
COMMISSION DISTRICT: 1

FILE NO.: FAC22-0058

DATE: 1/11/2022

SUBJECT: Abandonment, Discontinuance and Closure of a Portion of Gateway Drive, Between County Road 54 and Marx Avenue - Agreement for Exchange of Real Property (Regular) – MHC Forest Lake Estates Expansion, L.L.C. – No Funding Required

REFERENCES: FAC22-0069

AGENDA SECTION: Public Hearings

THRU: Erik Breitenbach, Assistant County Administrator

FROM: Andrew Baxter, Facilities Management Director

RECOMMENDED BOARD ACTION:

Continue the public hearing to consider the abandonment, discontinuance and closure of a portion of Gateway Drive, between County Road 54 and Marx Avenue and the Agreement for Exchange of Real Property to the February 8, 2022, BCC Meeting at 1:30 p.m. in Dade City, Florida.

BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:

Gateway Drive was conveyed by deed to Pasco County in 1996. It connects County Road 54 to Marx Avenue and Frontier Drive. MHC Forest Lake Estates Expansion, L.L.C (MHC) owns approximately 26.55 acres on the west side of existing Gateway Drive. MHC proposes to realign the access to Marx Avenue and Frontier Drive by extending Frontier Drive to County Road 54 as part of the Forest Lake Estates Expansion MPUD, and to exchange the newly constructed road for the closed Gateway Drive parcel, which is approximately 2.93 acres.

Section 336.09(2), Florida Statutes, requires the Board of County Commissioners to adopt a resolution setting a specific time and place for a public hearing before closing a road. Resolution 22-030 set the time and place for the public hearing on January 11, 2022, at 1:30 p.m. at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

DISTRIBUTION:

None.

ATTACHMENT(S):

1. FAC22-0058 Location Map

COMMISSION DISTRICT: All

FILE NO.: PDD22-7564

DATE: 1/11/22

SUBJECT: **ITEM REVISION:** Plazewski MPUD (Villages of Pasadena Hills) RZ-7564

FROM: Tammy Snyder, M.B.A., Sr. Planner

This memorandum is to formally advise that the following revisions have been made to this Agenda Document:

Condition of Approval No. 40 was revised for clarity:

40. Any lots located immediately adjacent to the Rural Enclave Buffer boundary line shall be a minimum of sixty (60) feet wide. This requirement shall not apply if a neighborhood park site or a north-south street right-of-way is immediately adjacent to such perimeter boundary location. If a park site or a right-of-way are to be proposed, then the developer shall also install a Type B Landscape Buffer which may be located within the easterly 15' of the Rural Enclave Buffer adjacent to the right-of-way or park. If located adjacent to the Rural Enclave Buffer, the minimum neighborhood park dimensions shall be the length of the Rural Enclave Buffer by 30 feet wide, and neither the park nor right-of-way shall include or encroach into any portion of the Rural Enclave Buffer.

Condition of Approval No. 43 was added to address on-street parking, should any be proposed:

43. 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.

Cc: Donalee Schmidt, Clerk Operations Supervisor
Shannon Egbert, Lead
Desirae Wagner, BCC Agenda Coordinator

**VILLAGES OF PASADENA HILLS
PLAZEWSKI / VILLAGE F
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7564**

Master Development Plans

1. Development shall be in accordance with the application, plans, and information submitted January 13, 2021, and revised on August 5, 2021 and November 16, 2021, and the Villages of Pasadena Hills (VOPH) Enabling Documents including the Land Development Code (LDC) as applicable to the VOPH Special Planning Area, unless otherwise stipulated or modified herein.

Instructions

2. Please revise the Master Plan to include typicals for the larger lot sizes.

Environmental

3. 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.
4. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines. The applicant shall provide the issued FFWCC gopher tortoise relocation permit and the final action report prior to the issuance of the site development permit.
5. For each phase of development, the applicant/applicable developer or parcel developer shall submit a breeding season survey for the Southeastern American Kestrel in accordance with FFWCC survey guidelines. Surveys shall be conducted prior to anticipation of construction activities commencing for any phase that is within the Southeastern American Kestrel breeding season, May-September. If nests are found, the FFWCC and the Pasco County Biologist shall be contacted for review and consultation to determine appropriate preconstruction conservation and mitigation measures.
6. The wetland categories will be finalized upon receipt of the approved SWFWMD wetland boundary survey at the time of site development submittal.
7. The upland buffer line shall be clearly field demarcated prior to any construction activities.

