

**RESOLUTION AMENDING ZONING
CLASSIFICATION OF PROPERTY DESCRIBED
IN REZONING PETITION NO. 7598 FROM AN A-C
AGRICULTURAL DISTRICT, AND A-R
AGRICULTURAL RURAL DISTRICT TO AN
MPUD MASTER PLANNED UNIT DEVELOPMENT
DISTRICT**

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on April 19, 2022, on Rezoning Application No. 7598; 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 Planning Commission 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 from an A-C Agricultural and A-R Agricultural Residential to an MPUD (Master Planned Unit Development) district to allow for the development of a maximum of 3,400 residential units, and 1,400,000 square feet of nonresidential uses. The following entitlements are proposed for the New Port Corners MPUD: 1,825 single family, 400 townhome, 700 multi-family (400 within Village Center; and 300 within Northeast Village) and 475 age restricted dwelling units, 350,000 square feet of retail and 1,050,000 square feet of office or target industry.

2. The proposed development is in the West Market Area, located north of Plathe Road, South of Decubellis Road, bisected by Little Road. (Parcel I.D. No.: see attached).

3. On August 10, 2010, the Board of County Commissioners approved the Future Land Use amendment from RES-1 (Residential-1 du/ga), RES-3 (Residential-3 du/ga), and RES-6 (Residential-6 du/ga) to NPC (New Port Corners) in CPA10(2)(1-1a).

4. This development will have access to Little Road bisecting the development with additional access points to Plathe Road and Decubellis Road, as depicted on the Master Plan and Connectivity Plan, and shall be connected through a series of connected public and private street segments.

5. The intent of the Connectivity Plan is to act as a Conceptual Planning tool, and identify the general location of specific roadways, trails, parks/open space, and pedestrian cross sections. The development shall align with the associated development outlined in the Connectivity Plan, however, any deviation from the design of these components will require the approval from the Planning and Development Director (PDD), or designee.

6. There is a proposed multiuse trail to Cotee River Elementary on the northwest side of Plathe Road as indicated on the Connectivity Plan and Master Plan.

7. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment. Variations shall be allowed where the BCC specifically finds, in the particular case, that the proposed variations meet or exceed the intent of this Code. Staff has reviewed the requested variations and find that they meet the intent of the LDC. The applicant is seeking the following variations:

a. LDC Section 805.6, Restrictions on Post Development Wetlands and Upland Buffers Within Residential Lots and Nonresidential Parcels, establishes restrictions on specific types of development to ensure wetlands and upland buffers are protected/preserved through conservation easements/tracts, or the like. The applicant is requesting a variation from the LDC, Section 805.6, to allow for all the open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, recreation areas and park areas and other special purpose areas of multiple family residential parcels of land to be under the operational and maintenance purview of a landlord or property manager. This meets the intent of the LDC because the LDC seeks to place those operational and maintenance responsibilities of

all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, recreation areas and park areas and other special purpose areas under the responsibility of a single representative entity for the entirety of the parcel(s) such as a HOA or CDD. The landlord/property manager entity is the equivalent to the HOA/CDD in a multiple family development. The landlord/property manager is beholden to the approved site plan to operate and maintain all noted areas without exception and likely with any applicable property easements.

b. LDC Section 905.1.E, Neighborhood Parks/Amount of Land Required, requires all residential projects proposing 25 dwelling units or more to provide 1 acre of neighborhood park area and an additional 0.01 acre for dwelling units over 100. The applicant is proposing the neighborhood park requirements for multifamily parcels must equal not less than one (1) acre within the multifamily parcel. Multifamily parcels are intended to be developed with a higher density than other residential developments. Therefore, basing park acreage on upland acreage of the site rather than the number of proposed units is more appropriate. Per Parks, Recreation, and Natural Resources (PRNP) staff analysis, PRNR acknowledges the constraints of the current LDC relating to a multi-family development project- in particular, the development size, the specific characteristics of multi-family development, and the need for greater flexibility in neighborhood park design. Staff finds the proposed neighborhood park requirement set forth for multifamily parcel(s) provides more flexibility to determine the parks level of service and identify the need based on size, location, and form as it provides a balance with the surrounding community, and aligns with the intent and purpose of the code.

Additionally, the applicant is requesting the reduction of the neighborhood park requirement within the Northeast Village by 50% related to any single family residential due to the potential development of an Urban Recreational Site. The proposed relief of this neighborhood park requirement is supported by PDD and PRNR based on the proximity of the residential area to

the proposed Urban Recreation Center within the northeast village as it would meet the intended level of service for the surrounding community when constructed.

c. LDC Section 402.5.D.6.b Distance limitation waiver for alcoholic beverages sales or consumption - The specific distance limitation for alcoholic beverages sale or consumption from pre-k through 12th grade public or private school, place of religious worship, or County park located internal and external to the MPUD shall be waived. At the time of this rezoning there are no places of religious worship located within 1,000 feet of the project's boundary. The applicant shall be required to obtain Administrative Use Permits for the Sale of Alcoholic Beverages in accordance with the LDC Section 402.5.D.

8. The LDC specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment. Variations shall be allowed where the BCC specifically finds, in the particular case, that the proposed variations meet or exceed the intent of this Code. The Planning and Development Department (PDD) and BCC have reviewed the requested variations and found that they meet or exceed the intent of the LDC.

9. The LPA heard the accompanying FLU text amendment to the existing NPC FLU classification on December 9, 2021 and voted unanimously to approve to the Board of County Commissioners (BCC).

10. The BCC heard the accompanying FLU text amendment on January 22, 2022, and authorized transmittal to the Department of Economic Opportunity (DEO) and other reviewing agencies for comment.

11. The PC heard the proposed rezoning request on March 17, 2022 and motioned to approved the proposed rezoning with the added condition of the inclusion of a multiuse path connection to the Cotee River Elementary.

12. 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 19th day of April, 2022 that the zoning classification of the following described real property is hereby amended to an MPUD Master Planned Unit Development, subject to the Conditions of Approval, Master Plan, and Connectivity Plan for the New Port Corners MPUD, attached hereto and made part hereof.

DONE AND RESOLVED this 19th day of April, 2022.



BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESC.,
CLERK & COMPTROLLER

APPROVED
IN SESSION
APR 19 2022
PASCO COUNTY
BCC

A handwritten signature in blue ink, appearing to read "Kathryn Starkey".

Kathryn Starkey, CHAIRMAN

Exhibit A
Description of Real Property

**MASTER DEVELOPMENT PLAN
NEW PORT CORNERS MPUD**

PARCEL 1:

All of Tracts 18, 19, 20, 21, 22, 23, and that portion of Tracts 24, 29, 30 and 31, PORT RICHEY LAND COMPANY SUBDIVISION of Section 1, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying Northerly of the center of Pithlaschascotee River

TOGETHER WITH: Platted rights of way adjacent to said Tracts 20, 21, 22, 23, 24, 29, 30, and 31, PORT RICHEY LAND COMPANY SUBDIVISION of Section 1, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying within the West 1/2 of said Section 1, and Northerly of the center of Pithlaschascotee River;

TOGETHER WITH: All of Tracts 7, 8, 9, 12, 13, 14, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, and that portion of Tract 54, PORT RICHEY LAND COMPANY SUBDIVISION of Section 2, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying Northerly of the center of Pithlaschascotee River;

TOGETHER WITH: Platted rights of way adjacent to said Tracts 8, 9, 12, 13, 14, 45, 46, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, and the South half of platted right of way lying between Tracts 10 and 47, and between Tracts 11 and 49, PORT RICHEY LAND COMPANY SUBDIVISION of Section 2, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying within the East 1/2 of said Section 2, and Northerly of the center of Pithlaschascotee River;

LESS AND EXCEPT: Pasco County Pond Parcel 617, according to Official Records Book 3837, Page 1145, of the Public Records of Pasco County, Florida;

TOGETHER WITH: All of Tracts 5, 6, 7, and that portion of Tracts 8 and 13, PORT RICHEY LAND COMPANY SUBDIVISION of Section 11, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying Northerly of the center of Pithlaschascotee River;

TOGETHER WITH: Platted rights of way adjacent to said Tracts 5, 6, and 7, PORT RICHEY LAND COMPANY SUBDIVISION of Section 11, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying within the Northeast 1/4 of said Section 11;

LESS AND EXCEPT: That part of said Tract 13, PORT RICHEY LAND COMPANY SUBDIVISION of Section 11, Township 26 South, Range 16 East, lying East of the East boundary of lands described in Official Records Book 3795, Page 1548 and Official Records Book 3795, Page 1568, both of the Public Records of Pasco County, Florida;

LESS AND EXCEPT: Pasco County Pond Parcel 616, according to Official Records Book 3837, Page 1145, of the Public Records of Pasco County, Florida;

LESS AND EXCEPT: From the above, those rights of way for De Cubellis Road, per Official Records Book 3452, Page 1579, of the Public Records of Pasco County, Florida, and Little Road, per Official Records Book 899, Page 213, and Official Records Book 3837, Page 1145, both of the Public Records of Pasco County Florida.

Containing 315.837 acres, more or less.

PARCEL 2:

All of Tracts 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44, PORT RICHEY LAND COMPANY SUBDIVISION of Section 2, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida;

TOGETHER WITH: Platted rights of way adjacent to said Tracts 25, 26, 27, 33, 34, 35, 38, 39, 40, 42, 43, and 44, PORT RICHEY LAND COMPANY SUBDIVISION of Section 2, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying within the West 1/2 of said Section 2, EXCEPT that portion of platted right of way adjacent to West boundary of aforesaid Tract 44;

LESS AND EXCEPT: 15-foot additional right of way for Osteen Road, per Official Records Book 1582, Page 570, of the Public Records of Pasco County, Florida;

TOGETHER WITH: The West 1/2 of Tract 56, and adjacent right of way along South boundary of said West 1/2 of Tract 56, PORT RICHEY LAND COMPANY SUBDIVISION of Section 3, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida;

TOGETHER WITH: All of Tracts 17, 18, 19, 20, 21, 22, 23, 24, 25, 29, 30, 31, 32, and that portion of Tracts 26, 27, and 28, PORT RICHEY LAND COMPANY SUBDIVISION of Section 2, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying Northerly of the center of Pithlaschascotee River;

TOGETHER WITH: Platted rights of way adjacent to said Tracts 17, 18, 19, 21, 22, 23, 26, and 27, PORT RICHEY LAND COMPANY SUBDIVISION of Section 11, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying within the Northwest 1/4 of said Section 11, and Northerly of the center of Pithlaschascotee River;

LESS AND EXCEPT: Duke Energy Florida, Inc. parcel, being part of aforesaid Tracts 24, 29, 30, and adjacent right of way that abuts West boundary of said Tracts 24, 29, and 30, PORT RICHEY LAND COMPANY SUBDIVISION of Section 11, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 11, run thence along the West boundary of said Section 11, S.00°35'26"W., a distance of 998.01 feet to the Northwest corner of aforesaid Tract 24, also being the **POINT OF BEGINNING**; thence along the North boundary of said Tract 24, S.89°21'07"E., a distance of 150.00 feet; thence along a line lying 150.00 feet East of and parallel with aforesaid West boundary of Section 11, S.00°35'26"W., a distance of

1608.25 feet to the North right of way line of Plathe Road, according to Official Records Book 881, Page 144, of the Public Records of Pasco County, Florida; thence along said North right of way line, N.89°20'48"W., a distance of 150.00 feet to aforesaid West boundary of Section 11; thence along said West boundary of Section 11, N.00°35'26"E., a distance of 1608.24 feet to the **POINT OF BEGINNING**.

TOGETHER WITH: All of Tracts 1, 2, 3, 4, 8, 9, 10, 11, 12, and the East 1/2 of Tract 5, PORT RICHEY LAND COMPANY SUBDIVISION of Section 10, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, and the Southwest 1/4 of the Northeast 1/4 of said Section 10,

TOGETHER WITH: Platted rights of way adjacent to said Tracts 1, 2, 3, 4, 9, 12, and the East 1/2 of Tract 5, PORT RICHEY LAND COMPANY SUBDIVISION of Section 10, Township 26 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying within the Northeast 1/4 of said Section 10;

LESS AND EXCEPT: District School Board of Pasco County parcel, according to Official Records Book 3078, Page 38, of the Public Records of Pasco County, Florida;

LESS AND EXCEPT: From the above, those rights of way for Plathe Road, per Official Records Book 881, Page 144, of the Public Records of Pasco County, Florida, and Little Road, per Official Records Book 881, Page 144, of the Public Records of Pasco County, Florida.

Containing 444.937 acres, more or less.

PARCEL 3

All of Tracts 33, 34, 35, 36, 37, 38, 41, 42, 43, 44, 45, 47, and 48, PORT RICHEY LAND COMPANY SUBDIVISION of Section 35, Township 25 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, EXCEPT that part of said Tract 38, and North adjacent to right of way, conveyed to Pasco County, per Official Records Book 1782, Page 110, of the Public Records of Pasco County, Florida;

TOGETHER WITH: Platted rights of way adjacent to said Tracts 33, 34, 35, 36, 37, 38, 41, 44, and, PORT RICHEY LAND COMPANY SUBDIVISION of Section 35, Township 25 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, EXCEPT that part of said Tract 38, and to right of way adjacent on the North, conveyed to Pasco County, per Official Records Book 1782, Page 110, of the Public Records of Pasco County, Florida, , lying within the Southeast 1/4 of said Section 35;

TOGETHER WITH: All of Tracts 54, 55, 56, 61, 62, 63, and 64, PORT RICHEY LAND COMPANY SUBDIVISION of Section 36, Township 25 South, Range 16 East, according to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida;

TOGETHER WITH: Platted rights of way adjacent to said Tracts 54 and 55, PORT RICHEY LAND COMPANY SUBDIVISION of Section 36, Township 25 South, Range 16 East, according

to the plat thereof, recorded in Plat Book 1, pages 60 and 61, of the Public Records of Pasco County, Florida, lying within the Southwest 1/4 of said Section 36;

LESS AND EXCEPT: From the above, those rights of way for De Cubellis Road, Little Road, and Old Homestead Road.

Containing 195.519 acres, more or less,

Containing an overall acreage of **956.293** acres, more or less.

The above legal description was prepared by:

GeoPoint Surveying, Inc.



Digitally signed by David Williams
Date: 2021.05.20 13:35:25 -04'00'

David A. Williams, Professional Surveyor &
Mapper #LS6423

Exhibit B
NPC MPUD Conditions of Approval

**NEW PORT CORNERS
MASTER PLANNED UNIT DEVELOPMENT CONDITIONS OF
APPROVAL REZONING PETITION NO. 7598**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted September 16, 2021, and February 25, 2022, the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.

Instructions

2. The developer(s) shall submit, within 45 days of the BCC approval, or prior to the first preliminary development plan (PDP)/preliminary site plan (PSP) submittal, whichever occurs first, four sets of the revised MPUD Plan, one reduced 8½" X 14" MPUD master plan, and one electronic copy to the Planning and Development Department (PDD), for review and approval that addresses all applicable conditions set forth and the following specific instructions. Without the submittal and approval of the revised MPUD plans, PDPs (PDP)/preliminary site plan (PSP)s will not be accepted for review.

Environmental

3. For each phase of development, the applicant, developer or parcel developer shall provide a 100% gopher tortoise burrow survey conducted according to Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines. The applicant shall provide the FFWCC gopher tortoise relocation permit and the final action report prior to issuance of the site development permit. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.
4. No construction activities, including clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer unless otherwise approved by the County and as depicted on the County-approved construction plans for the project. All upland buffer lines shall be clearly demarcated prior to any construction activities and depicted on construction plans as applicable.
5. A copy of the SWFWMD ERP shall be sent to Pasco County prior to issuance of 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, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

REVISED

**NEW PORT CORNERS
MASTER PLANNED UNIT DEVELOPMENT CONDITIONS OF
APPROVAL REZONING PETITION NO. 7598**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted September 16, 2021, February 25, 2022, and March 28, 2022; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.

Instructions

2. The developer(s) shall submit, within 45 days of the BCC approval, or prior to the first preliminary development plan (PDP)/preliminary site plan (PSP) submittal, whichever occurs first, four sets of the revised MPUD Plan, one reduced 8½" X 14" MPUD master plan, and one electronic copy to the Planning and Development Department (PDD), for review and approval that addresses all applicable conditions set forth and the following specific instructions. Without the submittal and approval of the revised MPUD plans, PDPs (PDP)/preliminary site plan (PSP)s will not be accepted for review.

Environmental

3. For each phase of development, the applicant, developer or parcel developer shall provide a 100% gopher tortoise burrow survey conducted according to Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines. The applicant shall provide the FFWCC gopher tortoise relocation permit and the final action report prior to issuance of the site development permit. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.
4. No construction activities, including clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer unless otherwise approved by the County and as depicted on the County-approved construction plans for the project. All upland buffer lines shall be clearly demarcated prior to any construction activities and depicted on construction plans as applicable.
5. A copy of the SWFWMD ERP shall be sent to Pasco County prior to issuance of 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, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

7. Per Section 805.5 of the LDC, a twenty-five (25) foot upland buffer is required on Category I Wetlands. Per Section 806.4 of the LDC, a fifty (50) foot upland buffer from the mean annual flood line is required for the Pithlachascotee River setback. The required buffer for Category I wetlands adjacent or connecting to the river shall be the more restrictive of the two required buffers and shown on Preliminary Development Plan/Construction Plan for each phase of development which includes any portion of said setbacks.

Open Space/Buffering

8. The developer(s) shall create one or more 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, and/or, if approved, by the BCC or State of Florida, a Community Development District (CDD). The association(s) or District(s) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer(s) shall convey in fee simple to the association(s) or the CDD(s), for ownership and maintenance, open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association(s) as well, but only to the CDD(s) if such special power, pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association(s) 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 any other provision of this condition, the developer shall not be required to dedicate any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special purpose areas to such an association or CDD, or include such areas with such association or CDD boundaries, if the affected areas are located entirely within a multi-family or non-residential parcel under single ownership.
9. Recreation Center Site Requirements:
 - a. The MPUD Owner shall reserve a site containing not less than 10 upland acres in either the Village Center or the Northeast Village, at the MPUD Owner's sole discretion, for a potential community-scale County recreation center (the "Recreation Center Site") for a period of two (2) years after the final approval of this MPUD (the "Recreation Center Site Reservation Deadline"). On or before expiration of the Recreation Center Site Reservation Deadline, the County shall provide a written notice to the MPUD Owner of the County's election to acquire the Recreation Center Site or the Recreation Center Site Reservation shall be deemed automatically released.

- b. If the County exercises its right to acquire the Recreation Center Site prior to expiration of the Recreation Center Site Reservation Deadline, then the MPUD Owner shall only be required to sell and convey vacant land (no on-site or off-site site development or facilities construction), with the fair market value, final acreage, location and configuration to be mutually agreed upon, for a recreation complex which may include a swimming pool, playgrounds, and other smaller-scale sports courts and recreation facilities such as tennis courts, basketball courts, etc.
- c. If the County exercises its right to acquire the Recreation Center Site prior to the expiration of the Recreation Center Site Reservation Deadline, then within one hundred eighty (180) days after the County has provided the written notice of such election, the County and the MPUD Owner shall negotiate a park site agreement (the "Recreation Center Site Agreement"). The Recreation Center Site agreement shall include the compensation for the Recreation Center Site at fair market value (which may be in the form of cash and/or parks and recreation impact fee credits in the sole discretion of the parties). The County may also negotiate with any MPUD Developer (not the MPUD Owner) any proposed design, construction and/or operation and maintenance cost or revenue sharing with such MPUD Developer or its designated CDD (in their sole discretion). The purchase agreement also shall reasonably address any operational issues or potential impacts upon adjacent MPUD development. Once the County and the MPUD Owner enter into the Recreation Center Site Agreement, the Recreation Center Site Agreement shall supplement and control the conditions set forth in this Condition, to the extent of any conflict.
- d. Provided the Recreation Center Site Agreement is entered into by the parties, the MPUD Owner and the County shall consummate the closing for the sale and conveyance of the Recreation Center Site to the County by not later than ninety (90) days after the mutual execution of the Recreation Center Site Agreement, in exchange for the County's acquisition of the site at the agreed fair market value of the Recreation Center Site. The County shall pay all site due diligence, survey and closing costs related to the conveyance of the Recreation Center Site. The deed of conveyance to the County shall restrict its use in perpetuity to such recreation center complex.

10. Neighborhood Park Requirements:

- a. For multifamily parcels, the total park acreage for such parcel must equal not less than one (1) acre within the multifamily parcel, and the standard LDC provisions shall apply to determine what land and facilities may be counted toward such multifamily park area requirement.
- b. On a phase-by-phase basis, the Developer shall provide a Park Plan (nonconceptual) at the time of PDP/PSPs submittal for each phase of the MPUD. Each successive phase of the Park Plan shall incorporate all prior approved phases. The Park Plan shall depict the location, acreage, dimension, type (mini park, neighborhood park, or trails/linear park.), and planned amenities of each neighborhood park area, in accordance with LDC 905.1. Neighborhood Park requirements, such as acreage, minimum size, and number of open play areas,

may be combined and viewed from a holistic approach. Open play areas may be organically shaped with varied sizes, when balanced with other recreational activities. The Developer may, at its election, submit a Master Park Plan to the Planning and Development Department for review and approval prior to approval of the first PDP/PSP, demonstrating a superior alternative to the Neighborhood Park requirements set forth herein. In consideration for the reservation of the Recreation Center Site, the standard LDC acreage requirement for neighborhood parks related to any single-family residential units within the Northeast Village shall be reduced by fifty percent (50%).

