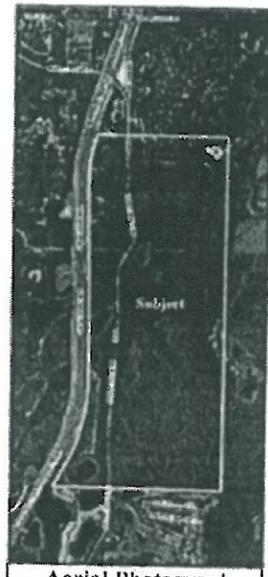
Notary Public, State of _____ at
Large



GREENFIELD MPUD Master Plan Pasco County, Florida



Location Map



Aerial Photograph

Legend

Legend

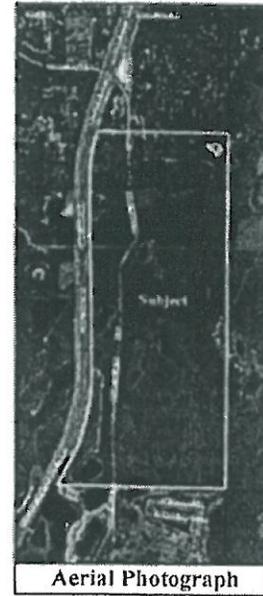
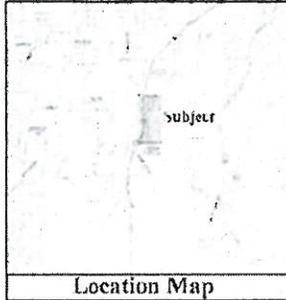
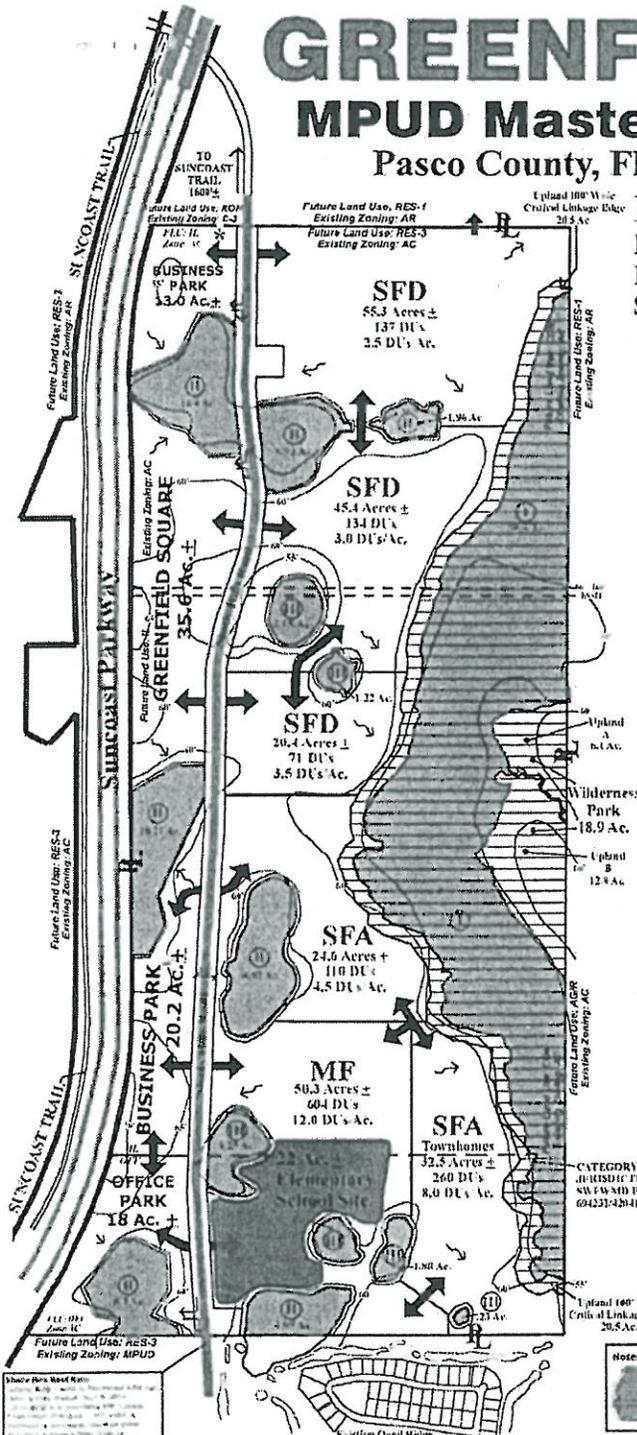
- Topography Contour Line
- Access
- Right In/Right Out
- Wetland by Class (CDN/FIA/C)
- Direction of Surface Drainage
- SFD
- SFA
- MF
- DUs
- Space for Future Connection

