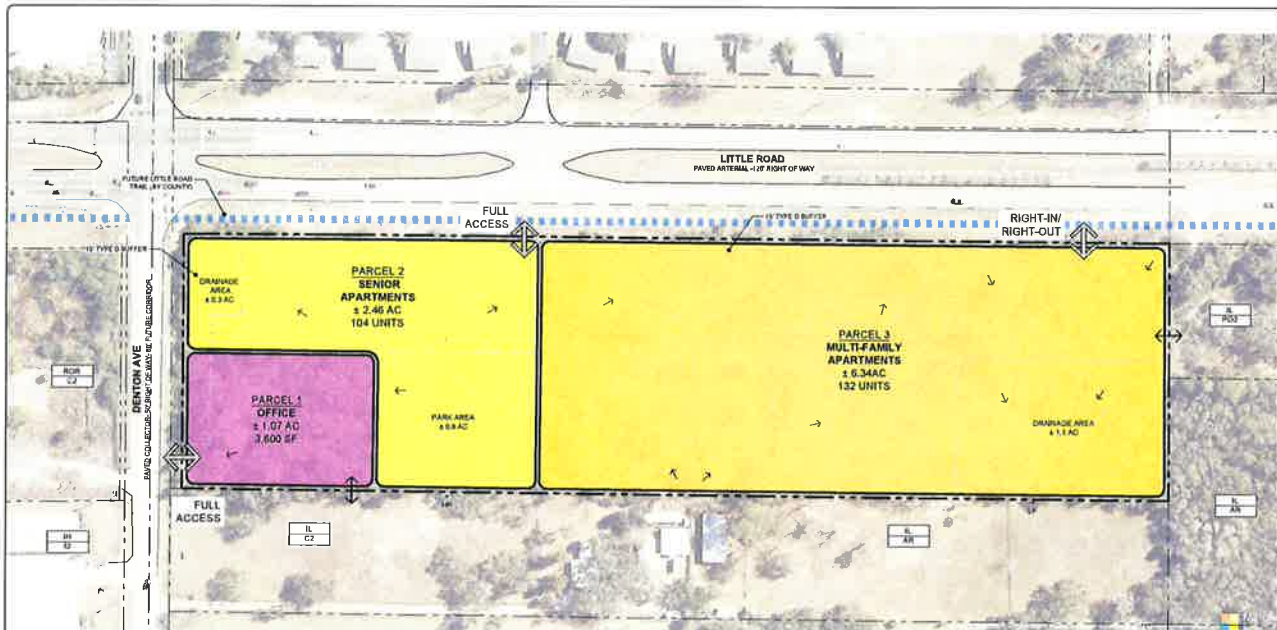


EXHIBIT C
MASTER PLAN



**RESIDENCE AT ROLLING HILLS
MPUD-MASTER PLAN**

PROJECT TEAM

DEVELOPER: SANJAGO PROPERTIES LLC
1311 NEWPORT CENTER DRIVE
SUITE A
DEERFIELD BEACH, FL 33441

PROPERTY OWNER: SANJAGO PROPERTIES LLC
1311 NEWPORT FL 33441

PLANNER: FORWARD PLANNING & DESIGN
JULYANA GALE
1008 BRUCE B. DOWNS # 208
TAMPA, FL 33641

TRANSPORTATION CONSULTANT: RAYSON TRANSPORTATION CONSULTING
MICHAEL RAYSON PE
1008 BRUCE B. DOWNS # 208
TAMPA, FL 33641

LOCATION:

PARCEL IDENTIFICATION NO: 24-24-16-0050-0000-0080

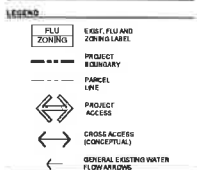
SITE ADDRESS: VACANT

SITE INFORMATION:

TOTAL SITE AREA = 4.83 AC
UPLANDS = 4.83 AC
PRE-DEVELOPMENT WETLANDS = 0.00 AC
TOTAL DEVELOPABLE AREA = 4.83 AC
FLOOD ZONE = 0
PANEL NUMBER = 11F020810

LAND USE:

FUTURE LAND USE = RM
CURRENT ZONING = MFL
PROPOSED ZONING = MFL



REVISIONS:

NO.	DATE	DESCRIPTION
1	1/18/24	REVISED ALL PER COUNTY COMMENTS
2	1/18/24	REVISED ALL PER COUNTY COMMENTS

**FORWARD
Planning & Design**

DATE: 04/27/23
REV: 03/03/23
REV: 01/04/24
REV: 01/03/24

GENERAL NOTES

- UTILITIES:** Water and Wastewater to be provided by Pasco County Utilities at the developer's sole expense to service lines. Utility designs will be provided with the preliminary site plan. Electric service to be provided by Wilcochucka River Electric Cooperative.
- TIMING OF DEVELOPMENT:** The timing of development for each phase will be in response to market conditions. The developer reserves the right to develop the project phases in any order, but no phase will rely on the infrastructure of a future phase.
- CRITICAL LINKAGES AND WELL HEAD PROTECTION:** According to available information from the County's GIS department, there are no critical linkages or wellhead protection areas on the project site or within 1,000 feet.
- ACCESS POINTS:** The access points shown on this plan are conceptual. The exact location will be determined during the review of the preliminary site plans.
- COMMON AREA MAINTENANCE:** The maintenance of the common areas will not be the responsibility of Pasco County. All common areas and facilities shall be maintained by a property owners association, management company or owner.
- ENVIRONMENTAL:** According to the National Wetland Inventory (NWI), no wetlands are present on the project site.
- BUFFERS:** Unless otherwise approved in the MPUD, buffers will be provided in conformance with the Pasco County LDC. The Locations and sizes will be identified on the preliminary site plans.
- NEIGHBORHOOD PARK(S):** The neighborhood parks as depicted on the conceptual plan have not been reviewed or approved for compliance with the Land Development Code (LDC), Section 903.5, Neighborhood Parks. Specific review and approval of the neighborhood parks will be conducted at the time of the PD/PSF submittal. A park plan shall be provided, which shall depict the location, average dimension, type (play park, neighborhood park, linear park, trail, etc.), and general amenities of each neighborhood park area in accordance with current LDC Section 903.5.
- MOBILITY PLAN:** A mobility plan will be provided at the time of PD/PSF submittal. Little Road Trail to be built by Pasco County.
- OBSERVED FLOODING:** Entire site is local within the area of observed flooding, as shown on the Pasco Mapper GIS Viewer.
- APARTMENT SETBACK:** Any apartment buildings located adjacent to Parcels 24-24-16-0050-0000-0080 24-24-16-0050-0000-0070 and 24-24-16-0050-0000-0100 shall have a building setback of 75 feet from subject property line.

STANDARDS TABLE

Product Type	Minimum Standards						Setback (ft)	Max. Building Separation (ft)
	Front Setback (ft)	Side Setback (ft)	Corner Setback (ft)	Max. Height (ft)	Max. Floor Area Ratio (%)	Max. Lot Coverage (%)		
Single-Family Detached	30	10	10	35	5	25	25	30
Single-Family Attached	10	10	10	35	5	25	25	30
Multi-Family Attached	10	10	10	35	5	25	25	30
Multi-Family Detached	10	10	10	35	5	25	25	30

SITE DATA TABLE

Property ID	Area (Ac)	Volume (cu ft)	Value	Notes
24-24-16-0050-0000-0080	4.83	1,000,000	1,000,000	Parcel 1, 2, 3
24-24-16-0050-0000-0070	4.83	1,000,000	1,000,000	Parcel 1, 2, 3
24-24-16-0050-0000-0100	4.83	1,000,000	1,000,000	Parcel 1, 2, 3

LEGAL DESCRIPTION

SUBJECT COAST ACRES, ACCORDING TO PARCELS 24-24-16-0050-0000-0070, 24-24-16-0050-0000-0080 AND 24-24-16-0050-0000-0100, BEING PART OF LOT 18 & EAST 1/2 OF LOT 19, BLOCK D, DISC 45, FOLL. COM. SEC. COR. OF SMO. LOT # 17, N80E03544 W 146.43 FT TO POB TH CONT. ALG. SOUTH B'DY OF LOTS 8 & 10, N80E03544 W 333.16 FT TH N00E04747 E 129.10 FT TH S08E02774 E 331.01 FT TO CV RAD 44810.00 FT CHD 600E03115 W 410.32 FT TH S00E04457 W 861.02 FT TO POB

**RESIDENCE AT ROLLING HILLS
MPUD-MASTER PLAN**

PROJECT TEAM

DEVELOPER: DMARCO PROPERTIES LLC
3311 NEWPORT CIRCLE WEST
SUITE A
OCEAN RIDGE BEACH, FL 32443

PROPERTY OWNER: DMARCO PROPERTIES LLC
424 NE 200 ST
MCKAY TOWN, FL 32843

PLANNER: FORWARD PLANNING & DESIGN
JUSTINA GALE
1801 BRUCE S. DORRIS # 308
TAMPA, FL 33617

TRANSPORTATION CONSULTANT: KAYSON TRANSPORTATION CONSULTING
MICHAEL BAYSON, PE
1801 BRUCE S. DORRIS # 308
TAMPA, FL 33617