- c. Specific review and approval of the neighborhood parks will be conducted at PDP/PSPs submittal for the first phase of each area in accordance with the compliance of current LDC 905.1 as well as the following design standards:
 - (1) To enhance sustainability, interaction with the nature, and general aesthetics, natural features may be considered while choosing park sites and park design may work around natural features.
 - (2) To encourage connectivity, including walking and biking, interconnected paved trails/boardwalks throughout the community, which accompany natural and water features, such as stormwater ponds and wetlands, are encouraged and can be applied towards the required neighborhood park acreage.
 - (3) Any main recreational area should provide sufficient parking.
 - (4) Every dwelling unit shall have access to a park within a half of a mile walking distance.
 - (5) The dimension and size of each park shall be appropriate for its use and planned amenities.
 - (6) Park design shall be inclusive and consider ADA requirements and incorporate intergenerational amenities.
11. The developer/builder shall provide the appropriate number of trees per lot pursuant to the table located in the LDC, Section 905.2.D.2.a. If the developer/builder is unable to provide the appropriate number of trees on the lot due to easement(s) or other constraints as determined by the County Administrator or designee, then the developer/builder may plant the tree(s) in common area(s). If trees are proposed to be moved to a location within any County rights-of-way, a Street Tree Plan submittal and review per LDC requirements will be necessary. If common area is not available, then the developer/builder shall pay into the tree mitigation fund at the rate established by resolution of the BCC (Resolution 08-284, as amended) as follows: \$50.00 per inch, but not to exceed \$500.00 for each residential unit, or \$500.00 for each 2,000 square feet of the first floor building area for non-residential development pursuant to Section 802.3.C. of the LDC.
12. Street Tree Planting and/or Front Yard Tree Planting:

- a. If the project proposes street trees, the remaining required lot trees may be placed in the back.
- b. If the project does not propose street trees, then front yard plantings shall be provided as follows:
 - (1) Each front-loaded single family detached lot shall have a minimum of one lot tree in the front yard.
 - (2) Each front-loaded townhome block (group of attached units) with four (4) or fewer units shall have a minimum of two (2) trees in the front yard.
 - (3) Each front-loaded townhome block with five (5) or more units shall have a minimum of three (3) trees in the front yard.
 - (4) Any lot trees within a townhome block may be a shade tree, understory tree, or palm tree; provided, however, that no front yard lot trees in a townhome block shall be queen palms or crepe myrtles.

Transportation/Circulation

- 13. The Timing and Phasing Analysis submitted by the applicant has been approved for the land use entitlements approved in the MPUD (See “Land Use” section hereinbelow). Subject to the land use exchanges permitted by the LUEM (as hereinafter defined) or otherwise herein, any development of land use(s) that generate(s) greater traffic impacts than those approved herein shall require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. In addition, where the Timing and Phasing Analysis assumes retirement, age restricted, 55 and older, or 62 and older housing, prior to approval of each plat, or where platting is not required, prior to approval of each construction plan, the parcel developer shall comply with LDC Section 1302.1.D. If the applicant or developer fails to timely provide the required covenants or deed restrictions, or fail to comply with such covenants or deed restrictions, the applicant or developer shall be required, in addition to any County remedies set forth in the County-approved covenants/deed restrictions, to submit an updated Timing and Phasing Analysis without any reduction in trip generation based on retirement, age restricted, 55 and older, or 62 and older housing; and additional approvals within the development shall be held in abeyance until the County approves the updated Timing and Phasing Analysis and determines the appropriate transportation mitigation. The PC, BCC, or County Administrator or designee, may impose additional conditions on the applicant or parcel developer based on the updated County-approved Timing and Phasing Analysis.
- 14. The entire project must be platted, or if platting is not required, all building permits must be issued prior to December 31, 2035 or an updated Timing and Phasing Analysis utilizing a methodology approved by Pasco County shall be required. Additional conditions based upon the updated Timing and Phasing Analysis may be imposed by the County. The foregoing requirements shall not apply to corporate office, target industry, industrial or other land uses exempted from such transportation requirements pursuant to Section 901.12 for exempt land uses.

Connectivity Plan Criteria

15. This MPUD includes approval of the Connectivity Plan (the “Connectivity Plan”), identified as “Exhibit A,” as a conceptual planning tool; provided, however, that the portions thereof which set forth specific roadway, trail and/or pedestrian cross sections, parks, specific design standards and design criteria shall be regulatory in nature, which compliance shall be determined by the Pasco County Planning & Development Department (PDD) Director. The PDD Director, or designee is hereby delegated the authority to interpret and apply the regulatory portions set forth in the Connectivity Plan to the PDP/construction plans for each phase or parcel, and may approve such detailed plans, including reasonable modifications and adaptations from the Connectivity Plan as required, provided the substantive intent and purpose of the Connectivity Plan is achieved. The foregoing delegation of authority shall not apply to any conversion of a public roadway on the Connectivity Plan to a private roadway. Any such application, modification or adjustment at the PDP/construction plan approval shall not require any modification to this MPUD (whether substantial or non-substantial), which approval shall be applied administratively to each PDP/construction plan approval.

16. Prior to first Village Center PSP/PDP approval, the MPUD owner or its designated Village Center developer shall submit for review, and the PDD Director, or designee shall approve, Village Center Enhanced Frontage Design Guidelines for the limited street frontage locations within the Village Center as specifically identified on the MPUD Master Plan. The required guideline components for the areas and buildings adjacent to the designated street frontage locations will include:
 - a. Building Orientation
 - b. Building Façade
 - c. Signage not inconsistent with the Land Development Code or that otherwise is authorized through a Uniform Sign Plan approved by BCC
 - d. Architectural
 - e. Landscaping
 - f. Parking
 - g. No parking, drive thru lanes, or drive aisles shall occur between “Roadway U” and buildings located on the Village Center Enhanced Frontage; No alternate standard(s) or nonsubstantial modification(s) shall be permitted with respect to this requirement.

The foregoing guidelines shall not apply to the remaining portion of the Village Center or Northeast Village.

Access Management

17. The access points shown on the master plan are conceptual only; provided, however, that the Village Center shall have access points (subject to exact placement) within each respective street frontage area as denoted on the MPUD Plan. Permanent placement of

each access point shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, County Administrator, or designee, may impose additional conditions on the applicant/developer.

18. Subject to meeting signal warrants or otherwise receiving approval from the County engineer or designee, prior to or concurrent with the first record plat, developer shall construct or bond the signal at the intersection of Little Road and Vision Road “U” and as part of such signalization shall construct the improvements at such intersection as are shown on the Connectivity Plan. If not warranted prior to the last record plat, or prior to approval of the last construction plan where no plat is required, then the developer shall pay for its proportionate-share cost (which can be up to 100-percent) of the signal and such improvements.
19. The developer shall construct or bond a twelve-foot-wide multi-use trail connection to Cotee River elementary school prior to or concurrent with plat approval for the first residential phase adjacent to the portion of Plathe Road that is southwest of the southern terminus of existing Osteen Road. Pending the School District granting any necessary construction and access agreements, said multi-use trail shall connect to the school driveway along the residential phase southern boundary or within the Plathe Road right-of-way. If mutually agreed upon by the developer and School District Planning Department prior to the Preliminary Development Plan (PDP) submittal for the residential phase specified above, the multi-use trail may connect elsewhere along the school property eastern boundary.
20. Prior to or concurrent with plat approval for the adjacent residential phase north of Dusty Lane between Little Road and Plathe Road Extension, developer shall construct or bond the Plathe Road Extension from Dusty Lane to the Project northern boundary as shown on the MPUD Master Development Plan/Connectivity Plan.
21. Prior to or concurrent with plat approval for the southernmost residential phase lying east of Little Road, developer shall construct or bond the signal modifications to the existing signal at the intersection of Little Road and Plathe Road as are necessary to meet access management requirements pursuant to an Access Management Analysis submitted by developer and approved by the County.
22. Developer shall construct or bond enhanced pedestrian crossings at the following major intersections identified on the Master Plan/Connectivity Plan be required at time of the platting of the adjacent residential phase of development:
 - a. Little Road/Plathe Road Extension
 - b. Little Road/Vision Road “U”

Developer shall identify such enhancements as part of the Construction Plan approval for the adjacent phase of residential development (except for the intersection of Little Road and Vision Road “U,” which shall be identified when signal is warranted and as part of the Construction Plan signalization approval). Such enhancements shall include push signals, decorative paving, median refuges, and shall be consistent with the other Connectivity Plan requirements.

23. The developer shall provide a network of public streets/roads from the existing intersection of Little Road and Plathe Road to Decubellis Road as shown on “Exhibit B” by constructing or bonding the streets/road shown in Exhibit B at the time of plat approval of each adjacent subdivision phase for each segment as shown on Exhibit B. In addition:
 - a. All of segment A shall be constructed or bonded at the time of plat approval for the southernmost residential phase lying east of Little Road; and
 - b. All of segments A, B, C, D and E will be constructed or bonded not later than the time of the approval of the plat for the northernmost residential phase lying east of Little Road.
24. At each PDP/PSP approval, the County Engineer, or designee, may also require site-specific internal or external intersection improvements. Intersection improvements shall be in accordance with the LDC, and Access Management Standards as amended.
25. All roads that will be used to access public-purpose sites, such as public school, park, library, and fire rescue sites (as determined by the School Board, Parks and Recreation Department, Libraries Services Department, Fire Rescue Department, or the Planning Commission (PC), as applicable) shall be public roadways and constructed in accordance with applicable County/Florida Department of Transportation (FDOT) design, construction, and signage standards; e.g., Chapter 316, Florida Statutes, and *Manual of Uniform Traffic Control Devices* standards.
26. Unless otherwise determined at the time of PSP/PDP review through the appropriate review and approval 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

27. Street connections and rights-of-way to adjoining areas shall be provided as shown on the Connectivity Plan to give access to such areas and/or to provide for proper traffic circulation. The Connectivity Plan identifies which roads and streets are required to remain public to ensure adequate traffic flow to and through the land and which will not be gated. Age restricted neighborhood(s)/phases depicted with gates on the Connectivity Plan may be gated, but if such age restricted neighborhood is adjacent to a portion of the Village Center, a minimum of one pedestrian cross-access to the applicable Village Center shall be provided on the common boundary.
28. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessways, dedication and maintenance shall be the responsibility of the mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) or an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets or private access amenities.
29. The following right-of-way requirements shall apply:

- a. Subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer(s) shall convey the required amount of right-of-way set forth below.
- b. For each internal MPUD roadway segment listed below (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements) the developer(s) shall convey to the County (if accepted by the County) or CDD, at no cost to the County or CDD:

Location/ MPUD Roadway Name/ Pasco Vision Map Segment	Minimum Right-of-Way
Neighborhood General Road A/ Plathe Road Extension Little Road to Project Boundary	60'
NE Village Road B/ Decubellis Road to Little Road	60'
Neighborhood General Road U/ Western Project Boundary to Plathe Road Extension	80'
Neighborhood General Osteen Road Extension Southern Terminus to Existing Plathe	80'

- (1) NE Village Roadway Name "B" is referred to as Plathe Road Extension, on Comprehensive Plan Corridor Preservation Table 7-2.
- (2) Final roadway names within project to be determined prior to parcel plat approval.
- (3) ROW Typical shall be as shown on "Exhibit A" New Port Corners Connectivity Plan.
- (4) The County acknowledges that roadway alignments on Pasco Comprehensive Plan Maps 7-35 Transportation Corridor Preservation and 7-36 Highway Vision Map are conceptual and, in the event of a conflict with the roadway network shown on the MPUD Master Plan, the Master Plan network shall prevail. The alignments shown on the MPUD Master Plan shall be subject to final engineering.
- (5) The developer(s) shall also provide (at no cost to the County or CDD) all necessary drainage, wetland mitigation and floodplain mitigation areas for the foregoing internal roadways, which may be co-mingled with development requirements. This requirement does not apply to the potential Osteen Road extension.

- c. With respect to the following adjacent, external roadway segments, the applicable parcel developer(s) shall reserve on the MPUD Plan and PSP Plan and PSP/PDP as applicable, and convey for mobility fee credits against the right-of-way category of the fee, one-half from centerline to achieve the following right-of-way for potential future County roadway improvements to the extent such right-of-way does not already exist:

Roadway Segment	Right-of-Way
Little Road	146'
Decubellis Road	124'
Plathe Road (Western project boundary to Little Road)	80'

The mobility fee credits shall be based upon the amount per acre reflected in the deed between the MPUD owner and MPUD developer.

- d. With respect to the adjacent, external roadway segments listed in c. above, the applicable owner/developer shall provide for mobility fee credits against the right-of-way category of the fee, sufficient land for such parcel's proportionate share of roadway related drainage/retention, wetland, and floodplain mitigation facilities on the developer's property (which may be commingled with the project drainage and/or mitigation areas) or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned roadway; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, permanent slope easements (once grade of roadway is set) 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 Little Road and Decubellis Road, 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 406.3. All stormwater-management plans, reports, or calculations for the developer's 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.

Timing & Phasing Analysis; County's Designated Transportation Mitigation Project

30. The Applicant/developer has submitted its Timing & Phasing Analysis which has been approved by the County through buildout of the MPUD entitlements, as set forth below (the "MPUD Entitlements"). With respect to potential transportation impacts through buildout of the MPUD Entitlements, the County has identified the following future roadway mitigation projects: (i) the segment of Little Road between Old County Road 54 and Massachusetts Ave/Decubellis Road, (ii) the segment of Decubellis Road between Little

and Town Center Road, (iii) any parallel relievers of the same identified by the County, including but not limited to Starkey Boulevard, and (iv) any intersections lying within or adjacent to the foregoing segments (collectively, the “Capacity Projects”), as potential transportation projects that would mitigate for the transportation impacts caused through buildout of the MPUD Entitlements and/or would provide capacity improvements in the area of the MPUD.

As such:

- a. The roadway and bike/pedestrian portions of the base Mobility Fees from all development within the MPUD shall be earmarked by the County to be used by the County (or its designees) for the design, permitting and construction of any of the Capacity Projects as selected by the County.
 - b. Apart from paying all applicable mobility fees, the Applicant/developer shall not be required to make any capacity-related transportation improvements and shall be responsible only for the site access improvements identified in Conditions No. 17 and Condition No. 18, and those site access improvements identified at the time of construction plan approval for each development phase pursuant to customary LDC requirements (adjacent project intersections/signalization, etc.). By way of explanation only, any link or intersection capacity deficiencies that may be identified in the Timing & Phasing Study for the MPUD for any of the roadways that are part of the Capacity Projects roadways or otherwise shall be coordinated by the County, it being understood that the Applicant/developer’s obligations shall be limited to any specific site-related access improvements along Little Road and/or Decubellis Road adjacent to the MPUD based on Conditions No. 17 and Condition No. 18, and any subsequent access management analyses undertaken by Applicant/developer and approved by the County from time to time; however, other than such site-access related requirements, Applicant and its successor MPUD developers shall have no capacity-related transportation mitigation requirements through buildout of the MPUD Entitlements other than the payment of Mobility Fees, and other countywide taxes and assessments as required by the LDC and applicable law.
31. 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

32. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site.
33. At the time of approval of the first plat for a subdivision phase with access to Osteen Road, the developer shall bond or construct improvements consisting of milling and a one inch (1") overlay of Osteen Road from Massachusetts to its southern terminus.
34. The developers shall comply with the County and Pasco County Public Transportation requirements by providing two (2) bus bays, which will be located on Little Road in the general vicinity as shown on the Connectivity Plan and installing a cement pad for bus shelter, which shall be tied to any applicable sidewalk and be fully ADA compliant. At each applicable PDP/PSP, a detailed description of the overall transit accommodations plan for such two bus bays shall be provided and shall include a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or Pasco County Public Transportation. The developers shall submit the detailed description of the overall transit accommodations plan to PDD for review and approval prior to or concurrent with the PDP/PSP of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan for the two bus bays is subject to Pasco County Public Transportation review and approval in accordance with the Pasco County Public Transportation *Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any PDP/PSP submittal the approved transit-accommodation facilities (bus bays and related facilities as described above), which shall be constructed with the infrastructure improvements of each affected preliminary plan/preliminary site plan unless an alternative phasing of transit-accommodation-facilities construction is approved with the overall transit-accommodations plan. The applicant/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.
35. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD(s) is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD(s) 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.

Utilities/Water Service/Wastewater Disposal

- 36. 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.
- 37. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
- 38. 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.
- 39. 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.

Stormwater

- 40. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available.
- 41. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.
- 42. All passthrough drainage and the finalized 100-year floodplain shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the county the right, but not the obligation to access and maintain.
- 43. The applicant shall verify if the proposed project is within a Basin of Special Concern. If the project lies in or partially within a Basin of Special Concern, the applicant shall comply with Basin of Special Concern criteria requirements.

Land Use

- 44. The following entitlements are approved for the New Port Corners MPUD: 1,825 single family, 400 townhome, 700 multi-family and 475 age restricted dwelling units, 350,000 square feet of retail and 1,050,000 square feet of office or target industry.

	Village Center	Neighborhood General	Northeast Village ⁽¹⁾	Total
Total Residential Units (DU)	400	2,000	1,000	3,400
Multi-Family	[400]	[0]	[300]	[700]
Single-Family Attached	[0]	[400]	[0]	[400]
Single-Family Detached	[0]	[1,125]	[700]	[1,825]
Age Restricted Attached	[0]	[125]	[0]	[125]
Age Restricted Detached	[0]	[350]	[0]	[350]
Total Non-Residential (Sq. Ft.)	1,000,000	(2)	400,000	1,400,000
Retail ⁽³⁾	[250,000]		[100,000]	[350,000]
Office/Target Industry/Light Industrial ⁽³⁾	[750,000]		[300,000]	[1,050,000]
⁽¹⁾ NE Village Residential - Single Family Detached units may be converted to SFA or MF at a ratio of 1:1.				
⁽²⁾ A Maximum of 5,000 sf (aggregate) of Limited Residential Community Support Uses may be permitted within Vision and/or River parks or adjacent to the River trail as park or trail amenity supporting uses (see MPUD Master Plan Allowable Uses table).				
⁽³⁾ The uses which are permitted as Retail or Office/Target Industry/Light Industrial are further specified in Conditions 49 and 50 respectively below.				

- 45. The above Neighborhood General residential entitlements may be exchanged for all residential types and Limited Residential Community Support Uses as allowed on MPUD Master Plan Allowable Uses table, and in accordance with LUEM. In the event a permitted land use within the MPUD is not specifically listed in the LUEM, a trip use equivalency may be provided by the developer to document that 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, 10th 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 or as otherwise permitted hereby shall not constitute an amendment to the MPUD. Notwithstanding any other provision of these conditions of approval, the conversion of retail, office and target industry entitlements to residential uses is prohibited.

The single family residential dimensional standards are as follows:

- a. Single Family (Detached, Townhomes and Villas)
 - (1) Minimum Setbacks – See matrix below.
 - (2) Maximum Lot Coverage – See matrix below.
 - (3) Maximum Height – See matrix below.

LOT TYPE	MINIMUM								MAXIMUM	
	LOT WIDTH	LOT DEPTH	FRONT PRIMARY SETBACK	FRONT GARAGE SETBACK	SIDE SETBACK	SIDE CORNER SETBACK	REAR PRIMARY SETBACK	REAR ACCESSORY/ REAR GARAGE SETBACK	LOT COVER	BUILDING HEIGHT
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
SINGLE FAMILY TOWNHOME TYPE A	16'	80'	10'	N/A'	0'/10' (1)(2)(3)	15'	10'	5'	100%	35'
SINGLE FAMILY TOWNHOME TYPE B	16'	80'	10'	N/A	0'/10' (1)(2)(3)	15'	10'	5'	100%	35'
SINGLE FAMILY TOWNHOME TYPE C	16'	80'	10'	20'	0'/10' (1)(2)(3)	15'	10'	5'	100%	35'
SINGLE FAMILY ATTACHED VILLA	35'	80'	10'	20'	0'/10' (1)(2)(3)	15'	10'	5'	85%	35'
SINGLE FAMILY DETACHED	35'	100'	10'	20'	7.5' (1)(2)	15'	15'	5'	85%	35'
SINGLE FAMILY DETACHED REAR LOADED	32'	100'	10'	N/A	7.5' (1)(2)	15'	10'	5'	85%	35'
AMENITY CENTER	N/A	N/A	0'/10'/20' (5)	N/A	0'/10'/20' (5)	15'	0'/10'/20' (5)	N/A	85%	45'

- 1) Side setbacks may be reduced to no less than 5-feet in compliance with LDC 902.2.K.2.b. Fences may be permitted but may not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.
- (2) Corner yards shall have a minimum 15' building setback from right of way.
- (3) Villa and townhome products may have 0' side setback with 15' minimum between buildings.

