

**RESOLUTION AMENDING ZONING
CLASSIFICATION OF PROPERTY
DESCRIBED IN REZONING
PETITION NO. 7238 FROM A-C
(AGRICULTURAL) AND C-2
(GENERAL COMMERCIAL)
ZONING DISTRICTS TO AN
MPUD MASTER PLANNED UNIT
DEVELOPMENT**

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on October 24, 2017, on Rezoning Application No. 7238; and

WHEREAS, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; 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 does hereby adopt the following findings of fact:

FINDINGS OF FACT

1. Proposed is a rezoning request for an A-C (Agricultural) and C-2 (General Commercial) Zoning Districts to an MPUD to allow 200 multi-family dwelling units; and 300,000 square feet of retail/commercial on approximately 68.60 acres. The property is located at the northwest and southwest corners of C.R. 54 (Wesley Chapel Boulevard) and Lexington Oaks Boulevard (Parcel ID No(s): 11-26-19-0000-00200-0061; 11-26-19-0000-00200-0000; and a portion of 11-26-19-0000-00400-0000; 12-26-19-0000-00400-0010).

2. On July 26, 1983, the Board of County Commissioners (BCC) adopted a rezoning from an A-C Agricultural District to C-2 General Commercial District on a ten acre portion of the subject property (a portion of Parcel ID No. 11-26-19-0000-49900-101A and 14-26-19-0000-00100-0050) (Rezoning Petition No. 2240).

3. On October 26, 1983, the Board of Zoning Adjustment Board approved a Special Exception for a hotel-resort in a C-2 General Commercial District (a portion of Parcel ID No.11-26-19-0000-49900-101A and 14-26-19-0000-00100-0050) (SE 2308).

4. On March 27, 1984, the BCC adopted a rezoning from an A-C Agricultural District to C-2 General Commercial District on a ten acre portion of the subject property (Parcel ID Nos. 11-26-19-0000-00400-0000 and 11-26-19-0000-00400-0010) (Rezoning Petition No. 2451; Resolution 84-88RZ).

5. On December 12, 2000, the BCC adopted a rezoning from an A-C Agricultural District to a C-2 General Commercial District for a 30.89 acre portion of the subject property (Parcel ID No. 11-26-19-0000-00200-0060 and 12-26-19-0000-00400-001) (Rezoning Petition No. 5714).

6. The remaining portion of the subject property contains an original A-C Agricultural District.

7. The Future Land Use Classification for the subject parcel is proposed PD (Planned Development) (CPAL17-02).

8. The surrounding zoning districts, existing land uses, and future land uses are as follows:

• North Parcel:

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
North:	A-R (Agricultural/Residential) C-1 (Commercial)	Single-Family Detached Wetland/Drainage	RES-6 (Residential 6 du/ag)
South:	PO-2 (Professional Office) C-1 (Commercial)	Day Care Center Montessori School	RES-1 (Residential 1 du/ga) ROR (Retail/Office/Residential)
East:	Post Oak Boulevard	Roadway	Roadway
West:	A-C (Agricultural)	Drainage Pond	RES-1 (Residential 1 du/ga)

South Parcel:

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
North:	Lexington Oaks Blvd.	Roadway	Roadway
South:	C-2 (General Commercial)	Developed/Commercial	ROR (Retail/Office/Residential)
East:	Wesley Chapel Boulevard	Roadway	Roadway
West:	MPUD (Master Planned Unit Development)	Drainage Ponds/Wetlands	RES-3 (Residential 3 du/ga)

9. The portion of the proposed development that lies north of Lexington Oaks Boulevard is approximately 22.81 acres and is part of an approved common plan of development known as Lexington Oaks Plaza North (Project No. 2PR03-025, approved by the BCC on March 23, 2004 (DV04-075). This approved plan is valid; therefore, any development on that parcel will also comply with the approved common plan of development for Lexington Oaks Plaza North.

10. There are approximately five acres that are excluded from the Applicant's parcels in the southern portion of the subject property. The proposed development's internal roadways/driveways to be constructed on the south parcel will be configured such that access to all parcels south of Lexington Oaks Boulevard is maintained and access to the signalized intersection at Progress Parkway is provided.

11. The property lies within the Urban Service Area and the South Market Area, where the County has planned for, and is experiencing its highest rate of growth. The Urban Service Area is intended to provide areas for the most efficient growth. This proposed development will provide a mix of uses (multi-family, retail and office entitlements).

12. The accompanying Comprehensive Plan Amendment to PD (Planned Development) will contain the Subarea Policies that will list the maximum levels of development for the various residential and non-residential components. The MPUD Master Plan includes

one land use, which is Mixed Use. The mix of uses is contained within the attached conditions of approval for the MPUD.

13. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

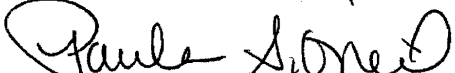
WHEREAS, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property.

WHEREAS, a description of the real property 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 with a quorum present and voting, this 24th day of October, 2017, that the zoning classification of the following described real property is hereby amended to an MPUD Master Planned Unit Development, subject to the amended and restated conditions and master plan for the Lexington Oaks Plaza MPUD as set forth in Exhibits B and C attached hereto and made part hereof.

DONE AND RESOLVED this 24th day of October, 2017.




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

APPROVED
IN SESSION

OCT 24 2017

PASCO COUNTY
BCC

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA


MIKE MOORE,

CHAIRMAN

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

RZ-7238

A par of lnd lying wthn Secs 11 & 12, T26S, R19E, Pasco Co, FL, being more partic desc as fol:

For a POR com at the NW cor of Tr N as shown on the plat of Lexington Oaks, Ph 1, as per the map or plat thereof rec in PB 36, Pgs 57-75, incl, of the Pub Rec of Pasco Co, FL, said pt being the beg of a curv, th alg the Ely r/w line of Lexington Oaks Blvd & NWly 353.2' alg the arc of a curv to the rt, said curv havg a rad of 690', a cent ang of 29°19'44" & a chord bearg & dist of N34°34'47"W, 349.36' for a POB; th cont alg said Ely r/w line the fol 2 crs: 1) Nly 27.9' alg the arc of said curv, through a cent ang of 02°19'01" & a chord bearg & dist of N18°45'04"W, 27.9' to a PORC; 2) Nly 27.15' alg the arc of a curv to the lt, said curv havg a rad of 810', a cent ang of 01°55'14" & a chord bearg & dist of N18°33'11"W, 27.15' to a non-tangent POC & the inter of the Nly r/w line of Post Oak Blvd, as desc in ORB 7062, Pgs 64-81, incl, of the Pub Rec of Pasco Co, FL; th alg said Nly r/w line of Post Oak Blvd the fol 3 crs: 1) Ely 13.22' alg the arc of a curv to the lt, said curv havg a rad of 35', a cent ang of 21°38'20" & a chord bearg & dist of N82°07'06"E, 13.14'; 2) N71°18'05"E, a dist of 57.49' to a non-tangent POC; 3) Ely 94.98' alg the arc of a curv to the rt, said curv havg a rad of 238', a cent ang of 22°51'54" & a chord bearg & dist of N82°44'04"E, 94.35' to the SE cor of lnds desc in ORB 8177, Pg 586, of the Pub Rec of Pasco Co, FL; th alg said lnds desc in ORB 8177, Pg 586, the fol 2 crs: 1) N14°56'00"E, a dist of 246.66'; 2) N56°29'49"W, a dist of 104.53' to a pt alg the E line of lnds desc in ORB 8846, Pg 1799, of the Pub Rec of Pasco Co, FL; th alg said lnds desc in ORB 8846, Pg 1799 the fol 4 crs: 1) N32°37'54"E, a dist of 20.25' to a non-tangent POC; 2) Nly 92.4' alg the arc of a curv to the rt, said curv havg a rad of 85', a cent ang of 62°17'10" & a chord bearg & dist of N18°01'07"W, 87.92'; 3) N70°27'00"W, a dist of 154.35'; 4) S76°33'18"W, a dist of 86.89' to a pt alg the E line of Tr 1A, Lexington Oaks, Ph 1, as per the map or plat thereof rec in PB 36, Pgs 57-75, incl, of the Pub Rec of Pasco Co, FL; th alg said Tr 1A the fol 3 crs: 1) N34°44'08"E, a dist of 530.71'; 2) N55°15'52"W, a dist of 91'; 3) N34°44'08"E, a dist of 270.72' to the SE cor of Lexington Oaks Vill 1, as per the map or plat thereof rec in PB 40, Pgs 134 & 135, of the Pub Rec of Pasco Co, FL; th cont alg said plat of Lexington Oaks Vill 1, N34°44'08"E, a dist of 233.76' to the S bdry of Angus Vly, an unrec plat; th alg the said S bdry of Angus Vly the fol 3 crs: 1) N89°59'09"E, a dist of 755.94';

2) S00°16'05"W, a dist of 151.75'; 3) S89°55'12"E, a dist of 351.65' to the Wly r/w line of Old Pasco Rd as shown on the r/w survey of SR 54 & Old Pasco Rd, prepared by King Engineering & Assoc, Inc, Job No. 3210-201-000, dated Oct 8, 2002 & a non-tangent POC; th alg said Wly r/w line the fol 2 crs: 1) SWly 103.21' alg the arc of a curv to the rt, said curv havg a rad of 1,464', a cent ang of 04°02'21" & a chord bearg & dist of S45°24'46"W, 103.19'; 2) S54°20'25"W, a dist of 76.81' to the Sly r/w line of the aforementioned Post Oak Blvd; th alg said Sly r/w line the fol 7 crs: 1) N40°17'00"W, a dist of 61.91' to a non-tangent POC; 2) NWly 69.26' alg the arc of a curv to the lt, said curv havg a rad of 80', a cent ang of 49°36'22" & a chord bearg & dist of N65°05'16"W, 67.12'; 3) N89°56'31"W, a dist of 14.48' to a non-tangent POC; 4) SWly 344.06' alg the arc of a curv to the lt, said curv havg a rad of 268', a cent ang of 73°33'21" & a chord bearg & dist of S53°19'48"W, 320.91'; 5) S16°33'08"W, a dist of 413.86' to a non-tangent POC; 6) SWly 105.22' alg the arc of a curv to the rt, said curv havg a rad of 177', a cent ang of 34°03'40" & a chord bearg & dist of S33°34'55"W, 103.68' to a non-tangent POC; 7) SWly 237.16' alg the arc of a curv to the lt, said curv havg a rad of 1,933.14', a cent ang of 07°01'45" & a chord bearg & dist of S47°05'02"W, 237.01' to a non-tangent POC to a pt on the Retail Rd as desc in ORB 7062, Pg 28, of the Pub Rec of Pasco Co, FL; th alg said Retail Rd the fol 5 crs: 1) Sly 36.57' alg the arc of a curv to the lt, said curv havg a rad of 23', a cent ang of 91°06'30" & a chord bearg & dist of S01°59'58"E, 32.84'; 2) S47°33'30"E, a dist of 154.24'; 3) S42°26'30"W, a dist of 28'; 4) N47°33'30"W, a dist of 154.24' to a non-tangent POC; 5) Wly 36.57' alg the arc of a curv to the lt, said curv havg a rad of 23', a cent ang of 91°06'30" & a chord bearg & dist of S86°52'57"W, 32.84' to a non-tangent POC & the aforementioned Sly r/w line of Post Oak Blvd; th alg said Sly r/w line of Post Oak Blvd the fol 5 crs: 1) SWly 287.57' alg the arc of a curv to the lt, said curv havg a rad of 1,941.47', a cent ang of 08°29'11" & a chord bearg & dist of S36°58'56"W, 287.3' to a non-tangent POC; 2) Wly 244.12' alg the arc of a curv to the rt, said curv havg a rad of 177', a cent ang of 79°01'28" & a chord bearg & dist of S72°13'10"W, 225.23' to a non-tangent POC; 3) Wly 139.72' alg the arc of a curv to the lt, said curv havg a rad of 198', a cent ang of 40°25'53" & a chord bearg & dist of N88°29'00"W, 136.84'; 4) S71°18'05"W, a dist of 43.58' to a non-tangent POC; 5) SWly 31.76' alg the arc of a curv to the lt, said curv havg a rad of 35', a cent ang of 51°59'50" & a chord bearg & dist of S46°11'09"W, 30.68' to the POB.

