#233

PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

PLANNING AND DEVELOPMENT DEPT.
WEST PASCO GOVERNMENT CENTER
8731 CITIZENS DRIVE, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8142
FAX: (727) 815-7000

March 13, 2013

Fowler White Boggs P.A
501 East Kennedy Blvd,
Suite 1700,
Tampa, FL 33602.

RE: Connerton Development Order and Development Agreement (DRI No.233)

Dear Sirs:

The Planning and Development Department is in receipt of your application dated December 18, 2012 formally requesting to exercise the tolling and extensions granted under Florida Statues Section 253.363 by virtue of the following declarations of states of emergency by the Governor:

1. Tropical Storm Debby Executive Order 12-140 on June 25, 2012, as extended by Executive Order Number 12-192 on August 20, 2012, and further extended by Executive Order Number 12-217 on September 19, 2012.
2. Tropical storm Isaac Executive Order Number 12-199 on august 25, 2012.

The tolling and extension period as determined by the Department of Economic Opportunity (DEO) is for a total of 1 year and the 120 days.

Staff has reviewed and approved the requested extension. The new expiration date is as follows:

- DO Page 7: 4.a.(2) – Phase 1 build out extended from 11/1/201/ to 2/29/2020
- DA Page 3 – duration, extended from 3/11/2021 to 7/9/2022
- DA Page 8 – Section 4.c. - Performance Guarantee extended from 11/2/2017 to 3/2/2019.

Please see the revised attachment 1.

This extension is granted pursuant to Pasco County Board of County Commissioners' good faith interpretation of Florida Statute 253.363 and the Emergency Orders issued by the Governor. Accordingly, by accepting this extension, the applicant agrees to hold Pasco County harmless in the event a court of competent jurisdiction determines that the extension granted by Pasco County was not legally granted.

If you have any questions, please feel free to contact me via email at mthomas@pascocountyfl.net

Sincerely,

Mary Thomas

Engineer II

Amanda Boone

Development Review Manager

cc: Cynthia Spidell, Senior Planner
File

Attachment 1

1. Phases II & III have conceptual approval only. Specific approval / traffic analysis is still required for Phases II & III.*

2. The build-out date for transportation concurrency may be different than the build-out date for State / regional review purposes. As of the date of this certificate, the State / regional build-out date is November 1, 2018;

3. Mitigation date of DA is amended based on HB 7207 as follows:

- DO Page 6: 3.c.2.e. - Date subject to down-zoning, unit density reduction, or intensity reduction – 09/17/2035
    - **4-year extension = 09/17/2039**
    - **Plus 306 days = 07/19/2040**
- DO Page 7: 4.a.(2) – Table 1; Phase I – 2013; Phase II & Phase III are conceptually approved*
    - **4-year extension Phase I = 12/31/2017**
    - **Phase I Plus 306 days = 11/1/2018**
    - **plus 1year and 120days per Executive Order in 2012=2/29/2020**

*** Pasco County considered the applicability of the 4 year extension to the conceptually approved Phases II & III, but ultimately it was determined to be relatively meaningless since these phases remain subject to further analyses.**

- DO Page 8: 4.b.(2) – Duration – 9/16/2038 (from TBRPC letter dated 2/28/12)
    - **4-year extension = 9/16/2042**
    - **Plus 306 days = 7/20/2043**
- DO Page 31: 4.p.(1) – Deadline Date for methodology meeting for Phases II and III: 2012
    - **4-year extension = 12/31/2016**
    - **Plus 306 days = 11/2/2017**
- DA Page 3 – duration, 10 years from execution – executed 05/09/2006; 05/09/2016
    - **4-year extension = 05/09/2020**
    - **Plus 306 days = 03/11/2021**
    - **Plus 1 year 120 days extension based on Executive Order in 2012 = 7/9/2022**
- DA Page 8 – Section 4.c. - Performance Guarantee – 12/31/2012 (previously extended by 2-years)
    - **4-year extension = 12/31/2016**
    - **Plus 306 days = 11/2/2017**
    - **Plus 1year 120 days extension based on Executive Order in 2012=3/2/2019**

Table 2
Land Use and Phasing Schedule

Land Use	Phase 1 Specifically Approved	Phase II Conceptual only	Phase III Conceptual only	Total
Residential				
Single- Family Detached	1,999	1,740	1,663	5,402
Single-Family Attached	342	366	379	1,087
Multifamily	270	296	296	862
Retirement	1,250	0	0	1,250
Total Residential	3,861	2,402	2,338	8,601
Retail	146,085	768,850	768,850	1,683,785
Government Center / Office (s.f.)	112,320	334,138	709,662	1,156,120
Industrial(s.f.)	100,000	259,500	459,500	819,000
Community College (students)	0	400	500	900
Golf Curse (Holes)	0	18	0	18
Hospital (Beds)		150		150
District (Acres)	80			80
Medical Office (s.f)	90,000			90,000
Residential Treatment and Care Facility(Beds)	50			50

Source: Connerton Development Order Table 1, Res. #07-0740, 11/08/06, and November 2007 Land Use Exchange

#233

Connerton™

Land Use Exchange / Impact Analysis
For

Connerton DRI #233
Employment Center
Pasco County

Prepared For:

Connerton LLC
7918 Land O' Lakes Blvd
Suite 104
Land O' Lakes, FL 34638

Prepared By:

WilsonMiller
2202 N. 20th Street
Tampa, Florida 33605

March 2008
Revised January 2009

Introduction

The Connerton Development Order (DO) was approved in July of 2000 allowing for a mixture of residential and non-residential uses within Phase 1. The DO allows for a Land Use Exchange to swap specific uses. Condition 5.C.1.of the DO requires the Developer to "provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced." The exchange is based on an analysis of current relevant factors including the impacts on transportation, potable water, wastewater, solid waste, parks and recreation, and educational facilities.

Proposed Impact Analysis

A Land Use Exchange is proposed in order to initiate general office development within the Employment Center during Phase 1 as a trade-off for two land uses that are no longer planned during the first phase.

Currently, the Employment Center is proposed to accommodate 100,000 square feet of industrial land uses, 90,000 square feet of medical office space and a 50 bed residential care facility. University Community Hospital (UCH) has recently commenced construction of the medical office space and residential care facility. This request accommodates an anticipated increase in demand for office use adjacent to the UCH medical facilities.

Changes in the overall land plan, due primarily to the transfer of 2,981 acres to SWFWMD for the Conner Preserve, have eliminated consideration of a golf course during the first phase of the project. In addition, due to the location of another nearby campus, Pasco Hernando Community College no longer has a facility planned for Connerton.

As per the following analysis, the exchange of the18-hole golf course and the 500-student community college campus for 67,320 square feet of office space will not create any additional demand upon public facilities. Information regarding previous land use exchange requests is provided in Appendix B.

Table 1, below, indicates the proposed exchange and Table 2 depicts the effect the exchange will have on the Phase I and overall project entitlements.

Table 1
Phase I Entitlement Land Use Exchange Summary

	Approved Phase I Entitlements	Approved Village I Entitlements	Approved Village II Entitlements	Proposed Employment Center Trade Off	Phase I Entitlements Remaining
Office (SF)	45,000	0	0	+67,320*	99,000
Com. Col.	500-students	0	0	-500 students	0
G. Course	18 holes	0	0	-18 holes	0

* 500-student CC campus exchanged for 45,000 SF of Office space.

* 18-hole Golf Course exchanged for 22,320 SF of Office space

Table 2
Land Use and Phasing Schedule

Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	1,999	1,740	1,663	5,402
Single-Family Attached	342	366	379	1,087
Multifamily	270	296	296	862
Retirement	1,250	0	0	1,250
Total Residential	3,861	2,402	2,338	8,601
Retail	146,085	768,850	768,850	1,683,785
Government Center/Office (s.f.)	~~45,000~~ 112,320	334,138	709,662	~~1,088,800~~ 1,156,120
Industrial (s.f.)	100,000	259,500	459,500	819,000
Community College (Students)	~~500~~ -0-	400	500	~~1,400~~ 900
Golf Course (Holes)	~~18~~ -0-	18	0	~~36~~ 18
Hospital (Beds)		150		150
District Park (Acres)	80			80
Medical Office (s.f.)	90,000			90,000
Residential Treatment and Care Facility (Beds)	50			50

Source: Connerton Development Order Table 1, Res. #07-40, 11/08/06, and November 2007 Land Use Exchange

Transportation

Table 3 illustrates the number of students and golf holes to be exchanged for general office space. Based on the revised trip generation exchange calculations prepared by URS Corporation, 67,320 square feet of general office is the equivalent in net external trips as the 18-hole golf course and the 500 student community college, see Appendix A for correspondence dated December 11, 2008.

Table 3*
Land Use Exchange

From	Units	Exchange Rate	To	Units
Community College	500 student	0.09 students/1,000 sq. ft.	Office	45,000 sq. ft.
Golf Course	18 holes	1.24 Hole/1,000 sq. ft.	Office	22,320 sq. ft.
				67,320 sq. ft.

*Land use exchange rates based on attached correspondence from URS Corporation. See Appendix A.

Potable Water / Wastewater / Solid Waste

Table 4 identifies the generation rates used to calculate the demand generated by the project. Generation factors utilized to measure projected demand created by the project were taken from the Connerton DRI Application for Development Approval (ADA)

Table 4
Public Facility Generation Factors*

Land Use	Unit	Potable Water (GPD)	Wastewater (GPD)	Solid Waste (Lbs/Day)
Office	Sq. Ft.	0.15	0.15	1 lb./100 sq ft
Community College	Students	14	14.75	2.5 lb./student
Golf Course	Members/ Sq. ft. (clubhouse)	15	25	1 lbs/100 sq ft

*Generation factors based on the Connerton ADA, Tables 17-1B, 18-1B, and 20-2B.

As depicted in the following Table 5, there is an overall reduction in demand for water, wastewater and solid waste as a result of the requested land use exchange.

Table 5
Estimated Demand

Land Use	Area	Potable Water (GDP)	Wastewater (GDP)	Solid Waste (Lbs)
Office	67,320 SF	10,098	10,098	673
Community College	-500 student	7,000	7,375	1,250
Golf Course	-18 holes/ (-144 members) (-6,000 SF)	2,160	3,600	60
Totals		**938**	**-877**	**-637**

* Demand generated using Generation Factors in Table 3

Parks and Recreation

The proposed increase for nonresidential uses does not require additional parks and recreation acreage. There will be no reduction in parks with this proposed Land Use Exchange.

Education Facilities

The proposed increase for nonresidential uses does not require additional educational facilities. There will be no increase in the number of students generated with this proposed Land Use Exchange.

Appendix A

Transportation
Land Use Exchange Rate Calculations

Prepared by URS Corporation
December 11, 2008

Liz Abernethy

From: Megan_McKinney@URSCorp.com
Sent: Thursday, December 11, 2008 12:29 PM
To: kteague@pascocountyfl.net
Cc: aatefi@pascocountyfl.net; Domingo_Noriega@URSCorp.com; Bob_Johnson@URSCorp.com; Liz Abernethy; shenry@lincks.com
Subject: Review of Connerton Phase 1 LUEM
Attachments: Summary - Connerton Ph 1 Employment Center.xls

Kathy -

In the attached spreadsheet below, please see the changes (highlighted in green) to the tables provided for Connerton DRI Phase 1. In addition, please note that based the pass-by capture for the proposed retail portion is assumed to be located directly adjacent to US 41.

(See attached file: Summary - Connerton Ph 1 Employment Center.xls)

If you have any questions, please let me know. Thanks!

Megan A. McKinney, EI
Transportation Engineer, Traffic Planning & Engineering
URS Corporation
7650 West Courtney Campbell Causeway
Tampa, Florida 33607
Ph: (813) 675-6531
Fax: (813) 286-6587
eMail: megan_mckinney@urscorp.com

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CONNERTON DRI - PHASE 1 QA/QC

PM Peak Hour - Approved & Proposed Trip Generation Comparison

Description	ITE LU Code	Gross Square Footage/ No. of DU	Gross Total Trips	Gross Entering Trips	Gross Exiting Trips	Internal Entering Trips	Internal Exiting Trips	Gross - Internal Entering Trips	Gross - Internal Exiting Trips	Pass-By Entering Trips	Pass-By Exiting Trips	Net External Entering Trips	Net External Exiting Trips	Net External Two-Way Total Trips	Net External Trip Rate
Phase 1 - Approved Phase 1[1]															
Golf Course - (18 holes)	430	18.000	121	63	58	39	33	24	25	0	0	24	25	49	2.72
Community College - (500 Students)	540	500.000	115	33	82	6	12	27	70	0	0	27	70	97	0.19
		Total Vehicle Trips	**236**	**96**	**140**	**45**	**45**	**51**	**95**	-	-	**51**	**95**	**146**	
		Directional Splits	100%	40.70%	59.30%							34.93%	65.07%		
Phase 1 - Proposed Employment Center[2]															
Medical Office	720	52.000	172	47	125	7	19	40	106	0	0	40	106	146	2.80
Office	710	54.000	139	24	115	4	17	20	98	0	0	20	98	118	2.19
Retail	820	41.000	348	167	181	25	27	142	154	72	78	70	76	146	3.56
Phase 1 Total		147.000	**658**	**238**	**421**	**36**	**63**	**202**	**358**	**72**	**78**	**130**	**280**	**410**	
Difference (Appoved vs Proposed)		**Total Vehicle Trips**	**422**	**142**	**281**			**151**	**263**	**72**	**78**	**79**	**185**	**264**	
		Directional Splits	100%	33.60%	66.60%							29.92%	70.08%		

[1]- Source: Table SR 21-2 May 28, 1997 from the Connerton DRI First Sufficiency

[2] - Source: ITE Trip Generation, 7th Edition; Assumes 15% Internal Capture; 50.9% Pass-By Trips (Retail Portion Only)

Connerton DRI Phase 1 QA/QC - Revised Table 3

Exchange From		Exchange To		Exchange Rate
Land Use	Trip Rate	Land Use	Trip Rate	Net External
Golf Course	2.72 TE/Hole	Medical Office	2.8 TE/1,000 SF	0.97 Hole/KSF
Golf Course	2.72 TE/Hole	Office	2.19 TE/1,000 SF	1.24 Hole/KSF
Golf Course	2.72 TE/Hole	Retail	3.56 TE/1,000 SF	0.76 Hole/KSF
Community College	0.19 TE/Student	Medical Office	2.8 TE/1,000 SF	0.07 Students/KSF
Community College	0.19 TE/Student	Office	2.19 TE/1,000 SF	0.09 Students/KSF
Community College	0.19 TE/Student	Retail	3.56 TE/1,000 SF	0.05 Students/KSF

Appendix B

Summary of Previous Land Use Exchanges

Commercial Entitlement Trade-offs

January 2006

A Land Use Exchange was approved to accommodate medical office space and a residential treatment care facility within the Employment Center. 55,000 square feet of office space and 17,415 square feet of retail were exchanged for the 90,000 square feet of medical office and a 50 bed residential treatment and care facility.

Phase I Entitlement Land Use Exchange Summary

	Approved Phase I Entitlements	Approved Village I Entitlements	Approved Village II Entitlements	Proposed Employment Center Trade Off	Phase I Entitlements Remaining
Office (SF)	100,000	20,000	25,000	55,000*	0
Retail (SF)	163,500	100,000	30,000	17,415**	16,085

* 55,000 SF Office exchanged for 78,571 SF of Medical Office

** 12,915 SF Retail exchanged for 11,429 SF of Medical Office; 4,500 SF Retail exchanged for 50 bed Residential Treatment and Care Facility

Residential Entitlement Trade-offs

November 2007

A Land Use Exchange was approved for a trade-off in the mix of residential unit types. The exchange included an increase to single-family attached units and multi-family units, with a corresponding reduction in single-family detached units based on the conversion rates contained in Table 3, the Land Use Equivalency Matrix contained in the Development Order. This exchange accommodated a proposed multi-family apartment project in Village 2 and townhouse projects in Villages 1 and 2. The exchange reduced single-family detached units by 61 units, increased single-family attached units by 92 units and increased multi-family units by 30 units (see Table A). In addition, the 1,250 units assigned to Village 5 will be retirement, age-restricted, and therefore the exchange included a conversion of 1,250 single-family attached units to 1,250 retirement units. Please note, in table below, the "RES-9" category shown on the matrix is considered single-family attached, and "RES-Ret" is a retirement unit.

Residential Unit Type	Total Approved Phase 1	Approved Trade-Offs	Revised Phase 1 Totals
Single-family detached	2,060	-38(1) -23(2) -61	1,999
Single-family attached	1,500	+92(1) -1,250(3) -1,158	342
Multi-family	240	+30(2)	270
Retirement	0	+1,250(3)	1,250
Total	3,800	+61	3,861

(1) 1 SF = 2.43 RES 9: trade off 38 SFD for 92 SFA (38 X 2.43 = 92)
(2) 1SF = 1.32 MF: trade off 23 SF for 30 MF (23 X 1.32 = 30)
(3) 1 RES Ret = 1 RES 9: trade off 1,250 SFA for 1,250 retirement

#233

WilsonMiller®

January 12, 2009

Mr. Sam Steffey
Planning Director
Pasco County Planning Department
West Pasco Government Center
7530 Little Road, Suite 340
New Port Richey, FL 34654

Re: Connerton DRI #233 –
Revision to March 17, 2008 Land Use Exchange Matrix Request

Dear Mr. Steffey:

In accordance with the transportation analysis prepared by your consultant, URS Corporation, we would like to modify the previous Land Use Exchange Matrix request dated March 17, 2008. The analysis provided by URS results in an exchange of the 500-student Community College campus and the 18-hole Golf Course for 67,320 square feet of (general) office space, rather than 54,000 square feet of (general) office space as previously requested.

The attached Land Use Exchange/Impact Analysis has been revised to reflect this change. The additional office space has been assigned to the Employment Center.

A copy of the revised land use exchange request will be provided to the TBRPC and DCA per the requirements of the Development Order. This modification will be reflected in the next submitted Annual Report and the changes to Table 1 will be incorporated into the Development Order the next time it is modified.

If you have any questions regarding the revised request or the analysis provided in support of the land use exchange please do not hesitate to contact me.

Sincerely,

WilsonMiller, Inc.

Elizabeth Abernethy

Elizabeth Abernethy, AICP
Senior Project Manager
Associate

Cc: John Meyer, TBRPC
Bernard Piawah, DCA
Ben Harrill, Figurski & Harrill
Steve Henry, Lincks & Assoc.
Stew Gibbons, Terrabrook
Megan A. McKinney, URS Corporation
Kathy Teague, Pasco County
Mike LaSalla, Pasco County
David Goldstein, Pasco County
Ali Atefi, Pasco County
Chip Jones, Terrabrook

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New Directions In Planning, Design & Engineering

#233

March 17, 2008

Mr. Sam Steffey
Planning Director
Pasco County Planning Department
West Pasco Government Center
7530 Little Road, Suite 340
New Port Richey, FL 34654

Re: Connerton DRI #233 – Utilization of the Land Use Exchange Matrix

Dear Mr. Steffey:

As per our discussions regarding the Connerton Employment Center, an exchange of specifically approved Phase I land uses is proposed, to allow for the exchange of the 500-student Community College campus and the 18-hole Golf Course for 54,000 square feet of (general) office space. In accordance with the procedural requirements of Section 5.c. Land Use Exchange, of the Connerton Development Order, a technical analysis has been prepared for your review (see attached Land Use Exchange/Impact Analysis). This additional office space will be constructed within the Employment Center area of the project.

A copy of this requested land use exchange will also be provided to the TBRPC and DCA per the requirements of the Development Order. This modification will be reflected in the next submitted Annual Report and the changes to Table 1 will be incorporated into the Development Order the next time it is modified.

If you have any questions regarding the subject request or the analysis provided in support of the land use exchange please do not hesitate to contact me.

Sincerely,

WilsonMiller, Inc.

Elizabeth Abernethy, AICP
Senior Project Manager

Cc: John Meyer, TBRPC
Bernard Piawah, DCA
Ben Harrill, Figurski & Harrill
Steve Henry, Lincks & Assoc.
Stew Gibbons, Terrabrook
Kathy Teague, Pasco County
Mike LaSalla, Pasco County
David Goldstein, Pasco County
Ali Atefi, Pasco County
Chip Jones, Terrabrook

3/17/2008 - 65911 - Ver: 2 - TBUTTS
03499-208-004 - - 0

Tampa Office 2205 N. 20th Street • Tampa, Florida 33605 • 813.223.9500 • Fax 813.223.0009
wilsonmiller.com • 800.649.4336

Connerton™

Land Use Exchange / Impact Analysis
For

Connerton DRI #233
Employment Center
Pasco County

Prepared For:

Connerton LLC
7918 Land O' Lakes Blvd
Suite 104
Land O' Lakes, FL 34638

Prepared By:

WilsonMiller
2202 N. 20th Street
Tampa, Florida 33605

March 2008

Introduction

The Connerton Development Order (DO) was approved in July of 2000 allowing for a mixture of residential and non-residential uses within Phase 1. The DO allows for a Land Use Exchange to swap specific uses. Condition 5.C.1.of the DO requires the Developer to "provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced." The exchange is based on an analysis of current relevant factors including the impacts on transportation, potable water, wastewater, solid waste, parks and recreation, and educational facilities.

Proposed Impact Analysis

A Land Use Exchange is proposed in order to initiate general office development within the Employment Center during Phase 1 as a trade-off for two land uses that are no longer planned during the first phase.

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Changes in the overall land plan, due primarily to the transfer of 2,981 acres to SWFWMD for the Conner Preserve, have eliminated consideration of a golf course during the first phase of the project. In addition, due to the location of another nearby campus, Pasco Hernando Community College no longer has a facility planned for Connerton.

