

# CONSENT AGENDA

## ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission PETITION #6727  
Commission District #2

FROM:  Debra M. Zampetti  
Zoning/Code Compliance  
Administrator Development Review Committee  
Meeting Date: 7/26/07

SUBJECT: Rezoning Request  
Central Pasco County Planning Commission  
Hearing Date: 9/12/07

APPLICANT: **CONNERTON, LLC/CONNERTON  
VILLAGE II MPUD** Board of County Commissioners  
Hearing Date: 10/9/07, DC

TAZ #290, 291, 292, and 293

### PETITION SUMMARY:

Petition No. 6727 in the name of Connerton, LLC/Connerton Village II MPUD has been filed for a change in zoning for an MPUD Master Planned Unit Development Amendment. The property is located approximately one-half mile east of the intersection of Land O' Lakes Boulevard (U.S. 41) and Connerton Boulevard, and Land O' Lakes Boulevard and Pleasant Plains Parkway (Sections 23, 24, 25, and 26, Township 25 South, Range 18 East, and Sections 19 and 30, Township 25 South, Range 19 East [portions of]) and contains 949.3 acres, m.o.l., per the submitted signed and sealed description sketch dated October 18, 2004.

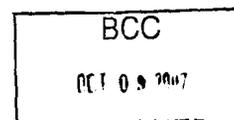
Project Name:	Connerton Village II MPUD Master Planned Unit Development
Developer's Name:	Connerton, LLC
Future Land Use Classification:	NT (New Town)
Water/Sewage:	Pasco/Pasco
No. of Dwelling Units:	1,704
Type of Dwelling Units:	Single-Family Attached (264 Units), Single-Family Detached (1,170 Units), and Multifamily (270 Units)
Commercial Acres/Square Feet:	36,000 Square Feet of Retail and Personal Services
Other Land Uses	25,000 Square Feet of Office on Nine Acres

The surrounding zoning districts and land uses are as follows:

	<u>Zoning District</u>	<u>Land Use</u>
North:	A-C Agricultural	Undeveloped
East:	A-C Agricultural	Undeveloped
South:	MPUD Master Planned Unit Development; PUD Planned Unit Development	Single-Family Dwellings
West:	MPUD Master Planned Unit Development	Connerton Boulevard; Pleasant Plains Parkway; Single-Family Dwellings; Undeveloped

### FINDINGS OF FACT:

1. Presently, the subject site is undeveloped.
2. Access to the property is from Connerton Boulevard, which has 142± feet of right-of-way, and/or Pleasant Plains Parkway, which has 142± feet of right-of-way, both of which intersect with Land O' Lakes Boulevard (U.S. 41) which has 200 feet of right-of-way.
3. The subject property is located in Flood Zones "X" and "A," and development within the area designated Zone "A" is subject to the requirements of Article 700, Flood Damage Prevention, of the Land Development Code.



4. The surrounding area is characterized by a subdivision under construction.
5. On March 22, 2005, the Board of County Commissioners approved the Connerton Village II MPUD Master Planned Unit Development (Petition No. 6313) with conditions.
6. The approval granted a rezoning for approximately 948 acres of Connerton Development of Regional Impact No. 233 from an A-C Agricultural District to an MPUD Master Planned Unit Development District. A maximum of 1,704 dwelling units (single-family attached, single-family detached, and multifamily) were approved along with a 72± acre village center consisting of 30,000 square feet of retail uses, 25,000 square feet of office space, 45,000 square feet of public and civic uses, and a 37-acre elementary/middle school adjoining an 80-acre regional park, along with neighborhood parks, pedestrian pathways, and village greens.
7. The applicant also obtained a variance from Section 603.9 of the Land Development Code (Landscaping and Irrigation Ordinance, No. 02.04) for required buffers along adjacent roadways and alleys based on the unique design of the village center and Neighborhood 3, all of which will be incorporated into a traditional neighborhood design.
8. On May 9, 2006, the Board Of County Commissioners approved a nonsubstantial amendment to the Connerton Village II MPUD Master Planned Unit Development allowing a 159-unit reduction in single-family detached units, a corresponding 149-unit increase in the number of single-family attached units, and a 10-unit increase in multifamily units, along with a revision to setbacks for traditional neighborhood development housing types, and a 6,000-square-foot increase in commercial entitlements.
9. On January 9, 2007, the Board Of County Commissioners approved a nonsubstantial amendment to the Connerton Village II MPUD (Master Planned Unit Development allowing a reduction in front setbacks for front-facing garages from 25 feet to 20 feet with the option of a 15-foot garage setback for a side-entry garage (such setbacks intended to be applied only to the "standard condition," Single-Family Detached Type B housing product).
10. On July 10, 2007, the Board Of County Commissioners approved a nonsubstantial amendment to the MPUD Master Planned Unit Development allowing the creation of a new 45-foot-wide, single-family detached lot type (no increase in density), to be restricted to Neighborhood 7 only (SFD-B-2), along with a modification of the boundary between Neighborhoods 7 and 8 (to reflect platted configuration), and designation of Neighborhoods 8A and 8B.
11. The Zoning/Code Compliance Department has received a formal request from the developer of Connerton Village II MPUD Master Planned Unit Development to amend the existing Master Development Plan and conditions of approval to allow the following:
  - a. An 85-unit increase in Neighborhood 2 from 185 dwelling units to 270 units.
  - b. A corresponding 85-unit decrease in Neighborhood 5 from 450 units to 365 units.
12. Staff has reviewed the applicant's request and finds the following:
  - a. The applicant has submitted the application, pursuant to Petition No. 6313, Condition No. 39, requiring the developer to submit and obtain Board Of County Commissioners approval of an MPUD Master Planned Unit Development amendment request to intensify development or reduce open space or preservation/conservation areas within an increment prior to any preliminary plan/preliminary site plan approval within such increment.
  - b. Although the applicant is requesting an 85-unit increase in Neighborhood 2, there is an equivalent 85-unit decrease in Neighborhood 5. Accordingly, if approved, the proposed amendment will not result in an overall increase in density or a reduction in required open-space requirements. Additionally, approval of the request will allow a greater diversification of product types within Neighborhood 2, which is located closer to the Village 2 Village Center, an area that is intended to have greater density.

