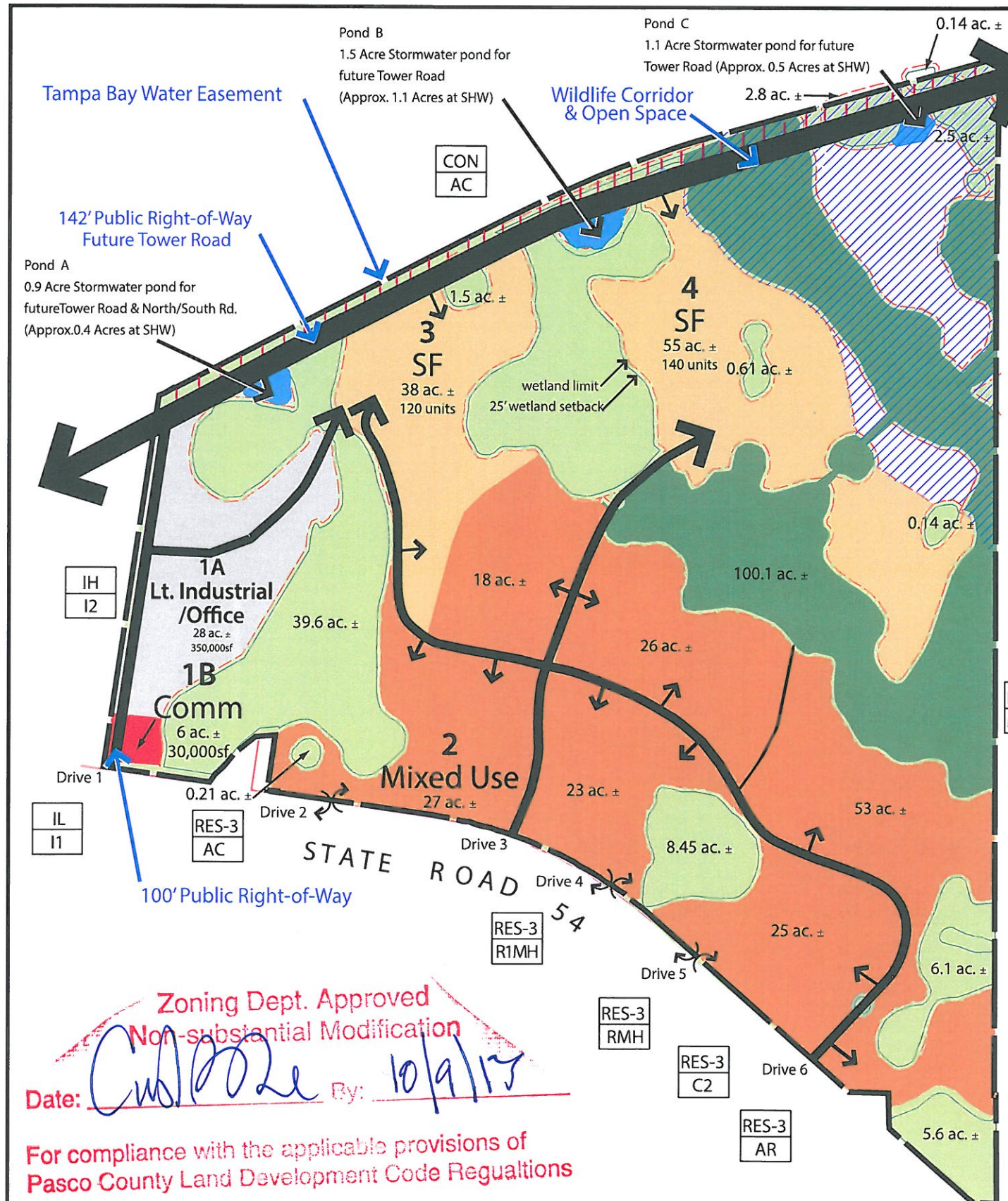

Zoning Dept. Approved
Non-substantial Modification
Date: 10/9/13 By:
For compliance with the applicable provisions of
Pasco County Land Development Code Regualtions