As per the following analysis, the exchange of the18-hole golf course and the 500-student community college campus for 54,000 square feet of office space will not create any additional demand upon public facilities. Information regarding previous land use exchange requests is provided in Appendix B.

Table 1, below, indicates the proposed exchange and Table 2 depicts the effect the exchange will have on the Phase I and overall project entitlements.

Table 1
Phase I Entitlement Land Use Exchange Summary

	Approved Phase I Entitlements	Approved Village I Entitlements	Approved Village II Entitlements	Proposed Employment Center Trade Off	Phase I Entitlements Remaining
Office (SF)	45,000	0	0	+54,000*	99,000
Com. Col.	500-students	0	0	-500 students	0
G. Course	18 holes	0	0	-18 holes	0

* 500-student CC campus exchanged for 35,000 SF of Office space.

** 18-hole Golf Course exchanged for 18,180 SF of Office space

Table 2
Land Use and Phasing Schedule

Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	1,999	1,740	1,663	5,402
Single-Family Attached	342	366	379	1,087
Multifamily	270	296	296	862
Retirement	1,250	0	0	1,250
Total Residential	3,861	2,402	2,338	8,601
Retail	146,085	768,850	768,850	1,683,785
Government Center/Office (s.f.)	~~45,000~~ 99,000	334,138	709,662	~~1,088,800~~ 1.142,800
Industrial (s.f.)	100,000	259,500	459,500	819,000
Community College (Students)	~~500~~ -0-	400	500	~~1,400~~ 900
Golf Course (Holes)	~~18~~ -0-	18	0	~~36~~ 18
Hospital (Beds)		150		150
District Park (Acres)	80			80
Medical Office (s.f.)	90,000			90,000
Residential Treatment and Care Facility (Beds)	50			50

Source: Connerton Development Order Table 1, Res. #07-40, 11/08/06, and November 2007 Land Use Exchange

Transportation

Table 3 illustrates the number of students and golf holes to be exchanged for general office space. Based on the trip generation exchange calculations prepared by Lincks & Associates, Inc., 54,000 square feet of general office is the equivalent in net external trips as the 18-hole golf course and the 500 student community college, see Appendix A for correspondence dated January 24, 2008.

Table 3*
Land Use Exchange

From	Units	Exchange Rate	To	Units
Community College	500 student	0.07 students/1,000 sq. ft.	Office	35,850sq. ft.
Golf Course	18 holes	1.01 Hole/1,000 sq. ft.	Office	18,123 sq. ft.
				#53,973 sq. ft.

*Land use exchange rates based on attached memo from Lincks & Associates, Inc. See Appendix A.
Rounded up to 54,000 square feet.

Potable Water / Wastewater / Solid Waste

Table 4 identifies the generation rates used to calculate the demand generated by the project. Generation factors utilized to measure projected demand created by the project were taken from the Connerton DRI Application for Development Approval (ADA)

Table 4
Public Facility Generation Factors*

Land Use	Unit	Potable Water (GPD)	Wastewater (GPD)	Solid Waste (Lbs/Day)
Office	Sq. Ft.	0.15	0.15	1 lb./100 sq ft
Community College	Students	14	14.75	2.5 lb./student
Golf Course	Members/ Sq. ft. (clubhouse)	15	25	1 lbs/100 sq ft

* Generation factors based on the Connerton ADA, Tables 17-1B, 18-1B, and 20-2B.

As depicted in the following Table 5, there is an overall reduction in demand for water, wastewater and solid waste as a result of the requested land use exchange.

Table 5
Estimated Demand

Land Use	Area	Potable Water (GDP)	Wastewater (GDP)	Solid Waste (Lbs)
Office	54,000 SF	8,100	8,100	540
Community College	-500 student	7,000	7,375	1,250
Golf Course	-18 holes/ (-144 members) (-6,000 SF)	2,160	3,600	60
Totals		**-1,060**	**-2,875**	**-770**

* Demand generated using Generation Factors in Table 3

Parks and Recreation

The proposed increase for nonresidential uses does not require additional parks and recreation acreage. There will be no reduction in parks with this proposed Land Use Exchange.

Education Facilities

The proposed increase for nonresidential uses does not require additional educational facilities. There will be no increase in the number of students generated with this proposed Land Use Exchange.

Appendix A

Transportation
Land Use Exchange Rate Calculations

Prepared by Lincks & Associates, Inc.
January 24, 2008

Engineers
Planners

LINCKS & ASSOCIATES, INC.

January 24, 2008

Mr. Chip Jones
Terrabrook
7918 Land O' Lakes Blvd., Suite 104
Land O' Lakes, FL 34638

Re: Connerton
Lincks Project No. L03165

Dear Chip,

The purpose of this letter is to provide the land use exchange rate between the approved golf course and Community College within Phase I of the Connerton DRI to the proposed medical office, office or retail land uses.

Table 1 provides the calculation of net external trip rates for the golf course and Community College within the DRI. This calculation is based on the trip generation rates and internal capture utilized in the original DRI Transportation Analysis for Connerton.

Table 2 provides the net external trip rate calculation for the proposed uses. For the purpose of this calculation, the trip ends for the proposed uses were obtained from the rates contained in the ITE Trip Generation, 7th edition. The original DRI assumed 15% internal capture for the government center and 40% for the retail. The 40% of the retail may be difficult to get approved through the reviewing agencies, therefore, 15% internal capture was utilized for the proposed medical office, office and retail land use.

Table 3 provides the exchange rate between the approved DRI land uses and the proposed uses based on the above net external trip rates. If both of the approved land uses were exchanged for one of the proposed uses, it would equate to the following:

- Medical Office 52,000 Square Feet
- Office 54,000 Square Feet
- Retail 41,000 Square Feet

5023 West Laurel Street
Tampa, Florida 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.lincks.com Website

If you have any questions, please do not hesitate to call.

Sincerely,

LINCKS & ASSOCIATES, INC.

Steven J. Henry, P.E.
Vice President

SJH/cvc

Cc: Liz Abernethy

TABLE 1

TRIP GENERATION DRI USES

Land Use	Size	PM Peak Hour Trip Ends (1)			Net External Trip Ends (2) (3)			Net External Trip Rate
		In	Out	Total	In	Out	Total	
Golf Course	18 Holes	63	58	115	24	25	49	2.72 TE/Hole
Community College	500 Students	33	82	115	27	70	97	0.19 TE/Student

(1) Source: Table 21-2 dated May 26, 1997 of the Connerton DRI.

(2) Source: Table SR21-2 dated May 28, 1997 of the first sufficiency of the Connerton DRI.

TABLE 2

TRIP GENERATION PROPSED USES

Land Use	Size	PM Peak Hour Trip Ends (1) In	Out	Total	Net External Trip Ends (2) (3) In	Out	Total	Net External Trip Rate
Medical Office	52,000 SF	47	125	172	40	106	146	2.8 TE/1,000 SF
Office	54,000 SF	24	148	172	20	126	146	2.7 TE/1,000 SF
Retail	41,000 SF	167	181	348	70	76	146	3.56 TE/1,000 SF

(1) Source: ITE Trip Generation, 7th Edition.

(2) The internal capture rate for the proposed use is as follows:

- Medical Office 15%
- Office 15%
- Retail 15%

(3) Passerby Percentage for Retail: $-\ln(T) = -0.29 \ln(40.0) + 5.00$

$= 50.9\%$

TABLE 3

LAND USE EXCHANGE CALCULATION

Exchange From		Exchange To		Exchange Rate
Land Use	Trip Rate	Land Use	Trip Rate	Net External
Golf Course	2.72 TE/Hole	Medical Office	2.8 TE/1,000 SF	0.97 Holes/KSF
Golf Course	2.72 TE/Hole	Office	2.7 TE/1,000 SF	1.01 Hole/KSF
Golf Course	2.72 TE/Hole	Retail	3.56 TE/1,000 SF	0.76 Hole/KSF
Community College	0.19 TE/Student	Medical Office	2.8 TE/1,000 SF	0.07 Students/KSF
Community College	0.19 TE/Student	Office	2.7 TE/1,000 SF	0.07 Students/KSF
Community College	0.19 TE/Student	Retail	3.56 TE/1,000 SF	0.05 Students/KSF

Summary of Trip Generation Calculation
For 52 Th.Gr.Sq.Ft. of Medical-Dental Office Building
January 21, 2008

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	36.76	0.00	1.00	1911
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	0.89	0.00	1.00	46
4-6 PM Peak Hour Exit	2.41	0.00	1.00	125
4-6 PM Peak Hour Total	3.30	0.00	1.00	172
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: T = 40.89(X) + -214.97, R^2 = 0.9
7-9 AM Peak Hr. Total: 0
R^2 = 0 , 0 Enter, 0 Exit
4-6 PM Peak Hr. Total: LN(T) = .93LN(X) + 1.47
R^2 = 0.77 , 0.27 Enter, 0.73 Exit
AM Gen Pk Hr. Total: T = 3.49(X) + 5.25
R^2 = 0.85 , 0.66 Enter, 0.34 Exit
PM Gen Pk Hr. Total: T = 4.43(X) + .48
R^2 = 0.92 , 0.4 Enter, 0.6 Exit
Sat. 2-Way Volume: 0, R^2 = 0
Sat. Pk Hr. Total: 0
R^2 = 0 , 0 Enter, 0 Exit
Sun. 2-Way Volume: 0, R^2 = 0
Sun. Pk Hr. Total: 0
R^2 = 0 , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
For 41 T.G.L.A. of Shopping Center
January 21, 2008

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	92.78	0.00	1.00	3804
7-9 AM Peak Hour Enter	1.36	0.00	1.00	56
7-9 AM Peak Hour Exit	0.87	0.00	1.00	36
7-9 AM Peak Hour Total	2.24	0.00	1.00	92
4-6 PM Peak Hour Enter	4.07	0.00	1.00	167
4-6 PM Peak Hour Exit	4.41	0.00	1.00	181
4-6 PM Peak Hour Total	8.48	0.00	1.00	348
Saturday 2-Way Volume	128.51	0.00	1.00	5269
Saturday Peak Hour Enter	6.15	0.00	1.00	252
Saturday Peak Hour Exit	5.68	0.00	1.00	233
Saturday Peak Hour Total	11.83	0.00	1.00	485

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume:	LN(T) = .65LN(X) + 5.83, R^2 = 0.78
7-9 AM Peak Hr. Total:	LN(T) = .6LN(X) + 2.29
	R^2 = 0.52 , 0.61 Enter, 0.39 Exit
4-6 PM Peak Hr. Total:	LN(T) = .66LN(X) + 3.4
	R^2 = 0.81 , 0.48 Enter, 0.52 Exit
AM Gen Pk Hr. Total:	0
	R^2 = 0 , 0 Enter, 0 Exit
PM Gen Pk Hr. Total:	0
	R^2 = 0 , 0 Enter, 0 Exit
Sat. 2-Way Volume:	LN(T) = .63LN(X) + 6.23, R^2 = 0.82
Sat. Pk Hr. Total:	LN(T) = .65LN(X) + 3.77
	R^2 = 0.84 , 0.52 Enter, 0.48 Exit
Sun. 2-Way Volume:	T = 15.63(X) + 4214.46, R^2 = 0.52
Sun. Pk Hr. Total:	0
	R^2 = 0 , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
For 54 Th.Gr.Sq.Ft. of Office Park
January 21, 2008

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	17.99	0.00	1.00	972
7-9 AM Peak Hour Enter	2.13	0.00	1.00	115
7-9 AM Peak Hour Exit	0.26	0.00	1.00	14
7-9 AM Peak Hour Total	2.39	0.00	1.00	129
4-6 PM Peak Hour Enter	0.44	0.00	1.00	24
4-6 PM Peak Hour Exit	2.73	0.00	1.00	148
4-6 PM Peak Hour Total	3.18	0.00	1.00	172
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume:	T = 10.42(X) + 409.04, R^2 = 0.88
7-9 AM Peak Hr. Total:	LN(T) = .84LN(X) + 1.51
	R^2 = 0.87 , 0.89 Enter, 0.11 Exit
4-6 PM Peak Hr. Total:	T = 1.21(X) + 106.22
	R^2 = 0.91 , 0.14 Enter, 0.86 Exit
AM Gen Pk Hr. Total:	LN(T) = .84LN(X) + 1.51
	R^2 = 0.87 , 0.89 Enter, 0.11 Exit
PM Gen Pk Hr. Total:	T = 1.21(X) + 106.22
	R^2 = 0.91 , 0.14 Enter, 0.86 Exit
Sat. 2-Way Volume:	0, R^2 = 0
Sat. Pk Hr. Total:	0
	R^2 = 0 , 0 Enter, 0 Exit
Sun. 2-Way Volume:	0, R^2 = 0
Sun. Pk Hr. Total:	0
	R^2 = 0 , 0 Enter, 0 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Table SR21-2
Estimated PM Peak Hour Internal Capture

		PM Peak Hr Trips	Resi-dential	Retail	Govmnt Center	Light Indust.	Comm. College	Park	Golf Course	Gross External	Adjacent St Capture	Net External
Residential	Inbound	1881	226	229	31	3	4	6	29	1353	0	1353
	Outbound	1028	123	230	15	1	2	4	32	621	0	621
Retail	Inbound	574	230	0	15	3	4	0	3	319	149	170
	Outbound	573	229	0	8	1	2	0	3	330	149	181
Government Center	Inbound	152	15	8	0	1	2	0	0	126	0	126
	Outbound	309	31	15	0	0	1	0	0	262	0	262
Light Industrial	Inbound	21	1	1	0	0	1	0	0	18	0	18
	Outbound	65	3	3	1	0	0	0	3	55	0	55
Community College	Inbound	33	2	2	1	0	0	0	1	27	0	27
	Outbound	82	4	4	2	1	0	0	1	70	0	70
Park	Inbound	4	4	0	0	0	0	0	0	0	0	0
	Outbound	6	6	0	0	0	0	0	0	0	0	0
Golf Course	Inbound	63	32	3	0	3	1	0	0	24	0	24
	Outbound	58	29	3	0	0	1	0	0	25	0	25
Total	Inbound	2728								1867		1718
	Outbound	2121								1363		1214
		4849							1619	3230		2932
									0.33	0.67		

	Resi-dential	Retail	Govmnt Center	Light Indust.	Comm. College	Park	Golf Course
Residential	12% / 12%						
Retail	40% / 40%	0% / 0%					
Government Center	10% / 10%	5% / 5%	0% / 0%				
Light Industrial	5% / 5%	5% / 5%	2% / 2%	0% / 0%			
Community College	5% / 5%	5% / 5%	2% / 2%	1% / 1%	0% / 0%		
Park	100% / 100%	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%	
Golf Course	50% / 50%	5% / 5%	0% / 0%	5% / 0%	1% / 1%	0% / 0%	0% / 0%

-00\ TRIP-GEN\

TABLE 2

Connerton DRI Phase 1 Trip Generation Estimate

Phase 1 Land Uses		ITE	ITE Trip Generation Rate		Trip Generation	
Description	Units	LUC	Daily	PM Peak Hour	Daily	PM Peak Hour
Residential, Working	1,520 du	210	9.55 trips per du	1.01 trips per du	14,516	1,535
Residential, Retired	2,280 du	210	5.95 trips per du (1)	(1.01/9.55) x daily rate	13,566	1,435
Total:	3,800 du		N/A		28,082	2,970
Retail, Parcel 1	40,838 sq. ft.	820	fitted curve equations		4,038	371
Retail, Parcel 2	40,838 sq. ft.	820	fitted curve equations		4,038	371
Retail, Parcel 3	40,838 sq. ft.	820	fitted curve equations		4,038	371
Retail, Parcel 4	40,838 sq. ft.	820	fitted curve equations		4,038	371
Total:	163,350 sq. ft.		N/A		16,152	1,484
General Office	100,000 sq. ft.	710	14.03 trips per tgsf	1.87 trips per tgsf	1,403	187
Government Center	200 employees	730-733	21.78 trips per employee (2)	2.12 trips per employee	4,356	424
Light Industrial/Warehouse	100,000 sq. ft.	110, 150	5.92 trips per tgsf (3)	0.86 trips per tgsf	592	86
Community College	500 students	550	2.37 trips per student	0.23 trips per student	1,185	115
Golf Course	18 holes	430	37.59 trips per hole	3.36 trips per hole	677	60
Elementary School	653 students	520	1.09 trips per student	0.00 trips per student	712	0
Community Park	30 acres	411	2.23 trips per acre	0.10 x daily rate	67	7
Neighborhood Park	45 acres	411	2.23 trips per acre	0.10 x daily rate	100	10
				Total Trips	53,326	5,343

1.01
0.6

(1) Residential, retired trip rate based on 9.55 daily trips per dwelling unit with interpolated adjustment factors applied as follows: 1.75 persons per du, -3.0; 1.17 vehicles per du, -0.5; 7.5 du per acre, -0.1.

(2) The average of the per employee trip rates for the four land uses was used: Government Office Building, State Motor Vehicles Department, U.S. Post Office, and Government Office Complex.

(3) The average of the per tgsf trip rates for the two land uses was used.

Connerton Projected 2015 Socio / Economic Data

Dwelling Units					
	0 Autos	1 Autos	2 Autos	3 + Autos	Total
Retired D.U.	457	2,559	2,193	366	5,574
Workers W/O Child. D.U.	91	457	1,097	640	2,285
Workers W Child. D.U.	0	274	822	183	1,279
Total D.U.:	548	3,290	4,112	1,188	9,138

Employment / School Enrollment				
	Industrial	Commercial	Service	Sch. Enroll.
Retail	0	2,940	0	0
Office	0	0	1,632	0
Light Ind/Whse	980	0	0	0
Community College	0	0	180	900
Golf Course	0	0	10	0
Elementary School	0	0	150	1,950
Totals:	980	2,940	1,972	2,850

Summary of 2015 SE Data:

Dwelling Units	9,138
Industrial Employees	980
Commercial Employee	2,940
Service Employees	1,972
Scholl Enrollment	2,850

Note: Trip Generation Rates are based on the reference ITE Trip Generation, 5th Edition.

Appendix B

Summary of Previous Land Use Exchanges

Commercial Entitlement Trade-offs

January 2006

A Land Use Exchange was approved to accommodate medical office space and a residential treatment care facility within the Employment Center. 55,000 square feet of office space and 17,415 square feet of retail were exchanged for the 90,000 square feet of medical office and a 50 bed residential treatment and care facility.

Phase I Entitlement Land Use Exchange Summary

	Approved Phase I Entitlements	Approved Village I Entitlements	Approved Village II Entitlements	Proposed Employment Center Trade Off	Phase I Entitlements Remaining
Office (SF)	100,000	20,000	25,000	55,000*	0
Retail (SF)	163,500	100,000	30,000	17,415**	16,085

* 55,000 SF Office exchanged for 78,571 SF of Medical Office

** 12,915 SF Retail exchanged for 11,429 SF of Medical Office; 4,500 SF Retail exchanged for 50 bed Residential Treatment and Care Facility

Residential Entitlement Trade-offs

November 2007

A Land Use Exchange was approved for a trade-off in the mix of residential unit types. The exchange included an increase to single-family attached units and multi-family units, with a corresponding reduction in single-family detached units based on the conversion rates contained in Table 3, the Land Use Equivalency Matrix contained in the Development Order. This exchange accommodated a proposed multi-family apartment project in Village 2 and townhouse projects in Villages 1 and 2. The exchange reduced single-family detached units by 61 units, increased single-family attached units by 92 units and increased multi-family units by 30 units (see Table A). In addition, the 1,250 units assigned to Village 5 will be retirement, age-restricted, and therefore the exchange included a conversion of 1,250 single-family attached units to 1,250 retirement units. Please note, in table below, the "RES-9" category shown on the matrix is considered single-family attached, and "RES-Ret" is a retirement unit.

Residential Unit Type	Total Approved Phase 1	Approved Trade-Offs	Revised Phase 1 Totals
Single-family detached	2,060	-38[1] -23[2] -61	1,999
Single-family attached	1,500	+92[1] -1,250[3] -1,158	342
Multi-family	240	+30[2]	270
Retirement	0	+1,250[3]	1,250
Total	3,800	+61	3,861

[1] 1 SF = 2.43 RES 9: trade off 38 SFD for 92 SFA (38 X 2.43 = 92)
[2] 1SF = 1.32 MF: trade off 23 SF for 30 MF (23 X 1.32 = 30)
[3] 1 RES Ret = 1 RES 9: trade off 1,250 SFA for 1,250 retirement

WilsonMiller
New Directions in Planning, Design & Engineering

April 16, 2008

John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd, Suite 100
Pinellas Park, FL 33782

RE: Response to Request for Additional Information
Connerton DRI - #233
Utilization of the Land Use Equivalency Matrix

Mr. Meyer,

Please find the following responses to your March 19th email regarding the Connerton DRI #233 Land Use Equivalency Matrix (LUEM) request to convert 18 golf holes and a 500-student Community College for 54,000 sq. ft. of Office development within Phase 1.

1. How many acres were assigned to the 18 golf holes proposed for removal? Please identify what land use(s) are intended for this parcel. Was the golf course previously considered as Recreation/Open Space in terms of acreage calculations?

Response: Table 2 of the Development Order Section 4.a. (2) indicates 341.2 Acres for Golf, though no golf course is shown on the current Map H. The original Map H showed a golf course in "Village C", which is now within the 2,981 acre district preserve area that has subsequently been conveyed to SWFWMD and was removed from the DRI as part of an NOPC adopted in December 23, 2003. The original ADA stated that the three golf courses would be approximately 390 acres. Open space as shown in Table 2 does include "Golf", as well as wetlands, habitat mitigation areas, lakes, and parks. There is no proposed change to the open space total as shown on Table 2 at this time.

