

**RESOLUTION MODIFYING NORTHWOOD MPUD
MASTER PLANNED UNIT DEVELOPMENT FOR REAL
PROPERTY DESCRIBED IN REZONING PETITION NO.
7077; AMENDING AND RESTATING CONDITIONS OF
REZONING PETITION NO. 6878 RESOLUTION 10-11RZ.**



WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on November 5, 2013, on Rezoning Application No. 7077; and

WHEREAS, the Board of County Commissioners has heard the presentation and evidence of the public; and

WHEREAS, the Board of County Commissioners has reviewed the report and recommendations of the Development Review Committee and the recommendation of the County staff; and

WHEREAS, the Board of County Commissioners has found the request, as conditioned, consistent with the applicable provisions of the Pasco County Land Development Code; and

WHEREAS, the Board of County Commissioners has found the request, as conditioned, to be consistent with the applicable provisions of the Pasco County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the modification to the Master Planned Unit Development should be approved for the subject property; and

WHEREAS, the Board of County Commissioners hereby adopts the following findings of fact:

FINDINGS OF FACT

1. The rezoning to Master Planned United Development (MPUD) was approved by the Board of County Commissioners on October 26, 1986 and has been modified multiple times, most recently on February 23, 2012.
2. Staff has reviewed the applicant's/developer's request and finds the following:
 - a. The split of Parcel 7 is acceptable.

- b. Modifying the MPUD conditions of approval to allow Community Commercial (C-2 General Commercial Zoning District) uses and development standards in Parcel 7A is acceptable and consistent with the Northwood Development of Regional Impact Development Order.
- c. Amending Condition No. 17 to allow access from State Road 56, as conditioned, is acceptable.

WHEREAS, a description of the real property of Parcel 7A is attached hereto as Exhibit A and is made part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, this 5th day of November, that the conditions of approval and master plan for the Northwood MPUD are amended and restated as shown in Exhibits B and C attached hereto and made part hereof.

DONE AND RESOLVED this 5th day of November, 2013.



Paula S. O'Neil

 PAULA S. O'NEIL, Ph.D., CLERK AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
 OF PASCO COUNTY, FLORIDA

Theodore J. Schrader

 THEODORE J. SCHRADER, CHAIRMAN

APPROVED
 IN SESSION
 NOV 05 2013
 PASCO COUNTY
 307

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

RZ-7077

Being a por of land lying in Sec 36, T26S, R19E, Pasco Co, FL. Being more partic desc as fol: Comm at the NW cor of said Sec 36; th S00°27'47"W, alg the W line of said Sec 36, a dist of 131.28' to a pt on the S r/w line of SR 56 as shown on FDOT r/w map Sec 14140-2415, said pt being on the arc of a circular curv concave to the N to which a radial line bears N03°25'34"E, havg a rad of 2,431.83' & a central angle of 04°47'26"; th run Ely alg the arc of said curv, a dist of 203.33'; th cont alg said r/w, N88°38'08"E, a dist of 305.58'; th cont S85°39'14"E, a dist of 100.50'; th N88°38'08"E, a dist of 58.67' to the POB; th cont N88°38'08"E, a dist of 411.81' ; th S00°14'54"W, a dist of 622.21'; th N89°45'06"W, a dist of 115.92'; th N33°52'15"W, a dist of 229.90'; th N61°58'53"W, a dist of 80.69'; th N66°01'16"W, a dist of 93'; th N01°27'02"W, a dist of 345.42' to the POB, Sec 36, T26S, R19E, Pasco Co, FL.

EXHIBIT B
CONDITIONS OF APPROVAL

**NORTHWOOD MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7077
ORIGINAL PETITION NOS. 5590, 6573 AND 6878**

Master Development Plans

1. The original Master Planned Unit Development (MPUD) conditions of approval and Master Development Plan, Rezoning Petition No. 5590 as approved by the Board of County Commissioners (BCC) on April 18, 2000, and Rezoning Petition No. 6573 as approved by the BCC on July 11, 2006, and subsequent amendments are hereby superseded by Rezoning Petition No. 6878.