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- (4) Front driveways may be reduced to 8' for single car garages only.
- (6) A 10' minimum front setback from any property line when oriented towards street or 0' setback when oriented toward greenway & 20' for all other setbacks.
- 46. The Neighborhood General commercial dimensional standards shall be in accordance with regulations for amenity centers.
- 47. Garage apartments or guest suites shall be allowed under the following terms and conditions:
 - a. Garage apartments and guest suites shall be deemed accessory units and shall not be counted as separate residential units for purposes of the MPUD entitlements.
 - b. For-sale lots in in the MPUD (attached or detached product) may have either a garage apartment or a guest suite, but in no instance may they have both.
 - c. Garage apartments and guest suites may have a kitchen, in addition to other typical amenities such as a living area, bathroom, and bedroom. However, if a garage apartment or guest suite has a kitchen (with range and/or stove top), living area, bathroom and bedroom, they shall be assessed the multi-family rate for mobility fee and impact fee purposes, unless otherwise waived or lowered by the LDC.
 - d. Garage apartments and guest suites shall be served by the same water meter and electric meter as the primary residence.
 - e. Garages with garage apartments or guest suites may NOT be sold as separate dwelling units independent of the primary residence through a lot split, subdivision or any other conveyance.
 - f. Garage apartments and guest suites may be constructed as part of the original home or as a post-construction addition.
- 48. On-street Parking: The HOA or CDD required to be established under this MPUD shall include provisions for the management of on-street parking and obstruction of roadways, including without limitation covenants, conditions, and restrictions which require the HOA or CDD, as applicable, to be the primary enforcement entity for all current or future LDC or Code of Ordinance provisions related to on-street parking and obstruction of roadways, and which require the HOA or CDD, as applicable, to adopt and enforce specific regulations which empower the HOA or CDD Board, as applicable, to adopt, enforce, and otherwise regulate on-street parking and obstruction of roadways within the subdivision, which regulations may be more restrictive than applicable LDC or Code of Ordinance provisions. Such regulations shall specifically include the authority for the HOA or CDD to tow vehicles that violate such regulations. Such HOA or CDD enforcement shall include, at a minimum, any obstruction of any roadway in the subdivision that causes interference with the efficient delivery of emergency or law enforcement services and/or

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- (4) Front driveways may be reduced to 8' for single car garages only.
 - (5) A 10' minimum front setback from any property line when oriented towards street or 0' setback when oriented toward greenway & 20' for all other setbacks.
46. The Neighborhood General commercial dimensional standards shall be in accordance with regulations for amenity centers.
47. Garage apartments or guest suites shall be allowed under the following terms and conditions:
- a. Garage apartments and guest suites shall be deemed accessory units and shall not be counted as separate residential units for purposes of the MPUD entitlements.
 - b. For-sale lots in in the MPUD (attached or detached product) may have either a garage apartment or a guest suite, but in no instance may they have both.
 - c. Garage apartments and guest suites may have a kitchen, in addition to other typical amenities such as a living area, bathroom, and bedroom. However, if a garage apartment or guest suite has a kitchen (with range and/or stove top), living area, bathroom and bedroom, they shall be assessed the multi-family rate for mobility fee and impact fee purposes, unless otherwise waived or lowered by the LDC.
 - d. Garage apartments and guest suites shall be served by the same water meter and electric meter as the primary residence.
 - e. Garages with garage apartments or guest suites may NOT be sold as separate dwelling units independent of the primary residence through a lot split, subdivision or any other conveyance.
 - f. Garage apartments and guest suites may be constructed as part of the original home or as a post-construction addition.
48. On-street Parking: The HOA or CDD required to be established under this MPUD shall include provisions for the management of on-street parking and obstruction of roadways, including without limitation covenants, conditions, and restrictions which require the HOA or CDD, as applicable, to be the primary enforcement entity for all current or future LDC or Code of Ordinance provisions related to on-street parking and obstruction of roadways, and which require the HOA or CDD, as applicable, to adopt and enforce specific regulations which empower the HOA or CDD Board, as applicable, to adopt, enforce, and otherwise regulate on-street parking and obstruction of roadways within the subdivision, which regulations may be more restrictive than applicable LDC or Code of Ordinance provisions. Such regulations shall specifically include the authority for the HOA or CDD to tow vehicles that violate such regulations. Such HOA or CDD enforcement shall include, at a minimum, any obstruction of any roadway in the subdivision that causes interference with the efficient delivery of emergency or law enforcement services and/or

vehicles at any time, whether or not emergency services have been requested. This condition, and the applicable HOA or CDD regulations, do not preclude the County from also enforcing applicable LDC or Code of Ordinance provisions relating to on-street parking or obstruction of roadways.

49. The Village Center retail/office/multi-family/mixed use dimensional standards are as follows:

DESIGN STANDARDS	
Village Center	
Minimum Lot Width/Depth	N/A
Minimum Front Setback	
Structure to Parking	5'
Structure to Public R/W (Provided R/W Accommodates Any Required Sidewalk)	0'
Minimum Side Setback	
Structure-to-Structure	5'
Structure to Parking	5'
Structure to Public R/W (Provided R/W Accommodates Any Required Sidewalk)	0'
Structure to Property Line (Where no R/W)	0'
Minimum Rear Setback	
Structure to Parking	5'
Structure to Public R/W (Provided R/W Accommodates Any Required Sidewalk)	0'
Structure to Property Line (Where no R/W)	0'
Maximum Lot Coverage	100%
Maximum MF Density	32 du/acre
Maximum Floor Area Ratio	
Commercial	.60
Office/Medical Office	1
Vertically Integrated Mixed-Use Building	N/A
Maximum Building Height	
Mixed-Use	N/A
Other	65'
To encourage urban style development within the Village Center:	
a) No additional building setback shall be required based upon excess building height.	
b) The Master Development Plan designates Village Center Enhanced Frontage locations on Vision Road "U" and where alley loaded residential product front yards face the Village Center. See Condition No. 16	
c) Building setbacks subject to meeting Building Perimeter Landscape requirements per LDC unless otherwise specified in approved Village Center Enhanced Frontage Design Guidelines.	

c) Within the Village Center, no buffers between parcels with different uses are required.
d) Within the Village Center, buffers shall be required only where outdoor refuse, loading, mechanical screening and similar back of house activities are proposed adjacent to ROW, Greenway or Single-Family (Attached and Detached) Residential Parcels.
e) No buffers are required by Single-Family development adjacent to Village Center or where separated from Village Center by a right-of-way.

- a. In the Village Center, "Retail Uses" shall include all uses specified as "Permitted Uses" in the C-1, C-2 or C-3 commercial zoning districts as set forth in the LDC, subject to the following:
 - (1) The following uses shall be allowed within the Village Center but shall not be located within the Village Center Enhanced Frontage locations: self-storage facilities (unless vertically integrated with office/retail uses on entire first floor); gas/convenience or vehicle service (gas or EV) stations; drive-through restaurant.
 - (2) The following uses shall not be allowed within the Village Center regardless of location: new or pre-owned vehicle sales or leasing; cabinet, carpentry, plumbing, electrical, mechanical, welding, machine, sheet metal or other similar trade shops; warehousing and general storage facilities (but self-storage is allowed except for RV/Boat or outdoor storage); vehicle or equipment garage or mechanical service; lumber or home improvement stores; lawn mower or small equipment sales or repairs; mortuaries, funeral homes or crematoriums; pottery, propane, septic tank, or sod sales; shooting or archery ranges; solar power collection facility; automobile towing or collection facility.
 - (3) Recreation facilities (public or private), fitness facilities, daycare, and other similar mixed uses which support or enhance the surrounding neighborhood communities shall be permitted Retail Uses in the Village Center.
 - (4) Schools (charter or private) are an allowed use in the Village Center and shall not count against the sf limitations on uses, above.
- b. In the Village Center, "Office/Target Industry Uses" shall include light industry, research and development, distribution, "flex" space, professional office, medical office, or other healthcare uses including rehabilitative, emergency and hospital uses (but not extended care facilities), and other similar employment uses.

50. The Northeast Village retail/office/multi-family/mixed use dimensional standards are as follows:

Northeast Village	
Minimum Lot Width/Depth	N/A
Minimum Front Setback	20'
Minimum Side Setback	10'

Minimum Rear Setback	15'
Maximum Lot Coverage	85%
Maximum Building Height (Vertical Mixed-Use Building)	N/A
Maximum Building Height (Other)	65'
Maximum MF Density	24 du/acre
Maximum Floor Area Ratio Commercial (Not Vertical Mixed-Use)	0.35
Maximum Floor Area Ratio Office (Not Vertical Mixed-Use)	1
Maximum Floor Area Ratio Vertical Mixed-Use	N/A

With respect to the allowable land uses and locational criteria for same within the Northeast Village, the following special conditions shall apply:

- a. The "Office/Target Industry" uses allowed in the Northeast Village shall include light industry, distribution, "flex" space, professional office, medical office or other healthcare uses including rehabilitative, extended care, emergency and hospital uses.
- b. The "Retail" uses allowed in the Northeast Village shall include all C-1, C-2 and C-3 uses, including conditional uses, and other mixed-uses such as recreation, fitness, childcare, and other non-residential uses which support the above employment uses.
- c. Schools (public, charter or private) are an allowed use in the Northeast Village and shall not count against the sf limitations on uses, above.
- d. Parks or other public recreation facilities are an allowed use in the Northeast Village and shall not count against the sf limitations on uses, above.
- e. For a period of seven (7) years after approval of this MPUD, the owner/developer of the Northeast Village shall designate and maintain on the approved PDP/PSP for the Northeast Village, a site containing not less than twenty-five (25) contiguous upland acres (the "Flex Site") with entitlements for not less than 300,000 sf of potential Office/Target Industry uses (as defined above). In the event this MPUD requests and is granted any buildout date extensions based upon any state of emergency, recession, or other legislatively imposed MPUD buildout extensions, then such approved extension(s) shall automatically extend this land reservation for a like period of time.
- f. No fee simple for-sale residential products (whether designated as single-family detached, single-family attached, or multi-family) which are subdivided into separate platted lots or units shall be located within the following areas of the Northeast Village: (i) within 150 feet of the northern MPUD perimeter boundary adjacent to the West Pasco Government Center, (ii) within 150 feet adjacent to the "Flex Site" above, or (iii) within 150 feet adjacent to the primary North-South Roadway which is to extend from the West Pasco Government Center to Decubellis Road. By way of clarification, single-family attached, single-family detached, and multi-family products which are "build-for-rent" and are not platted

into individual lots for each such residential unit, shall be allowed within the three (3) 150-foot locational restriction areas, above, without any such limitation.

51. 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.
52. Residential mailbox kiosks may have a 0 feet setback from right-of-way and a minimum 5 feet from the side or rear of any structure.
53. The landscape buffers are to be located within tracts for residential and easements for multiple-family developments, and cannot be counted toward the minimum setback requirements. The applicable side- or rear-yard setback shall be measured from the landscape buffer easement or tract line.
54. Amenity center landscape buffers are only required when parking is adjacent to right-of-way.
55. Architectural Design Standards are as follows:
 - a. Detached residential lots must include a minimum of three (3) of the architectural features below:
 - (1) Stonework
 - (2) Brickwork
 - (3) Lap siding
 - (4) Shutters
 - (5) Decorative garage door
 - (6) Decorative Features:
 - i. Cornice details
 - ii. Dentil moldings
 - iii. Decorative and box vents
 - (7) Facade Enhancements:
 - i. Decorative banding
 - ii. Scuppers
 - iii. Brackets
 - b. No two identical building facades shall be immediately adjacent to, or directly across from one another. Additionally, no building façade color palette shall be the same as a building façade immediately adjacent to, or directly across from it.
 - c. Architectural features and monotony control on villas, townhomes and multi-family buildings to be based on the building, not individual residential unit. For purposes of clarification, villas, townhomes and multi-family are not subject to architectural features and monotony controls set forth above for detached residential lots.
 - d. Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.

56. Specific Administrative Use Permit for the Sale of Alcoholic Beverages is granted for the sale and consumption of alcoholic beverages. In addition, the waiver of specific distance limitation/administrative use permit requirements for alcoholic beverage sales or consumption from pre-k through 12th grade public or private school, place of religious worship or County Park/recreation center. As the time of the rezoning, there are not places of religious worship within 1000 feet of the Project's boundary. The applicant shall be required to obtain Administrative Use Permits for the sale of alcoholic beverages in accordance with the LDC 402.5.D.
57. The total aggregate number of dwelling units for New Port Corners shall not exceed 3,400.
58. Except for land use exchanges permitted by the LUEM or otherwise hereby, the maximum floor area for the commercial portion shall not exceed 355,000 square feet of gross floor area, including out-parcels. The residential entitlements in the Neighborhood General area may be exchanged for up to 5,000 square feet of commercial residential community support uses, which may be located in the Neighborhood General area.
59. The approved 1,050,000 square feet of office/target industry entitlements for the Village Center and Northeast Village may not be utilized or exchanged for retail or residential land uses.
60. 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.
61. 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.
62. For single-family attached products, the developer may utilize one model center per product type which can exceed the ten percent maximum allowed model center lots per the LDC.
63. Interim silvicultural and/or agricultural activities shall be permitted until commencement of development for that portion of the proposed development. Seasonal temporary uses pursuant to Section 530.9 LDC may be allowed with subsequent approval, pursuant to the County's Miscellaneous Permit process for temporary events.

Procedures

64. A disclosure statement regarding the construction/widening of all future roadways shown on the Connectivity Plan, abutting and through the MPUD shall be included in all sales contracts for residential and nonresidential sales with the MPUD. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.
65. If the proposed development is to allow grazing animals, then prior to approval of the first PDP/PSP, the developer/applicant shall contact the Livestock Agent at the Agricultural Extension office for educational information regarding the keeping/maintenance of the grazing animals and provide proof of such to the PDD. Grazing animals will be limited to one per acre minimum, exclusive of any area required for other uses. Any educational information will be noted in the sales contract and be available to the potential home buyer.

66. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or the issuance of the first CO 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.
67. Unless otherwise approved by the Fire Marshall, or designee, 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 Fire Marshall, or designee, has received such a petition.
68. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. An increase in dwelling units within increments is allowed without modification to the master plan as long as there is a corresponding decrease, and the total maximum number of entitlements is not increased as approved for the MPUD or such increase is otherwise permitted by an exchange permitted by the LUEM or otherwise hereby. A PSP must also be approved for each multiple-family (non-fee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.
69. 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.
70. If a PDP/PSP for the entire MPUD is not submitted and approved by December 31, 2035 (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.
71. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
72. 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.
73. 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.

74. This MPUD shall not be effective until the corresponding NPC (New Port Corners) Land Use Classification change is effective.

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that they have read, understood, and accepted the above-listed conditions of approval. **Do not sign this document until a final disposition from the BCC regarding this Petition has been received.**

@@OR (Corporate)

Date

Signature

Print Name

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this

(date), by

(name of
corporation acknowledging) a

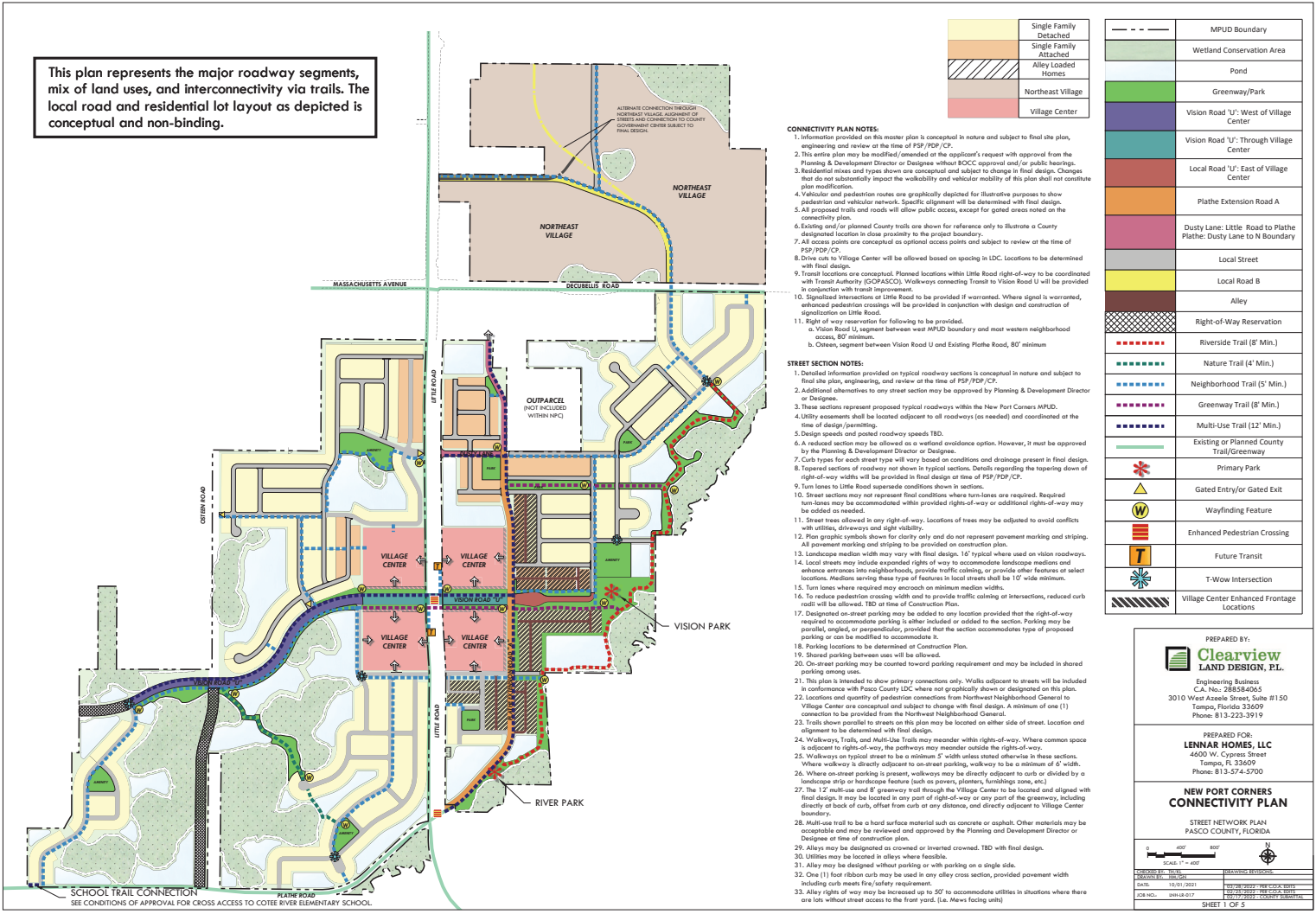
(State or place of
incorporation) corporation, on behalf of the corporation. He/she is personally known to
me or who has produced _____ (type of
identification) as identification.

Seal:

NOTARY

EXHIBIT A
NEW PORT CORNERS CONNECTIVITY PLAN

This plan represents the major roadway segments, mix of land uses, and interconnectivity via trails. The local road and residential lot layout as depicted is conceptual and non-binding.



CONNECTIVITY PLAN NOTES:

1. Information provided on this master plan is conceptual in nature and subject to final site plan, engineering and review at the time of PSP/PDP/CP.
2. This entire plan may be modified/consented or the applicant's request with approval from the Planning & Development Director or Designer without BODC approval and/or public hearings.
3. Residential mixes and types shown are conceptual and subject to change in final design. Changes that do not substantially impact the walkability and vehicular mobility of this plan shall not constitute plan modification.
4. Vehicular and pedestrian routes are graphically depicted for illustrative purposes to show pedestrian and vehicular network. Specific alignment will be determined with final design.
5. All proposed trails and roads will allow public access, except for gated areas noted on the connectivity plan.
6. Existing and/or planned County trails are shown for reference only to illustrate a County designated location in close proximity to the project boundary.
7. All access points are conceptual as optional access points and subject to review at the time of PSP/PDP/CP.
8. Drive cuts to Village Center will be allowed based on spacing in LDC. Locations to be determined with final design.
9. Transit locations are conceptual. Planned locations within Little Road right-of-way to be coordinated with Transit Authority (SOPASCO). Walkways connecting Transit to Vision Road U will be provided in conjunction with transit improvement.
10. Signalized intersections of Little Road to be provided if warranted. Where signal is warranted, enhanced pedestrian crossings will be provided in conjunction with design and construction of signalization on Little Road.
11. Right of way reservation for following to be provided.
 - a. Vision Road U segment between west MPUD boundary and most western neighborhood access, 80' minimum.
 - b. Orleans segment between Vision Road U and Existing Plathe Road, 80' minimum.

STREET SECTION NOTES:

1. Detailed information provided on typical roadway sections is conceptual in nature and subject to final site plan, engineering, and review at the time of PSP/PDP/CP.
2. Additional alternatives to any street section may be approved by Planning & Development Director or Designer.
3. These sections represent proposed typical roadway widths within the New Port Corners MPUD.
4. Utility easements shall be located adjacent to all roadways (as needed) and coordinated at the time of design/permitting.
5. Design speeds and posted roadway speeds TBD.
6. A reduced section may be allowed as a wetland avoidance option. However, it must be approved by the Planning & Development Director or Designer.
7. Curb types for each street type will vary based on conditions and drainage present in final design.
8. Tapered sections of roadway not shown in typical sections. Details regarding the tapering down of right-of-way widths will be provided in final design at time of PSP/PDP/CP.
9. Turn lanes on Little Road separate conditions shown in section.
10. Street sections may not represent final conditions where turn-lanes are required. Required turn-lanes may be accommodated within provided rights-of-way or additional rights-of-way may be added as needed.
11. Street trees allowed in any right-of-way. Locations of trees may be adjusted to avoid conflicts with utilities, driveways and sight visibility.
12. Plan graphics symbols shown for clarity only and do not represent pavement marking and striping. All pavement marking and striping to be provided on construction plan.
13. Landscape median width may vary with final design. 10' typical where used on vision roadways.
14. Local streets may include expanded rights of way to accommodate landscape medians and enhance entrances into neighborhoods, provide traffic calming, or provide other features or select locations. Medians serving these type of features in local streets shall be 10' wide minimum.
15. Turn lanes where required may encroach on minimum median widths.
16. To reduce pedestrian crossing width and to provide traffic calming at intersections, reduced curb width will be allowed. TBD at time of Construction Plan.
17. Designated on-street parking may be added to any location provided that the right-of-way required to accommodate parking is either included or added to the section. Parking may be parallel, angled, or perpendicular, provided that the section accommodates type of proposed parking or can be modified to accommodate it.
18. Parking locations to be determined at Construction Plan.
19. Shared parking between uses will be allowed.
20. On-street parking may be counted toward parking requirement and may be included in shared parking among uses.
21. This plan is intended to show primary connections only. Walks adjacent to streets will be included in conformance with Pasco County LDC where not graphically shown or designated on this plan.
22. Locations and quantity of pedestrian connections from Northwest Neighborhood General to Village Center are conceptual and subject to change with final design. A minimum of one (1) connection to be provided from the Northwest Neighborhood General.
23. Trails shown parallel to streets on this plan may be located on either side of street. Location and alignment to be determined with final design.
24. Walkways, Trails, and Multi-Use Trails may meander within right-of-way. Where common space is adjacent to right-of-way, the greenways may meander outside the right-of-way.
25. Walkways on typical street to be a minimum 5' width unless stated otherwise in these sections. Where walkways is directly adjacent to on-street parking, walkway to be a minimum of 4' width.
26. Where on-street parking is present, walkways may be directly adjacent to curb or divided by a landscape strip or landscape feature (such as pavers, planters, furnishings, etc.).
27. The 17' multi-use and 8' greenway trail through the Village Center to be located and aligned with final design. It may be located in any part of right-of-way or any part of the greenway, including directly at back of curb, offset from curb or any distance, and directly adjacent to Village Center boundary.
28. Multi-use trail to be a hard surface material such as concrete or asphalt. Other materials may be acceptable and may be reviewed and approved by the Planning and Development Director or Designer at time of construction plan.
29. Alleys may be designated as crowned or inverted crowned. TBD with final design.
30. Utilities may be located in alleys where feasible.
31. Alley may be designed without parking or with parking on a single side.
32. One (1) four ribbon curb may be used in any alley cross section, provided pavement width including curb meets fire/lofty requirement.
33. Alley rights of way may be increased up to 50' to accommodate utilities in situations where there are lots without street access to the front yard. (i.e. Meigs facing units)

