

ARBOURS AT SADDLE OAKS

MPUD NARRATIVE

I. Purpose and Character of Proposed MPUD

Arbours at Saddle Oaks MPUD is a Master Planned Unit Development (the “**MPUD**”) proposed to be developed by **Arbour Valley Development, LLC**, a Florida limited liability company or assigns (“**Developer**”) on a 34.59 acre site located on the east side of Old Pasco Road, a collector road, at its intersection with Country Club Road (the “**Property**”). The Property is made of up all of a portion of Pasco County Property Appraiser Parcel No. 12-26-19-0000-00200-0000 and a portion of No. 01-26-19-0000-00200-0060. The Property is presently zoned C-2 and AC and is vacant. Developer and its representatives conducted a pre-application conference on the MPUD with staff on April 27, 2016 (see attached Exhibit “A”).

The Property is located in the Pasco County Urban Service Area (the “**USA**”), in which the County has planned for and is expecting its highest rates of growth, density and intensity. The site is ideally suited for multifamily residential development due to its location within the USA, its close proximity to State Road 54 and I-75. The proposed multifamily development is envisioned as an urban style project offering high quality design and on-site amenities to its residents.

The Property (as well as all of the property nearby lying east of Old Pasco Road) has a Future Land Use Classification (the “**FLUC**”) of MU (Mixed Use) in the Pasco County Comprehensive Plan (the “**Comprehensive Plan**”). The area is heavily influenced by the nearby development of The Grove at Wesley Chapel DRI (DRI #253) (the “**Grove**”) and has been in the process of urbanization since the approval of the DRI for the Grove. The intent of the MU (Mixed Use) FLUC is to “identify areas which are established as, or suitable for, major centers of suburban/urban activity” and to “encourage or require the horizontal or vertical integration of various residential and nonresidential uses within these areas and the development of a high-quality environment for living, working, or visiting.” See Appendix to Comprehensive Plan at Page 2A-27. The MU (Mixed Use) FLUC requires a mixture of residential, retail and office uses, which is measured on an area-wide basis, and the MU-designated property in the subject area meets the mixture of uses required by the Comprehensive Plan. Maximum residential density in the MU (Mixed Use) FLUC is 32.00 Dwelling Units/Developable Residential Acre.

II. Proposed Land Uses

The proposed use to be permitted by the MPUD would be solely multifamily residential development. The site is 34.59 acres in size and contains 16.90 acres of uplands. 264 multifamily units are proposed, resulting in a project density of 7.63 units per gross acre or 15.62 units per Developable Residential Acre, below the 32 Dwelling Units/Developable Residential Acre threshold noted above. The development is proposed to be a maximum of 65 feet in height and the specific dimensional standards are outlined in **Section III** below.

Access to the MPUD will be via a Type 1B road is shown on the MPUD Master Plan (the “**Access Road**”) and will be constructed by Developer to provide access from the Property and the MPUD to Old Pasco Road. Developer proposes a full median break at the intersection of the Access Road and Old Pasco County. Subject to closing on the Property and receiving all necessary permits and approvals, Developer will design, permit and construct the Access Road and plans to dedicate the same to the Pasco County (the “**County**”). The Access Road is being located within a portion of the real property that is subject to a larger easement created by that certain Grant of Mutual Easement of Access recorded at Official Records Book 7482, Page 913 of the Public Records of Pasco County, Florida (the “**Easement Area**”). The intent of the Easement Agreement was originally to provide private access from three parcels from Old Pasco Road to Oakley Boulevard, but the owners of the underlying property are willing to dedicate easements or right-of-way to the County and the sections of road to be constructed thereon in phases over time for a public roadway if the County will accept ownership and maintenance of the same. The Access Road would be the first phase of the road that would ultimately make the connection from Old Pasco Road to Oakley Boulevard. The residential development within the MPUD itself is proposed to be gated for residents only and the gate locations will comply with the County’s stacking requirements. Any interconnects to adjacent parcels would be provide via the Access Road and not internally. There is a large wetland system along the entire south boundary of the Property that prohibits interconnections on that side of the Property and connections to the properties on the north and east will be provide via the Access Road and future extensions of that road to the east.

All of the land south of the Property in the vicinity has MU (Mixed Use) FLUC and is zoned C-2. Some of those parcels are developed with fast-food and other typical C-2 uses and some have not been developed as of yet. While the property across Old Pasco Road has RES-6 (Residential-6) FLUC and contains mostly single-family residential uses, there are a number of vested commercial sites along Old Pasco Road. Substantially all sites to the east of the Property in the vicinity have MU (Mixed Use) FLUC and is zoned C-2. A 4- acre site just northeast of the Property is also being rezoned to C-2 at this time. In short, Developer believes that rezoning the Property to the MPUD for multifamily residential uses is an appropriate transition from the higher intensity commercial uses to the south and east down to the residential uses across Old Pasco Road.