LOCATION

PANEL IDENTIFICATION NUMBER: 24-24-18-005-0000-0000

SITE ADDRESS: VACANT



AERIAL WITH 500' BUFFER



SOILS, WETLAND, FEMA AND TOPOGRAPHY



CURRENT ZONING



FUTURE LAND USE

REVISIONS

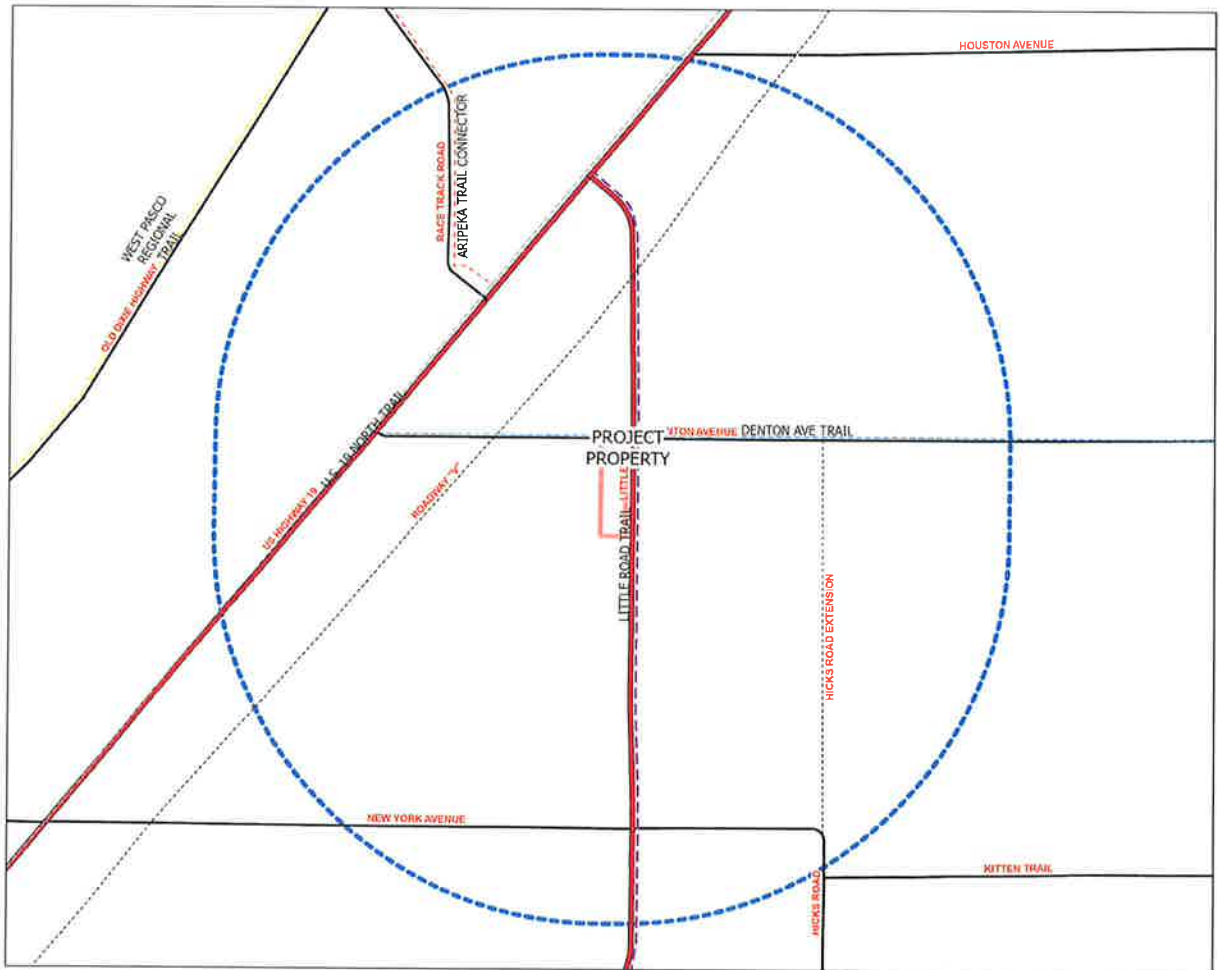
NO.	DATE	DESCRIPTION

NORTH

Forward
Planning & Design











0 100 200 300
SCALE

DATE: 04/27/23
REV: 09/03/23
REV: 01/04/24



**ROADWAYS WITHIN
1 MILE OFF THE
PROJECT**

Legend

-  1 Mile Buffer from Project
-  Project Property
- Pasco Roadways**
-  Existing Arterial
-  Existing Collector
-  Vision Collector
-  ARIPEKA TRAIL CONNECTOR
-  DENTON AVE TRAIL
-  LITTLE ROAD TRAIL
-  U.S. 19 NORTH TRAIL
-  WEST PASCO REGIONAL TRAIL