Open Space/Buffering

2. A Master Drainage Plan dated August 21, 1986, and revised December 4, 1987, has previously been approved by Pasco County for the entire project. Prior to the first preliminary/site plan approval, the developer shall submit a Stormwater Management Plan and Report for an increment to the Permits and Development Information Services Department for approval by the Development Review Committee (DRC). Said Stormwater Management Plan and Report shall include all information in accordance with Rules of Chapters 40D-4 and 40D-40 and the Southwest Florida Water Management District's (SWFWMD) Basis of Review for conceptual approval. In the event the detailed drainage plan for an increment substantially deviates from the approved Master Drainage Plan, the developer shall submit a revised Master Drainage Plan for approval by the DRC prior to or concurrent with the construction plan approval of the first phase in that increment with the exception of the first phase of the first increment (Rezoning No. 3110; revised GM95-067).

Prior to approval of the Stormwater Management Plan and Report for an entire increment, an ownership and maintenance program for recreation areas, drainage areas, detention and retention ponds, common areas, and landscape buffer areas must receive DRC approval. The program will also acknowledge how and when the ownership and maintenance responsibilities will be conveyed (Rezoning No. 3110; revised GM95-067).

3. There shall be no development (construction, clearing, dredging, etc.) in the areas designated preservation and/or conservation, unless specifically approved by the County. The Florida Department of Environmental Protection (FDEP) jurisdictional boundaries shall define the preservation and/or conservation areas. These boundaries shall be indicated on each preliminary/site plan, with preservation or conservation easements placed on said lands on or prior to approval of the record plat or final construction drawing approval (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
4. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan and jurisdictional boundaries shall be delineated in accordance

with the responsible regulatory agency; i.e., SWFWMD, FDEP, or the Army Corps of Engineers (ACOE). These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary/site plan and platted as conservation/preservation areas (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).

5. In lieu of any parkland dedication, the developers shall donate \$100.00 per dwelling unit (unless modified by ordinance) to the County prior to each record plat approval or, where no record plat is required, prior to each Building Permit for each increment. The developers shall also provide to the County a \$50.00-per-unit (unless modified by ordinance) park service fee prior to each record plat approval for each increment or, where no record plat is required, prior to each Building Permit for each increment. The one-acre recreation site, as shown on the Master Development Plan, shall be developed as a private recreation facility with ownership and maintenance responsibility that of the developer or an appropriate homeowners' association (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
6. Semipassive recreational uses may be allowed within the conservation areas if a plan is submitted and approved by the DRC and the responsible regulatory agency; i.e., the SWFWMD, FDEP, or ACOE, which indicates the specific use, location of use, and the ownership/maintenance (GM95-067; revised Rezoning Petition No. 5590).
7. The developers 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, where such association currently exists, proof of good standing shall be submitted to the County. This association shall provide for the maintenance of all open space, drainage areas, common areas, buffer areas, preservation/conservation areas, recreation areas, and other special purpose areas by said association. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' 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 the above-mentioned areas to said association (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
8. The developers shall comply with the provisions of the Land Development Code (LDC), Section 602, Tree Removal and Protection, as amended. It is the intent of this condition to encourage the preservation of individual trees and/or groupings of trees whose size, location, species, and environmental function warrant their protection as public resources (Rezoning Petition No. 5590).
9. Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, the developer(s) shall submit a copy of any required Incidental Take Permit issued by the Florida Fish and Wildlife Conservation Commission to the Permits and Development Information Services Department.

10. The minimum 100-foot setback from the south property line for Tract 12 shall be heavily vegetated (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).

Ordinances

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

Transportation/Circulation

Access Management

13. The developers shall provide a secondary functional access and emergency access to each increment in accordance with the LDC, as amended. The emergency access may be barricaded in a manner found acceptable by the Permits and Development Information Services Department and the Emergency Services Department (Rezoning Petition No. 5590).
14. Prior to final site/construction plan approval of any unit or phase proposing access from a State roadway, the owners/developers shall furnish an approved Driveway/Connection Permit to the Permits and Development Information Services Department from the Florida Department of Transportation (FDOT) (Rezoning Petition No. 5590).
15. At each preliminary/site plan approval, the DRC may also require further access related improvements (as required) along the internal road and S.R. 56, C.R. 581, and County Line Road. Intersection improvements shall be determined in accordance with the LDC, as amended (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
16. Access to any commercial out-parcels shall be provided from internal drives or parking areas (Rezoning Petition No. 5590), except as noted below.
 - a. Parcels 7A and 7B shall be allowed one shared right-in/right-out access point on S.R. 56 as generally depicted on the MPUD Master Plan and as approved by the FDOT and County.
17. The County shall have the right to require specific dates of completion for the construction of any internal major road (along with the connecting external intersection) at the time of each preliminary/site plan approval. The developer shall demonstrate, with each preliminary/site plan submittal, the adequacy of the internal transportation improvements which will serve the existing increments and those increments submitted for approval (Rezoning Petition No. 3110; revised GM95-067).