8. 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.
9. A copy of the SWFWMD ERP shall be sent to the PDD prior to issuance of the Site Development Permit.

Open Space/Buffering

10. The developer(s) shall create mandatory homeowners'/property owners'/ condominium owners'/merchants' association in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, if approved by the BCC, or State of Florida, a Community Development District (CDD). This association(s) or District shall encompass the entire boundaries of the MPUD Master Planned Unit Development except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The association, or CDD documents shall establish a Design Review Board (DRB) or similar design review entity, to ensure that all architectural elements to be constructed within the Village shall be in compliance with all applicable conditions of approval. The developer shall convey in fee simple to the association or CDD for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes (F.S.), 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, the homeowners'/property owners'/condominium owners'/merchants' association, CDD creation documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, restrictive covenants, and all exhibits, shall be submitted to the Engineering Services Department (Survey Division) and the Planning and Development Department (PDD) for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or CDD. The PDD's review of such documents is for compliance with the architectural standards required by the Land Development Code, Section 601, if applicable to the MPUD. If platting is not required, then prior to the first construction plan/construction site plan approval, the above-mentioned documents shall be submitted for review to the PDD for compliance with the architectural standards required by the LDC, Section 601, Traditional Neighborhood Development, Building Design and Standards, if applicable to the MPUD. Impact fee, mobility fee, and/or VOPH Development Fee credits for improvements or dedications, as applicable pursuant to the VOPH Enabling Documents, shall go to the association, CDD or other private development entity which funded such improvements, as applicable.
11. 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, when balanced with other recreational activities.

12. 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:
 - a. 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.
 - b. 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.
 - c. Any main recreational area should provide sufficient parking.
 - d. Every dwelling unit shall have access to a park within a half of a mile walking distance.
 - e. The dimension and size of each park shall be appropriate for its use and planned amenities.
 - f. Park design shall be inclusive and consider ADA requirements and incorporate intergenerational amenities.

13. Tree Planting

- a. The developer/builder shall provide the appropriate number of trees per lot (i.e. lot trees) 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.

14. Street Tree Planting and/or Front-Yard Tree Planting:

- a. If the project proposes street trees, the street trees shall be placed such that there is at least one tree in front of each single family detached lot.
- b. If the project proposes street trees, the remaining required lot trees may

be placed in the back.

- c. 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.

15. Rural Enclave Buffer. The MPUD shall provide the required rural enclave buffer at the project boundary location designated on the MPUD Plan pursuant to Comprehensive Plan Policy FLU 6.5.6.

Transportation/Circulation

Access Management

16. The project access points shall be as generally depicted on the MPUD master plan, unless the access locations are proposed for modification by the developer at the time of PSP/PDP or construction plan approval. If the proposed access points are proposed for modification at such later time, the County Administrator, or designee, may impose additional conditions on the applicant/developer consistent with the County's established Access Management Standards.
17. Street connections and rights-of-way to adjoining areas shall be provided to give access to such areas and/or to provide for proper traffic circulation as determined necessary and practical at the time of PDP approval.
18. The access point at Peachtree Lane shall be an emergency only access. At the time a replacement secondary access is established via development of an adjacent parcel or road by others, the Peachtree Lane emergency access will be closed.
19. In the case of private streets, internal accessways, and any amenities within or adjacent to said, 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. Pasco County will not be responsible for the maintenance of any private streets or private amenities.