III. Dimensional Standards

The MPUD is envisioned as an urban multifamily development with the following dimensional standards:

Setbacks

| | |
|--------------------------------|---|
| Front (North and West) | 20' |
| Side and Rear (East and South) | 15' + 5' for each floor above 3 floors* |

*- Setbacks limited to wetland buffer width where adjacent to wetland lines.

| | |
|--|-----|
| <u>Height</u> | 65' |
| <u>Maximum Lot Coverage</u> (For Buildings) | 80% |

IV. Recreation and Open Space

The MPUD will provide on-site recreational facilities for its residents and will comply with the County Neighborhood Parks requirements. The specific location and amount of the Neighborhood Parks on the Property will be demonstrated during the site planning process. The Applicant is also aware that the development is subject to Parks and Recreation Impact Fees.

V. Public Facilities

Water and Wastewater

Based on our research, Pasco County water and wastewater utility lines are available to serve the proposed The MPUD. The Pasco County Utilities Atlas Maps identify a 12-inch water main in the right-of-way of Old Pasco Road 54 along the frontage of the Property, as well a 12-inch reclaimed main and an 8-inch wastewater force main in the right-of-way of Old Pasco Road. In summary, water and wastewater utilities are available to serve the project.

Stormwater

The project will comply with the Pasco County and SWFWMD stormwater management regulations by providing an on-site stormwater management system. Demonstration of compliance with the stormwater regulations will be completed during the permitting process.

Transportation

Developer has submitted a Timing and Phasing Analysis from Raysor Transportation Consulting. The County approved the methodology for the same pursuant to the attached email from Jennifer Carpenter dated August 25, 2016, a copy of which is attached hereto as Exhibit "B". Developer acknowledges that any hearing dates for the MPUD will not be set until the County has approved of the Timing and Phasing Analysis.

Public Schools

The Pasco County School Board has provided the response attached hereto as Exhibit "C" to the standard School Board Questionnaire filed by Developer. The School Board has not requested a school site within the project due to the small site of the Property. The School Board Planning Department advises and the Applicant is aware that the development is subject to concurrency and to School Impact Fees.

VI. Management of Common Areas and Facilities

The MPUD will be owned and maintained by a single entity and this entity will be responsible for the maintenance of all common areas and facilities.

VII. Variance Requests

There are no variances anticipated at this time.

Exhibits:

- “A” - Pre-Application Meeting Notes
- “B” - Email Approving T&P Methodology
- “C” - School Board Letter

EXHIBIT “A”

See attached Pre-Application Meeting Notes

4-27-16
meeting

PARCEL ID: 12-26-19-0000-00200-0000
PROJECT NAME: Akers at Saddle Oaks
REQUESTED USE: 192-240 du apartment complex
DATE OF MEETING: Mon, 4/25/16 @ 1:15pm DRT: Cindy Zatorski

CHECK LIST FOR PRE-APPLICATION MEETINGS

REASON FOR PRE-APPLICATION MEETING:

25%, 50% or 75% remodel New Development Substantial Mod.
 New Number _____
 Change of Use File # to be modified: _____

ZONING DISTRICT: A-C/C-2 FUTURE LAND USE: 'MU MPUD/DRI: N/A

CONFLICT ZONING: YES NO

CURRENT ZONING ACTION ON SITE: RZ/ZN/CU/SE: _____ DATE: _____

PREVIOUS ZONING ACTIONS ON SITE: RZ/ZN/CU/SE: _____ DATE: _____

RZ/ZN/CU/SE: _____ DATE: _____ RZ/ZN/CU/SE: _____ DATE: _____

CURRENT USE: vacant land COMMISSION DISTRICT: 1

ACREAGE: 33.7 EASEMENTS: YES NO max ht - 35'

SETBACKS: FRONT: 50' SIDES: 25' REAR: 50'

F.A.R. (INTENSITY): max lot coverage - 15% (5.09 acres) DENSITY: 32 du/ga max

ABUTTING ZONING/FLU: NORTH: A-C / MU EAST: C-2 / MU
WEST: A-R-1 / RES-6 SOUTH: C-2-C-3 / MU

MARKET AREA: South IMPACT FEES: Ruth Ann Dattoli - 727-847-8142

URBAN SERVICE AREA: YES NO ASSESSMENT/BENEFIT DISTRICT: A-3 TAZ: _____

TRAFFIC - APPLICATIONS: Completed with the preliminary plan submittals.