ANALYSIS:

MPUD Master Planned Unit Development amendments must be reviewed in accordance with Section 522.6, Modifications, of the Pasco County Land Development Code to determine if the proposed changes are substantial. A substantial change is deemed to exist where:

1. "There is a proposed increase of greater than five (5) percent in the total number of dwelling units proposed for the MPUD Master Planned Unit Development."

**FINDING:** No increase in the number of overall dwelling units will occur as a result of the requested amendment.

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2. "There is a proposed major redistribution of density within individual phases of the MPUD Master Planned Unit Development."

**FINDING:** Although approval of the proposed MPUD Master Planned Unit Development amendment will result in a redistribution of density, the increased density will occur in Neighborhood 2, which abuts the Village Center for the Village 2 MPUD Master Planned Unit Development. It is anticipated that higher densities will occur near the Village Center, and this proposed amendment is in keeping with the intent of the Village Center concept.

3. "There is a decrease of proposed preservation or conservation areas involving more than five (5) percent of the original area set forth in the MPUD Master Planned Unit Development Plan."

**FINDING:** No decrease in preservation or conservation areas will occur as a result of the approval of this request.

4. "There is an increase in the size of areas proposed for nonresidential uses of more than five (5) percent."

**FINDING:** No increase in the size of areas proposed for nonresidential uses will occur as a result of the approval of this request.

5. "There is a substantial increase in the adverse impact of the development due to modifications or failure to comply with conditions or stipulations authorized in the original approval."

**FINDING:** No increase in adverse impacts will occur as a result of the approval of this request.

Based upon the foregoing and the criteria established within the Pasco County Land Development Code, Section 522.6, Modifications, the Growth Management Department staff has determined that the proposed amendment does constitute a substantial change.

STAFF RECOMMENDATION TO THE DEVELOPMENT REVIEW COMMITTEE:

Approval with Conditions

DEVELOPMENT REVIEW COMMITTEE ACTION (7/26/07):

Approved with Conditions

CONDITIONS:

See Attachment

STAFF RECOMMENDATION TO THE PLANNING COMMISSION:

Approval of Development Review Committee Recommendation with Conditions

PLANNING COMMISSION ACTION:

Approved Development Review Committee Recommendation with Conditions: 10 Ayes;  
0 Nays

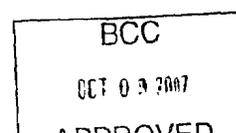
STAFF RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS:

Approval of Development Review Committee and Planning Commission Recommendations with Conditions

BOARD OF COUNTY COMMISSIONERS ACTION:

Approved Development Review Committee and Planning Commission Recommendations with Conditions

The Board of County Commissioners approval of this rezoning use 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.



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**CONNERTON, VILLAGE II  
MASTER PLANNED UNIT DEVELOPMENT  
CONDITIONS OF APPROVAL  
REZONING PETITION NO. 6727**

**Master Development Plans**

1. Development shall be in accordance with the application, plans, and information submitted June 11, 2007, unless otherwise stipulated or modified herein.

**Instructions**

2. The developer 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, 35 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 plans, the preliminary plans will not be accepted for review.

On the proposed MPUD Master Planned Unit Development Plan's Design Guidelines Table for the Village Center and Neighborhoods 1, 3, and 5, revise the "Minimum Pool Setback" columns for Single-Family Detached Type B and Single-Family Detached Type B-2 to reflect a reference to Note 6, which prohibits screened, pool enclosures if five-foot setbacks are used for pools, as established by Condition No. 37 of Rezoning Petition No. 6727.

**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; i.e., the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection, or the Army Corps of Engineers (ACOE). 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 wetlands with an average width of 25 feet, but no less than 15 feet wide, unless otherwise accepted by the SWFWMD. The proposed upland buffer area shall be shown on the construction plans/construction site plans. The final upland buffer area as required by the SWFWMD shall be designated on the plat as "upland buffer as required and defined by the SWFWMD." Permissible uses of the upland buffer area shall be those uses allowed by the SWFWMD.
5. All wetlands shall be platted as tracts and designated on the plat as "conservation areas." 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 conservation areas.
6. The developer has submitted an environmental/habitat study which has been reviewed and conditions of the Connerton Development of Regional Impact (DRI)/development order (DO) shall apply.
7. Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, the developer shall submit a copy of any required Incidental Take Permit issued by the Florida Fish and Wildlife Conservation Commission to the Development Review Division (DRD).
8. Prior to construction plan/construction site plan approval, the developer shall submit to the DRD a copy of the Environmental Resource Permit Application as submitted to the SWFWMD. Prior to Site Development Permit, the developer shall submit to the DRD a copy of the Environmental Resource Permit.

