

**FLORIDA CITRUS INVESTORS, INC. MPUD
REZONING PETITION NO. 6920
SUBSTANTIAL MODIFICATION NARRATIVE**

Introduction

On January 25, 2011, the Pasco County Board of County Commissioners (the “BOCC”) approved Zoning Petition No. 6920 for a change in zoning from an A-C Agricultural District to a MPUD Master Planned Unit Development District pursuant to Pasco County Resolution No. 11-10RZ. On July 14, 2015, Denise Hernandez, acting Zoning Administrator, approved a nonsubstantial amendment to the subject MPUD.

Florida Citrus Investors, Inc. MPUD (the “MPUD”) is located west of Land O’Lakes Blvd. (U.S. 41) near the intersection of Land O’Lakes Blvd. and Keene Road and contains 160 acres. The MPUD presently allows up to a total of 317 dwelling units, but applicant is seeking an increase in the number of units to allow a total of 354 units.

This *substantial* modification to the MPUD proposes changes to the Master Plan and Conditions of Approval as described as follows:

A. MPUD Master Plan

1. Revise Master Plan, including new alignment for N/S and E/W Vision Roads to match Lester Dairy MPUD alignments;
2. Revise site size, wetland location, classifications and sizes per recent boundary and wetland jurisdictional survey;
3. Increase maximum development to 354 units; and
4. Add new residential product type to match those approved in the adjacent Lester Dairy MPUD (add 45’ rear loading, 45’ front loading and villas).

B. MPUD Conditions of Approval

1. Insert new transportation-related conditions in lieu of the existing transportation conditions based on the new Timing and Phasing Application that has been filed by applicant;
2. Clarify the right of County staff to approve amendments to the bike/ped plan and MRP once approved by the DRC;
3. Add new residential product type per above; and
4. Delete certain older conditions that are no longer included in MPUD conditions and were deleted from the Lester Dairy MPUD.

DENSITY CALCULATIONS

Uplands 101.538 ac
 Surface Waters 2.701 ac
 Wetlands 55.806 ac (515 ac Class 2, balance of 55,291 Class 1)
 Total Site 160.045 ac

Wetlands Credit
 Class 1 55.291 ac X 25% = 13.823 ac credit
 Class 2 .515 ac X 10% = .0515 ac credit

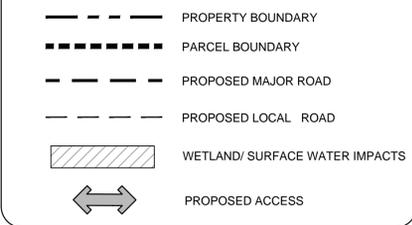
104.239 ac Uplands + Surface Waters
 + 13.823 ac Class 1 credit
 = .0515 ac Class 2 credit
 118.1135 ac Total site for density calculations X RES-3 = **354 maximum units**

LAND USE DATA TABLE

Parcel	Land Use Type	Land Use Amount* (du/ ac)	Total Parcel Size (acres)	Uplands (acres)	Pre Development Wetlands (acres)	Impacted Wetlands (acres)	Gross Density (Total Parcel)	Net Density (Uplands only)
1	Single Family Detached, Villa and Townhouses	69 du	15.03 ac	15.03 ac	0.00 ac	0.00 ac	4.6 du/ac	4.6 du/ac
2	Single Family Detached, Villa and Townhouses	196 du	38.30 ac	37.63 ac	0.00 ac	0.00 ac	5.12 du/ac	5.12 du/ac
3	Single Family Detached, Villa and Townhouses	29 du	6.30 ac	6.30 ac	0.00 ac	0.00 ac	4.60 du/ac	4.60 du/ac
4	Single Family Detached, Villa and Townhouses	60 du	11.97 ac	10.69 ac	0.00 ac	0.00 ac	5.01 du/ac	5.01 du/ac
5	Future Residential/ Open Space/ Park/ Wetland Mitigation/ Floodplain Comp./ Stormwater	N/A	11.36 ac	11.29 ac	0.00 ac	0.00 ac	N/A	N/A
Misc.	Right-of-ways, Wetlands, Nonresidential Uplands	N/A	77.09 ac	20.60 ac	55.81 ac	0.63 ac	N/A	N/A
TOTAL		354 residential dwelling units	160.05 ac	101.54 ac	55.81 ac	.63 ac		

* Developable Units may be used or allocated by applicant/developer to any parcel and for any approved product type anywhere within the developable portions of the MPUD without additional approvals from Pasco County

LEGEND



FCI MPUD GENERAL NOTES

Property Developer:
 NVR, Inc.
 Ben Wilson, Land Market Manager
 2203 N. Lois Avenue, Suite 900
 Tampa, Florida 33607
 813-918-2881

Attorney:
 Hobby & Hobby, P.A.
 Clarke Hobby, Esquire
 109 N. Brush Street, Suite 250
 Tampa, Florida 33602
 813-223-3338

Planner:
 Florida Design Consultants
 Cynthia Tarapani
 3030 Starkey Boulevard
 308New Port Richey, Florida 34655
 727-849-7588

