

CHAPTER 500. ZONING STANDARDS

SECTION 522. MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT

522.1. Purpose

The purposes of the MPUD districts are:

- A. To encourage innovations in residential and nonresidential development and redevelopment so that the growing demand for housing in the County may be met by greater variety in type, design, and layout of dwellings to encourage the thoughtful consideration and inclusion of supporting nonresidential uses where appropriate, and to encourage the effective use of open space and recreational areas.
- B. To provide greater opportunities for better housing and recreation for all who are or will be residents of the County by encouraging a more efficient use of land and public services and to reflect changes in the technology of land development so that the economies so secured may inure to the benefit of those who need homes.
- C. To provide for residential cluster options and incentives that are designed to protect the rural character of the County's rural areas.
- D. To encourage more flexible land development which will respect and conserve natural resources such as streams, lakes, floodplains, groundwater, wooded areas, steeply sloped areas, and areas of unusual beauty or importance to the natural ecosystem.
- E. To encourage more efficient, flexible, and controlled employment centers, industrial, commercial, and other development under the MPUD concept.

522.2. General Requirements for MPUDs

- A. Calculation of Density or Intensity
 - 1. The general, allowable gross density or intensity for an MPUD, a CS-MPUD Conservation Subdivision Master Planned Unit Development, an EC-MPUD Employment Center Master Planned Unit Development, or a Commercial MPUD cannot exceed that determined by the land use classification of the Pasco County Comprehensive Plan.
 - a. For an MPUD or EC-MPUD, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project, plus any density incentives as provided in the adopted Comprehensive Plan. Proposed developable residential acreage means that portion of the total site area

which will be developed for residential use, inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies. The computation for the CS-MPUD is addressed in Section 522.7.

- b. The computation for nonresidential projects, or portions thereof, maximum gross building square footage shall be the sum of the developable nonresidential project acreage multiplied by the maximum floor-area ratio permitted in the applicable land use classification. Proposed nonresidential acreage means the upland portion of the site exclusive of nonmitigated wetlands and natural water bodies. No nonresidential intensity may be transferred from one (1) parcel of land to another when the parcels are physically separated from each other, except by roadways, streams, rivers, or lakes. Along coastal areas, only land above mean high tide may be used in determining acreage size.

2. Blending of Densities

- a. For proposals in which project boundaries encompass more than one residential land use classification (RES-1 [Residential - 1 du/ga], RES-3 [Residential - 3 du/ga], RES-6 [Residential - 6 du/ga], RES-9 [Residential - 9 du/ga], RES-12 [Residential - 12 du/ga], RES-24 [Residential - 24 du/ga]), the County shall consider the blending of densities where an applicant can demonstrate by site plan within residential land use classifications; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan.
- b. For proposals in which project boundaries encompass more than one (1) rural land use classification (AG [Agricultural], AG/R [Agricultural/Rural], RES-1 [Residential - 1 du/ga] for lots one [1] acre or greater), the County may consider the blending of densities where an applicant can demonstrate by site plan; an equivalency of development rights; improvement in the overall master plan; and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan. In addition, the location of residential development lots shall be arranged in a context-sensitive manner such that they preserve the integrity of the rural community by buffering, setbacks, or a combination thereof to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.

- c. **Size Requirements.** MPUDs that contain only residential uses must be a minimum of five (5) acres, except where located in the coastal high hazard area where there is no minimum size.

522.3. **Permitted Uses**

When identified and approved on the master plan, the following uses shall be permitted individually or in combination in an MPUD District:

- A. All Residential Uses
- B. Recreational Vehicles and/or Travel Trailers
- C. Parks; playgrounds; schools; day-care centers; churches; government uses; and other, related community facilities.
- D. Professional offices, local convenience, neighborhood, community, and regional shopping facilities in planned centers that are permitted in accordance with the master plan are subject to the following standards:
 - 1. The area, siting, intensity, and nature of such uses shall be governed by the following criteria:
 - a. The MPUD shall include at least ten (10) acres if both residential and nonresidential uses are to be located in the MPUD.
 - b. Size/Use Limitations Table:

	Convenience	Local Neighborhood	Community	Regional
Floor Area (Sq. Ft.)	2,500-30,000	30,001-100,000	100,001-3999,999	400,000 or Greater
Acres in Site (Min.)	0.5	3	10	40
Typical Uses (Not Limited to Examples)	Sale of Convenience Goods, Personal Services, and Day-Care Centers	Sale of Shoppers Goods, Banking Facilities, Business Services, Offices, All Uses in Convenience Commercial, and Professional Service	Junior and Discount Department Stores, Amusement Facilities, Automotive Sales and Service, Automobile Service Stations and Car Wash, Hotels/Motels, and All Uses In Neighborhood Commercial	Major Department Stores, Sale of General Merchandise, and All Uses in Community Commercial

- 2. Setback, height, and buffering requirements for convenience and neighborhood commercial shall be set forth in the C-1 Neighborhood Commercial Zoning District, unless otherwise approved.

3. Setback, height, and buffering requirements for neighborhood community and regional commercial shall be equivalent to the requirements in the C-2 General Commercial Zoning District, unless otherwise approved.
4. Commercial Uses
 - a. Commercial uses allowed within local convenience and neighborhood centers shall be equivalent to specific C-1 Neighborhood Commercial Zoning District permitted uses, conditional uses, and special exception uses approved at the time of rezoning. Changes in local convenience and neighborhood center uses after rezoning approval shall be approved by the Board of County Commissioners (BCC) upon recommendation by the Planning Commission (PC).
 - b. Commercial uses allowed in community and regional centers shall be equivalent to C-1 Neighborhood Commercial and C-2 General Commercial Zoning Districts permitted uses, conditional uses, and special exception uses approved at the time of rezoning. Changes in community and regional-center conditional or special exception uses after rezoning approval shall be approved by the BCC upon recommendation by the PC.

E. Bed and Breakfast

A bed and breakfast that is permitted in accordance with the master plan is subject to the following standards:

1. The building shall maintain a residential character, style, and appearance.
 2. The property shall meet the parking requirements in accordance with this Code, Section 907.1.
 3. Use of the property for a bed and breakfast shall meet all applicable building and fire codes.
- F. Recreational facilities and structures, including clubhouses, tennis courts, country clubs, pools, and similar uses, when used and designed primarily to serve the residents of the development.