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9. An amount equal to five percent of the usable acreage within each village center must be developed as parks and/or open space (DO Resolution No. 00-252, Condition V.R.3, as amended). Village II Village Center consists of 25 upland usable acres; therefore, 1.25 acres shall be developed as parks and/or open space.
10. Vegetation and wildlife shall be in conformance with Connerton DRI/DO as amended.
11. The developer has submitted an Archaeological/Historical Survey, which was reviewed and found acceptable by Pasco County on August 12, 2003. 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."
12. The developer 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 developer 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.
13. The neighborhood parks as depicted on the master plan have not been reviewed or approved for consistency with the Neighborhood Parks Ordinance. Specific review and approval of the neighborhood parks will be conducted at each preliminary plan/preliminary site plan review.

#### Ordinances

14. In addition to the MPUD Master Planned Unit Development conditions of approval, the developer shall comply with all Pasco County ordinances, including all impact fee ordinances.
15. In the event ordinances/resolutions are subsequently adopted by the BCC including, but not limited to, solid waste, public safety, or wildlife ordinances, the owner/developer shall be required to comply with such ordinances/resolutions.

#### Transportation/Circulation

##### Access Management

16. The developer 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.
17. Prior to final site/construction plan approval of any project abutting a State roadway, the owner/developer shall furnish to the DRD a Letter of Intent indicating approval and/or an approved Driveway Permit from the Florida Department of Transportation (FDOT). Prior to the issuance of the first Certificate of Occupancy (CO), the owner/developer 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.
18. At each preliminary plan/preliminary site plan approval, the Development Review Committee (DRC) may also require further intersection improvements along the internal road intersections, Pleasant

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Plains Parkway (a.k.a. Blue Mist Parkway) and Connerton Boulevard as delineated on the approved Map H for Connerton DRI.

19. Access to any commercial out-parcels shall be provided from internal drives or parking areas.
20. 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

21. Public roadways shall be required unless otherwise approved by the DRC prior to the first preliminary plan/preliminary site plan approval.
22. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than Pasco County.
23. 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.
24. All required dedication of right-of-way and timing of conveyance as well as design/construction specifications shall be in compliance with the DO approved concurrently herewith.

#### Design/Construction Specifications

25. Prior to preliminary plan/preliminary site plan submittal, the developer shall supply evidence that it has coordinated with the developer(s) and engineer(s)/surveyor(s) of the parcels adjoining the alignment of Connerton Boulevard and Pleasant Plains Parkway to identify and provide the location of the required interconnecting roadway. The following information shall be shown on all preliminary plans/preliminary site plans and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.
26. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, or as directed by the Engineering Services Director.
27. Alternative roadway-design standards may be considered and approved by the DRC at the time of each preliminary plan/preliminary site plan approval.
28. The required right-of-way for that portion of Connerton Boulevard and Pleasant Plains Parkway located within Village II boundaries will be a minimum of 142 feet or as necessary to serve the development pursuant to the provisions of Resolution No. 04-212, Adopting Standard Roadway Typical Sections for Collector and Arterial Roadways. The right-of-way for Connerton Boulevard within Village II shall be dedicated to Pasco County upon completion of the first two lanes or within six months of the County's request. Notwithstanding the above provisions, the developer shall be required to dedicate necessary right-of-way for the portion of Pleasant Plains Parkway and Connerton Boulevard located within the Village II boundaries by record plat.
29. The proposed access points for internal roadways as depicted on the Connerton Village II Master Development Plan are conceptual only. Approval of the proposed Master Development Plan does not constitute final approval of the access points as delineated on the plan. Final approval for the number and location of internal access points within Village II will be granted at the time of preliminary plan approval.
30. Prior to or concurrent with the first preliminary plan/preliminary site plan submittal, the developer shall submit a Village II roadway alignment and construction phasing plan for the increment of development requested in the preliminary plan/preliminary site plan to the Growth Management Department for review. The plan shall include, at a minimum, right-of-way widths, roadway cross sections, intersection geometry, phasing, design speed, internal access points, and alignment for the following roads and intersections: Connerton Boulevard and Pleasant Plains Parkway (a.k.a. Blue Mist Parkway). Approval of this plan must be obtained from the DRC prior to the first preliminary plan/preliminary site plan

approval. The County shall reserve the right to require specific dates or deadlines for completion of construction for any portion of these roads and intersections.

31. 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 developer is 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 developer shall be required and submitted to the Growth Management Department.
32. The developer may submit an overall pedestrian/bike path plan for Village II 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 Pasco County 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.

**Utilities: Drainage, Water Service, Wastewater Disposal**

33. The developer shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County 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.
34. 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.
35. 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:
  - 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 developer and the County shall enter into a Utilities Service Agreement.
36. The developer 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.

