

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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

DATE: 7/23/15 FILE: PDD15-7158

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

SUBJECT: MPUD REQUEST  
(REGULAR) – Riverwalk  
Preserve MPUD – Indian  
Shores Gulfside, LLC  
BCC: August 18, 2015, 1:30  
p.m. NPR  
Recommendation: Approval  
with Conditions

FROM: Denise Hernandez  
Customer Service Manager  
Planning and Development  
Zoning and Intake

REFERENCES: Land Development Code,  
Section 522, Master  
Planned Unit  
Development District;  
Comm. Dist. 2

STAFF: Corelynn Burns  
Planner II

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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 from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to allow single-family attached residential (townhouses) on 10.29 acres, m.o.l.

The property is located on the north side of Baillie Drive, approximately 280 feet east of Rowan Road (C.R. 77) (Parcel ID No. 10-26-16-0000-02600-0000).

Commission District:	The Honorable Mike Wells
Project Name:	Riverwalk Preserve MPUD
Applicants Name:	Indian Shores Gulfside, LLC
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	RES-6 (Residential 6 du/ga)
Water/Sewage:	Pasco/Pasco
Flood Zone:	"AE"
No. of Dwelling Units:	55
Type of Dwelling Units:	Single-Family Attached (Townhouses)
Roads/Access:	Baillie Drive (Public)

BACKGROUND:

On October 24, 2006, the Board of County Commissioners (BCC) approved a rezoning from an A-R Agricultural-Residential District to an MPUD to allow 60 single-family attached (townhouses) (Rezoning Petition No. 6644; Resolution No. 06-142RZ).

FINDINGS OF FACT:

1. Presently, the subject site contains a single-family dwelling, detached garage, and sheds.
2. The surrounding zoning district and current/future land use is as follows:

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
North:	A-R Agricultural-Residential	Pithlachascotee River/Wetlands	RES-6 (Residential 6 du/ga)
South:	Baillie Drive MF-1 Multiple Family Medium Density; C-2 General Commercial	Road Unimproved/Cow Pasture	RES-24;ROR (Retail/Office/Residential)
East:	R-4 High Density Residential	Pithlachascotee River/Wetlands	RES-6 (Residential 6 du/ga)
West:	C-2 General Commercial; A-R Agricultural-Residential	Mobile Home Park Unimproved	RES-6 (Residential 6 du/ga)

3. Previously, the subject property was approved as an MPUD to allow a total of 60 single-family attached (townhouses). There were no preliminary plans submitted within six years of the original approval; therefore, the MPUD expired. In order to develop the property, a rezoning request was necessary. To get the best density possible for the property, the owner/applicant is requesting to rezone to an MPUD.
4. It has been determined that the proposed development would not be able to provide interconnections to abutting properties to the north, west, or east due to Category 1 wetlands surrounding the property in each of these directions.
5. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

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: Denise Hernandez, Customer Service Manager  
Planning and Development (Zoning and Intake)
  - Pasco County Property Appraiser  
Attention: Vicki Lewis, Senior Land Records Analyst
  - J.D. Alsabbagh  
8370 W. Hillsborough Avenue, Ste. 205  
Tampa, FL 33615

No Funding Required.

ATTACHMENTS:

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

DEVELOPMENT REVIEW COMMITTEE ACTION: (7/23/15)

Approved Staff Recommendation

BOARD OF COUNTY COMMISSIONERS ACTION: (8/18/15)

Approved Staff Recommendation

**RESOLUTION AMENDING ZONING CLASSIFICATION OF  
PROPERTY DESCRIBED IN REZONING PETITION NO. 7158  
FOR AN MPUD MASTER PLANNED UNIT DEVELOPMENT;  
AMENDING AND RESTATING CONDITIONS OF REZONING  
PETITION NO. 6644, RESOLUTION NO. 06-142RZ**

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**WHEREAS**, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on August 18, 2015, on Rezoning Application No. 7158; and

**WHEREAS**, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; and

**WHEREAS**, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendation of the County staff and does hereby adopt the following findings of fact:

FINDINGS OF FACT

1. On October 24, 2006, the Board of County Commissioners (BCC) approved a rezoning from an A-R Agricultural-Residential District to an MPUD to allow 60 single-family attached (townhouses) (Rezoning Petition No. 6644; Resolution No. 06-142RZ).

