

4. The subject property is located in Flood Zones "B," "C," and "AE," and development within the area designated "AE" is subject to the requirements of Article 700, Flood Damage Prevention, of the Land Development Code.
5. The surrounding area is characterized by rural-residential, residential, and commercial development.
6. On April 23, 1996, the Board of County Commissioners approved a rezoning from C-1 Neighborhood Commercial and R-MH Mobile Home to A-R Agricultural-Residential for approximately 140 acres (Rezoning Petition No. 4990). This development is within those 140 rezoned acres.
7. Water and sewer are to be serviced by the Pasco County Utilities Department.
8. Based on information provided by the Pasco County Geodetic Mapping Section, the site contains 40.24 gross acres which are designated as RES-9 (Residential - 9 du/ga). Approximately .77 acre is jurisdictional. Therefore, the maximum number of units allowed on the site, based on a ten percent density credit for upland acreage, is 362 units (total acreage minus lakes and jurisdictional acreage, multiplied by 1.10 and multiplied by land use). The applicants are proposing 200 units/lots.
9. The proposed request is consistent with Article 300, Subsection 303.2(E)1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, of the Pasco County Land Development Code and with the applicable provisions of the Pasco County Comprehensive Plan.

STAFF RECOMMENDATION TO THE DEVELOPMENT REVIEW COMMITTEE:

Approval with Conditions

DEVELOPMENT REVIEW COMMITTEE ACTION (8/11/05):

Approved with Amended Condition

AMENDED CONDITION:

16. ~~Any entrance gates allowed shall be sufficiently set back in order to provide vehicular stacking for a minimum of three vehicles unless a greater distance is determined to be required at the time of each preliminary plan or preliminary site plan review. All entrances accessed by key, electronically coded systems, and any gates replaced in the future shall be equipped with a system approved by the Emergency Services Director prior to construction plan approval to allow fire and other emergency vehicles immediate access to the development.~~ **Any gates located within gated communities shall be set back sufficiently in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary 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.**

STAFF RECOMMENDATION TO THE PLANNING COMMISSION:

Approval of Development Review Committee Recommendation with Conditions

PLANNING COMMISSION ACTION:

Approval of Development Review Committee Recommendation with Amended Conditions: 9 Ayes;
 0 Nays

AMENDED CONDITIONS:

20. The developers shall convey at no cost to Pasco County additional sufficient right-of-way to total 83 feet from the centerline of Chancey Road. In addition, the owners/developers and their successors and assigns shall design, construct, provide, and obtain, at no cost to Pasco County, 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 owners'/developers' property or at another site acceptable to the County to mitigate all impacts associated with the initial and future improvements of Chancey Road within or adjacent to the boundaries of the owners'/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. All stormwater-management plans, reports, or calculations for the owners'/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; **provided, however, in the event the design for the expansion of Chancey Road abutting the subject site is not complete at the time of preliminary plan approval, the obligations in this paragraph, except for right-of-way transfer, shall no longer be required.**
21. The developers shall convey at no cost to Pasco County additional sufficient right-of-way to total 83 feet from the centerline of Paul S. Buchman Highway. In addition, the owners/developers and their successors and assigns shall design, construct, provide, and obtain, at no cost to Pasco County, 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 owners'/developers' property or at another site acceptable to the County to mitigate all impacts associated with the initial and future improvements of Paul S. Buchman Highway within or adjacent to the boundaries of the owners'/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. All stormwater-management plans, reports, or calculations for the owners'/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; **provided, however, in the event the design for the expansion of Paul S. Buchman Highway abutting the subject site is not complete at the time of preliminary plan approval, the obligations in this paragraph, except for right-of-way transfer, shall no longer be required.**

STAFF RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS:

Approval of Planning Commission Recommendation with Conditions

BOARD OF COUNTY COMMISSIONERS ACTION:

Approval of Planning Commission Recommendation 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.

**FELICIANO
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 6404**

Master Development Plans

1. Development shall be in accordance with the application, plans, and information submitted April 5, 2005, 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, the preliminary plans/ preliminary site plans will not be accepted for review.
 - a. Revise the master plan to show the distance of the access points from the intersection of Chancey Road and S.R. 39.
 - b. Revise the master plan to reflect the correct number of lots/units and revise the density calculations as necessary.