- G. Golf courses, which may be calculated as open space as is hereinafter required, provided the clubhouse and other structures are located over 150 feet from any dwelling structure, and
 - 1. All golf courses must be managed using Pasco County's Best Management Practices for golf courses when adopted and shall provide industry-standard practices for review during the interim.
 - 2. A golf course is subject to the specialized location and buffer requirements of the MPUD.
- H. Marinas, subject to marina siting criteria set forth in the Pasco County Comprehensive Plan.
- I. Industrial
- J. Colleges, Universities, and Schools
- K. Residential-Treatment and Care Facilities
- L. Hospitals, including helipads when located no closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- M. Public or private utilities and utility substation, lift station, and other accessory uses, provided there is no open storage of trucks or materials on the site.
- N. Major Utilities

Major utilities that are permitted in accordance with the master plan shall be subject to the following standards:

- 1. All new water or sewer plant structures shall be set back a minimum of 150 feet from any residential structure and be in compliance with State and local regulations and the Master Utility Plan. For purposes of this section, mobile and manufactured homes shall be considered residential structures.
- 2. The reuse of reclaimed water and land application of effluent shall meet the requirements of the Rule 62-610, Florida Administrative Code (FAC), which in addition to other criteria, defines setback distances and minimum system-size requirements.
- 3. All major utility plant sites (where the actual site is located) and polishing ponds shall be enclosed with a minimum six (6) foot-high fence, wall, or other screening approved by the BCC.
- 4. The landscaped buffer, in accordance with a minimum opacity of 0.75, shall be provided on all nonstreet property lines.

- 5. Vertical storage structures are expressly prohibited within the open space, with the exception of water tanks that have a rural design in keeping with the rural character of the area and that are necessary to serve a public purpose.
- O. Aircraft landing fields and helicopter pads, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad shall be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools. This use must be requested in the original approval; otherwise, a conditional use will be required.
- P. Accessory Uses
- Q. Conditional Use

Resort condominiums may be allowed subject to the criteria and standards for review for rezoning and conditional uses in this Code, Section 401, and subject to compliance with the notification and requirements for operation criteria in the short-term rental provisions of Section 401.5.B.
- R. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

522.4. **Development Standards**

A. **Site Design**

Design shall accomplish the following primary objectives through site design:

- 1. Compatibility of Use. Land uses near the periphery of the MPUD, the EC-MPUD, or the Commercial MPUD shall be planned so as to be compatible with neighboring areas. Compatibility may be achieved through design that respects the context of the adjacent uses. Applicants must demonstrate through lot sizes, buffers between uses, or other information as identified by the County Administrator or designee, that the project, as designed, transitions appropriately to adjacent uses or effectively shields adjacent uses in the absence of lot/use compatibility. The County Administrator or designee reserves the right to require additional information for projects where compatibility is not clearly demonstrated.
- 2. Residential Setbacks. The land use standards as enumerated in this Code, Chapter 500, shall be used as the baseline setback for each single-family detached residential housing type. Variations in setbacks from those standards enumerated in this Code, Chapter 500, may be allowed for housing types other than single-

family detached where permitted on the master plan. The County may impose standards that are greater than ordinance requirements where deemed necessary to mitigate a compatibility issue. Proposed urban-design standards of Section 601, Traditional Neighborhood Design, for single-family detached uses, where allowed, shall only be permitted when the project is developed consistent with Section 601.

3. Streets
 - a. Streets should be designed to maximize connectivity within an MPUD or EC-MPUD and surrounding areas.
 - b. Roadways shall comply with the standard roadway typical sections for collectors and arterial roadway facilities as adopted by this Code, unless otherwise approved by the PC.
 - c. Streets shall be designed in accordance with this Code.
4. Parking. All parking shall be landscaped and designed in accordance with this Code.
5. Signage. A master signage plan may be filed and approved with the master plan in accordance with this Code, Section 406.1.
6. Utilities. Utilities shall be located underground to the maximum extent possible.
7. Design for Refuse Disposal Stations. Refuse stations shall be designed to maximize screening and shall be located away from residential areas, including residential areas that are adjacent to the subject site. Refuse disposal stations shall not front streets within the proposed MPUD or EC-MPUD to the maximum extent possible, and in the event that it is unavoidable, must provide a shielding plan that identifies the landscape proposed or wall treatment chosen.
8. Open Space Requirement. There shall be provisions which insure that the open space shall continue as such and be properly maintained. The owner/developer shall indicate ownership and provide for the responsibility for maintenance of such open space land or provide for and establish one (1) or more organizations for the ownership and maintenance of all common open space. In the case of multiple organizations for ownership and maintenance, each organization shall be a nonprofit homeowners' corporation or Community Development District formed pursuant to Chapter 190, Florida Statutes. Where practical, it shall be designed as a contiguous area easily accessible to the residents and preserving natural features.

522.5. **EC-MPUD Standards**

A. **Purpose and Intent**

Within its Comprehensive Plan, Pasco County provides for a variety of mechanisms to encourage economic development, including the creation of employment-generating uses within the following Future Land Use (FLU) Classifications:

1. EC (Employment Center)
2. IH (Industrial - Heavy)
3. IL (Industrial - Light)
4. OF (Office)
5. PD (Planned Development)

The purpose of the EC-MPUD Zoning District is to implement the EC (Employment Center) Land Use Classification of the Pasco County Comprehensive Plan.

The EC (Employment Center) FLU Classification within the Pasco County Comprehensive Plan serves a special purpose within the menu of employment-generating land use classifications inasmuch as the Comprehensive Plan identifies eight (8) distinct areas that include an EC (Employment Center) Land Use Classification. These distinct areas may include a variety of different parcels and landowners, may also include other land use classifications other than the EC (Employment Center) Land Use Classification, and are referred to hereinafter as "employment center areas" (see Exhibit 1: Employment Center Areas). These areas have been specifically identified to support and reinforce the County's growth management vision and economic development goals by focusing on development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified employment centers. These employment centers have been designated in an effort to ensure that the lands within the County that have the greatest access to publicly funded infrastructure investments are developed consistent with the growth management vision of the County. Development within these areas is required to contain a certain percentage of one (1) or a combination of the following preferred uses:

1. Target Primary Business
2. Corporate Business Park
3. Industrial Use

A target primary business is defined as a business that is identified by Enterprise Florida as a qualified target industry for the tax refund program or a business that is identified by the Pasco Economic Development Council (PEDC) in the economic development target industry list. A corporate business park may include target primary businesses and/or some industrial uses, but is identified as a separate preferred use in recognition of the desire for the County to permit general (nontarget) "office" uses within employment centers if they are in the form of a corporate business park.

The uses that are described and permitted within the EC-MPUD are regulated to conform to the requirements for the Emergency Communications Division FLU Classification of the Comprehensive Plan. These uses are also permitted within a variety of other zoning districts as provided in these regulations and are not strictly limited to the EC-MPUD.