2. On July 23, 2015, the Development Review Committee heard the item and approved staff's recommendation for approval of the proposed rezoning.

3. Presently, the subject site contains a single-family dwelling, detached garage, and sheds.

4. Previously, the subject property was approved as an MPUD to allow a total of 60 single-family attached (townhouses). There were no preliminary plans submitted within six years of the original approval; therefore, the MPUD expired. In order to develop the property, a rezoning request was necessary. To get the best density possible for the property, the owner/applicant is requesting to rezone to an MPUD.

5. It has been determined that the proposed development would not be able to provide interconnections to abutting properties to the north, west, or east due to Category 1 wetlands surrounding the property in each of these directions.

6. 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.

**WHEREAS**, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property.

**WHEREAS**, a description of the real property is attached hereto as Exhibit A and is made part hereof.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, this 18th day of August, 2015, that the zoning classification of the following described real property is hereby amended to an MPUD Master Planned Unit Development, subject to the amended and restated conditions and master plan for the Riverwalk Preserve MPUD as set forth in Exhibits B and C attached hereto and made part hereof.

**DONE AND RESOLVED** this 18th day of August, 2015.

(SEAL)

BOARD OF COUNTY COMMISSIONERS  
PASCO COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
PAULA S. O'NEIL, Ph.D., CLERK  
& COMPTROLLER

\_\_\_\_\_  
THEODORE J. SCHRADER, CHAIRMAN

**EXHIBIT A**  
**LEGAL DESCRIPTION**

## EXHIBIT A

RZ-7158

A par of lnd in Sec 10, T26S, R16E, Pasco Co, FL desc as fol:

That por of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec 10, T26S, R16E, Pasco Co, FL, lying S of the Pithlachascotee River, less the S 25' thereof for pub r/w, Sec 10, T26S, R16E, Pasco Co, FL.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL**

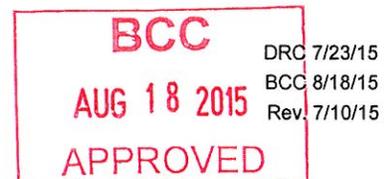
**RIVERWALK PRESERVE  
MASTER PLANNED UNIT DEVELOPMENT  
CONDITIONS OF APPROVAL  
REZONING PETITION NO. 7158  
ORIGINAL REZONING PETITION NO. 6644**

**Master Development Plans**

1. Development shall be in accordance with the application, plans, and information submitted May 12, 2015, June 29, 2015, the Land Development Code, and the Comprehensive Plan unless otherwise stipulated or modified herein. The original MPUD Master Planned Unit Development (MPUD) conditions of approval and Master Development Plan, Rezoning Petition No. 6644, as approved by the Pasco County Board of County Commissioners (BCC) on October 24, 2006, are hereby superseded by Rezoning Petition No. 7158.

**Environmental**

2. The Master Developer or parcel developer shall conduct and submit the results of a detailed listed species wildlife survey for each increment of development prior to PDP/PSP approval for any unit or phase in accordance to Florida Fish and Wildlife Conservation Commission (FFWCC) survey guidelines. The survey shall be sent to PDD, Pasco County Biologist, and FFWCC for review and approval.
3. If gopher tortoise burrows are identified on-site for any unit or phase, the developer shall complete a Gopher Tortoise Survey in accordance with the FFWCC survey guidelines. A copy of this survey shall be sent to PDD for further review and approval by the County Biologist and to FFWCC. The issued gopher tortoise relocation permit and the after action report shall be submitted prior to issuance of the hard copy Site Development Permit.
4. The applicant/developer shall provide a fifty foot wide area from the mean annual flood line adjacent to the Pithlachascotee River as identified and delineated pursuant to the Land Development Code (LDC), Section 806.3, and as identified on the approved master plan. This area shall be shown on all PDP/PSPs and construction plans and shall be platted as a conservation easement, with an ingress/egress easement in favor of the County.
5. Prior to issuance of the hard copy Site Development Permit, a copy of the Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit shall be submitted to the PDD for each phase or increment of development.
6. If during construction activities any evidence of the presence of State and Federally protected plant and/or nesting animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or nesting animal species found on the site. All work shall come to an immediate stop until all



pertinent permits have been obtained or agency written authorization to commence activities has been given.