[Pattern]	Single Family Detached
[Pattern]	Single Family Attached
[Pattern]	Alley Loaded Homes
[Pattern]	Northeast Village
[Pattern]	Village Center

[Symbol]	MPUD Boundary
[Symbol]	Wetland Conservation Area
[Symbol]	Pond
[Symbol]	Greenway/Park
[Symbol]	Vision Road 'U': West of Village Center
[Symbol]	Vision Road 'U': Through Village Center
[Symbol]	Local Road 'U': East of Village Center
[Symbol]	Plathe Extension Road A
[Symbol]	Dusty Lane: Little Road to Plathe Plathe: Dusty Lane to Boundary
[Symbol]	Local Street
[Symbol]	Local Road B
[Symbol]	Alley
[Symbol]	Right-of-Way Reservation
[Symbol]	Riverside Trail (8' Min.)
[Symbol]	Nature Trail (4' Min.)
[Symbol]	Neighborhood Trail (5' Min.)
[Symbol]	Greenway Trail (8' Min.)
[Symbol]	Multi-Use Trail (12' Min.)
[Symbol]	Existing or Planned County Trail/Greenway
[Symbol]	Primary Park
[Symbol]	Gated Entry or Gated Exit
[Symbol]	Wayfinding Feature
[Symbol]	Enhanced Pedestrian Crossing
[Symbol]	Future Transit
[Symbol]	T-Box Intersection
[Symbol]	Village Center Enhanced Frontage

PREPARED BY:
Clearview LAND DESIGN, PLLC
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 3010 West Azalea Street, Suite #1150
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 Phone: 813-223-3919

PREPARED FOR:
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 Tampa, FL 33609
 Phone: 813-574-5700

NEW PORT CORNERS CONNECTIVITY PLAN
 STREET NETWORK PLAN
 PASCO COUNTY, FLORIDA

SCALE: 1" = 400'

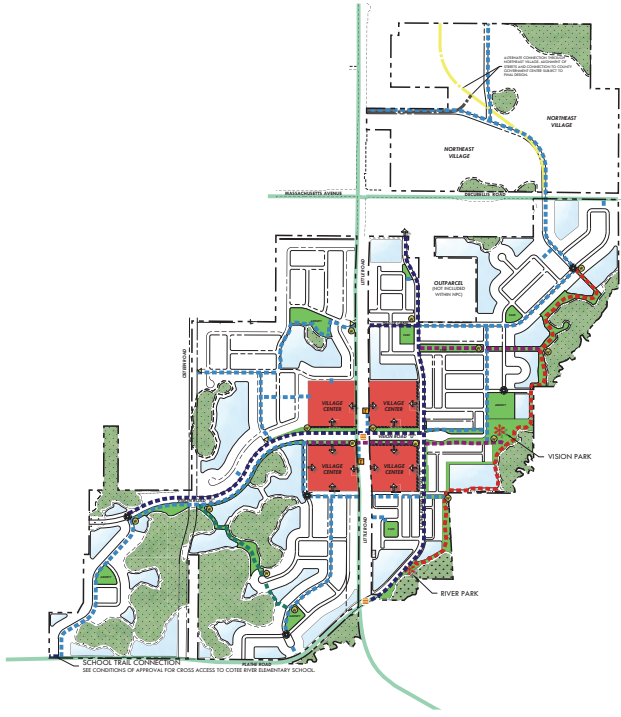
DESIGNED BY: [Name]	DATE: 10/01/2021
CHECKED BY: [Name]	DATE: 10/01/2021
DATE: 10/01/2021	DATE: 10/01/2021
DATE: 10/01/2021	DATE: 10/01/2021

JOB NO.: 19118-017
 SHEET 1 OF 5

CONNECTIVITY PLAN DESIGN STANDARDS

To promote walkability, strengthen community engagement, and create meaningful public realm, the following standards will apply to specific portions of the New Port Corners. Standards apply only to portions of roadway to be constructed with this MPUD. Excludes set aside rights-of-way for future roadway development by County.

- 1) Greenway through Village Center
 - a) On-street parking to be included where feasible and where there are no conflicts with access drives, utilities, turn lanes, and sight visibility. On-street parking may be parallel, angled or perpendicular.
 - b) Off-street parking will be allowed between sidewalk and building front in the designated Village Center frontage location adjacent to Vision Roadway U.
 - c) Where on-street parking is provided adjacent to the Village Center and walkway is not directly adjacent to the curb, a 3' wide min. walk to provide connection from curb to sidewalk or trail to be provided at intervals of every 4 spaces. (2' wide min. if serving ADA spaces.)
 - d) Seating, gathering spaces, furnishings, and wayfinding signage are allowed throughout the greenway subject to maintaining a 6' minimum clear path for pedestrians.
 - e) Enhanced Landscape Planting - A minimum of 30% of pervious areas to be planted with shrubs, dwarf shrubs, groundcovers and/or ornamental grasses and include any combination of shade trees, ornamental trees, and/or groups of palms. Vertical landscape elements that serve as aesthetic or placemaking purpose may also be added to the landscape areas and count toward the enhancement calculation.
 - f) Bicycle Parking to be provided adjacent to greenway at Village Center. Minimum 1 location per Village Center quadrant. Minimum 12 bike capacity total per Quadrant. Bicycle parking spaces may be separated into multiple areas in each quadrant.
 - g) Roadway landscape median where present in Vision Road U and adjacent to the Village Center to be planted with Shade Trees at a minimum rate of 1 per 60 LF. Trees may be clustered in groups. Up to 20% of tree requirement in median may be met with groups of ornamental trees and/or groups of palms. Areas needed to preserve sight visibility are to be excluded from this calculation.
- 2) "Vision Park"
 - a) include a minimum 5,000 SF open space/lawn or event plaza that may be used for local markets, art & crafts festivals, and similar community use or special events. Area may be paved, open seeded or combination of both. Open space may include shade structures and/or shade trees or palms to help define the space and provide shade.
 - b) include one (1) Trailhead which includes at a minimum, seating, trail map, directional signage, water refill station, and bike repair station.
 - c) Bicycle parking minimum two (2) locations with minimum 4 bike capacity each.
- 3) "River Park"
 - a) Trailhead which includes at a minimum, seating, trail map, directional signage.
 - b) Bicycle parking with minimum 4 bike capacity.
 - c) Parking to be provided for access and may be either on-street, off-street, or a combination of both.
 - d) All River access and wetland, and wetland buffer impacts subject to permit approval.
- 4) Riverside Trail
 - a) Shade trees to be planted at a minimum rate of 1 per 60 LF. Trees may be clustered in groups. Existing trees may count toward requirement.
 - b) Seating areas such as a bench or picnic table to be located every one-quarter (1/4) mile.
 - c) A minimum of three (3) trail connections to be provided from the Neighborhood Center to the Riverside trail.
- 5) Platte Extension (Road A) (Little Road to Duty Lane) and Local Road U (East of the Platte Extension)
 - a) On-street parking will be allowed to serve recreational spaces and other local residential home sites.
 - b) Street trees at a minimum rate of 1 per 50 LF (less areas required clear for sight triangles, utilities, parking, and/or other conflicts). 70% minimum of trees to meet this requirement to be Shade Trees. Street trees may be planted between curb and walk or buffered walk where a news or common space is present. Trees in islands between segments of parking may also be included and count toward requirement.
 - c) Where residential units front Platte Extension (Road A), lots shall be fully loaded. The side corner of conventional front-loaded residential units may abut Platte Extension (Road A). (No residential driveways along Platte Extension).
 - d) Alley-loaded residential homes fronting these streets may include picket or other open rail-style fencing to a maximum height of 4 feet to designate transition from street right-of-way to private property. Low retaining walls, seat walls, or low walls with open-style railing may also be included.
 - e) Sidewalks may be provided with mews to connect from residential front porch entrance to the right-of-way or to connect to the trail.
 - f) Additional mews areas between right-of-way and lot may be provided. Mews are optional and do not have a designated minimum or maximum width.
- 6) Parks & Amenities
 - a) These standards apply only to amenity sites and parks which are counted towards LDC requirement.
 - b) Parks to have a minimum tree requirement of 8 trees per acre. Where trees may be preserved trees or planted trees. If planted trees, the requirement is to be met with shade trees. Additional landscape may be added as optional enhancement.
 - c) Both active amenity sites shall include bicycle parking for 4 bikes at a minimum.
 - d) Passive parks to include a minimum 1 seating area per half acre. Seating area may be comprised of any mix of seating spaces such as benches, picnic tables, Adirondack chairs, hammocks, etc.
- 7) Trails
 - a) The 6' greenway trail may be split into parallel segments, provided that at least one of the segments maintains a minimum 6' width. No segment shall be less than 3' width. (i.e. trail could split into a 6' and 3' parallel walk separated by landscape beds or other landscape features.)
 - b) The 12' multi-use trail may be split into parallel segments, provided that each parallel segment maintains a minimum 6' width. (i.e. trail could split into 2 - 6' wide walks separated by landscape beds or other landscape features.) Where the multi-use trail is split, it shall include some element of wayfinding to direct pedestrians, bicyclists, and/or other allowed mobility devices.
 - c) Greenway trails and multi-use trails may be increased in areas to allow for gathering, seating, building access, wayfinding, seating areas, signage, furnishings, and any other place-making features and connections to village center uses. Where features are added they shall not obstruct flow of pedestrians, cyclists, and other mobility devices using trail.
 - d) Multi-use trail may allow pedestrians, cyclists, personal mobility devices, and neighborhood vehicles.
- 8) Walkability & View Corridors
 - a) To establish framed views and create a hierarchy of street and pedestrian networks, the following principles will apply to the design of the Greenway
 - b) Where Vision Road "U" extends east of Platte through residential alley-loaded sections, mews will be landscaped to create visual interest and provide shade along the trail.
 - c) Road terminuses onto natural preserved areas and/or open spaces are encouraged and are shown on the Connectivity Plan. Additionally, roadways that run alongside open preserved spaces, greenways, and/or other open spaces are encouraged.
 - d) Vision Park will be located at the terminus of Vision Road "U". The park will create framed views using any combination of walkways, tree allees, architectural features, and/or other landscape or hardscape features.
 - e) The Village Center buildings immediately adjacent to Vision Road "U" will be located to front to the Greenway except in the event of conflicts with access drives, utilities, turn lanes, or sight visibility. They may include alcoves and architectural setbacks as deemed appropriate at time of design.
 - f) The Village Center Porches immediately adjacent to alley-loaded residential product on Platte Road Extension will provide appropriate landscape and/or buffer wall screening techniques for any "back-of-house" facilities such as refuse collection, loading/unloading areas, etc.
 - g) The project will generally be developed with a grid network to the extent allowed and where not restricted by natural features, access management, required stormwater ponds, floodplain panels, easements and/or existing constraints.
 - h) T-Wow locations may include an array of treatment to highlight key intersections. This may include framed views to open space or natural areas, enhanced landscape plantings, hardscape features, trailheads, roadway pavers, special crosswalk treatment and/or other similar elements. Specific elements and design will be determined at time of CP.
- 9) Wayfinding
 - a) Access to Riverside Trail and Nature Trails from residential neighborhood will be marked/signed with trail/wayfinding signage. Specific design will be at the discretion of developer at time of CP.
 - b) Wayfinding Elements - 1 per Village Center quadrant (4 total) - will be provided and include trail map and/or directional signage. They may be located in the Village Center or the Greenway adjacent to the Village Center.
 - c) Intersections of multi-use trail and roadway, wayfinding signage to be located to guide pedestrian movement and obstruct vehicular access to trail. Final design to be determined at time of construction plan.
 - d) Wayfinding throughout the project will have a common design theme.



PEDESTRIAN, PARK, AND GREENWAY INSET

This plan represents general locations of parks, trails, greenways and interconnections between open spaces. The local road and residential lot layout as depicted is conceptual and non-binding. Park locations, shapes, and sizes are subject to final design.

	MPUD Boundary
	Wetland Conservation Area
	Pond
	Greenway/Neighborhood Park/Amenity
	Riverside Trail (8-10')
	Nature Trail (4-8')
	Neighborhood Trail (5' min.)
	Roadside Trail / Primary Connector (8' Min.)
	Multi-Use Path (12' Min.)
	Existing or Planned County Trail/Greenway
	Primary Park
	T-Wow
	Enhanced Pedestrian Crossing
	Future Transit
	T-Wow Intersection

PREPARED BY:

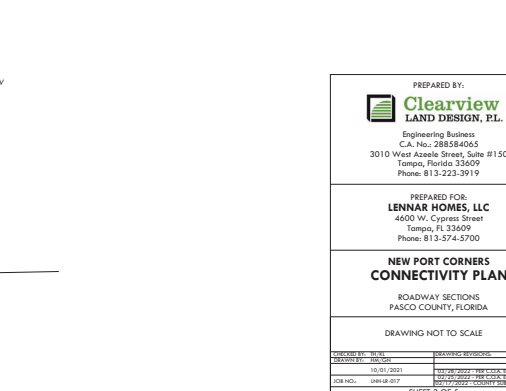
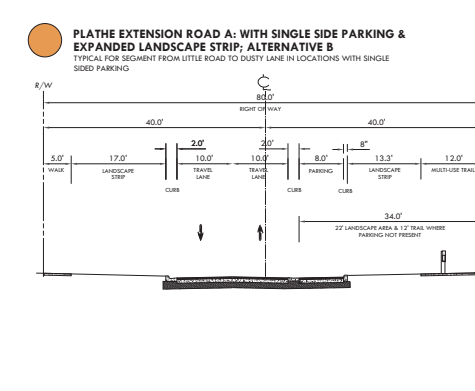
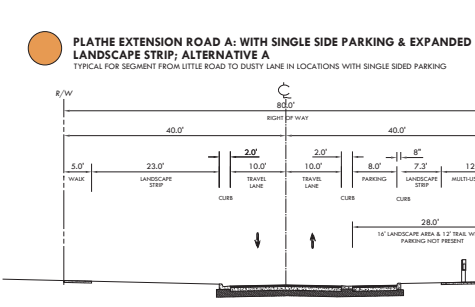
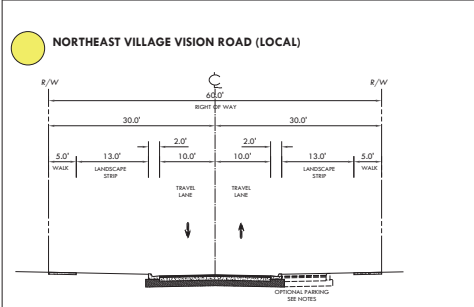
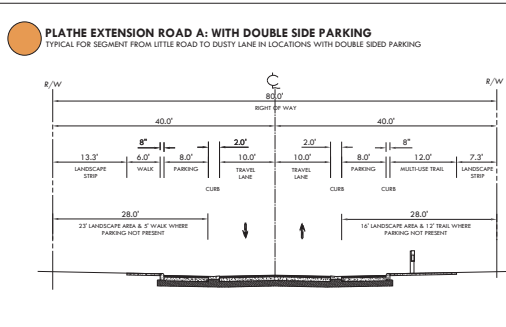
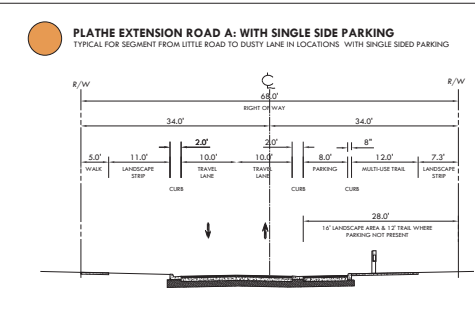
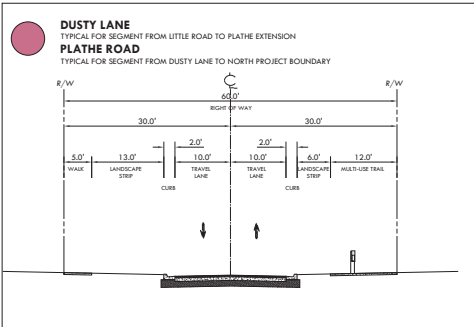
 Clearview LAND DESIGN, FL.
 Engineering Building
 C.A. No. 288584065
 3010 West Assele Street, Suite #150
 Tampa, Florida 33609
 Phone: 813-223-3919

PREPARED FOR:
LENNAR HOMES, LLC
 4600 W. Cypress Street
 Tampa, FL 33609
 Phone: 813-574-5700

NEW PORT CORNERS CONNECTIVITY PLAN
 PEDESTRIAN NETWORK PLAN
 PASCO COUNTY, FLORIDA

0 400' 1200'
 SCALE 1" = 400'

DESIGNED BY: NLS	REVISIONS: NONE
DRAWN BY: NLS	DATE: 10/01/2021
CHECKED BY: NLS	PROJECT: newportcornersconnectivityplan
DATE: 10/01/2021	JOB NO.: 1818-LD-017
SCALE: 1" = 400'	SHEET: 2 OF 5



PREPARED BY:

Clearview
 LAND DESIGN, P.L.C.

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NEW PORT CORNERS
CONNECTIVITY PLAN

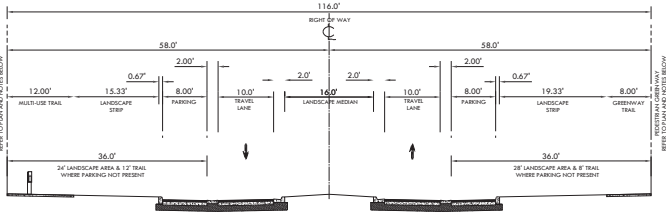
ROADWAY SECTIONS
 PASCO COUNTY, FLORIDA

DRAWING NOT TO SCALE

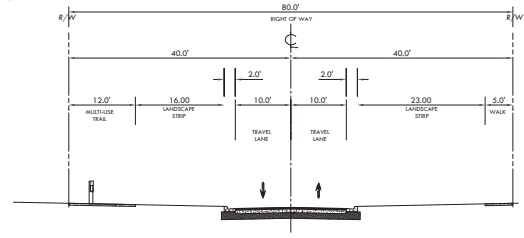
DESIGNED BY	DATE	DESIGNED BY	DATE
REVIEWED BY	DATE	REVIEWED BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE
DATE	DATE	DATE	DATE
JOB NO.	DATE	JOB NO.	DATE

SHEET 3 OF 5

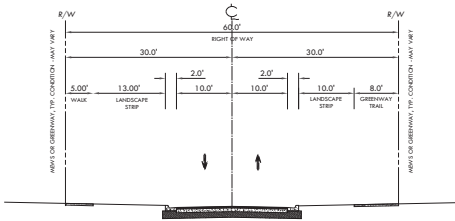
VISION ROAD 'U'
THROUGH VILLAGE CENTER



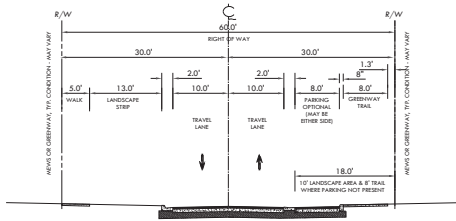
VISION ROAD 'U'
WEST OF VILLAGE CENTER



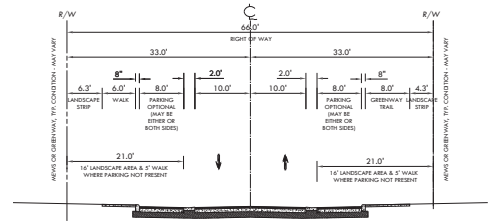
LOCAL ROAD 'U'
EAST OF VILLAGE CENTER



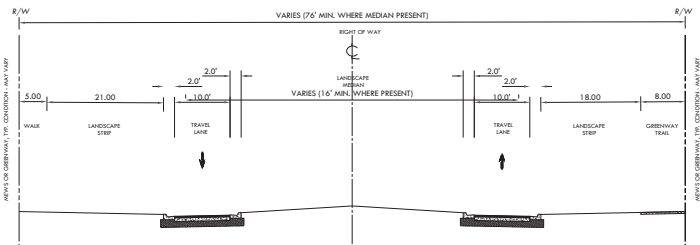
LOCAL ROAD 'U' WITH PARKING (SINGLE SIDE)
EAST OF VILLAGE CENTER



LOCAL ROAD 'U' WITH PARKING (DOUBLE SIDE)
EAST OF VILLAGE CENTER



LOCAL ROAD 'U' - DIVIDED
EAST OF VILLAGE CENTER (TAPERS FROM LITTLE ROAD)



PREPARED BY:
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 Phone: 813-223-3919

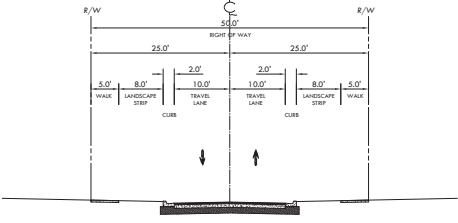
NEW PORT CORNERS
CONNECTIVITY PLAN
 ROADWAY SECTIONS
 PASCO COUNTY, FLORIDA

DRAWING NOT TO SCALE

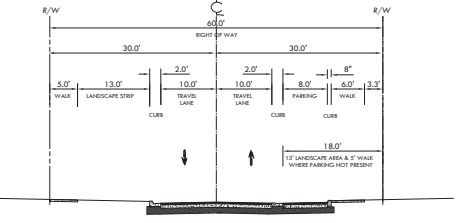
DESIGNED BY: M.W.	DATE: 10/01/2021
CHECKED BY: M.W.	DATE: 10/01/2021
DATE: 10/01/2021	DATE: 10/01/2021
JOB NO.: 1914-017	DATE: 10/01/2021

