

WYNDFIELDS

MPUD-REZONING NARRATIVES

The original Wyndfields MPUD was approved by the Board of County Commissioners in 2000. Subsequent Amendments occurred in 2005 and 2007. On March 25, 2014, the Board of County Commissioners approved a Comprehensive Plan Amendment to include Wyndfields in the existing Urban Service Area to the West. Wyndfields had previously been identified as being in the USA Expansion Area. Based thereon, the Developer commenced planning for an Amendment to the MPUD.

The changes requested in the proposed Amendment are depicted in various exhibits included in this Application, in particular the "Amended Master Plan Unit Development Plan" and the "Preliminary Concept Plan." The Owners are Schickedanz Bros.—Hammock Pines, LTD and Pasco County Associates I, LLLP. In the development of Wyndfields, these two Owners/Developers have worked together cooperatively as to the project not only as to the MPUD, but also in cooperating with the County, other developers, and FDOT in the development of S.R. 56.

Residential: The Proposed MPUD Amendment does not affect the Pasco County Associates portion of Wyndfields which consists of 1250 residential units (Villages 1-9). The Amendment does provide for changes to the Schickedanz section primarily in a reduction of commercial square footage, an increase in residential units, and an addition of offices, as follows:

Schickedanz Bros.—Hammock Pines, LTD. Portion of the Project:

<u>Category</u>	<u>Proposed</u>	<u>Currently Approved</u>
Residential: Single-Family Units:	701	593
Multi-Family/Townhome Units:	851	156

S.F.	Commercial Square Footage:	52,272 S.F	185,000
S.F.	Office:	15,000 S.F.	15,000

Pasco County Associates I, LLLP. Portion of the Project:

Category	Proposed	Currently Approved
Residential: Single-Family Units: 1,091	1,091	
Multi-Family/Townhome Units:	159	159
Commercial Square Footage:	0 S.F	0 S.F
Office:	0 S.F	0 S.F

Total Wyndfields Project:

Category	Proposed	Currently Approved
Residential: Single-Family Units: 1,684	1,792	
Multi-Family/Townhome Units:	1,110	315
Commercial Square Footage:	52,272 S.F	185,000
Office:	15,000 S.F.	15,000

The proposed total number of residential units are 2,802.units

The currently approved total number of residential units is 1,999.

In addition to the foregoing and as suggested above, Wynfields is now within the Urban Service Area. Significant is the construction of S. R. 56 through the developing projects between S.R. 54 and the southern boundary of Pasco County. Also significant is the FDOT involvement in the construction of S.R. 56 through this section of Pasco County to S.R. 301 in Hillsborough County in conjunction with Pasco County and various Developers.

The MPUD Amendment being proposed is shown in a number of Plans submitted with the Application which speaks to not only the concept of the various uses to be built from commercial to a variety of residential uses, but other amenities including pedestrian access, buffering, parks and a Pasco County School which was included in the original development plan. All information regarding land use may be viewed on the various Plans submitted along with structural concepts.

Special Considerations:

First, the Applicant requests the MPUD Expiration Date be increased by fifteen (15) years beyond the Gubernatorial-Approved Extension Dates granted to Wyndfields in prior approvals plus the pending requests. The fifteen (!5) years is consistent with the Transportation analysis.

Second, Section 5(b) of the Amended Restated Roadway Development Agreement approved by the Board of County Commissioners on June 7, 2011, provides that "....the Developer shall have completed the design and construction of the entirety of the Wyndfields Boulevard Northern Segment as a condition to the County approving the subdivision plat containing the 600th platted residential unit within the MPUD...." The "Developer" now includes two separate developers. Completion of the Wyndfields Boulevard Northern Segment is not necessary for residential development in the Southern portion of Wyndfields owned and to be built by Schickedanz Bros.

Third, the initial MPUD Approval, as amended, does provide that legal instruments will be created providing for the management of common areas and facilities.