TIMING & PHASING: YES NO SUBSTANDARD RDS: YES NO

ROUGH PROPORTIONALITY: YES NO ACCESS MGT: YES

ROW: REQUIRED Old Pasco Road CURRENT 96 feet

LANDSCAPING/ BUFFERING: NORTH: need 160 for Old Pasco

SOUTH: _____

(Table 905.5.D) EAST: AC = A buffer

WEST: C2 = B buffer

WETLANDS: _____ CAT I = 25 ft upland buffer; CAT II and III = 15 ft buffer

BUILDING PERIMETER: _____

VEHICLE USE AREA: _____

PARKING REQUIREMENTS: Wants a reduction to maybe 1.9 spaces

NEIGHBORHOOD PARK: YES NO # OF ACRES RQRD: 1.92 acres

NATURAL RESOURCES DEPARTMENT: Required reports determined by Natural Resources

WETLANDS: CAT I _____ CAT II southeast CAT III southwest 8, N/A

LISTED SPECIES: Not significant 21.1%

WELL HEAD PROTECTION: YES NO W/IN 1,000': YES NO 1160' n/e

DRAINAGE: Trout Creek

BASIN OF SPECIAL CONCERN: YES NO W/IN 1,000': YES NO

FLOOD ZONE: "X" & "AE" 78.3 HURRICANE EVAC ZONE: 138 mph

FIRE PROTECTION: Pasco MSTU

UTILITIES: Pasco/Pasco WREC

CODE ENFORCEMENT VIOLATION: YES NO # _____

10 feet Buffer

STAFF USE ONLY
Was Fee Received?
(Attach copy of receipt)
Yes No
Receipt # 1162 806

impaired waterbody -
stormwater -

~~then~~ Wetland may not be a 2-
thrd County Biologist needs to
confirm - if it is a
creek, 1 - then upland buffer
would be 25 feet - otherwise
it is whatever SWFWMD
requires - ~~but~~ otherwise a
min. of 10 feet.

Cultural resource assessment
needed -

pub. habitat study -
Interconnects can not be gated -
Individual ingress/egress easements
in the apartment complex can
be gated.

30 foot easement to the north OK Book
7482 page 913 -

Sidewalks need to provide circulation
throughout the development +
to Old Pasco Road - if a side-
walk is proposed -

PARCEL ID: 12-26-19-0000-00200-0000

* This pre-application meeting in no way replaces the required sufficiency review process.

NOTES:

Per Section 802.3.B include a tree removal/replacement plan with the site plan submittal

What is the sq footage for proposed clubhouse?

Table 902.15 parking is 1 space/200 sq ft + 0.05 bicycle/paved space

How does the proposed car wash in site cov of project work?
Automatic, hand-wash, residents, etc.

As over.

Old Pasco Rd needs a total of 1166 feet PD+E available - needs to be roughly proportionate

33.7 acres

cat 2 = 9.37 acres

cat 3 = 2.00 acres

21.63 upland acres

MU

MPUD required for over 177 units - methodology to submit with the MPUD application -

four stories - will require additional set back from property boundary

MF3 principle uses permitted use + what else uses?

Parking space reduction - need all lots ~~to~~ to 2.0 instead of (1.4) - may need all lots - but wait until told to submit one -

Interconnects are necessary to north & east.

Plots can be a minimum of 1/2 acre - to be counted toward park requirement

PARCEL ID: 12 26 19 0 - 00 200 - 0

This **Pre-Application Meeting** is to familiarize county staff with the intent of the developer, and for the developer to become familiar with the requirements of the Land Development Code and to determine which review procedures must be followed.

NEIGHBORHOOD NOTICE - A public or neighborhood notice is required in accordance with the Land Development Code Section 304 and shall be provided at least thirty (30) days prior to the issuance of a final determination.

CONTENT REVIEW - Mandatory appointment with the Intake Team to insure the initial submittal package includes required content. All applicable fees are due upon submittal of the application for content review. Intake Department - (727) 847-2411

DISCLAIMER - The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

Pre-Application Attendees and Acknowledgement:

By providing contact information the participant acknowledges the Neighborhood Notice, Content Review requirements and Disclaimer above.