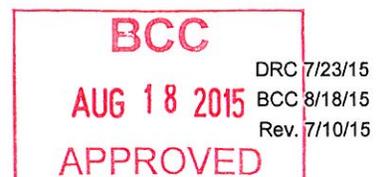
#### Open Space/Buffering

7. The developer shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, or, if approved, by the BCC, a Community Development District (CDD) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer shall convey in fee simple to the association or the CDD, for ownership and maintenance, all open space, drainage areas, under-drains, slope easements, 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, 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 State of Florida, Secretary of State, 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 that funded such improvements as applicable.
8. Neighborhood parks are required pursuant to the LDC, Section 905.1, Neighborhood Parks. Specific review and approval of the neighborhood parks will be conducted at each PDP/PSP review.

#### Transportation/Circulation

##### Access Management

9. The access point shown on the master plan is 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.
10. Prior to approval of the first record plat, or where platting is not required, prior to or concurrent with the approval of the construction plan for the associated parcel or phase containing or necessitating any of the following improvements, the developer shall design, permit and construct, or post a performance guarantee in accordance with the LDC for, the following site-access intersection improvements, which are not eligible for mobility fee credits:



A dedicated northbound right-turn lane and southbound left-turn lane on Rowan Road at Baillie Drive. The length of the turn-lanes shall be determined concurrently with the review of the associated PDP/PSP.

11. At each PDP/PSP approval, the County Engineer, or designee, may require further site-specific intersection improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.

Dedication of Right-of-Way

12. Street connections and/or rights-of-way to the north, east and west properties shall not be required due to the existence of Category 1 wetlands. An alternative standards request shall not be required to be submitted with the PDP/PSP.
13. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets. The developer may utilize private streets without the necessity of an alternative standards request.
14. Subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer shall convey, at no cost to the County, 30 feet of right-of-way from the centerline of construction of Baillie Drive.

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 Baillie Drive 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 Baillie Drive, 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 406.3. 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.

15. To the extent that any of the conditions of this approval constitute 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.

Design/Construction Specifications

16. The developer shall design and permit, at no cost to Pasco County, concurrent with the first construction plan, Baillie Drive (from Rowan Road east to the eastern boundary of the proposed development) as a Type 1B (without parking), 2-lane urban roadway, in accordance with Section 901.6 of the LDC, including all the necessary drainage/retention, wetland and floodplain mitigation, bicycle and/or pedestrian facilities, and other roadway appurtenances, as determined by the County and other permitting agencies having jurisdiction over same.
17. The developer shall construct, at no cost to Pasco County, Baillie Drive (from Rowan Road east to the eastern boundary of the proposed development) as a Type 1B (without parking), 2-lane urban roadway, including the necessary drainage/retention, wetland and floodplain mitigation, bicycle and/or pedestrian facilities, and other roadway appurtenances associated with Baillie Drive and any intersection improvements at the intersection of Rowan Road and Baillie Drive, prior to the approval of the first record plat, or post a performance guarantee in accordance with the LDC for such improvements prior to the approval of the first record plat. Intersection improvements shall be determined with the PDP/PSP/construction plans for the first phase or increment. The County shall have the right to require specific dates for completion of construction for any portion of this road required to provide safe access at the time of PDP/PSP review and approval. The design, permitting, and construction of Baillie Drive is a site access improvement that is not eligible for mobility fee credits, and shall be provided at no cost to the County.
18. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD 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. 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.



19. No drainage or wetland mitigation has been reviewed with the master plan. Wetland mitigation, if allowed, and drainage/stormwater shall be reviewed with the corresponding PDP/PSP/construction plan review.

**Utilities/Drainage/Water Service/Wastewater Disposal**

20. A revised 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 PDP/PSP/construction plan/construction site plan. This utility plan shall show, at a minimum, 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. Utilities Services Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.
  - f. Prior to the first construction plan/construction site plan approval, the developer and the County shall enter into a Utilities Service Agreement.
21. 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.
22. A Utilities Service Agreement shall be submitted, reviewed, and approved by the Utilities Services Branch concurrent with the first PDP/PSP/construction plans review.
23. 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 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.