Dedication of Right-of-Way

20. In the event any portion of the Tyndall Road right-of-way as designated on the VOPH Master Roadway Plan lies within the Plazewski MPUD boundary, and subject to the provisions of the Comprehensive Plan Villages of Pasadena Hills (VOPH) Area Plan, Table PH-1: Year 2065 Roadway Summary, this MPUD property owner/developer shall co-ordinate with Pasco County and the Developer of Boger Ranch MPUD, Rezoning Petition 7383, to provide any portion of the right-of-way required within this MPUD for the Tyndall Road 70' right-of-way, at no cost to the County or the developer of Boger Ranch MPUD, and in accordance with applicable VOPH roadway design criteria. If required within this MPUD, this MPUD owner/developer also shall dedicate additional right-of-way for applicable intersection improvements, if any, also at no cost to the County or the developer of Boger Ranch MPUD.

In addition, the MPUD developer or its designee shall design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities within this MPUD to mitigate all impacts associated with the required improvement of Tyndall Road consistent with the VOPH roadway design criteria, for the roadway segment of Tyndall Road within or adjacent to this MPUD. Any required roadway drainage/retention, wetland, and floodplain mitigation facilities may be commingled with project drainage/mitigation and shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Tyndall Road, and this paragraph of this condition shall expire after such stormwater-management plans and the Tyndall Road construction plans have been approved. 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.

21. 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.

22. Any alternative vehicle lanes constructed within the public rights-of-way of all roadways accepted for maintenance by the County shall be maintained by the County; otherwise, all sidewalks, bike paths, alternative vehicle or non-vehicular trails within this Plazewski MPUD shall not be the maintenance responsibility of the County and shall be conveyed in fee simple or by permanent maintenance easement to a CDD, HOA, or other permanent maintenance entity by the Developer. The MPUD developer shall either provide a trail/alternate vehicle/pedestrian plan or an overall preliminary plan that creates a safe and efficient accommodation for pedestrians and bicyclists providing walkability between uses/abutting parcels prior to any future development plans.

VOPH Transportation Mitigation Improvements

23. The developer has submitted, and the County has approved, the required VOPH transportation analysis for this MPUD. The MPUD developer or its designee shall design, permit, and construct the following site access requirements.
- a. This MPUD project driveway shall have full access to Tyndall Road. At such MPUD project access, a 170-foot eastbound right-turn lane, and a 195-foot westbound left-turn lane, shall be provided by this MPUD Developer in accordance with the FDOT Design Manual, prior to the first record plat. At time of site plan submittal, a more detailed access management study may be required.
 - b. The foregoing site access improvements shall not be Transportation Development Fee creditable pursuant to the VOPH Enabling Documents.
 - c. This MPUD Developer is not required to construct any portion of the VOPH Master Roadway Plan network, as Tyndall Road already is the obligation of Boger Ranch MPUD Rezoning No. 7383. However, pursuant to the adopted VOPH Fee Credit Registry, Resolution No. 21-087, the MPUD developers/builders shall pay all required VOPH Transportation Development Fees into the VOPH Fee Credit Registry, for use by the County's designated Fee Credit Registry Administrator to pay the County the External portion of such fees and to reimburse VOPH Transportation Development Fee Credit registrants for creditable VOPH transportation infrastructure improvements, in accordance with the Registry's priority system. Notwithstanding the foregoing, in the event Boger Ranch MPUD does not commence the Tyndall Road improvements by the time desired or needed by this MPUD to commence its own development, the Plazewski MPUD developer shall design, permit and construct (to the extent not previously performed by Boger Ranch MPUD or others) Tyndall Road from the Plazewski MPUD project access, westward to Curley Road. In such event, the Plazewski MPUD entity which funds and performs such VOPH intermediate roadway improvements shall receive VOPH Transportation Development Fee Credits in accordance with the VOPH Enabling Documents, for any off-site intermediate roadway facilities (but not for any on-site portion thereof). In the event the Plazewski MPUD makes these improvements, then the award of any credits needs to be established in a separate Development Agreement.

Design/Construction Specifications

24. Prior to approval of the PDP/PSP for the proposed development in Plazewski MPUD

(Petition No. 7564)

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Village F, the developers shall supply evidence that they have coordinated with the developer(s) and engineer(s)/surveyor(s) (if any exist) of all adjoining parcels to identify and provide the location of required interconnecting roadways. In the absence of such agreement, the County shall resolve such location(s) as required by the roadway grid network specified in the Area Plan. The following information shall be shown on all PDP/PSP plans and construction plans/construction site plans that include or abut interconnecting roadways: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of roads at the property lines.

