

Two Rivers MPUD Narrative

The Two Rivers MPUD is proposed as a large scale mixed-use project that includes a mix of residential unit types as well as retail, office, and light industrial uses. The Two Rivers property is +/- 3528 acres and is located in southeast Pasco county, bordered by Morris Bridge Rd. on the west, US 301 on the east, the county line is the southern border, and the northern border is approximately ½ mile south of Chancey Rd.

The attached MPUD application for the Two Rivers property represents long-term, responsible planning and is necessary to make the Two Rivers property consistent with other large scale development parcels in Pasco County and to make it consistent with the County's current comprehensive plan. The planning and development of the Two Rivers property is critical to coordination of land use and transportation planning in southeastern Pasco County and to allow for the County and the property owner to capitalize on the existing and proposed infrastructure investments by Pasco County and FDOT. Two Rivers is located between two fast growing corridors – CR581 and US 301- and is strategically located to connect these areas and enable integration of the regional transportation network.

Two Rivers has been, and is actively used today for agricultural purposes and includes a diverse mosaic of existing land uses on the property. The property includes approximately 980 acres of existing wetlands, anchored on the east side of the property by Indian Creek, a natural north/south creek system that dissects the property, will become the backbone of an interconnected trail system and open space program for the Two Rivers MPUD.

The total entitlements proposed in the MPUD is consistent with those adopted in the Two Rivers Sub-area Policy FLU 7.1.11 as identified below:

Land Use	Square Footage/ Dwelling Units
Single-Family Residential	3,875 Dwelling Units
Multiple-Family Residential	1,400 Dwelling Units
Age-Restricted Residential	1,125 Dwelling Units
Office/Target Industry	1,335,000 Square Feet
Industrial	1,335,000 Square Feet
Retail	630,000 Square Feet

Two Rivers MPUD is a master planned community that will be developed over many years with a mix of uses and development patterns and as such will need to have the flexibility to respond to changes in the market and consumer demands. Accordingly the MPUD is proposed with a mix of allowable uses on each parcel, as well as a range of density and/or intensities that may be

developed on each parcel. It is understood that the overall MPUD will be limited to the maximum development entitlements identified above, however a MPUD of the size and scale of Two Rivers needs to have the ability to be flexible over time. Additionally, it is anticipated that a land use tradeoff mechanism will be approved with the MPUD, once the timing and phasing analysis is complete, to allow for the adjustment of entitlements over time as the development advances.

The Two Rivers MPUD will include both single family (attached, detached, villas, townhomes), and multifamily residential units (condominium, apartments). A portion of the residential units will also be age restricted (active adult) units and will be restricted to 55 and over residents. The residential units will be developed across the property, as shown on the MPUD master plan, and each residential parcel will be allowed a mix of unit types. The residential will be developed in multiple phases as infrastructure completion and market demand allows, with each individual parcel as its own stand-alone phase. These individual parcels may be developed out of numerical order, so long as the infrastructure necessary to serve them is available. A conceptual master plan has been included for informational purposes only, and will continue to be refined as the planning for the project proceeds. Please note however that the project will no longer include a golf course.

The Mixed Use parcels may include office/target industry, light industrial and retail uses, as well as multifamily developments. The mixed use parcels are primarily proposed along the major road corridors and intersections. A large mixed use node is located at the intersection of SR 56 and Morris Bridge Road, as well as the intersection of SR 56 and US 301. The mixed use parcels at SR 56 and US 301 are contemplated to be a mixed use employment center style of development which will include a large office and light industrial entitlement, as well as multifamily and retail uses. Several smaller mixed use parcels are also proposed along the frontage of the collector roads that may serve smaller neighborhood demands.

Proposed collector road layouts for the S.R. 56 extension, County Line Rd., and several generally north/south collector roads are graphically depicted on the MPUD plan. The Applicant has been working closely with the FDOT and their consultants on the design, alignment and proposed requirements for SR 56. While collector roadways may be shown on the MPUD and the Applicant will accommodate the future right-of-way for these roadways such as County Line Road, they may not be constructed by the development. Additionally as the project develops, and in conjunction with the review and approval of a master roadway phasing plan, the Applicant will provide for the design and construction of the collector roads as may be required.

One or more school sites may also be required, and coordination with the District School Board of Pasco County is ongoing. The MPUD proposes an elementary school on the north side of SR 56 and one more centrally located in the center of the project, south of SR 56. The final location and size of these facilities is still to be determined, but will be determined in conjunction with the school board prior to adoption of the MPUD. A letter from the District School Board of Pasco County dated November 4, 2014 is also included with this application along with the questionnaire.

As referenced above the Two Rivers MPUD will include the conservation of a large amount of wetlands and open space. The residential portions of the property will include an extensive trail network, that will provide connectivity from the community parks and open spaces, conceptually located on the MPUD, proposed schools, and a central community park site that may be developed as a county district park at the head of Indian Creek. Neighborhood parks may also be co-located

with the proposed school sites to reduce the required infrastructure needs of the community while also planning for the open space and recreational requirements of Two Rivers.

In conclusion, the Two Rivers MPUD is planned to be a vibrant master planned mixed use community that will anchor the east end of SR 56 and serve the community of southeast Pasco County with employment, retail, education and recreation amenities. The Two Rivers MPUD will allow for the property to maximize the return on public infrastructure investments, continue to develop the urban corridors consistent with the comprehensive plan, and provide for the responsible expansion of growth in Pasco County for years to come.

It should also be noted, a comprehensive plan amendment is currently underway for the Two Rivers project which does not propose any changes to the maximum adopted land uses, but seeks to unify the existing Employment Center, Commercial and Residential (RES-3 and RES-6) land uses into one land use of Planned Development (PD) as is typical of other large scale mixed-use projects in Pasco County. That application also includes revisions to Sub-area Policies and the inclusion of Two Rivers into the County's Urban Service Area.