#### Land Use

24. The residential design standards are as follows:
- a. Single-Family Attached (Townhouses)
- (1) Minimum Lot Width of 16 Feet
  - (2) Minimum Lot Depth of 75 Feet
  - (3) Minimum Front-Yard Setback of 20 Feet \*
  - (4) Minimum Side-Yard Setback of 0-10 Feet (Minimum 20-Foot Separation Between Structures) \*
  - (5) Minimum Rear-Yard Setback of 15 Feet \*
  - (6) Maximum Lot Coverage of 100 Percent
  - (7) Maximum Height of 35 Feet
  - (8) Land considered for neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the rear of the units and 15 feet from the sides of the units.

\*The applicable setback shall be measured from the landscape buffer tract line.

25. The landscape buffers are to be located within tracts and cannot be counted toward the minimum setback requirements.
26. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
27. The total aggregate number of dwelling units for Riverwalk Preserve shall not exceed 55.
28. The developer shall adhere to the requirements of the LDC, Section 1103, Hurricane Hazards and pay Hurricane Preparedness Mitigation Fees in accordance with Section 1302.7.

#### Procedures

29. 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.

30. 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 developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Emergency Services Director has received such a petition.
31. Preliminary development plan/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.
32. 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.
33. All conditions of this MPUD 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 approval shall be suspended until such time that the BCC modifies the MPUD 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 entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD 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 or the MPUD 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 approval under any circumstances.

[OWNER/DEVELOPER'S ACKNOWLEDGMENT TO FOLLOW]



OWNER'/DEVELOPER' ACKNOWLEDGMENT:

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
(date), by \_\_\_\_\_ (name  
of corporation acknowledging) a \_\_\_\_\_  
(State or place of incorporation) corporation, on behalf of the corporation. He/she is personally  
known to me or who has produced \_\_\_\_\_ (type of  
identification) as identification.

Seal:

\_\_\_\_\_  
NOTARY

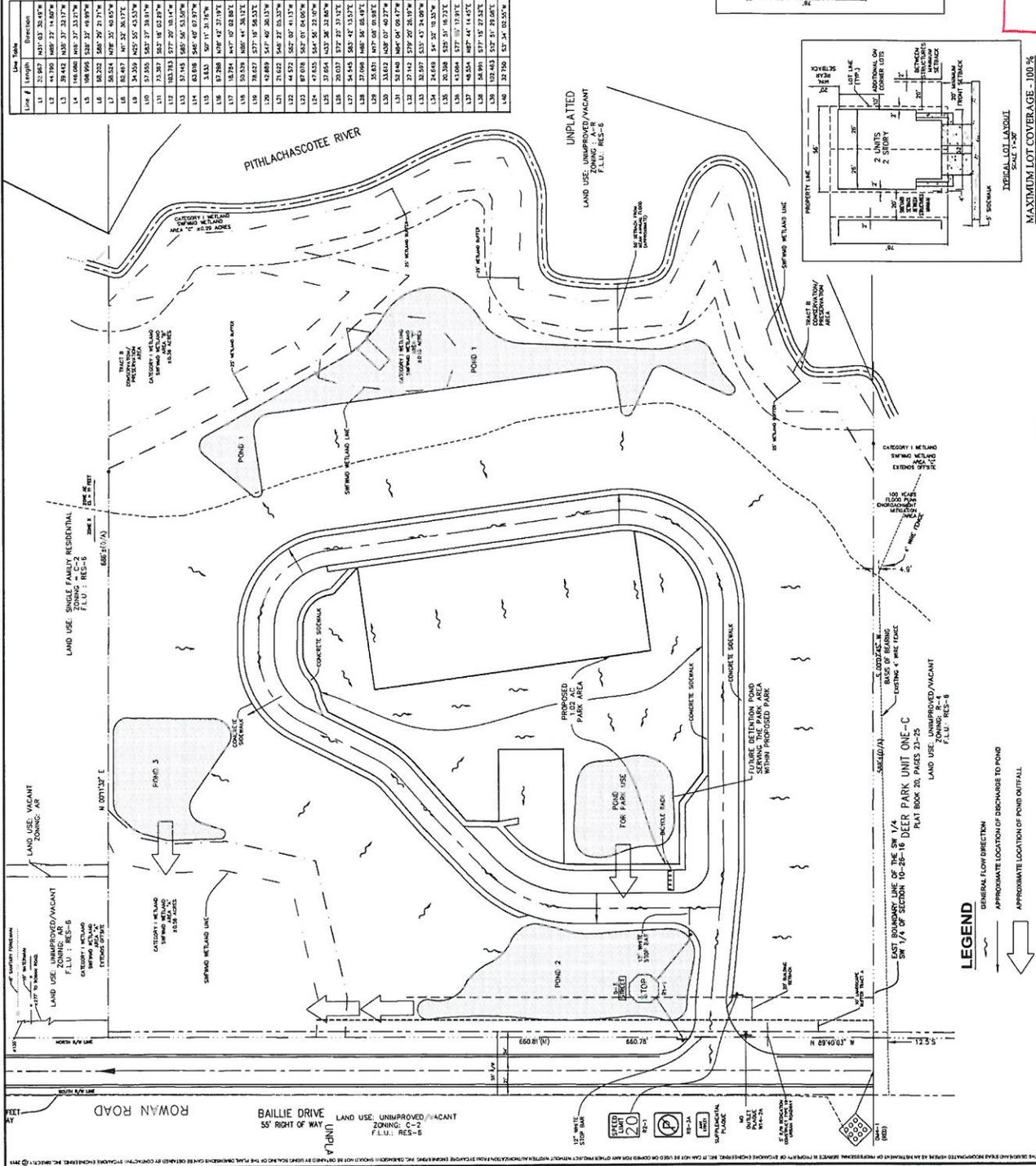


**EXHIBIT C**  
**MASTER PLAN**

**SITE DATA**

PARCEL ID: 10-25-14-0000-0000-0000  
 PROPOSED UNIT: 55 UNITS  
 TOTAL AREA: 10.29 AC  
 TOTAL IMPROV. AREA: 8.53 AC  
 TOTAL LOT AREA: 1.56 AC  
 TOTAL OPEN SPACE: 1.56 AC  
 TOTAL PAVED AREA: 1.56 AC  
 TOTAL ASPHALT AREA: 1.56 AC  
 TOTAL CONCRETE AREA: 1.56 AC  
 TOTAL GRAVEL AREA: 1.56 AC  
 TOTAL SAND AREA: 1.56 AC  
 TOTAL STONE AREA: 1.56 AC  
 TOTAL BRICK AREA: 1.56 AC  
 TOTAL TILE AREA: 1.56 AC  
 TOTAL METAL AREA: 1.56 AC  
 TOTAL WOOD AREA: 1.56 AC  
 TOTAL PLASTER AREA: 1.56 AC  
 TOTAL GYP. BOARD AREA: 1.56 AC  
 TOTAL INSULATION AREA: 1.56 AC  
 TOTAL ROOFING AREA: 1.56 AC  
 TOTAL PAINT AREA: 1.56 AC  
 TOTAL ELECTRICAL AREA: 1.56 AC  
 TOTAL MECHANICAL AREA: 1.56 AC  
 TOTAL PLUMBING AREA: 1.56 AC  
 TOTAL HVAC AREA: 1.56 AC  
 TOTAL FLOORING AREA: 1.56 AC  
 TOTAL WALL AREA: 1.56 AC  
 TOTAL CEILING AREA: 1.56 AC  
 TOTAL EXTERIOR FINISH AREA: 1.56 AC  
 TOTAL INTERIOR FINISH AREA: 1.56 AC  
 TOTAL LANDSCAPE AREA: 1.56 AC  
 TOTAL UTILITY AREA: 1.56 AC  
 TOTAL STORAGE AREA: 1.56 AC  
 TOTAL OFFICE AREA: 1.56 AC  
 TOTAL LABORATORY AREA: 1.56 AC  
 TOTAL CLEAN ROOM AREA: 1.56 AC  
 TOTAL PHARMACEUTICAL AREA: 1.56 AC  
 TOTAL FOOD PROCESSING AREA: 1.56 AC  
 TOTAL TEXTILE AREA: 1.56 AC  
 TOTAL LEATHER AREA: 1.56 AC  
 TOTAL FUR AREA: 1.56 AC  
 TOTAL JEWELRY AREA: 1.56 AC  
 TOTAL OPTICAL AREA: 1.56 AC  
 TOTAL ELECTRONIC ASSEMBLY AREA: 1.56 AC  
 TOTAL INSTRUMENTATION AREA: 1.56 AC  
 TOTAL MEASUREMENT AREA: 1.56 AC  
 TOTAL RESEARCH AREA: 1.56 AC  
 TOTAL DEVELOPMENT AREA: 1.56 AC  
 TOTAL MANUFACTURING AREA: 1.56 AC  
 TOTAL DISTRIBUTION AREA: 1.56 AC  
 TOTAL WAREHOUSE AREA: 1.56 AC  
 TOTAL STORAGE AREA: 1.56 AC  
 TOTAL OFFICE AREA: 1.56 AC  
 TOTAL LABORATORY AREA: 1.56 AC  
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 TOTAL RESEARCH AREA: 1.56 AC  
 TOTAL DEVELOPMENT AREA: 1.56 AC  
 TOTAL MANUFACTURING AREA: 1.56 AC  
 TOTAL DISTRIBUTION AREA: 1.56 AC  
 TOTAL WAREHOUSE AREA: 1.56 AC