**Land Use Design Guideline Table**  
**Village Center and Neighborhoods 1, 3, and 5**

37. The design standards for the village center and Neighborhoods 1, 3, and 5 are as follows:

Lot Type	Minimum Lot Width and Depth	Minimum Primary Structure Setback					Minimum Garage Setback				Minimum Porch Setback		Minimum Pool Setback			Maximum Lot Coverage	
		F	S	SC	SP	R	F	S	SC	R	SC	F	S	SC	R		
Village Center Nonresidential	20' X 50'	0'	0'	10'	N/A	5' 1/	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	90%
Single-Family Attached Traditional Neighborhood Development (TND)	20' X 70'	10'	0'	10'	10'	10'	N/A	N/A	N/A	10'	10'	10'	5'	10'	5'		80%
Single-Family Attached Non-TND	20' X 70'	15'	7.5'	15'	15'	15'				20'		15'					75% for MF-3
Duplex TND	80' X 100' 4/	15'	5' 5/	10'	10'	10'	N/A	5'	10'	10'	10'	15'	5'	10'	5'		80%
Duplex Non-TND	80' X 100'	15'	7.5'	15'	10'	15'			20'	20'				20'			
Single-Family Detached Type A TND Only	40' X 90'	15'	5'	10'	10'	10'	N/A	N/A	N/A	10'	10'	15'	5'	10'	5'		75%
Single-Family Detached Type B	50' X 110'	15'	7.5'	15'	10'	15'	20' 2/	7.5'	20'	15'	10'	15'	5' 6/	20'	5'		70%
Single-Family Detached Type B-2	45' X 110'	15'	7.5'	15'	10'	15'	20' 2/	7.5'	20'	15'	10'	15'	5' 6/	20'	5'		70%

- F = Front Setback      1/ Setback from building face to parking.      4/ Each Unit is 40'x100'.      Note:
- S = Side Setback      2/ 15' if side-entry garage.      5/ 0' for shared wall.      1. Corner lots: Allow chimneys and bay windows to extend into side corner setback.
- SC = Side Corner      3/ Type A lots shall be allowed in Neighborhood 3 and Village Center only.      6/ No screened, pool enclosures allowed if 5' setback is utilized for a pool.      2. Front Steps: Allow front steps to extend into the front setback.
- SP = Side Porch      7/ Type B-2 lots shall be allowed in Neighborhood 7 only.      3. For non-TND units only, chimneys and bay windows may project no more than 3.5' into the 7.5' setback pursuant to Section 530.2.A of the Land Development Code, only if in compliance with the drainage provisions of MPUD Condition No. 37 (General Notes section).
- R = Rear Setback      4. For TND units, a minimum of 1' projection into the side-yard setback shall be allowed into the 5' setback only for bay windows, provided there is a minimum clearance of 12" from finished grade to the bottom of the window to facilitate stormwater flow.

General Notes:

- a. Development standards for Connerton, Village II, shall comply with following:
- (1) Development within the village center and Neighborhoods 1, 3, and 5 shall comply with the standards established within the Land Use Design Guideline Table (as shown above).
  - (2) For non-TND units only, chimneys and bay windows may project no more than 3.5 feet into the 7.5-foot setback pursuant to Section 530.2 of the Land Development Code, only if in compliance with the drainage provisions of MPUD Master Planned Unit Development Condition No. 37 (General Notes section).
  - (3) Development within Neighborhood 2 shall comply with the MF-1 Multiple Family Medium Density standards with a 15-foot separation and 100 percent lot coverage. MF-3 Multiple Family standards shall also apply with the exception that 75 percent maximum lot coverage shall be permitted for MF-3 Multiple Family uses.
  - (4) Development within Neighborhood 7 shall comply with the Single-Family Detached Type B lot standard or Type B-2 lot standard, as shown in the Land Use Design Guideline table above.
  - (5) Those lots developed with single-family detached unit types in Neighborhood 7 (Type B and Type B-2) shall be designed with curvilinear streets and staggered setbacks in order to provide a visual break in building line.