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" as required by the SWFWMD. 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 with 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 developers have submitted an environmental/habitat study which has been reviewed and the following condition shall apply:

Prior to issuance of the hard-copy Site Development Permit, the applicants shall contact the Florida Fish and Wildlife Conservation Commission (FFWCC) regarding the gopher tortoise issue. Correspondence from the FFWCC shall be sent to the Development Review Division (DRD) for their project files.

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7. 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 DRD.
8. 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.
9. The developers have submitted an Archaeological/Historical Survey, which was reviewed and found acceptable by Pasco County on April 15, 2005. 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."
10. 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 that encompasses the entire boundaries of the MPUD Master Planned Unit Development except for any real property to be conveyed to the County or the District School Board of Pasco County (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

11. 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.
12. 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

13. 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.
14. 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). Access will be approved as defined by the assigned roadway classification and the designated spacing thereof. Site improvements are subject to Determination of Significant Change as defined in Chapter 335.182, F.S. The FDOT may require further intersection/roadway improvements along the related roadway. Prior to the issuance of the first Certificate of Occupancy, 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.

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15. At each preliminary plan/preliminary site plan approval, the Development Review Committee (DRC) may also require further intersection improvements along the internal road intersections, the main entrance roadway onto Chancey Road, and the main entrance roadway onto Paul S. Buchman Highway (S.R. 39).
16. Any gates located within gated communities shall be set back sufficiently in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary 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

17. Public roadways shall be required unless otherwise approved by the DRC prior to the first preliminary plan/preliminary site plan approval.
18. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than Pasco County.
19. 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.
20. The developers shall convey at no cost to Pasco County additional sufficient right-of-way to total 83 feet from the centerline of Chancey Road. In addition, the owners/developers and their successors and assigns shall design, construct, provide, and obtain, at no cost to Pasco County, 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 owners'/developers' property or at another site acceptable to the County to mitigate all impacts associated with the initial and future improvements of Chancey Road within or adjacent to the boundaries of the owners'/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. All stormwater-management plans, reports, or calculations for the owners'/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; provided, however, in the event the design for the expansion of Chancey Road abutting the subject site is not complete at the time of preliminary plan approval, the obligations in this paragraph, except for right-of-way transfer, shall no longer be required.
21. The developers shall convey at no cost to Pasco County additional sufficient right-of-way to total 83 feet from the centerline of Paul S. Buchman Highway. In addition, the owners/developers and their successors and assigns shall design, construct, provide, and obtain, at no cost to Pasco County, 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 owners'/developers' property or at another site acceptable to the County to mitigate all impacts associated with the initial and future improvements of Paul S. Buchman Highway within or adjacent to the boundaries of the owners'/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. All stormwater-management plans, reports, or calculations for the owners'/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; provided, however, in the event the design for the expansion of Paul S. Buchman Highway abutting the subject site is not complete at the time of preliminary plan approval, the obligations in this paragraph, except for right-of-way transfer, shall no longer be required.

Design/Construction Specifications

22. Alternative roadway-design standards may be considered and approved by the DRC at the time of each preliminary plan/preliminary site plan approval.

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23. 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-related improvements:
- a. Chancey Road and Project Driveway A:
 - (1) Construct a westbound, left-turn lane with storage of 50 feet plus 185 feet of deceleration length (which includes a 50-foot taper), a total length of 235 feet.
 - (2) Construct an eastbound, right-turn lane with storage of 25 feet plus 185 feet of deceleration length (which includes a 50-foot taper), a total length of 210 feet.
 - b. S.R. 39 and Project Driveway B:
 - (1) Construct a northbound, left-turn lane with storage of 50 feet plus 405 feet of deceleration length (which includes a 50-foot taper), a total length of 455 feet.
 - (2) Construct a southbound, right-turn lane with storage of 25 feet plus 405 feet of deceleration length (which includes a 50-foot taper), a total length of 430 feet.
24. Prior to final plat or preliminary site plan/construction site plan approval occurring after December 31, 2007, 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.
25. The traffic study submitted by the applicants assumes the following land use: 190 single-family lots/units. Any development of land use that generates greater traffic impacts than those assumed shall require 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.
26. Transit amenities, such as bus pads, shelters, park and ride lots, and passenger security features are needed to ensure service can be planned and provided in an effective, efficient manner. These amenities need to be planned and scheduled; therefore, the developers are required to coordinate with the Public Transportation Division (PCPT) the potential inclusion of transit amenities prior to initiation of each phase of development. A letter of compliance from the PCPT attesting to the satisfactory coordination with the developers shall be required and submitted to the Growth Management Department.
27. 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 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. *(Not done)*