**NOTES:**  
 1. RES-LAND USE ALLOWS 4 UNITS / ACRE DENSITY  
 2. PROJECT LIES WITHIN FLOOD ZONE X-1 & X-2 PER FIRM 15-014  
 3. PROJECT LIES WITHIN FLOOD ZONE X-1 & X-2 PER FIRM 15-014  
 4. PROJECT LIES WITHIN FLOOD ZONE X-1 & X-2 PER FIRM 15-014  
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AUG 18 2015  
 APPROVED

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA            } ss  
COUNTY OF Pasco County

Before the undersigned authority personally appeared **Sarah Potts** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Log# 15-35** was published in **Tampa Bay Times: 7/8/15**, in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sarah Potts  
Signature of Affiant

Sworn to and subscribed before me this 07/08/2015.

Jessica Attard  
Signature of Notary Public  
JESSICA ATTARD  
MY COMMISSION # FF 195544  
EXPIRES: March 28, 2019  
Bonded Thru Budget Notary Services  
STATE OF FLORIDA

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF PUBLIC HEARINGS  
ON REZONINGS FOR  
PROPERTIES LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Dev Review Committee (DRC) will hold a public hearing on Thurs, July 23, 2015, at the West Pasco Govt Ctr (WPGC), Board Rm, 8731 Citizens Dr, New Port Richey (NPR), FL, at 1:30 pm, & that the Pasco Co Board of Co Commissioners (BCC) will hold a public hearing on Tues, Aug, 18, 2015, at the WPGC, Board Rm, 8731 Citizens Dr, NPR, FL, at 1:30 pm to consider applications for rezoning pursuant to the provisions of the Pasco Co Land Dev Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application:

1. Indian Shores Gulfside, LLC/Riverwalk Preserve MPUD (#7158) petitions for a rezoning for an MPUD amendment for a par loc on the N side of Baillie Dr approx 300' E of Rowan Rd (aka 7425 Baillie Dr, NPR, FL).

Any person desiring to appeal any decision made by the BCC, DRC, or Planning Commission w/respect to any matter considered at any meeting or hearing will need a record of the proceedings & may need to ensure that a verbatim record of the proceedings is made which includes the testimony & evidence upon which the appeal is to be based.

Information concerning applications will be on file & available for examination in the office of the Pasco Co Planning and Dev Dept, WPGC, 8731 Citizens Dr, NPR, FL.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within 5 working days of publication of this notice, please contact the Human Resources Dept, WPGC, 8731 Citizens Dr, Suite 330, NPR, FL 34654-5598; (727) 847-8030 (V) in NPR; (352) 523-2411, Ext. 8030 (V) in Dade City; (813) 996-2411, Ext. 8030 (V) in Land O' Lakes; or via (727) 847-8949, if you are hearing impaired.

Log# 15-35

7/8/15

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