Forward
Planning & Design



0 0.13 0.25 Miles

RESIDENCE AT ROLLING HILLS
BINDING CONCEPT PLAN

SITE DATA

TOTAL SITE = 9.93 AC
 UPLAND = 9.93 AC
 WETLAND = 0.00 AC
 PONDS = ± 1.1 AC
 PARK = ± 1.9 AC

RESIDENTIAL

MULTI-FAMILY UNITS = 132 DU
 SENIOR APARTMENTS = 104 DU
 TOTAL = 236 DU

NON-RESIDENTIAL
 OFFICE = 3,600 SF
 RETAIL = 3,000 SF

PREPARED FOR:



NO.	DATE	DESCRIPTION	CHANGES PER BLOCK
1		BASE	

Forward
 Planning & Design

DATE: 3/4/24

1/1



EXHIBIT A
LEGAL DESCRIPTION

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

Tract Nine (9) and the Easterly one-half of Tract Ten (10) both in Block D, GULF COAST ACRES ADDITION, according to map or plat thereof as recorded in Plat Book 5 Page 145 of the Public Records of Pasco County, Florida.

Less and Except a portion of Lots 9 and 10 as further described Commence at the Northeast corner of said Lot 9 for a Point of Beginning, thence along the East line of said Lot 9, South 00 50'17"West, a distance of 1306.01 feet to the South line of said Lot 9; thence along said South line, North 89 35'44"West a distance of 148.43 feet thence North 00 46'57" East a distance of 881.02 feet; thence a distance of 410.32 feet along the arc of a curve to the left, said curve having a radius of 44910.69 feet, a central angle of 00 31'24" and a chord of 410.32 feet which bears North 00 31'1 5" East; thence North 89 27'54" West a distance of 331.01 feet to the West line of East 1/2 of said Lot 10; thence along said West line, North 00 47'43" East, a distance of 15.00 feet to the North line of said Lot 10; thence along the North line of said Lots 9 and 10, South 89 27'54" East, a distance of 482.58 feet to the Point of Beginning

Property Address:

SW. Corner of Little Road & Denton Avenue
Hudson, Florida 34667

23-0400
PAGE 1 OF 2

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 827.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- THIS IS NOT AN ALTAZASM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

AC	AIR CONDITIONER	N	NORTH
B.R.	BEARING REFERENCE	NAD	NAD 83 DISC
C	CALCULATED	N.R.	NON-RADIAL
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CALC.	CALCULATED	P	PLAT
CAV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
CB	CHORD BEARING	P.C.	POINT OF CURVATURE
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE
CCR	CORNER	P.C.P.	PERMANENT CONTROL POINT
D	DESCRIPTION OR DEED	PG.	PAGE
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION
EL	ELEVATION	P.K.	PIEKER-NAYLON NAIL
ELEV.	ELEVATION	P.O.L.	POINT ON LINE
E	EAST	P.P.	UTILITY POLE
E.O.P.	EDGE OF PAVEMENT	P.V.C.	POLYVINYL CHLORIDE
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
E.P.W.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT
FD.	FOUND	P.T.	POINT OF TANGENCY
IP	IRON PIPE	R.	RADIUS
IR	IRON ROD	RAD.	RADIAL
L	ARC LENGTH	RAD. PT.	RADIUS POINT
M	FIELD MEASURED	R.W.	RIGHT OF WAY
M.E.	MAINTENANCE EASEMENT	S.	SOUTH
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988		
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929		
G.P.S.	GLOBAL POSITIONING SYSTEM		
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927		
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983		

SW	SIDEWALK
SEC.	SECTION
TEL	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TR	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W	WEST
W.M.	WATER METER

SYMBOLS

	CENTERLINE
	CENTRAL ANGLE/Delta
	CONCRETE
	CONC. BLOCK WALL, TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

CERTIFIED TO:

Dan-Nico Properties, LLC

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120230-0018 G, LAST REVISION DATE 08/20/20. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL ©

Section 24, Township 24 South, Range 18 East

Drawn By: AV	Survey Number: 23-0400
4	
3	
2	
1	
NO.	REVISIONS BY DATE

Prepared By
Jackie Ridge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD PHONE 407-366-3161
DEER ISLAND, FL 32778 407-366-3162
CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-866-841-8788

NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 61-17.022 (2)(b), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 02-03-2023

Robert w
Richmond

Digitally signed by Robert w
Richmond
Date: 2023.02.07 08:24:36
-05'00'



ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 8616, State of Florida

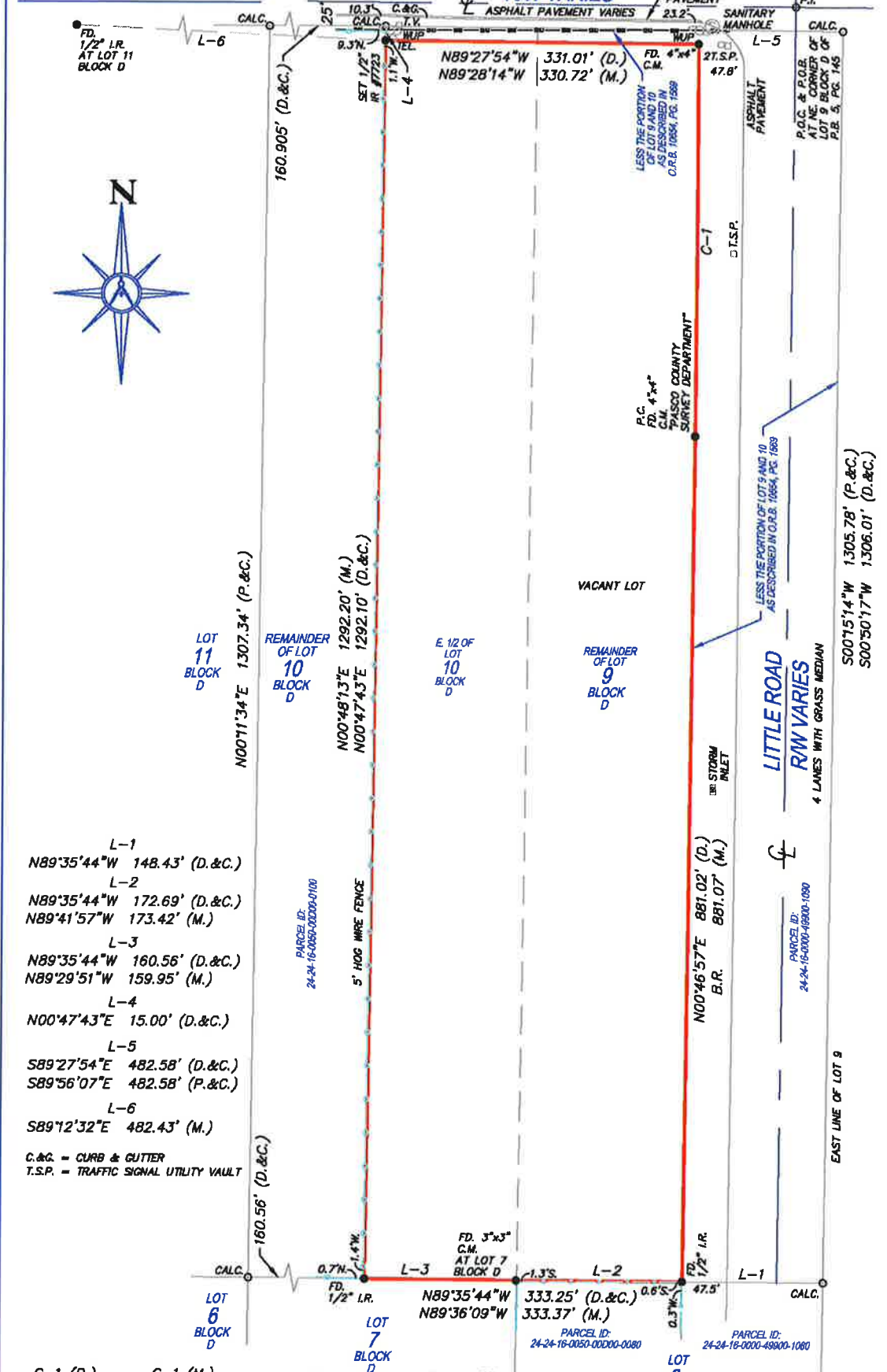
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



4TH AVENUE NORTH (PLAT)
DENTON AVENUE
R/W VARIES



- L-1
N89°35'44"W 148.43' (D.&C.)
- L-2
N89°35'44"W 172.69' (D.&C.)
N89°41'57"W 173.42' (M.)
- L-3
N89°35'44"W 160.56' (D.&C.)
N89°29'51"W 159.95' (M.)
- L-4
N00°47'43"E 15.00' (D.&C.)
- L-5
S89°27'54"E 482.58' (D.&C.)
S89°56'07"E 482.58' (P.&C.)
- L-6
S89°12'32"E 482.43' (M.)

C.&G. = CURB & GUTTER
T.S.P. = TRAFFIC SIGNAL UTILITY VAULT

C-1 (D.) C-1 (M.)
R = 44910.69' R = 44910.69'
Δ = 00°31'24" Δ = 00°31'25"
A = 410.32' A = 410.35'

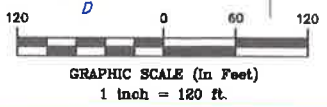


EXHIBIT B
CONDITIONS OF APPROVAL

**RESIDENCES AT ROLLING HILLS
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7740**

Master Development Plans

1. Development shall be in accordance with the application, plans, and information submitted June 2023, December, 2023 and May, 2024; the Land Development Code, and the Comprehensive Plan unless otherwise stipulated or modified herein.