2. Acknowledging that a Community College use is still being reserved for 900 students in conjunction with Phases 2 & 3, is the size of the Community College parcel being reduced to coincide with the current LUEM request?

Response: There was no particular parcel reserved for the community college use on the Master Development Plan, Map H. A note allowed the community college to be located within or adjacent to the Town Center. Table 2 of the Development Order Section 4.a. (2) allocates 80.0 acres for community college/educational. A 35 acre parcel for an elementary/middle school has been conveyed to the school board. There is no proposed change to Table 2 at this time.

3. Please confirm that the number of P.M. Peak Hour trips anticipated for the Golf Course are truly 115. First, this appears a little excessive during the evening p.m. peak hour and, second, Inbound (63) plus Outbound (58) does not equal the TOTAL (115). Please revise Transportation/Table #1 accordingly.

Response: The trip generation for the golf course was taken from Table SR 21-2 of the original approval for Phase 1 of Connerton. A copy of Table SR 21-2 was included with the analysis submitted with the LUEM request. There was a typo in Table 1 of the analysis. The total trip ends for the golf course should have been 121, not 115. This does not have any effect on the trade off, as the trade off rates were based on the net external trips for the golf course and community college.

4. It is evident that the Applicant is seeking to convert to ONLY 54,000 sq. ft. of General Office uses. Please explain the purpose of Transportation/Table #2. It includes a quantification of trip generation rates associated with 54,000 sq. ft. of General Office, 52,000 sq. ft. of Medical Office & 41,000 sq. ft. of Retail. If it is for comparative purposes, why are the P.M. Peak Hour trips associated with Retail (i.e. 348) more than double that being portrayed for Medical Office or General Office (i.e. 172 each)?

Response: As noted, the request is for conversion to general office uses only. The table provided some alternative trade off rates for the preliminary analysis for discussion amongst the team and during a preliminary meeting with Pasco County staff.

5. Would the proposed conversion result in any unanalyzed impacts to Affordable Housing? If so, would there be any mitigation proposed and/or required?

Response: There are approximately 135 additional jobs created by the conversion. No mitigation is required by Pasco County for Phase 1.

6. Please ensure that the revised development entitlements are reflected in the transportation analysis currently being prepared for Phase 2.

Response: We will ensure that the analysis for Phase 2 includes the revised development entitlements.

If you have any further questions, please do not hesitate to contact me.

Sincerely,
WilsonMiller, Inc.

Elizabeth Abernethy, AICP
Senior Project Manager, Associate

cc: Chip Jones, Connerton
Mike LaSala, Pasco County Growth Management Department
Samuel Steffey II, Pasco County Growth Management Department
Kathleen Teague, Pasco County Growth Management Department
David Goldstein, Assistant County Attorney, Pasco County
Kent Fast, Florida Department of Transportation
Donald D. Conn, Pennington, Wilkinson, Moore, Bell, & Dunbar, P.A.

TABLE 1

TRIP GENERATION DRI USES
(Revised March 24, 2008)

Land Use	Size	PM Peak Hour Trip Ends (1)			Net External Trip Ends (2) (3)			Net External Trip Rate
		In	Out	Total	In	Out	Total	
Golf Course	18 Holes	63	58	121	24	25	49	2.72 TE/Hole
Community College	500 Students	33	82	115	27	70	97	0.19 TE/Student

(1) Source: Table 21-2 dated May 26, 1997 of the Connerton DRI.

(2) Source: Table SR21-2 dated May 28, 1997 of the first sufficiency of the Connerton DRI.

WilsonMiller®

New Directions In Planning, Design & Engineering

#233 The Next 50 Years

November 2, 2007

Mr. John M. Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Center Blvd., Ste. 100
Pinellas Park, FL 33782

Re: Connerton DRI - #233
Utilization of the Land Use Equivalency Matrix

Dear Mr. Meyer:

In accordance with the procedural requirements of Section 5.c.(1) of the Connerton DRI Development Order, the purpose of this correspondence is to notify you of a land use exchange request for the specifically approved Phase I residential land uses within the Connerton DRI. The requested exchange is between the following residential land use classifications: single-family detached, single-family attached, retirement and multi-family. The purpose of the request is to accommodate the proposed residential development programs in Villages 1, 2 and 5 (see attached Table B). Pasco County has approved these residential development programs through the MPUD process. This DRI Land Use Equivalency Matrix request incorporates these development program modifications into the DRI Land Use table.

This request includes a proposed increase to single-family attached units and multi-family units, with a corresponding reduction in single-family detached units based on the conversion rates contained in Table 3, the Land Use Equivalency Matrix contained in the Development Order (see attached), to accommodate a proposed multi-family apartment project in Village 2 and townhouse projects in Villages 1 and 2. The request reduces single-family detached units by 61 units, increases single-family attached units by 92 units and increases multi-family units by 30 units (see Table A). In addition, the 1,250 units assigned to Village 5 will be retirement, age-restricted and therefore this request includes a conversion of 1,250 single-family attached units to 1,250 retirement units. Please note, the "RES-9" category shown on the matrix is considered single-family attached, and "RES-Ret" is a retirement unit.

Tampa Office 2205 N. 20th Street • Tampa, Florida 33605 • 813.223.9500 • Fax 813.223.0009
wilsonmiller.com • 800.649.4336

The following table provides a summary of the requested residential trade-offs:

Table A
Equivalency Matrix Trade-off request

Residential Unit Type	Total Approved Phase 1	Proposed Trade-Offs	Revised Phase 1 Totals
Single-family detached	2,060	-38(1) -23(2) -61	1,999
Single-family attached	1,500	+92(1) -1,250(3) -1,158	342
Multi-family	240	+30(2)	270
Retirement	0	+1,250(3)	1,250
Total	3,800	+61	3,861

(1) 1 SF = 2.43 RES 9: trade off 38 SFD for 92 SFA (38 X 2.43 = 92)
(2) 1SF = 1.32 MF: trade off 23 SF for 30 MF (23 X 1.32 = 30)
(3) 1 RES Ret = 1 RES 9: trade off 1,250 SFA for 1,250 retirement

The following table shows the assignment of Phase 1 entitlements by Village:

Table B
Residential Development Program

Residential Unit Type	Revised Phase 1 Totals	V1	V2	V5	Remaining Unassigned Phase 1 Entitlements
Single-family detached	1,999	294	1,170	0	535
Single-family attached	342	59	264	0	19
Multi-family	270	0	270	0	0
Retirement	1,250	0	0	1,250	0
Total	3,861	353	1,704	1,50	554

The following is the proposed Table 1, Land Use and Phasing Schedule in strike out/underline format:

TABLE 1 LAND USE AND PHASING SCHEDULE				
Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	~~2,060~~ 1,999	1,740	1,663	~~5,463~~ 5,402
Single-Family Attached	~~1,500~~ 342	366	379	~~2,245~~ 1,087
Multifamily	~~240~~ 270	296	296	~~832~~ 862
Retirement	1,250			1,250
Total Residential	~~3,800~~ 3,861	2,402	2,338	~~8,540~~ 8,601
Retail	146,085	768,850	768,850	1,683,785
Government Center/Office (s.f.)	45,000	334,138	709,662	1,088,800
Industrial (s.f.)	100,000	259,500	459,500	819,000
Community College (Students)	500	400	500	1,400
Golf Course (Holes)	18	18		36
Hospital (Beds)		150		150
District Park (Acres)	80			80
Residential Treatment & Care Facility (Beds)	50			50
Medical Office (SF)	90,000			90,000

The following is the Land Use Equivalency Matrix contained in the Development Order:

TABLE 3
LAND USE EQUIVALENCY MATRIX***
(REVISED)

From	RES SF	RES MF	RES 9**	Industrial	Govt./Office	Retail *
RES SF (du)	1	1.32 du/du	2.43 du/du	725 Sf/du	141 SF/du	1,004 SF/du
RES MF (du)	0.76 du/du	1	1.84 du/du	549 SF/du	107 SF/du	759 SF/du
RES Ret (du) **	0.41 du/du	0.54 du/du	1	298 SF/du	58 SF/du	413 SF/du
Industrial (K SF)	0	0	0	1	0.194 SF/SF	1.383 SF/SF
Govt. (K SF)	0	0	0	5.15 SF/SF	1	7.125 SF/SF
Retail (K SF) *	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 X 298), 59,600 square feet of industrial land uses could be gained from the trade.

A copy of this land use exchange will be provided to the Department of Community Affairs as per the requirements of the Development Order. I understand that this modification will be reflected in the Annual Report Summary, and the changes to Table 1 will need to be incorporated into the Development Order the next time it is modified.

If you have any questions, please do not hesitate to contact me.

Sincerely,

WilsonMiller, Inc.

Elizabeth Abernethy, AICP
Senior Project Manager

Cc: Stew Gibbons, Terrabrook
Chip Jones, Terrabrook
Ben Harrill, Figurski & Harrill
Steve Henry, Lincks & Assoc.
Kathy Teague, Pasco County
Mike LaSalla, Pasco County
Brenda Winningham, DCA

#233

FIGURSKI & HARRILL

ATTORNEYS AT LAW

THE OAKS AT PERRINE RANCH
2550 PERMIT PLACE
NEW PORT RICHEY, FLORIDA 34655
www.fhlaw.net

GERALD A. FIGURSKI, P.A.
J. BEN HARRILL, P.A.

TELEPHONE: (727) 942-0733
FAX: (727) 944-3711

July 23, 2007

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Mr. Michael LaSala
DRI Coordinator
Pasco County Development Services
7530 Little Road
New Port Richey, Florida 34654

Re: Connerton Development of Regional Impact - DRI No. 233

Dear Messrs. LaSala and Meyer:

As I am sure you already know, the 2007 Growth Management Bill (HB 7203) recently approved by the Florida Legislature and signed by Governor Crist amended Section 380.06 (19) (c), Florida Statutes to authorize a three year extension for all phase, buildout and expiration dates of any development of regional impact under active construction as of July 1, 2007.

More specifically, Section 380.06(19)(c), Florida Statutes, was amended to include the following ianguage:

> *In recognition of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection.*

This letter is written to inform Pasco County and the Tampa Bay Regional Planning Council that the Connerton DRI was under active construction as of July 1, 2007 and that such construction has been ongoing and continuous since well before that date to the date of this correspondence. As a result, it is our understanding the buildout date for Phase I of the Connerton DRI is extended

from December 31, 2010 to December 31, 2013. We also understand a similar three year extension is equally applicable to Phase II and Phase III of the DRI and the expiration date for Connerton is now extended from December 19, 2035 to December 19, 2038.

It is our further understanding that all these extensions have taken effect by operation of law and no further action, such as the filing of an NOPC, is required on the part of Connerton to implement the changes. It should also be noted that Section 5. p. 8. of the current Development Order provides, in pertinent part, that "any extension of the Phase I build-out date beyond December 31, 2010 shall require a new transportation analysis in accordance with Section 380.06, F.S., as the basis for a DO amendment, which may include a re-evaluation of the required transportation mitigation." However, since the language of HB 7203 clearly states the statutory extensions are **not** subject to further development-of-regional impact review it is our understanding the law requires no new analysis under Section 380.06, F.S.

We also understand there are ongoing discussions taking place throughout the State as to whether the legislature intended the statutory extensions be subject to any further mitigation requirements; however, the ultimate resolution of the issue should not affect Connerton since existing DRI's whose phase dates have not expired continue to be exempt from the County's Concurrency Management Ordinance pursuant to Section 402.6 C. of the Pasco County Land Development Code. Thus, no additional local concurrency requirements should be applicable through the new buildout date for Phase I, December 31, 2013.

As always our client appreciates the continuing cooperation of Pasco County and the Tampa Bay Regional Planning Council in this matter and should you have any questions or concerns with the information set forth above please do not hesitate to contact me.

Sincerely,

J. Ben Harrill

J. Ben Harrill

JBH/lc
cc: John J. Gallagher, County Administrator
David Goldstein, Assistant County Attorney
Distribution List Attached

DISTRIBUTION LIST
CONNERTON DRI

Mr. Michael LaSala
DRI Coordinator
Pasco County Development Services
7530 Little Road
New Port Richey, Florida 34654

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Ms. Brenda Winningham
Regional Program Administrator
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399

Mr. Kent Fast
DRI Coordinator
Florida Department of Transportation
District 7
11021 N. McKinley Drive
Tampa, Florida 33612

Florida Department of Transportation
c/o Domingo Noriega
URS
7650 Courtney Campbell Causeway
Tampa, Florida 33607-1462

Brenda Williams, DRI Coordinator
Florida Department of Environmental Protection
13051 N. Telecom Parkway
Temple Terrace, Florida 33637

Stewart Gibbons
Terrabrook
7918 Land O' Lakes Boulevard
Suite 104
Land O' Lakes, Florida 34638

Dale S. "Chip" Jones, Jr.
Director of Land Development
Terrabrook
7918 Land O' Lakes Boulevard
Suite 104
Land O' Lakes, Florida 34638

Elizabeth Abernathy
WilsonMiller
2205 North 20th Street
Tampa, Florida 33605

Patrick Gassaway
Heidt & Associates, Inc.
1602 North 15th Street
Tampa, FL 33605-5046

Steve Henry
Lincks & Associates
5023 West Laurel Street
Tampa, FL 33607

PASCO COUNTY, FLORIDA

DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (727) 847-8193
FAX (727) 847-8084

GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL: Article No. 7004 1160 0000 4437 8106
RETURN RECEIPT REQUESTED

November 29, 2006

Brenda Winningham, Principal Planner
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Fl. 32399-2100

RE: Connerton Village V - DRI No. 233

Dear Ms. Winningham:

Enclosed, please find a certified copy of the Connerton, Village V Development of Regional Impact (DRI No. 233) Development Order (DO) Amendment (Resolution No. 07-40), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. The Pasco County Board of County Commissioners approved this DO amendment on November 8, 2006. Please contact me if you have any questions.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Planner II

KHT/kht

cc: Elizabeth Abernethy, Project Manager, Wilson Miller, Inc., 2205 North 20th Street Tampa, Fl. 33605
Stewart Gibbons, Terrabrook, Inc., 3505 Frontage Road, #145 Tampa, Fl. 33607 (No Attachments)
Chip Jones, Terrabrook, Inc. 3505 Frontage Road, #145, Tampa, Fl. 33607 (No Attachments)
John Meyer, DRI Coordinator, Tampa Bay Regional Planning Council, 4000 Gateway Center Boulevard Pinellas Park, Fl. 33782
Samuel P. Steffey II, Growth Management Administrator (No Attachments)
Michael LaSala, AICP, Senior Planner, DRI Coordinator
File

#233

PASCO COUNTY, FLORIDA

DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (727) 847-8193
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GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL: Article No. 7004 1160 0000 4437 8090
RETURN RECEIPT REQUESTED

November 29, 2006

Mr. John Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Center Boulevard
Pinellas Park, Fl. 33782

RE: Connerton, Village V - DRI No. 233

Dear Mr. Meyer:

Enclosed, please find a certified copy of the Connerton, Village V Development of Regional Impact (DRI No. 233) Development Order (DO) Amendment (Resolution No. 07-40), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. The Pasco County Board of County Commissioners approved this DO amendment on November 8, 2006. Please contact me if you have any questions.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Planner II

KHT/kht

cc: Elizabeth Abernethy, Project Manager, Wilson Miller, Inc., 2205 North 20th Street Tampa, Fl. 33605
Stewart Gibbons, Terrabrook, Inc., 3505 Frontage Road, #145 Tampa, Fl. 33607 (No Attachments)
Chip Jones, Terrabrook, Inc. 3505 Frontage Road, #145, Tampa, Fl. 33607 (No Attachments)
Brenda Winningham, Principal Planner, 2555 Shumard Oak Boulevard, Tallahassee, Fl. 32399-2100
Samuel P. Steffey II, Growth Management Administrator (No Attachments)
Michael LaSala, AICP, Senior Planner, DRI Coordinator
File

PASCO COUNTY, FLORIDA

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GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL: Article No. 7004 1160 0000 4437 8113
RETURN RECEIPT REQUESTED

November 29, 2006

Elizabeth Abernethy, Project Manager
Wilson Miller, Inc.
2205 North 20th Street
Tampa, Fl. 33605

RE: Connerton Village V - DRI No. 233

Dear Ms. Abernethy:

Enclosed, please find a certified copy of the Connerton, Village V Development of Regional Impact (DRI No. 233) Development Order (DO) Amendment (Resolution No. 07-40), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. The Pasco County Board of County Commissioners approved this DO amendment on November 8, 2006. Please contact me if you have any questions.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Planner II
Pasco County Growth Management

KHT/kht

cc: Stewart Gibbons, Terrabrook, Inc., 3505 Frontage Road, #145 Tampa, Fl. 33607 (No Attachments)
Chip Jones, Terrabrook, Inc. 3505 Frontage Road, #145, Tampa, Fl. 33607 (No Attachments)
Brenda Winningham, Principal Planner, 2555 Shumard Oak Boulevard, Tallahassee, Fl. 32399-2100
John Meyer, DRI Coordinator, Tampa Bay Regional Planning Council, 4000 Gateway Center Boulevard Pinellas Park, Fl. 33782
Samuel P. Steffey II, Growth Management Administrator (No Attachments)
Michael LaSala, AICP, Senior Planner, DRI Coordinator
File

THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 07-40

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380, FLORIDA STATUTES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes (F.S.), as amended, Conner Land, Ltd. (Applicant/Developer) and Pasco County filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as Connerton; and

WHEREAS, the Pasco County Board of County Commissioners is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, F.S., as amended; and

WHEREAS, this development order (DO) for the Connerton DRI was adopted by the Pasco County Board of County Commissioners on July 18, 2000; and

WHEREAS, Conner Land, Ltd., transferred a portion of its right, title, and interest in the real property, encumbered by the Connerton DRI/DO as herein set forth, to Connerton, LLC (both hereinafter referred to collectively as "Developer"); and

WHEREAS, on August 12, 2003, the Board of County Commissioners adopted Resolution No. 03-224 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the Connerton DRI/DO and to effectuate other changes; and

WHEREAS, on November 18, 2003, the Board of County Commissioners adopted Resolution No. 04-42 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to reflect a reduction of 80.9 acres along with a reduction in 137 Phase 3 single-family detached units and a corresponding modification to the project's legal description and entitlements/acreage tables; and

WHEREAS, on December 23, 2003, Connerton, LLC, filed a Notice of Proposed Change (NOPC) requesting an amendment to the DO and Map H attached hereto, which reflected a reduction of 3,036 acres (consisting of a 2,981 district preserve and fifty-five (55) acres being reserved for future right-of-way), along with a reduction in town center acreage from 300 acres to 171 acres; and

WHEREAS, on February 27, 2004, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto for specific approval for Village II in accordance with DO Condition No. 5.B and submittal of the Environmental Management Plan (EMP) in accordance with DO Condition No. 5.G.1; and

WHEREAS, on November 3, 2004, Connerton, LLC, filed an NOPC requesting an amendment to an approved DO pursuant to Section 380.06.(19), F.S., for an extension to the Phase I build-out date from 2005 to 2010; an extension of the Phase II build-out date from 2015 to 2020; an extension of the Phase III build-out date from 2025 to 2030; an extension of the development commencement date to September 17, 2010; and an extension of the DO expiration date to September 17, 2035; and

WHEREAS, the NOPC applications filed by Connerton, LLC, on December 23, 2003, February 27, 2004, and November 3, 2004, were consolidated, were heard concurrently, and were approved by the Board of County Commissioners on March 22, 2005 (Resolution No. 05-155); and

WHEREAS, on May 9, 2006, the Board of County Commissioners adopted Resolution No. 06-223 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to identify the wetland boundaries within the employment center as approved by the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE), to add one (1) access road and three (3) parcel-access points from U.S. 41 into the employment center, to allocate 50,000 square feet of Phase I, industrial entitlements, and 50,000 square feet of Phase II, industrial entitlements to the County-owned property within the employment center. The approval also recognized that the cultural resource assessment has been completed and approved for the entire project and recognized a land use equivalency matrix conversion dated January 13, 2003, and adopted Transportation Mitigation Option 1 in accordance with DO Condition No. 5.p.8 and a Roadway Development Agreement between Pasco County and Connerton, LLC (attached to the DO as Exhibit "I" in accordance with DO Condition No. 5.p.8(a)iii; and

WHEREAS, on December 20, 2005, Lennar Homes, Inc., filed an NOPC to amend the DO and Map H attached hereto for specific approval for Village V Area Plan in accordance with Section 5.B of the DO; to revise Map H to identify the wetland boundaries within Village V as approved by the SWFWMD and the ACOE, and to add two (2) external access points along S.R. 52; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that in regular session duly assembled this 8th day of November, 2006, both the NOPC application for the Connerton DRI and the development agreement are approved with conditions as set forth in the following Amended and Restated DO, which is hereby adopted by the Board of County Commissioners:

CONNERTON DEVELOPMENT ORDER

1. General Findings of Fact

The Board of County Commissioners makes the following general Findings of Fact:

a. Conner Land, Ltd., and Pasco County have filed, in accordance with Section 380.06, F.S., as amended, an ADA for the Connerton DRI and associated responses to a request for additional information, collectively referred to herein as the Application.

b. The nature, type, scope, intensity, density, costs, and general impact of the proposed Connerton DRI, in part, are those which are summarized in Composite Exhibit A (ADA, Sufficiency

Responses, the Connerton Traffic Appendices, and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1-19 of the Tampa Bay Regional Planning Council [TBRPC] DRI Final Report). Exhibits A, A-1, and B are incorporated into this Amended and Restated DO by reference. Where it is recognized that a conflict exists between the terms and conditions set forth in Exhibit A and/or B to the terms and conditions set forth in this Amended and Restated DO, the terms and conditions of this Amended and Restated DO shall control.

c. The real property encompassed by the Connerton DRI is owned by Connerton, LLC. A description of the real property owned by Connerton, LLC, is attached hereto as Exhibit C-1 and incorporated herein. A portion of the land previously owned by Conner Land, Ltd., was conveyed to and is now owned by the SWFWMD. A description of the real property which has been conveyed to and is now owned by the SWFWMD is attached hereto as Exhibit C-2 and incorporated herein. A description of the real property within the Village V parcel, owned by Lennar Homes, Inc., and Connerton, LLC, is attached hereto as Exhibit C-6.

d. The Pasco County Comprehensive Plan Future Land Use Map classification for the area subject to the Application is NT (New Town). The proposed development, as modified by this Amended and Restated DO, is consistent with the applicable provisions of the NT (New Town) classification and other applicable Goals, Objectives, and Policies of the Comprehensive Plan.

e. In processing the NOPC applications to the Connerton DRI/DO, the TBRPC reviewed the proposed changes to the DO as set forth in the NOPC applications and determined that the amendments and changes as proposed are not substantial deviations pursuant to Section 380.06(19), F.S., and accordingly, the NOPC applications should be processed as nonsubstantial deviations, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the NOPC applications are incorporated into this Amended and Restated DO.

f. The Board of County Commissioners approved the Connerton DRI/DO on July 18, 2000. The Board of County Commissioners scheduled and held a public hearing on these most recent NOPC applications to the Connerton DRI/DO as proposed by the Developer on November 8, 2006.

g. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing to review the NOPC applications.

h. At the public hearing for the review and approval of the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the NOPC applications to the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

i. Additionally, at the public hearing on both the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

j. The Board of County Commissioners has received and considered the TBRPC DRI Final Report for the Connerton DRI/DO as well as similar reports relative to the NOPC applications to the Connerton DO.

k. The Board of County Commissioners has received and considered various other reports and information relevant to the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee.

2. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

a. The Connerton DRI/DO as amended by this Amended and Restated DO will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the DO.

b. As conditioned, this DRI/DO addresses issues raised consistent with the report and recommendation of the TBRPC

c. As conditioned, this DRI/DO is consistent with the applicable provisions of the Pasco County Comprehensive Plan (the Comprehensive Plan).

d. As conditioned, this DRI/DO is consistent with the applicable provisions of the Pasco County Land Development Code (the Land Development Code).

e. The land that is the subject of this DRI/DO is not in an Area of Critical State Concern.

f. As conditioned, this DRI/DO is consistent with the applicable provisions of the adopted State Comprehensive Plan as amended.

3. Approval Stipulations

a. Specific approval with conditions is granted for Phase I.

Phase I Includes the Following:

Residential (Dwelling Units):	
Single-Family Detached	2,060
Single-Family Attached	1,500
Multifamily	240
Total	3,800
Retail (Square Feet)	146,085
Government Center/Office (Square Feet)	45,000
Industrial (Square Feet)	100,000
Community College (Students)	500
Golf Course (Holes)	18
District Park (Acres)	80
Residential Treatment and Care Facility (Beds)	50
Medical Office (Square Feet)	90,000

Conceptual approval with conditions is granted for Phases II and III. Specific approval of Phases II and III shall require a further amendment of this Amended and Restated DO after review and approval of an ADA limited to transportation, attendant air quality, potable and nonpotable water supply, and affordable housing issues, pursuant to the requirements of Section 380.06(6), F.S., and the requirements of statutes and rules in effect at the time.

b. The requirements of and conditions contained in this Amended and Restated DO shall regulate the development of the property described in Exhibit C-1 (legal description). Following the adoption of this Amended and Restated DO, all plans for development on this property shall be consistent with the conditions and restrictions set forth herein. Such conditions and restrictions shall be binding upon all Applicant's/Developer's successors in interest to the property.

In the event the Pasco County Administrator or his designee (Administrator) determines that a violation of the provisions hereof has occurred, the Administrator may issue a Notice of Noncompliance to the Applicant/Developer. If noncompliance is not cured by the date stated in the Notice of Noncompliance, the Administrator may require that all development related to the violation shall cease until the violation has been corrected. The Applicant/Developer may appeal the determination to the Board of County Commissioners pursuant to Article 317 of the Land Development Code. Notwithstanding the foregoing, violations of the development agreement shall be addressed in accordance with the provisions of the development agreement.

c. All development specifically authorized by this Amended and Restated DO shall be carried out in accordance with the provisions hereof.

(1) Adverse impacts shall be mitigated as specified in this Amended and Restated DO.

(2) The Applicant's/Developer's commitments set forth in Exhibit D shall be honored by the Applicant/Developer except as they may be superseded by specific terms of this Amended and Restated DO.

d. Development of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated DO unless otherwise provided for in this Amended and Restated DO. Development of Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), F.S., and Pasco County land development regulations (including the Land Development Code). In the event of a conflict between land development regulations and this Amended and Restated DO, it shall be resolved in accordance with the applicable law.

e. The approved DRI as set forth in this Amended and Restated DO shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original DO; i.e., September 17, 2035, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated DO have occurred or that the Amended and Restated DO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare. Compliance with this DO, the associated development agreement, the MPUD Master Planned Unit Development conditions, the Comprehensive Plan, and Land Development Code shall not constitute down-zoning, unit density reduction, or intensity reduction for purposes of the prohibition contained in this paragraph.

f. As provided in Chapter 190, F.S., and subject to the Pasco County Board of County Commissioners separate approval, Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the CDD which are identified within this Amended and Restated DO. Further, any obligations of the Applicant/ Developer contained in this Amended and Restated DO may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by Pasco County.

g. The Property is currently utilized for agricultural activities. It is understood that while the use will cease when the DRI is built out, portions of the property may continue to be used for agricultural activities until the property is developed in accordance with this DO, but at no greater intensity than at present. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, F.S., is initiated in that village, town center, or employment center. No silvicultural or agricultural activities shall be initiated on land not currently under such use.

h. Pursuant to the provisions of Section 5.b of this Amended and Restated DO, an NOPC for Village I was hereby approved on August 12, 2003.

i. Pursuant to the provisions of Section 5.b of this Amended and Restated DO, an NOPC for Village II was approved on March 22, 2005.

j. Pursuant to the provisions of Section 5.b of this Amended and Restated DO, an NOPC for the employment center was approved on May 9, 2006. The Developer allocated 50,000 square feet of Phase I, Industrial Entitlements, and 50,000 square feet of Phase II, Industrial Entitlements, to the County-owned property within the employment center. These entitlements are specifically for government buildings and facilities within the employment center, and the Developer further agreed not to allocate such entitlements to any other entity or parcel, or trade off, or reduce such entitlements unless specifically agreed to in writing by the County.

k. Pursuant to the provisions of Section 5.p.8(a)iii of this amended and restated DO, the Roadway Development Agreement, attached hereto as Exhibit I, was also approved on May 9, 2006.

l. Pursuant to the provisions of Section 5.b of this Amended and Restated DO, an NOPC for Village V is hereby approved. The amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village V NOPC and is hereby approved and incorporated herein by reference.

4. Phasing and Duration

a. Phasing Schedule

(1) Upon the adoption of this Amended and Restated DO, the entitlements set forth in Table 1 below shall be subject to the terms and conditions of this Amended and Restated DO.

(2) Excess infrastructure capacity constructed to potentially serve Phases II and III of Connerton shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06, F.S.

TABLE 1
LAND USE AND PHASING SCHEDULE

Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	2,060	1,740	1,663	5,463
Single-Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
Total Residential	3,800	2,402	2,338	8,540
Retail	146,085	768,850	768,850	1,683,785
Government Center/Office (SF)	45,000	334,138	709,662	1,088,800
Industrial (SF)	100,000	259,500	459,500	819,000
Community College (Students)	500	400	500	1,400
Golf Course (Holes)	18	18		36
Hospital (Beds)		150		150
District Park (Acres)	80			80
Residential Treatment and Care Facility (Beds)	50			50
Medical Office (SF)	90,000			90,000

TABLE 2 LAND AREA AND USES[3]				
Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
Office/Government Center/ Medical Office	163.9	Phase 1 135,000 Future Phases 1,043,800		Land area increased by 5 percent or an increase of gross floor area increased by 5 percent or 60,000 square feet, whichever is greater.
Retail	167.0	Phase 1 146,085 Future Phases 1,537,700		Gross floor area increase of 50,000 square feet, or an increase in parking spaces by 300 spaces or a 5 percent increase in either, whichever is greater.
Industrial	76.0	Phase 1 100,000 Future Phases 719,000		Land area increased by the greater of 5 percent or 32 acres or gross floor area increased by the greater of 5 percent or 60,000 square feet.
Residential	1,446.2		Phase 1 3,800 Future Phases 4,740	An increase in dwelling units by 5 percent or 50 units, whichever is greater.
Residential Treatment and Care Facility	2	Phase 1 50 Beds		
Right-of-Way/Utilities	291.3			
Community College/ Educational	80.0			
Institutional/Hospital	27.0		Future Phases 150 Beds	
Open Space				
Resource Areas: Wetlands/Mitigation	1,606.4[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf Total Open Space	341.2 2,678.5			
Total Acres	4,931.9			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands.
[3]Phase 1 - Specifically Approved; Future Phases - Conceptually Approved.

b. Duration

(1) The DO for the Connerton DRI shall not be effective until the FDCA has issued its Notice of intent and the appeal period has passed for all Comprehensive Plan Amendments, if any, associated with the Connerton DRI (which occurred on December 19, 2000).

(2) The duration of the DO shall be a period of thirty-five (35) years from the effective date of the original DO; i.e., December 19, 2035. The effective period may be extended by the Board

of County Commissioners upon a showing of good cause and as provided by statutes. The Application for such extension shall be made at least sixty (60) days prior to the expiration date.

c. Commencement of Development

If physical development of Connerton has not commenced within ten (10) years of the effective date of this DO; i.e., December 19, 2010, the Board of County Commissioners shall determine, pursuant to Chapter 380.06(19), F.S., as amended, and the procedures outlined in Section 6.B.1 hereof, whether the delay represents a substantial deviation from the Amended and Restated DO. For the purpose of the Amended and Restated DO, "commencement of development" shall mean the approval of any area plan and the commencement of development of infrastructure, roadways, or vertical development unless otherwise defined and approved by Pasco County.

d. Build-Out of Phases and Project

Build-out dates of each phase and the entire project shall be as of December 31 of each of the years listed on Table 1 above.

5. Specific Conditions

a. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the project consists of the approximate acres, housing units, square footages, and land uses as described in Table 1 and the acres, housing units, square footages, and land uses described approximately in Columns A-D of Table 2. Phase I of the project is approved subject to the conditions found within this Amended and Restated DO.

b. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific village, town center, or employment center area plan as required by Comprehensive Plan Policies 8.6.1-8.6.4 contained in Exhibit E (Area Plans). The specific approval of each area plan for villages, town center, or employment center is subject to additional agency review through the submittal of a NOPC, pursuant to Section 380.06, F.S. The Section 380.06 review of the said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission (FFWCC) regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Florida Department of State, Division of Historical Resources, and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan. A modification to Map H shall be provided identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the town center area plan; provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or

public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, F.S.

c. Land Use Exchange

(1) In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County; e.g., Equivalent Dwelling Unit Table, solid-waste generation factors, etc. The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to the Florida Department of Community Affairs (FDCA) and TBRPC and the use thereof shall be reported in the next annual report.

The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3
LAND USE EQUIVALENCY MATRIX***
(REVISED)

From	RES SF	RES MF	RES 9**	Industrial	Govt./Office	Retail *
RES SF (du)	1	1.32 du/du	2.43 du/du	725 SF/du	141 SF/du	1,004 SF/du
RES MF (du)	0.76 du/du	1	1.84 du/du	549 SF/du	107 SF/du	759 SF/du
RES Ret (du) **	0.41 du/du	0.54 du/du	1	298 SF/du	58 SF/du	413 SF/du
Industrial (K SF)	0	0	0	1	0.194 SF/SF	1.383 SF/SF
Govt. (K SF)	0	0	0	5.15 SF/SF	1	7.125 SF/SF
Retail (K SF) *	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 X 298), 59,600 square feet of industrial land uses could be gained from the trade.

(2) In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

(3) Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to the NOPC process as required by Section 380.06(19), F.S., which approval shall not be withheld for mere acceleration or deceleration of phases

if otherwise there is compliance with the terms of this Amended and Restated DO. Any departure in project build-out from the phasing schedule set forth in the Amended and Restated DO shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), F.S.

(4) The amounts of residential, retail, office, and industrial uses shown in Table 2 above within the project can be exchanged to allow flexibility in the exact land-use mix shown in Columns B, C, and D of Table 2, above, and within each individual phase shown in Table 1, provided that the following conditions are satisfied:

(a) No land use category in the final project shall contain more development than that reflected in Table 2, Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Table 2 shall not be reduced by the Developer below the amounts set forth in Table 2, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of office/ government center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of industrial.

(g) Notwithstanding Paragraphs (c), (d), (e), and (f) above, any exchange of nonresidential uses in Phase 1 shall not result in a reduction of total employment generated by the Phase 1 development mix. Any exchange of nonresidential uses within Phases II and/or III shall not result in a decrease of employment below that required in Conditions 5.d.(4) and 5.d.(5) of this Amended and Restated DO.

d. New Town Criteria

Connerton shall be designed and developed to meet the objectives and be consistent with the policies contained in the NT (New Town) provisions of the Comprehensive Plan, appended as Exhibit E including, but not limited to, the following:

(1) The project shall be designed to incorporate villages, a town center, and an employment center, consistent with Policy 8.5.1.

(2) The project shall provide a mix of uses as prescribed in Policy 8.5.2.

(3) The project shall provide internal connectivity between the town center, individual villages, and the employment center through design of the collector street system, bicycle, and pedestrian facilities.

(4) At build-out, 1.3 jobs per household shall be available within 0-5 miles of the project.

(5) No additional residential units shall receive final plat or final plan approval until an amount of nonresidential development has been constructed within the project or within one (1) mile of the project, which will provide:

(a) After the issuance of final plats and/or commercial site plan approval for the 2,000th residential unit:

0.024 jobs per retirement unit (must be deed restricted).

0.24 jobs per nonretirement unit.

(b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted).

0.50 jobs per nonretirement unit.

(c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

0.10 jobs per retirement unit (must be deed restricted).

1.0 jobs per nonretirement unit.

Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of nonresidential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a)-(c) above. The Developer must submit information which is specific as to type of business or industry; i.e., retail/office/industrial, and provide a map showing the location of each nonresidential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within twelve (12) months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250 square feet of office = 1 job

500 square feet of retail = 1 job

500 square feet of industrial = 1 job

1,000 square feet of warehouse = 1 job

If an actual survey of existing nonresidential is utilized, the documentation must include information on the name of the business, the date of and the name, address, and telephone number of the individual supplying the information.

The required documentation or survey results must be provided to the FDCA, TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated DO. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated DO shall be amended to address the issue.

(6) In order to ensure that adequate land is available for the development of nonresidential uses; i.e., retail, office/government, and industrial/warehouse land uses within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted nonresidential uses (the "nonresidential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the nonresidential set aside lands within the village centers or the town center consistent with New Town Policies 8.5.2(1)b and (3)b as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the nonresidential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition 5.d.(5) above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area with 50 percent FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the nonresidential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated DO and requests the MPUD Master Planned Unit Development zoning to allow for the development of each village, the employment center, and the town center. Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the nonresidential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the nonresidential set aside.

The nonresidential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within village centers and the employment center must be provided.

(a) Within the village centers, a total of twenty-five (25) net developable acres but not less than three (3) net developable acres each.

(b) Within the employment center, a total of seventy-two (72) net developable acres, but not less than sixty (60) net developable acres.

(c) Within the town center, seventy-two (72) net developable acres.

The nonresidential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to ensure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the nonresidential set aside that would seek to either reduce the total acres to be set aside for nonresidential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions 5.c.(1)-(4) to convert office or industrial to retail shall not be initiated or applied for by the Developer (or any other landowner within the DRI) until after August 12, 2018, or until after 8,677 jobs have been created consistent with the requirements in Condition 5.d.(5) above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in Conditions 5.d.(5)(a)-(c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

e. Water Quality and Drainage

(1) Development of Connerton shall not lower the Levels of Service (LOS) for offset drainage structures below acceptable standards as established in the adopted Comprehensive Plan and Land Development Code.

(2) A homeowners'/property owners' association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. The said entity shall be identified prior to approval of the final construction plans for any such facility. Further, the said entity shall be identified and listed in the next annual report after the approval of the final construction plans.

(3) Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center, or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data, and the use of hydrologic and

hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

(4) The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including, but not limited to, ground penetrating radar and test borings to help determine specific design considerations.

In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the SWFWMD, implement stormwater design and management techniques, such as the following:

- Lining stormwater ponds with a clay layer or synthetic liner.
- Designing shallower ponds.
- Ensuring that ponds and swales are properly grassed.
- Setting a maximum depth for stormwater storage.
- Maintaining a minimum distance between pond bottoms and the top of the limerock.
- Implementation of a more site specific groundwater quality monitoring system.

(5) The following parameters and requirements of the current Land Development Code shall be included in the stormwater management plan:

(a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, (FAC), and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

(b) Best Management Practices (BMP) for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

(6) The Developer shall construct its stormwater-retention/detention systems, according to State and local regulations including, without limitation, SWFWMD's design requirements. In addition, the Developer shall comply with the following design requirements:

(a) All swales shall be fully vegetated and operational.

(b) Dry stormwater-retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

(c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each annual report.

(d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven (7) days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The annual report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous annual report.

(7) To reduce the volume of stormwater runoff generated:

(a) Pervious areas, including golf courses, open space, and recreational areas, throughout the development shall be:

(i) Residential: forty (40) percent minimum pervious area.

(ii) Commercial: twenty-five (25) percent minimum pervious area in the aggregate not less than forty (40) percent of the total land area of Connerton. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

(8) Landscape design and maintenance in the residential, adult congregate living facility, and multifamily areas of the development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods Program.

(9) The Developer shall formulate guidelines and practices for the maintenance of Connerton golf courses that address the limited use of herbicides, pesticides, and fertilizers; include the BMP; and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

(i) The Developer prepares and submits an IPMP to the County, and the County approves the same. The IPMP may be included in and reviewed with the EMP hereinafter described.

(ii) The County shall have thirty (30) days after receipt of an IPMP to approve or disapprove the plan. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and at a minimum, shall include the following provisions:

(i) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands, and sinkhole areas and to prevent pesticide applications to these areas.

(ii) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

(iii) U.S. Department of Agriculture, Natural Resources Conservation, Service *Soil Pesticide Interaction Rating Guide* shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

(iv) All fertilizer shall be a minimum of thirty (30) percent slow release.

(c) The Developer shall design, construct, and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification there under, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction, and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf-course superintendent to manage the golf courses who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient, and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location, and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in nonplay areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs, and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed, and operated for maximum water-use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include 1) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs, and common areas separately irrigated; 2) low-volume irrigation system components; 3) high-frequency irrigation areas limited to tees and greens; 4) rain sensors with automatic rain shutoff devices; and 5) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, nonpotable water supply wells (if available), and stormwater recharge areas.

(10) Planning and development of Connerton shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water (TBW) Use Caution Area.

(11) In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water-quality standards. The Developer shall develop a surface water-quality monitoring program to be incorporated into Village, Town Center, or Employment Center Area Plans. monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project build-out. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, including nutrients, pesticides, herbicides, and stormwater parameters; frequency (minimum of twice annually) of monitoring; and reporting shall be subject to Pasco County, the FDEP, and other appropriate regulatory bodies approval.

(b) All water-quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency (EPA)/FDEP-quality control standards and requirements.

(c) The surface-water quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water-quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water-quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In

the event that the specific construction or other activity causing the violation cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.

(12) A groundwater-quality monitoring program developed in coordination with the FDEP and SWFWMD shall include the parameters, methodology, and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. The program shall be submitted to the FDEP and SWFWMD for review and Pasco County for approval and shall be included in the EMP as hereinafter described, the next annual report (hereafter due annually on September 17), and added as an exhibit to the Amended and Restated DO during the NOPC for Village Area Plan (VAP) No. 2 (the Developer submitted the monitoring program in August 2004, and staff has approved the program parameters, methodology, and monitorings). The groundwater-quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project build-out. Updated data shall be reviewed by and is subject to the approval of Pasco County, the FDEP, and SWFWMD. The data shall be updated, and shall be made part of the Annual Report which is due by September 17 pursuant to the provisions of Section 6.a(3) of this DO. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of and implemented by the Developer as part of the Reclaimed Water Permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State groundwater-quality standard, the specific construction, or other activity identified as causing the violation shall cease until the violation is corrected. The groundwater-quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

(13) Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and SWFWMD and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:

(a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities.

(b) Take immediate measures to ensure no surface water drains into the affected areas.

(c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area.

(d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision.

(e) Use geotextile materials in the backfilling operation, if appropriate.

(f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay, or karst connection.

(g) If the affected area is in the vicinity of a stormwater-detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

f. Wellfield Protection

(1) All development shall comply with the Wellhead Protection Ordinance.

(2) Retention facilities shall not impact the clay-confining layer and in no event shall contact with the limestone aquifer be allowed.