Land Use Schedule

| LAND USE | S.F. | Acres | P.A.N. |
|-------------------|-------|-------|--------|
| Office Park | 18.0 | 18.0 | 18.0 |
| Business Park | 20.2 | 20.2 | 20.2 |
| Greenfield Square | 35.6 | 35.6 | 35.6 |
| SFD | 155.3 | 155.3 | 155.3 |
| SFA | 24.6 | 24.6 | 24.6 |
| MF | 50.3 | 50.3 | 50.3 |
| Townhomes | 32.5 | 32.5 | 32.5 |
| Wetland | 18.9 | 18.9 | 18.9 |
| Upland A | 6.1 | 6.1 | 6.1 |
| Upland B | 12.9 | 12.9 | 12.9 |
| Wilderness Park | 18.9 | 18.9 | 18.9 |
| Upland C | 12.9 | 12.9 | 12.9 |
| Upland D | 12.9 | 12.9 | 12.9 |
| Upland E | 12.9 | 12.9 | 12.9 |
| Upland F | 12.9 | 12.9 | 12.9 |
| Upland G | 12.9 | 12.9 | 12.9 |
| Upland H | 12.9 | 12.9 | 12.9 |
| Upland I | 12.9 | 12.9 | 12.9 |
| Upland J | 12.9 | 12.9 | 12.9 |
| Upland K | 12.9 | 12.9 | 12.9 |
| Upland L | 12.9 | 12.9 | 12.9 |
| Upland M | 12.9 | 12.9 | 12.9 |
| Upland N | 12.9 | 12.9 | 12.9 |
| Upland O | 12.9 | 12.9 | 12.9 |
| Upland P | 12.9 | 12.9 | 12.9 |
| Upland Q | 12.9 | 12.9 | 12.9 |
| Upland R | 12.9 | 12.9 | 12.9 |
| Upland S | 12.9 | 12.9 | 12.9 |
| Upland T | 12.9 | 12.9 | 12.9 |
| Upland U | 12.9 | 12.9 | 12.9 |
| Upland V | 12.9 | 12.9 | 12.9 |
| Upland W | 12.9 | 12.9 | 12.9 |
| Upland X | 12.9 | 12.9 | 12.9 |
| Upland Y | 12.9 | 12.9 | 12.9 |
| Upland Z | 12.9 | 12.9 | 12.9 |
| Upland AA | 12.9 | 12.9 | 12.9 |
| Upland AB | 12.9 | 12.9 | 12.9 |
| Upland AC | 12.9 | 12.9 | 12.9 |
| Upland AD | 12.9 | 12.9 | 12.9 |
| Upland AE | 12.9 | 12.9 | 12.9 |
| Upland AF | 12.9 | 12.9 | 12.9 |
| Upland AG | 12.9 | 12.9 | 12.9 |
| Upland AH | 12.9 | 12.9 | 12.9 |
| Upland AI | 12.9 | 12.9 | 12.9 |
| Upland AJ | 12.9 | 12.9 | 12.9 |
| Upland AK | 12.9 | 12.9 | 12.9 |
| Upland AL | 12.9 | 12.9 | 12.9 |
| Upland AM | 12.9 | 12.9 | 12.9 |
| Upland AN | 12.9 | 12.9 | 12.9 |
| Upland AO | 12.9 | 12.9 | 12.9 |
| Upland AP | 12.9 | 12.9 | 12.9 |
| Upland AQ | 12.9 | 12.9 | 12.9 |
| Upland AR | 12.9 | 12.9 | 12.9 |
| Upland AS | 12.9 | 12.9 | 12.9 |
| Upland AT | 12.9 | 12.9 | 12.9 |
| Upland AU | 12.9 | 12.9 | 12.9 |
| Upland AV | 12.9 | 12.9 | 12.9 |
| Upland AW | 12.9 | 12.9 | 12.9 |
| Upland AX | 12.9 | 12.9 | 12.9 |
| Upland AY | 12.9 | 12.9 | 12.9 |
| Upland AZ | 12.9 | 12.9 | 12.9 |
| Upland BA | 12.9 | 12.9 | 12.9 |
| Upland BB | 12.9 | 12.9 | 12.9 |
| Upland BC | 12.9 | 12.9 | 12.9 |
| Upland BD | 12.9 | 12.9 | 12.9 |
| Upland BE | 12.9 | 12.9 | 12.9 |
| Upland BF | 12.9 | 12.9 | 12.9 |
| Upland BG | 12.9 | 12.9 | 12.9 |
| Upland BH | 12.9 | 12.9 | 12.9 |
| Upland BI | 12.9 | 12.9 | 12.9 |
| Upland BJ | 12.9 | 12.9 | 12.9 |
| Upland BK | 12.9 | 12.9 | 12.9 |
| Upland BL | 12.9 | 12.9 | 12.9 |
| Upland BM | 12.9 | 12.9 | 12.9 |