| | Print Name | Department/Company | Phone Number/Email |
|-----|-----------------------|----------------------------|--|
| 1. | Pamela Shaw | Plang's Dev. | 727-847-8132 pshaw@pascocountyfl.net |
| 2. | CHRISTOPHER S. WRIGHT | CURRENT PLANNING | cwright@pasco... |
| 3. | Adam Fauber | Princp Pealty/EDLC | aifauber@tempabay.com 727-433-0367 |
| 4. | Karen Lee | PDD | Klee@Pascocountyfl.net |
| 5. | Angel Crisp | Coastal Design | (727) 849-8010 angel@coastaldesignconsultants.com |
| 6. | Greg Wegener | COASTAL DESIGN CONSULTANTS | GREG@ " " |
| 7. | Mike Raysor | RTC | 813-625-1699 mike@raysor-transportation.com |
| 8. | Paul Manuel | COASTAL DESIGN | (727) 849-8010 PAUL@COASTALDESIGNCONSULTANTS.COM |
| 9. | Will Poole | PDD | (727) 847-8132 wpoole@pascocountyfl.net |
| 10. | Corelynn Buens | PDD | 847-8140 |
| 11. | Gabe Ehrenstein | Arbour Valley | gabe@arbourvalley.com 561-488-4457 |
| 12. | Steve Lowitz | Arbour Valley | steve@arbourvalley.com 954-989-0023 |
| 13. | | | |
| 14. | | | |
| 15. | | | |
| 16. | | | |

* This pre-application meeting in no way replaces the required sufficiency review process.

Cindy Zatorski

Subject: FW: Pre App Meeting - Arbour Valley Development, LLC for Arbors at Saddle Oaks
Location: Conf Room WPGC Dev Admin 2nd FLR RM B

Start: Mon 4/25/2016 1:15 PM
End: Mon 4/25/2016 2:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Gina M. Monti

Mark,

The portion of this parcel where the proposed apartment complex will be is zoned A-C. They are indicating "rezoning" and "multi-family" on proposed application. Has anyone from Coastal Design approached Mike or you about rezoning? Will you or Mike be attending this pre-application meeting?

Cindy A. Zatorski

Cindy Zatorski
Sr. Development Review Tech
Planning and Development Department
Current Planning
Ext 7478

"Serving Our Community to Create a Better Future"



-----Original Appointment-----

From: Gina M. Monti
Sent: Wednesday, April 13, 2016 9:47 AM
To: Gina M. Monti; Pre App Mandatory Group; 'Greg Wegener'; Development Services Review Team C1; Richard A. Wipert; Pre App Optional Group; Ruth Ann Dattoli; Mark Deraedt; Patricia A. Wallace; 'Angel Crisp (Angel@coastaldesignconsultants.com)'
Subject: Pre App Meeting - Arbour Valley Development, LLC for Arbors at Saddle Oaks
When: Monday, April 25, 2016 1:15 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Conf Room WPGC Dev Admin 2nd FLR RM B

4/25/16 @ 1:15 PM – Please arrive prior to meeting time to make \$250 Pre-Submittal Meeting payment.
Meeting Location: 8731 Citizens Drive, Suite 230, New Port Richey, FL 34654

Pre App Form:
<http://www.pascocountyfl.net/DocumentCenter/View/24027>

Conceptual Plan:

<http://www.pascocountyfl.net/DocumentCenter/View/24028>

Parcel ID: 12-26-19-0000-00200-0000

Location: East side of Old Pasco Road, just north of Dayflower Boulevard in Wesley Chapel

Project Info: Development of a 3-4 story 192 -240 apartment complex

Ms. Crisp, Please invite Stephen Lowitz and Gabe Ehrenstein as I do not have their email addresses.

Best Regards,

Gina Monti

Sr. Secretary, Planning & Development
Pasco County Board of County Commissioners
8731 Citizens Drive, Suite 210
New Port Richey, FL 34654
(727) 847-2411 x7893
www.pascocountyfl.net



Cindy Zatorski

Subject: Pre App Meeting - Arbour Valley Development, LLC for Arbors at Saddle Oaks
Location: Conf Room WPGC Dev Admin 2nd FLR RM B

Start: Mon 4/25/2016 1:15 PM
End: Mon 4/25/2016 2:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Gina M. Monti
Required Attendees: Pre App Mandatory Group; Greg Wegener; Development Services Review Team C1; Richard A. Wipert; Pre App Optional Group; Ruth Ann Dattoli; Mark Deraedt; Patricia A. Wallace; Angel Crisp (Angel@coastaldesignconsultants.com)

4/25/16 @ 1:15 PM – Please arrive prior to meeting time to make \$250 Pre-Submittal Meeting payment.
Meeting Location: 8731 Citizens Drive, Suite 230, New Port Richey, FL 34654

Pre App Form:
<http://www.pascocountyfl.net/DocumentCenter/View/24027>

Conceptual Plan:
<http://www.pascocountyfl.net/DocumentCenter/View/24028>

Parcel ID: 12-26-19-0000-00200-0000

Location: East side of Old Pasco Road, just north of Dayflower Boulevard in Wesley Chapel

Project Info: Development of a 3-4 story 192 -240 apartment complex

Ms. Crisp, Please invite Stephen Lowitz and Gabe Ehrenstein as I do not have their email addresses.