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- (6) The balance of development within Village II shall comply with the Single-Family Detached Type B lot standard as shown in the Land Use Design Guideline Table above, and the MF-1 Multiple Family Medium Density (with a 15-foot separation and 100 percent lot coverage) and the R-4 High Density Residential Zoning Districts.
- b. Commercial and residential land uses may be mixed vertically and horizontally in the village and town center.
- c. Double frontage lots shall be permitted with buffers provided between alleys and any parallel and adjacent roadways in accordance with the Landscaping and Irrigation Ordinance, No. 02-04, unless otherwise approved in accordance with Section 316.1 of the Land Development Code.
- d. Alley widths shall consist of a minimum of 15 feet of paved and flat curb area with an overall minimum width of 35 feet. Any alley that dead ends and is over 150 feet in length must have a cul-de-sac with a turnaround radius of no less than 50 feet to the edge of pavement. Where fire hydrants are located with rights-of-way in front of units, no greater design specifications for alleys shall be required beyond the typical design for refuse trucks. The Emergency Services Department prefers a minimum 25-foot curb radius design where alleys intersect with streets.
- e. On-street parking shall be permitted in Connerton Village Center and Neighborhood Nos. 1, 3, and 5.
- f. Shared parking shall be permitted where attached multifamily units and commercial uses are combined.
- g. Corner lots may be equal to standard lots provided there is a ten feet corner side-yard setback for the primary structure and porch as it applies to the village center and Neighborhood Nos. 1, 3, and 5 Alternative Development Standards.
- h. A Type D roadway buffer shall be required where alleys run parallel to all rights-of-way.
- i. Light sources shall be directed away from off-site residential uses. High-intensity park and ball field lighting shall be limited to hours of operation from dusk to 10:00 p.m.
- j. Alley parking in the village center and Neighborhood Nos. 1, 3, and 5 shall be permitted with alley parking angled to the street.
- k. Side-yard setbacks may be reduced to five feet based upon the following conditions being met prior to construction plan approval for each phase or unit. Should the conditions not be met, the minimum side setback shall be 7.5 feet.
  - (1) Prior to any construction on the lot, proper erosion and sedimentation controls shall be installed.
  - (2) Lots that back up to drainage-retention areas and wetland areas shall be "Type B," graded with high points at the midpoint of the side lot line and slopes toward both the front and rear yards. Discharge into wetlands shall only be allowed where the wetlands are designed and permitted to receive discharge. A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.
  - (3) Lots graded as "Type A" which back up to other lots shall require the installation of gutters on the sides and backs directing drainage to the front.
  - (4) Lots graded as "Type B" or "Type C" which back up to other lots shall require that traffic-bearing grates be installed upon an FDOT inlet placed within each rear-lot line easement. Culverts connecting rear-yard inlets to acceptable outfalls shall be installed and shall be reinforced concrete pipe with premium sealed joints, designed to sustain an H-20 loading. A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.
  - (5) Side-yard swales shall be sloped to create positive outfall to the front and/or rear of each lot with velocities no greater than allowable for grassed stabilization, as in the FDOT *Drainage Manual*.
  - (6) A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block

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ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.

- (7) A maintenance entity, other than and acceptable to the County, shall be designated to provide perpetual maintenance to all drainage and access easements. The approved maintenance entity shall provide annual inspections of side- and rear-yard easements and drainage facilities to verify that no modifications have been made to the grading and ground cover and to inspect any inlets and pipes to verify that no hydraulic restrictions exist. Any modification or hydraulic restriction observed, at any time, shall be corrected. Additional inspections shall be performed, if requested by an adjoining resident or the County. The maintenance entity shall have the right to file a lien to charge property owners for corrections or modifications and collect sufficient funds to perform required maintenance.
  - (8) Except for bay windows as authorized in these conditions, no obstruction/service equipment shall be permitted in the side yard between houses. This includes, but is not limited to, air conditioning systems, water softeners, pumps, fences, etc.
  - (9) Walkways shall be allowed if they do not create any obstruction and are flush with grade.
  - (10) Gutters and roof structures shall be installed so as to reduce direct discharge to the side-yard swales.
  - (11) The engineer of record shall provide to Pasco County signed and sealed, design calculations for each typical lot demonstrating compliance with Pasco County's drainage criteria. The typical site-grading plan shall identify elevations, grades, ground cover, allowable tolerances, and a quality-control plan addressing construction and postconstruction phases. In addition, the engineer of record shall inspect the lot upon completion and complete the "as-built" certification prior to the issuance of the CO for the associated unit.
- l. 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.
  - m. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
  - n. Corner lots are considered to have two front setbacks and two side setbacks.
  - o. The total aggregate number of dwelling units for Connerton, Village II, MPUD Master Planned Unit Development shall not exceed 1,704.
  - p. Commercial, retail, and personal services development is defined as those permitted uses of the C-1 Neighborhood Commercial District and C-2 General Commercial District. All other development standards of Land Development Code, Section 526, C-2 General Commercial, as amended, shall apply. Permitted conditional uses shall be limited to 3APS in connection with a package liquor store and a 4COP in connection with a restaurant.
  - q. The maximum floor area for the commercial portion shall not exceed 36,000 square feet of gross floor area, including out-parcels.
  - r. The approved 25,000 square feet of office and 36,000 square feet of retail entitlements and nine acres of land area necessary to develop such entitlements (the nine acres are allocated for the combined development of the office and retail uses) may not be exchanged for residential land uses. However, residential land uses may be vertically integrated within this nine-acre tract. Office development is defined as those uses permitted in the PO-1 Professional Office and PO-2 Professional Office Zoning Districts.
  - s. 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, Pasco County Land Development Code, relating to concurrency management.
  - t. Civic uses are defined as churches, community centers, theaters (local playhouses), and government offices. All other development standards of Land Development Code, Section 525, C-1 Neighborhood Commercial District as amended shall apply.

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- u. 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.
38. The developer 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 prior to any preliminary plan/preliminary site plan approval within such increment.
  39. If the proposed shift in density/intensity results in an overall increase greater than or equal to five percent cumulatively, or otherwise violates Section 522.6.C, or results in a change in overall design and/or content, a substantial amendment shall be presumed. Additionally, should the proposed amendment result in an increase in density/intensity which necessitates a revised traffic study, then the request shall be presumed to be substantial.
  40. 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.
  41. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.