| Upland BN | 12.9 | 12.9 | 12.9 |
| Upland BO | 12.9 | 12.9 | 12.9 |
| Upland BP | 12.9 | 12.9 | 12.9 |
| Upland BQ | 12.9 | 12.9 | 12.9 |
| Upland BR | 12.9 | 12.9 | 12.9 |
| Upland BS | 12.9 | 12.9 | 12.9 |
| Upland BT | 12.9 | 12.9 | 12.9 |
| Upland BU | 12.9 | 12.9 | 12.9 |
| Upland BV | 12.9 | 12.9 | 12.9 |
| Upland BW | 12.9 | 12.9 | 12.9 |
| Upland BX | 12.9 | 12.9 | 12.9 |
| Upland BY | 12.9 | 12.9 | 12.9 |
| Upland BZ | 12.9 | 12.9 | 12.9 |
| Upland CA | 12.9 | 12.9 | 12.9 |
| Upland CB | 12.9 | 12.9 | 12.9 |
| Upland CC | 12.9 | 12.9 | 12.9 |
| Upland CD | 12.9 | 12.9 | 12.9 |
| Upland CE | 12.9 | 12.9 | 12.9 |
| Upland CF | 12.9 | 12.9 | 12.9 |
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| Upland CH | 12.9 | 12.9 | 12.9 |
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| Upland CK | 12.9 | 12.9 | 12.9 |
| Upland CL | 12.9 | 12.9 | 12.9 |
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| Upland CP | 12.9 | 12.9 | 12.9 |
| Upland CQ | 12.9 | 12.9 | 12.9 |
| Upland CR | 12.9 | 12.9 | 12.9 |
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| Upland CT | 12.9 | 12.9 | 12.9 |
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| Upland EK | 12.9 | 12.9 | 12.9 |
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| Upland EZ | 12.9 | 12.9 | 12.9 |
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| Upland GG | 12.9 | 12.9 | 12.9 |
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| Upland GK | 12.9 | 12.9 | 12.9 |
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| Upland GQ | 12.9 | 12.9 | 12.9 |
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| Upland GY | 12.9 | 12.9 | 12.9 |
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| Upland HB | 12.9 | 12.9 | 12.9 |
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| Upland HD | 12.9 | 12.9 | 12.9 |
| Upland HE | 12.9 | 12.9 | 12.9 |
| Upland HF | 12.9 | 12.9 | 12.9 |
| Upland HG | 12.9 | 12.9 | 12.9 |
| Upland HH | 12.9 | 12.9 | 12.9 |
| Upland HI | 12.9 | 12.9 | 12.9 |
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| Upland HQ | 12.9 | 12.9 | 12.9 |
| Upland HR | 12.9 | 12.9 | 12.9 |
| Upland HS | 12.9 | 12.9 | 12.9 |
| Upland HT | 12.9 | 12.9 | 12.9 |
| Upland HU | 12.9 | 12.9 | 12.9 |
| Upland HV | 12.9 | 12.9 | 12.9 |
| Upland HW | 12.9 | 12.9 | 12.9 |
| Upland HX | 12.9 | 12.9 | 12.9 |
| Upland HY | 12.9 | 12.9 | 12.9 |
| Upland HZ | 12.9 | 12.9 | 12.9 |
| Upland IA | 12.9 | 12.9 | 12.9 |
| Upland IB | 12.9 | 12.9 | 12.9 |
| Upland IC | 12.9 | 12.9 | 12.9 |
| Upland ID | 12.9 | 12.9 | 12.9 |
| Upland IE | 12.9 | 12.9 | 12.9 |
| Upland IF | 12.9 | 12.9 | 12.9 |
| Upland | | | |