SHEET 4 OF 5

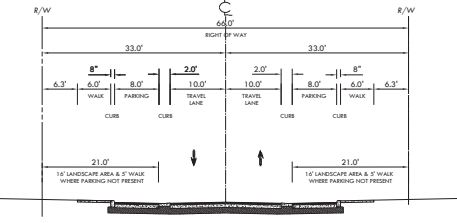
LOCAL STREET
TYPICAL FOR LOCAL STREET WITHOUT PARKING



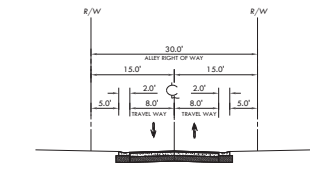
LOCAL STREET WITH SINGLE SIDE PARKING
TYPICAL FOR LOCAL STREETS SERVING ALLEY PRODUCT, PARKS & GREENWAYS



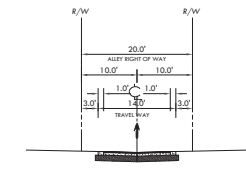
LOCAL STREET WITH DOUBLE SIDE PARKING
TYPICAL FOR LOCAL STREETS SERVING ALLEY PRODUCT, PARKS & GREENWAYS



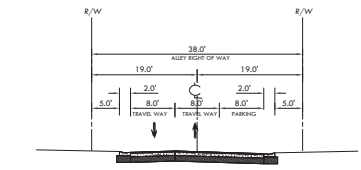
ALLEY
TYPICAL FOR TWO-WAY ALLEY



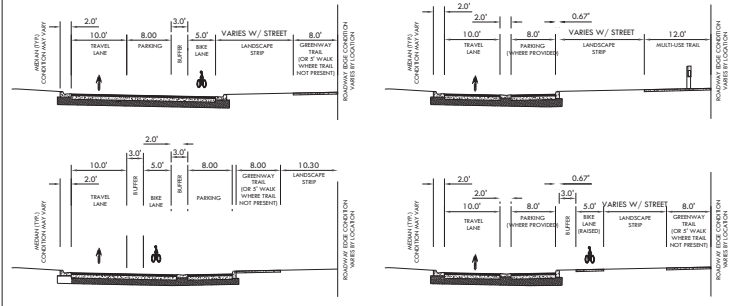
ALLEY
TYPICAL FOR ONE-WAY ALLEY



ALLEY
TYPICAL FOR TWO-WAY ALLEY WITH SINGLE SIDE PARKING



ALTERNATES FOR STREETS WITH DESIGNATED BIKE LANES IN LIEU OF MULTI-USE TRAIL



ALTERNATIVE SECTIONS:

- THESE ALTERNATIVES ARE ILLUSTRATED USING DIVIDED ROADWAY BUT MAY BE INCORPORATED INTO UNDIVIDED ROADWAY.
- ALTERNATIVES SHOWN FOR REFERENCE TO POTENTIAL LANE CONFIGURATION AND TREATMENT OF BIKE LANES IN STREET OR ADJACENT TO STREET.
- POTENTIAL CONDITIONS FOR ALTERNATIVES REPRESENTED IN HALF-ROAD-SECTION.
- WHERE CURBING IS USED, IT MAY COUNT TOWARDS BIKE BUFFER SPACE.
- BIKE LANE MAY BE INCORPORATED INTO THE GREENWAY TRAIL. IN THIS SCENARIO, AN ADDITIONAL 4' TO BE ADDED TO THE 8' GREENWAY TRAIL FOR A TOTAL TRAIL WIDTH OF 12'. WHEN THIS OPTION IS UTILIZED, IT WILL BE STRIPED OR SIGNED TO DELINEATE BETWEEN WALKING AND CYCLING SPACES.
- WHERE MULTI-USE TRAIL IS USED IN LIEU OF IN-STREET BIKE LANES, IT WILL ONLY BE REQUIRED ON A SINGLE SIDE OF ROAD.
- ALTERNATIVES MAY INCLUDE VARIOUS POTENTIAL CONFIGURATIONS FOR INTERSECTION BETWEEN ON-STREET PARKING, PEDESTRIAN WAYS, AND BIKE LANES. ADDITIONAL ALTERNATIVES MAY BE APPROVED BY PLANNING & DEVELOPMENT DIRECTOR OR DESIGNER.

PREPARED BY:
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PREPARED FOR:
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Tampa, FL 33609
Phone: 813-574-5700

NEW PORT CORNERS CONNECTIVITY PLAN
ROADWAY SECTIONS
PASCO COUNTY, FLORIDA

DRAWING NOT TO SCALE

DESIGNED BY: NINE	DESIGNED BY: NINE
CHECKED BY: 10/01/2021	CHECKED BY: 10/01/2021
DATE: 10/01/2021	DATE: 10/01/2021
JOB NO.: 1914-017	JOB NO.: 1914-017
SHEET 5 OF 5	

EXHIBIT B

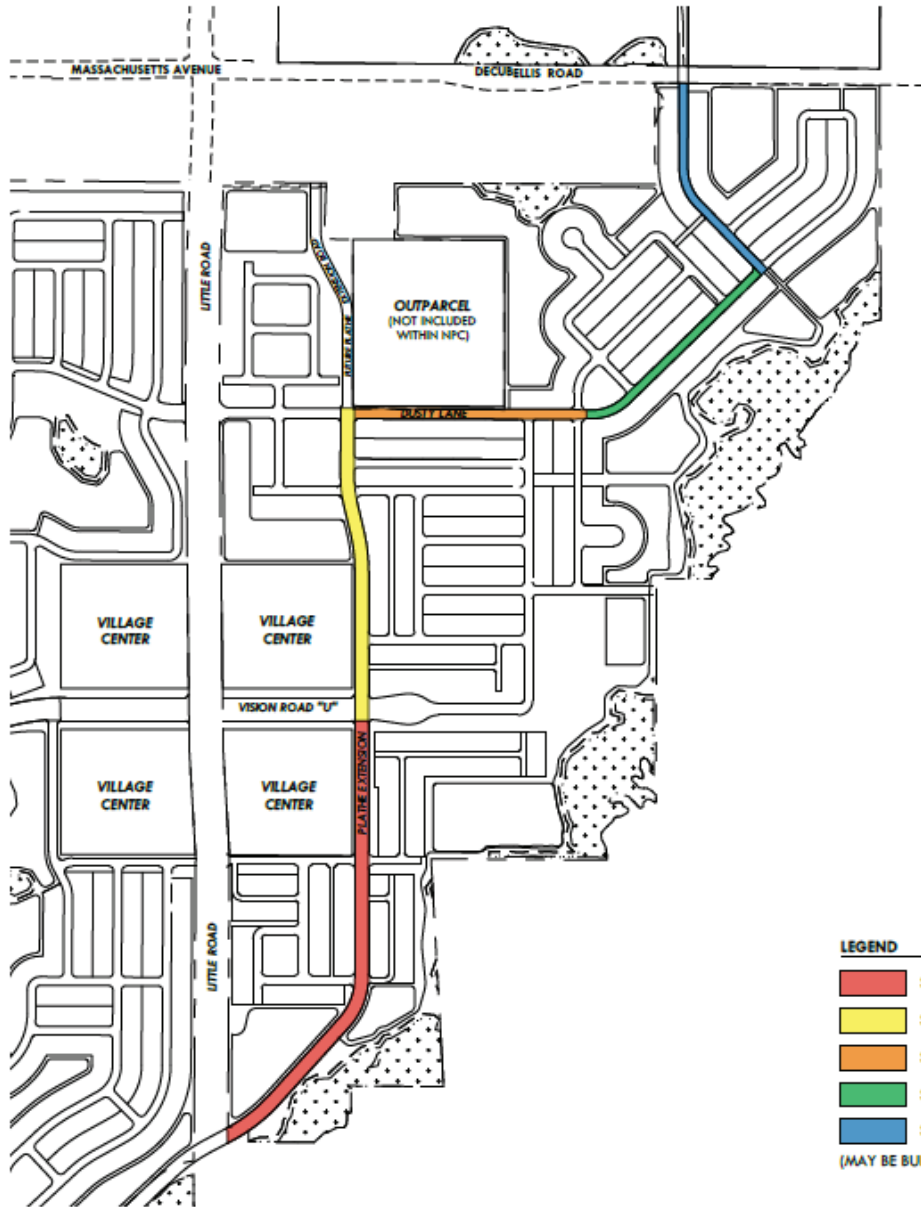
PUBLIC ROAD PHASING - LITTLE ROAD/PLATHE to DECUBELLIS



This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

02/22/2022	Revised Graphics
02/17/2022	Initial Submittal
Date	Revision

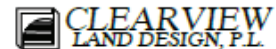
NOT TO SCALE



LEGEND

- SEGMENT A
 - SEGMENT B
 - SEGMENT C
 - SEGMENT D
 - SEGMENT E
- (MAY BE BUILT OUT OF SEQUENCE)

PUBLIC ACCESS EXHIBIT
NEW PORT CORNERS



Engineering Business C.A. No.: 28838
3010 W. Asaole Street, Suite 150, Tampa, Florida 33609
Office: 813-223-8919

EXHIBIT C
LAND USE EQUIVALENCY MATRIX (LUEM)

LAND USE EQUIVALENCY MATRIX NEIGHBORHOOD GENERAL ONLY

TRADE FROM	TRADE TO				
	Single Family (DU's)	Townhomes (DU's)	Age Restricted Detached (DU's)	Age Restricted Attached (DU's)	Retail (KSF)
Single Family (DU's)	-	1.783	2.473	3.535	0.094
Townhomes (DU's)	0.561	-	1.388	1.984	0.053
Age Restricted– Detached (DU's)	0.404	0.720	-	1.430	0.038
Age Restricted – Attached (DU's)	0.283	0.504	0.699	-	0.027

TRIP RATES:

Single Family	0.905	TE/DU
Townhomes	0.508	TE/DU
Age Restricted- Detached	0.366	TE/DU
Age Restricted - Attached	0.256	TE/DU
Retail	9.600	TE/KSF

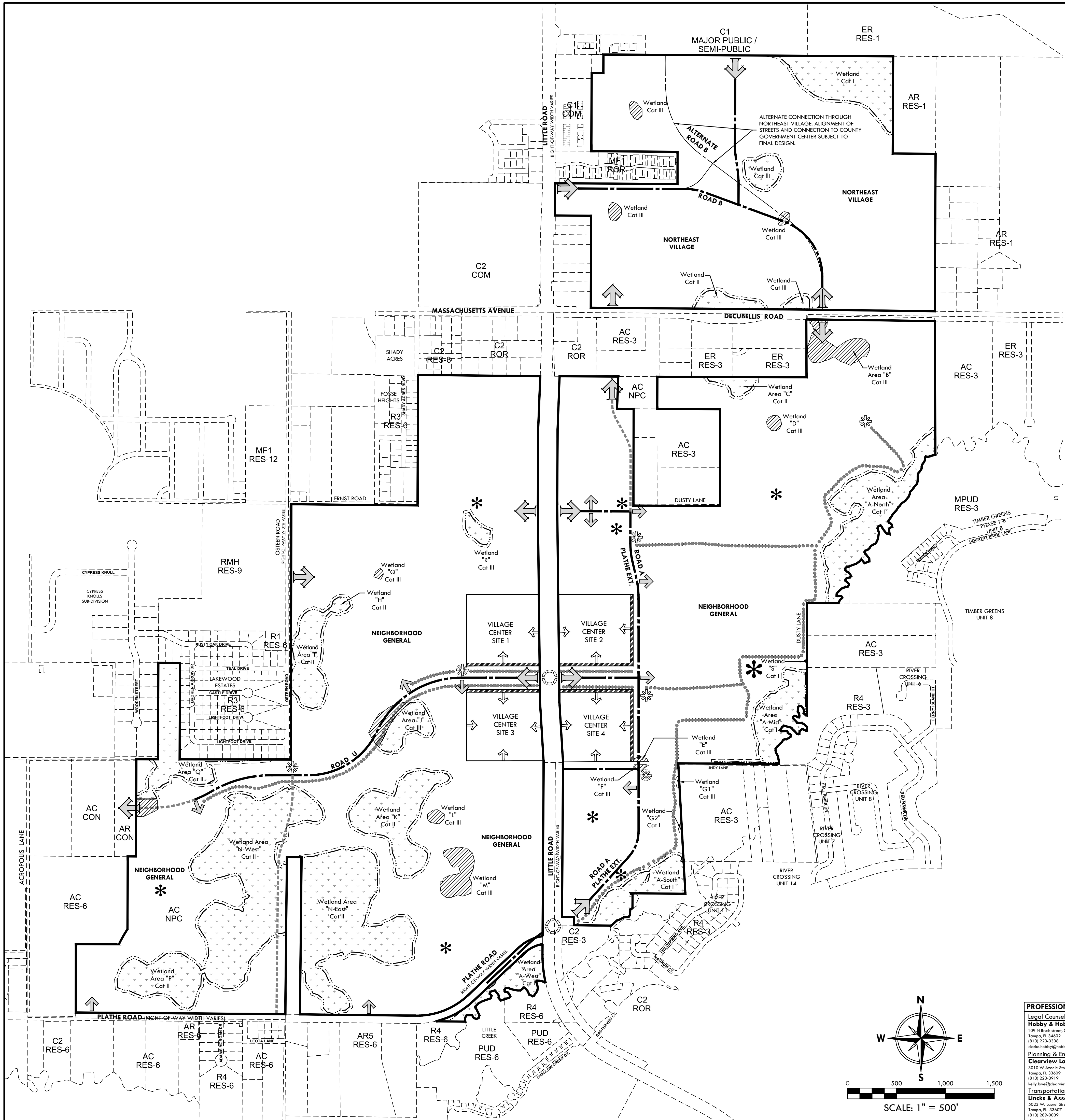
EXAMPLE

Convert (Trade From) 10 Single Family Detached DU's to Retail
 Single Family Detached (Trade To) 10 x 0.094 = 0.94 KSF of Commercial/Retail in Neighborhood General.

NOTE:

1. IN NO INSTANCE SHALL USE OF LUEM RESULT IN OVER 2,000 RESIDENTIAL DWELLING UNITS IN NEIGHBORHOOD GENERAL.
2. LUEM IS NOT AUTHORIZED FOR NE VILLAGE OR VILLAGE CENTER ENTITLEMENTS.
 MPUD CONDITIONS OF APPROVAL ALLOW SINGLE FAMILY DETACHED RESIDENTIAL TO BE CONVERTED TO SINGLE FAMILY ATTACHED OR MULTI-FAMILY RESIDENTIAL IN NE VILLAGE AT A RATE OF 1:1 WITHOUT USE OF LUEM.

Exhibit D
NPC Master Plan



WETLAND TABLE		
Wetland Type	Pre-Dev Acres +/-	Post-Dev Acres +/-
Category I	42.87	42.87
Category II	92.88	92.07
Category III	17.5	7.21
TOTAL	153.25	142.15

	MAXIMUM MPUD ENTITLEMENTS			
	VILLAGE CENTER	NEIGHBORHOOD GENERAL	NORTHEAST VILLAGE (1)	TOTAL
Total Residential Units (DU)	400	2,000	1,000	3,400
Multi-Family (MF)	[400]	[0]	[300]	[700]
Single-Family Attached (SFA)	[0]	[2,000]	[700]	[2700]
Single-Family Detached (SFD)				
Total Non-Residential Sq. Ft.	1,000,000	(2)	400,000	1,400,000
Retail	[250,000]		[100,000]	[350,000]
Office/Target Industry/Light Industrial (3)	[750,000]		[300,000]	[1,050,000]

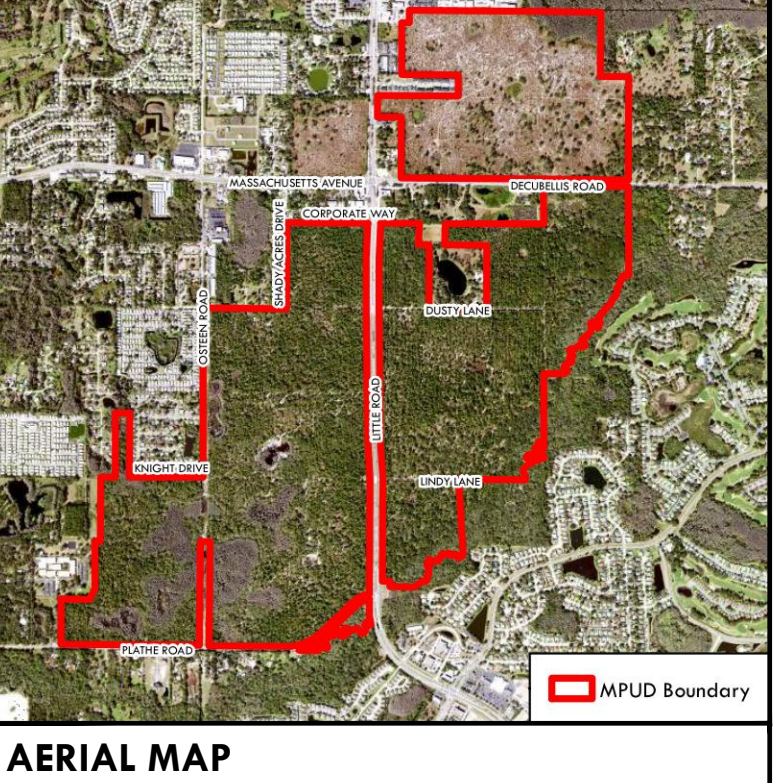
Notes:
 (1) NE Village Residential - Single Family detached units may be converted to SFA or MF units at a ratio of 1:1.
 (2) A Maximum of 5,000 sf (aggregate) of non-residential uses may be permitted within Vision and/or River parks or adjacent to the River trail as park or trail amenity supporting uses.

Existing Future Land Use	LAND USE TABLE	
	NEW PORT CORNERS (NPC)	
Existing Zoning	AR, AC	
Proposed Zoning	MASTER PLANNED UNIT DEVELOPMENT (MPUD)	
Total Project Acres	956.3 +/-	
Village Center Acres	50 +/-	
Neighborhood General Acres	710.78 +/-	
Northeast Village Acres	195.52 +/-	

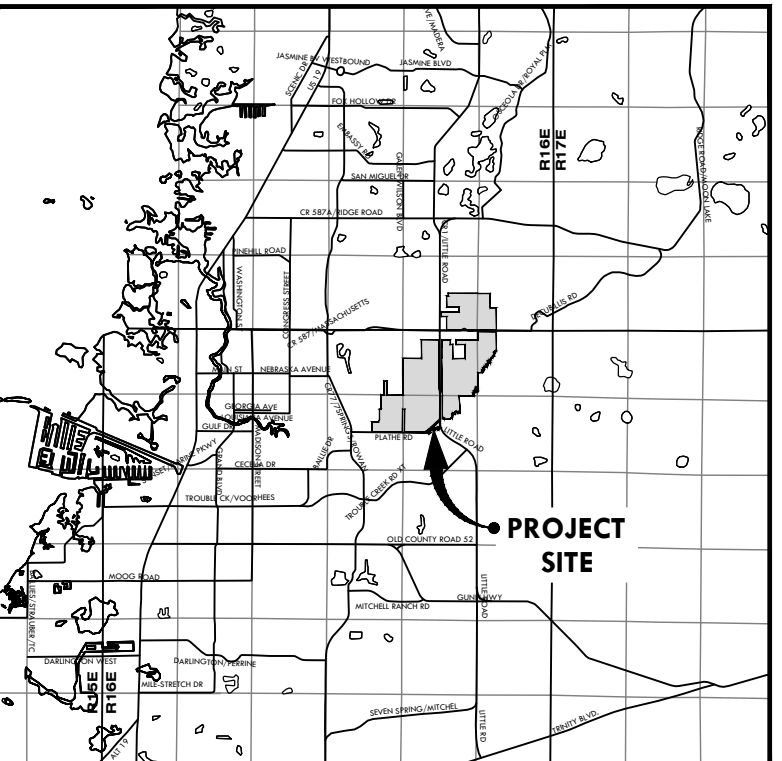
- ALLOWABLE USES. THE MPUD GENERALLY ALLOWS USES TO INCLUDE MIXED USE, CONSERVATION, RESIDENTIAL, RETAIL AND OFFICE. SEE CONDITIONS OF APPROVAL FOR SPECIFIC LIST.
- WETLANDS. PETITION NO. 796880/42044703.000 FORMAL DETERMINATION OF WETLANDS WAS APPROVED ON 5/27/2020 BY SWFWMD FOR ALL WETLANDS SOUTH OF DECUBELLIS ROAD. A FORMAL DETERMINATION OF NE VILLAGE PARCEL WETLANDS IS REQUIRED PRIOR TO PSP/CP.
- GENERALIZED MOBILITY. EXTERNAL ACCESS POINTS, INTERNAL ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE SUBJECT TO CHANGE DURING PDP/DESIGN & PERMITTING WITHOUT REQUIRING A MPUD MODIFICATION. LOCAL ROADS WILL COMPLY WITH LDC SECTION 901.6 STREET DESIGN AND DEDICATION REQUIREMENTS, UNLESS OTHERWISE NOTED IN THE NEW PORT CORNERS CONNECTIVITY PLAN. BICYCLE AND PEDESTRIAN FACILITIES WILL COMPLY WITH LDC SECTIONS 901.7 AND 901.8, RESPECTIVELY, UNLESS OTHERWISE NOTED IN THE NEW PORT CORNERS CONNECTIVITY PLAN.
- PARKING. ON-STREET PARKING IS PERMISSIBLE ON ANY INTERNAL STREET, INCLUDING PLATHE EXT.
- NEIGHBORHOOD PARKS/OPEN SPACE. NEIGHBORHOOD PARK AND POTENTIAL AMENITY SITE LOCATIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING PDP/CP DESIGN & PERMITTING WITHOUT A MPUD MODIFICATION. PARKS AND AMENITIES ARE PERMITTED TO BE LOCATED IN ANY LOCATION. NEIGHBORHOOD PARKS WILL BE PROVIDED IN CONFORMANCE WITH LDC, INCLUDING ANY ALTERNATIVE STANDARDS. THE LOCATIONS AND SIZES SHALL BE IDENTIFIED ON THE PDP(S).
- BUFFERS. UNLESS SET FORTH ON THE MPUD PLAN AND/OR IN THE CONDITIONS OF APPROVAL, BUFFERS WILL BE PROVIDED IN CONFORMANCE WITH LDC OR ANY ALTERNATIVE STANDARDS TO THE LDC. THE LOCATIONS AND SIZES WILL BE IDENTIFIED ON THE PDP/PSP.
- PROVISIONS FOR MAINTENANCE OF COMMON AREAS. THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH A POA, HOA OR CDD.
- EASEMENTS. EXISTING EASEMENTS ARE IDENTIFIED ON NEW PORT CORNERS SURVEY. PROPOSED EASEMENTS/COMMON AREAS SHALL BE DETERMINED AT PDP/CP.
- FLOOD ZONES. THE SITE LIES WITHIN FLOOD ZONES X, A AND AE PER FEMA FLOOD INSURANCE PANEL MAPS 0193 AND 0356.
- UTILITIES. THE MAJORITY OF THE SITE LIES WITHIN PASCO COUNTY WATER/WASTEWATER SERVICE AREA. A PORTION OF THE WEST SIDE OF THE MPUD LIES WITHIN THE CITY OF NEW PORT RICHEY SERVICE AREA.
- INTERIM USES. AGRICULTURAL USES ARE ALLOWED ON SITE DURING CONSTRUCTION AND UNTIL THE SITE IS DEVELOPED.
- TIMING OF DEVELOPMENT. THE TIMING OF DEVELOPMENT FOR EACH PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER. PARCEL NUMBERS MAY BE SHOWN FOR IDENTIFICATION PURPOSES ONLY AND DO NOT IMPLY OR CONFIRM THE ORDER OF DEVELOPMENT. IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
- MISCELLANEOUS. ACCORDING TO PASCO MAPPER, THE MPUD IS WITHIN THE URBAN SERVICE AREA, URBAN WEST MARKET, THE PROGRESS ENERGY LTD. SERVICE AREA AND EVACUATION ZONES C AND D. THE MPUD IS PARTIALLY WITHIN THE PITHLAGHASCOTTEE AND PORT RICHEY WATERSHEDS AND A WELLHEAD PROTECTION AREA. IT IS NOT LOCATED WITHIN A TRANSIT OVERLAY, AREA OF OBSERVED FLOODING OR BASIN OF SPECIAL CONCERN. THERE ARE NO ECOLOGICAL CORRIDORS ON SITE.
- PEDESTRIAN TRAILWAY CORRIDOR IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN. GENERALLY, A NORTH/SOUTH ROUTE ALONG THE EASTERN PROPERTY BOUNDARY OF THE SOUTHERN PARCEL WILL BE PROVIDED AND ANOTHER CORRIDOR EAST/WEST ALONG VISION ROAD "U" WILL BE PROVIDED.
- ENHANCED PEDESTRIAN CROSSING MAY INCLUDE APPROPRIATE SIGNAGE, PUSH SIGNALS, DECORATIVE PAVING, AND/OR MEDIUM REFUGES. WHEN AGREED UPON BY COUNTY IN CONSTRUCTION PLAN APPROVAL, REDUCED RADIUS AND LANDSCAPE MAY BE INCLUDED TO PROVIDE TRAFFIC CALMING.
- CONCEPTUAL PEDESTRIAN TRAILWAY / GREENWAY LOCATIONS AND WIDTH TO BE DEFINED IN CONNECTIVITY PLAN. SHOWN HEREIN FOR CONCEPT ONLY.
- RIGHT OF WAY WIDTHS AND STREET SECTIONS TO BE DEFINED IN CONNECTIVITY PLAN.
- VILLAGE CENTER ENHANCED FRONTAGE REQUIREMENTS TO BE DETERMINED AT TIME OF PSP / PDP SUBMITTAL, FOR THE DESIGNATED FRONTAGE LOCATIONS.