B. Mix of Uses

1. **Mix of Use Requirement.** Properties developed under the EC-MPUD that are within the EC (Employment Center) FLU Classification of the Pasco County Comprehensive Plan are required to comply with the mix of use requirements of the EC (Employment Center) FLU Classification. The method for determining the mix of use requirements/limitations for an individual application/project site provides some flexibility and is described in this Code, Section 522.5.B.2. The Comprehensive Plan requires that employment center areas shall be designed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Corporate Business Park or Target Primary Businesses or Industrial Uses	55 Percent	75 Percent
Multiple-Family Uses	20 Percent	40 Percent
Support Commercial/Office Uses ¹	5 Percent	20 Percent

¹Support uses within an employment center are limited to only those uses that support the primary businesses and residences located within the employment center and may generally include services, such as restaurants, banks, professional services, dry cleaners, grocery stores (including neighborhood scale markets), service stations, hotels, etc. The size of the support uses are limited by the percentage mix described herein and the scope of the local neighborhood size thresholds and use as described in this Code, Chapter 500, Section 522.2.D.1, or as otherwise determined by this Code during the development review process. Commercial and/or retail uses that are designed to serve a regional purpose, such as theaters, malls, car sales, home improvement centers, and department stores are expressly prohibited within an EC-MPUD. The uses permitted within the land use mix table designation above may be developed in any sequence.

2. De Minimis Size Parcels. For de minimis sized projects or parcels, the County Administrator or designee may allow an exemption from the mix of use requirements as follows:
 - a. Any parcel of record as of January 26, 2007, with an EC (Employment Center) FLU Classification that is ten (10) acres or less in size may be developed with any of the allowable uses in the EC-MPUD.
 - b. Any parcel of record as of January 26, 2007, with an EC (Employment Center) FLU Classification that is twenty (20) acres or less in size may be developed with up to ninety-five (95) percent industrial, target industry, and/or corporate business park uses. The applicant will not be required to comply with the minimum multiple-family component in the composite mix of uses provided hereinabove.

To the extent that either de minimis option causes a deviation from the composite land use mix when the land use mix distributions are considered for the entire employment center area, then a revision within the Comprehensive Plan to the composite land use mix will be required.

3. Determination of the Mix. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix, but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described hereinabove. Except for the employment center located at the I-75/U.S. 41 intersection, the Pasco County Comprehensive Plan requires an areawide composite land use mix for the EC (Employment Center) FLU Classification, which represents the range of uses that are required to be achieved within each employment center area as designated on the FLU map. An applicant within an EC-MPUD has four (4) options to demonstrate that an individual parcel, site, or project meets the mix of use requirement and must demonstrate one of the following:
 - a. That the specific parcel, site, or project provides the mix of uses, as specified in Section 522.5.B.1, based upon the uses proposed in the MPUD Master Plan.
 - b. That the specific parcel, site, or project is consistent with an areawide employment center plan that has been accepted by the BCC and adopted by a special area policy into the Comprehensive Plan consistent with the mix of uses in Section 522.5.B.1.

- c. The applicant may prepare an areawide employment center plan consistent with the community planning process of Section 522.6 and the mix of uses in Section 522.5.B.1, and submit a project master plan consistent with the results of this process.
 - d. The applicant may request that the mix be determined on a first-come, first-served basis by submitting a plan for a single site within a designated employment center area. The site master plan shall be mailed to all affected property owners within forty-five (45) days of the date that the rezoning application is deemed complete. If there are objections by landowners within the employment center area to the site master plan and the applicant has not resolved those objections prior to the PC hearing date, the applicant will need to pursue an alternative option as listed in this section. If there are no objections, then at the time the matter is set for public hearing, the site master plan shall be sent to all affected property owners in addition to the requirements specified in Chapter 300. If there are any objections in writing or at a public hearing that cannot be resolved by the adoption date, the applicant will be required to pursue an alternative option as outlined in Section 522.5.B.2.
4. Mixed Use Buildings. Mixed uses and mixed use buildings are also permitted within the EC-MPUD. Where mixed use buildings are proposed, the land use mix for that land area shall be determined based upon the percentage of square footage of each use as a percentage of the total land area for that mixed use structure. The corporate business park "use" by definition is a collection of buildings that meet certain requirements as provided in Section 522.5.D.1.a. All buildings within a corporate business park as defined herein shall be recognized as a corporate business park use and shall not be separated into various uses for the purpose of this section.

C. Compatibility

The EC-MPUD Master Plan may provide a mix of land uses as provided in Section 522.5.B.1. The specific location of different uses within the EC-MPUD District shall be established on the approved master plan.

- 1. Internal Compatibility. If applicable (when not under the de minimis size exemption set forth hereinabove, in which case no range of uses is required), the master plan shall demonstrate compliance with the following characteristics:
 - a. That the land uses within the master plan are arranged and designed in a complementary and compatible manner;

- b. That different uses within the proposed parcel, site, or project are effectively buffered to encourage full use and enjoyment of all property within the district;
 - c. That the vehicular circulation system throughout the master plan directs traffic in an efficient and safe manner; and
 - d. That the individual land use components of the master plan are interconnected by safe and convenient pedestrian linkages.
2. External Compatibility. The master plan shall include appropriate development order conditions that accomplish "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco rural area, where applicable. Such standards that address external compatibility may include adjacent buffers and screening such that the arrangement of uses on site do not unreasonably impair the long-term use of properties adjoining the EC-MPUD District as established by the master plan. The County may require additional buffering, landscape, and screening following the evaluation of compatibility, including special standards to minimize visual and noise impacts when an EC-MPUD is adjacent to the Northeast Pasco rural area.

- a. Setback. When a nonresidential or multiple-family use is abutting any property with a residential FLU classification, there shall be an additional building setback required for that use when contiguous to the residential property as follows:
 - (1) When any side of a structure equal to or less than thirty-five (35) feet in height abuts the residential property, that portion of the structure(s) shall be set back a minimum of twenty (20) feet from the property line adjacent to such residential land.
 - (2) The specific minimum setbacks and other compatibility requirements for structures greater than thirty-five (35) feet in height shall be determined during the rezoning process and shall become a condition of the rezoning action. At a minimum, structures that are greater than thirty-five (35) feet in height shall comply with the following building height, transition zone requirements:

Building Height	Minimum Setback when Adjacent to a Property with a Residential FLU Classification
≤35 Feet	20 Feet
36-45 Feet	50 Feet

46-55 Feet	80 Feet
55-65 Feet	110 Feet
>65 Feet	110 Feet, plus an additional 10 feet for each additional story over 65 feet, plus additional buffering and screening as deemed appropriate to transition from the edge of the EC-MPUD development.

- b. **Building Design.** The side of the building that is facing or backing up to any residential development or residentially zoned property must be treated with the same architectural design standards as the front of the building. Metal buildings shall be located so that they are not visible from residential development, residentially zoned property, and collector/arterial roadways.

D. Description of Uses

- 1. **Preferred Uses.** The preferred uses permitted within the EC-MPUD include any one (1) or a combination of the following: corporate business park, industrial, or target primary business.