25. Roadway-design standards shall be designed and constructed in a manner that is supportive and reflective of adjacent land uses and development patterns consistent with the standards set forth in the Comprehensive Plan VOPH Area Plan roadway cross-sections, any applicable development agreement, including any alternative standards as approved pursuant to the LDC at the time of PDP/PSP approval.
26. The developers shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project if service is available at the time of preliminary plan/preliminary site plan approval. A detailed description of the overall transit accommodations plan shall include, but is not limited to, 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 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, 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/patron's access to such facilities.
27. All sidewalks, bike paths (not including bike lanes within the pavement of any roadway accepted by the County), multi-use trails, and other non-vehicular pathways within the rights-of-way of any roadways within the MPUD shall not be the maintenance responsibility of the County.
28. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD (if one is created at Developer's discretion) is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD that are identified within this rezoning approval. Further, any

obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. If a CDD is created all roadways that are not classified as County Collector or County/State Arterial roadways shall be dedicated to the CDD for ownership and maintenance. 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/Drainage/Water Service/Wastewater Disposal

- 29. The developer shall submit a Stormwater Management Plan and Report (SMP) for its portion of Village F in accordance with the Pasco County LDC as amended and the village specific master plan requirements in the Comprehensive Plan VOPH Area Plan, which may be utilized by others in Village F to complete a Master Regional plan for the entire Village. The SMP shall be approved prior to or simultaneous with application for construction plan review for the first development phase/increment of this MPUD. If it is determined that this project is located within a closed basin, the developer shall comply with closed basin criteria (County & SWFWMD) in effect at the time of SMP approval. Post-condition discharge from the site shall replicate pre-condition. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the Planning and Development Department.
- 30. 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 non-local 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.

31. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
32. 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.
33. Any required off-site utilities transmission lines and appurtenances required to extend service to the MPUD project shall be provided by the developer or its designee, pursuant and subject to the VOPH Master Utilities Plan and the VOPH Enabling Documents. The costs incurred for the applicable portions of such off-site utilities infrastructure shall be creditable against the VOPH utilities fee surcharges, only (not creditable against base utility impact fees), as provided in the VOPH Enabling Documents, unless other terms and conditions for the provision of utilities infrastructure to the MPUD are made by mutual agreement between the developer or its designee and the County in a separate Development Agreement.
34. 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

35. The developer shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available.
36. The developer shall comply with applicable County floodplain management requirements.

Land Use

37. The residential dimensional standards shall be as follows:

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| a. | Single-Family Detached | |
| a. | Minimum Lot Width | 40 Feet |
| b. | Minimum Lot Depth | 100 Feet |
| c. | Minimum Front-Yard Setback | 20 Feet/ 25 Feet Garage |
| d. | Minimum Corner Lot Side-Yard Setback | 10 Feet/25 Feet Garage |
| e. | Minimum Side-Yard Setback | 5 Feet* |
| f. | Minimum Rear-Yard Setback | 15 Feet |
| g. | Maximum Height | 35 Feet |
| h. | Maximum Lot Coverage | 80 Percent Total – Principal and Accessory Structure |

*Side-yard setbacks less than 7.5 feet shall comply with LDC Section 902.2.K.2.b.

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|----|--------------------------------------|--|
| b. | Single-Family Attached | |
| a. | Minimum Lot Width | 18 Feet |
| b. | Minimum Lot Depth | 70 Feet |
| c. | Minimum Front-Yard Setback | 20 Feet/25 Feet Garage |
| d. | Minimum Corner Lot Side-Yard Setback | 10 Feet/25 Feet Garage |
| e. | Minimum Side-Yard Setback | 7.5 Feet / 15 Feet Between Structures |
| f. | Minimum Rear-Yard Setback | 10 Feet |
| g. | Maximum Height | 45 Feet |
| h. | Maximum Lot Coverage | 95 Percent Total – Principal and Accessory Structure |

- c. By way of clarification, the foregoing minimum lot widths and product types shall not preclude the Developer, at its option, from implementing other housing product types provided that the minimum lot width standards set forth above are met, including, without limitation, such products as paired villas or other multiunit house scale housing product options.