18. Intersections along all collector and arterial roads adjoining and within the project shall be constructed in accordance with the LDC (Rezoning Petition No. 3110; revised GM95-067).
19. Intersections of collector and/or arterial roads adjoining and within the project shall be constructed with a minimum of left- and right-turn stacking lanes and shall be signalized if such signalization is deemed to be necessary by the DRC and meets the required FDOT and County Engineering Services Department traffic warrants. The developer shall contribute his proportionate share cost of traffic signalization for intersections adjoining the project. The County Line Road and C.R. 581 intersection is considered to adjoin this project. The developer shall contribute his proportionate share of the cost of traffic signalization of County Line Road and C.R. 581 and of C.R. 581 and S.R. 56. Said proportionate share is to be based on traffic generated by the development and shall be contributed within 60 days from the date of notification request for the County (Rezoning Petition No. 3110; revised GM95-067).
20. Vehicular access rights shall be dedicated/donated to the County along all collector and arterial roads within or adjoining the project, including Northwood Drive. Landscape buffering shall be provided along these roads. A unifying landscape buffer plan for these collector and arterial roads shall be provided to the DRC for approval, or comply with the requirements of Sections 530.16 and 603 of the LDC (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
21. Proposed roads intersecting C.R. 581 shall align with the two roads to the east, Williamsburg Drive and Meadow Pointe Boulevard. No other access requiring full median openings shall be permitted on C.R. 581 except for the above-referenced two roads, County Line Road and S.R. 56 (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
22. The intersection of Northwood Drive and County Line Road shall be constructed as required by Hillsborough County and the Pasco County Engineering Services Department. The developer shall pay the cost of signalization of this intersection if such signalization is deemed to be necessary by the DRC and meets the required FDOT and the Engineering Services Department traffic warrants (GM95-067).
23. In the case of private streets, or if the County does not accept the streets for maintenance, dedication to the appropriate maintenance entity (other than Pasco County) may be approved by the DRC at the time of preliminary plan approval (Rezoning Petition No. 5590).
24. The developers shall donate, provide a perpetual right-of-way easement, or transfer by plat or fee simple deed to Pasco County the appropriate amount of right-of-way for the internal and abutting roadways as they are currently functionally classified, or as they may be reclassified by a future adopted road classification map, alignment study, or Project Development and Environment Study. Sufficient right-of-way shall be donated so that the typical roadway meets FDOT standards. The developers shall transfer all right-of-way and shall provide all necessary documents and/or information pertaining to the above-mentioned transference of right-of-way for external roadways to the Real Estate Division prior to any preliminary/site plan approvals. Reductions in right-of-way

may occur, if approved by the County, if road stormwater drainage is accommodated; e.g., may include urban roadway designs with a stormwater sewer system or stormwater easements into retention areas within adjoining increments (Rezoning Petition No. 5590).

25. Subject to the provisions of the Right-of-Way Preservation Ordinance, the developers shall convey at no cost to Pasco County right-of-way for Northwood Palms Boulevard, from the southerly right-of-way of S.R. 56 south to the existing right-of-way of Northwood Palms Boulevard in accordance with the Pasco County Corridor Preservation Table, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements, as amended.

In addition, the developers shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developers' property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of Northwood Palms Boulevard within or adjacent to the boundaries of the developers' property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Northwood Palms Boulevard, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 403. All stormwater-management plans, reports, or calculations for the developers' project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).