LEGEND

- PROJECT BOUNDARY
- WETLANDS
- 25' WETLAND SETBACK
- PROPOSED WETLAND IMPACT
- ACCESS POINT
- VILLAGE CENTER CONCEPTUAL ACCESS POINT
- INTERNAL ACCESS POINT
- ZONING / FUTURE LAND USE
- VISION PARK
- CONCEPTUAL NEIGHBORHOOD PARK / AMENITY CENTER / OPEN SPACE
- CONCEPTUAL INTERNAL ROADWAY (SUBJECT TO CHANGE)
- RIGHT OF WAY DEDICATION
- CONCEPTUAL PEDESTRIAN TRAILWAY/GREENWAY
- ENHANCED PEDESTRIAN CROSSING
- VILLAGE CENTER ENHANCED FRONTAGE REQUIREMENTS



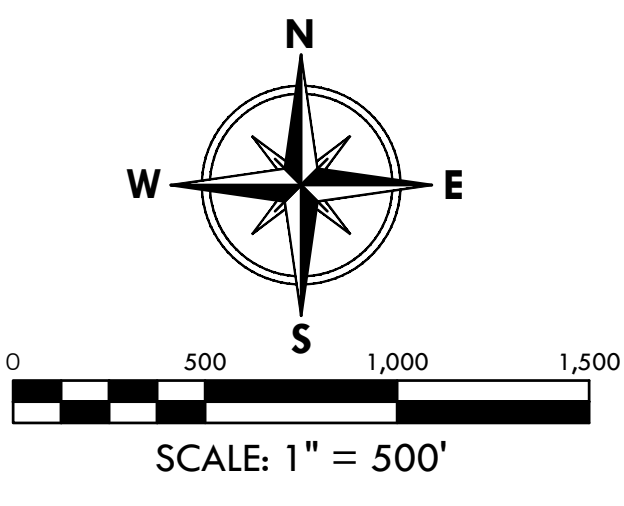
AERIAL MAP



VICINITY MAP
 Sections 1, 2, 3, Township 26 S
 Sections 35, 36, Township 25 S
 Range 16E, Pasco County, Florida

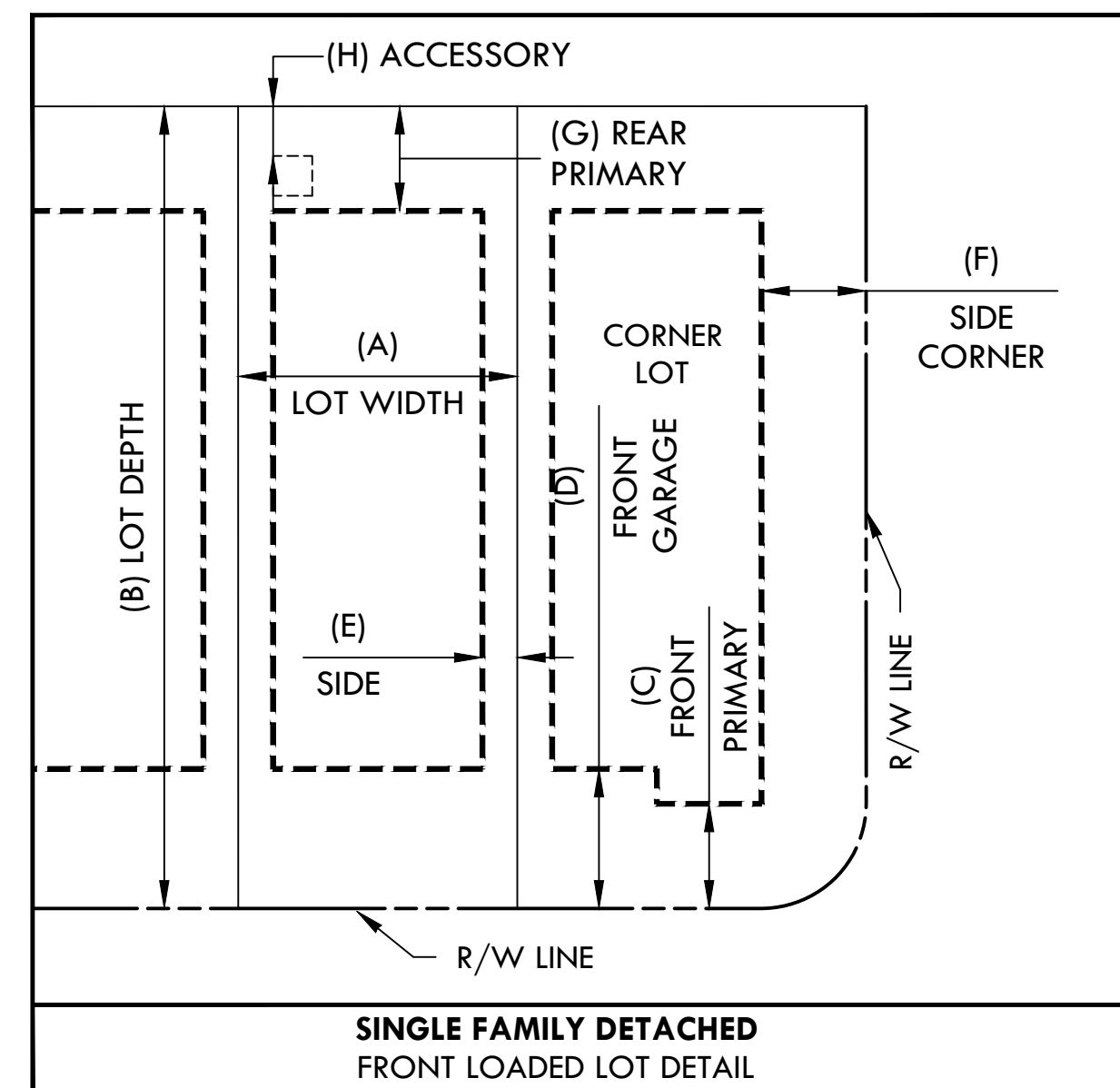
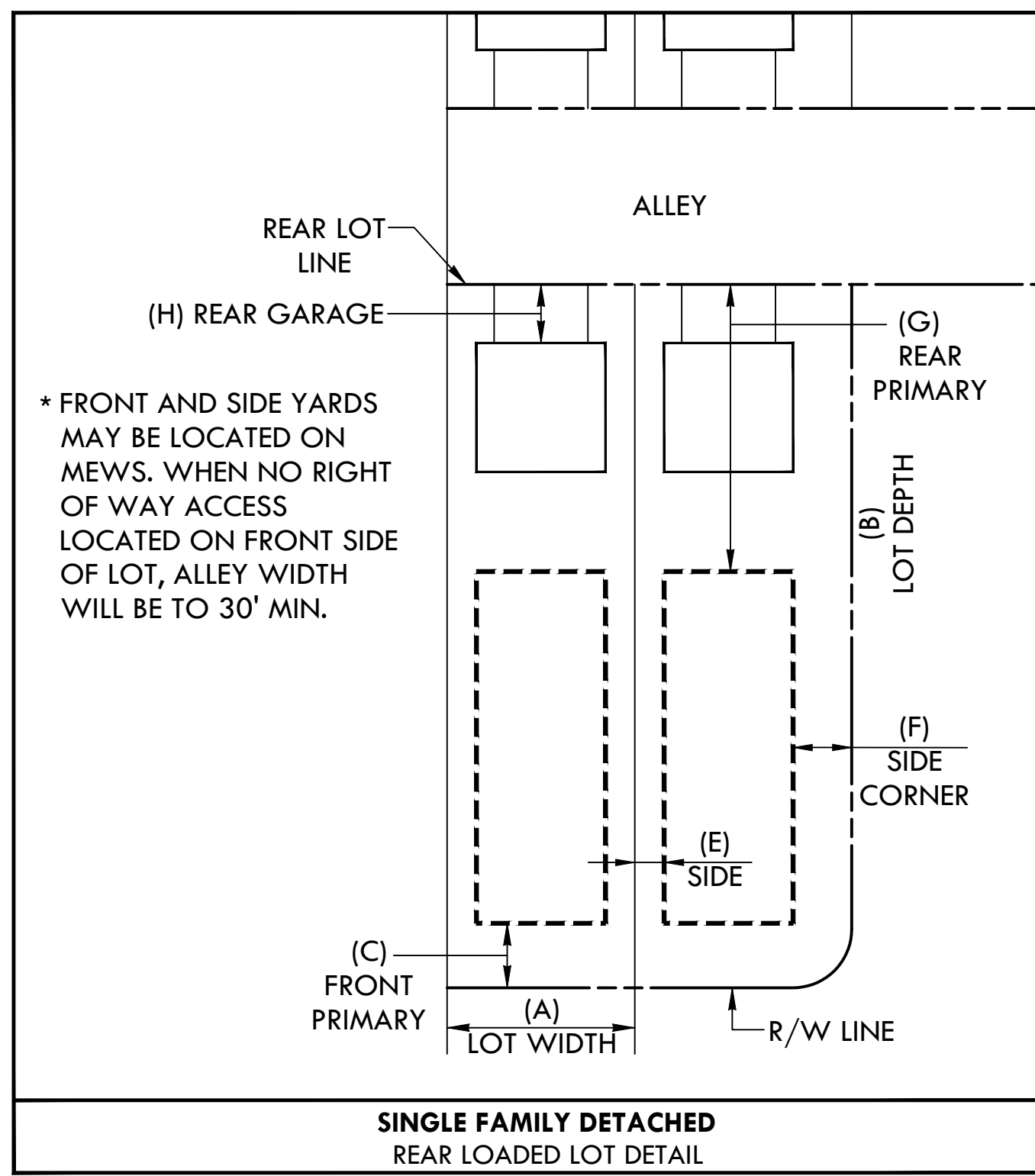
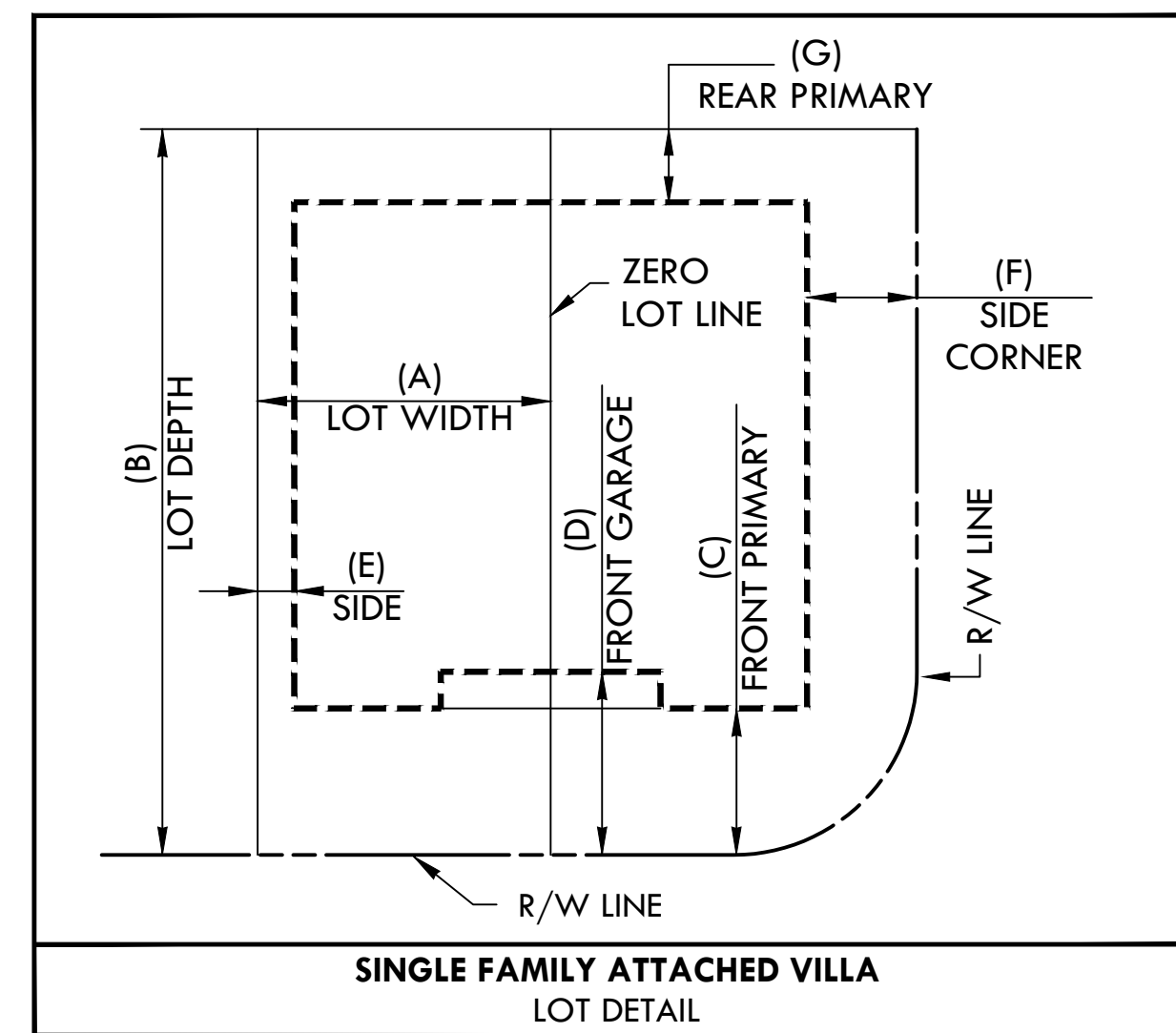
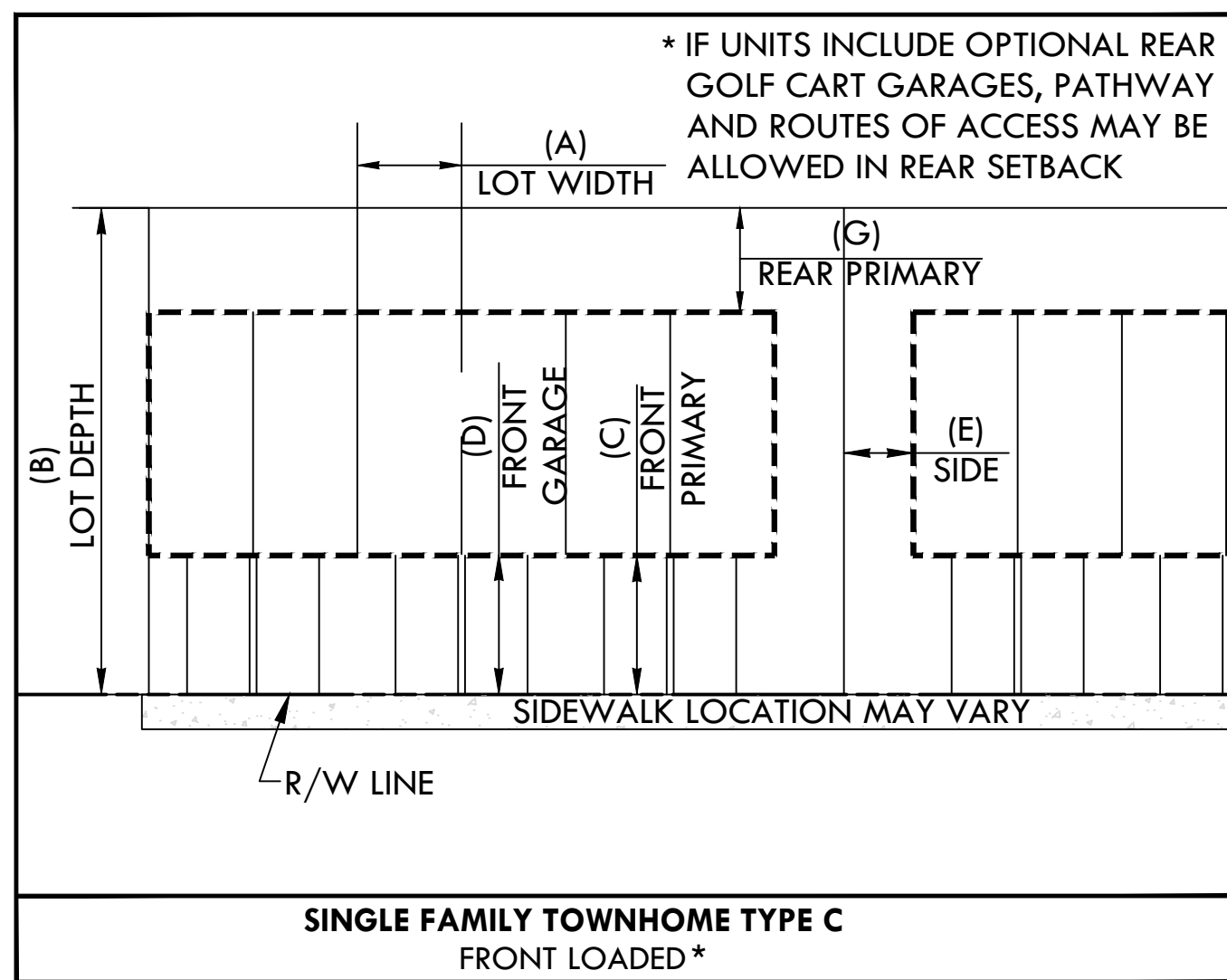
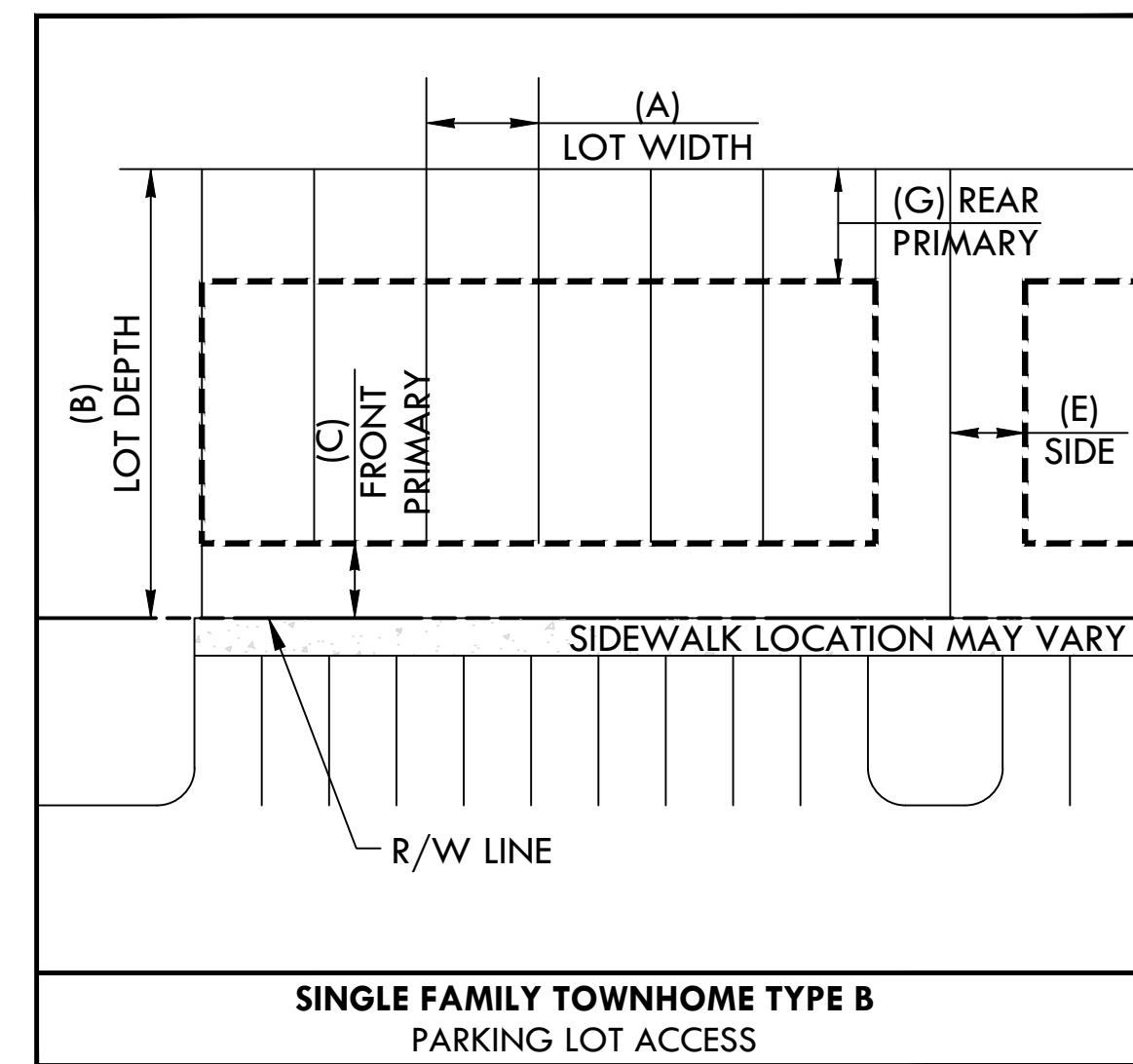
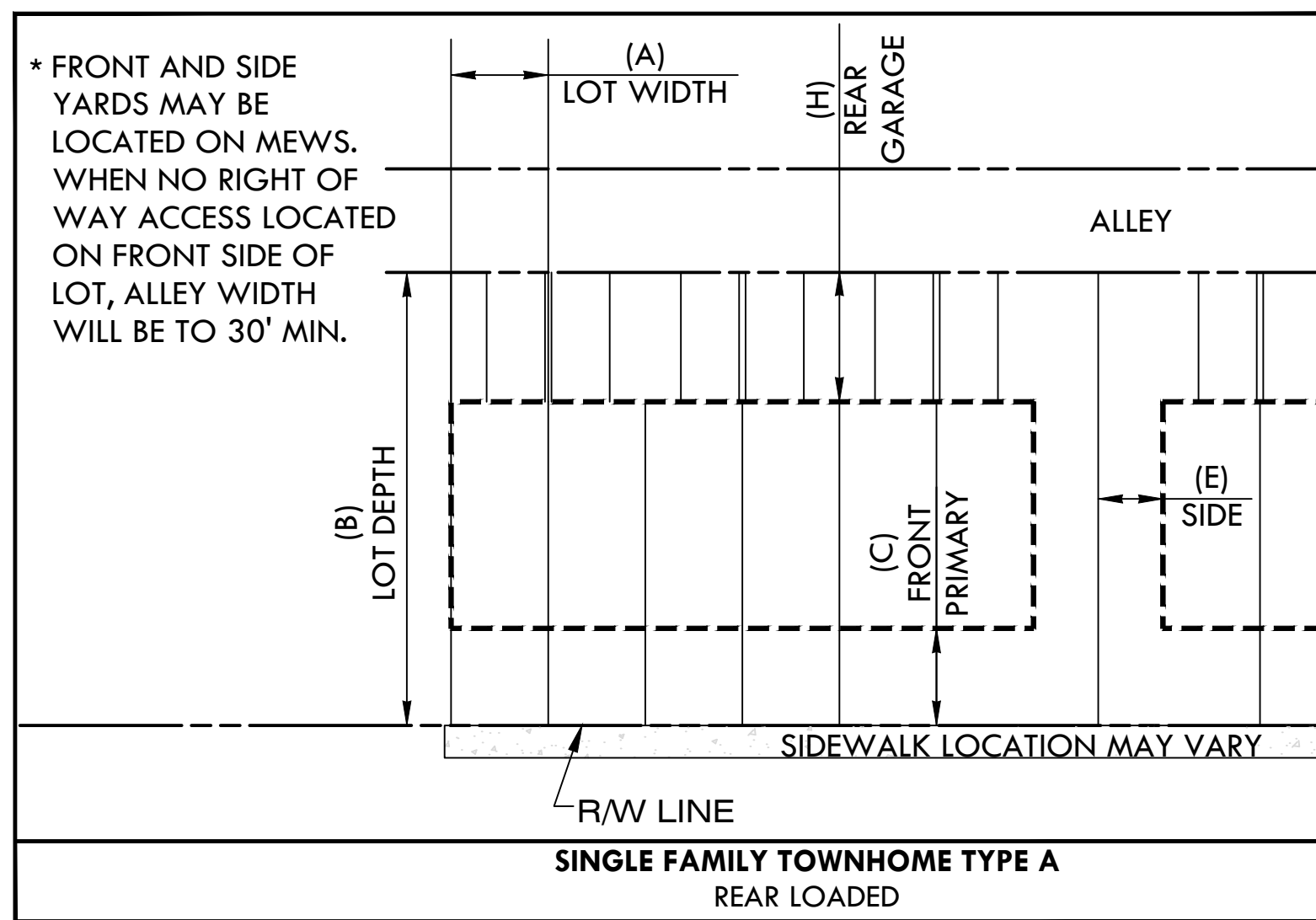
MASTER DEVELOPMENT PLAN NEW PORT CORNERS MPUD