LESS & EXCEPT that por conveyed by deed rec in ORB 8013, Pg 1792 desc as fol:

A por of Sec 12, T26S, R19E, Pasco Co, FL, being more partic desc as fol:

Com at the NW cor of Tr N, Lexington Oaks Ph 1, as rec in PB 36, Pgs 57-75, of the Pub Rec of Pasco Co, FL; th alg the Ely r/w line of Lexington Oaks Blvd, NWly 352.22', alg the arc of curv concave to the NE havg a rad of 690' through a cent ang of 29°19'51" (chord bears N34°34'29"W, 349.38') to the Sly r/w line of Post Oak Blvd; th alg said Sly r/w line, the fol 7 curvs & 4 crs: NEly 30.65', alg the arc of a curv concave to the S havg a rad of 35' through a cent ang of 50°10'06" (chord bears N46°13'02"E, 30.65'); th N71°18'05"E, 43.56' to the beg of a curv concave to the S havg a rad of 198'; th SEly 139.73' alg said curv through a cent ang of 40°25'49" (chord bears S88°29'00"E, 136.84') to the PORC w/a curv concave to the N havg a rad of 177'; th NEly 244.12 alg said curv through a cent ang of 79°01'28" (chord bears N72°13'10"E, 225.23') to the PORC w/a curv concave to the SE havg a rad of 1,918.86'; th NEly 599.63' alg said curv through a cent ang of 17°54'15" (chord bears N41°39'34"E, 597.18') to the PORC w/a curv concave to the NW havg a rad of 177'; th NEly 105.22' alg said curv through a cent ang of 34°03'34" (chord bears N33°34'55"E, 103.68'); th N16°33'08"E, 413.86' to the beg of a curv concave to the SE havg a rad of 268'; th NEly, 344.06' alg said curv through a cent ang of 73°33'21" (chord bears N53°19'48"E, 320.91'); th S89°53'31"E, 14.48' to the beg of a curv concave to the SW havg a rad of 80'; th SEly 69.27' alg said curv through a cent ang of 49°36'32" (chord bears S65°05'16"E, 67.12'); th S40°17'00"E, 61.91' to the Wly r/w line of Old Pasco Rd, th N54°12'30"E, 40.12' alg said r/w line to the Nly r/w line of said Post Oak Blvd; th N40°17'00"W, 30.55' alg said Nly r/w line to the POB; th cont N40°17'00"W, 16.83' alg said Nly r/w line; th S84°35'10"E, 4.23'; th N53°07'17"E, 15.33'; th N38°11'32"W, 19.26'; th N50°43'05"E, 30.82'; th S40°42'39"E, 34.96'; th S51°45'24"W, 32.35'; th N38°11'32"W, 4.3'; th S52°12'18"W, 14.88'; th S07°23'20"W, 4.06' to the POB.

AND

A par of Ind lying wthn Sec 11, T26S, R19E, Pasco Co, FL, being more partic desc as fol:

Com at the SW cor of said Sec 11; th N89°45'41"E, alg the S line of said Sec 11, a dist of 2,963.65' to the POB; th alg the Ely bdry of a parc desc in ORB 3935, Pg 1180, of the Pub Rec of Pasco Co, FL, for the fol 6 crs: 1) th N34°44'21"E, a dist of 853.57'; 2) S89°35'48"W, a dist of 33.64'; 3) N00°14'29"W, a dist of 400.07';

4) N89°46'37"E, a dist of 313.54'; 5) N34°44'05"E, a dist of 927.05'; 6) N55°15'58"W, a dist of 249.94'; th alg the bdry lines of Lexington Oaks, Ph 1, rec in PB 36, Pgs 57-75, of the Pub Rec of Pasco Co, FL, for the fol 7 crs: 1) th N34°44'09"E, a dist of 431.85'; 2) th S55°18'35"E, a dist of 39.99'; 3) th N34°43'38"E, a dist of 642' to the beg of a curv to the rt, havg a rad of 690'; 4) th alg said arc a dist of 383.03'; said arc havg a chord dist of 378.13' & a chord bearg S33°29'56"E, to the beg of a curv to the lt, havg a rad of 810'; 5) th alg the arc of said curv a dist of 459.95', said arc havg a chord dist of 453.79' & a chord bearg of S33°52'05"E; 6) th S34°43'13"W, a dist of 212.01'; 7) th S55°15'52"E, a dist of 165.23'; th S34°44'00"W, alg the Nly r/w line of SR 54, a dist of 1,387.1'; th S55°15'07"E, a dist of 9'; th S34°44'00"W, a dist of 67.95'; th S89°42'28"W, a dist of 10.99'; th S34°44'00"W, a dist of 340.61' to the beg of a curv to the rt, havg a rad of 2,864.79'; th alg the arc of said curv a dist of 442.7', said arc havg a chord dist of 442.26' & a chord bearg of S39°09'38"W; th S89°46'28"W, alg the S line of said Sec 11, a dist of 848.09' to the POB.

LESS Par 101A (rec in ORB 5460, Pg 845)

A tr of lnd lying wthn the SE¼ of Sec 11, T26S, R19E, Pasco Co, FL & being more partic desc as fol:

Com at the SE cor of said Sec 11, T26S, R19E; th S89°45'47"W, alg the S line of said Sec 11, for 1,445.68' to the POB; th cont alg said line S89°45'47"W, a dist of 407.23'; th departing said line N00°14'12"W, a dist of 6.76'; th N16°41'14"E, a dist of 29.48'; th N23°41'26"E, a dist of 34.12'; th N41°12'58"E, a dist of 18.97'; th N59°15'01"E, a dist of 5.48'; th N67°05'34"E, a dist of 5.49'; th N76°36'22"E, a dist of 15.6'; th N70°39'28"E, a dist of 4.31'; th N55°09'45"E, a dist of 5.12'; th N44°00'07"E, a dist of 63.02'; th N38°39'05"E, a dist of 8.67'; th N21°48'39"E, a dist of 9.7'; th N05°48'34"E, a dist of 18.89'; th N15°55'44"E, a dist of 9.98'; th N30°19'17"E, a dist of 14.89'; th N48°38'49"E, a dist of 15.36'; th N63°20'21"E, a dist of 15.99'; th N77°42'54"E, a dist of 12.38'; th N89°52'56"E, a dist of 9.79'; th S86°25'38"E, a dist of 39.01'; th N42°59'38"E, a dist of 60.6'; th S47°00'22"E, a dist of 15'; th S42°59'38"W, a dist of 53.9'; th S69°24'00"E, a dist of 11.89'; th S68°43'53"E, a dist of 47.06'; th S75°18'00"E, a dist of 11.73'; th S82°03'29"E, a dist of 31.05'; th S80°53'20"E, a dist of 47.09' to a pt on the arc of a curv; th 46.49' alg the arc of said curv to the lt, concave NWly, havg a rad of 25', a cent ang of 106°32'21", a chord bearg of N45°59'46"E & a chord dist of 40.07' to the curv's end; th N07°16'24"W, a dist of 49.83'; th N27°06'25"E, a dist of 44.45'; th N34°35'32"E, a dist of 78.17'; th N49°24'02"E, a dist of 55.18'; th

N02°47'41"E, a dist of 71.2'; th S84°27'11"E, a dist of 98.38'; th S89°46'02"E, a dist of 92.25'; th S54°31'34"E, a dist of 45.28' to the proposed Nly r/w of SR 54; th S34°44'00"W, alg said line, a dist of 95.94' to a pt on a curv; th 443.03' alg the arc of said curv to the rt, concave NWly, havg a rad of 2,864.79', a cent ang of 08°51'38", a chord bearg of S39°09'48"W & a chord dist of 442.58' to the curv's end & the POB.

ALSO LESS a par of lnd lying wthn Sec 11, T26S, R19E, Pasco Co, FL, being more partic desc as fol:

For a POR com at the SW cor of said Sec 11; th N89°45'41"E, alg the S line of said Sec 11, a dist of 2,963.65'; th alg the Ely bdry of a par desc in ORB 3935, Pg 1180, of the Pub Rec of Pasco Co, FL, N34°44'52"E, a dist of 853.5'; th N89°44'20"E, a dist of 473.99' for a POB; th N00°13'23"W, a dist of 399.76'; th N89°46'37"E, a dist of 559.29'; th S55°15'02"E, a dist of 111.19' to the Nly r/w line of SR 54; th alg said Nly r/w line of SR 54 the fol 3 crs: 1) S34°44'00"W, a dist of 335.52'; 2) S55°15'07"E, a dist of 9'; 3) S34°44'00"W, a dist of 67.95'; th S89°45'05"W, a dist of 426.6' to the POB, Secs 11 & 12, T26S, R19E, Pasco Co, FL.

EXHIBIT B

CONDITIONS OF APPROVAL

**LEXINGTON OAKS PLAZA
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7238**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted November 4, 2016; February 23, 2017; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.
2. The portion of the subject property that lies north of Lexington Oaks Boulevard and is approximately 22.81 acres (the "**North Parcel**") is part of an approved common plan of development called "Lexington Oaks Plaza North." The common plan of development and construction site plans for the North Parcel were approved by the Pasco County Board of County Commissioners on March 23, 2004, pursuant to Pasco County File No. DV04-075 (Project No. 2PR03-025) (collectively, the "**North Parcel Plans**"). The North Parcel Plans are hereby deemed consistent with this MPUD and shall continue to govern development within the area that is subject to the North Parcel Plans. The term "North Parcel Plans" shall also include any non-substantial modifications to the same, as may be approved by the County from time to time.

Environmental

3. The County Biologist shall review and finalize wetland categories at the time of preliminary development plan (PDP)/preliminary site plan (PSP) approval.
4. No construction activities including: clearing, grading, grubbing shall occur within the Wetland Upland Buffer as depicted on the North Parcel Plans unless the same are amended with County approval.
5. For each phase of development, the applicant/master developer or parcel developer shall complete a Gopher Tortoise Survey in accordance with the Florida Fish and Wildlife Conservation Commission (FFWCC) survey guidelines. A copy of the surveys shall be sent to the Planning and Development Department (PDD) for further review and approval by the County Biologist and the FFWCC. A copy of the issued FFWCC relocation permit and After Action Report shall be submitted prior to issuance of the hard copy site development permit.
6. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered that would result in a take, work in the affected area shall come to an immediate stop, and Pasco County shall be notified within two working days. Work may resume if construction activities are consistent with state and/or federal rules, guidelines or all pertinent permits have been obtained.

Open Space/Buffering

7. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, or, if approved, by the BCC, a Community Development District (CDD). These association(s) or District(s) shall, when considered collectively, encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County. Subject to the provision of the following paragraph, the developer shall convey in fee simple to the association(s) or the CDD(s), 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. Subject to the provision of the following paragraph, recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such CDD has been granted special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances (if any) shall be for a value that does not exceed the fair market value of the land. If applicable, 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 State of Florida, Secretary of State, 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 that funded such improvements as applicable.

Notwithstanding such requirements for the mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) and open space, the County acknowledges that the road, landscape buffers, and ponds that serve the North Parcel and the other real property that are subject to the North Parcel Plans are included within the developer's real property and developer is not required to convey the same in fee simple to any other entity, including an association or a CDD. Likewise, any parcel within the MPUD that lies south of Lexington Oaks Boulevard that is developed for multi-family may include retention/detention ponds, landscape buffers, and recreation areas within such parcel boundary and such ponds and recreation areas are not required to be conveyed as a separate parcel(s) to an association or a CDD.

8. Neighborhood parks' green space greater than or equal to one-half acre may be counted toward the neighborhood park acreage requirement. This does not alleviate the developer from providing the required neighborhood park total acreage, or other requirements from the LDC Section 905.1, Neighborhood Parks. In addition, for multi-family development the clubhouse may be counted as an allowable use within the neighborhood park area. The developer may apply for an alternative use, subject to review and approval by the County Administrator or designee, to reduce the neighborhood park acreage upon showing that the open space shall contain gathering and use areas such as toddler play areas, outdoor picnic areas, walking trails, benches/seating/hammocks, gazebo, etc.
9. Any tree surveys shall only be required to include qualifying trees that are 10-inches diameter at breast height or larger on any PDP/PSP/construction plans, mass grading plans, land excavation plans (if applicable) or other similar plans submitted to the County for review.