GREENFIELD MPUD Master Plan Pasco County, Florida

EXHIBIT #1 POTENTIAL ELEMENTARY SCHOOL SITE



Legend

Legend

- Topography
- Contour Line
- Access
- Right In/ Right Out
- Wetland by Class (CON FLU C)
- Direction of Surface Drainage
- SFD Single Family Detached
- SFA Single Family Attached
- MF Multi-Family
- PL Property Line
- DU's Dwelling Units
- Space for Future Connection

Land Use Schedule

| LAND USE | ACRES | DU'S | DU'S/ACRE |
|-------------------|--------------|-------------|-----------|
| Office Park | 18.0 | 180 | 10 |
| Business Park | 20.2 | 202 | 10 |
| Greenfield Square | 35.6 | 356 | 10 |
| SFD | 103.4 | 1034 | 10 |
| SFA | 77.7 | 777 | 10 |
| MF | 50.3 | 503 | 10 |
| Office Park | 18.0 | 180 | 10 |
| Business Park | 20.2 | 202 | 10 |
| Greenfield Square | 35.6 | 356 | 10 |
| SFD | 103.4 | 1034 | 10 |
| SFA | 77.7 | 777 | 10 |
| MF | 50.3 | 503 | 10 |
| Total | 408.1 | 4081 | 10 |

LEGAL DESCRIPTION

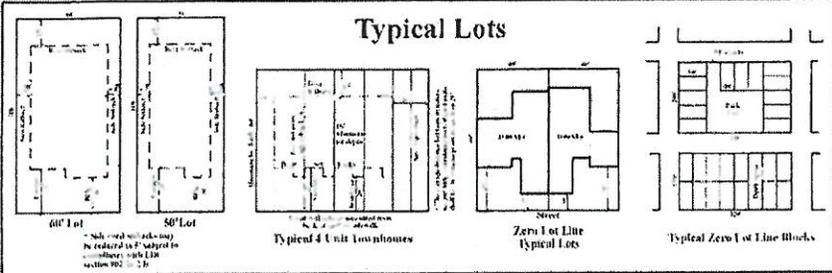
... [Detailed legal description text] ...

Note: Critical Linkage (Walk to Corridor)

... [Note text] ...

Notes

- 1) 11.618, 202.12 = Greenfield Square
- Office 48,200 s.f.
- Service 11,000 s.f.
- Library 12,000 s.f.
- Sub-tota: 68,200 s.f.
- Base Rate Park 348,000 s.f.
- 416,200 s.f.



Existing Utilities-Pasco County

10" Potable Water Line - East side of Shady Hills Road
Sanitary Sewer Line - West side of Shady Hills Road

| | |
|---|--|
| Professional Team Land Planner Park Hills Planning Group, Inc. 15,000 N. ... Tel: 727-271-4842 | Utility Companies Sewer & Water Pasco County Utilities 7720 ... Tel: 727-271-4842 |
| Surveyor ... Tel: 727-271-4842 | Electric ... Tel: 727-271-4842 |
| Environmental ... Tel: 727-271-4842 | Telephone ... Tel: 727-271-4842 |

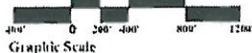
Prepared for:
**Parkway Hills LLC & Parkway East LLC
 Greenfield Place LLC & Greenfield East LLC**



Revisions

| No. | Date |
|-----|-----------|
| 1 | 2/28/2014 |
| 2 | 5/12/2014 |

KING HELGE PLANNING GROUP, INC.
 CITY PLANNERS & LAND DEVELOPMENT CONSULTANTS
 700 W. ...
 TEL: 727-271-4842



PCC
 NOV 05 2014
APPROVED