26. The owners/developers will be required to construct Northwood Palms Boulevard from the existing terminus north to S.R. 56 (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).
27. The owners/developers will be required to construct intersection improvements at Northwood Palms Boulevard and S.R. 56 in accordance with Pasco County and FDOT access-management regulations (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).
28. Within 45 days of approval of this MPUD Master Planned Unit Development Amendment by the BCC, the developers shall pay to Pasco County its proportionate share for signalization of the Northwood Palms Boulevard and S.R. 56 intersection. Based on the current Florida Department of Transportation 2006 Roadway, Traffic, Bridge (Planning), Design, CEI Construction Cost by District Seven, the current cost for a six-lane mast arm is \$428,746.00. The developers' proportionate-share amount of the signalization improvement is \$214,373.00. No further development permits will be approved beyond 45 days after BCC approval of this MPUD Master Planned Unit Development

Amendment unless the said proportionate-share payment is received by Pasco County (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).

29. All access points shall be in accordance with the LDC, Section 618, Access-Management Regulations (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).
30. All construction traffic shall enter from the north, via S.R. 56, to the proposed Northwood Palms Boulevard Extension and shall not pass through the subdivision to the south of the subject site (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).
31. The barriers blocking Northwood Palms Boulevard will stay in place until construction is complete (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).
32. Construction of the proposed extension of the existing Northwood Palms Boulevard and any reconstruction of the existing Northwood Palms Boulevard shall include traffic-calming devices as deemed appropriate by the Engineering Services Director. "No Thru Truck" signs and reduced speed limits shall be implemented (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12).

The County agrees to install two mini roundabouts at the locations approved by the County Engineer. In addition, the Owner/Developer of Parcels 5 and 6 shall install one traffic calming device on the future north extension of Northwood Palm Boulevard subject to County Engineer approval. Additionally, the Developer/Owner of Parcels 5 and 6 shall contribute 25% of the County's cost of the mini roundabouts not to exceed \$25,000. The Developer/Owner's contributions toward traffic calming devices shall not be creditable against transportation impact fees or mobility fees. The foregoing Owner/Developer requirements shall be completed prior to the issuance of the first building permit within Parcels 5 and 6. (Non-substantial MPUD Amendment, March 6, 2012; specific to Tracts 5 and 6).

33. Alternative roadway design standards may be considered and approved by the DRC at the time of each preliminary plan approval (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
34. The intersection of S.R. 56 and the main entrance road shall be constructed as required by the FDOT and the County Engineering Services Department. The developers shall pay the cost of signalization of this intersection if such signalization is deemed to be necessary by the DRC and meets the required FDOT and County Engineering Services Department traffic warrants (GM95-067; revised Rezoning Petition No. 5590).
35. Sidewalks shall be constructed on both sides of all proposed roads. A bike path and a sidewalk shall be constructed along the north/south collector road (Northwood Drive) at time of road construction. To provide pedestrian access from the residential areas west of Trout Creek to the commercial sites along C.R. 581, a bike path only shall be constructed along the future S.R. 54 corridor and along County Line Road (from Northwood Drive to the most eastern access off County Line Road). Said bike path shall be constructed no later than the construction of the appropriate commercial area. A DRC-approved pedestrian/bikeway plan which provides an alternative method of

pedestrian/bikeway circulation may supersede this requirement. Such pedestrian/bikeway plans shall comply with the handicapped provision for Chapter 336.045, Florida Statutes (Rezoning Petition No. 3110; revised GM95-067; previous Condition of Approval No. 26, Rezoning Petition No. 5590).

Utilities: Drainage, Water Service, Wastewater Disposal

36. The developers shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the LDC, as amended. Said 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 Permits and Development Information Services Department (GM95-067; revised Rezoning Petition No. 5590).
37. Finished floor elevations for all habitable structures shall be at or above the 100-year flood plain elevation. All preliminary/site plan submittals shall provide 100-year flood elevation data (Rezoning Petition No. 5590).
38. 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 preliminary/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.
 - (1) 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 preliminary/site plan approval, the developers and the County shall enter into a Utilities Service Agreement (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590).
39. The developers shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch (Rezoning Petition No. 5590).