38. 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) Façade 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 palate 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.
 - d. Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.
39. The minimum lot size for single family detached is 40' wide. A minimum of forty (40) percent of the single family detached lots must be fifty (50) feet wide or larger.
40. Any lots located immediately adjacent to the Rural Enclave Buffer boundary line shall be a minimum of sixty (60) feet wide. **This requirement shall not apply if a neighborhood park site or a north-south street right-of-way is immediately adjacent to such perimeter boundary location. If a park site or a right-of-way are to be proposed, then the developer shall also install a Type B Landscape Buffer which may be located within the easterly 15' of the Rural Enclave Buffer adjacent to the right-of-way or park. If located adjacent to the Rural Enclave Buffer, the minimum neighborhood park dimensions shall be the length of the Rural Enclave Buffer by 30 feet wide, and neither the park nor right-of-way shall include or encroach into any portion of the Rural Enclave Buffer.**
41. If attached products are proposed, they shall be placed along Tyndall Road and internal to the site. There shall be no attached products abutting the perimeter of the site except for those along Tyndall Road.
42. Attached products shall be limited to a maximum of six dwelling units per building.
43. **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.

44. The total aggregate number of dwelling units for the MPUD shall not exceed 200, and the total number of attached dwelling units shall not exceed 60.
45. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
46. The maximum density set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable Pasco County ordinances and resolutions.
47. 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.
48. The subject property is currently utilized for agricultural activities. It is understood that while the use will cease when the subject property is built out, portions of the subject property may continue to be used for agricultural activities as an interim use until the project is developed in accordance with this rezoning.

Preliminary Development/Preliminary Site Plan Requirements

49. Development shall conform to the village principles as identified in the Comprehensive Plan POLICY FLU 6.5.3 and the Section identified as "Land Use Classifications" a(4) Guiding Principles and (6)(d), Standards for Review, as such principles may be amended from time to time.
50. Based upon current school site needs, only, applicable and limited to this specific MPUD application, only, the School District has not required a school site to be reserved at this time for this MPUD and has authorized the revision of the related Village F Master Plan accordingly. However, the School District has not waived its regulatory authority pursuant to the VOPH Governing Documents to require a future school site within Village F, with respect to any future applications to opt into the VOPH Plan and thereby to seek new VOPH entitlements for any additional lands within Village F of the VOPH Plan.

Procedures

51. Prior to the first record plat approval, or construction plan approval where no plat is required, the developer/owner shall record a "Consent to Development Fee Surcharges and Special Assessments" in a form acceptable to the Pasco County Attorney's Office and in accordance with the LDC, Section 602.8.K.3. and Section 602.8.M.4.
52. A disclosure statement regarding the construction of all future roadways abutting and through the MPUD Master Planned Unit Development shall include in all sales contracts within the MPUD Master Planned Unit Development. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.
53. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or construction plan approval 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.
54. Because the VOPH Area Plan is a 2065 Horizon Plan, this MPUD rezoning shall remain in force and effect for the duration of the VOPH Area Plan, including any subsequent extensions thereof.
55. 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 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.
56. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. A preliminary site plan must also be approved for each multifamily (non-fee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.
57. 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 preliminary plan/preliminary site plan approval, construction plan/construction site plan approval, and/or record plat approval.
58. Development is exempt from the LDC: Concurrency Management System, for parks and recreation, and transportation only pursuant to the LDC Section 602.8.M.5, provided the project complies with the VOPH Financial Plan, as amended.
59. 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.

60. 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.

{OWNER/DEVELOPER'S ACKNOWLEDGMENT FOLLOWS}

Villages of Pasadena Hills Plazewski MPUD / Village F

OWNER / DEVELOPER ACKNOWLEDGMENT:

The Owner/Developer acknowledges that it has 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.**

Date

Signature

Print Name

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, 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