Pasco County, Florida
 Rezoning Petition No: 7598



REVISIONS	DESCRIPTION	DATE
1	MPUD SUBMITTAL (ACCELA UPLOAD #1)	09.13.21
2	MPUD SUBMITTAL (ACCELA UPLOAD #2)	02.18.22

PROFESSIONAL TEAM Legal Counsel: Hobby & Hobby 10914 Brook Street, Suite 200 Tampa, FL 33607 (813) 223-3338 chris.hobby@hobbylaw.com	Survey: GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, Florida 34619 (813) 248-8888 tony@geopointsurveying.com	Planning & Engineering: Clearview Land Design, P.L. 3010 W. Asaule Street, Suite 150 Tampa, FL 33607 (813) 223-3919 info@clearviewland.com	Environmental: Applied Biomimics, LLC 3113 W. Fiddler Street Tampa, Florida 33611 (813) 625-1463 aloby@abimv.com	Transportation: Links & Associates, Inc. 5023 W. Laurel Street Tampa, FL 33607 (813) 289-0039 aene@links.com
PREPARED FOR: Len-Little Road, LLC		PREPARED BY: Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 288584065 3010 West Asaule Street, Suite #150 Tampa, Florida 33609 Office: 813-223-3919		
DRAWN: GIRALDO JOB NO.: LNH-LR-014		CHECKED: K. LOVE DATE: 09/13/2021 FILE: MPUD.dwg		
SHEET 1 OF 3				



SINGLE FAMILY RESIDENTIAL & COMMUNITY SUPPORT DESIGN STANDARDS (4)										
LOT TYPE	MINIMUM								MAXIMUM	
	LOT WIDTH	LOT DEPTH	FRONT PRIMARY SETBACK	FRONT GARAGE SETBACK	SIDE SETBACK	SIDE CORNER SETBACK	REAR PRIMARY SETBACK	REAR ACCESSORY/REAR GARAGE SETBACK	LOT COVERAGE	BUILDING HEIGHT
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)		
SINGLE FAMILY TOWNHOME TYPE A	16'	80'	10'	N/A	0'/10' (1)(2)(3)	15'	10'	5'	100%	35'
SINGLE FAMILY TOWNHOME TYPE B	16'	80'	10'	N/A	0'/10' (1)(2)(3)	15'	10'	5'	100%	35'
SINGLE FAMILY TOWNHOME TYPE C	16'	80'	10'	20'	0'/10' (1)(2)(3)	15'	10'	5'	100%	35'
SINGLE FAMILY ATTACHED VILLA	35'	80'	10'	20'	0'/10' (1)(2)(3)	15'	10'	5'	85%	35'
SINGLE FAMILY DETACHED	35'	100'	10'	20'	7.5' (1)(2)	15'	15'	5'	85%	35'
SINGLE FAMILY DETACHED REAR LOADED	32'	100'	10'	N/A	7.5' (1)(2)	15'	10'	5'	85%	35'
AMENITY CENTER/RES SUPPORT USES	N/A	N/A	0'/10'/20' (5)	N/A	0'/10'/20' (5)	15'	0'/10'/20' (5)	N/A	85%	45'

- (1) Side setbacks may be reduced to no less than 5-feet in compliance with LDC 902.2.K.2.b. Fences may be permitted but may not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.
- (2) Corner yards shall have a minimum 15' building setback from right-of-way.
- (3) Villa and townhome products may have 0' side setback with 15' minimum between buildings.
- (4) Front driveways may be reduced to 8' for single car garages only.
- (5) A 10' minimum front setback from any property line when oriented towards street or 0' setback when oriented toward greenway & 20' for all other setbacks.

NEW PORT CORNERS ALLOWABLE USES (Shown as *)			
	Village Center (1)	NE Village	Neighborhood General
Non-Residential			
Commercial/Retail (All C-1, C-2 or C-3 Uses & Conditional Uses)	*	*	
Commercial/Retail (Limited to C-1 Residential Community Support Uses) (2)			*
Office-Including but not limited to Administrative, Medical and Professional (All PO-1, PO-2 Uses & Conditional Uses)	*	*	
Healthcare Facilities, including but not limited to Hospitals, Emergency, Rehabilitation, Extended Care and Clinics	*	*	
Light Industry	*	*	
Research/Corporate Parks	*	*	
Research and Development Facilities	*	*	
Flex Space Sales, Distribution and Manufacturing	*	*	
Educational Institutions and Facilities (Public and Private)	*	*	
Fitness and Recreational Facilities (Public and Private)	*	*	
Government Buildings and Uses	*	*	
Public/Semi Public Service Facilities	*	*	
Hotels/Motels	*	*	
Day Care	*	*	
Churches	*	*	
Civic and Institutional Uses	*	*	
Adult Congregate Living Facilities	*	*	
Residential Treatment and Care Facilities	*	*	
Residential			
Multi-Family (Attached and Detached)	*	*	*
Single Family Attached (Including but not limited to Townhomes, Duplexes & Villas)	*	*	*
Single-Family Detached	*	*	*
Residential Amenity Centers	*	*	*

- (1) See Conditions of Approval for permitted use exceptions in Village Center related to Commercial Retail and Office/Target Industry Uses.
- (2) C-1 Residential Community Support Uses may be permitted within Vision and/or River parks or adjacent to the River trail as park or trail amenity supporting uses. Allowable uses are places and services for the sale & consumption of refreshments and snack food (i.e. coffee, ice-cream, hot dog stand, refreshments) and service establishments (i.e. bike & kayak rentals).

MULTI-FAMILY & NON-RESIDENTIAL DESIGN STANDARDS	
Village Center	
Minimum Lot Width/Depth	N/A
Minimum Front Setback	5'
Structure to Parking	0'
Structure to Public R/W (Provided R/W Accommodates Any Required Sidewalk)	0'
Minimum Side Setback	5'
Structure-to-Structure	5'
Structure to Parking	0'
Structure to Public R/W (Provided R/W Accommodates Any Required Sidewalk)	0'
Structure to Property Line (Where no R/W)	0'
Minimum Rear Setback	5'
Structure to Parking	0'
Structure to Public R/W (Provided R/W Accommodates Any Required Sidewalk)	0'
Structure to Property Line (Where no R/W)	0'
Maximum Lot Coverage	100%
Maximum MF Density	32 du/acre
Maximum Floor Area Ratio	
Commercial	0.35
Office/Medical Office	1
Vertically Integrated Mixed-Use Building	N/A
Maximum Building Height	
Mixed-Use	N/A
Other	65'

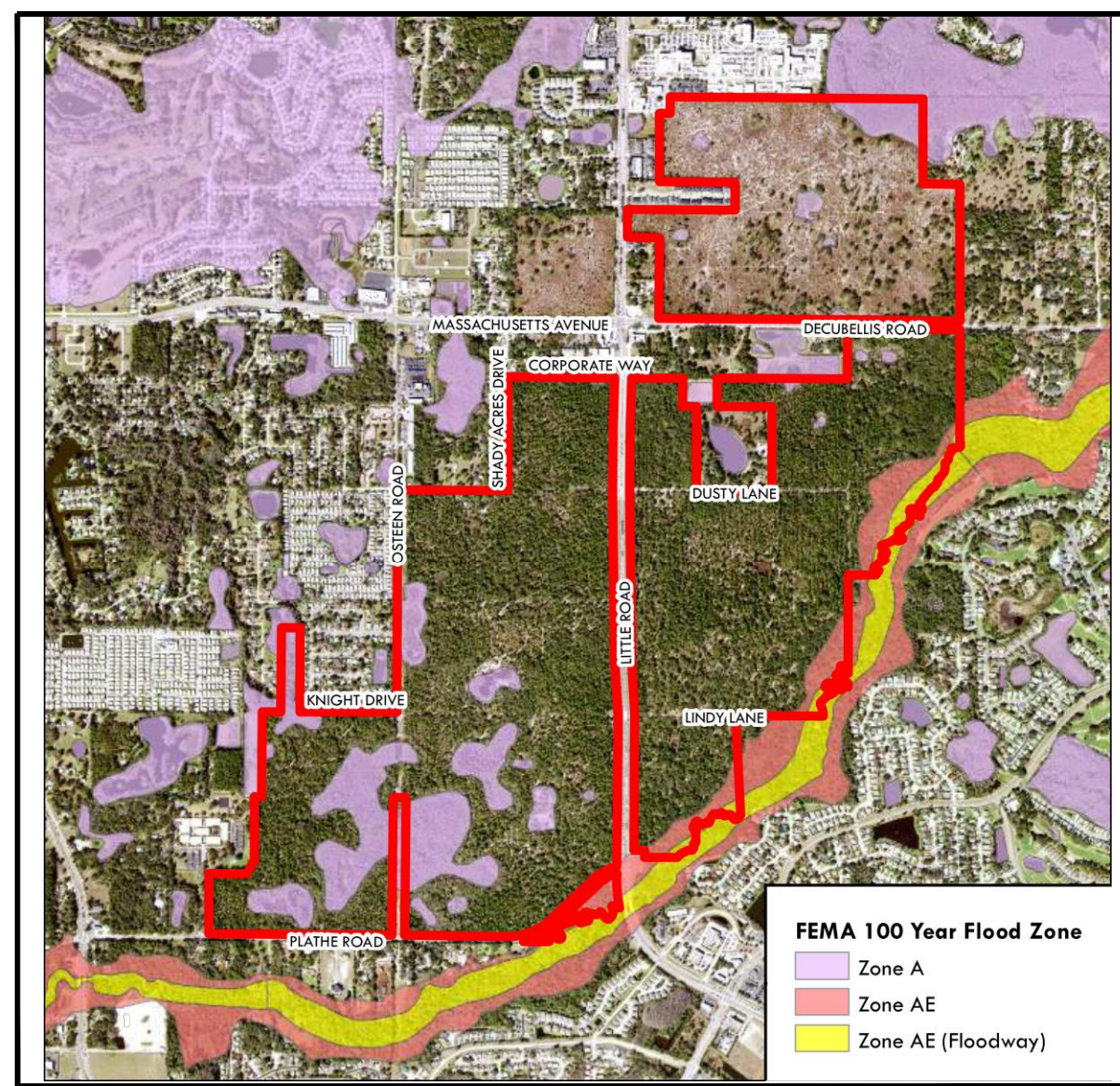
- To encourage urban style development within the Village Center:
- No additional building setback shall be required based upon excess building height.
 - The Master Development Plan designates Enhanced Village Center Frontage locations on Vision Road "U" and where alley loaded residential product front yards face the Village Center.
 - Within the Village Center, no buffers between parcels with different uses are required.
 - Within the Village Center, buffers shall be required only where outdoor refuse, loading, mechanical screening and similar back of house activities are proposed adjacent to ROW, Greenway or Single-Family (Attached and Detached) Residential Parcels.
 - No buffers are required by Single-Family development adjacent to Village Center or where separated from Village Center by a right-of-way.

Northeast Village	
Minimum Lot Width/Depth	N/A
Minimum Front Setback	20'
Minimum Side Setback	10'
Minimum Rear Setback	15'
Maximum Lot Coverage	85%
Maximum Building Height (Vertical Mixed-Use Building)	N/A
Maximum Building Height (Other)	65'
Maximum MF Density	24 du/acre
Maximum Floor Area Ratio Commercial (Not Vertical Mixed-Use)	0.35
Maximum Floor Area Ratio Office (Not Vertical Mixed-Use)	1
Maximum Floor Area Ratio Vertical Mixed-Use	N/A