Land Use

40. The design standards are as follows:

a. Single-Family (GM95-067):

- (1) Minimum Lot Width of 50 Feet
- (2) Minimum Lot Depth of 100 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 5,000 Square Feet
- (7) Maximum Lot Coverage of 45 Percent—Principal Structure (Excluding Swimming Pools)

b. Single-Family Residential Tract 8 (GM97-057):

- (1) Minimum Lot Width of 35 Feet
- (2) Minimum Lot Depth of 100 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 5 Feet
- (5) Minimum Rear-Yard Setback of 15 Feet
- (6) Minimum Lot Area of 3,500 Square Feet
- (7) Maximum Lot Coverage of 45 Percent—Principal Structure (Excluding Swimming Pools)

c. Zero-Lot-Line Units (Rezoning Petition No. 3110; revised GM95-067):

- (1) Minimum Front-Yard Setback of 15 Feet
- (2) Minimum Rear-Yard Setback of 10 Feet
- (3) Ten Feet Separation Between Buildings
- (4) Minimum Lot Area of 4,000 Square Feet

- (5) Twenty-Five Feet Around the Periphery of the Zero-Lot-Line Increment Which Adjoins Other Residentially Zoned Land
 - (6) At Least Three Trees Shall be Provided on Each Lot in a Zero-Lot-Line Increment
 - (7) If a Structure is Placed on the Side Lot Line:
 - (a) An Adequate Maintenance Easement Shall be Placed on the Adjacent Lot
 - (b) Fifteen Percent of the Total Outside Wall Area of that Structure Shall Open onto a Patio
 - (c) No Windows will be Allowed on the Zero-Lot-Line
- d. Multifamily/Apartment (Rezoning Petition No. 3110; revised GM95-067; revised Rezoning Petition No. 5590):
- (1) Minimum Lot Width of 125 Feet
 - (2) Minimum Lot Depth of 125 Feet
 - (3) Minimum Front-Yard Setback of 20 Feet
 - (4) Minimum Side-Yard Setback of 15 Feet
 - (5) Minimum Rear-Yard Setback of 15 Feet
 - (6) All Other Standards of MF-2 Multiple Family High Density Shall Apply
- e. Multifamily/Apartments Tract 1 Only (Rezoning Petition No. 6878):
- (1) Minimum Lot Width of 125 Feet
 - (2) Minimum Lot Depth of 125 Feet
 - (3) Minimum Front-Yard Setback of 20 Feet
 - (4) Minimum Side-Yard Setback of 15 Feet
 - (5) Minimum Rear-Yard Setback of 15 Feet
 - (6) Maximum Building Height of 45 Feet*
 - (7) Maximum Allowable Units 200

* Maximum Height at Western and Northern Boundary to be 35 Feet Transitioning Internally up to the Maximum 45 Feet

f. Multifamily/Apartment Tract 12 only (Rezoning Petition No. 6573, July 11, 2006; specific to Tract 12):

- (1) Minimum Lot Width of 125 Feet
- (2) Minimum Lot Depth of 125 Feet
- (3) Minimum Front-Yard Setback of 20 Feet*
- (4) Minimum Side-Yard Setback of 15 Feet*
- (5) Minimum Rear-Yard Setback of 15 Feet*
- (6) Maximum Building Height of 60 Feet
- (7) Minimum 25-Foot Building Setback from Wetland Jurisdictional Lines
- (8) All Other Standards of MF-2 Multiple Family High Density Shall Apply

* Minimum 100-Foot Building Setback from S.R. 56 and the Southern and Western Parcel Boundaries

g. Patio Homes/Townhouses (Rezoning Petition No. 3110; revised GM95-067):

- (1) Minimum Lot Size Shall be 2,000 Square Feet
- (2) No More Than Eight Units may be Connected and Share Common Side-Yards or Party-Walls
- (3) Minimum Rear-Yard Setback of 15 Feet
- (4) Fifteen Feet Separation Between Buildings

h. Single-Family Tracts 5 and 6

- (1) Minimum Lot Width of 45 feet
- (2) Minimum Lot Depth of 100 feet
- (3) Minimum Front-Yard Setback of 20 feet
- (4) Minimum Side-Yard Setback of 7.5 feet
- (5) Minimum Rear-Yard Setback of 15 feet
- (6) In order to accommodate the 8-foot wide Bicycle/Pedestrian Path required by the DRI Development Order, the rear-yard setback may be reduced to 12 feet for houses/lots located along conservation

areas/stormwater ponds. Prospective homeowner buyers shall be informed of any swimming pool limitations/restrictions as a result of such reduced setback. Additionally, any deed restrictions shall include such swimming pool limitation/restriction.