- a. **Corporate Business Park.** An office park that provides a collection of office buildings in a campus like setting that permits uses and activities conducted in an office setting generally focusing on business, government, professional, medical, or financial services, but excludes personal-services uses. To qualify as a "corporate business park" for the purposes of meeting the mix of use requirement for an employment center, the park must be consistent with the requirements of this section and consist of one of the following:

- (1) A minimum of at least three (3) multistory office buildings, where the minimum height shall be two (2) stories and the minimum total stories shall be nine (9) stories;
- (2) Two (2) or more buildings with a minimum of four (4) floors each, excluding garage parking; or
- (3) Building(s) of such a size and character as otherwise approved by the BCC which would create a desired corporate business park setting.

A corporate business park may include target primary businesses, but is identified as a separate primary use in recognition of the desire of the County to promote general (nontarget business) "office" uses within

employment centers if they are in the form of a corporate business park.

- (4) Accessory uses may occur within the multistory office building and generally have limited-external access or signs. Ancillary uses may generally be permitted as a part of a corporate business park and may count as a part of a corporate business park for the purposes of determining various economic development incentives; however, when these uses are permitted within an EC (Employment Center) FLU Classification, the land area identified for such ancillary uses shall be recognized as "support commercial/office use" for the purposes of determining the required mix of uses under the Comprehensive Plan. Principle uses: administrative and professional offices, including medical clinics, but excluding hospitals; corporate headquarters, including related supporting services and storage; sales and marketing offices; sales and service offices related to electronic equipment, computers, and similar office equipment, including repair incidental to sales and service; data and communication centers, including information processing facilities; research and development facilities, including target business medical research, testing, and pharmaceuticals; business services, such as office supplies, copy/print centers, medical supplies, pharmacies; and travel agencies.
- (5) Accessory Uses (for a Multistory Corporate Business Park): Ancillary storage; cafeteria; restaurant; bank; health facility; meeting room; off-street parking; on-site day care or facility where children are cared for while parents or guardians are occupied on the premises; other neighborhood, convenience-type amenities for the use of on-site employees; and technical library.
- (6) Ancillary Uses: college, university, vocational, trade, or business schools; transient accommodations (hotel with on-site conference and catering facilities only); and other support commercial/office uses.
- (7) Uses not Included. Building, heating, plumbing, landscaping, or electrical contractor and others who perform services off site, but store equipment and materials for perform fabrication or similar work on site; bulk mailing services; mail order house; and urgent care or emergency medical office.

- b. Industrial. In addition to the target primary businesses identified in Section 522.8.D.1.c., an EC-MPUD may also include the specific industrial uses listed below that are also permitted within the County's I-1 Light Industrial Park Zoning District:
- (1) Businesses with related offices and showroom, which manufacture, assemble, process, package, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
 - (2) Wholesale distribution centers, including related offices and showrooms, rail or highway freight transportation, distribution, and associated warehousing, but not to include highway freight transportation and warehousing or the retail sale of gasoline or propane.
 - (3) Printing, publishing, engraving, and related reproductive process.
 - (4) Ornamental iron manufacturing.
 - (5) Building material manufacturing and associated storage.
 - (6) Boat manufacturing.
 - (7) Distribution plants, beverage bottling, and/or distribution.
 - (8) Dairy products manufacturing.
 - (9) Furniture, decorating materials, and upholstery manufacturing.
 - (10) Garment assembly.
 - (11) Laboratories devoted to research, design, experimentation, testing of products or materials, processing, and fabrication incidental thereto.
 - (12) Manufacture or assembly of equipment and appliances, electronic instruments, and devices.
 - (13) Manufacture of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas and the manufacturing of glass products.

- (14) Manufacture, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feather, felt, fiber, fur, glass, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
- (15) Manufacture, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products.
- (16) Manufacture of musical instruments, novelties, rubberstamps or metal stamps, and other small molded rubber products.
- (17) Photographic manufacturing and processing.
- (18) Sign manufacturing, including poles.
- (19) Testing of materials and equipment.
- (20) Light Industrial Flex Space. Flex type or user space that lends itself to a variety of industrial uses as specifically set forth above, including target industries. The single-story building is designed for multiple users, divided in spaces running from front to rear. The proportion of office versus light industrial space in each user space is not determined until the user occupies the space. The space may subsequently be proportioned to accommodate the current occupant or a new occupant's changing needs, provided that an accessory use is not converted to a principle use. The space may include uses, such as manufacturing, light industrial, and scientific research functions. Accessory uses could include offices, warehousing, and wholesale stores. The square footage identified for such uses shall not be considered as "support commercial/offices use" for the purposes of determining the required mix of uses under the Comprehensive Plan.

- c. Target Primary Business. A "target primary business" is defined as a business that is identified by Enterprise Florida as a qualified target industry for the tax refund program or a business that is identified by the PEDC in their economic development target industry list, as may be amended from time-to-time. The qualified target industry list may be obtained from the PEDC. The PEDC target industry list includes, but is not limited to, the following:

- (1) Manufacturing
 - (a) Biological Products. Establishments primarily engaged in the production of bacterial and virus vaccines; toxoids; and analogous products, such as allergenic extracts, serums, plasmas, and other blood derivatives for human or veterinary use, other than in vitro and in vivo diagnostic substances.
 - (b) Diagnostic Substances. Establishments primarily engaged in manufacturing in vitro and in vivo diagnostic substances, whether or not packaged for retail sale.
 - (c) Electromedical Equipment. Establishments primarily engaged in manufacturing electro-medical and electrotherapeutic apparatus.
 - (d) Electronic Connectors. Establishments primarily engaged in manufacturing electronic connectors.
 - (e) General Industrial Machinery. Establishments primarily engaged in manufacturing machinery, equipment, and components for general industrial use, and for which no special classification is provided, may also include the manufacturing of amusement park equipment and flexible metal hose and tubing. This industry also includes establishments primarily engaged in producing or repairing machinery and equipment parts, not elsewhere classified, on a job or order basis for others.
 - (f) Laboratory Analytical Instruments. Establishments primarily engaged in manufacturing laboratory instruments and instrumentation systems for chemical or physical analysis of the composition or concentration of samples of solid, fluid, gaseous, or composite material.
 - (g) Laboratory Apparatus and Furniture. Establishments primarily engaged in manufacturing laboratory apparatus and furniture.
 - (h) Optical Instruments and Lenses. Establishments primarily engaged in manufacturing instruments and apparatus that measure an

optical property and optically project, measure, or magnify an image, such as binoculars, microscopes, prisms, and lenses.