Environmental

2. 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.
3. According to the Pasco County Land Development Code Section 803.1, a detailed wildlife survey shall be conducted to identify any plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the United States Fish and Wildlife Service (USFWS). This survey shall be provided with the first application for preliminary site plan or site development plan. Species specific surveys may be required depending on the preliminary survey results.
4. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines and the time of construction activities as evidenced by issuance of the site development submittal. If potentially occupied burrows are found, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to commencement of construction activities as evidenced by issuance of the site development placard. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.
5. Suitable nest cavities for the Southeastern American Kestrel were observed within the project area. All suitable nest cavities shall be surveyed for kestrel activity during the breeding season (March 1 to July 31). All potential nesting cavities shall be identified, recorded, and clearly identified in the field. The applicant shall abide by current FFWCC permitting guidelines and provide documentation from FFWCC that they are in conformance with the guidelines prior to commencement of construction activities as evidenced by issuance of the site development placard.

6. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to the Pasco County project record prior to commencement of construction activities as evidenced by issuance of the site development placard.

Open Space/Buffering

7. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, and/or, if approved, by the BCC or State of Florida, a Community Development District (CDD). The association(s) or District(s) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer(s) shall convey in fee simple to the association(s) or the CDD(s), for ownership and maintenance, open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special-purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association(s) as well, but only to the CDD(s) if such special power, pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association(s) or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Survey Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements as applicable. Notwithstanding any other provision of this condition, the developer shall not be required to dedicate any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special-purpose areas to such an association or CDD, or include such areas with such association or CDD boundaries, if the affected areas are located entirely within a multi-family parcel (as more specifically described on the Master Plan and hereinafter) under single ownership or the non-residential portion of this MPUD.
8. The neighborhood parks as depicted on the master plan have not been reviewed or approved for consistency with the Land Development Code (LDC), Section 905.1, Neighborhood Parks. At the time of the PDP/PSP submittal, a park plan shall be provided, which shall depict the location, acreage, dimension, type (mini park, neighborhood park, linear park, trails, etc.), and planned amenities of each neighborhood park area in accordance with the compliance of current LDC 905.1.

Transportation/Circulation

9. The Timing and Phasing Analysis submitted by the applicant assumes the following land uses: Multi-family (Apartments) 132 Units, Multi-family (Senior Housing) 104 Units, Office 3,600 square feet, Commercial/Retail 3,000 square feet. Any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated

Timing and Phasing Analysis utilizing a methodology approved by the County. In addition, where the Timing and Phasing Analysis assumes retirement, age-restricted, 55 and older, or 62 and older housing, prior to approval of each plat, or where platting is not required, prior to approval of each construction plan, the developer shall comply with LDC Section 1302.1.D. If the applicant or developer fails to timely provide the required covenants or deed restrictions, or fail to comply with such covenants or deed restrictions, the applicant or developer shall be required, in addition to any County remedies set forth in the County-approved covenants/deed restrictions, to submit an updated traffic study without any reduction in trip generation based on retirement, age-restricted, 55 and older, or 62 and older housing; and additional approvals within the development shall be held in abeyance until the County approves the updated traffic study and determines the appropriate transportation mitigation. The PC, BCC, or County Administrator or designee, may impose additional conditions on the developer based on the updated County-approved Timing and Phasing Analysis.

10. The entire project must be platted, or if platting is not required, all building permits must be issued prior to the expiration of this MPUD, which is six (6) years from original approval or six (6) years from the latest substantial modification approval, or an updated Timing and Phasing Analysis utilizing a methodology approved by Pasco County shall be required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.

Access Management

11. The access points shown on the master plan are conceptual only. Permanent placement of each access point and associated geometry shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, County Administrator, or designee, may impose additional conditions on the applicant/developer.
12. Prior to the issuance of the First Building Permit, the applicant/developer shall install a Northbound Left turn lane for a total length of 290 ft. at the Northern Project Access off of Little Road.
13. At each PDP/PSP approval, the County Engineer, or designee, may also require site-specific internal or external intersection improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.

Dedication of Right-of-Way

14. 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 at the time of PDP approval. Those streets that are required to ensure adequate traffic flow to and through the land are to remain public and shall not be gated.
15. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessways, dedication and maintenance

shall be the responsibility of the mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) or an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets or private access amenities.

16. Subject to the provisions of the LDC, Section 901.2.1. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer(s) shall convey, at no cost to the County, the required amount of right-of-way to achieve 52 feet of right-of-way from the centerline of construction of Denton Avenue (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned roadway; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of Denton Avenue within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, permanent slope easements (once grade of roadway is set) and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Denton Avenue, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 406.3. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