- (7) Minimum Lot Area of 4,500 square feet
 - (8) Maximum Lot Coverage of 65 Percent – Principal Structure

 - i. The total aggregate number of dwelling units for residential shall not exceed 1,839.
 - j. Commercial:
 - (1) Community Commercial and Neighborhood Commercial (GM95-067).
 - (a) Community Commercial shall conform to the design standards of Community Commercial as specified in Article 522, MPUD Master Planned Unit Development District.
 - (i) Tract 7A is limited to 6,000 Square Feet (PDD13-1034)
 - (b) Neighborhood Commercial shall conform to the design standards of Local Neighborhood as specified in Article 522, MPUD Master Planned Unit Development.
 - (i) Tract 1 is Limited to 65,000 Square Feet
 - (2) Convenience Commercial (Rezoning Petition No. 5590):
 - (a) Convenience Commercial shall conform to the standards specified in Article 522, MPUD Master Planned Unit Development District.
 - (b) Development of Convenience Commercial is limited to 19,000 square feet in Tract 7B.
 - (3) The maximum floor area for the commercial development shall not exceed 562,500 square feet gross floor area, including out-parcels.
 - k. A building setback of a minimum of 15 feet, or as required by the appropriate permitting agency, shall be provided from any conservation area and preservation area. There shall be no impervious surfaces, except for swimming pools, permitted within this area unless specifically approved by the DRC (GM95-067).
41. Principal structures (exclusive of swimming pools) shall be set back at least 35 feet from the right-of-way of the major internal roads (Northwood Drive). However, this setback may be reduced to 25 feet if a six-foot-high wall is provided as a buffer (Rezoning Petition No. 3110).

42. With the submittal of each preliminary or site plan, the developer shall also submit the total number of residential units which have received preliminary and site plan approval from the County (GM95-067).
43. The development of the Northwood project shall proceed in strict accordance with the terms and conditions contained in the Development Order, as amended for the Northwood Development of Regional Impact; the conditions contained herein; and all applicable rules, regulations, and ordinances of Pasco County (Rezoning Petition No. 3110; revised GM95-067) (Notice of Proposed Change, Approved September 9, 2009).

Procedures

44. Unless otherwise approved by the Emergency Services Director, when the development is record platted, or where a plat is not required, prior to issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection (Rezoning Petition No. 5590).
45. Development shall be in accordance with the approved Master Development Plan. All plans shall be governed by the LDC in effect at the time of submittal (GM95-067; revised Rezoning Petition No. 5590).
46. A preliminary 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. Submittals shall also 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/site plan approval, construction plan approval, and/or record plat approval (Rezoning Petition No. 3110).
47. In the event an ordinance/resolution is adopted by the BCC establishing a Countywide impact fee for the purpose of funding solid waste, public safety, parks/recreation, or libraries, the developers shall be required to pay said fee pursuant to that ordinance/resolution (GM95-067; revised Rezoning Petition No. 5590).
48. Any decisions or matters which, under the conditions of the MPUD, require approval or allow modification by the DRC, or require approval by the Zoning/Code Compliance Administrator may be appealed in accordance with the LDC as amended (Rezoning Petition No. 5590).
49. Rezoning of this property with conditions of approval does not constitute a development order, nor does it relieve any developers of responsibilities under the State of Florida Growth Management Legislation as implemented by the Florida Department of Community Affairs and Pasco County (Rezoning Petition No. 5590).

50. The owners/applicants are hereby notified that the effective date of this approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Growth Management Department or the Zoning and Site Development Department (Rezoning Petition No. 5590).

OWNER'S/DEVELOPER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/developer/applicant acknowledges that she has read, understood, and accepted the above-listed conditions of approval.