BCC APPROVED

(Petition No. 7238)
Page 2 of 13

10/24/17

DRC 8/17/17
BCC 10/24/17
Rev 10/13/17

Transportation/Circulation

Access Management

10. The Developers have provided a Timing and Phasing Analysis for the external site access points/intersections. Based on the analysis, prior to approval of the first record plat containing any of the following improvements, or where platting is not required, prior to approval of the construction plan for the associated parcel or phase containing or necessitating any of the following improvements, the developer shall construct or bond the following site-access improvements (collectively, the **"External Site Access Improvements"**) unless determined otherwise at the time of PDP/PSP review based on an access management analysis for the specific parcel or phase:
- a. Wesley Chapel Boulevard and Project Access A: The developer shall construct a right-in/right-out connection to Wesley Chapel Boulevard for Project Access A. The connection shall include a southbound right turn lane as shown in Exhibit "A-1".
 - b. Wesley Chapel Boulevard and Progress Parkway: The developer shall construct the eastbound approach to the intersection. The connection shall include a northbound left turn lane, southbound right turn lane, eastbound left-turn lane and an eastbound through/right-turn lane as shown in Exhibit "A-2".
 - c. Wesley Chapel Boulevard and Project Access B: The developer shall construct a right-in/right-out connection to Wesley Chapel Boulevard for Project Access B. The connection shall include a southbound right turn lane as shown in Exhibit "A-3".
 - d. Old Pasco Road and Post Oak Boulevard: The developer shall modify the subject intersection to be left-in/right-in/right-out only, subject to approval by the County Engineer. The County has the right to further modify the median within Old Pasco Road due to safety and operational problem(s).

The construction of the External Site Access Improvements shall vest the MPUD against further required external site access related improvements through December 31, 2030, subject to the following conditions:

Trip Generation Monitoring.

- a. Twelve (12) months following construction plan approval for vertical construction of forty percent (40%) of the MPUD entitlements in terms of the gross p.m. peak-hour Project trip generation (based on the Trip Generation Monitoring Table attached hereto as Exhibit "B"), or prior to construction plan approval for vertical construction of fifty percent (50%) of the MPUD entitlements in terms of gross p.m. peak-hour Project trip generation (based on the Trip Generation Monitoring Table attached hereto as Exhibit "B"), the Developer or its designated CDD (a CDD only for the MPUD that is distinct from the Lexington Oaks CDD) or association shall institute a monitoring program to compare current traffic counts with

total future traffic projections (also shown on Exhibit "B") from the approving Timing and Phasing Analysis.

- b. Monitoring shall continue on a biennial basis until Project build-out and shall be submitted to the Planning and Development Department biennially from the date of commencement. Should the County Engineer or his/her designee determine (in between biennial reporting dates) that storage bay queues entering the Project from CR 54 or Old Pasco Road are spilling into thru lanes on CR 54 or Old Pasco Road, the County Engineer or his/her designee may request an interim monitoring evaluation to evaluate and confirm if there is such a deficiency in storage lengths (to accommodate the queues) and the Developer or its designated commercial CDD (a CDD only for the MPUD that is distinct from the Lexington Oaks CDD) or association propose possible site access improvements to cure such deficiency at no cost to the County. Each monitoring event shall be conducted within a sixty (60) day period from the due date of each event to ensure that the counts are relatively current and shall be conducted when Pasco County schools are in session.
- c. The monitoring program shall consist of weekday, p.m. peak-hour directional counts from 4:00 p.m. to 6:00 p.m., with subtotals at fifteen (15) minute increments at all of the Project's external access points on CR 54. The trips at all external access points will be compared to the total future traffic forecasts identified in Exhibit "B". In the event of a charter school, a.m. peak-hour counts may also be required.
- d. The monitoring program shall also monitor the storage bays entering the site at the project accesses on CR 54 or Old Pasco Road to ensure that the queues do not spill out into thru traffic on CR 54 or Old Pasco Road.
- e. The results of each monitoring event shall be submitted to the County's Planning and Development Department.
- f. If monitoring results demonstrate that the traffic exceeds the projected traffic volumes identified in Exhibit "B" or if the storage bays along CR 54 or Old Pasco Road are inadequate to accommodate queues, the County may require an Access Management Study and additional site access improvements may be required, both of which shall be the obligation of the Developer or its designated CDD (a CDD only for the MPUD that is distinct from the Lexington Oaks CDD) or association. Improvements shall be determined in accordance with the LDC and Access Management Standards, as amended.

Further Access Analysis.

In the event that development occurs (issuance of the first hard copy site development permit) prior to the start of construction of six-lanes for Wesley Chapel Boulevard from Old Pasco Road to Old County 54, the County may require an Access Management Study and additional site access improvements may be required, both of which shall be the obligation of the Developer or its designated CDD (a CDD only for the MPUD that is distinct from the Lexington Oaks CDD) or association. Improvements shall be determined in accordance with the LDC and Access Management Standards, as amended.

11. The internal access points shown on the master plan are conceptual only. Permanent placement of each internal access point shall be determined at the time of review with the corresponding PDP/PSP and shall meet established access-management criteria, or other alternative standards approved by the County. An access management study may be required with each PSP/PDP for the development served by such access. Based on the results of the study, the County may impose additional improvements, alternative accesses or locations.
12. Unless otherwise determined at the time of PSP review through the alternative standards review process pursuant to the LDC, access to any commercial out-parcels shall be provided from internal drives or parking areas.

Dedication of Right-of-Way

13. Street connections and rights-of-way to adjoining areas are not required. The abutting properties are built-out with no interconnection provided, or the property abuts wetlands.
14. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets.
15. Subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer shall convey, at no cost to the County, right-of-way:
 - a. For Wesley Chapel Boulevard in accordance with Pasco County final construction plans or most updated version for C.R. 54 (Wesley Chapel Boulevard) (from Magnolia Boulevard to Oakley Boulevard) Project No. C-1640.00 and any additional right-of-way indicated on Pasco County final construction plans or most updated version for C.R. 54 (from north of S.R. 56 to north of Magnolia Boulevard) Project No. C-9956.0, to include wetland mitigation site 7B, unless otherwise indicated on the final construction plans.
 - b. For Old Pasco Road in accordance with the King Engineering Associates, Inc Old Pasco Road plans (from S.R. 54 to Quail Hollow Boulevard) dated 05/13/2003 or most updated version.

Except as required by this paragraph concerning floodplain compensation, the County acknowledges that developer has already conveyed the right-of-way required for Old

Pasco Road, Wesley Chapel Boulevard, including any drainage/retention, wetland, or floodplain mitigation facilities. Prior to developer applying for PSP approval for the portion of the subject property lying south of Lexington Oaks Boulevard (the "**South Parcel**"), but in no event sooner than three (3) months after the initial approval of this MPUD by the BCC, the County shall notify developer if the County requires floodplain compensation/mitigation within the South Parcel as part of the County's construction of intended improvements within the C.R. 54 right-of-way in the area of the MPUD. If the County notifies the developer that the County does require such floodplain compensation/mitigation within the South Parcel, then, subject to the receipt (and terms and conditions) of all applicable permits: (a) upon developer's construction of the floodplain mitigation area depicted on Exhibit "D" (the "**Floodplain Area**"), developer shall excavate up to 2.3 acre/feet of additional storage within the Floodplain Area for the C.R. 54 improvements, but only to the extent excess floodplain compensation/mitigation is available within the Floodplain Area beyond the needs of developer for the MPUD and only to the extent the County notifies the developer that such excess floodplain compensation/mitigation is needed for the C.R. 54 improvements (the "C.R. 54 Floodplain Mitigation"); (b) upon developer's completion of construction of the Floodplain Area, developer shall grant the County a drainage easement over the Floodplain Area; and (c) the County shall provide developer roadway (not SIS) and bicycle/pedestrian mobility fee credits in the amount of \$7.44 per square foot for the additional land required to provide the C.R. 54 Floodplain Mitigation as compensation for the drainage easement and the use of the Floodplain Area. If the County notifies the developer that the County does NOT require such floodplain compensation/mitigation within the South Parcel or otherwise fails to notify developer within the notification timeframe set forth above, then developer shall not be required to provide the County with any floodplain compensation/mitigation, use of the Floodplain Area or related drainage easement and developer shall be deemed to have satisfied all obligations to the County for the dedication of right-of-way for Old Pasco Road, Wesley Chapel Boulevard, including any drainage/retention, wetland, or floodplain mitigation facilities. In either event, (aa) the County shall, within ninety (90) days of request from developer, provide developer with an ingress-egress easement or license, in a form reasonably acceptable to the County, to allow developer to access the Floodplain Area through the top of the pond banks that exist on Pasco County Property Appraiser Parcel ID No. 11-26-19-0000-49900-101A to construct the Floodplain Area and to perform maintenance and monitoring of the same as long as required by the Southwest Florida Water Management District or the County; and (bb) developer shall own all fill that is excavated from the Floodplain Area. In the event the County timely notifies the developer of the need for the C.R. 54 Floodplain Mitigation, and the County requires that the C.R. 54 Floodplain Mitigation be created before the developer is ready to commence excavation of the Floodplain Area for the MPUD, the developer shall, within 90 days of the County's request, either (a) excavate the C.R. 54 Floodplain Mitigation, or (b) grant the County an easement allowing the County to excavate the C.R. 54 Floodplain Mitigation (and to place the fill in a developer designated location within the MPUD). Upon completion of such excavation, or conveyance of such easement, the developer shall be entitled to the mobility fee credits set forth above. If any permitting agency requires the developer's written approval to utilize the Floodplain Area for any permit application submitted for the C.R. 54 improvements, developer agrees to promptly provide such written approval, in a form acceptable to the permitting agency; provided, however, the developer shall not have any obligation to consent to use of the Floodplain Area for any amount in excess of the C.R. 54 Floodplain Mitigation.

16. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), the applicant/owner, and successors and assigns (a), agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC, and does not affect the applicant/owner's ability to bring an action pursuant to Section 70.45, Florida Statutes.

Design/Construction Specifications

17. The timing and phasing application submitted by the applicant assumes the following land uses: 280,000 square feet of retail and 200 multi-family dwelling units. Any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. The DRC, BCC, or County Administrator or designee, may impose additional conditions on the applicant or developer based on the updated County-approved Timing and Phasing Analysis.
18. The developer may submit an overall pedestrian/bike path plan to the PDD for review and approval prior to approval of the first PDP/PSP, which provides a path circulation in accordance with the Pasco County LDC, as amended, or an alternative method acceptable to the PDD, and in compliance with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required.
19. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:
- a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
 - b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

BCC APPROVED

10/24/17

(Petition No. 7238)
Page 7 of 13

DRC 8/17/17
BCC 10/24/17
Rev 10/13/17

Utilities/Drainage/Water Service/Wastewater Disposal

20. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first construction plan/construction site plan. This utility plan shall show, at a minimum, the following:
- a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.
 - d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.
 - e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.
21. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
22. The developer(s) 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.
23. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:
- a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.
 - b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer(s)/owner(s) shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Land Use

24. The mix of uses shall include: commercial/retail, restaurants, entertainment (including theaters), support commercial/retail and services, permanent and temporary retail and

service kiosks, multi-family, professional services, office (including administrative, medical and professional office and facilities), hospitals, medical facilities and clinics, hotels/motels, vertically mixed-use, institutional uses, such as adult congregate and living facilities including, without limitation, an assisted living facility and an independent living facility, (but specifically excluding an alcohol or drug rehabilitation center), daycare, churches, civic, cultural, public service and education facilities (public or private schools, including charter schools).