### Parks

42. The developer shall convey at no cost to Pasco County real property for use as a regional park. The real property shall be 80 acres of developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development Master Development Plan. In addition, the developer shall provide direct access to the regional park via a public roadway prior to or concurrent with the development of Neighborhood I of Village II. The regional park shall not be opened to the public until such time a paved, public roadway is completed to the site.
43. If the protection of isolated jurisdictional wetlands is ultimately required and this results in less than 80 acres of developable upland parkland, the developer shall be required to reimburse the County \$50,000.00 for each acre under 80 developable upland acres.
44. An interconnection must be provided between the regional park site and the SWFWMD property, subject to County and SWFWMD approval.
45. The developer, subject to final permit approval from the SWFWMD and ACOE, will be required to demuck, fill, and mitigate the 4 one-acre Category III wetlands prior to or concurrent with construction plan approval of the 1,300<sup>th</sup> residential unit within the Connerton DRI or prior to December 31, 2010, whichever comes first.
46. The 80-acre regional park site (inclusive of the wetland areas to be demucked, filled, and mitigated) must be dedicated to the County prior to or concurrent with the first preliminary plan above 1,000 residential units in the Connerton DRI or by July 31, 2011, whichever comes first. The commitment of the developer to undergo wetland-related permitting, as described above, will require Pasco County as the property owner to provide property owner authorization related to such permitting activity. Such authorizations as described above shall be granted when requested in a timely manner.
47. The County and developer must establish the value of the park site (including the four Category III wetlands) for impact fee credits prior to the first construction plan approval within Village III.

### Schools

48. The developer shall convey to the School Board real property for use as a school site. The said real property shall be a minimum of 35 acres of contiguous developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development Master Development Plan as specifically approved by the School Board and adjacent to any required park(s) and/or library site(s). The developer shall receive School Impact Fee credits in the amount of \$25,000.00 per upland acre actually conveyed to the School Board. All conveyances required pursuant to this approval shall occur within 36 months of this approval and shall be in a form acceptable to the School Board, as appropriate, and shall be free and clear of all liens, be excluded from the boundaries of all special districts, and exempt from all covenants and deed restrictions.

The developer shall provide public road access with all utilities and mitigate the on-site wetlands, subject to final permits with approvals of the SWFWMD, ACOE, and Pasco County prior to the conveyance of the property and within 36 months of the date of this approval.

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The developer shall also convey an additional minimum of 15 acres of developable uplands for a school site in Village III within 36 months following the BCC's approval of the Village III MPUD Master Planned Unit Development at a location acceptable to the School Board and the developer.

#### Procedures

49. Unless required elsewhere within the conditions of approval, all conveyances required pursuant to this MPUD Master Planned Unit Development approval shall occur within 60 days of approval of the Connerton, Village II, MPUD Master Planned Unit Development; shall be in a form acceptable to the Real Estate Division; and shall be free and clear of all liens and encumbrances, including exclusion from the boundaries of any special districts and exemption from all covenants and deed restrictions.
50. 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.
51. 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.
52. The developer shall submit biannually to the Growth Management Department documentation indicating the cumulative number of CO issued and the total number of platted lots for the project.
53. 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 units 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.
54. 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.
55. Development shall occur in accordance with Section 402, Concurrency Management System, of the Pasco County Land Development Code.
56. Rezoning of this property with conditions of approval does not constitute a final DO, nor does it relieve any developer of responsibilities under the State of Florida Growth Management Legislation as implemented by the Florida Department of Community Affairs and Pasco County.

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57. 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.

OWNER'S/DEVELOPER'S 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)

\_\_\_\_\_  
STEWART GIBBONS, CONNERTON, LLC

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, A.D., before me personally appeared owner/developer, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be his 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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**INITIAL CERTIFICATE OF CAPACITY**  
 REQUIRED FOR DRIS, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS,  
 NON-RESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN  
 ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW  
 To Be Completed By Department Responsible For Approval Sought; Completed Certificate Must Be Attached To The Agenda Item and Approval Document

Completed Application Received On (Date): \_\_\_\_\_ Certificate Form Completed By: Katherine H. Teague

Project I.D. No.: RZ 6727

Project Name: Compton Village 2 MPUD Subdivision Name: Compton Village 2 MPUD

TAZ No.: \_\_\_\_\_ TAZ Map Version: G19

Applicant Name, Address, and Telephone Number: Compton L.L.C.

Job Site Address: \_\_\_\_\_

Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials: Compton Boulevard & U.S. 41

Parcel I.D.: Numerous - See Agenda memo 6407-1119

Aggregated With Another Project?(See 402.5.C.5.B) Yes  No (If yes, identify project name and I.D. No. \_\_\_\_\_)

Prior building(s) on or after January 1, 1985? Yes  No (If yes, identify use and units/sq. ft. \_\_\_\_\_)

Approval Sought (Check all that apply):  
 DRP  
 Rezoning (Substantial MPUD Amendment) \_\_\_\_\_ Non-Residential Subdivision  
 Preliminary Plan \_\_\_\_\_ Residential Subdivision Into More Than One Dwelling Unit Per Lot  
 Preliminary Site Plan \_\_\_\_\_ Public School Comprehensive Plan Consistency Review