Legacy MPUD - Land Use Data Table

Parcel	Land Use	Acres (2)	Amount (3)	Density/Intensity (4)
1A	Lt. Industrial / Office	28	350,000 sf	0.29 FAR
1B	Commercial	6	30,000 sf	0.11 FAR
2	Mixed Use	172	170,000 sf Commercial 180,000 sf Office 440 du Multi Family 200 du Townhouse	N.A.
3	Single Family detached	38	120 du.	3.2 Units/ acre
4	Single Family detached	55	140 du.	2.5 Units/ acre
	Total Residential Units		1,183 du. (Based on Max. Land Use Tradeoff)	
	Developable Acres	299		
	Wetlands (5)	172		
	Open Space (6)	28		
	Tampa Bay Water Easement	12		
	Future Public Road R/W (7)	23		

Table Notes: *Total Project Site:* 534 acres

(1) The maximum number of single-family detached residential units which may be constructed in the project is 550 units. All single-family detached units in excess of 360 units (up to an additional maximum of 190 units) shall be developed in accordance with the Traditional Neighborhood Design standards. Single Family Detached Units may be allowed in Mixed Use Parcel 2, in accordance with the MPUD Conditions.

(2) Limits and areas of development parcels are approximate and subject to change following final environmental review, detailed engineering and agency review and permitting.

(3) Represents estimated maximum development within parcel.

(4) Density/Intensity by parcel is approximate and based on gross area. Areas deemed necessary for stormwater management, floodplain impact and compensation, buffers, required Neighborhood Park areas, local roads and other land requirements may alter final density/intensity.

(5) Approximate acreage subject to change following jurisdictional acceptance, permitted impact and mitigation. Wetland classifications as defined by the Comprehensive Plan are shown on figure.

(6) Includes upland areas with designated wildlife corridor and along future road r/w; however, does not include wetland buffers, required buffers or required parks and yards/setbacks within development parcels. Areas designated as Open Space on this plan may be used for stormwater management facilities, wetland mitigation areas, or flood plain compensation areas.

(7) Includes required public road dedication for north/south road (4.7ac. +/-) and future Tower Road r/w (18.5ac. +/-). Area is approximate and subject to change following roadway design, stormwater retention requirements, wetland mitigation impacts, floodplain impacts and compensation areas.

Legacy MPUD - General Notes

Open Space -
To comply with the PD Plan Category Open Space Requirement, the total Open Space shall be composed of Open Space, Tampa Bay Water Easement, Future Public Road Right-of-Way all as shown in the Land Use Data Table above; Class 2 and 3 Wetlands; and may also include other lands designated as Open Space located within development parcels. The project's total Open Space will be a minimum of 90 acres, which is 25% of the project's developable acreage.

Wildlife Corridor -
TThe Wildlife Corridor and Open Space may be used for floodplain compensation, wetland mitigation and flatwoods creation generally consistent with Exhibits B1 and B2. Any open water areas within the Wildlife Corridor are subject to review and approval by the Development Review Division (DRD) and the County Biologist. No other construction or use will be permitted in the Wildlife Corridor except as otherwise authorized by County regulations.

Access -

Drive 1:	Left In, Right In / Right Out access (Full access when signalization installed)
Drives 2, 4, 5 and 6:	Right In / Right Out only access
Drive 3:	Full access driveway aligned with existing median opening on SR 54

Permitted Land Uses -
The land uses allowed in the MPUD include residential uses, office uses, neighborhood and general commercial uses, light industrial uses and targeted businesses; the specific uses in each category are shown on the List of ITE uses and Land Use Classifications.

The general locations for land uses are as shown on this MPUD Master Plan and land uses may be exchanged between and among any parcels consistent with the List of ITE uses. Land use exchanges shall not be subject to either minor or substantial modification processes of the MPUD zoning district but may proceed upon submittal of an exchange request to and verification by the Zoning and Site Development Department as provided in Conditions of Approval.

Project Phasing -
The timing of development of specific land uses and development parcels may proceed as determined by the developer. There is no required geographic phasing for the project. The development parcels shown on the Master Plan do not imply or require phasing of any type.

Legacy

MPUD

NORTH

scale: 1" = 800' +/-
0' 200' 400' 800'

LEGEND

- Property Boundary
- 25' Wetland Setback
- Wetlands Category 1:
  Category 2 & 3:
- Open Space
- Tower Road Stormwater Ponds
- SF (Single Family Residential)
- Mixed Use
- Comm (Commercial)
- Lt. Industrial / Office
- Proposed Access
- Proposed Roadway
- Proposed Wildlife Corridor
- Adjacent Future Land Use / Existing Zoning: RES-3 / AC

MPUD Master
Development Plan

Figure 9

September 2013

FLORIDA DESIGN CONSULTANTS, INC.

plan\Legacy 213\Figure9ver091113ai