25. As noted above, the timing and phasing analysis submitted by the applicant assumes the following land uses: 280,000 square feet of retail and 200 multi-family dwelling units. However, land uses and entitlements may be exchanged by applicant/developer in accordance with the Land Use Equivalency Matrix ("LUEM") attached hereto as Exhibit "C". In the event a permitted land use as approved by the MPUD is not specifically listed in the LUEM, a trip use equivalency may be provided to document the trip generation of the permitted land use is the same (equal to or less than) as an approved land use. The trip generation shall be based on the pm peak hour rates contained in the ITE trip generation manual, 9th ed. Land use exchange requests shall be submitted to the PDD Administrator or designee for verification as to implementation and administrative approval in accordance with the LUEM and shall not constitute an amendment to the MPUD. In the event a charter school or any other use that has significant trip generation characteristics during a.m. peak hour than was assumed in the timing and phasing analysis then additional access analysis may be required.
26. The multi-family dimensional standards shall be in accordance with regulations for MF-1 of the LDC except for the following: *
- (1) Minimum Side-Yard Setback of 10 Feet**
 - (2) Minimum Rear-Yard Setback of the greater of 5 Feet or any required landscape buffer
 - (3) Maximum Height of 60 Feet
 - (4) Land considered for the neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the rear of the structure and a minimum of 15 feet from the side of the structure.
 - (5) Applicant shall provide two parking spaces per unit and each parking stall shall only be required to be 18-feet in depth.

*Multi-family setbacks are measured from the perimeter of the overall multi-family parcel and not separate between each building.

** The average distance between structures, for any building containing more than four units, shall be 30 feet, with no point closer than 20 feet.

BCC APPROVED

10/24/17

27. The following dimensional standards shall apply to for non-residential uses:
- (1) Minimum Front-Yard Setback of 10-feet from internal accessways/roadways and 20-feet from external roadways.
 - (2) Minimum Side-Yard Setback of 5-feet between residential and non-residential uses/structures and 0-foot between non-residential uses/structures.
 - (3) Minimum Rear-Yard Setback of 10 Feet.
 - (4) Maximum Height of sixty (60) Feet.
 - (5) Maximum lot coverage of sixty percent (60%).
28. At the time of development of each phase abutting the western boundary on the south side of Lexington Oaks Boulevard, except those areas where the only development adjacent to the western boundary is floodplain or retention ponds (and specifically excluding from the term "development" any areas that are existing wetlands), applicant/developer shall install a Type "C" landscape buffer in accordance with the LDC except the width of such landscape buffer area shall be a minimum of 10-feet.
29. Applicant/developer shall ensure that all lighting installed as part of any development along the western boundary of the MPUD is pointed downward or to the east and not to the west.
30. Construction traffic shall access the subject property through a means other than Lexington Oaks Boulevard.
31. In order to maximize the development's design and layout, the minimum setbacks listed above can be modified by the County Administrator or designee at the time of the PSP/PDP review without necessitating a modification to the MPUD.
32. The development shall comply with the applicable provisions of the Subarea Policies for Lexington Oaks Plaza (CPAL17-02).
33. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
34. Subject to the LUEM, the total aggregate number of multi-family dwelling units shall not exceed 650.
35. Any on-street parking along any internal accessways/roadways may, at developer's option, be credited towards parking required by any multi-family projects in the MPUD.
36. 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 County ordinances and resolutions.

37. 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.

Procedures

38. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or the issuance of the first Certificate of Occupancy where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.
39. Unless otherwise approved by the Fire Chief, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) 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.
40. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. A PSP must also be approved for each multiple-family (nonfee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.
41. PDP/PSP 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 PDP/PSP approval, construction plan/construction site plan approval, and/or record plat approval.
42. If a PDP/PSP for the entire MPUD is not submitted and approved by December 31, 2030 (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.
43. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
44. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the **BCC approved document** is completed (including notarization) and received by the PDD after the BCC action.
45. All conditions of this MPUD approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD

approval shall be suspended until such time that the BCC modifies the MPUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD or the MPUD conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD approval under any circumstances.

46. This MPUD shall not be effective until the corresponding PD (Planned Development) Land Use Classification change is effective.

EXHIBITS

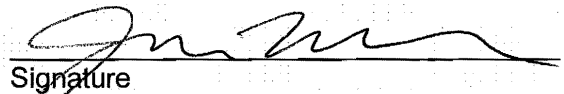
- "A" – External Site Access Improvements
- "B" – Trip Generation Monitoring Table
- "C" – LUEM (Land Use Equivalency Matrix)
- "D" – Flood Plain Area

{OWNER/DEVELOPER'S ACKNOWLEDGEMENT TO FOLLOW}

OWNER'S/DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that it 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.**

10/31/17
Date


Signature


John Tallichet
Print Name

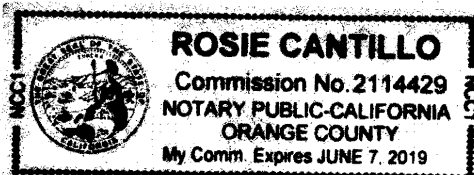
President
Title

California
STATE OF FLORIDA
COUNTY OF Orange

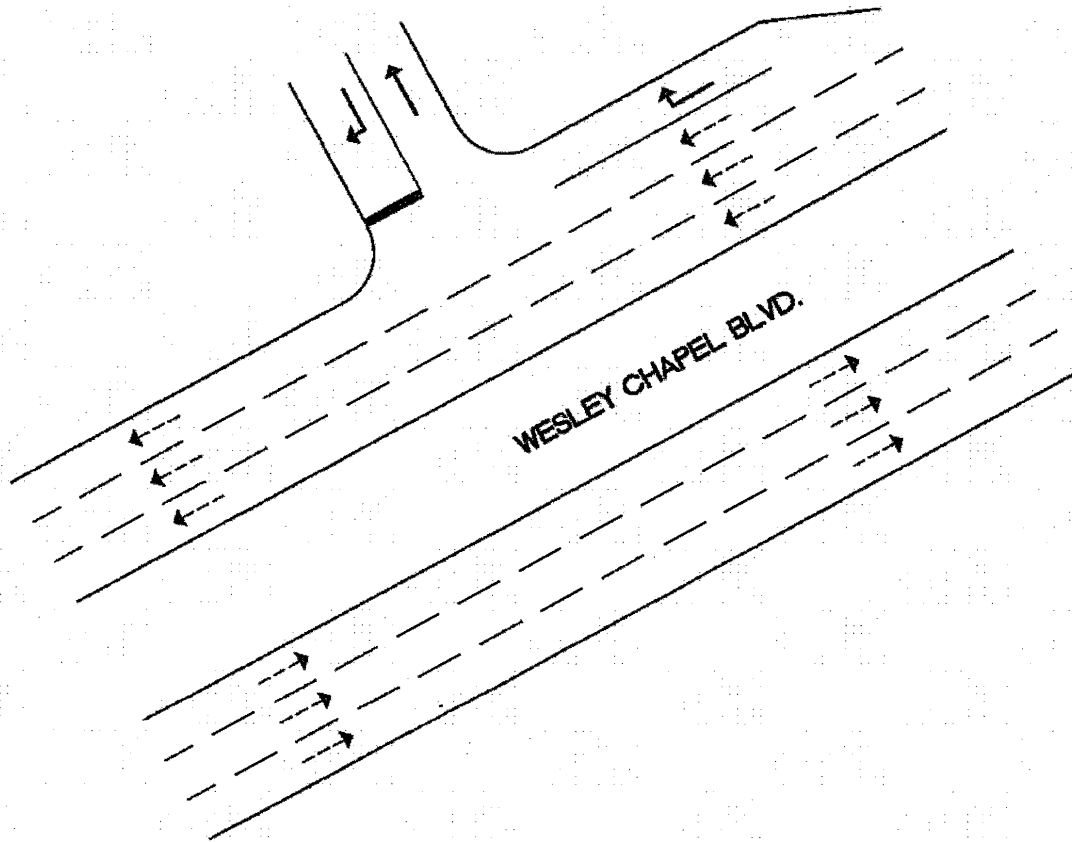
The foregoing instrument was acknowledged before me this Oct. 31, 2017
(date), by John Tallichet (name
of corporation acknowledging) a _____
(State or place of incorporation) corporation, on behalf of the corporation. He/she is personally
known to me or who has produced N/A (type of
identification) as identification.

Seal:


NOTARY



PROJECT ACCESS A

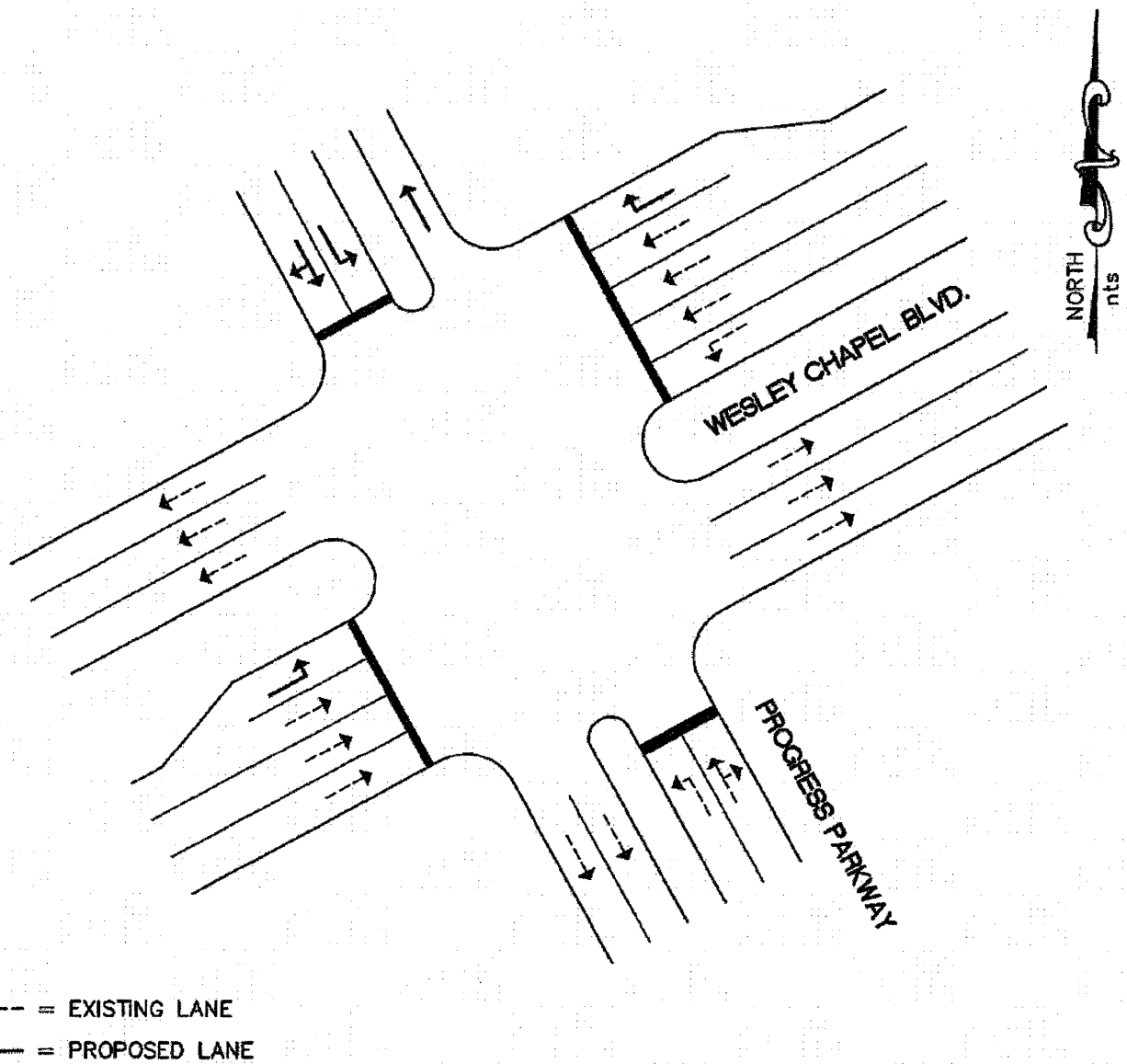


←--- = EXISTING LANE
 ←--- = PROPOSED LANE

INTERSECTION GEOMETRY

<u>MOVEMENT</u>	<u>LANES</u>	<u>LANE LENGTH</u>
SBR	1	265'