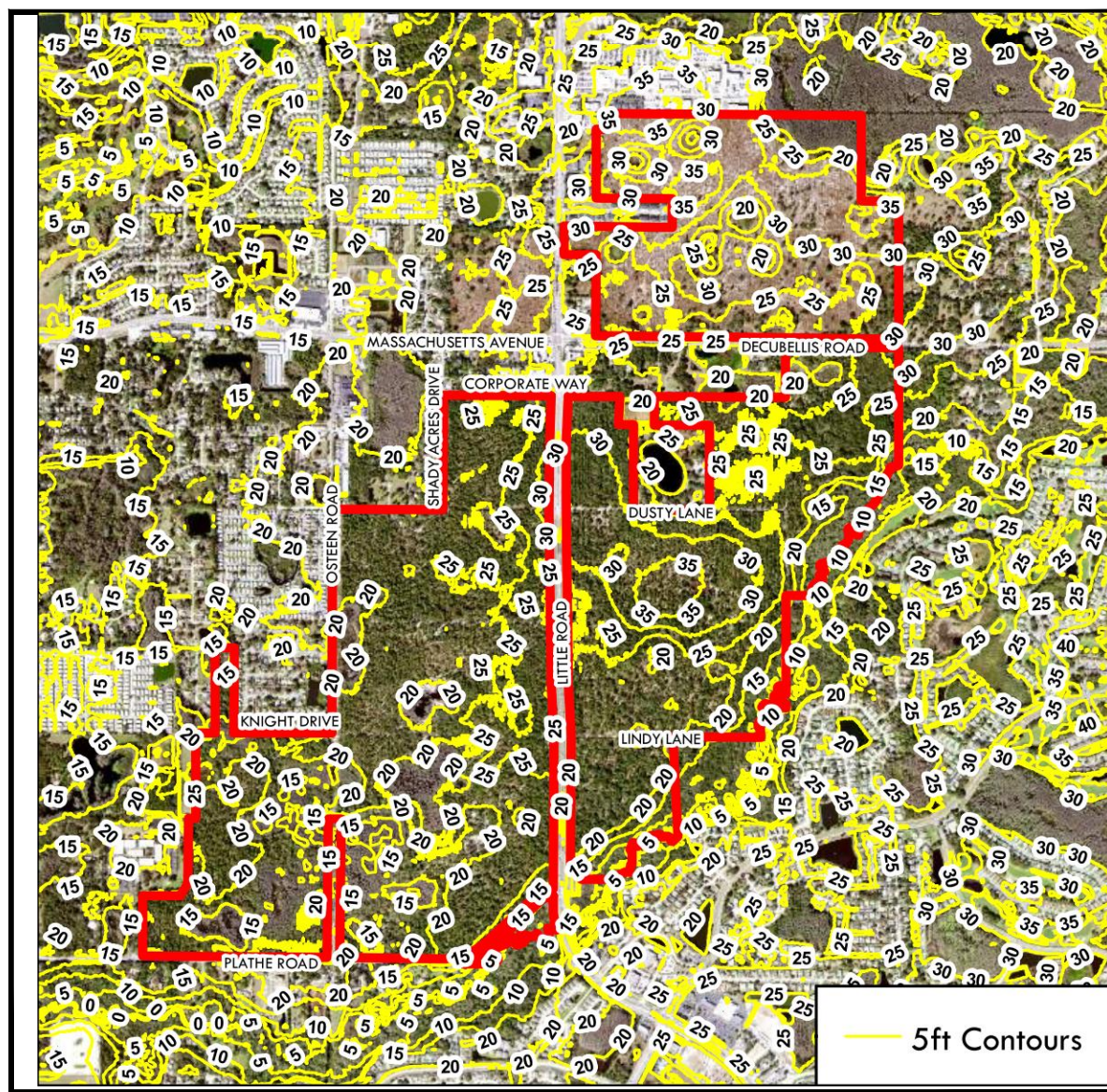
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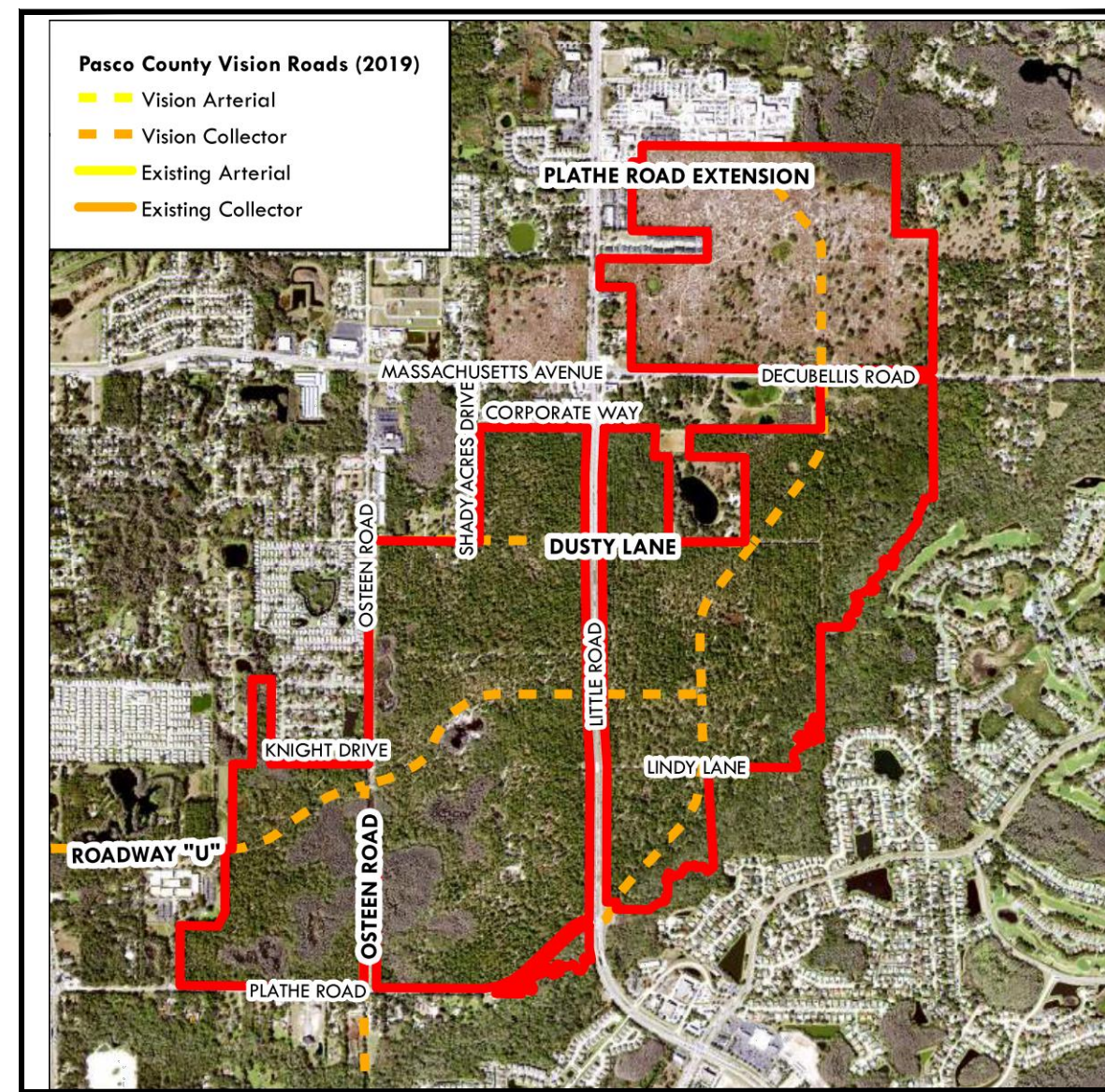
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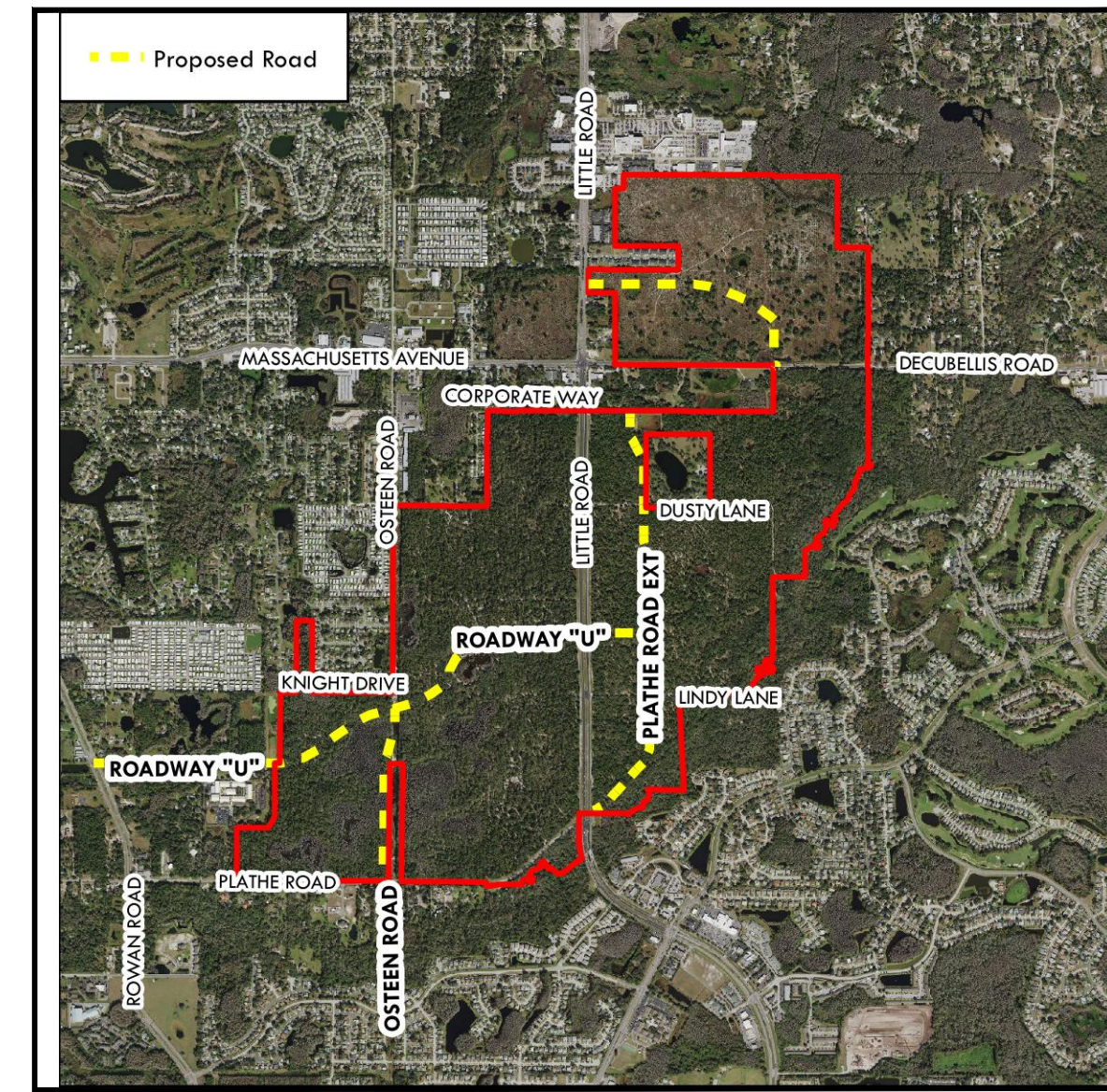
FEMA MAP Source: Pasco County



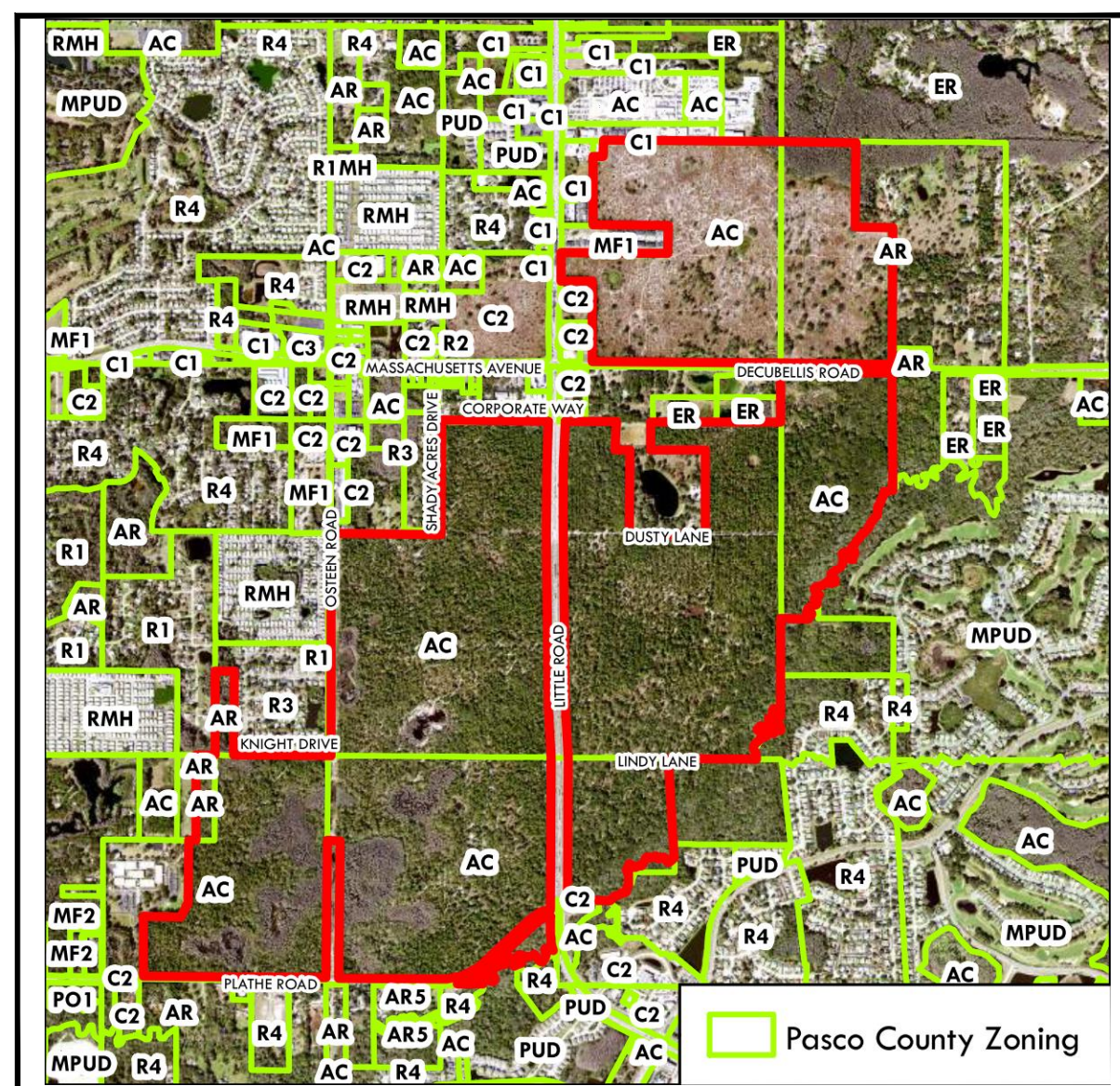
5' FT CONTOUR MAP Source: Pasco Lidar



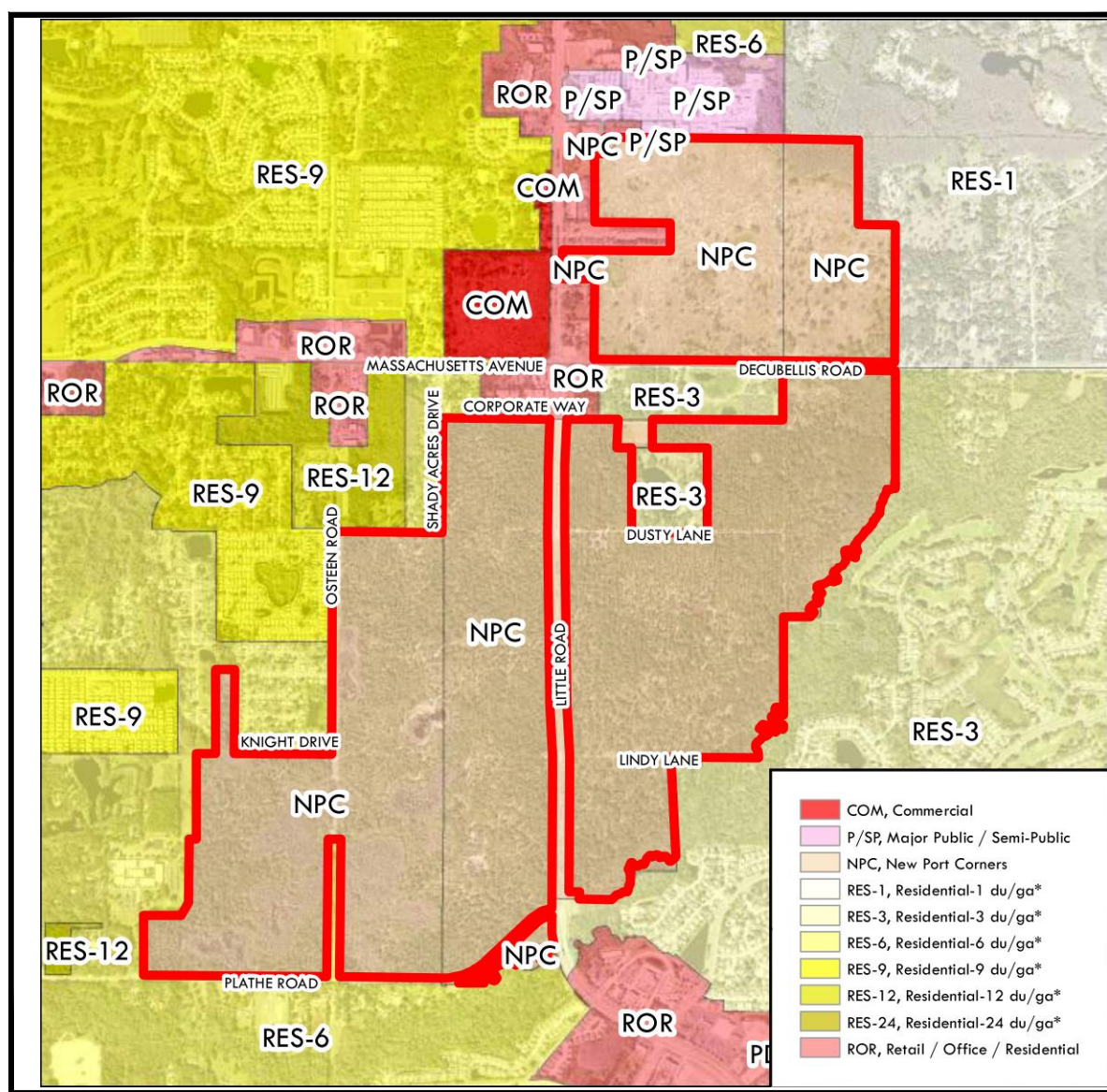
APPROVED VISION ROADS



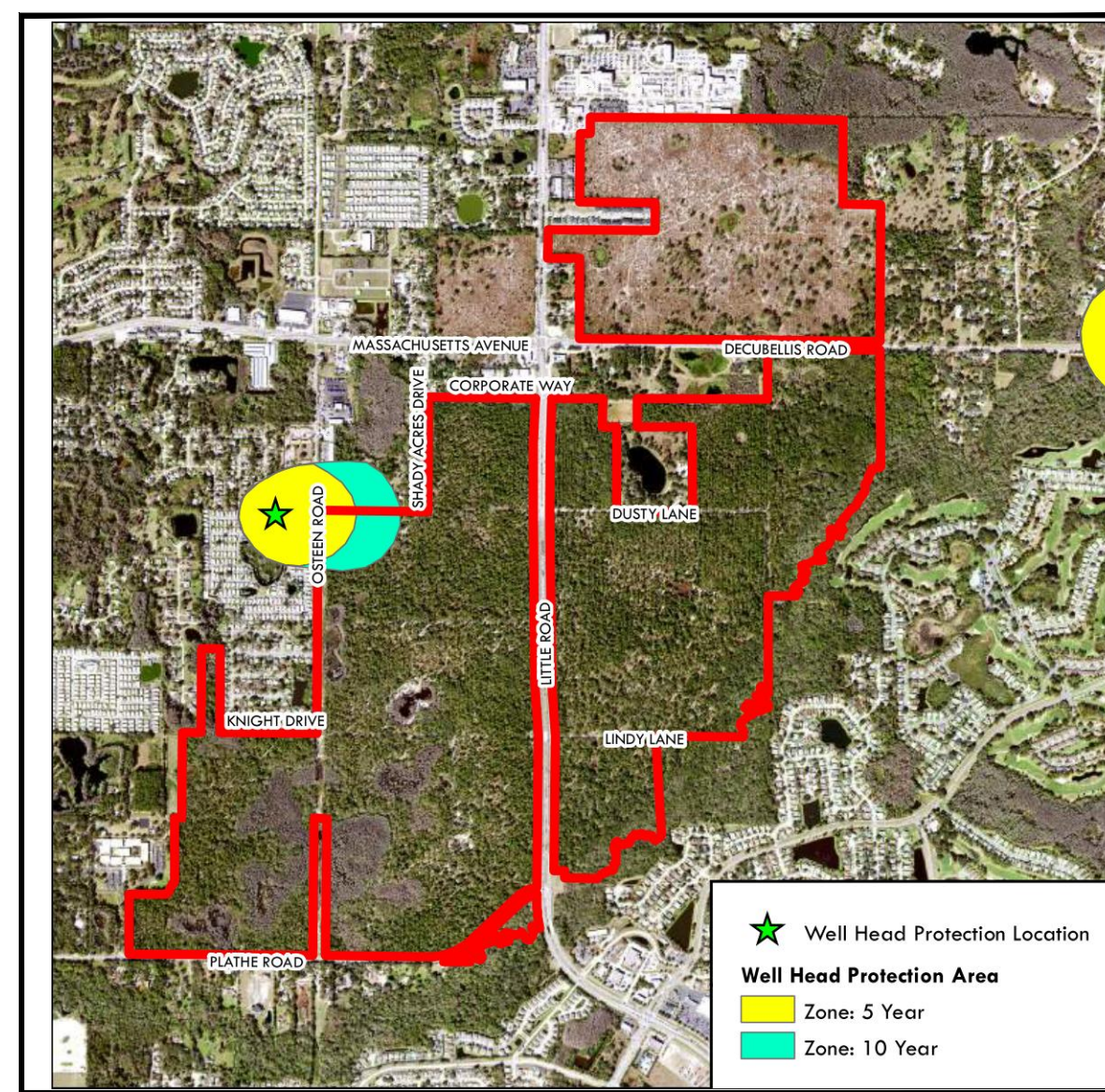
PROPOSED VISION ROADS



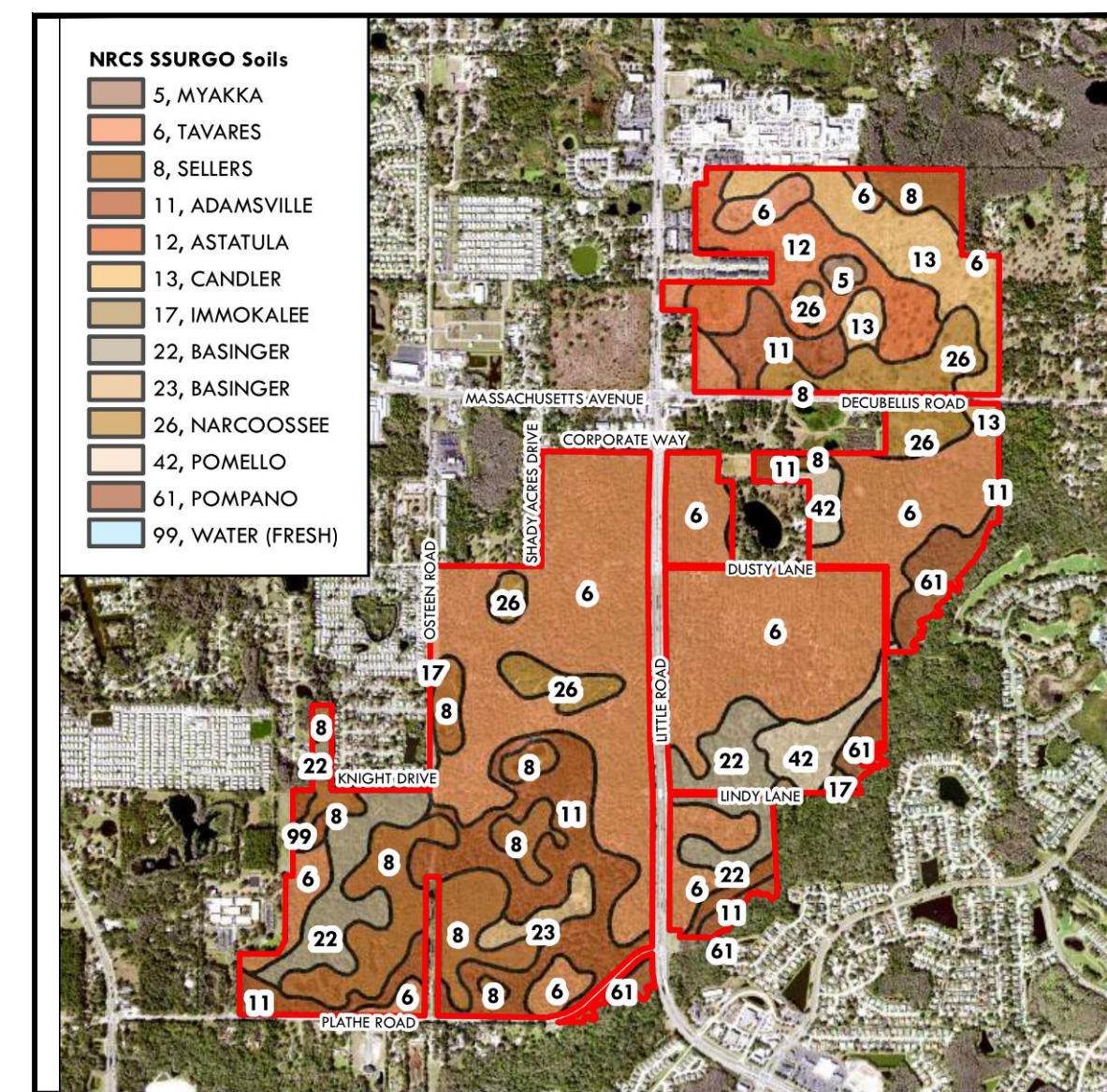
EXISTING ZONING MAP Source: Pasco County



EXISTING FUTURE LAND USE MAP Source: Pasco County



WELLHEAD PROTECTION MAP Source: Pasco County



SOILS MAP Source: NRCS / Pasco County

MASTER DEVELOPMENT PLAN NEW PORT CORNERS MPUD

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