Transportation Engineer:
 Rysor Transportation Consulting
 Michael Rysor, P.E.
 19046 Bruce B. Downs Blvd., Suite
 Tampa, Florida 33647
 813-625-1699

OWNER:
 FCI Florida Citrus Investors
 1525 W. Hillsborough Ave. Tampa, Florida 33603

1. Site Data
 Total Site: 160.05 acres
 Uplands: 101.54 acres
 Predevelopment Wetlands: 55.81 acres
 Predevelopment Surface Water: 2.70 acres
 Land Use Plan: RES-3
 Current Zoning: MPUD
 Proposed Zoning: MPUD
 Flood Zones: A, X

2. Timing of Development: The timing of development for each phase of the project will be established by the Developer in response to market conditions and parcels may be developed in any order as determined by the Developer. The parcel numbers are shown for identification purposes only and do not imply or confirm the order of development.

3. Neighborhood Parks: Neighborhood Parks will be provided in conformance with Pasco County Land Development Code and their locations and sizes will be identified on the Preliminary Site Plan(s).

4. Typical Lot Layout and Setbacks: A typical lot layout is shown on this Master Plan for each residential lot size and type. Side yard setbacks may be reduced to 5 feet subject to compliance with LDC Section 902.2.K.2b.

5. Environmental Issues: The existing wetlands have been field verified by Florida Design Consultants to contain a total of 55.81 acres of Class 2 wetlands and 2.70 acres of surface waters in the locations shown on the Master Plan. The Master Plan proposes to impact a total of 1.25 acres of Class 2 wetlands AND 1.94 acres of surface waters, as identified on the Master Plan.

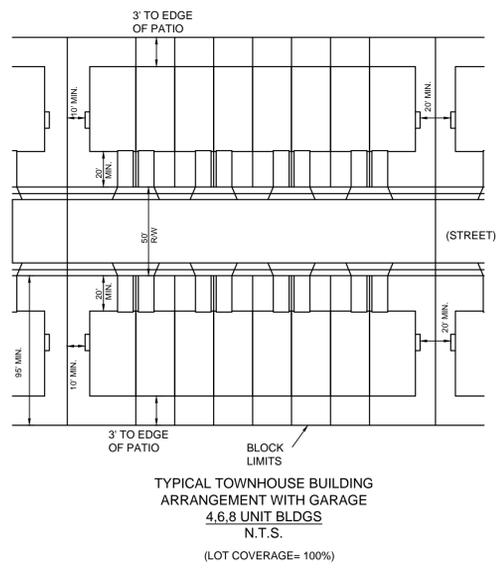
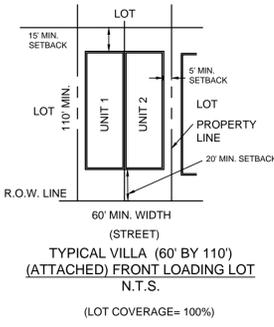
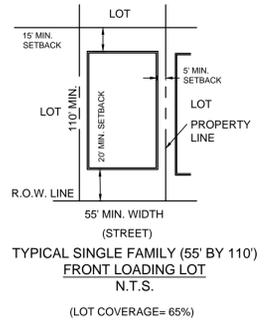
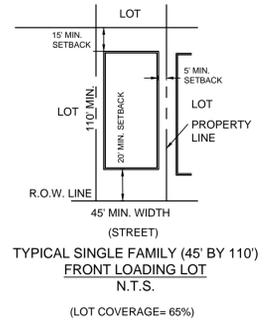
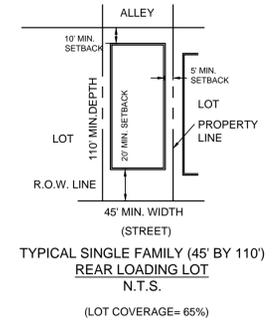
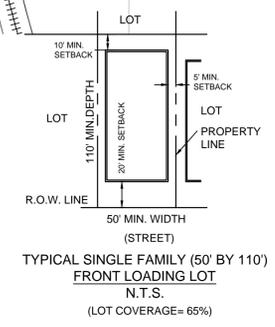
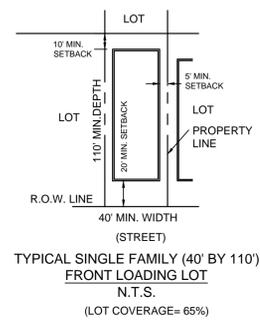
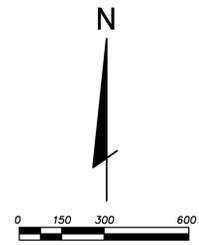
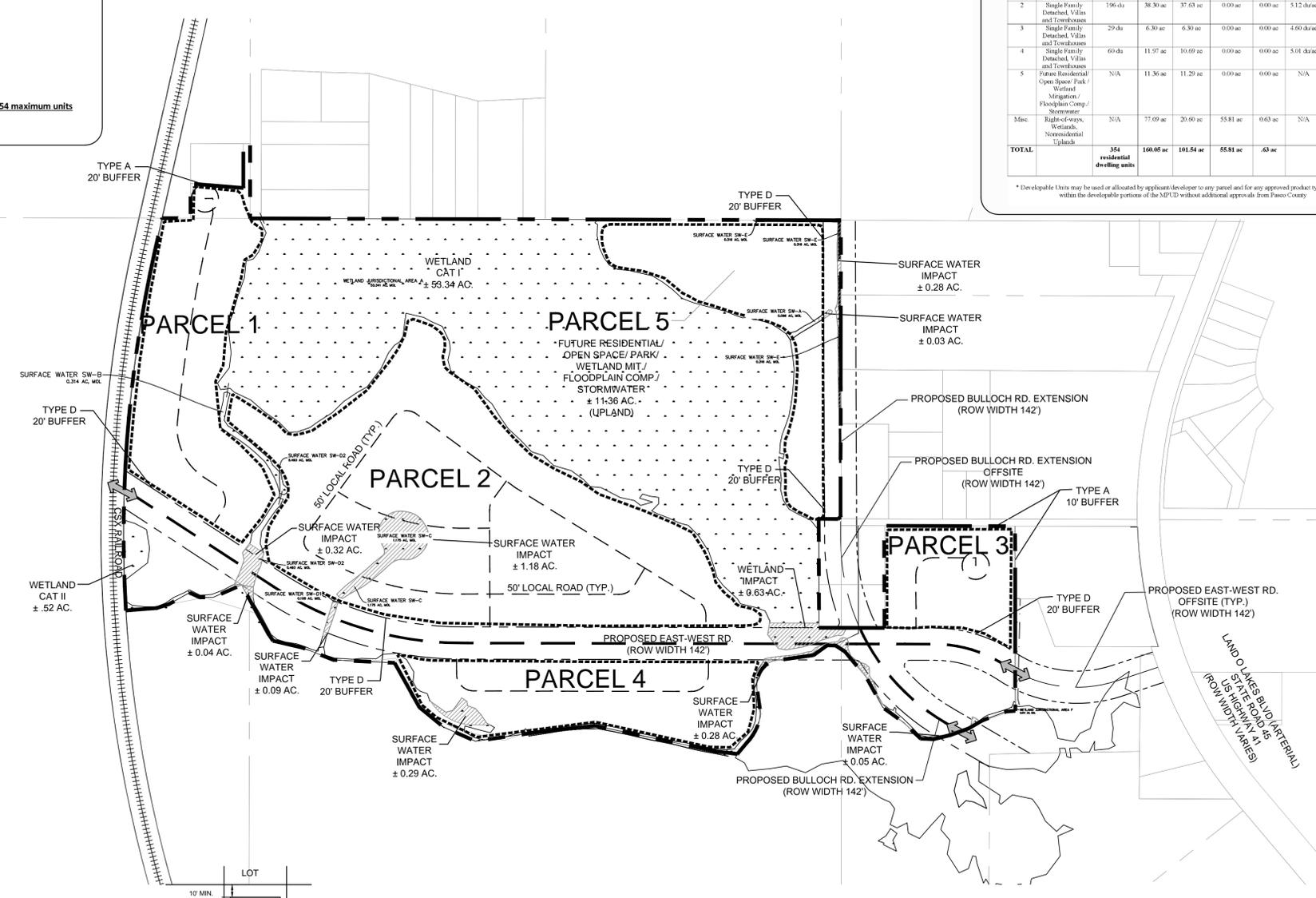
There are no Critical Linkages or Wellhead Protection Areas on the site or within 1,000 feet of the site.