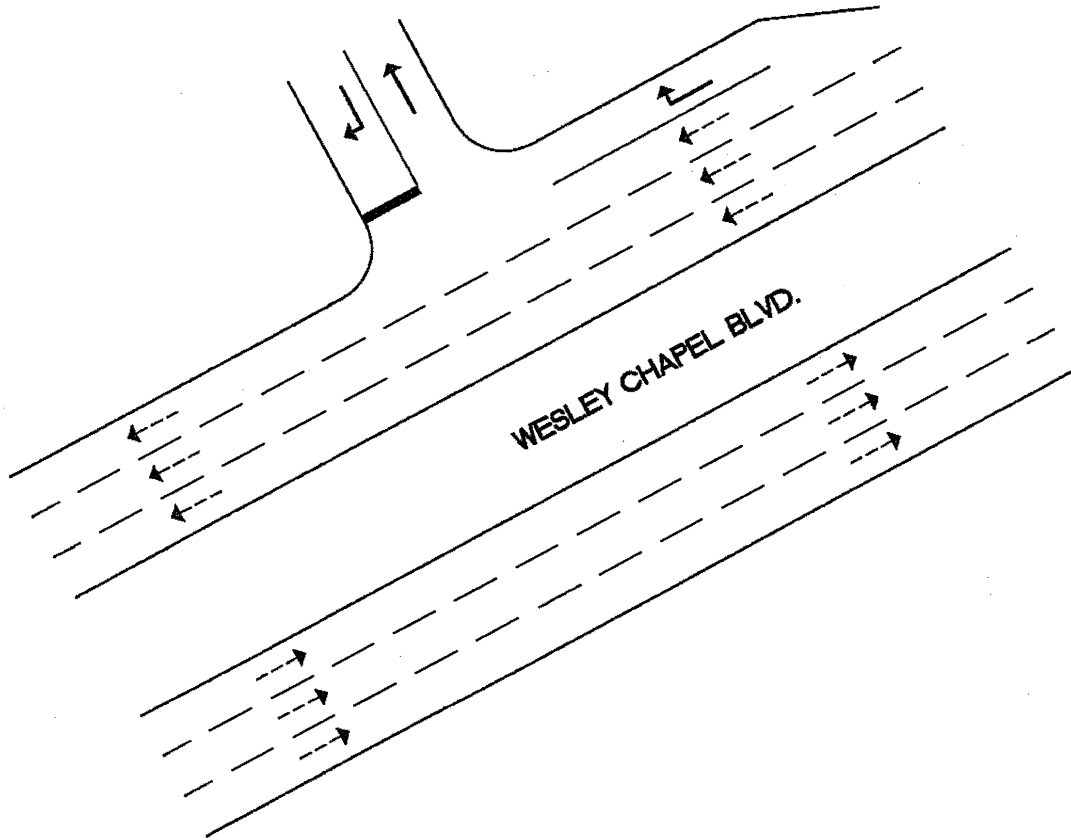
EXHIBIT A-1



INTERSECTION GEOMETRY

<u>MOVEMENT</u>	<u>LANES</u>	<u>LANE LENGTH</u>
NBL	1	315'
SBR	1	265'

PROJECT ACCESS B



←--- = EXISTING LANE
 ←--- = PROPOSED LANE

INTERSECTION GEOMETRY

<u>MOVEMENT</u>	<u>LANES</u>	<u>LANE LENGTH</u>
SBR	1	265'

EXHIBIT B

TRIP GENERATION MONITORING TABLE
(GROSS TRIPS)

<u>PERIOD</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
PM PEAK HOUR	803	825	1,628

EXHIBIT

LAND USE EQUIVALENCY MATRIX

	<u>TRADE TO:</u>					
<u>TRADE FROM:</u>	Multi-Family (DU's)	Retail (KSF)	Office (KSF)	ALF (Beds)	Hotel (RMS)	Private/Charter School (STD's)
Multi-Family (DU's)	-	0.108	0.305	2.636	0.967	3.412
Retail (KSF)	9.241	-	2.821	24.364	8.933	31.529

(1) Example: Convert Multi-Family to Office

$$1 \text{ DU (Multi-Family)} \times 0.305 = .305 \text{ KSF (Office)}$$

Convert Retail to Multi-Family

$$1 \text{ KSF (Office)} \times 9.241 = 9.241 \text{ Dwelling Units (Multi-Family)}$$

Convert Retail to Office

$$1 \text{ KSF (Retail)} \times 2.821 = 2.821 \text{ KSF (Office)}$$

Convert Retail to ALF

$$1 \text{ KSF (Retail)} \times 24.364 = 24.364 \text{ Beds (ALF)}$$

Convert Retail to Hotel

$$1 \text{ KSF (Retail)} \times 8.933 = 8.933 \text{ RMS (Hotel)}$$

Convert Retail to School

$$1 \text{ KSF (Retail)} \times 31.529 = 31.529 \text{ Students (School)}$$

LEGEND



FLOODPLAIN AREA FOR
PASCO COUNTY



FUTURE ACCESS EASEMENT

0 100 200

SCALE: 1" = 200'

10.0' DRAINAGE EASEMENT
(PER O.R. 4765, PG. 1743)

C-2

INGRESS/EGRESS EASEMENT
(O.R. 4765, PG. 1743)

25.0' INGRESS/EGRESS
EASEMENT
(PER O.R. 4765, PG.
1743 and O.R. 3629, PG.
272)

PERMANENT SLOPE EASEMENT
(PARCEL 801)
(PER O.R. 5460, PG. 870)

WESLEY CHAPEL BLVD

MPUD BOUNDARY

MAXIMUM DEPTH OF
FLOODPLAIN MITIGATION TO
PRODUCE 2.3 AC FT
FLOODPLAIN MITIGATION



COASTAL
DESIGN CONSULTANTS

PLANNING • ENGINEERING • CONSTRUCTION ADMINISTRATION
7028 LITTLE ROAD • NEW PORT RICHEY, FLORIDA 34654
727-849-8010 • FAX 727-849-8020
CAG 00009572

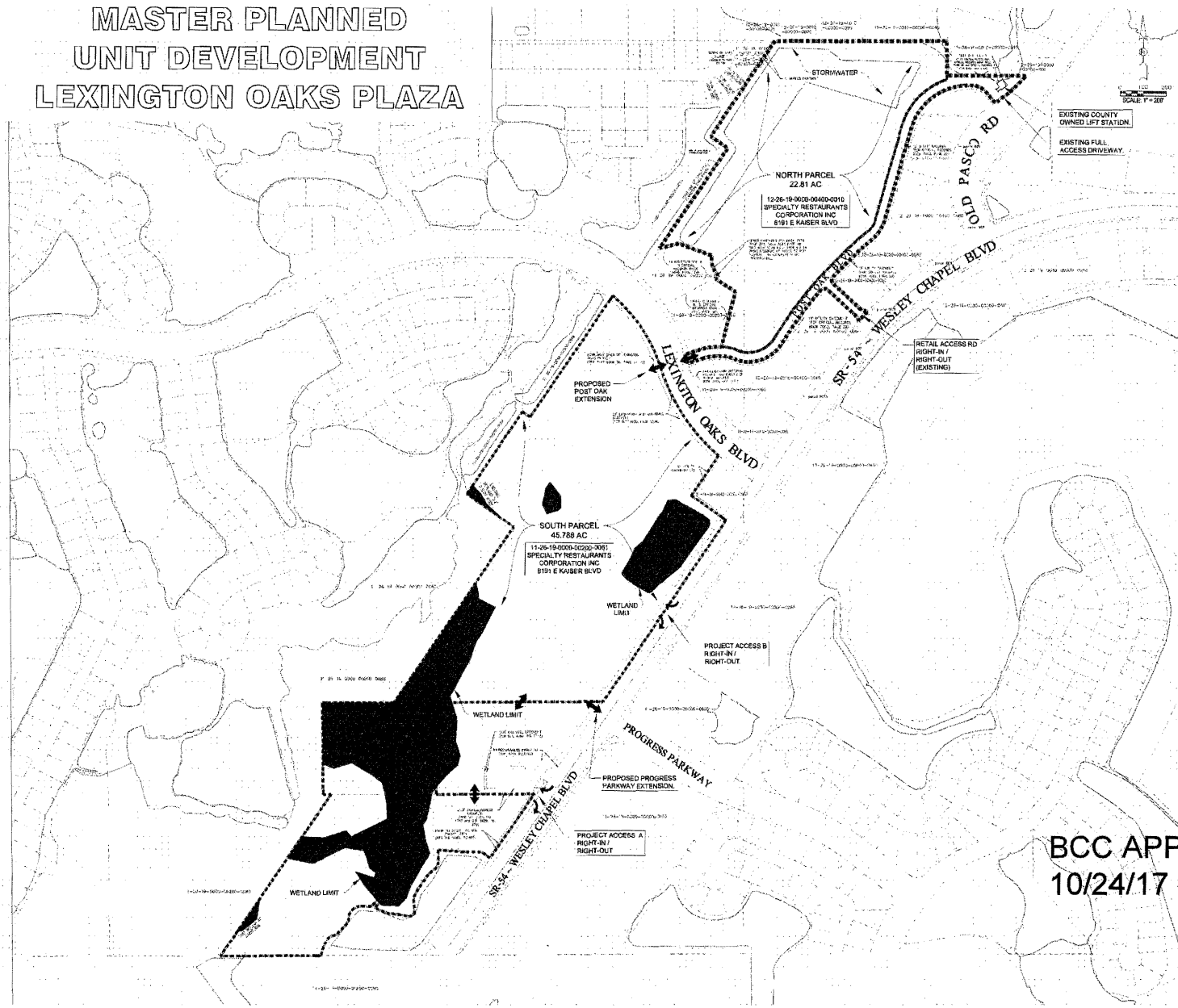
DATE:
08/09/2017

JOB NO.
16034

EXHIBIT:
100 YR FLOODPLAIN
MITIGATION
EXHIBIT D

EXHIBIT C
MASTER PLAN

MASTER PLANNED UNIT DEVELOPMENT LEXINGTON OAKS PLAZA



LEGEND

- BOUNDARY/RIGHT-OF-WAY PER PASCO CD 018
- WETLAND LIMITS
- PROPOSED BOUNDARY
- PROPOSED ACCESS
- MPUD BOUNDARY

SITE DATA

MINIMUM SETBACKS: MAXIMUM BUILDING HEIGHT:
FRONT SETBACK: 35' 52' FROM PROPOSED GRADE
SIDE / REAR SETBACK: 15'
* MEASURED FROM EXTERIOR PROPERTY LINES ONLY.

LAND USE SCHEDULE

AREA BREAKDOWN
TOTAL SITE: 68.60 ACRES
UPLANDS: 56.95 ACRES
WETLANDS: 11.65 ACRES
PARCEL BREAKDOWN
NORTH PARCEL: 22.81 ACRES - MIXED USE
SOUTH PARCEL: 45.78 ACRES - MIXED USE
TOTAL: 68.60 ACRES

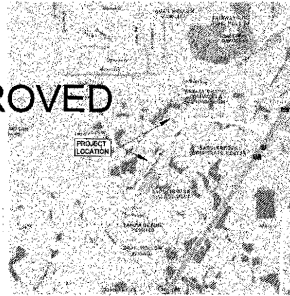
MAXIMUM ENTITLEMENTS **
30,000 SF - RETAIL
200 UNITS - MULTI-FAMILY
(*) SUBJECT TO THE LAND USE
EQUIVALENCY MATRIX

USES: MIXED USE, INCLUDING, COMMERCIAL / RETAIL, OFFICE,
MULTI-FAMILY RESIDENTIAL, INSTITUTIONAL (INCLUDING, WITHOUT
LIMITATION, ALF, L.F., AND EDUCATION (SCHOOLS)), SUBJECT TO
LAND USE EQUIVALENCY MATRIX.