**TYPE OF DEVELOPMENT**  
 (Use TIS Exhibits for land use description and units of measurement and if not on Exhibits, use ITE land use codes and description)  
 (If not restricted by applicant, use maximum allowed by requested (rezoning or DRP) or approved (other approvals) zoning or land use, whichever is less)

Residential	Nonresidential
<input checked="" type="checkbox"/> Single Family D.U. <u>1170</u>	Specific Use <u>Retail/Personal Services</u> / <u>36,000</u> sq. ft.
<input type="checkbox"/> Mobile Home Park D.U. _____	<u>OFFICE</u> / <u>25,000</u> sq. ft. (specify unit)
<input type="checkbox"/> Congregate Care Facility D.U. _____	
<input type="checkbox"/> Apartments D.U. _____	
<input checked="" type="checkbox"/> Low-Rise Condo/Townhome D.U. <u>374</u>	Storage/Display Area <u>N/A</u> / _____ sq. ft.
<input type="checkbox"/> Hi-Rise Condominium (3 or more stories) D.U. _____	
<input checked="" type="checkbox"/> Other Residential <u>Multi-Family</u> D.U. <u>160</u>	

**EXEMPTIONS AND LIMITED EXEMPTIONS (Requires Authorized Signature)**

**\*EXEMPTIONS (See 402.6 and Concurrency Applicability):**

**A. ALL FACILITIES**

Approved school consistency review or preliminary/construction plan prior to December 1, 2006

Complete application prior to December 1, 2006 (Apply old 402 and TIS Guidelines) 2000

Unexpired Certificate of Level of Service Compliance

Unexpired DRP approved prior to April 9, 1991 DRP Approved in 2000 (9/17/2000)

Unexpired Initial Certificate of Capacity

**B. ROADS ONLY**

Unexpired DRP applied for or approved prior to December 1, 2006 (9/17/2000)

Unexpired Traffic Study Completed After June 4, 1999

Unexpired approved Traffic Study Methodology Prior to December 1, 2006 (Apply old TIS Guidelines)

Unexpired approved Development Agreement exempt from transportation concurrency

Exemption Expires On: December 31, 2010 (Build-out Date for Part of DRP)

Exemption Revoked On: [Signature]

Authorized Growth Management Signature: \_\_\_\_\_

**\*LIMITED EXEMPTIONS (See 402.7; requires signature from County Administrator or his designee):**

Public School or School Required for School Concurrency

Governmental Building or Use

Target Business (requires letter from PEDC)

Employment Center

Affordable Housing (requires letter from Community Development)

TND Development

**Exemptions (check all that apply):**

Impact Fees or Interlocal Agreement As Proportionate Share (Roads Only)

Traffic Study Waiver (Roads Only)

3 years committed capacity vs. 1 yr. (Roads Only)

Extension of Certificate w/o Additional Review Other (requires CAO approval)

Authorized Signature: \_\_\_\_\_

ISSUANCE DATE: \* 10/9/07  
 (Use date of final zoning/development order approval)

Authorized Signature: \_\_\_\_\_

**EXPIRATION (See 402.3.A.):**

All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: \_\_\_\_\_ Revoked On: \_\_\_\_\_ Relinquished On: \_\_\_\_\_  
 (6 yrs from issuance)

Roads: Certificate of Capacity Expires (or subject to additional review) On: 12/31/2010 (GM to complete) Revoked On: \_\_\_\_\_ Relinquished On: \_\_\_\_\_

\*Completed Certificate of Capacity with limited exemptions or with exemptions for which no prior certificate of capacity has been issued must be distributed to the following: (1) Growth Management Administrator, (2) Engineering Services Director, (3) Parks and Recreation Director, (4) Transportation Manager, (5) Development Review Director, (6) MPO Transportation Planning Coordinator, (7) Assistant County Administrator for Development Services, (8) Assistant County Administrator for Utility Services, (9) OMB Director, and (10) BOCC as a noted item on agenda (excluding (3) and (8) if exemption is for roads only).

**CONCURRENCY REVIEW**

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Conditional Approval (attach conditions of approval or list below)	Review Standards
	Yes	No		
Roads (Growth Management)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: Ahsan Khalil  
Trans. Planner II  
Title

Authorized Signature: [Signature]  
8/27/07  
Date

CONDITION: See Section 4.d of Resolution No. 07-40 BCC Approved 11/8/06

**CONCURRENCY REVIEW**

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

<u>Comp. Plan Elements</u>	<u>Meets LOS Std.</u>			<u>Review Standards</u>
	Yes	No	Conditional Approval (attach conditions of approval or list below)	
Roads (Growth Management)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: \_\_\_\_\_

Authorized Signature: *[Signature]*

\_\_\_\_\_

\_\_\_\_\_

Title

Date

*[Signature]*  
8/17/07

**CONCURRENCY REVIEW**

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.			Review Standards
	Yes	No	Conditional Approval (attach conditions of approval or list below)	
Roads (Growth Management)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelin
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: Thelma Williams  
Trans Admin Mgr  
Title

Authorized Signature: Thelma Williams  
8-17-07  
Date

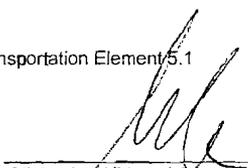
*Must meet transit conditions as specified in previous DRI.*