- (i) Packaging Machinery. Establishments primarily engaged in manufacturing packaging machinery, including wrapping and bottling machinery.
- (j) Process Control devices. Establishments primarily engaged in manufacturing industrial instruments and related products for measuring, displaying (indicating and/or recording), transmitting, and controlling process variables in manufacturing, energy conversion, and public-service utilities.
- (k) Power Transmission Equipment. Establishments primarily engaged in manufacturing mechanical-power transmission equipment and parts for industrial machinery.
- (l) Publishing - Books. Establishments primarily engaged in publishing or in publishing and printing books and pamphlets. Establishments primarily engaged in printing or in printing and binding, but not publishing, books and pamphlets that are classified in Industry 2732.
- (m) Publishing - Periodicals. Establishments primarily engaged in publishing periodicals or in publishing and printing periodicals. These establishments carry on the various operations necessary for issuing periodicals, but may or may not perform their own printing.
- (n) Publishing - Miscellaneous. Establishments primarily engaged in miscellaneous publishing activities, not elsewhere classified, whether or not engaged in printing.
- (o) Pumps and Pumping Equipment. Establishments primarily engaged in manufacturing pumps and pumping equipment for general industrial, commercial, or household use, except fluid-power pumps and motors.

- (p) Semiconductors and Related Devices. Establishments primarily engaged in manufacturing semiconductors and related solid-state devices.
 - (q) Speed Changers, Drives, and Gears. Establishments primarily engaged in manufacturing speed changers; industrial high-speed drives, except hydrostatic drives; and gears.
 - (r) Surgical and Medical Instruments. Establishments primarily engaged in manufacturing medical, surgical, ophthalmic, and veterinary instruments and apparatus.
 - (s) X-Ray Apparatus and Tubes. Establishments primarily engaged in manufacturing radiographic X-ray, fluoroscopic X-ray, and therapeutic X-ray apparatus and tubes for medical, industrial, research, and control applications or in manufacturing other irradiation equipment, including gamma and beta-ray equipment.
- (2) Medical Research, Testing, and Pharmaceuticals
- (a) Commercial Nonphysical Research. Establishments primarily engaged in performing commercial business; marketing; opinion; and other economic, sociological, and educational research on a contract or fee basis.
 - (b) Commercial Physical Research. Establishments primarily engaged in commercial physical and biological research and development on a contract or fee basis.
 - (c) Medical Laboratories. Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession or to the patient on prescription of a physician.
 - (d) Medicinals and Botanicals. Establishments primarily engaged in:
 - (i) Manufacturing bulk organic and inorganic medicinal chemicals and their derivatives; and

- (ii) Processing (grading, grinding, and milling) bulk botanical drugs and herbs.
 - (e) Pharmaceutical Preparations. Establishments primarily engaged in manufacturing, fabricating, or processing drugs in pharmaceutical preparations for human or veterinary use.
 - (f) Testing Laboratories. Establishments primarily engaged in providing testing services, including facilities housing laboratory animals for clinical testing.
- (3) Office (General)
- (a) Computer Integrated Systems Design. Establishments primarily engaged in developing or modifying computer software and packaging or bundling the software with purchased computer hardware (computers and computer peripheral equipment) to create and market an integrated system for specific application.
 - (b) Computer Programming Services. Establishments primarily engaged in providing computer-programming services on a contract or fee basis.
 - (c) Data Processing and Preparation. Establishments primarily engaged in providing computer processing and data preparation services.
 - (d) Information Retrieval Services. Establishments primarily engaged in providing on-line, information retrieval services on a contract or fee basis.
 - (e) Insurance - Accident and Health Insurance (Nonretail). Establishments primarily engaged in underwriting accident and health insurance.
 - (f) Insurance - Fire, Marine, and Casualty Insurance (Nonretail). Establishments primarily engaged in underwriting fire, marine, and casualty insurance.
 - (g) Insurance - Hospital and Medical Service Plans (Nonretail). Establishments primarily engaged in providing hospital, medical, and other health services to subscribers or members in

accordance with prearranged agreements or service plans.

- (h) Insurance - Life Insurance (Nonretail). Establishments primarily engaged in underwriting life insurance.
- (i) Pension, Health and Welfare Funds. Establishments primarily engaged in managing pension, retirement, health, and welfare funds.
- (j) Prepackaged Software. Establishments primarily engaged in the design, development, and production of prepackaged computer software. Important products of this industry include operating, utility, and applications programs.

- 2. Multiple-Family Residential Uses. Multiple-family residential uses are allowed in an EC-MPUD consistent with the percentage requirements of this section. The purpose of this requirement is to allow for the creation of multiple-family residential use (excluding duplexes) consistent with this Code, Chapter 500, Section 520.
- 3. Support Commercial/Office Uses. The intent of the support uses within an EC-MPUD is to provide local and neighborhood scale retail and office uses in support of the principal target industry uses and not to provide for regional scale uses, such as malls, theaters, car sales, home improvement centers, and department stores that would potentially serve an even larger area, detracting from the purpose of target industry employment. The support uses proposed as part of the EC-MPUD should be designed to support the needs of the employment generating uses and residents either living or working in the employment center. Support uses shall be permitted consistent with the provisions of this Code, Section 525, C-1 Neighborhood Commercial District. Uses proposed as support uses within an EC-MPUD that are consistent with this Code, Section 526, C-2 General Commercial District, shall be specifically listed and subject to approval by the BCC.

E. Light Industrial Flex Space Supplemental Design Standards

- 1. Landscaping and Setback Requirements
 - a. Setbacks adjacent to interior or rear property lines shall be not less than thirty-five (35) feet in depth. The first ten (10) feet from the property lines shall be landscaped.
 - b. All required setbacks shall be kept clear of loading areas for supplies, services, and buildings.

- c. Landscaping required by this subsection shall include, but not necessarily be limited to, the planting of grass, ground cover, flower beds, shrubs, hedges, or trees as provided for in this Code, Section 603. All landscaping shall be maintained in a healthy, growing condition; neat and orderly in appearance; and free of refuse and debris. All planting shall be arranged and maintained so as not to obscure the vision of traffic. Unless otherwise approved by County staff, there shall be no parking of vehicles in the landscaped area.
 - d. All trucks in excess of one (1) ton carrying capacity shall be parked in rear or side yards and screened from view from adjacent properties or any public rights-of-way. No trucks in excess of one (1) ton carrying capacity may be parked in any street yard regardless of screening.
- 2. Storage. Outside storage of any materials, supplies, or products shall not be permitted in the front of any structure and shall be properly screened to a height of at least ten (10) feet on all sides. Outside storage shall be limited to the maximum extent possible.
 - 3. Loading. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions should be reasonably incorporated into the overall design of the primary building using screening walls of compatible material, style, color, texture, pattern, trim, or other details and landscaping determined acceptable to the County. The wall shall be one (1) foot higher than the largest object being screened. An opaque gate with the same height as the wall shall be included where access is needed.