GENERAL NOTES

- ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING PERMITTING WITHOUT REQUIRING AN MPUD MODIFICATION.
- OPEN SPACE MAY INCLUDE, BUT NOT LIMITED TO, WETLANDS, LAKES, LANDSCAPED AREAS, HABITAT PROTECTION AREAS, MITIGATION AREAS, RECREATION AREAS AND STORMWATER MANAGEMENT AREAS.
- THE PROJECT LIES WITHIN FLOOD ZONE "AE" AND "X" PER FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 12101C00P01 AND 12101C00P07. THERE ARE WETLANDS ON SITE.
- THE PROJECT DOES NOT LIE IN ANY OR WITHIN 1,000' OF ANY WELLHEAD PROTECTION AREAS OR SPECIAL PROTECTION AREAS FOR COMMUNITY SYSTEM SUPPLY WELL.
- WATER AND SEWER SERVICE FROM PASCO COUNTY UTILITIES. EMS SERVICE BY PASCO COUNTY. ELECTRICAL SERVICE FROM WITH A COOPERATIVE RURAL ELECTRIC COOPERATIVE.
- ALL COMMON AREAS SHALL BE MAINTAINED AND MAINTAINED BY THE OWNER OR BY NOT-FOR-PROFIT CORPORATION (ASSOCIATION).
- THE PROJECT MAY BE PHASED AND DEVELOPED INCREMENTALLY.

VICINITY MAP



BCC APPROVED
10/24/17

MASTER PLANNED UNIT DEVELOPMENT PLAN
SPECIALTY RESTAURANTS CORPORATION INC
LEXINGTON OAKS PLAZA
WESLEY CHAPEL BLVD
PASCO COUNTY, FL
8701 E KAISER BLVD

COASTAL
DESIGN CONSULTANTS
10000 W. WINDY HILL RD., SUITE 100
FORT WORTH, TEXAS 76133
TEL: 817.336.1111 FAX: 817.336.1112
WWW.COASTALDESIGNCONSULTANTS.COM

DESIGNED BY: G. L. W. | DRAWN BY: A.L.G.

DATE	BY	CHK	APP	DESCRIPTION
10/24/17	A.L.G.			DESIGN DEVELOPMENT
10/24/17	A.L.G.			DESIGN DEVELOPMENT
10/24/17	A.L.G.			DESIGN DEVELOPMENT

DATE: 11-02-2016

SHEET
1/3

16034

Lexington Oaks

PROJECT SUMMARY

STUDY TRIGGER – Rezone the property to MPUD.

PROPOSED LAND USE:

Multi Family	200 DU's
Retail	280,000 SF

BUILD OUT DATE – 2030

BUDGETED IMPROVEMENTS –

- Wesley Chapel Boulevard is currently under construction from SR 56 to Memorial Drive as a six-lane divided roadway.
- Wesley Chapel Boulevard is proposed to be widened to a six-lane divided roadway in fiscal year 2021/2022 from Memorial Drive to Magnolia Boulevard. Based on conversations with the County, the segment from Magnolia Drive to Old Pasco Road is to be included in the project.
- The interchange of I-75 and Overpass Road is funded for construction in fiscal year 2019/2020.

TIMING AND PHASING RESULTS - The study indicates that Wesley Chapel Boulevard from Gateway Boulevard to I-75 may exceed a V/C of 1.0 in 2023 with 42% of the project. However, the I-75/Overpass Road interchange should divert some traffic from this roadway segment.

ACCESS MANAGEMENT RESULTS – The analysis indicates there are movements within the intersection of Old Pasco Road and Post Oak Boulevard that may exceed the delay and V/C ratio criteria. The developer has committed to modify the subject intersection to a directional median opening (left-in/right-in/right-out) with this improvement all movements within the intersection should meet the V/C and delay criteria. All other project accesses meet the V/C and delay criteria.

490693

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco County

) ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Log Z17-30** was published in **Tampa Bay Times: 6/23/17**, in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

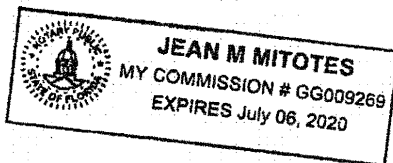
Signature of Affiant

Sworn to and subscribed before me this 06/23/2017.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF PUBLIC HEARINGS
REZONINGS FOR
PROPERTIES LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Dev Review Committee (DRC) will hold a public hearing on Thu, Jul 13, 2017, at the Historic Pasco Co Courthouse, Board Rm, 2nd Floor, 37918 Meridian Ave, Dade City (DC), FL, at 1:30 pm, & that the Pasco Co Board of Co Commissioners (BCC) will hold a public hearing on Tue, Sep 26, 2017, at the West Pasco Govt Ctr (WPGC), Board Rm, 8731 Citizens Dr, New Port Richey (NPR), FL, at 1:30 pm, to consider applications for rezoning &/or conditional use pursuant to the provisions of the Pasco Co Land Dev Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application:

1. Specialty Restaurants Corp., Inc./Lexington Oaks Plaza MPUD (#7238) petitions for a rezoning from an A C Agricultural, C2 General Commercial, PO 2 Professional Office District to an MPUD Master Planned Unit Development District for a parcel on the N & S sides of Lexington Oaks Blvd on the W side of Wesley Chapel Blvd, Wesley Chapel, FL.

All interested parties are encouraged to attend the said public hearings. If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the BCC, DRC, or Planning Commission w/respect to any matter considered at any meeting or hearing will need a record of the proceedings & may need to ensure that a verbatim record of the proceedings is made which includes the testimony & evidence upon which the appeal is to be based.

Information concerning applications will be on file & available for examination in the office of the Pasco Co Planning and Dev Dept, WPGC, 8731 Citizens Dr, NPR, FL.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within 5 working days of publication of this notice, please contact the Human Resources Dept, WPGC, 8731 Citizens Dr, Suite 330, NPR, FL 34654 5598; (727) 847 8030 (V) in NPR; (352) 523 2411, Ext. 8030 (V) in DC; (813) 996 2411, Ext. 8030 (V) in Land O' Lakes; or via (727) 847 8949, if you are hearing impaired.

June 23, 2017

Log # Z17-30

490693



HOBBY & HOBBY, P.A.
Attorneys and Counselors at Law

H. Clyde Hobby
Clarke G. Hobby
John C. White (of counsel)
Facsimile (813) 223-9606

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338



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LEXINGTON OAKS

MPUD AND COMPREHENSIVE PLAN AMENDMENT

CERTIFICATE OF MAILING

MAILED ON JUNE 28, 2015



YERO ANTONIO
26938 AFFIRMED DR
WESLEY CHAPEL FL 33544-1596

5606 POST OAK BLVD LLC
C/O CVS ACCTNG DPT STR#01527-1
1 CVS DR
WOONSOCKET RI 02895-6146

ABOU-JAOUDE DANIEL
1314 KEY WEST CT
WESLEY CHAPEL FL 33544-6645

ALLGOOD JEFFREY N & CHRISTINE A
26544 TIM TAM PL
WESLEY CHAPEL FL 33544-1545

ANDREWS BARRY R & BRANDI
1002 W BUSCH BLVD
TAMPA FL 33612-7704

ARENA ALFIO C & ANA IVANOVNA
5423 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1553

BALLATA JASON A & SUSAN N
26952 AFFIRMED DR
ZEPHYRHILLS FL 33544-1596

BARBON JANET M
5424 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1531

BONANO WILFREDO
5535 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1598

BOSWORTH ENTERPRISES INC
PO BOX 7345
WESLEY CHAPEL FL 33545-0105

BOUTCHER LANCE L &
DEAN-BOUTCHER PAULA F
5704 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-5538

BROCATO FRANK M & LINDA N
27035 FOAMFLOWER BLVD
ZEPHYRHILLS FL 33544-4033

BROWN JONATHAN THOMAS
5415 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1553

BURROWS KERRY R & DIANE S
5629 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-5500

BYFIELD STREET LLC
5807 OLD PASCO RD
WESLEY CHAPEL FL 33544-5300



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CANOVA ROBERT & HORN ANDREA D
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WESLEY CHAPEL FL 33544-1546

CHAMPAGNE REVOCABLE TRUST
CHAMPAGNE R H & A S CO-TRUSTEE
5633 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-5500

CORPORATE CENTER ASSOCIATION INC
2909 W BAY TO BAY BLVD STE 108
TAMPA FL 33629-8162

CROLLICK JEFFREY & LINDA
26838 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1525

DEXTER TIMOTHY L
6089 OLD PASCO RD
WESLEY CHAPEL FL 33544-3427

DURIG JENNIFER LYNN
26749 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1527

EMMA JANE PROPERTIES LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

FERNANDEZ DOUGLAS B
5551 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1598

FL DEPT OF TRANSPORTATION
BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA FL 33612-6456

CARDAMONE CHRISTOPHER J
26851 AFFIRMED DR
WESLEY CHAPEL FL 33544-1511

CHOINSKI JOHN E & JUDY L
5648 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1599

COTTO XAVIER & ANTOLINA
27038 FOAMFLOWER BLVD
ZEPHYRHILLS FL 33544-4032

CYPRESS 54 ASSOCIATES
PO BOX 18425
TAMPA FL 33679-8425

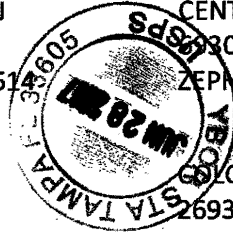
DILGE DONNA JILL
26751 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1527

DURRELL ROBERT G & IRIS E
26944 FOAMFLOWER BLVD
ZEPHYRHILLS FL 33544-4030

FAWZY SAMEH JOSEPH &
TAWFIK RANDA
5644 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1599

FEUERSTEIN JULIE
10614 W OKLAHOMA AVE APT 11
MILWAUKEE WI 53227-4148

FORRY DOROTHY E & JAY E
5530 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1597



CENTERSTATE BANK WEST FLORIDA NA
26930 GALL BLVD
ZEPHYRHILLS FL 33542-2513

COLON LUIS E & MARIA MERCEDES
26930 AFFIRMED DR
WESLEY CHAPEL FL 33544-1596

CREIGHTON J BURNS JR TRUST
CREIGHTON J BURNS JR TRUSTEE
PO BOX 1902
TAMPA FL 33601-1902

DARBY TRAIL INVESTMENT LLC
PO BOX 609
RUSKIN FL 33575-0609

DISTRICT SCHOOL BOARD OF PASCO CO.
7227 LAND O LAKES BLVD
LAND O LAKES FL 34638-2826

EAST PASCO COMMERCE PARK INC
PO BOX 609
RUSKIN FL 33575-0609

FENNER ANDREA M & MICHAEL J
26540 TIM TAM PL
WESLEY CHAPEL FL 33544-1545

FISHER JULIE M & MICHAEL J
26821 MIDDLEGROUND LOOP
ZEPHYRHILLS FL 33544-1526

FOWLER JANET
5534 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1597



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PO BOX 4090
SCOTTSDALE AZ 85261-4090

GARRETT MICHAEL D &
YVONNE JUDITH ANN GOODFELLOW
27011 FOAMFLOWER BLVD
WESLEY CHAPEL FL 33544-4033

GILLELAND DAVID R
3621 LAKE PADGETT DR
LAND O LAKES FL 34639-4574

GURUKUL LLC
17937 BAHAMA ISLE DR
TAMPA FL 33647-2777

HANCHAR MARY L
5603 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-5500

HARPER RICHARD & BARBARA
5416 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1531

HARRIS JAMES P JR & ADELLE R
5547 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1598

HAWK TIMOTHY
27022 FOAMFLOWER BLVD
ZEPHYRHILLS FL 33544-4032

HERNANDEZ ORESTES N & JUNE M
26941 AFFIRMED DR
WESLEY CHAPEL FL 33544-1595

HIGHLEY DEREK & SHARON
45 LLOYD MANOR CRES
LONDON ON N6H 3Z4
CANADA

HUSBAND ROBERT & ANA
26805 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1526

ILUSTRE SHERWIN M & DOREEN D
5617 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-5500