(3) The development shall conform to the provisions of the Pasco County Groundwater Protection Ordinance.

g. EMP, Wildlife, and Uplands Management

(1) The Developer will prepare an EMP. The Developer will submit the EMP to the TBRPC and SWFWMD for review and to Pasco County for approval no later than the date upon which the Developer submits its NOPC for VAP No. 2 (the Developer submitted the EMP in January 2004). The EMP shall incorporate by reference permits obtained by the Developer from one (1) or more of the SWFWMD, the FFWCC, the ACOE, or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within Connerton. Site development-related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit, or harassment of species classified as Endangered, Threatened, or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws, and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

(2) Area Plans for villages, the town center, and employment center shall include specific limits of wetlands pursuant to Chapter 66-340, FAC, and wetland delineation surveys to be conducted in coordination with the SWFWMD and other regulatory agencies as may be appropriate.

(3) In order to protect the natural values of preserved/conserved wetland and upland areas within Connerton, the EMP shall address, but not be limited to, the following matters:

(a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes, and gopher tortoises, and their State-listed commensals.

(b) Provide for the regular monitoring of target wildlife populations.

(c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for villages, the town center, and employment center.

(d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with the SWFWMD, ACOE, and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The annual report required by law in connection with the reporting of progress under the Amended and Restated DO shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, ACOE, FFWCC, or USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

(4) Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high-water elevations shall be substantially maintained.

(5) Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated DO, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

(6) All mitigation areas and littoral shelves within Connerton shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each annual report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

(7) Wetland recreation areas shall not be located in designated on-site upland-habitat preserves.

(8) It is recognized that unavoidable losses to wetland resources will occur within Connerton and such losses will be offset and compensated for through restoration, enhancement, creation, or preservation of wetlands within Connerton, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and ACOE permits to be obtained shall be used in implementing such mitigation requirements.

(9) Upland and Wetland Preserve Areas: Upland and Wetland Preserve Areas are located within Connerton and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, ACOE, and Pasco County. The Upland and Wetland Preserve Areas are lands within Connerton that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by conservation easements or other similar devices acceptable to the SWFWMD, ACOE, and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales, and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bikeways, elevated board walks, and like-kind uses authorized by the SWFWMD, ACOE, and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to upland/wetland preserve areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas, and maintenance of these facilities will be in accordance with the protocols established in the EMP and permits authorizing such activities.

(10) Habitat Mitigation Areas I and II: The Developer will set aside approximately 556± acres within Connerton as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat-management activities targeted to the Florida scrub jay, the gopher tortoise, wetland mitigation and water infiltration, and stormwater detention. The areas are depicted on Map "H" and identified as "Habitat Mitigation Area I" and "Habitat Mitigation Area II." Both Habitat Mitigation Areas I and II shall be preserved from future development through a recorded conservation easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and stormwater-detention ponds together with required support infrastructure, such as pipes, pumps, and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation), water infiltration, stormwater-detention ponds, and related infrastructure.

(11) All Upland and Wetland Preserve Areas and Habitat Mitigation Areas I and II located in Connerton will be administered and managed by a homeowners' association (HOA) or a

Chapter 190, F.S., CDD consistent with the EMP. Such entity shall have the power to assess and lien property owners within Connerton for the purpose of ensuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of Connerton. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by the Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the State and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one (1) or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the State and/or Federal agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Areas I and II.

h. Floodplain/Disaster Preparedness

(1) Elevation for all habitable structures shall be at or above a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at or above floodplain elevations as identified in the Land Development Code.

(2) No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

i. Vegetation and Wildlife

(1) The area depicted on Map "H" consists of approximately 5,000± acres of wetlands and uplands.

(2) The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within Connerton that are designed to provide: 1) additional green space in association with golf courses and wetland buffers; 2) transit and forage pathways for listed species; and 3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch, and the J. B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy Nos. 8.4.2, 8.6.1, 8.6.2, 8.6.3, and 8.6.4 contained in Exhibit "E." Any proposal to modify the upland/wetland preserve areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the

management and enhancement of preserve, wildlife habitat, and wildlife corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

(3) Internal wildlife corridors shall be provided as required in the NT (New Town) provisions of the Comprehensive Plan as set forth in the EMP. Wildlife corridors shall remain free of structures inhibiting animal migration, such as fences and buildings, unless the said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species through those areas designated as such within Connerton. The County Biologist has granted conceptual approval of the proposed Wildlife Corridor Lighting Plan contingent upon the approval of the Wildlife Corridor Landscaping Plan. The Wildlife Corridor Landscaping Plan must be reviewed and approved by the County Biologist prior to final construction plan approval of the first 2,000 dwelling units (prior to commencement of Phase II).

(4) Wildlife Crossings

(a) Wildlife crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard.

(b) The Connerton Boulevard and Road W crossings shall incorporate a wildlife crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

(i) Minimum of ten (10) feet in height or no less than eight (8) feet of clearance and twelve (12) feet in width.

(ii) At or above seasonal-high water.

(iii) Incorporates vegetation extending from the wildlife crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the wildlife crossing and provides for appropriate cover.

(iv) Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway.

(v) Includes cover under the wildlife crossing to provide safe hiding areas for small wildlife, such as rabbits, rodents, and amphibians, using the crossing that might be subject to predation by larger species, such as raccoons or bobcats. Such cover will extend across no more than two (2) feet of the wildlife crossing at surface level and may consist of any combination of natural materials, such as logs or stones, or effective substitutes that will provide the needed cover.

(c) The Developer agrees that if any Federal, State, regional, or local agency having regulatory authority over wildlife crossings determines that the crossings on Road W (Employment Center Road) should be of a larger size or greater number, the Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. The Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that Road W (Employment Center Road) be designed, engineered, constructed, and maintained so that indigenous wildlife will have unobstructed passage from one (1) side of Road W (Employment Center Road) to the other in suitable locations and, where appropriate, hydrologic connectivity is maintained to preserve the surface flow of water from one (1) side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and prior to construction shall be submitted to the FDEP (Office of Environment Services) and FFWCC for review, and to Pasco County for approval.

(e) Wildlife crossing signs in locations and numbers approved by Pasco County and the SWFWMD shall be provided along Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard at the time the crossings are constructed. Wildlife crossing signs shall also be provided along Connerton Boulevard where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within fifty (50) feet of any wildlife crossing.

(5) A Wildlife Corridor shall be provided within Village I as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD preserve north of Connerton Boulevard and the proposed wildlife corridor west of U.S. 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to passive recreation areas and activities (passive parks, paved pedestrian, and bicycle trails); stormwater ponds; floodplain mitigation areas limited to Areas 415 and 416 and Impact S-17A, as depicted on Map X, attached hereto as Exhibit H and as identified by the approved preliminary/stormwater/construction plan for Connerton, Village I, Parcels 101, 102, and 103 (DR04-1229, approved on April 29, 2004); and landscaping as may be needed to implement this condition and Condition No. 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water-management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible

with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of thirty (30) feet wide at the entry to the crossing and will expand to a minimum of 100 feet wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses, such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.; wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs, such as *Serenoa repens* and/or *Myrica cerifera;* and/or trees, such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp. The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

(6) In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any VAP, the town center, or the employment center, then the proposed changes shall be submitted for review contemporaneously with the submission of the VAP NOPC.

(7) Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(ies) shall be incorporated into the EMP and the various area plans. If changes are made to any area plan that are inconsistent with the EMP, then the area plan affected shall undergo Section 380.06, F.S., review in accordance with Condition No. 5.b above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, FAC, are observed, mitigation measures pursuant to Rule 9J-2.041, FAC, shall be incorporated into the development order authorizing development of a village, the town center, or employment center.

(8) In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, USFWS, and Pasco County for the conservation of the same.

(9) The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within Connerton, preserved representative tracts of

all major natural upland and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

(10) Open space within Connerton shall be defined to include recreational and resource areas. Approximately 2,679 acres as shown on Table 2 shall be dedicated to the Open Space System within Connerton. Within the Open Space System, approximately 436.2 acres will be dedicated to recreational areas or uses including, but not limited to, passive parks with picnic areas, playgrounds, tot lots, sports parks, and golf courses. Approximately 2,242.3 acres within the Open Space System will be dedicated as resource areas that include lakes and areas set aside for ecological preservation, enhancement, or restoration. These areas will include both wetlands and uplands. Areas set aside within resource areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration, and operation.

(11) The Developer or its designee shall periodically provide information to residents, businesses, and the community college regarding the function and value of the upland/wetland preserves, wildlife corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above-referenced information to the aforementioned groups, this information will be provided in an annual report.

(12) Lands identified within the EMP or in any permits issued by any State or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H," such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d), F.S, and shall be presumed not to be a substantial deviation.

(13) Within thirty (30) days of the approval of the Village I NOPC, the Developer shall provide a legal description of the wildlife corridor located within Village I of the Connerton DRI to County Biologist for approval. Within thirty (30) days of the approval of the Village I NOPC, the Developer shall provide the conservation-easement documents to the County and SWFWMD for their approval prior to their recording by the Developer. The conservation easement on the wildlife corridor shall be in favor of the County. Within thirty (30) days of the approval of the language of the conservation easement, the Developer shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The Developer and its assigns shall comply with Section 704.06, F.S. The Developer shall convey the wildlife corridor to the Connerton mandatory HOA or CDD by recorded deed. Maintenance of the wildlife corridors shall be the responsibility of the HOA or CDD. The Developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the wildlife corridor within thirty (30) days of such conveyance and assignment of such maintenance responsibilities.

j. Historical and Archaeological Sites

(1) Prior to initiation of any project-related land clearing or ground disturbing activities within any village, the town center, or employment center in Connerton, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, FAC, and forwarded to the Division of Historic Resources (DHR) and TBRPC for review. A survey for each village, the town center, or employment center must be completed and submitted prior to approval of the Area Plan for that village, town center, or employment center.

(2) Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the DHR to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, FAC, the Amended and Restated DO shall be amended to incorporate any required mitigation consistent with 1A-46, FAC. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to the requirements of the Land Development Code.

k. Land

(1) The BMP to reduce soil erosion and fugitive dust as referenced on Page 15-3 and 15-4 of the ADA shall be implemented.

(2) Prior to commencing development, the Developer shall provide the Pasco County Survey Division or Engineering Services Department with two (2) pair of Global Positioning Satellite (GPS) control points with twenty-four (24) hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (FAC 21HH-6). All GPS points shall be installed per FAC 21HH-6.

l. Air Quality

(1) Specific approval of the remainder of Phases I, II, and III of Connerton as proposed in the Application shall be contingent upon Chapter 380.06(6), F.S., as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Condition No. 3.a above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air-quality impacts are identified as being caused by traffic generated by Connerton, this Amended and Restated DO shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

(2) The BMP, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

m. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

(1) Water, wastewater, and reclaimed water services will be provided by Pasco County in accordance with Chapter 110 of the Pasco County Code of Ordinances as amended. The Developer shall construct all water, reclaimed water, and wastewater facilities within the development to Pasco County standards, current when application is made for connection in accordance with an approved master utility plan and any utilities service agreement(s) for Connerton.

(2) Development of Connerton shall not lower delivery of water and wastewater-utility service below the acceptable LOS established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the annual report for the year in which application for service is made.

(3) Connerton sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by the FDEP.

(4) An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, FDEP, and SWFWMD for review for the use of nonpotable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each village, town center, and employment center area plan. The plan shall include an implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water; i.e., water that is treated and provided through a public-distribution system, shall not be used for the irrigation of common areas if other more appropriate sources are available.

(5) Water-saving fixtures shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.) and xeriscape-type landscaping shall be encouraged within the project.

(6) The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances, and irrigation throughout the project through the establishment of an educational program.

(7) Prior to construction of any phase or subphase, assurance of adequate water-supply capacity and wastewater capacity for that phase or subphase must be provided. The said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from the TBW.

n. Solid/Hazardous/Biohazardous Waste and Recycling

(1) The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

(2) Development of Connerton shall not lower delivery of solid-waste collection/disposal beyond the acceptable LOS established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the annual report for the year in which application for service is made.

(3) The Developer or his designee shall provide to businesses within the employment center information that:

(a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas.

(b) Describes construction requirements for hazardous waste holding areas.

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC. If there are significant hazardous materials usage impacts as defined in Rule 9J-2.044, FAC; mitigation for the impacts shall be consistent with the requirement of this rule.

(4) Solid-waste recycling shall be given a high priority, and a specific plan shall be submitted to and approved by Pasco County to maximize solid-waste recycling for all phases of and types of development within Connerton.

o. Energy

(1) The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

(2) All Connerton tenants, businesses, and residents shall be encouraged to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration.

(b) Use landscaping, building orientation, and building construction and design to reduce heat gain.

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement.

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public.

(e) Institute recycling programs.

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours.

(g) Eliminate advertising requiring lighting after business hours.

(h) Install total energy systems where cost effective.

p. Transportation

(1) Specific approval is provided for Phase I of Connerton, as defined herein, subject to the conditions outlined in Sections 1-6 herein. Phases II and III of Connerton are subject to review pursuant to Chapter 380, F.S., as amended, for the transportation impacts of each phase and shall require review and approval of an ADA to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for Phases II and III or by the Year 2012, whichever comes first. Review of Phases II and III shall be consistent with the statutes and rules in effect at the time of the Application.

(2) Site Access

When roadways internal to Connerton (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic-control devices shall be constructed.

(a) Ridge Road at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road T at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Road T. Initially, control Road T with a "STOP" sign, and signalize when warrants are met.

(c) Road A at S.R. 52: Construct an eastbound, right-turn lane and a westbound, left-turn lane on S.R. 52. Control Road A with a "STOP" sign.

(d) Collier Parkway Extension at C.R. 583 (Ehren Road). Construct a northeast-bound, left-turn lane and southwest-bound, right-turn lane on C.R. 583 (Ehren Road), and a southeast-bound, left-turn lane and a southeast-bound, right-turn lane on Collier Parkway Extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At the time of the submission of the NOPC/MPUD Master Planned Unit Development for Village V, the Developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north-south road (Road A). The exact location and alignment of the east-west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should Phase 1 development occur in locations which require project access other than those described above in a through d, the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the DO shall be amended through the 380.06(19) process.

(3) Employment Center Road (a.k.a. Road W)

The Developer shall design, permit, and construct Employment Center Road (a.k.a. Road W) as follows:

(a) Design and permitting of that portion of Employment Center Road from Connerton Boulevard to the entrance of Village V shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village V and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village V.

(b) That portion of Employment Center Road from Connerton Boulevard to the entrance of the employment center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1,000 residential units within the DRI, and construction completed within twelve (12) months of the date of commencement. In any event, the Developer agrees to commence construction of that portion of the said road prior to commercial site plan approval for 100,000 square feet of nonresidential development within the employment center and complete construction within twelve (12) months of the date of commencement.

(4) Connerton Boulevard and Collier Parkway

(a) The Developer shall provide right-of-way for that portion of Pleasant Plains Parkway located within Village II boundaries at a minimum of 142 feet and design, permit, and construct the first two (2) lanes of such roadway (offset) as necessary to serve the development, together with drainage, floodplain and wetland mitigation to accommodate a four (4) lane urban roadway, all in accordance with the County's adopted standard roadway, typical sections for collector and arterial roadways (Resolution No. 04-212) and other applicable County requirements (hereinafter collectively referred to as "County Design Requirements"). The Developer shall dedicate to the County a minimum of 142 feet for Connerton Boulevard from U.S. 41 to Ehren Cutoff Road. The right-of-way for Connerton Boulevard shall be dedicated to Pasco County upon completion of the first two (2) lanes of Connerton Boulevard or within six (6) months of the County's request. The Developer shall be required to design and permit Connerton Boulevard as a four (4) lane facility from U.S. 41 to Ehren Cutoff Road and construct two (2) lanes of such segment (offset) prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 2,500th dwelling unit within Villages I-IV of Connerton and provide all necessary drainage, floodplain, and wetland mitigation areas for four (4) lanes of such roadway in accordance with the County Design Requirements. A Performance Bond or Letter of Credit in a form acceptable to the County and in an amount equivalent to 125 percent of the remaining cost of designing, permitting, and constructing two (2) lanes (offset) of Connerton Boulevard from U.S. 41 to Ehren Cutoff Road in accordance with the requirements set forth above shall be provided to the County prior to final plat approval for the 1,500th dwelling unit.

(b) The Developer shall be required to design, permit, and construct the first two (2) lanes (offset) of Collier Parkway from Alignment 6 of the Collier Parkway Route Study (adopted June 29, 2003) north of Ehren Cutoff Road (Alignment 6), north to the north town center boundary prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 3,000th dwelling unit within Villages I-IV of Connerton. Should the County complete construction of two (2) lanes of Alignment 6 before submission of the preliminary plan for the 3,000th dwelling unit, the Developer must commence construction of Collier Parkway from Alignment 6 north to the north boundary of the town center within six (6) months of the County's completion of two (2) lanes of Collier Parkway from Alignment 6 to the south and complete construction within one (1) year of commencement. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the boundaries of the Connerton DRI as originally approved. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide), and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(c) Right-of-way for Collier Parkway north of the northern boundary of Village IV to the north boundary of the Connerton DRI as originally approved shall be conveyed to the County within ninety (90) days of approval of this NOPC in accordance with the requirements set forth below. Should the County complete two (2) lanes of construction of Collier Parkway from the northern boundary of Village IV to S.R. 52 before the first construction plan approval is issued for Village IV, the Developer must commence construction of the first two (2) lanes (offset) of Collier Parkway from the north boundary of the town center to the north boundary of Village IV within six (6) months of the County's completion of two (2) lanes of Collier Parkway from the northern boundary of Village IV to S.R. 52 and complete construction within one (1) year of commencement. Otherwise, the deadline for construction of this segment shall be prior to or concurrent with submission of the preliminary plan for the 4,000th unit in Villages I-IV of Connerton. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the Connerton DRI as originally approved consistent with a County-approved alignment. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide) and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(d) Within six (6) months of Board of County Commissioners approval of this NOPC, the Developer shall be required to dedicate an additional 125 feet of right-of-way along the south

side of S.R. 52 for a total of 212 feet of right-of-way. (Note: On August 22, 2006, the BCC approved the required conveyance of right-of-way along S.R. 52.)

(e) Notwithstanding the above provisions, the Developer shall be required to dedicate necessary right-of-way for Pleasant Plains Parkway, Connerton Boulevard, Collier Parkway, S.R. 52, and U.S. 41 within six (6) months of the County's request if such request occurs prior to any of the deadlines set forth above.

(f) The Developer acknowledges that all of the foregoing right-of-way dedications and design, permitting, and construction requirements are 1) site-related improvements, 2) not eligible for transportation impact fee credits, and/or 3) provided at no cost to the County or Florida Department of Transportation (FDOT).

(5) Traffic Monitoring

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from Shady Hills Road to U.S. 41 and on U.S. 41 from S.R. 52 to the project entrance at Road T. When final plats and/or commercial site plan approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips for Village V, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from U.S. 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted LOS, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak-hour project trips, an annual monitoring program to provide peak-hour counts at the project entrances shall be instituted to verify that the projected number of external trips for Phase I of the project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each project entrance and shall continue on an annual basis through build-out of Phase 1. This monitoring program shall also verify that project traffic volumes of project entrances connecting to Ehren Road, U.S. 41, and S.R. 52 are not exceeding 969 p.m. peak-hour trips, 1,680 p.m. peak-hour trips, and 258 p.m. peak-hour trips, respectively. This information shall be supplied in the required annual report. If the annual report indicates the total external two (2) way trips exceed projected counts by more than fifteen (15) percent, Pasco County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. If an annual report is not submitted within thirty (30) days

of its due date, Pasco County may conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request DO amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a substantial deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S., shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the Developer shall, prior to the issuance of a final plats and/or commercial site plan approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle-trip-generating characteristics of the residential components of Connerton. Prior to undertaking this study, the Developer shall meet with representatives of Pasco County and the TBRPC to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of Connerton. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than fifteen (15) percent, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of the above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate-share calculations contained in Table 6 shall also be revised through an amendment to the DO as appropriate, based on the updated traffic impact analysis.

(6) Impact Fee Credits

The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, F.S., and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the ordinance and other land development regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04 as amended), Pasco County hereby finds that transportation impacts resulting from the Connerton proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with the said ordinance as amended.

(7) Access Management

Access for Connerton shall substantially conform to the conditions of MPUD Master Planned Unit Development zoning approval as such conditions relate to median cuts and project entrances. However, in the plan-approval process, the Developer may propose and the County may approve

modifications to such access conditions provided the modifications enhance or do not otherwise degrade the adopted operating LOS of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require FDOT's approval.

(8) Mitigation Options

The following options are established for purposes of mitigating Phase I impacts. Prior to preliminary plan or preliminary site plan approval of 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips, the Developer, at its option, shall select one (1) or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. If the Developer elects Transportation Mitigation Option 2 and fails to make the proportionate-share payment and/or enter into the roadway construction agreement required by Option 2 by December 31, 2005, then the Developer shall be required to reanalyze and recalculate the proportionate-share amount for Phase 1 utilizing a December 31, 2010, build-out date and utilizing the recalculated amount for purposes of Option 2. In any event, any extension of the Phase 1 build-out date beyond December 31, 2010, shall require a new transportation analysis in accordance with Section 380.06, F.S., as the basis for a DO amendment, which may include a re-evaluation of the required transportation mitigation. Further, the status of the improvements shall be included in each annual report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one (1) of the options set forth below:

(a) Option 1 Funding Commitments.