Best Regards,

Gina Monti
Sr. Secretary, Planning & Development
Pasco County Board of County Commissioners
8731 Citizens Drive, Suite 210
New Port Richey, FL 34654
(727) 847-2411 x7893
www.pascocountyfl.net



*AZ-3156 AC to C3 12.6 ac 11/24/85
4106 A-C to C-2 3.5 ac 11/17/89
4149 A-C to C-2 28.9 ac 4/18/88*

*Zoning - A-C + C-2
FW Mixed Use*

Date: 4/25/16 INFORMATION REQUEST FORM and FEES

Time: _____

Name of Development/file(s) ARBOURS AT SADDLE OAKS

Pre-App Meeting & Prepayment is required prior to meeting being held. Post Comment

SITE PLANS

Small- **POS1430 - Zoning Additional**
 Pre-App Meeting = \$250.00 \$ _____

POST COMMENT MTG-POS1440
 Post Comment Meeting = \$500 \$ _____

Large- **POS 1431 - Zoning Additional**
 Pre-App Meeting = \$250.00 \$ _____

POST COMMENT MTG-POS1442
 Post Comment Meeting = \$500 \$ _____

SUBDIVISIONS

MRS & Limited Family – POS1432 - Zoning Additional
 Pre-App Meeting = \$250.00 \$ _____

POST COMMENT MTG. - POS 1444
 Post Comment Meeting = \$500 \$ _____

PDP –POS1433 – Zoning Additional
 Pre-App Meeting = \$250.00 \$ _____

POST COMMENT MTG.- POS 1444
 Post Comment Meeting = \$500 \$ _____

MPUD – POS 0790- Zoning
 Pre- App Meeting = \$500\$ 500⁰⁰

Copies needed: *Prepayment is required prior to copies being made.*

QUANTITY COPIES - POS4000 / EXCESS TIME - POS4010 - Zoning Other

Plan sheets @ \$5.00 = \$ _____

Pages @ \$.15 each \$ _____

Please check how you would like to receive copies: Mail _____ Pick Up _____

QUANTITY SIGNS & STAKES- ZONING OTHER

Hearing Signs POS 4060 @ \$9.20 each \$ _____

Stakes for signs POS 4070 @ \$1.36 each \$ _____

Name, address, and telephone number of requester

Name: STEPHEN LOWITZ

Address: 25211 N. 53RD AVE

HOLLYWOOD, FL 33021

Telephone: 954 989 0023



PASCO COUNTY
 BUILDING CONSTRUCTION SERVICES
 8731 Citizens Drive
 Suite 230
 New Port Richey, FL 34654
 727-847-8127

Date: 4/27/2016

**** NOT A PERMIT ****

Receipt #: 1602806

Applicant Information

Contractor Information

Owner Information

Project Information

Status: #POS
 Type: _PER_TYPE
 Category: _PER_CATEGORY
 Sub-Type: _PER_SUB_TYPE
 Parcel Number:
 Job Address:
 Work Description:

Applied: 04/11/2016
 Finaled:

Issued:
 Expired:

| <u>FEE DESCRIPTION</u> | <u>ACCOUNT CODE</u> | <u>UNITS</u> | <u>INVOICE #</u> | <u>FEE AMOUNT</u> | <u>PAID</u> | <u>RECEIPT #</u> | <u>DATE</u> |
|------------------------|---------------------|--------------|------------------|-------------------|-------------|------------------|-------------|
|------------------------|---------------------|--------------|------------------|-------------------|-------------|------------------|-------------|

TOTALS:

| <u>Receipt #</u> | <u>Paid By</u> | <u>Check #</u> | <u>CC Auth #</u> | <u>Cashier ID</u> | <u>Workstation</u> | <u>Receipt Date</u> | <u>Amt Paid</u> |
|------------------------|----------------|----------------|------------------|-------------------|--------------------|---------------------|-----------------|
| 1602806 | Check | 1560 | 1566 | 451 | BCCPLANDEV38 W | 04/27/2016 | \$500.00 |
| Total Payments: | | | | | | | \$500.00 |

| <u>Payer</u> | <u>Address</u> | <u>Phone</u> |
|---|---|--------------|
| ARBOUR VALLEY DEVELOPMENT LLC, STEPHEN LOWITZ | 33 INVERNESS CNTR PKWY, STE LL130 BIRMINGHAM, AL 35242 | 205-909-0060 |

Comments:
 ARBOURS AT SADDLE OAKS, MPUD PRE-APPLICATION MEETING

PARCEL ID: 12-26-17-0000-00200-0000

NOTES:

$Acres \leq 177^{units} \leq MPUD$

$MU = 34 \text{ du/acre.}$

Apartment proposed -

need tree removal plan.