JAQUEZ JOSE D & SALCEDO MAXIMA
& JAQUEZ JOSE D JR
4954 STEEL DUST LN
LUTZ FL 33559-6222

JEMERIGBE SAMUEL & CHARLENE
5531 GRINDSTONE LOOP
ZEPHYRHILLS FL 33544-1598

JOHNSTON KENNETH A & REBECCA P
26736 MIDDLEGROUND LOOP
ZEPHYRHILLS FL 33544-1524

JUARBE JUAN J &
JUAREBE DANIEL A
26934 FOAMFLOWER BLVD
WESLEY CHAPEL FL 33544-4030

LABELLARTE LIVING TRUST
LABELLARTE R A & V M TRUSTEES
1612 MARGUERITE ST
PARK RIDGE IL 60068-1937

LACROIX JOSHUA
26907 AFFIRMED DR
WESLEY CHAPEL FL 33544-1595

LANE MARK P
4948 STEEL DUST LN
LUTZ FL 33559-6222

LARUSSA CHIRO J
26809 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1526

LAUKO STEPHEN J LIVING TRUST
LAUKO STEPHEN J TRUSTEE
26612 TIM TAM PL
WESLEY CHAPEL FL 33544-1546

LESZCZYNSKI JOHN D & SANDRA T
26620 TIM TAM PL
WESLEY CHAPEL FL 33544-1546

LEX-OAKS GOLF 54 LLC
26133 LEXINGTON OAKS BLVD
WESLEY CHAPEL FL 33544-1557

LEXINGTON OAKS COMMUNITY
DEVELOPMENT DISTRICT
210 N UNIVERSITY DR SUITE 702
CORAL SPRINGS FL 33071-7320

LEXINGTON OAKS PLAZA OWNERS
ASSOC INC
C/O BARBARA DEAKIN MGING AGENT
2909 W BAY TO BAY BLVD STE 108
TAMPA FL 33629-8162

LMC ARROYO GRANDE LLC
ATTN TAX DEPT 32782
PO BOX 711
DALLAS TX 75221-0711

LUPPINO JEFFREY P
5609 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-5500



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LUPRESN 2 LLC
PO BOX 56445
ST PETERSBURG FL 33732-6445

LUPRESN 2 LLC &
LABELLARTE LIVING TRUST
1612 MARGUERITE ST
PARK RIDGE IL 60068-1937

MARIN LUIS C &
MARIN SANTIAGO
1015 VAN DYKE RD
LUTZ FL 33548-4719

MARKAKIS STEVEN & CHARLENE
26616 TIM TAM PL
WESLEY CHAPEL FL 33544-1546

MEADE LAMBERT & MERLENE
15214 NE 48TH ST
VANCOUVER WA 98682-5200

MEHRANIPORNEJAD EBRAHIM & CAROL
19614 DEER LAKE RD
LUTZ FL 33548-4271

MEHRANIPORNEJAD EBRAHIM TRUST &
MEHRANIPORNEJAD CAROL A TRUST
19614 DEER LAKE RD
LUTZ FL 33548-4271

MONCLER WILLOW LAKE LLC
2875 NE 191ST ST PH 1
AVENTURA FL 33180-2841

NADILO FRANK A & CAROL A
26945 FOAMFLOWER BLVD
ZEPHYRHILLS FL 33544-4031

NYSTROM ARTHUR F & JANE
26534 TIM TAM PL
ZEPHYRHILLS FL 33544-1545

OGLE RICHARD N & DANITZA M
5232 GATO DEL SOL CIR
WESLEY CHAPEL FL 33544-5511

OULETTE TATIANA
26827 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1526

PANATEX CARLOS & ALLYSON
26814 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1525

PASCO COUNTY FACILITIES MNGT DEPT
7220 OSTEEN RD
NEW PORT RICHEY FL 34653-2359

PEARSON TODD A & JEANNE
4934 STEEL DUST LN
LUTZ FL 33559-6222

PEDERSEN DAVID L & SANDRA E
26910 FOAMFLOWER BLVD
WESLEY CHAPEL FL 33544-4030

PENNELLA PATRICIA & PENNELLA JOHN
26604 TIM TAM PL
WESLEY CHAPEL FL 33544-1546

PETERS DONALD T & CATHERINE G
5420 SEATTLE SLEW DR
ZEPHYRHILLS FL 33544-1531

PFEIFFER MICHAEL L & SUSAN M
26815 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1526

PONCE STEVEN & ROSE
5636 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1599

PRIAS CECILIA
26933 AFFIRMED DR
WESLEY CHAPEL FL 33544-1595

PRICKETT BARBARA B
26923 AFFIRMED DR
WESLEY CHAPEL FL 33544-1595

PROGRESS RESIDENTIAL 2015-1
BORROWER LLC
PO BOX 4090
SCOTTSDALE AZ 85261-4090

PULTE HOME CORPORATION
4901 VINELAND RD STE 500
ORLANDO FL 32811-7383

PYGEOL ANDRELLE
26901 AFFIRMED DR
WESLEY CHAPEL FL 33544-1595

RAMER FAMILY PARTNERSHIP LP
7839 FRUITVILLE RD
SARASOTA FL 34240-9280

RANCHO ANILLO DE ORO TRUST
KREIZINGER NATALIE G TRUSTEE
5157 GLASGOW DR
SAN DIEGO CA 92117-1036



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RANDEO AMAR NAUTH PERSAUD &
RODRIGUES SOARES CARMEN V
5419 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1553

RICHEY JORDAN RYAN &
RICHEY JOANNE MARIE
5546 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1597

ROBERTSON TOMMY
PO BOX 490
ZEPHYRHILLS FL 33539-0490

SADDLEBROOK COMMERCIAL WEST LLC
2144 POTPOURRI PT
ROCK HILL SC 29732-9355

SELTZER LAROSE S
5543 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1598

SKF PROPERTY HOLDINGS LLC
27000 WESLEY CHAPEL BLVD
WESLEY CHAPEL FL 33544-8408

SNYDER SCOTT S & CATHERINE L
5431 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1553

ST PAUL KUSANDAI & ALVIN J
53 HAZE WAY
PHILLIPSBURG NJ 08865-7321

STORE MASTER FUNDING IX LLC
C/O SOARING WING LLC
1600 E 8TH AVE STE A208
TAMPA FL 33605-3738

REUILLE KENT MATTHEW &
RAE LYNN
5434 SEATTLE SLEW DR
ZEPHYRHILLS FL 33544-1531

RIVERA EDUARDO & DIGNA
26834 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1525

ROCKWELL FRANK D & GAYLE P
26924 FOAMFLOWER BLVD
WESLEY CHAPEL FL 33544-4030

SALVATION ARMY THE
C/O LEGAL DEPT
1424 NORTHEAST EXPY NE
BROOKHAVEN GA 30329-2018

SHERER DONALD & RITA
26833 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1526

SMITH-WILLIAMS AUTOMOTIVE LLC
27750 WESLEY CHAPEL BLVD
WESLEY CHAPEL FL 33544-8410

SOLARES DEREK DAVID & ERINN
5625 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-5500

ST REWEIS COPTIC ORTHODOX CHURCH INC
27137 FOAMFLOWER BLVD
WESLEY CHAPEL FL 33544-4035

SUAREZ REVOCABLE TRUST
27116 FOAMFLOWER BLVD
WESLEY CHAPEL FL 33544-4034

RICH JOYCE &
TU DEANNIE
17900 MACHAIR LN
LAND O LAKES FL 34638-7882

RIVERA LUIS H & MARGARITA
26956 AFFIRMED DR
ZEPHYRHILLS FL 33544-1596

ROSENEATH LLC
27247 COPPER RIDGE DR
WESLEY CHAPEL FL 33544-7331

SCHMIDT NICOLE A &
SANCHEZ-OSSORIO MELISSA L
26927 AFFIRMED DR
WESLEY CHAPEL FL 33544-1595

SKF PROPERTY HOLDINGS LLC
4201 W SYLVAN RAMBLE ST
TAMPA FL 33609-4313

SMITH LOUIS L
26923 FOAMFLOWER BLVD
ZEPHYRHILLS FL 33544-4031

SPECIALTY RESTAURANTS CORP
8191 E KAISER BLVD
ANAHEIM CA 92808-2214

STIPP RONALD R & LUANN T
14650 NW 147TH CT
WILLISTON FL 32696-8366

TAYLOR FAY H
4988 STEEL DUST LN
LUTZ FL 33559-6239

THOMAS JAMES & FABIANA DIAZ
5542 GRINDSTONE LOOP
WESLEY CHAPEL FL 33544-1597

TIDWELL COLLIS RUDOLPH &
ROMONA ELAINE
27006 FOAMFLOWER BLVD
ZEPHYRHILLS FL 33544-4032

TOWNHOUSE NON PROFIT
ASSOCIATION
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

TUCK MICHAEL & VANESSA
26944 AFFIRMED DR
WESLEY CHAPEL FL 33544-1596

WAHBA ENTERPRISES INC
27212 FOAMFLOWER BLVD
WESLEY CHAPEL FL 33544-4036

WALKER JAMES M & JOSEPHINE A
4958 STEEL DUST LN
LUTZ FL 33559-6222

WALKER TRACY & KAREN
5430 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1531

WALLACE ROBERT & PATRICIA A
26801 MIDDLEGROUND LOOP
WESLEY CHAPEL FL 33544-1526

WEBB 54 LLC
11155 SUNSHINE GROVE RD
BROOKSVILLE FL 34614-3303

WESLEY CHAPEL PROFESSIONAL
CENTER
26650 WESLEY CHAPEL BLVD STE B
LUTZ FL 33559-7203

WESLEY CHAPEL STATION LLC
11501 NORTHLAKE DR FL 1
CINCINNATI OH 45249-1667

WILLIAMS MARTHA R &
BARD TRACY L
5427 SEATTLE SLEW DR
WESLEY CHAPEL FL 33544-1553



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June 27, 2017

RE: Lexington Oaks - Application of Specialty Restaurants Corporation ("Applicant") for Master Planned Unit Development (MPUD), Pasco County File No. RZ-7238 and Application for Amendment to the Pasco County Comprehensive Plan, Pasco County File No. CPAL 17(02)

Dear Property Owner:

Notice is hereby given that on the dates below, Pasco County intends to consider the following Applications:

MASTER PLANNED UNIT DEVELOPMENT("MPUD"):

Application for Zoning Amendment, Pasco County File No. RZ-7238, to rezone the subject property to MPUD for the development of a mixed use development consisting of residential, institutional and commercial uses, such as multi-family, retail, office and ALF/ILF.

COMPREHENSIVE PLAN AMENDMENT:

Large-Scale Comprehensive Plan Amendment, Pasco County File No. CPAL 17(02), to the Future Land Use Map from RES-1 (Residential - 1 du/ga), RES-6 (Residential - 6 du/ga) and ROR (Retail/Office/Residential) to PD (Planned Development). The PD would allow mixed use development consisting of residential, institutional and commercial uses, such as multi-family, retail, office and ALF/ILF

The property is located at the northwest and southwest corners of C.R. 54 (Wesley Chapel Blvd.) and Lexington Oaks Blvd., which includes Parcel Nos.: 12-26-19-0000-00400-0010; 11-26-19-0000-00200-0060; 11-26-19-0000-00200-0061; 11-26-19-0000-00400-0000; and 11-26-19-0000-00200-0000.

Location

Date and Time

Development Review Committee / Local
Planning Agency Meeting
Historic Pasco County Courthouse Board Room, 2nd Floor
37918 Meridian Ave., Dade City, FL 33525

July 13, 2017 @ 1:30 p.m.

Pasco County BOCC Meeting
Historic Pasco County Courthouse Board Room, 2nd Floor
37918 Meridian Ave., Dade City, FL 33525
(Transmittal Hearing on Comp Plan Amendment)

August 15, 2017 @ 1:30 p.m.

Pasco County BOCC Meeting
West Pasco Government Center, Board Room
8731 Citizens Drive, New Port Richey, FL 34654
(Adoption Hearing on Comp Plan Amendment and approval
of MPUD Amendment)

September 26, 2017 @ 1:30 p.m.

All applications will be considered at the stated time or as soon thereafter as is practical.

A copy of the foregoing applications and development plans are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning and Development Department
West Pasco Government Center S-230
8731 Citizens Drive
New Port Richey, FL 34654

To view development plans at the following locations, please call (727) 847-8142.

Pasco County Central Permitting Division
4111 Land O' Lakes Boulevard
Land O'Lakes, FL 34639

Pasco County Central Permitting Division
14236 6th Street, Suite 203
Dade City, FL 33525

Prior to attending, please verify this item has not been continued to a later date by accessing the agenda on Pasco County website (pascocountyfl.net). If you do not have access to a computer, please call (727) 847-8142 for verification.