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me the _____ (date), by _____ (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

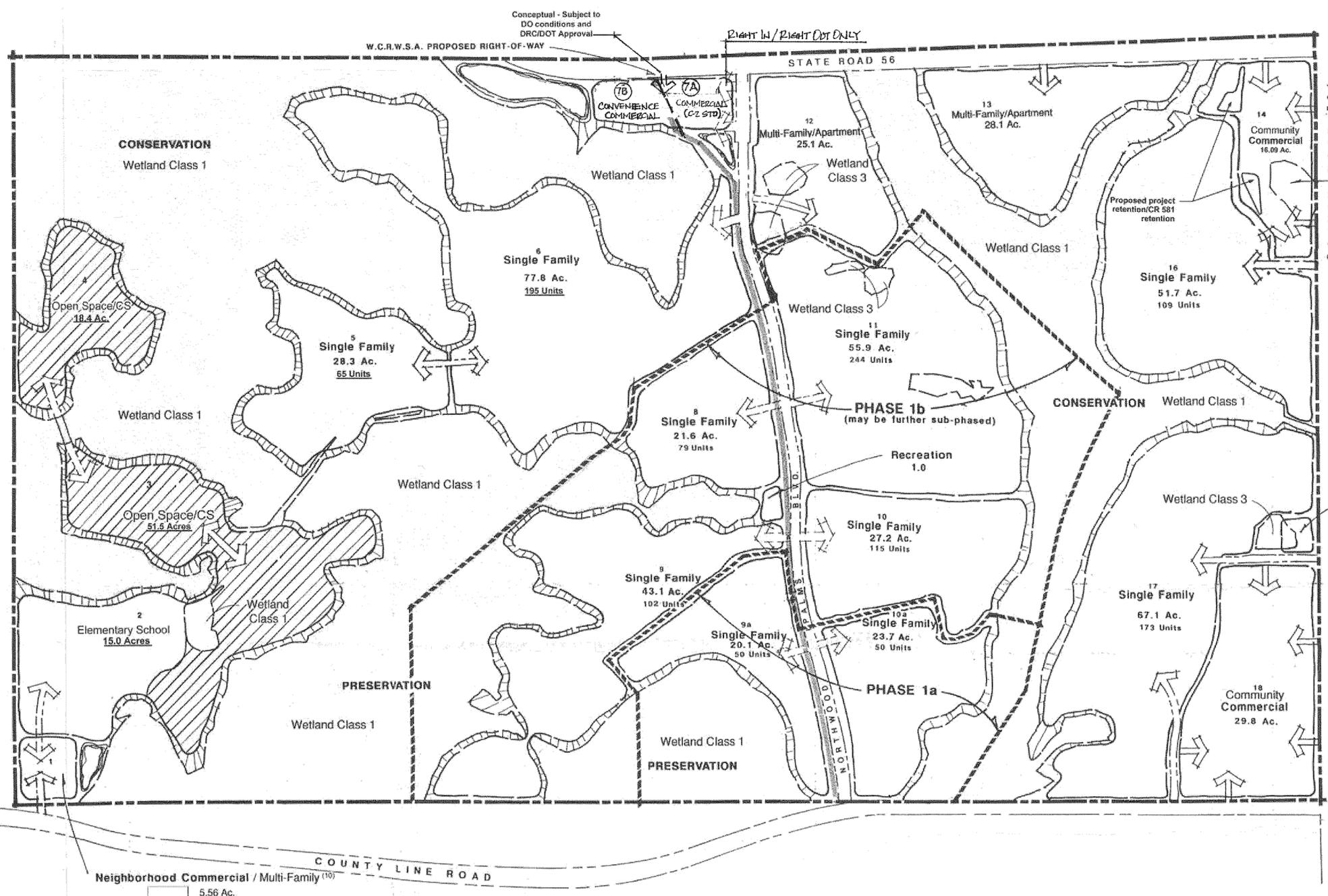
Seal:

NOTARY

EXHIBIT C
MPUD MASTER PLAN

LEGEND

-  PROJECT BOUNDARY
-  DEVELOPABLE AREAS
-  WETLANDS (CONSERVATION/PRESERVATION)
-  SWFWMD WETLANDS TO BE RETAINED
-  ROADWAYS/ACCESS
-  OPEN SPACE/COMPENSATORY STORAGE



Existing wetland to be removed if permitted by regulatory agencies
Wetland Class 3

Well Site
1.0 Ac.