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

Design/Construction Specifications

18. If, during construction activities, any evidence of historic resources including, but not limited to, human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts, original or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site. Additionally, should any human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts be found, then the provisions and guidelines set forth in Chapter 872.05, FS (Florida's Unmarked Burial Law) are to be followed.
19. If the property to the south and west has an approved PDP/PSP or is built-out, then prior to PDP/PSP submittal for The Residences at Rolling Hills MPUD development, the developer shall supply evidence that it has or they have coordinated with the developer(s) and engineer(s)/surveyor(s) of the adjoining parcels to identify and provide the location of the required interconnecting roadway [such interconnecting roadways do not include the collector/arterial/vision roadways as depicted on the approved master plan]. The following information shall be shown on all PDPs/PSPs and construction plans/construction site plans that include or abut the interconnecting roadway: 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 this road at property lines.
20. Prior to the first PDP/PSP submittal, the developer(s) may submit a Master Roadway Plan (MRP) to the PDE for review and approval. The plan shall include, at a minimum, right-of-way widths, roadway cross sections, number of lanes, intersection geometry, phasing, design speed, internal access points, required interconnects, and alignment for major County collector and arterial roadways within the MPUD. The plan shall also demonstrate compliance with the County's collector and arterial design and spacing standards of the LDC, Section 901.1, Transportation-Corridor Spacing. The County shall reserve the right to require specific dates or deadlines for completion of construction for any portion of these roads and intersections.
21. A mobility plan shall be provided at the time of PDP/PSP submittal. The mobility plan shall include an overall pedestrian/bike path plan. The developer(s) shall submit an overall pedestrian/bike path plan to the PDE for approval prior to approval of the first PDP/PSP, which provides a path circulation in accordance with the Pasco County LDC, as amended, or an alternative method acceptable to the PDE, and in compliance with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law.
22. The developer shall construct an eight (8) foot wide multi-use path within the existing public right of way on the west side of Little Road, from Denton Avenue to Bolton Avenue ("Little Road Path Improvements").
 - a) Before the earlier to occur of (a) 18 months after issuance of the Site Development Permit/Placard or (b) prior to the issuance of the record plat (or construction plan

approval where no plat is required) for the MPUD's 132th dwelling unit, the Developer shall complete construction of the of Little Road Path Improvements.

- b) After taking into account any reasonable design or construction modifications permitted by the County Engineer, should it be determined by the County Engineer that there is not sufficient existing right of way to accommodate an eight-foot path along Little Road or that other issues identified during permitting would prevent or prohibit the construction of the Little Road Path Improvements, the Developer shall have no further obligation to construct the Little Road Path Improvements.
 - c) The design, permitting and construction of the Little Road Path Improvements shall be eligible for bicycle/pedestrian mobility fee credits. Within one hundred and twenty (120) days of the approval of this MPUD, the Developer shall submit to the County an engineer's certified cost estimate for the design, permitting and construction of the Little Road Path Improvements, which shall be reviewed and approved by the County Engineer, or designee, to determine whether the estimated cost is comparable to the County's recent expenditures for similar multi-use path projects. Upon approval of the certified cost estimate by the County, the approved estimated amount shall constitute the amount of bicycle/pedestrian mobility fee credits to be awarded to the Developer upon completion of the Little Road Path Improvements, regardless of the Developer's actual cost of design, permitting, and construction. Because the amount of the mobility fee credits is capped at the approved certified cost estimate amount, there is no requirement for the Developer to enter into a development agreement or competitively bid the Little Road Path Improvements in order to be entitled to mobility fee credits. However, the Developer will be required to obtain a right-of-way use permit from the County to construct the Little Road Path Improvements in the County's right-of-way.
23. 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 or planned 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 PDE 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/patrons access to such facilities.

24. All sidewalks, bike paths (not including bike lanes within the pavement of any roadway accepted by the County for maintenance), 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.
25. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD(s) is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD(s) that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:
 - a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
 - b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Water Service/Wastewater Disposal

26. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first construction plan/construction site plan. This utility plan shall show, at a minimum, the following:
 - a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.
 - d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.
 - e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.
27. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.

28. 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.
29. 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

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

Land Use

34. Land Use maximums shall be in accordance with the following Permitted Uses and Development Limits Table.

**Table 1
Permitted Uses and Development Limits**

Permitted Uses	Density/Intensity
Multi-family (Apartments)	132 Units
Multi-family (Senior Apartments)	104 Units
Office	3,600 Square Feet
Retail /Office (Vertically Integrated)	3,000 Square Feet

35. Development Standards

Development Standards								
Product Type	Minimum Setbacks					Maximum		Minimum
	Front Primary (FT)	Side (FT)	Corner (FT)	Rear Primary (FT)	Rear Accessory (FT)	Height (FT)	Lot Coverage (%)	Building Separation (FT)
Senior Apartments	20	10	15	10	5	No Limit	95	10
Apartments	20	10	15	10	5	No Limit	95	10
Apartments with Vertical Integrated Retail	20	10	15	10	5	No Limit	95	10
Amenity	15	10	10	10	5	No Limit	95	10
Office	20	0	0	0	0	No Limit	95	10

*Any item with a 0' setback is subject to applicable landscape buffers.