522.6. **Areawide Employment Center Planning Process**

A. **Intent**

The areawide employment center planning process is one method for determining the required mix for an individual application/project site as provided in Section 522.5.B.2. The intent of the areawide employment center planning process is to provide an opportunity for public participation of affected property owners, stakeholders, and adjacent property owners to plan for the mix of uses within an employment center area. The areawide employment center planning process is limited to only those areas designated in the Pasco County Comprehensive Plan as employment centers. Only landowners within the specific employment center area under consideration or the County may be an "applicant" pursuing an areawide employment center plan under this section.

B. Applicability

The areawide employment center planning process shall serve as one (1) option for reviewing and approving the required mix-of-uses within an EC-MPUD. The purpose of this process is to help facilitate an expedited process to create and/or amend a conceptual plan for an employment center area and to provide an opportunity for the concurrent approval of a proposed development within an EC-MPUD. The County shall process an amendment to the Comprehensive Plan during the next available plan amendment cycle to include the conceptual plan, which will guide the location and mix of uses within an employment center area.

C. General Elements

1. Provide an executive summary which outlines the vision and design of the entire employment center at that location.
2. Describe the objectives of the study.
3. Provide a recommended land use plan, and if appropriate, any conditions for development approval, which shall be met by, or imposed upon, development within the study area.

D. Specific Elements

1. The applicant shall provide a map, or series of maps, which illustrate the location of the proposed study area within the County, including political boundaries; e.g., County and municipal boundaries, current ownership patterns, parcel sizes, existing boundaries of the study area and impact area(s), and a legible, recent, full-section aerial photograph (the most recent County Property Appraiser or Planning and Growth Management Department aerial photograph or equivalent) with the boundaries of the study area marked.
2. When a new land use plan is developed for a geographic area for which an areawide employment center plan has previously been adopted, the County shall ensure that the following requirements are met:
 - a. The previously adopted plan shall be fully considered in developing the new plan;
 - b. All persons involved in preparing the adopted plan will be invited to participate in the citizen participation program for preparing the new plan;
 - c. Any conflicts between a proposed new plan and the previously adopted plan will be identified and fully explained during the public participation process and during deliberations of the BCC;

- d. When a new plan is adopted, the BCC shall take required actions, if any, to amend or replace the previously adopted plan; and
 - e. The BCC shall hold a public hearing to take final action on the application upon review of the application and supporting documentation.
3. An applicant shall include the following information in their submittal:
- a. Information concerning the surrounding area to demonstrate the relationship of the EC-MPUD District to adjoining, existing and planned uses. The plan must demonstrate compliance with the provisions in Section 522.5.C relating to compatibility; and
 - b. Any plan which requires more than five (5) years to complete shall include a phasing plan as a part of the submittal.

4. Review Process

The applicant shall conduct a minimum of two (2) neighborhood meetings to solicit comment, feedback, and input on the proposed areawide employment center plan. The applicant shall be required to notify all property owners within the employment center area under review in writing pursuant to the applicable notice provisions provided in this Code, Chapter 300, as well as place one (1) advertisement in a newspaper with local circulation. The following is a list of items from the neighborhood workshop that must be submitted to the County prior to the PC:

- a. Identification of where and when the neighborhood workshop was held.
 - b. A copy of the advertisement with the Notice of Publication.
 - c. A copy of the Letter of Notification sent to affected property owners.
 - d. A copy of the sign-in sheet from the neighborhood workshop.
 - e. The questions or concerns asked by the audience and the applicant's response to those issues.
5. During its review, County staff shall distribute copies of the proposal to the PC for study and comment. In considering the plan, County staff shall seek to determine that:
- a. Resulting development will be consistent with the Comprehensive Plan and zoning objectives for the area;

- b. The parcel is suitable for the proposed uses considering its size, shape, location, topography, existence of improvements, and natural features; and
- c. The proposed uses will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying district.

522.7. **CS-MPUD Standards**

The purpose of the CS-MPUD is to implement the provisions of the Pasco County Comprehensive Plan and create a method of reviewing and approving requests for density bonuses that are permitted under three (3) FLU Classifications, including AG (Agricultural) AG/R (Agricultural/Rural), and RES-1 (Residential - 1 du/ga) for applicants who develop their rural subdivisions as a CS-MPUD.

A. **CS-MPUD Permitted Uses**

The intent of the CS-MPUD is to provide an alternative residential development pattern to large, agricultural lot uses by providing landowners with density incentives in order to encourage the preservation of large amounts of open space and the clustering of residential lots. Unless otherwise approved as part of the MPUD process, permitted uses shall be consistent with those set forth in this Code, Section 505, with the exception that grazing animals shall be limited to one (1) per acre minimum, exclusive of the area required for other uses. Transient accommodations in the form of attached housing may be considered outside of the CS-MPUD open space, provided that the size and design proposed is demonstrated to support recreational uses only and not to serve as large-scale, permanent housing.

B. **CS-MPUD Open Space Uses**

1. **Permitted Uses**

Except as limited by Subsection 2 below, permitted uses within CS-MPUD open space may include, but are not limited to, the following when identified and approved on the master plan, none of which shall be considered active recreation, except as set forth in Subsection a, hereof:

- a. Active recreation areas, including neighborhood parks, which do not exceed ten (10) percent of the required minimum CS-MPUD open space or five (5) acres, whichever is less.
- b. Bike paths and trails.
- c. Equestrian uses and trails.

- d. Public and private natural areas and wildlife-management areas if proposed by the applicant.
- e. Restoration and maintenance activities to sustain or enhance the functions of native habitats, where applicable.
- f. Agricultural uses and accessory uses and structures, such as stables, barns, corrals, storage sheds, fences, gates, waterlines, and cattle troughs.
- g. Private hunting or fishing.
- h. Structures shall be limited in CS-MPUD open space to include only uses and structures that support the other permitted uses in the CS-MPUD open space including, but not limited to, accessory agricultural structures and uses set forth above and one (1) caretaker dwelling unit (with permitted accessory structures) for the residence of the owner, operator, or resident caretaker of agricultural or conservation activity on agricultural open space of forty (40) acres or more.
- i. Minor utilities (nonregional in nature, except those facilities permitted by Subsection I.(4), below).
- j. Golf courses, provided that:
 - (1) They are in compliance with the *Best Management Practices for the Golf Course Maintenance Departments*, published by the Florida Department of Environmental Protection; and *Environmental Principles for Golf Courses in the United States*, published by the Golf Course Superintendents Association of America, with respect to the golf course's design, operation, and maintenance.
 - (2) Only that portion of the golf course that has pervious surfaces in a natural, vegetative state (this does not include fairways, greens, tee boxes, clubhouse, equipment shed or areas, golf-cart barns, and parking areas) may qualify as up to one-third of the CS-MPUD open space uplands required below. Any ponds, lakes, or wetlands shall be counted against the nonupland, open-space requirement below.
- k. Landscape and other buffers and setbacks (excluding any setbacks associated with residential lots) as required in this Code, Section 522.7.D.2, or otherwise required by this Code or the County as part of the approval of the CS-MPUD.