Utilities: Drainage, Water Service, Wastewater Disposal

28. The developers shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the 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.
29. Prior to approval of the first construction plan/construction site plan, the developers shall supply reasonable assurance that the proposed stormwater system maintains predevelopment conditions for stormwater runoff volume (unless otherwise approved by the SWFWMD) and flow rates and does not adversely impact the water quality of stormwater runoff from the site.
30. Finished floor elevations for all habitable structures shall be at or above the 100-year flood plain elevation. All preliminary plan/preliminary site plan submittals shall provide 100-year flood elevation data.
31. 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: *(1-16-07 - not yet approved)*

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- 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.
32. 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.
33. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developers/owners and their 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.

Land Use

34. 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 15 Feet to Building
 - (4) Minimum Front-Yard Setback of 20 Feet to Garage
 - (5) Minimum Side-Yard Setback of 7.5 Feet
 - (6) Minimum Rear-Yard Setback of 15 Feet
 - (7) Maximum Lot Coverage of 65 Percent—Total Principal and Accessory Structures
 - b. Single-Family Attached
 - (1) Minimum Lot Width of 37.5 Feet
 - (2) Minimum Lot Depth of 110 Feet
 - (3) Minimum Front-Yard Setback of 15 Feet to Building
 - (4) Minimum Front-Yard Setback of 20 Feet to Garage
 - (5) Minimum Side-Yard Setback of 7.5 Feet
 - (6) Minimum Rear-Yard Setback of 15 Feet
 - (7) Maximum Lot Coverage of 65 Percent—Total Principal and Accessory Structures

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- c. 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.
 - d. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
 - e. The total aggregate number of dwelling units for Feliciano MPUD Master Planned Unit Development shall not exceed 190.
 - f. 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, Land Development Code, relating to concurrency management.
 - g. 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.
35. 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.
36. 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.
37. 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.
38. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.
39. 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 Feliciano 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

40. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat, 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.
41. 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.
42. 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.
43. 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 **BCC** 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.

- 44. 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.
- 45. Development shall occur in accordance with Section 402, Concurrency Management System, of the Land Development Code.
- 46. 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.
- 47. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning/Code Compliance Division.

OWNERS'/DEVELOPERS' ACKNOWLEDGMENT:

The owners/developers acknowledge that 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 Board of County Commissioners results.**

(Date)

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owners/developers, to me known to be the persons described in and who executed the foregoing document and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

My commission expires:

(Date) Notary Public, State of _____ at Large

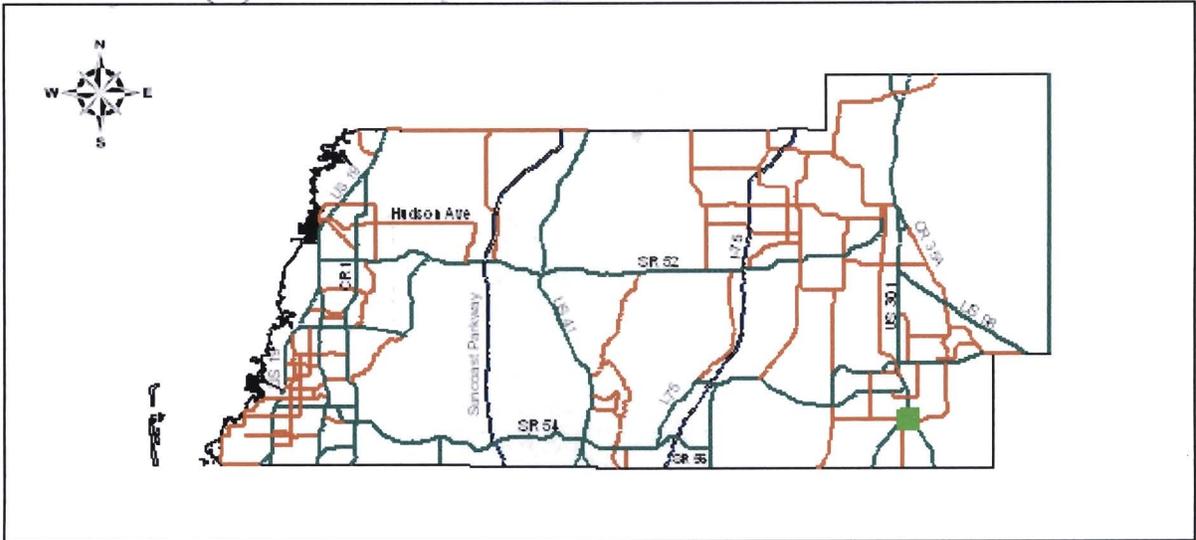
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APPROVED

PETITION # RZ6404

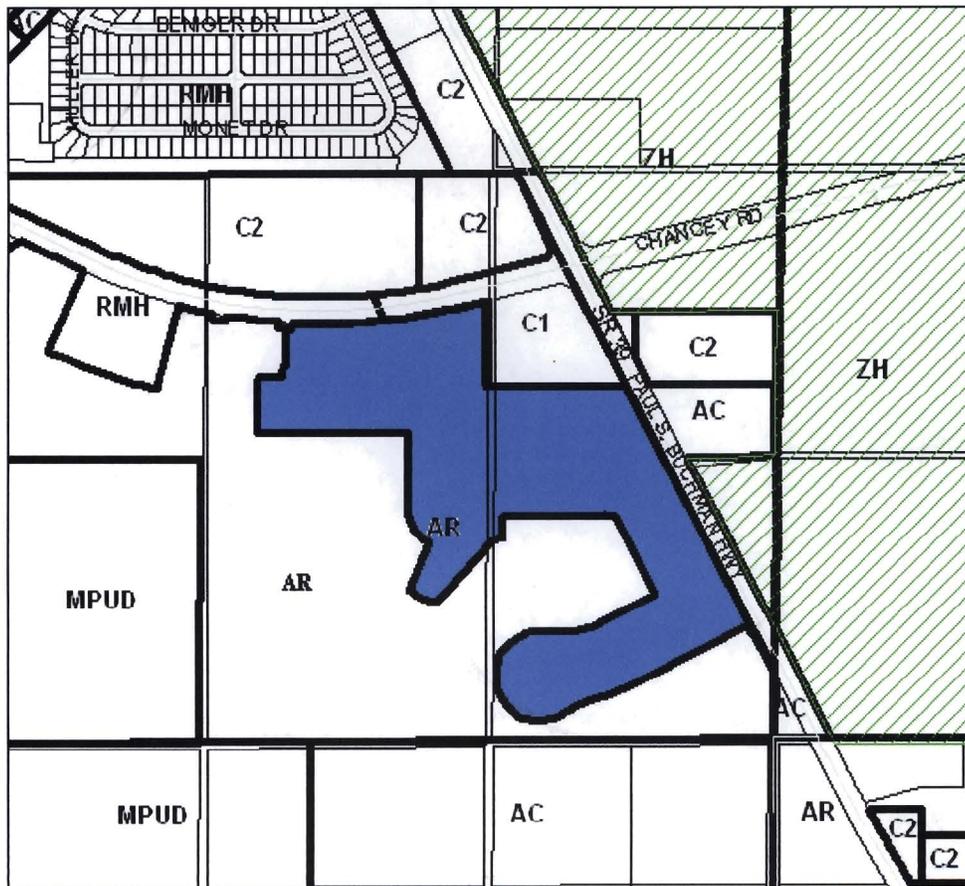
SECTION(S): 23

T.26 S.

R.21 E.



PASCO COUNTY, FLORIDA



TAZ: 250

COMMISSION DISTRICT: 1