36. Any commercial, retail, and personal services development shall be limited to C-1 Neighborhood Commercial District permitted uses only (see Land Development Code (LDC) Section 525).
37. Office uses shall be those permitted uses in the PO-2 Professional Office District of the LDC.
38. 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.
39. The landscape buffers are to be located within tracts for residential and easements for multiple-family developments, and cannot be counted toward the minimum setback requirements. The applicable side-or rear-yard setback shall be measured from the landscape buffer easement or tract line.
40. There shall be a minimum of one-half acre reserved for a minimum of 3,600 square feet of office entitlements. The approved 3,600 square feet of office may not be utilized or exchanged for retail or residential land uses.
41. A minimum of 3,000 square feet of retail/office uses shall be located on the ground floor of one (1) or more buildings, in a vertical integrated configuration with multi-family units (apartments or senior apartments) on the upper levels and shall be constructed with the initial building construction. The development shall be in accordance with Exhibit 1.

42. The applicant/developer may exchange residential entitlements for non-residential entitlements, in accordance with the Land Use Equivalency Matrix (LUEM) set forth in Exhibit 2.
43. Any Multi-Family Apartment Accessory Use (leasing office, parking, storage, and maintenance areas, and amenities (i.e. pool, clubhouse, gym, etc.), within the Mixed Use Buildings shall not count towards the minimum use or minimum square footage requirements thus not requiring a reduction of non-residential entitlements.
44. The approved 3,000 square feet of retail entitlements may not be utilized or exchanged for residential land uses.
45. The maximum density or square footage set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable County ordinances and resolutions.
46. This MPUD contains land areas that could be construed as being zoned for commercial or mixed-use, and that have been specifically reserved in the MPUD for such uses to ensure that the project provides the benefits of mixed-use development, including but not limited to, adequate employment generation and internal capture of vehicular trips. Accordingly, the applicant/developer has committed to, and is hereby requiring, that the permitted uses for such commercial or mixed-use areas shall remain those uses required by these MPUD conditions of approval, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer, and not a requirement of the County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.
47. The applicant/developer agrees that the applicant/developer and any successors or assigns, are not eligible for the ad valorem tax exemption in Section 196.1978(3), Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of development authorized by this approval.
48. Any multi-family buildings (apartments and senior apartments) located adjacent to to PID's: 24-24-16-0050-00D00-0080, 24-24-16-0050-00D00-0070 and 24-24-16-0050-00D00-0100 shall be setback 75 feet , which can be used for the location of parking, parking aisle, driveways, garages, neighborhood parks, amenities, clubhouse, landscaping, trails, stormwater ponds or other permitted non-residential uses.
49. Multi-family (apartments and senior apartments) shall be designed as a MUTRM project (subject to relief permitted by the LDC).

Procedures

50. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or the issuance of the first CO where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include

access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.

51. The developer(s) shall submit and obtain approval of a Substantial Modification to add uses not previously approved or to reduce open-space or preservation/conservation areas. A Substantial Modification is also required if there is a cumulative increase in density or intensity of ten percent or more in the number of average daily trips as defined by the Institute of Traffic Engineers and the Pasco County Access Management Team.
52. Unless otherwise approved by the Fire Marshal, or designee, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshal, or designee has received such a petition.
53. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. An increase in dwelling units within increments is allowed without modification to the master plan as long as there is a corresponding decrease and the total maximum number of entitlements is not increased as approved for the MPUD. A PSP must also be approved for each multiple-family (non-fee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.
54. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received PDP/PSP approval, construction plan/construction site plan approval, and/or record plat approval.
55. If a PDP/PSP for the entire MPUD is not submitted and approved within six (6) years of the original MPUD rezoning approval or six (6) years from the last substantial modification approval (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.
56. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
57. 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 PDE after the BCC action.

58. 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.
59. Development shall substantially conform to the conceptual plan attached as Exhibit "3" ("Binding Concept Plan"). The County Administrator or designee is hereby delegated authority to interpret and apply the Binding Concept Plan to the PDP/PSP/Construction Plans for each phase or parcel, provided the substantive intent and purpose of the Binding Concept Plan is achieved. So long as the PDP/PSP/Construction Plans are deemed in substantial conformance with the Binding Concept Plan, a non-substantial or a substantial modification is not required. However, if the PDP/PSP/Construction Plans materially deviate from the Binding Concept Plan, as determined by the County Administrator or designee, a substantial modification to this MPUD shall be required.

OWNER/DEVELOPERACKNOWLEDGMENT:

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

(Individual)

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). He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal

NOTARY

OR (Corporate)

10.07.2024
Date

[Signature]
Signature

BRIAN P. HERBERT
Print Name

MANGER
Title

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10/7/2024 (date), by Brian Herbert (name of corporation acknowledging) a Dan-Nico Properties LLC (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:

[Signature]
NOTARY