ARONWOOD BLVD.

Neighborhood Commercial / Multi-Family (10)
5.56 Ac.

LAND USE DATA

USE	ACRES	Proposed Change	UNITS/GFA
COMMERCIAL (1)	57.36	63.3	562,500 SF
RESIDENTIAL SUPPORT (6)	6.0	(6)	
MULTI-FAMILY/APARTMENT (10)	53.2	648-624	
SINGLE FAMILY (1)	486.4	416.5 (69.9)	4,182-1,215
RECREATION	1.0		
ROADS (2)	35.47		
STORMWATER MANAGEMENT PONDS (3)	8.28		
OPEN SPACE/COMPENSATORY STORAGE	20.8	90.7	69.9
SCHOOL SITE (9)	15.0		
WELL SITE	1.0		
SUBTOTAL:	684.51		
CONSERVATION/PRESERVATION	399.99		
TOTAL:	1084.5		4,830-1,839 UNITS/ 562,500 SF

NOTES:

- (1) Pursuant to RES04-206-III.A, 25,000 square feet of commercial is conceptually approved and 261 units are conceptually approved.
- (2) Includes rights-of-way for Northwood Palms Boulevard and SR-56.
- (3) Indicates stormwater management ponds not included within development parcels.
- (4) School site reserved for dedication as specified in the applicable approved DO and MPUD conditions.
- (5) Alteration of SWFWMD wetlands may occur following agency approval.
- (6) Residential Support (6 acres) on Tract 7 will be composed of such uses as day care, churches, libraries or schools. These facilities will be designed in a way that serves the community and minimizes traffic impacts.
- (7) Based on typical use of a church of 10,000 s.f. Any amount of residential support use that generates less than 8 p.m. peak hour trips shall be allowed.
- (8) "Commercial" is synonymous with "retail" for the purposes of DRI thresholds.
- (9) The single-family acreage shall be 486.4 upon the 15.0-acre school site being dedicated to Pasco County as outlined in the Development Order.
- (10) Parcel 1 may be developed with multi-family (not more than 200 units) and/ or no more than 65,000 square feet of neighborhood commercial uses in accordance with approved entitlements and the Land Use Equivalency Matrix (LUEM). 624 Multi-Family/Apartment units are specifically approved for Parcel 12 & 13 as specified in the applicable approved DO.
- (11) Wetland Classifications per Pasco County GIS MapPages website.
- (12) Access point locations shown to Parcel 14 & 7 are conceptual and are not approved. All access points shall be reviewed for compliance with the Pasco County Access Management Standards at the time of preliminary plan/site review.

No.	DATE	REVISION DESCRIPTION
3	5-17-13	DIVIDED PARCEL 7 INTO 7A AND 7B. BOTH PARCELS WILL REMAIN COMMERCIAL. BUT 7A WAS CHANGED TO C-2 STANDARDS (PAGE LDC)
2	2/1/2012	Per County Review - Remove Residential Support from Parcel 7. Mark 4 & 7 & Land Use Data sheet. Correct Stationing. Enter on Land Use Data sheet to Major Work Family DO entitlements. & Modify Note 10 to specify location of 80' setbacks. Revised Note 4 to March Map 11 School Note. Remove Note 9 because acreages adjusted on Land Use Data sheet. Add Note 12 to Note 10 to specify location of 80' setbacks.
1	12/2010	Applicant Request: Shift All Residential Units from Tracts 2 & 4 to Tracts 5 & 6 (20 Total). Revise Tract 12 Parcel Size to 15 Developable Acres and Label School Site Per DO Conditions. Change Tract 3 & 4 Land Use from Residential to Open Space/Compensatory Storage & Add access to Tract 7.



0' 400' 800'
SCALE: 1" = 400'

REVISED MPUD DEVELOPMENT PLAN
NORTHWOOD

SOURCE OF SITE PLAN:
King Engineering Associates, Inc. Site Plan, Revised 12/11/96
Engelhardt, Hammer & Associates revised MPUD Development Plan, approved 7/26/2005 by BCC.
Engelhardt, Hammer & Associates revised MPUD Development Plan, approved 2/9/2010 by BCC.

Prepared For:
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