Need methodology for traffic to submit.

Mixed use within apartments -

Office ^{can be integrated} apartment.

MF-3 Can add extra setback to allow 5' for additional stories.

Can set language to allow all MF-3 used and perhaps pick other, say, neighborhood commercial, eg. coffee shop, daycare, etc to allow flexibility.

Parking - can ask to reduce required (2.25)^{unit}

- shared parking

- transit stop w/in 1/4 mile (existing or proposed)

- write in standards for parking perhaps to 1.9 or 2 spaces.

may need alternative standard.

traffic - will get w/ jennifer for methodology

Access management details reviewed at time of site plan reviewed.

Old pasco road - needs widening 2'. look at with traffic. 156' - Has a PD's

for old pasco road. - County did eminent domain on pasco road -

can it be done again? yes -

now use rough partiality to dedicate but how to preserve the remainder.

Can specify parks - can be flexible on 1/2 acre. stepped 100x100.

add add dimensions for open space. High buildings more open space.

Must be squarish

Dual purpose for stormwater ponds, e.g. adding dock or trail @ ponds.

PARCEL ID: 12-26-19 - 0000-00201-0000

NOTES:

Will go through stormwater -
field floodplain compensation.
Seems to be open basin but will get
w/ staff to confirm.
Is there any connection w/ Dayflower?
No - has no upland connection to
Dayflower.

If category, stormwater buffer applies.
Co. Bird Dept checks to see if connected
hydrologically. - Cat - 2 will require
25'. Can make determination
of category w/ MPUD process.
Submit w/ MPUD

Need cultural resource assessment
Need natural resources study - preliminary.
Need methodology - better to have it
approved
Filing & phasing must be approved before
going to public

Concept gate interconnections.

Can gate w/ development but
open connectivity must be provided.

Easement on north is to benefit of property
owners ~ perhaps use this easement
for connectivity?

Potentially vacating easement -
it goes across four properties.

Explore how interconnect to north & east
can be accomplished

Sidewalk to old pass - may have to
pay into sidewalk mitigation fund
if not w/in 5 years to construction.

Consider preservation -
workup Concept plan ~ get together w/ staff.

The concept plan itself is not approved
but need to illustrate
buffer - w/ preliminary "A" to north
to commercial - "B" Road "D" (10')
along road

PARCEL ID: 12-26-19-0000 - 00200-0000

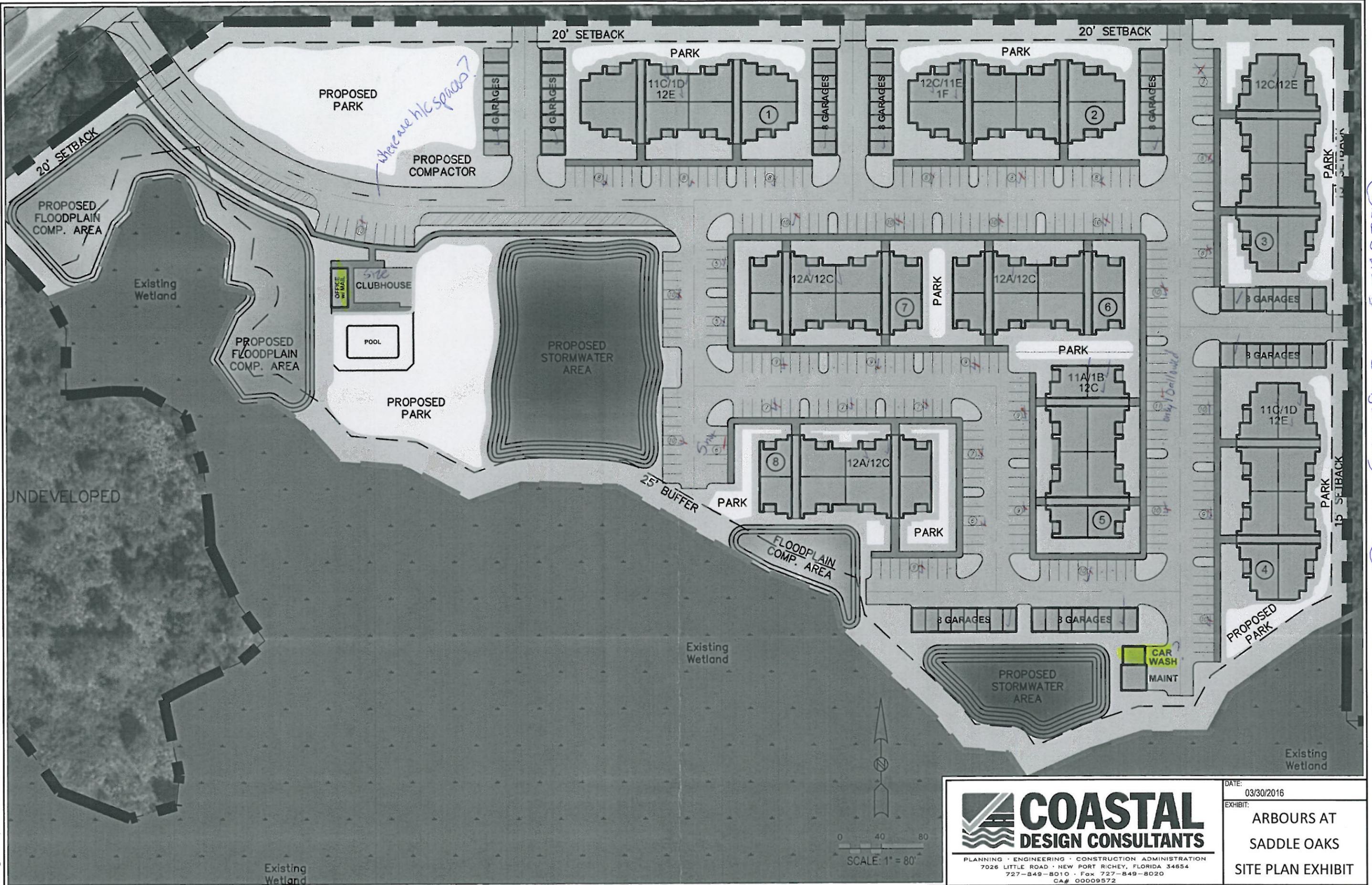
NOTES:

Interconnect can be worked out before meeting -
 Working out; coming to agreement before BCC meeting is ideal.
 Use shared easement as interconnect?
 Who builds what? and when?

12-26-19-0000-00200-0033

Free Mitigation Plan

Plot-S:\@CDC\Projects\16013 Arbours at Saddle Oaks\Drawings\Concept\16013_Arbours Site Plan - 04-12-16.dwg - Apr 12, 2016 @ 1:14pm - AGriffith



Where are h/c spaces?

only 1 call build

*A 47
B 12, 12, 12
C 12, 12, 12
D 12, 12, 12
E 12, 12, 12
F 12, 12, 12
G 12, 12, 12
H 12, 12, 12*

*A 47
B 12, 12, 12
C 12, 12, 12
D 12, 12, 12
E 12, 12, 12
F 12, 12, 12
G 12, 12, 12
H 12, 12, 12*

*C-12, 11, 12, 12, 12, 12, 11, 94
192x2=384*

COASTAL DESIGN CONSULTANTS
 PLANNING · ENGINEERING · CONSTRUCTION ADMINISTRATION
 7026 LITTLE ROAD · NEW PORT RICHEY, FLORIDA 34654
 727-849-8010 · Fax 727-849-8020
 CA# 00009572

DATE: 03/30/2016
 EXHIBIT: ARBOURS AT SADDLE OAKS
 SITE PLAN EXHIBIT



**ARBOURS AT SADDLE OAKS
TAMPA BAY, FLORIDA**

| UNIT COUNT | |
|-------------------------------------|------------------|
| UNIT TYPE | COUNT |
| UNIT 'A' - ONE BEDROOM | 47 UNITS ✓ |
| UNIT 'B' - ONE BEDROOM - HANDICAP | 1 UNITS ✓ |
| UNIT 'C' - TWO BEDROOM | 94 UNITS ✓ |
| UNIT 'D' - TWO BEDROOM - HANDICAP | 2 UNITS ✓ |
| UNIT 'E' - THREE BEDROOM | 47 UNITS ✓ |
| UNIT 'F' - THREE BEDROOM - HANDICAP | 1 UNITS ✓ |
| TOTAL UNITS | 192 UNITS |

| PARKING COUNT | |
|---------------------------------|------------|
| REQUIRED: (2) PER UNIT: 192 x 2 | 384 MIN. |
| PROPOSED: | |
| SURFACE PARKING SPACES: | 315 ✓ |
| GARAGES: | 72 ✓ |
| TOTAL PARKING PROVIDED: | 387 |

| TOTAL AREA BREAKDOWN | | |
|----------------------|----------------------|----------------|
| PRIMARY UPLAND AREA | 13.86 ACRES ± | 40.85% |
| ISOLATED UPLANDS | 2.28 ACRES ± | 6.72% |
| WETLAND AREA | 17.79 ACRES ± | 52.43% |
| SITE AREA: | 33.93 ACRES ± | 100.00% |

| PROJECT AREA BREAKDOWN | | |
|------------------------|----------------------|----------------|
| STORMWATER AREA | 1.87 ACRES ± | 13.49% |
| PARK AREA | 1.92 ACRES ± | 13.85% |
| SITE AREA: | 13.86 ACRES ± | 100.00% |