**CONCURRENCY REVIEW**

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

<u>Comp. Plan Elements</u>	<u>Meets LOS Std.</u>		<u>Review Standards</u>	
	Yes	No		Conditional Approval (attach conditions of approval or list below)
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by:	Cindy A. Zatorski	Authorized Signature: 
	Development Review Tech I	Michael A. Kirkpatrick Lead Utilities Inspector
	Title	<u>8/30/07</u> Date

**CONNERTON, VILLAGE 2, MPUD      PID #23/24/25/26-25-18 & 19/30-25-19      PCU #97-156.02**

We have reviewed the referenced parcel and have determined that this parcel is within the existing/future areas where water, wastewater and/or solid waste service(s) may be provided by Pasco County Utilities. An Application for Service, per County codes and ordinances, for water, wastewater and/or solid waste service(s) to this property must be submitted and will be subject to the following conditions:

The provision of water and wastewater services is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utility Services Agreement and a Master Utility Plan, both acceptable to the County, and the payment of water and/or wastewater impact fees).

Likely points of service connection to the County's existing water transmission and wastewater collection facilities may be located at **significant distances and off-site** of the project development area. Off-site facilities and any on-site facilities will be addressed, as applicable, through the development approval process and approval of a project specific Master Utility Plan (MUP). Furthermore, the County may, as a matter of standard utility service policy, require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement. This agreement must be executed between the County and Owner/Developer prior to construction approval of the project.

The provision of solid waste service is contingent upon the County receiving all permits and approvals necessary to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

**RECEIVED**  
SEP 4 2007  
PASCO COUNTY  
ZONING REVIEW

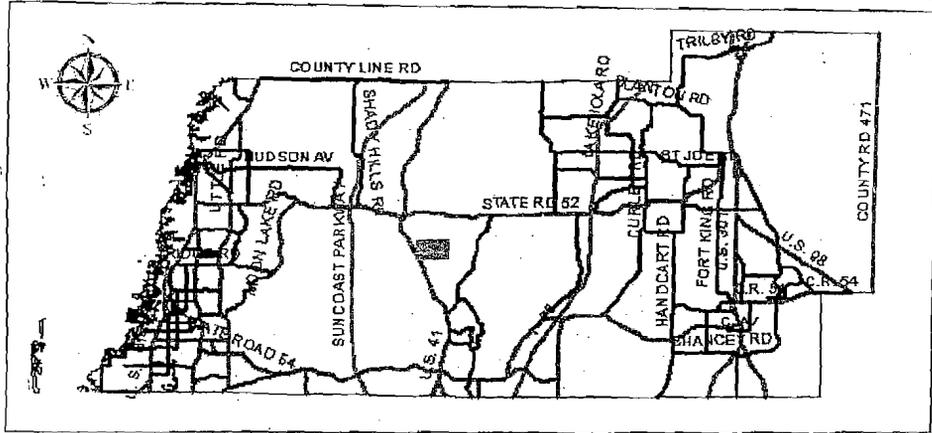
678

**RECEIVED**  
SEP 11 2007  
Zoning NPR

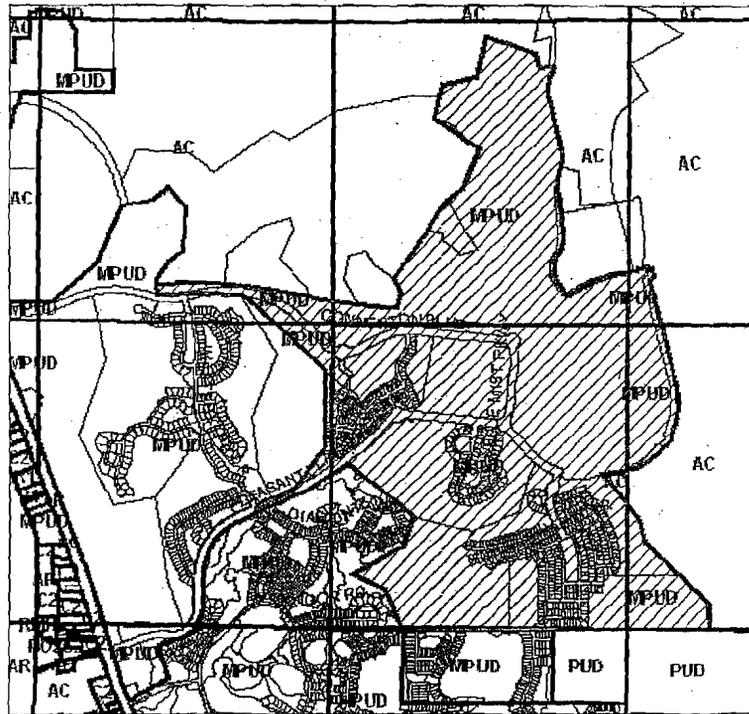
PETITION # RZ6727

SECTION(S): 23,24,25,26 - 19,30 T. 25 S.

R. 18 & 19 E.



PASCO COUNTY, FLORIDA



TAZ: 290,291,292,293

COMMISSION DISTRICT: 2