6. Water and Wastewater Utilities: To be provided by Pasco County.

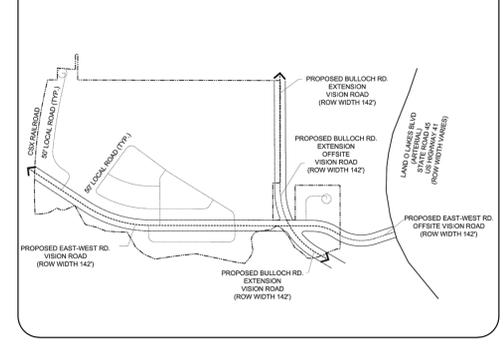
7. Provision for Maintenance of Common Areas: The Developer shall establish legal entities for the maintenance of common areas within the project.

8. Interim Uses: Agricultural uses are allowed on the site during construction and until the site is developed.

9. Generalized Mobility Plan: including bicycle and pedestrian facilities shown thereon are conceptual only and subject to change without requiring an amendment to the MPUD. Additionally, the developer may submit an overall pedestrian/bike path plan to the Planning and Development Department for approval prior to approval of the first PDP/PSP, which provides a path circulation in accordance with the Pasco County LDC, as amended, or an alternative method acceptable to the Planning and Development Department, and in compliance with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required.



GENERALIZED MOBILITY PLAN (NTS)



PROJECT NO.	2014-0042
DATE	09-15-15
DESIGNED BY	535
CHECKED BY	CHT
DATE	09-15-15
PROJECT NAME	FCI
SHEET NAME	MPUD MASTER PLAN
NO.	
DATE	

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