COASTAL
DESIGN CONSULTANTS

PLANNING · ENGINEERING · CONSTRUCTION ADMINISTRATION
7026 LITTLE ROAD · NEW PORT RICHEY, FLORIDA 34654
727-849-8010 · Fax 727-849-8020
CA# 00009572

DATE: 03/30/2016
EXHIBIT:
ARBOURS AT
SADDLE OAKS
SITE PLAN EXHIBIT

EXHIBIT “B”

See attached Email Approving T&P Methodology

From: [Michael Raysor](#)
To: [Greg Wegener](#)
Cc: [Paul Manuel](#)
Subject: FW: Arbours at Saddle Oaks
Date: Thursday, August 25, 2016 1:04:25 PM

FYI...see below.

-Mike

From: Jennifer N. Carpenter [mailto:jcarpenter@pascocountyfl.net]
Sent: Thursday, August 25, 2016 12:59 PM
To: 'Michael Raysor' <mdr@raysor-transportation.com>
Cc: Ali Atefi <aatefi@pascocountyfl.net>
Subject: RE: Arbours at Saddle Oaks

Mike,

Thank you for addressing my comments. Your methodology is approved.

Thanks,

Jennifer N. Carpenter
Senior Planner - Transportation
Planning & Development Department
West Pasco Government Center
8731 Citizens Drive, Suite 320
New Port Richey, FL 34654
Phone: (727) 847-8140 ext. 8861
Fax: (727) 847-8113
jcarpenter@pascocountyfl.net

From: Michael Raysor [<mailto:mdr@raysor-transportation.com>]
Sent: Thursday, August 25, 2016 12:56 PM
To: Jennifer N. Carpenter
Cc: Ali Atefi
Subject: RE: Arbours at Saddle Oaks

Jen,

Please refer to the attached methodology, revised pursuant to your comments below. As mentioned previously, we would appreciate receipt of an approval email such that we can move forward with MPUD submittal.

Thanks, Mike

Michael D. Raysor, P.E., PTOE

EXHIBIT "C"

See attached School Board Letter



Pasco County Schools

Kurt S. Browning, Superintendent of Schools
7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

Department of Planning
Richard Tonello, Supervisor
11815 Tree Breeze Drive
New Port Richey, FL 34654
727/ 774-7970
rtonello@pasco.k12.fl.us

Letter
PL-006-16/17

August 22, 2016

Mr. Clarke Hobby
Hobby & Hobby, P.A.
109 N. Brush St, Suite 250
Tampa, FL 33602

**RE: Arbours at Saddle Oaks MPUD
Parcel ID: 12-26-19-0000-00200-0000 and a portion of 01-26-19-0000-00200-0060**

Dear Mr. Hobby:

The District School Board has received your questionnaire regarding the Arbours at Saddle Oaks MPUD. This development's location in Wesley Chapel is currently served by Quail Hollow Elementary School, Thomas Weightman Middle School, and Wesley Chapel High School. The School District projects that this MPUD will generate 24 elementary school students, 11 middle school student and 13 high school student for a total of 48 students.

Elementary School Impacts

Quail Hollow Elementary School is currently at 60% of capacity, and with 24 students being generated by the proposed development it would raise the capacity percentage to 63% of capacity.

Middle School Impacts

Weightman Middle School is currently at 116% of capacity, and with 11 students being generated by the proposed development it would raise the capacity percentage to 118% of capacity.

High School Impacts

Wesley Chapel High School currently at 108% of capacity, and with 13 students being generated by the proposed development it would raise the capacity percentage to 109% of capacity.

To address the student impacts of the growing housing market in the Wesley Chapel and Wiregrass areas of the County, a new high school is currently under construction and will open in August of 2017. This high school will initially open as a combined middle/high school. The Arbours at Saddle Oaks MPUD may be located in the new high school boundary.

This development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.

Thank you again for the opportunity to comment on these projects. Please let me know if you have need of any additional information.

Sincerely,

Richard Tonello

Richard Tonello
Supervisor of Planning
District School Board of Pasco County

cc: Corelynn Burns, Planner II Pasco County Planning and Development Department
Mathew Armstrong, Executive Planner, Pasco County Planning and Development
Department
Elizabeth Kuhn, Assistant Superintendent for Support Services
Chris Williams, Director of Planning