- I. A minimum of fifty (50) percent of the total area of the CS-MPUD open space must be uplands. No more than fifty (50) percent of the CS-MPUD open space may include the following, either singularly or in any combination:
 - (1) Category I, II, or III wetlands.
 - (2) Natural water bodies.
 - (3) Manmade lakes that are designed to function year-round as recreational amenities for the development.
 - (4) Stormwater management systems serving the CS-MPUD or designed to accommodate needs beyond those of the proposed subdivision (regional stormwater facilities) may be located within the CS-MPUD open space, provided that the stormwater systems are unfenced and are surrounded by or adjoin areas that are improved for use as a recreation area for use by the subdivision residents.

2. Prohibited Uses

The following uses are prohibited within the CS-MPUD open space:

- a. Internal subdivision streets, except this prohibition does not limit the ability for an internal subdivision street to traverse through the CS-MPUD open space where necessary.
- b. Individual residential lots, except for caretaker residence as permitted herein.

3. Lands Ineligible to be Counted as CS-MPUD Open Space

Lands that are encumbered by a previously approved conservation easement or any other previous development condition that preserves the site as open space in perpetuity where those encumbrances were not created through the CS-MPUD rezoning process, are not eligible to be counted as CS-MPUD open space unless the BCC, at its sole discretion, determines that the land will be provided a greater level of protection through the CS-MPUD regulations including, but not limited to, the required CS-MPUD open-space land management plan, and that such protection justifies the inclusion of some or all of the land as CS-MPUD open space.

C. Density Incentives - CS-MPUD

The density incentives to which an applicant is entitled as a matter of right and not subject to County approval or condition for clustering as a CS-MPUD are set forth in the Future Land Use Element Appendix to the Comprehensive Plan and are as follows:

Density			
Open Space Ratio	AG (Agricultural) DU/Gross Acre	AG/R (Agricultural/Rural) DU/Gross Acre	RES-1 (Residential - 1 du/ga) Developable Residential Acre
50 or More	N/A	1 du/2.5 Acres	1 du/1 Acres
50%-60%	1 du/4.5 Acres		
61%-70%	1 du/3.9 Acres		
71%-80%	1 du/3.6 Acres		
More than 80%	1 du/3.3 Acres		

The density incentives contained herein are subject to demonstrated compliance prior to the issuance of each site plan with Section 381.0065, Florida Statutes, and Rule 64E-6.005, FAC, both as amended from time-to-time, concerning the location and design of well and septic systems as well as public water and sewerage systems, and applicable sections of this Code. Rule 64E-6.005(7), FAC, and Section 381.0065, Florida Statutes, presently permit on-site sewage treatment and disposal systems; e.g., septic tanks, where (a) a sewerage system is not available and (b) certain statutory conditions under Sections 381.0065(4)(a)-(g), Florida Statutes, are met. The minimum area of each lot under Rule 64E-6.005(7), FAC, is "at least ½ acre (21,780 square feet), exclusive of all paved areas and prepared road beds within public rights-of-way or easements and exclusive of surface water bodies." Subject to the limitations above concerning density incentive entitlements, nothing contained herein shall limit the authority of the BCC to otherwise lawfully approve, deny, or condition a CS-MPUD.

D. CS-MPUD - Design Standards

1. General

The purpose of the Pasco County CS-MPUD design guidelines is to preserve the rural character and the viability of agricultural land by creating greater flexibility in the design of residential developments and to provide opportunities for the planning and design of CS-MPUDs to achieve the following objectives:

- a. Create and preserve connected and contiguous open space.
- b. Use site-specific natural features to create a viable residential development design that minimizes the disturbance to the rural landscape, preserves scenic views and existing vistas, and preserves the character of the surrounding area.

- c. Encourage the viability of agricultural land.
- d. Create a network of protected open spaces within an individual subdivision and minimize the total amount of disturbance on a site.
- e. Supplement existing off-site, protected, open space where possible to create a contiguous network of protected open space.
- f. Minimize disturbance to environmentally sensitive areas, protect biological diversity, and maintain environmental corridors.
- g. Facilitate the construction and maintenance of housing, streets, and other infrastructure in a more efficient manner.

2. Master Plan

A master plan shall be submitted in accordance with this Code, Section 402.2. Greater flexibility and creativity in the design of residential developments to preserve on-site environmental resources and preservation areas is permitted through the conservation-subdivision development approval process and as established through the design criteria and guidelines provided herein. CS-MPUDs and the development plan for CS-MPUDs shall be organized into two components: (1) residential development and (2) CS-MPUD open space.

a. Residential Development

The location of residential development lots shall be configured to meet the following standards in all material respects:

- (1) Residential lots shall be arranged in a contiguous pattern(s), except as necessary to incorporate roads, drainage, and retention to preserve the function, purpose, and integrity of the on-site natural resources and environmental systems to the maximum extent practicable. The purpose of this standard is to insure that residential lots are clustered on the site consistent with the goals of creating a CS-MPUD by providing contiguous open-space areas and clustered development in a manner that is not indicative of suburban development.
- (2) Minimize disturbance to native habitats and other natural features.

- (3) Protect and preserve the rural character and appearance of land when viewed from public roads and from abutting properties.

b. Residential Development Setback and Buffer Requirements

- (1) The residential development shall be set back a minimum of 100 feet from all CS-MPUD property boundary lines (unless contiguous to existing and/or approved urban development) and external road rights-of-way (outside of the subject development). The BCC may approve a setback of less than 100 feet under special circumstances where the applicant demonstrates that the adjacent land-use condition of the property does not warrant that setback to protect the rural landscape.
- (2) A CS-MPUD shall insure and/or provide a landscape buffer and/or setback buffer that is designed to protect and maintain the rural and agricultural character of the surrounding area. It is the intent of CS-MPUD design to utilize the existing landscape and vegetation to the maximum extent practical to protect the natural aesthetic and existing rural views of the area as viewed from adjacent roadways and properties. In cases where existing vegetation and landscaping do not exist or are not sufficient to protect the views of adjacent properties and roadways, staff reserves the right to require a detailed buffering plan to protect and preserve the viewshed. Such requirements are in lieu of the landscape ordinance.

c. CS-MPUD Open Space

- (1) Required Minimum Open Space

A minimum of fifty (50) percent of the gross acreage of the parcel shall be designated as CS-MPUD open space, exclusive of individual lots (excluding any permitted caretaker residence).