(For the purposes of this order, funding commitments shall be as defined in Section 9J-2.045[7]1, FAC.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4
PHASE I (2010) REQUIRED LINK IMPROVEMENTS

Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,136 single-family detached residential units or a combination of residential and nonresidential development that will generate 959 net external p.m. peak-hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton OR U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two (2) lane undivided prior to construction plan approval for 1,173 net external p.m. peak-hour trips or four (4) lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,408 net external p.m. peak-hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible at its sole expense for the design, permitting, right-of-way acquisition, and construction of these intersection improvements, except for any County obligations specifically set forth in the Roadway Development Agreement attached hereto as Exhibit I. The Developer shall not receive impact fee credits or proportionate-share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

TABLE 5 PHASE I (2010) REQUIRED INTERSECTION IMPROVEMENTS	
Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by the MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by the MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by the MUTCD.
Collier Parkway Extension/ C.R. 583 (Ehren Road)	Construct NEB LT lane and SWB RT lane on C.R. 583. Construct SEB LT lane and SEB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector A	Construct EB RT lane and WB LT lane on S.R. 52.
Acronym Listing: EB - Eastbound WB - Westbound NB - Northbound NEB - Northeastbound SB - Southbound	 SEB - Southeast Bound SWB - Southwest Bound MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each preliminary plan or preliminary site plan, the Developer shall submit a projection of net external p.m. peak-hour trips anticipated to be generated by the development included in the preliminary plan or preliminary site plan plus any development for which a preliminary plan or preliminary site plan has been previously approved.

(i) No Building Permits shall be issued for more than 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to FDOT a proportionate-share contribution of Two Hundred Eighty-Six Thousand Four Hundred Seventy-Two and 00/100 Dollars ($286,472.00) to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

(ii) No Building Permits shall be issued for development that generates more than 1,173 net external p.m. peak-hour trips until funding commitments are in place for either:

1) The Collier Parkway Extension from C.R. 583 (Ehren Road) northward to the southern boundary of Connerton and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from Connerton to C.R. 583 (Ehren Road) and U.S. 41, a southwest to eastbound, left-turn lane on Ehren Road at Parkway Boulevard and, if needed, signalization at the U.S. 41/C.R. 583 (Ehren Road intersection).

2) Four (4) laning U.S. 41 from Tower Road to Road T.

Should the Developer elect to construct the Collier Parkway Extension, this connection must be consistent with the alignment shown on Map "H."

This requirement, including impact fee credits for these improvements, has been addressed in the Roadway Development Agreement attached hereto as Exhibit I.

(iii) No Building Permits shall be issued for development that generates more than 1,408 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate-share contribution of One Hundred Twenty-Seven Thousand Five Hundred Four and 00/100 Dollars ($127,504.00) to the FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

The Roadway Development Agreement addresses the foregoing proportionate-share payments and is attached, hereto, as Exhibit I.

The a Roadway Development Agreement requires Pasco County to apply the contributed monies towards the construction of U.S. 41/S.R. 52 intersection improvements or toward U.S. 41 within Pasco County, subject to agreement/acceptance by Pasco County and the FDOT. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, Pasco County shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportionate-share payments were originally-calculated in Year 2000 dollars; these amounts were updated in the Roadway Development Agreement in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), F.S., with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further Building Permits if the annual report shows that any of the required improvements is no longer funded as defined above.

(b) <u>Option 2 Proportionate Share</u>

The Developer may apply for a proportionate-share-contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate-share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S.,

and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate-share contribution, pursuant to Section 9J-2.045, FAC, of those improvement projects listed in Section 6.1, for which funding remains uncommitted, provided that the proportionate-share contribution is greater than or equal to the cost of any one (1) of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway-construction agreement to be entered into between the Developer, Pasco County, and the responsible government agency(ies), subject to the following terms and conditions:

(i) No further Building Permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate-share contribution until the roadway-construction agreement is executed. Further, should the Developer default in the payment of the proportionate-share in accordance with the agreement, no further Building Permits shall be issued until the Developer is in compliance with the agreement.

(ii) The agreement shall be in the form of either a clearly identified, executed, and recorded, local government, development agreement, consistent with Sections 163.3220-163.3243, F.S.; an interlocal agreement; an FDOT joint participation agreement; or written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate-share payments shall be attached as an exhibit to the Amended and Restated DO through an amendment pursuant to Section 380.06(19)e(2), F.S., following the selection of this option and the execution of the agreement at the time of the next DO amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one (1) or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated DO. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(iii) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(iv) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(v) The proportionate-share amount is as set forth in Table 6 below. The proportionate-share payment for the project shown on Table 6 in accordance with 9J-2.045(7)3, FAC, has been calculated in Year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate-share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for those improvements. The

proportionate-share mitigates all development for Phase I. If any of the required improvements have been completed prior to Developer's election to pay the proportionate-share, then the amount shall be reduced by deleting the completed road improvement from the proportionate-share computation.

TABLE 6
CONNERTON DRI
PROPORTIONATE-SHARE SUMMARY
REVISED JULY 6, 2000

On	From	To	Length (miles)	Road Type		Right-of-Way Width	
				Existing	Improved	Existing	Improved
U.S. 41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
U.S. 41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
U.S. 41	Spring Hill	Powell	0.84	2U	4D	100	200
U.S. 41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Construction Cost/Mile	Area/ Section	FDOT Price Trend	2000 Const. Cost/mile	Design/ Const
U.S. 41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$0.35	$ 820,000	Urban	1.0000	$ 820,000	17%
C.R. 583 (Ehren Rd) at Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
U.S. 41	Pasco/Hernando CL	Ayers Road	$ 774,130	$545,410	$1,759,386	$3,078,926
U.S. 41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
U.S. 41	Spring Hill	Powell	$ 433,513	$305,429	$ 985,256	$1,724,199
U.S. 41	Tower Road	Collector "T"	$ 0	$509,049	$1,642,094	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$ 639,408	$482,324	$2,837,200	$3,958,932
C.R. 583 (Ehren Road) at Pines Parkway Intersection			$ 0	$ 7,214	$ 42,435	$ 49,649

On	From	To	Service Capacity		DRI Trips	Proportionate-Share	
			Existing	Improved		%	$$$
U.S. 41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$ 118,145
U.S. 41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$ 168,327
U.S. 41	Spring Hill	Powell	1,320	2,510	88	7.39%	$ 127,504
U.S. 41	Tower Road	Collector "T"	2,289	3,330	1,261	100.00%	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	0	1,410	1,166	82.70%	$3,273,840
C.R. 583 (Ehren Road) at Pines Parkway Intersection						100.00%	$ 49,649
						Improve U.S. 41 Option:	$2,565,118
						Connect to C.R. 583 (Ehren Road) Option:	$3,737,464

Notes:
1. Design costs include construction engineering inspection and are thirty-one (31) percent of construction for State roads, seventeen (17) percent for County.
2. Right-of-way costs for roads in Hernando County are forty-four (44) percent of construction per Long-Range Transportation Plan guidance from the FDOT.
3. Right-of-way cost for Collier Parkway within Connerton is $0.35 per square foot per owner.
4. Construction costs for State roads are from the *FDOT 1998 Transportation Costs* booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, January 10, 1991.
6. Above costs shall be adjusted for inflation in accordance with the FDOT's Price Trends Index, published periodically in its *Transportation Costs* booklet.
7. Site access improvements in Table 5 are not included in the proportionate-share computation. Unless otherwise implemented, the Developer will be responsible for their cost.

(vi) Payment of the proportionate-share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair-Share Contribution for Road Improvements Ordinance. In addition, any proportionate-share payments for facilities within Pasco County shall be creditable against impact fees as provided in the ordinance, and other land development regulations, and as provided in P.(8)(a) above.

(c) <u>Option 3 LOS Monitoring/Modeling</u>

(i) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of Connerton, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available, including the development and surrounding area traffic counts, and shall be submitted to the TBRPC, FDOT, Pasco County, and FDCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(ii) Prior to conducting the initial and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions, and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the

FDCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and LOS standards in effect at the time the methodology is updated.

(iii) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following: minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills Road to U.S. 41, and U.S. 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(iv) The completed TIA shall be submitted to the TBRPC and FDOT for review and comment and to Pasco County and FDCA for review and approval. If the reviewing agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County, and the final determination on all other roadways shall be made by the FDCA.

(v) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(vi) Pasco County shall not issue Building Permits beyond any point where the LOS are below the adopted peak hour LOS, as determined by the results of the TIA, and where the development consumes five (5) percent or greater of the adopted LOS capacity of the facility, unless the DO is amended to contain a binding commitment to provide the needed roadway-mitigation measures/improvements consistent with Rule 9J-2.045(7)1-3, FAC. Mitigation measures/improvements shall be included in the DO by the filing and processing of an NOPC for a DO amendment pursuant to §.380.06(19), F.S.

q. Educational Facilities

(1) Prior to the initiation of development within each village, a VAP will be developed which will include an assessment of the need for elementary, middle, and high school facilities. If it is determined that development within a village or adjacent villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the District School Board of Pasco County and the Developer.

(2) Whenever possible, school sites shall be located within the village center.

(3) The Developer shall convey to the District School Board of Pasco County real property for use as a school site. The said real property shall be a minimum of thirty-five (35) acres of contiguous developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan as specifically approved by the District School Board of Pasco County and adjacent to any required parks(s) or library site(s). The Developer shall receive School Impact Fee credits in the amount of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) per upland acre actually conveyed to the District School Board of Pasco County. All conveyances required pursuant to this approval shall occur within thirty-six (36) months of this approval, shall be in a form acceptable to the District School Board of Pasco County as appropriate, be free and clear of all liens, be excluded from the boundaries of all special districts, and be exempt from all covenants and deed restrictions.

The developer shall provide public road access with all utilities and mitigate the on-site wetlands subject to final permits with approvals of the SWFWMD, ACOE, and Pasco County prior to the conveyance of the property and within thirty-six (36) months of the date of this approval.

The Developer shall also convey an additional minimum of fifteen (15) acres of contiguous, developable uplands for a school site in Village III within thirty-six (36) months following Board of County Commissioners approval of the Village III MPUD Master Planned Unit Development at a location acceptable to the District School Board of Pasco County.

(4) The Developer shall coordinate with the District School Board of Pasco County to determine the size and location of all school sites which shall be subject to final approval by the District School Board of Pasco County.

r. Recreation and Open Space

(1) The acreage designated for open space within Connerton is set forth in Table 2 as 2,678.5 acres. The eighty (80) acre district park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County district park as the same is described in the referenced master plan. Connerton will also have at least one (1) golf course and related infrastructure. The eighty (80) acre district park must be dedicated to Pasco County or to a CDD if approved by Pasco County prior to the initiation of the remainder of Phase 1. The location of the eighty (80) acre district park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

(2) The eighty (80) acre district park to be dedicated to Pasco County, or if approved by Pasco County to a CDD, may include jurisdictional wetlands as a part of the parks resources provided however, in no event can the eighty (80) acre district park have less than eighty (80) upland acres, exclusive for wetland setbacks suitable for development and utilization as a County district park. The land to accommodate the eighty (80) acre district park shall be dedicated no later than the recordation of the plat for the second VAP. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation

Department and the Developer. If the eighty (80) acre park site is incorporated into a CDD, then the site shall be excluded from the said CDD prior to dedication to the County. If the developer makes capital facility contributions or constructs park facilities, such as ball fields and the like, then the developer may be eligible for impact fee credits, provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

(3) The Developer shall convey at no cost to Pasco County real property for use as a regional park. The real property shall be eighty (80) acres of developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan for Village II. In addition, the Developer shall construct direct access to the regional park via a public roadway prior to or concurrent with the construction of roadways for Neighborhood I of Village II. The regional park shall not be opened to the public until such time as a paved, public roadway is completed to the site.

If the protection of isolated, jurisdictional wetlands is ultimately required or the Developer is otherwise unable to obtain permits to comply with the below provisions concerning demucking of the site and this results in less than eighty (80) acres of upland parkland, the Developer shall be required to reimburse the County Fifty Thousand and 00/100 Dollars ($50,000.00) for each acre under-eighty (80) developable upland acres.

The Developer must provide an interconnection between the regional park site and the SWFWMD property subject to SWFWMD approval.

The Developer, subject to final permit approval from the SWFWMD and ACOE, will be required to demuck, fill, and mitigate the four (4) one (1) acre Category III wetlands prior to or concurrent with construction plan approval of the 1,300th residential unit within the Connerton DRI or prior to December 31, 2010, whichever comes first.

The eighty (80) acre regional park site (inclusive of the demucked, filled, and mitigated wetland areas) must be dedicated to the County prior to the first preliminary plat above 1,300 residential units in the Connerton DRI or by July 31, 2011, whichever comes first. The final dedication of lands for the eighty (80) acre regional park site to Pasco County shall be contingent upon receipt of soil samples supporting the assumption that the proposed eighty (80) acre park site is comprised of at least eighty (80) acres of developable uplands. The commitment of the Developer to undergo wetland-related permitting, as described above, will require Pasco County, as the property owner, to provide property owner authorization related to such permitting activity. Such authorizations, as described above, shall be granted when requested in a timely manner.

(4) Prior to the initiation of development within each village, a VAP will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within

each VAP. An amount equal to a minimum of five (5) percent of the useable acres within each village center must be developed as parks and/or open space.

(5) Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

(6) Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open-space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first annual report following each phase or subphase approval.

(7) Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the village, town center, or employment center area plans, those open space uses shall be restricted to remain as an active or passive, recreational open space amenity unless otherwise approved by the Board of County Commissioners consistent with the requirements of 380.06(19), F.S.

(8) All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

s. Health Care/Police/Fire

(1) Pasco County shall provide fire, police, and EMS service to the development. The Developer shall be required to dedicate no more than ten (10) buildable acres within the town center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of fire, EMS, Sheriff, and/or library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of village, town center, and employment center area plans.

(2) Connerton shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of Building Permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered will be supplied with sprinkler systems and that functioning fire hydrants in sufficient number and appropriate locations to accommodate the firefighting operations will be provided.

t. Housing

(1) The Developer has completed an Affordable Housing Analysis for the nonresidential component of Connerton and determined that the existing housing supply is adequate to meet the anticipated approved portion of Phase I demand for very-low, low-, and moderate-income housing units.

(2) Specific approval of the remainder of Phases I, II, and III is conditioned on further Section 380.06(6), F.S., review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to the said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the project, or within an area proximate (as determined by the approved methodology), the DO shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048, FAC.

u. General Conditions

(1) Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with Rule 9J-2.0252, FAC. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, FAC.

(2) Should the Developer divest himself of all interest in the project prior to the expiration of this DO, the Developer shall designate the successor entity to be responsible for preparation of the annual report and compliance with applicable requirements of this Amended and Restated DO.

(3) If there is an internal conflict between the provision(s) of this DO, then the more stringent provision(s) shall prevail.

(4) In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the Developer shall be required to pay the said fee pursuant to that ordinance/resolution.

6. Procedures

a. Annual Reports

(1) Monitoring of Connerton by the County shall be the responsibility of the Administrator at the time of annual report submittal.

(2) The Developer shall provide to the County an annual report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

(3) The Developer shall provide an annual report on the required form to the Development Services Branch, TBRPC, and FDCA on the anniversary date of final adoption of the original DO; i.e., September 17, 2000, and every year thereafter during the term of this Amended and Restated DO. The contents of the annual report shall meet the requirements of Section 380.06(18), F.S., and shall include all additional data and information as required in this Amended and Restated DO.

(4) If the annual report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the

Amended and Restated DO. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of Building Permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), F.S., as amended, until a public hearing has been held pursuant to Section 380.06(19), F.S., as amended, to determine if a substantial deviation has occurred.

(5) In addition to the required elements of the annual report, the Developer shall include:

(a) The cumulative number of units developed through the land use tradeoff mechanism.

(b) The cumulative number of units (dwelling units by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed, and occupied.

(c) A synopsis of all DRI and zoning amendments.

(d) A synopsis of ownership (major parcels).

(e) A list of DRI/DO and zoning conditions of approval met by the Developer.

(f) A copy of any village, town center, or employment center area plan approved during the reporting period and an analysis of how the approved plan meets all of the applicable NT (New Town) criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by Conditions No. 5.d.(5) and 5.d.(6) above commencing with the first annual report following the issuance of final plat or final plan approval for the 2,000th residential unit.

b. Amendments/Substantial Deviations

(1) Proposed or necessary changes to the Amended and Restated DO or departures from the approvals set forth in this Amended and Restated DO must undergo a review by the Board of County Commissioners. Application to amend any provision of this Amended and Restated DO shall be made on the required form (NOPC to a Previously Approved DRI) and shall be provided by the Developer to the TBRPC, FDCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), F.S., as amended, prior to implementation of such changes.

(2) Any amendment to the NT (New Town) Future Land Use Map classification and/or implementing objectives and policies as contained in the adopted Future Land Use Element of the Comprehensive Plan shall be subject to a substantial deviation determination.

c. Notice of Adoption

(1) A notice of adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.

(2) The Clerk of the Board of County Commissioners shall return eight (8) signed and certified copies of this Amended and Restated DO and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the FDCA and TBRPC, and to attorneys of record of these proceedings.

7. Severability

a. If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remainder of the resolution shall be construed as not having contained the section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

8. This resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this 8th day of November, 2006.

(SEAL)

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

ATTEST:

JED PITTMAN, CLERK

STEVE SIMON, CHAIRMAN

WITNESSES:

APPROVED

By: NOV 0 8 2006

Print

Its

Title

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF PAGE(S) 1-99 OF 99 PAGES OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 15th of November, 2006
JED PITTMAN, CLERK TO THE BOARD
BY Sandra Boden, DC D.C.

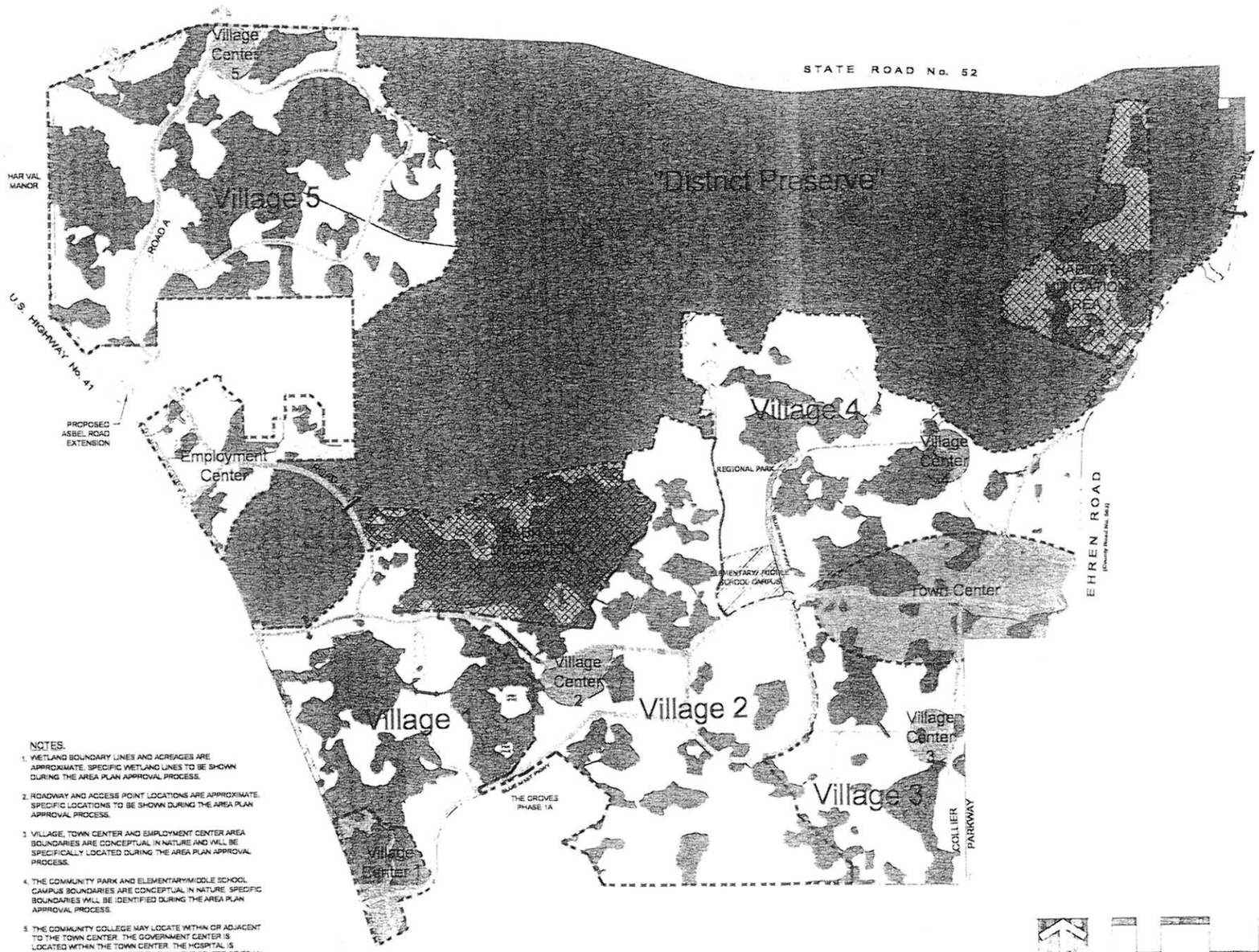
EXHIBITS

A	ADA*, Sufficiency Response*, Traffic Appendices*, and Groundwater-Quality Monitoring Program*
A-1	Amended Map H
B	TBRPC Final Report* and NOPC Report*
C-1	Legal Description of Revised DRI Boundary
C-2	Legal Description of Parcel "B" being removed from the DRI
C-3	Legal Description of Village Area I
C-4	Legal Description of Village Area II
C-5	Legal Description of Employment Center
C-6	Legal Description of Village V
D	Developer's Commitments
E	New Town Comprehensive Plan Provisions
F	Potential Regionally Significant Resources*
G	Figure 2 (Revised May 2003) Village I Wildlife Corridors and Crossings*
H	"Map X" as identified by Petition No. DR04-1229, approved by the DRC on April 29, 2004
I	Notice of Adoption
*	These exhibits are not attached but are incorporated by reference into the DO. Copies are on file at the Pasco County Growth Management Department.