If you are in opposition to the above-stated applications, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the Development Review Committee and/or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you to the provisions of certain assistance. Within two working days of your receipt of this notice, please contact the Customer Service, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; (813) 996-2411, Ext. 8030 (v) in Land O'Lakes; or via (727) 847-8949 if you are hearing impaired.

If you desire any additional information concerning this application, please contact the Pasco County Development Review Division at (727) 847-8142.

SIGN 1

Post Oak and Retail Way (NW corner facing East)

NO: ¹²⁻¹⁷⁻⁰⁰⁸CPAL 17 (02)

☐ PUBLIC NOTICE
☒ PUBLIC HEARING

APPLICANT / DEVELOPER: Specialty Restaurants Corporation

BEFORE THE DEVELOPMENT REVIEW COMMITTEE
DATE: 07/15/2017 TIME: 1:30 P.M.
LOCATION: Holcomb Place Co. Courthouse - Board RM
2nd Floor, 37918 Meridian Ave, Dade City, FL 33525

BEFORE THE PLANNING COMMISSION
DATE: 08/15/2017 TIME: 1:30 P.M.
LOCATION: Holcomb Place Co. Courthouse - Board RM
2nd Floor, 37918 Meridian Ave, Dade City, FL 33525

BEFORE THE BOARD OF COUNTY COMMISSIONERS
DATE: 09/26/2017 TIME: 1:30 P.M.
LOCATION: West Pasco Govt Center - Board RM
8731 Citizens Dr, New Port Richey, FL 34655

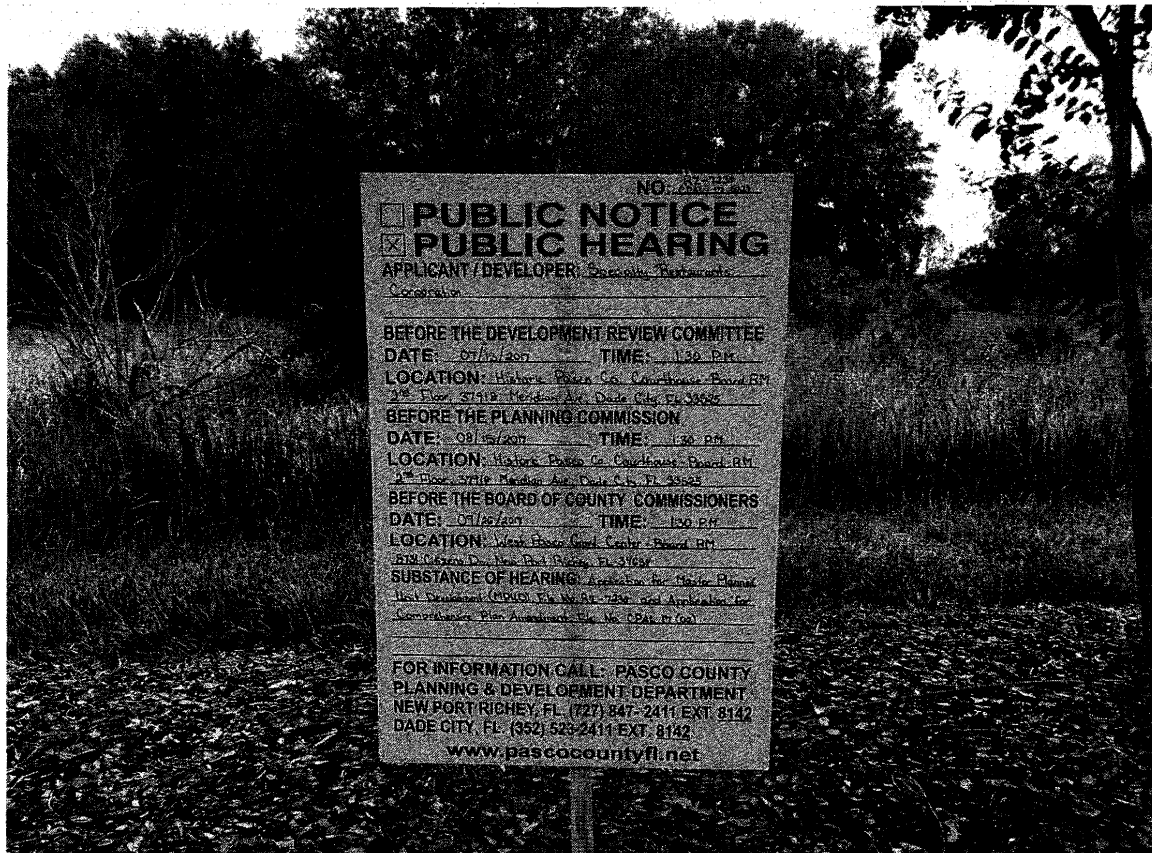
SUBSTANCE OF HEARING: Application for Master Planned Unit Development (MPUD) File No. PR-14236 and Application for Comprehensive Plan Amendment File No. CPAL 17 (02)

FOR INFORMATION CALL: PASCO COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
NEW PORT RICHEY, FL (727) 847-2411 EXT 8142
DADE CITY, FL (352) 523-2411 EXT 8142
www.pascocountyfl.net



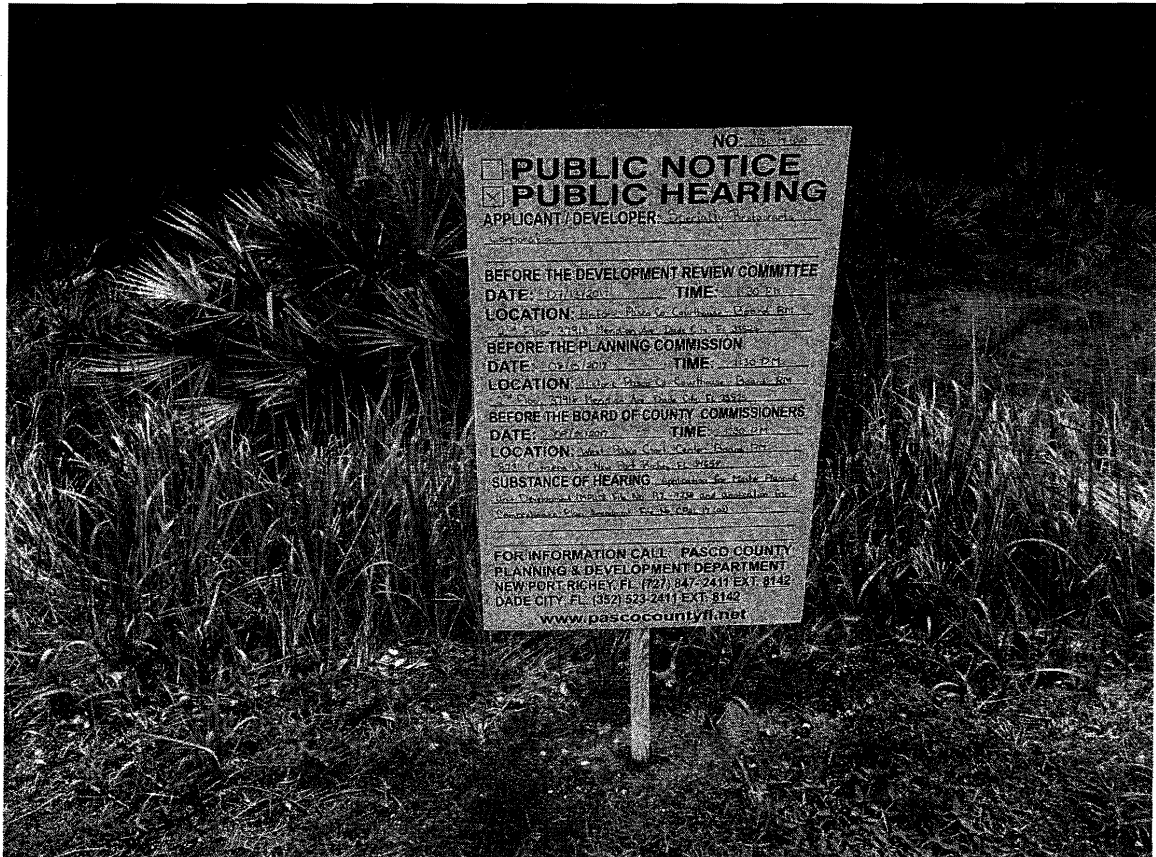
SIGN 2

Post Oak and Lexington Oaks Blvd. (facing Lexington Oaks Blvd./North)



SIGN 3

Wesley Chapel Blvd./CR54 and Progress Parkway (West side, facing Wesley Chapel Blvd.)



EX PARTE SIGN-IN/DISCLOSURE FORM

***THIS FORM MUST BE COMPLETED PRIOR TO OR DURING ANY MEETING OR DISCUSSION WITH A MEMBER OF THE BOARD OF COUNTY COMMISSIONERS, DEVELOPMENT REVIEW COMMITTEE OR PLANNING COMMISSION ("LOCAL PUBLIC OFFICIAL") RELATING TO ANY QUASI-JUDICIAL MATTER THAT MAY BE CONSIDERED BY SUCH BODIES, INCLUDING REZONINGS, ZONING AMENDMENTS, VARIANCES, CONDITIONAL USES, SPECIAL EXCEPTIONS, DEVELOPMENTS OF REGIONAL IMPACT, PRELIMINARY OR CONSTRUCTION PLAN APPROVALS, AND APPEALS.**

FAILURE TO COMPLETE THIS FORM, OR SUPPLY CORRECT INFORMATION, MAY RESULT IN THE LOCAL PUBLIC OFFICIAL'S REFUSAL TO CONDUCT THE MEETING OR DISCUSSION, OR FUTURE MEETINGS OR DISCUSSIONS.

Name of Local Public Official Attending Meeting/Discussion: COMMISSIONER RON OAKLEY

Date of Meeting/Discussion: 9/15/17 Location of Meeting/Discussion: DC

Parties Attending Meeting/Discussion (additional parties provide information on back of this form):

Name	Phone Number	Organization/Client	Area of Expertise (If applicable)
Clarke Hobbs	813-223-3338	Hobbs & Hobbs PA.	Legal

Application/Matter Being Discussed (include name and public hearing date, if known):

Lexus car sales commercial

County Staff Contact Person For Application: Matt Armstrong/Kelly Ann Burns

Specific Topics/Issues Being Discussed. Check all that apply:

<input checked="" type="checkbox"/>	Traffic/access/transportation mitigation	<input type="checkbox"/>	Noise/odor
<input type="checkbox"/>	Environmental/wetlands	<input type="checkbox"/>	Aesthetics/landscaping
<input checked="" type="checkbox"/>	Compatibility of uses	<input type="checkbox"/>	Legal
<input type="checkbox"/>	Density/intensity	<input type="checkbox"/>	Schools
<input type="checkbox"/>	Economic	<input type="checkbox"/>	Parks
<input type="checkbox"/>	Utilities	<input type="checkbox"/>	Libraries
<input type="checkbox"/>	Drainage/stormwater	<input type="checkbox"/>	Fire/EMS/police/public safety
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:

Any written materials, diagrams, plans, or pictures presented to the Local Public Official will be (must check at least one):

<input type="checkbox"/>	Provided in the same form to Zoning/Growth Management/Development Review Staff prior to the public hearing for inclusion in the record of the public hearing.
<input type="checkbox"/>	Provided to the Local Public Official and attached to this disclosure form for inclusion in the record of the public hearing.
<input type="checkbox"/>	Presented in the same form at the public hearing.
<input checked="" type="checkbox"/>	Written materials, diagrams, plans or pictures will not be presented to the Local Public Official.

TO BE COMPLETED BY LOCAL PUBLIC OFFICIAL:

Other Disclosures (Disclosure of the Information Below Using this Form is Optional; This Information May Also Be Disclosed by the Local Public Official at the Public Hearing).

<input type="checkbox"/>	Site Visit or Site Investigation.
<input type="checkbox"/>	Receipt of Written Correspondence, Diagrams, Plans, Pictures or E-mails Which Have Been Attached to Disclosure Form, Provided to Staff or Will Be Disclosed at Public Hearing.

*Note to Local Public Official or Administrative Staff of Local Public Official—Please provide a copy of completed disclosure forms (and any attachments) to the County Staff Contact Person identified above prior to the public hearing or provide the disclosure form (and any attachments) at the commencement of the public hearing for the application identified above.