- (2) Perpetual Easement

CS-MPUD open space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement or other mechanism that transfers all development rights to the residential development portion of the CS-MPUD and extinguishes all development rights on the CS-MPUD open space. The easement or other mechanism shall

be in such form as is deemed acceptable by the County Attorney and shall be recorded at the time of platting for each phase which is subject to development, including both the residential lots and the remaining open space. Each phase shall be in compliance with density and open space provisions as provided herein. Such perpetually restricted open space may be in agricultural uses subject to the limitations within this section.

(3) External Connectedness

Except as otherwise prioritized by Subsection (5) below and when contiguous off-site open space exists, CS-MPUD open space shall be reasonably configured to create or add to a larger, contiguous, off-site network of interconnected open space, particularly ones with existing native wildlife habitats, and opportunities that arise for providing open space that may assist in restoring native wildlife habitats. Whenever opportunities exist to create connections with existing or potential off-site open space, greenways, riverine systems, flow ways, or conservation systems on adjoining parcels, such connections shall be provided. Opportunities for connections will be determined based upon the natural features of the subject property and adjacent properties, the existence of connected natural systems, or the existence of critical linkages as defined in the Comprehensive Plan.

(4) Internal Connectedness

CS-MPUD open space shall be configured to create connected and integrated open space within the subdivision parcel to the maximum extent practicable and shall be based upon the context-sensitive site design standards and priorities that are provided in Subsection (5) below. CS-MPUD open space shall still be considered connected if it is separated by a roadway or accessory amenity. The configuration of the CS-MPUD open space shall be determined on a case-by-case basis. Nothing herein shall be construed to require a property owner to designate more than the minimum required CS-MPUD open space/open space in the fulfillment of this provision.

(5) Context Sensitive Site Design

Each CS-MPUD shall be designed to address the natural features of the site. In addition to the protection of natural features, each site shall be designed and shall encourage the use of CS-MPUD open space to provide:

- (a) Viewshed protection of existing and public, rural roadways.
- (b) Continuation of agriculture uses.
- (c) Recreation.

(6) Permitted Uses

Permitted uses within the CS-MPUD open space are described in Section 522.7.B.

(7) CS-MPUD Open Space Land Management Plan

(8) Unless the CS-MPUD open space is maintained as part of an existing, bona fide agricultural use, an open space land management plan for the use and maintenance of the open space shall be submitted and approved as a part of the master development plan approval process. Compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval, and a condition of the perpetual open space or perpetual conservation easement. Any amendments to the open space land management plan must be reviewed by County staff and approved by the County biologist. When the CS-MPUD open space includes a portion of an existing, bona fide agricultural use, that portion of the CS-MPUD open space that is agricultural shall not be required to comply with the CS-MPUD open space land management plan. The open space land management plan shall address the following:

- (a) Ownership.
- (b) Baseline environmental assessment of the CS-MPUD open space as required in the CS-MPUD application requirements.

- (c) Detailed action plan addressing the following:
 - (i) Compatibility with the County's study entitled *Assessment of Measures to Protect Wildlife Habitat in Pasco County* and the Pasco County Comprehensive Plan Conservation Element, as amended from time-to-time, provided that the study remains in effect.
 - (ii) Specific responsibilities for the regular and periodic operation and maintenance of open spaces by private entities.
 - (iii) If applicable, plans for restoration of native habitats.
 - (iv) The necessity, purpose, and location of an on-site caretaker, if a caretaker residence is proposed as a permitted use.
 - (v) Performance measures that would include conditions and methods of enforcement of obligations.
- (d) Annual monitoring report shall be submitted to the County to ensure compliance with the open space land management plan.
- (e) Such other requirements as required by the BCC at the time of approval.

d. CS-MPUD - Street Standards

(1) Minimum Street Design Specifications

Street design shall support the rural character of the CS-MPUD. The number of necessary travel lanes is limited to two (2). All streets and multiuse trails shall be designed in accordance with the minimum design specifications for minor rural subdivisions in this Code, Section 901.6, or in accordance with the following minimum specifications, as depicted in Table 1 and Figures 1-4, unless otherwise approved by the BCC.

Table 1: Characteristics of Conservation Subdivision Street Types				
	Road-Open Drainage (Figure 1)	Lane-Open Drainage (Figure 2)	Lane-Closed Drainage (Figure 3)	Multiuse Trail Pavement Not Required (Figure 4)
Function	Collector	Local	Local	N/A
Traffic Lanes	One Travel Lane in Each Direction, 11'	One Dual-Direction Lane, 20'	One Travel Lane in each Direction, 11'	
Parking Lanes	None	None	None	N/A
Multiuse Path	10', One Side	10', One Side	10', One Side	N/A
ROW Width	73'	69'	50'	22'
Pavement Width	22' Plus 6' Stabilized Shoulders	18' Plus 6' Stabilized Shoulders	20' Plus Curb and Gutter	12'-15' (1)
Vehicular Design Speed	30 MPH	20 MPH	20 MPH	N/A
Landscaping Width	Varies (Optional)	Varies (Optional)	7'	N/A
Road Edge Treatment	Open Drainage	Open Drainage	Type F 2' Curb and Gutter	N/A
Planting	Multiple Trees and Shrubs Species Composed in Naturalistic Clusters			N/A

(2) Additional Standards

Design and construction of the street network is limited by the following:

- (a) Only road-open drainage and multiuse trails shall be permitted within the open space.
- (b) Only lane-open drainage and multiuse trails shall be permitted within the residential development.

(3) Regarding street design elements not specified in the CS-MPUD street standards, final street design and location for all streets shall encourage open-space conservation, pedestrian/bicycle safety, and comfort through the application of minimum standards for vehicles; e.g., roadway widths will be kept to the minimum necessary for vehicular movement in order to achieve this goal.

(4) Continuation of Street Pattern Between Phases and Developments. The street layout of subsequent phases shall be coordinated with the street system of previous phases and developments.

- (5) Public Safety. The network shall be designed to accommodate all applicable codes pertaining to emergency response, coordinating the design with the intent to maintain the rural character.
- (6) Traffic Calming. Unless otherwise approved by the County, all streets within CS-MPUDs shall be constructed and designed to the vehicular design speed standards provided in Table 1 and shall promote the safety of pedestrians and bicyclists. Traffic calming measures, such as meandering streets, that modify vehicle speeds and support the rural character may be used to promote the pedestrian orientation within CS MPUDs and are encouraged as an alternative to traditional traffic calming methods.

522.8. **MUTRM-MPUD**

A. Intent and Purpose

The intent of a MUTRM-MPUD, or a Mixed-Use Trip Reduction Measures MPUD, is to promote a connected, mixed-use compact development pattern that incorporates multimodal opportunities. The purpose is to reduce automobile dependency and Vehicle Miles Traveled (VMT) through this form of development.

B. Requirements

An MUTRM-MPUD shall be reviewed in accordance with this Code, Section 901.13, Mixed-Use Trip Reduction Measures (MUTRM).