Exhibit A
ADA, Sufficiency Response,
Traffic Appendices, and
Groundwater-Quality Monitoring Program

Exhibit A-1
Amended Map H

PROPOSED CONNERTON DRI MAP H (AMENDED)



NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE MAY LOCATE WITHIN OR ADJACENT TO THE TOWN CENTER. THE GOVERNMENT CENTER IS LOCATED WITHIN THE TOWN CENTER. THE HOSPITAL IS LOCATED EITHER WITHIN THE EMPLOYMENT CENTER OR TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

LEGEND

- BUFFER AREA
- VILLAGE BOUNDARIES
- FUTURE / PROPOSED ROADS
- WILDLIFE CROSSINGS
- WILDLIFE CORRIDOR
- VILLAGE CENTER
- VILLAGE AREA
- TOWN CENTER
- EMPLOYMENT CENTER
- REGIONAL PARK
- ELEM./MIDDLE SCHOOL CAMPUS
- HABITAT MITIGATION AREAS 1& 2
- WETLANDS

Date Prepared: December, 2005

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Landscape Architects • Transportation Consultants
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Exhibit B
Tampa Bay Regional Planning Council Final Report and Notice of Proposed Change Report*

Exhibit C-1
Legal Description of Revised DRI Boundary

Exhibit 2
CONNERTON NEW TOWN DRI BOUNDARY
11-19-03

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No.

45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54"

Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, S.89°29'00"E., 1320.77 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the North boundary of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36, continue S.89°29'00"E., 1320.77 feet to the **POINT OF BEGINNING**.

Containing 80.937 acres, more or less.

And less and except the following Parcel"B" Part 1 and 2

Parcel "B"
CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART I
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the **POINT OF BEGINNING**; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence

N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING**.

Containing 171.332 acres, more or less.

CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART II
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses:
1) N.21°37'19"W., 830.88 feet to a point of curvature;
2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency;
3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet;

(chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve; 17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12

feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98 feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING**.

Containing 7877.174 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: A parcel of land lying in Section 36, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25, also being the

thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28°26"W., 229.07 feet; 3) N.88°49'39"E.,

234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W.,

1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the **POINT OF BEGINNING**.

Containing 2809.693 acres, more or less.

ALTOGETHER containing 4815.209 acres, more or less.

Exhibit C-2
Legal Description of Parcel "B" Being Removed from the DRI

Exhibit C-3
Legal Description of Village Area I

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the **POINT OF BEGINNING**; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 f et along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the **POINT OF BEGINNING**.

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

Exhibit C-4
Legal Description of Village Area II

CONNERTON
VILLAGE TWO

DESCRIPTION: A parcel of land lying in Sections 23, 24, 25 and 26, Township 25 South, Range 18 East, and Sections 19 and 30, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 25, for a POINT OF BEGINNING, run thence along the South boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 25, N.89°29'55"W., 1320.84 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25, N.89°28'35"W., 1320.81 feet to the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 25, N.89°27'57"W., 1320.57 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence N.26°39'38"W., 740.55 feet; thence N.64°26'20"W., 629.71 feet; thence N.62°51'49"E., 1014.97 feet; thence N.20°32'44"E., 550.68; thence N.50°16'30"W., 1534.72 feet; thence S.55°39'08"W., 811.16 feet; thence S.65°13'49"W., 1058.84 feet; thence N.24°46'11"W., 145.00 feet; thence N.65°13'49"E., 788.88 feet; thence N.35°54'10"E., 857.06 feet; thence NORTH, 1344.00 feet; thence N.49°03'00"W., 1933.00 feet to a point on a curve; thence Westerly, 575.35 feet along the arc of a curve to the left having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing N.85°25'30"W., 575.18 feet); thence N.02°12'00"E., 170.00 feet to a point on a curve; thence Easterly, 967.92 feet along the arc of said curve to the right having a radius of 7110.00 feet and a central angle of 07°48'00" (chord bearing S.83°54'00"E., 967.18 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence N.32°11'37"E., 621.01 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.54°25'49"W., 924.48 feet; thence N.12°50'00"E., 600.00

feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence S.80°35'16"E., 79.07 feet to a point on a curve; thence Southerly, 168.38 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 15°18'47" (chord bearing S.17°04'07"W., 167.88 feet) to a point of reverse curvature; thence Southerly, 386.91 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 38°53'31" (chord bearing S.05°16'46"W., 379.53 feet) to a point of tangency; thence S.14°10'00"E., 880.00 feet to a point of curvature; thence Southerly, 329.87 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 30°00'00" (chord bearing S.00°50'00"W., 326.11 feet) to a point of tangency; thence S.15°50'00"W., 150.00 feet to a point of curvature; thence Southerly, 422.70 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 20°42'00" (chord bearing S.05°29'00"W., 420.41 feet) to a point of tangency; thence S.04°52'00"E., 600.47 feet to a point of curvature; thence Southerly, 330.60 feet along the arc of a curve to the right having a radius of 530.00 feet and a central angle of 35°44'24" (chord bearing S.13°00'12"W., 325.27 feet) to a point of reverse curvature; thence Southerly, 548.02 feet along the arc of a curve to the left having a radius of 470.00 feet and a central angle of 66°48'24" (chord bearing S.02°31'48"E., 517.50 feet) to a point of tangency; thence S.35°56'00"E., 215.65 feet to a point of curvature; thence Easterly, 38.68 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°39'22" (chord bearing S.80°15'41"E., 34.94 feet) to a point of reverse curvature; thence Easterly, 1177.88 feet along the arc of a curve to the right having a radius of 2320.00 feet and a central angle of 29°05'22" (chord bearing N.69°57'19"E., 1165.27 feet) to a point of tangency; thence N.84°30'00"E., 98.95 feet to a point of curvature; thence Easterly, 30.28 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 30.10 feet) to a point of compound curvature; thence Northeasterly, 48.72 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 46.82 feet) to a point of compound curvature; thence Northerly, 30.28 feet along the arc of a curve to the left having a radius of

80.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 30.10 feet); thence N.75°18'00"E., 120.00 feet to a point on a curve; thence Southeasterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.37°29'11"E., 61.97 feet) to a point of reverse curvature; thence Southeasterly, 12.87 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 06°08'46" (chord bearing S.57°12'00"E., 12.87 feet) to a point of reverse curvature; thence Easterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.76°54'49"E., 61.97 feet); thence S.09°42'00"E., 120.00 feet to a point on a curve; thence Southwesterly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.60°50'51"W., 53.28 feet) to a point of compound curvature; thence Southwesterly, 10.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 17°11'24" (chord bearing S.32°48'00"W., 10.46 feet) to a point of compound curvature; thence Southerly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.04°45'09"W., 53.28 feet) to a point of tangency; thence S.14°42'00"E., 1816.20 feet to a point of curvature; thence Southerly, 884.99 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 40°14'35" (chord bearing S.05°25'18"W., 866.91 feet) to a point of reverse curvature; thence Southerly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.04°19'35"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 204.79 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 97°46'52" (chord bearing S.32°00'00"W., 180.83 feet) to a point of reverse curvature; thence Southwesterly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.59°40'25"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 869.60 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 39°32'35" (chord bearing S.58°13'42"W., 852.44 feet) to a point of tangency; thence S.78°00'00"W., 221.38 feet; thence S.39°26'15"E., 1053.61 feet; thence S.12°09'53"E., 442.32 feet; thence S.47°48'01"E., 1546.92 feet; thence S.00°11'38"W., 419.17

feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1478.31 feet to the POINT OF BEGINNING.

Containing 947.954 acres, more or less.

CNT-CT-002
P:\Connerton\CTON-VILLAGE2-DS
JMG

January 26, 2004

Exhibit C-5
Legal Description of the Employment Center

CONNERTON COMMERCE PARK

PARCEL 1

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 194.46 feet to the **POINT OF BEGINNING**; thence continue, S.21°53'39"W., 142.95 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, N.31°23'57"W., 1457.32 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.13°36'03"E., 35.36 feet) to a point of tangency; thence N.58°36'03"E., 469.74 feet to a point of curvature; thence Northeasterly, 604.70 feet along the arc of a curve to the left having a radius of 1021.00 feet and a central angle of 33°56'03" (chord bearing N.41°38'02"E., 595.90 feet) to a point of tangency; thence N.24°40'00"E., 101.08 feet to a point of curvature; thence Northeasterly, 37.06 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 84°55'26" (chord bearing N.67°07'43"E., 33.76 feet) to a point of reverse curvature; thence Easterly, 316.18 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 17°05'26" (chord bearing S.78°57'17"E., 315.01 feet) to a point of tangency; thence S.87°30'00"E., 700.00 feet to a point of curvature; thence Easterly, 61.16 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 01°43'04" (chord bearing S.86°38'28"E., 61.16 feet) to the **POINT OF BEGINNING.**

Containing 40.023 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 2

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 337.41 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following two (2) courses: 1) N.31°23'57"W., 1649.32 feet to the **POINT OF BEGINNING**; 2) continue, N.31°23'57"W., 1005.51 feet; thence N.58°36'03"E., 975.52 feet to a point on a curve; thence Southeasterly, 117.24 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 00°58'05" (chord bearing S.22°59'02"E., 117.24 feet) to a point of reverse curvature; thence Southeasterly, 698.53 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 37°45'26" (chord bearing S.41°22'43"E., 685.96 feet) to a point of reverse curvature; thence Southerly, 37.06 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 84°55'26" (chord bearing S.17°47'43"E., 33.76 feet) to a point of tangency; thence S.24°40'00"W., 101.08 feet to a point of curvature; thence Southwesterly, 520.60 feet along the arc of a curve to the right having a radius of 879.00 feet and a central angle of 33°56'03" (chord bearing S.41°38'02"W., 513.02 feet) to a point of tangency; thence S.58°36'03"W., 469.74 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.76°23'57"W., 35.36 feet) to the **POINT OF BEGINNING**.

Containing 22.743 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 3

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 337.41 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following two (2) courses: 1) N.31°23'57"W., 2654.82 feet to the **POINT OF BEGINNING**; 2) continue, N.31°23'57"W., 806.74 feet; thence N.55°09'25"E., 1043.23 feet to a point on a curve; thence Southeasterly, 872.48 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 07°12'11" (chord bearing S.27°04'10"E., 871.90 feet); thence S.58°36'03"W., 975.52 feet to the **POINT OF BEGINNING**.

Containing 19.561 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 4

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence N.89°59'46"W., 196.16 feet; thence S.00°00'14"W., 488.08 feet; thence N.89°59'46"W., 255.79 feet; thence S.00°00'14"W., 407.95 feet; thence N.89°59'46"W., 668.57 feet to the **POINT OF BEGINNING**; thence S.27°37'43"W., 579.15 feet to a point on a curve; thence Northwesterly, 873.73 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 53°15'24" (chord bearing N.49°07'42"W., 842.62 feet) to a point of reverse curvature; thence Northwesterly, 1015.59 feet along the arc of a curve to the left having a radius of 7060.00 feet and a central angle of 08°14'31" (chord bearing N.26°37'16"W., 1014.71 feet); thence N.55°09'25"E., 261.73 feet to a point of curvature; thence Northeasterly, 713.02 feet along the arc of a curve to the right having a radius of 1770.00 feet and a central angle of 23°04'51" (chord bearing N.66°41'50"E., 708.21 feet); thence S.00°00'14"W., 225.84 feet; thence S.50°10'39"E., 644.82 feet; thence S.00°00'14"W., 736.31 feet to the **POINT OF BEGINNING**.

Containing 35.516 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 5

DESCRIPTION: A parcel of land lying in Sections 14, 15, 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet to the **POINT OF BEGINNING**; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 68.87 feet to a point on a curve; thence Westerly, 102.90 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 02°43'46" (chord bearing N.86°08'07"W., 102.89 feet) to a point of tangency; thence N.87°30'00"W., 700.00 feet to a point of curvature; thence Westerly, 192.66 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 11°44'36" (chord bearing N.81°37'42"W., 192.33 feet); thence N.27°37'43"E., 579.15 feet; thence S.89°59'46"E., 668.57 feet; thence N.00°00'14"E., 407.95 feet; thence S.89°59'46"E., 255.79 feet; thence N.00°00'14"E., 488.08 feet; thence S.89°59'46"E., 196.16 feet to the **POINT OF BEGINNING**.

Containing 48.521 acres, more or less.

CNT-CT-037
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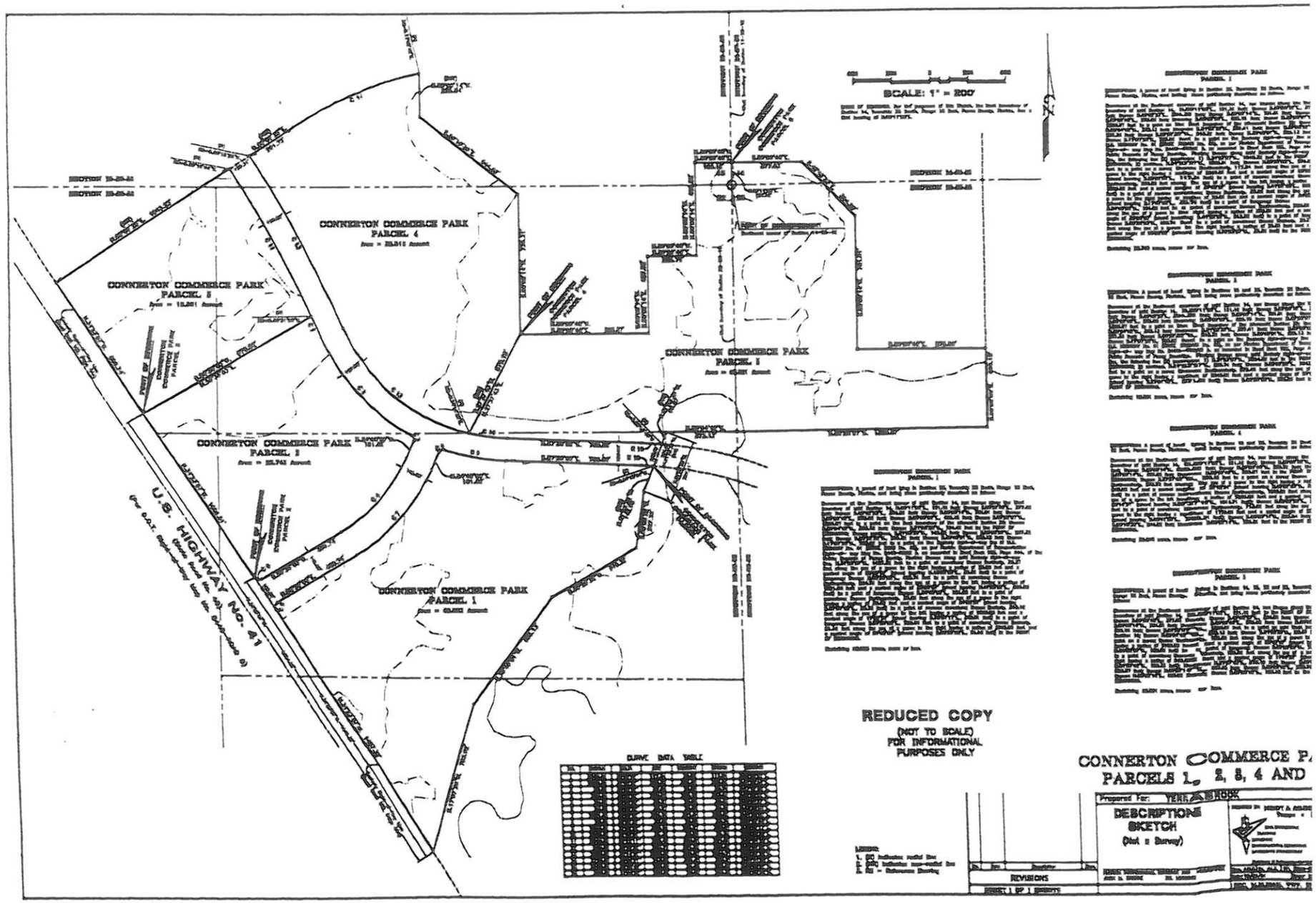
JMG

October 7, 2004


SCALE: 1" = 200'
CONNERTON COMMERCE PARK
PARCEL 4
CONNERTON COMMERCE PARK
PARCEL 3
CONNERTON COMMERCE PARK
PARCEL 2
CONNERTON COMMERCE PARK
PARCEL 1
U.S. HIGHWAY NO. 41
REDUCED COPY
(NOT TO SCALE)
FOR INFORMATIONAL
PURPOSES ONLY
CURVE DATA TABLE
CONNERTON COMMERCE PA
PARCELS 1, 2, 3, 4 AND
DESCRIPTIONS
SKETCH
(Not a Survey)
REVISIONS

Exibit C-6

Legal Description of
Village V
Connerton DRI No. 233

CONNERTON VILLAGE FIVE
RESIDENTIAL PARCEL

DESCRIPTION: A parcel of land lying in Sections 10, 11, 14 and 15, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 10, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; run thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'43"W., 1552.55 feet to the Northeasterly corner of said HAR VAL MANOR, said point also lying on the Southerly right-of-way line of STATE ROAD No. 52, per Florida Department of Transportation Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line, the following seven (7) courses: 1) N.67°44'30"E., 113.76 feet; 2) S.22°15'30"E., 2.00 feet; 3) N.67°44'30"E., 1990.00 feet; 4) N.22°15'30"W., 2.00 feet; 5) N.67°44'30"E., 1151.25 feet to a point of curvature; 6) Easterly, 682.85 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'10" (chord bearing N.80°04'05"E., 677.59 feet) to a point of tangency; 7) S.87°36'20"E., 3191.45 feet; thence SOUTH, 125.11 feet to the Northwesterly corner of that parcel of land described in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said parcel described in Official Records Book 5559, Page 988, the following sixteen (16) courses: 1) continue, SOUTH, 664.89 feet; 2) S.64°00'00"E., 117.00 feet; 3) N.72°38'00"E., 295.00 feet; 4) S.64°41'12"E., 308.68 feet; 5) S.23°50'00"W., 445.10 feet; 6) S.30°00'00"E., 490.00 feet; 7) S.51°59'15"E., 761.19 feet; 8) S.67°42'51"E., 575.32 feet; 9) S.28°50'00"E., 376.78 feet; 10) S.06°50'00"E., 460.00 feet; 11) S.04°50'00"W., 790.00 feet; 12) S.04°00'00"E., 780.00 feet; 13) S.29°50'00"W., 715.00 feet; 14) S.69°52'33"W., 823.74 feet; 15) S.53°15'43"W., 383.05 feet; 16) S.49°50'00"W., 1100.24 feet; thence N.00°11'06"E., 830.23 feet; thence S.89°28'07"W., 1320.07 feet; thence N.89°54'57"W., 3029.98 feet; thence S.00°10'52"W., 1009.97 feet; thence N.89°54'34"W., 1258.94 feet; thence S.53°26'17"W., 350.83 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45) per Florida Department of Transportation Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'52"W., 1090.06 feet; 2) S.49°38'08"W., 70.00 feet; 3) N.40°21'52"W., 50.89 feet to a point on the West boundary of the Southwest 1/4 of the aforesaid Section 15; thence along said

West boundary of the Southwest 1/4 of Section 15, N.00°07'06"E., 769.22 feet to the Northwest corner of said Southwest 1/4 of Section 15; thence along the West boundary of the Northwest 1/4 of said Section 15, N.00°07'50"E., 2630.51 feet to the **POINT OF BEGINNING**.

Containing 1115.536 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

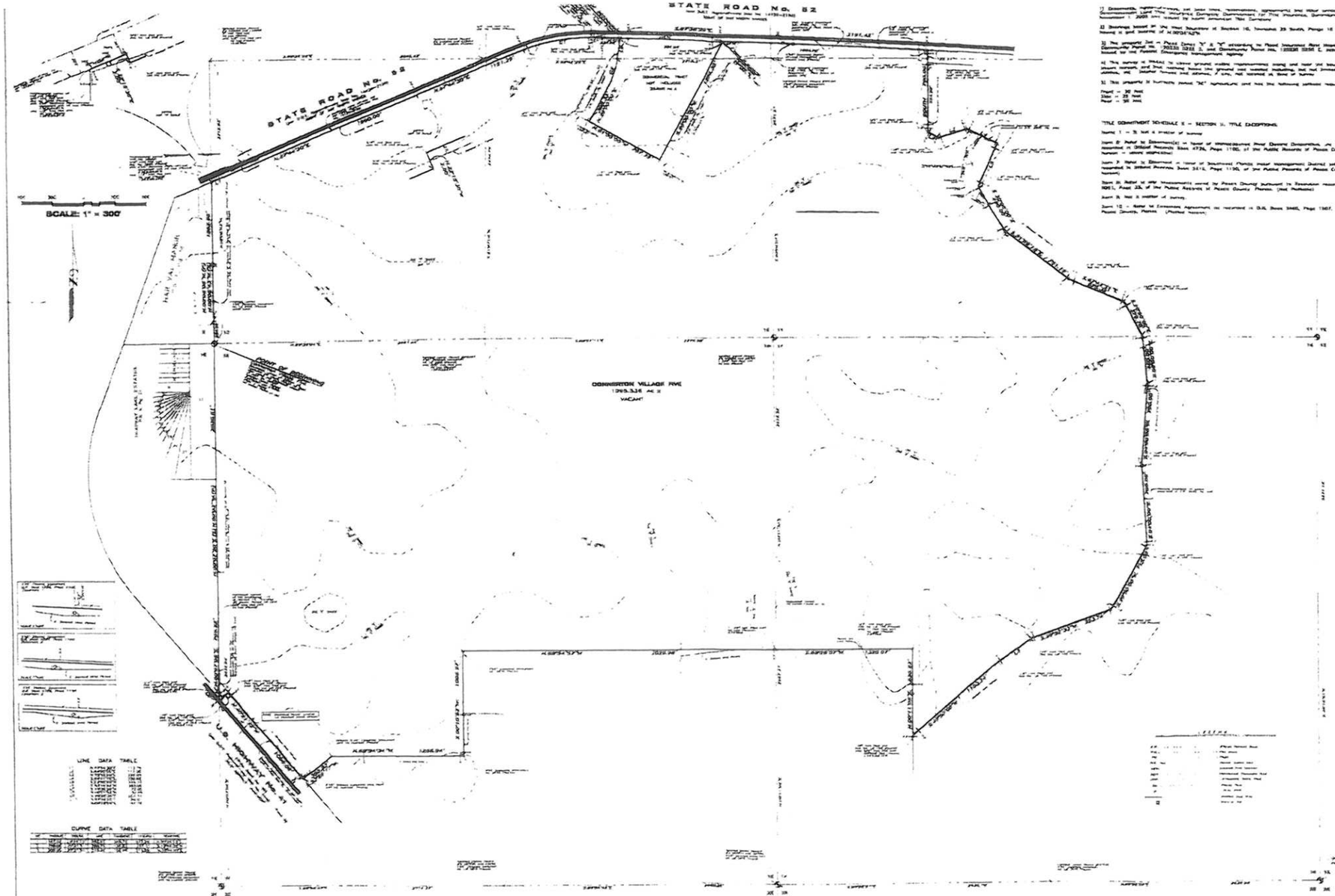
CONNERTON VILLAGE FIVE COMMERCIAL TRACT

DESCRIPTION: A parcel of land lying in Section 10, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 10, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; run thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'43"W., 1552.55 feet to the Northeasterly corner of said HAR VAL MANOR, said point also lying on the Southerly right-of-way line of STATE ROAD No. 52, per Florida Department of Transportation Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line, the following eight (8) courses: 1) N.67°44'30"E., 113.76 feet; 2) S.22°15'30"E., 2.00 feet; 3) N.67°44'30"E., 1990.00 feet; 4) N.22°15'30"W., 2.00 feet; 5) N.67°44'30"E., 1151.25 feet to a point of curvature; 6) Easterly, 682.85 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'10" (chord bearing N.80°04'05"E., 677.59 feet) to a point of tangency; 7) S.87°36'20"E., 234.86 feet to the **POINT OF BEGINNING**; 2) continue, S.87°36'20"E., 991.84 feet; thence S.29°00'00"W., 1296.35 feet; thence N.61°00'00"W., 767.72 feet; thence N.29°00'00"E., 398.33 feet to a point of curvature; thence Northerly, 268.75 feet along the arc of a curve to the left having a radius of 750.00 feet and a central angle of 20°31'51" (chord bearing N.18°44'05"E., 267.31 feet) to a point of tangency; thence N.08°28'09"E., 203.74 feet to the **POINT OF BEGINNING**.

Containing 20.000 acres, more or less.

ALTOGETHER containing 1095.536 acres, more or less.



CONNERTON VILLAGE 5
BOUNDARY SURVEY

Exhibit D
Developer's Commitments

EXHIBIT D

DEVELOPER COMMITMENTS
DRI NO. 233
CONNERTON

PASCO COUNTY

The following are Developer commitments set forth in the Application for Development Approval (ADA), three Sufficiency Responses ("SR1", "SR2," and "SR3") as amended to be consistent with the original development order (DO). These commitments shall be honored by the Developer, except as they may be superseded by specific terms of the Amended and Restated DO and/or Policies or Objectives of the NT (New Town) Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the Connerton Master Development Plan for schools and other public-service facilities (SR2, Page 12).

2. The location of public facilities will be governed and regulated by the goals, policies, objectives, and specific development standards adopted by Pasco County for village, town center, and village center development (SR1, Page 9-3) (amended).

3. Development of villages, village centers, town center, employment center, and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, the Southwest Florida Water Management District (SWFWMD), Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP), Environmental Protection Agency (EPA), and other applicable regulatory agencies that commonly issue development permits and approvals (SR1, Page 9-4).

4. Development within Connerton will be required to be more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing (ADA, Page 10-2).

5. At build-out, the new town will contain nine villages around a central town center, with an employment center providing additional employment (ADA, Page 10-3).

6. Villages will range from 300 to 1,000 acres and be composed of five or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the village will include complete and integrated neighborhoods and a village center. The village must have useable open space in the form of squares, greens, and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development or other physical separation. Local and collector streets, pedestrian paths, and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the village center, other villages, and town center (ADA, Page 10-3).

7. Village centers will contain a mix of uses, including residential, commercial, and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods (ADA, Page 10-3).

8. A town center will be developed in support of the villages in Connerton (ADA, Page 10-3).

9. The town center will contain an educational campus, a central Pasco County government center, a hospital-medical complex, and higher density residential development. The town center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian, and bicycle path systems provided within individual villages (ADA, Page 10-3) (amended).

10. A 120-acre educational campus will be centrally located within Connerton (ADA, Page 10-3) (amended).

11. Connerton will also contain a designated employment center. The employment center will have access to U.S. 41 while providing internal access to the villages and town center (ADA, Page 10-3).

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan (ADA, Page 10-4) (amended).

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation (ADA, Page 10-4).

14. An estimated 45 percent of the project total will remain in a natural state (ADA, Page 10-5).

15. A community serving park will be provided near the town center on the Ridge Road Extension. Each village will provide neighborhood serving recreational opportunities and facilities (ADA, Page 10-5).

16. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, village center, other villages, town center, and employment center (ADA, Page 10-5).

17. At build-out, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial (ADA, Page 10-5).

18. Three 18-hole golf courses, over 175 acres as a district park, and neighborhood parks within each village will provide active recreational opportunities for Connerton residents (ADA, Page 10-5).

19. Parking will be governed by the Pasco County Land Development Code at the time the VAP is prepared (SR1, Page 10-2).

20. The provisions of the NT (New Town) Comprehensive Plan Amendment, coupled with the DO conditions, will provide assurance that the concept is implemented (SR1, Page 10-13).

21. Detailed area plans for new town components will be prepared and reviewed for compliance with plan policies and standards, Land Development Code requirements, as well as with applicable DO conditions (SR1, Page 10-13).

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a village (SR1, Page 10-12).

23. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, to the village center, other villages, town center, and employment center (SR1, Page 10-12).

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the village road layouts (SR1, Page 10-12).

25. These policies will be applicable to development in all Future Land Use categories, including the proposed NT (New Town) classification (SR1, Page 10-12).

26. Internal roadway design will consider wildlife movement in corridors (SR1, Page 10-12).

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD Planned Unit Development zoning request for the preliminary site plan (SR1, Page 10-12).

28. The village center boundaries will be determined in the future and in conjunction with the specific site planning of each village (SR1, Page 10-13) (amended).

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), village centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning, and other regulatory agency requirements to receive site plan approvals by Pasco County (SR1, Page 10-13).

30. Specific site planning issues, such as setbacks, buffers, building, and local street location, etc., will be addressed at the time of site design for each individual village (SR1, Page 10-13).

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of Connerton and will not be undertaken or permitted by the Applicant (ADA, Page 12-24).

2. Many of the existing pine trees in Connerton will be preserved in the postdevelopment stage and much of the most desirable habitat has been set aside in the upland/wetland preserves (ADA, Page 12-25).

3. The vast upland/wetland preserve system, golf courses, and wetland buffers on site will provide an assurance of continued suitable habitat for this species: Southeastern American Kestrel, after development (ADA, Page 12-27).

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted, and the appropriate measures implemented to preserve the habitat (SR1, Page 12-1).

5. At the time that easement dedication language is developed, the Florida Fish and Wildlife Conservation Commission (FFWCC) will be consulted as to its then current recommendation for habitat-management activities that can be pursued coincident with a conservation easement (SR1, Page 12-2).

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in Connerton (SR1, Page 12-8).

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate listed species within the development or to mitigate for them (SR1, Page 12-9).

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts (ADA, Page 13-2).

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in Connerton's evolution, and this will be the primary method of mitigating wetland impacts associated with the development plan (ADA, Page 13-3).

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for (ADA, Page 13-3) (amended).

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface-water collection system will be the first mitigation option that will be investigated during the design of each village in Connerton (ADA, Page 13-3).

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (BMP) (required by the agencies) and the provision of wetland buffers consisting of native plant communities (ADA, Page 13-5).

6. Any minor discrepancy in ADA mapping will be resolved prior to development (SR1, Page 13-1).

7. If additional wetland impacts become necessary during preparation of the village area town center or employment center plans, they will be presented with full justification to the appropriate agencies as permit applications (SR1, Page 13-2) (amended).

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials and informational signage (SR1, Page 13-3) (amended).

9. Future jurisdictional determinations performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands (SR1, Page 13-4).

10. This information will then be used in the final design and of Connerton's infrastructure and building development (SR1, Page 13-4).

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved, also as part of permit applications (SR1, Page 13-4).

12. Wetland encroachments and site planning details will be further identified at the permitting stage (SR1, Page 13-7).

WATER QUALITY

1. The requirements of Chapter 17-25, FAC, for stormwater treatment will be met by using accepted methods, including 1) creation of wetland systems and construction of littoral zones to be vegetated by

aquatic species and 2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater-management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake (ADA, Page 14-3).

2. Accepted engineering practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate (ADA, Page 14-4).

3. Water-quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water-quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas (ADA, Page 14-4).

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater-management ponds (ADA, Page 14-4).

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review (ADA, Page 14-4).

6. On-site surface waters within Connerton will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas (ADA, Page 14-4).

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area (ADA, Page 15-2).

2. Stormwater runoff throughout the project will be managed through an appropriate master drainage plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways (ADA, Page 15-3).

3. Buildings will be constructed on compacted fill material with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation (ADA, Page 15-3).

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies (ADA, Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site (SR1, Page 15-1).

6. Any proposed development in Connerton will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same State, regional, and local regulations governing floodplain encroachment (SR1, Page 15-2).

7. Future verification to determine the extent of the floodplain limits is required (SR1, Page 15-3).

FLOODPLAINS/DISASTER PREPAREDNESS

Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance (SR1, Page 16-1).

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the Connerton development (ADA, Page 17-4).

2. The current permitted pumping quantities will not be exceeded (ADA, Page 17-4).

3. Specific provisions detailing Developer and County responsibilities will be set forth in a future service agreement as required by Pasco County codes and ordinances (ADA, Page 17-4).

4. The members of the Connerton community will be encouraged to practice water conservation in both residential and nonresidential development (ADA, Page 17-5).

5. Any business owner/operator locating within Connerton will be required to comply with all applicable local, State, and Federal regulatory and licensing criteria (ADA, Page 18-2).

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a ten-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence (ADA, Page 19-1).

2. The proposed stormwater-management system will incorporate several forms of detention/retention in accordance with the requirements of Chapters 40D-4 and 40D-40, FAC, including created wetland systems, lakes, and retention/detention ponds (ADA, Page 19-1).

3. The 24-hour, 25-year-peak discharge rate from system outfalls will be regulated by the SWFWMD to control postdevelopment discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria (ADA, Page 19-2) (amended).

4. The requirements of Chapter 17-25, FAC, for stormwater will be met using accepted methods as required by the permitting agencies (ADA, Page 19-2) (amended).

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area (ADA, Page 19-3) (amended).

6. Storage facilities will provide attenuation of the postdevelopment to maintain the predevelopment levels in accordance with the SWFWMD design criteria (ADA, Page 19-3) (amended).

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems. The Developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development (ADA, Page 19-4).

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable Federal and State laws, will have distinct and specific safety policies and plans for its employees and customers (ADA, Page 20-4).

2. Any businesses locating within the Connerton development which may produce hazardous waste will be required to comply with all Federal, State, and local regulations contained in the Code of Federal Regulations, Title 40, Parts 260 to 270, and the State regulations contained in the Administrative Code, Chapters 17-30 and 17-31, FAC (ADA, Page 20-4).

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ("U" and "C") (SR1, Page 21-3).

2. The applicant will consider dedication of right-of-way to accommodate future expansions of U.S. 41, S.R. 52, and Ehren Road (C.R. 583) at the time road improvement projects are advanced for transportation funding (SR1, Page 21-25).

3. When each VAP is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan Amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent villages and the town center (SR1, Page 21-6).

AIR QUALITY

The design of parking facilities and ingress and egress for vehicles will be such that queuing and related carbon monoxide "hot spots" will be avoided (ADA, Page 22-1).

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50 percent of the total site. Included in this acreage are areas identified on Connerton's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park, and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various villages and within the town and village centers (ADA, Page 26-1) (amended).

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the Connerton community (ADA, Page 26-1).

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels (ADA, Page 26-1).

4. Bicycle paths, pedestrian walks, and nature trails will contribute to a system of fully connected routes from individual neighborhoods to other villages as well as town and village centers (ADA, Page 26-1).

5. Small, neighborhood-sized recreational areas will be developed in conjunction with individual villages (ADA, Page 26-1).

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developer. These preserve lands will be maintained by the entity owning them (ADA, Page 26-2) (amended).

7. At the appropriate time, the applicant will meet all applicable County land development regulations, including those governing County park standards and design (SR1, Page 26-2) (amended).

EDUCATION

Connerton's development plans will include three school sites: two 20-acre sites to be used for elementary schools, and one 30-acre site to be used for a middle school (ADA, Page 27-1).

Exhibit E
New Town Comprehensive Plan Provisions

OBJECTIVE 8.5 Implement policies which ensure that development within the NT (New Town) will be:

- Compact, discouraging urban sprawl, and building a sense of place and community.
- Mixed use, providing a greater variety of uses closer to home and work.
- Pedestrian oriented, reducing reliance on the automobile.
- Environmentally sensitive, providing wildlife corridors and upland habitat preservation.
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Able to provide a reasonable balance between jobs and housing.

8.5.1 Require the NT (New Town) to utilize neighborhoods, villages, and village centers as building blocks around a central town center.

8.5.2 Require the implementation of the following principles and standards:

a. **Town Center Principles and Standards**

(1) A town center shall be developed in support of the villages in the NT (New Town). The purpose of the town center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base; the scale and intensity of which shall not be permitted in the villages. The town center shall be planned and located so that it has access to the major road network. The town center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.

(2) The following standards shall be used in designing the town center:

Minimum Size	171 net developable acres
Minimum Density	2.0 units/gross residential acre and 8.0 units/net residential acre
Minimum Floor Area Ratio	3.0

Land Use Mix	Minimum Land Area Required**
Residential*	15 Percent
Retail and Personal Services	20 Percent
Regional Office	20 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above the ground-floor commercial uses. Residential is capped at 40 percent. Single-family detached dwelling units are prohibited in the town center.

** Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

b. **Village Principles and Standards**

Each village must adhere to the following planning principles:

(1) Each village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and village centers.

(2) The minimum average gross density within the village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the village gross land area. The minimum average net density for all residential development within the New Town shall be four units per net residential acre.

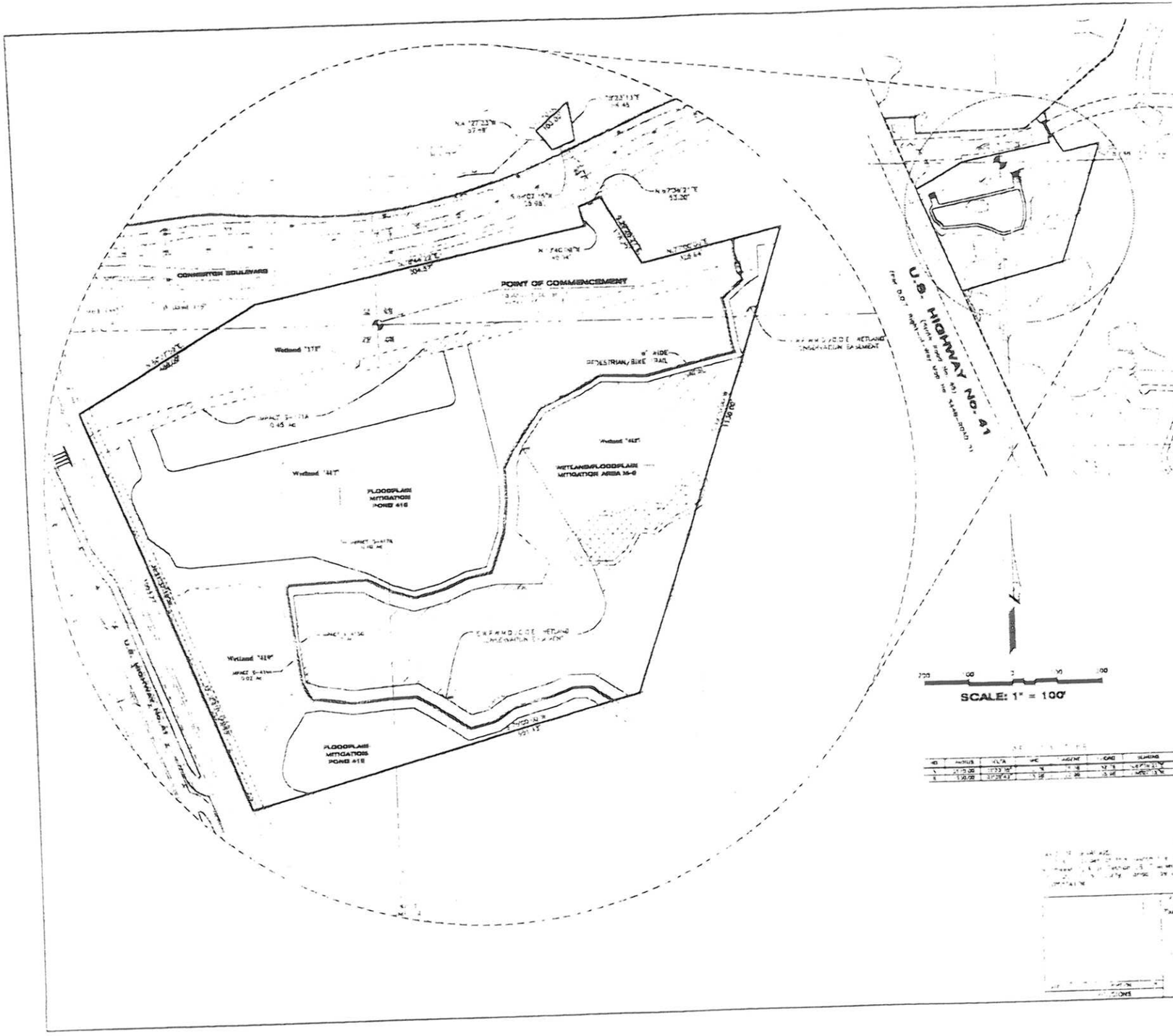
(3) The village shall be composed of five or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space, and institutional uses.

(4) Planning for the village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the village residents.

Exhibit F
Potential Regionally Significant Resources

Exhibit G
Figure 2 (Revised May 2003)
Village I Wildlife Corridors and Crossings

Exhibit H
Map X as identified by Petition No. DR04-1229, approved by the DRC on April 29, 2004



CONNERTON
VILLAGE AREA ONE
WILDLIFE CORRIDOR

[illegible]

Containing [illegible] acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

Commence at the point previously referred to as POINT "A" [illegible] thence N.22°45'32"W., 141.19 feet to the POINT OF BEGINNING; thence [illegible] 57.68 feet; thence N.50°50'00"E., [illegible] feet; thence S.08°23'13"E., 86.45 feet [illegible] curve; thence Westerly, 55.98 feet along the arc of a curve to the right having a [illegible] feet and a central angle of [illegible] feet; thence S.68°07'[illegible]"W., [illegible] POINT OF BEGINNING.

[illegible] acres, more or less.

[illegible] containing [illegible] acres, more or less.

HEIDT & ASSOCIATES, Inc.
Tampa - Fort Myers - Sarasota-Manatee

MAP "X"

CONNERTON VILLAGE ONE
WILDLIFE CORRIDOR

TERRABROOK

SHEET 1 OF 1 SHEETS

NOTICE OF ADOPTION

NOTICE OF ADOPTION OF AN AMENDMENT TO THE
DEVELOPMENT ORDER FOR THE CONNERTON
DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 07-40 dated November 8, 2006, has adopted an amendment to the development order for a Development of Regional Impact known as Connerton (Resolution No. 00-252). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibit C-1 of the development order.

A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit C-1 nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

COUNTY COMMISSIONERS ORGANIZED JUNE 2nd 1887 PASCO COUNTY, FLORIDA (SEAL)

ATTEST:

JED PITTMAN, CLERK

APPROVED
NOV 0 8 2006

STEVE SIMON, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF PAGE(S) 1 OF 1 PAGES OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 15th of November, 2006
JED PITTMAN, CLERK TO THE BOARD
BY Sandra Bodi / DC D.C.

THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. _____

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380, FLORIDA STATUTES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes (F.S.), as amended, Conner Land, Ltd. (Applicant/Developer) and Pasco County filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as Connerton; and

WHEREAS, the Pasco County Board of County Commissioners is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, F.S., as amended; and

WHEREAS, this development order (DO) for the Connerton DRI was adopted by the Pasco County Board of County Commissioners on July 18, 2000; and

WHEREAS, Conner Land, Ltd., transferred a portion of its right, title, and interest in the real property, encumbered by the Connerton DRI/DO as herein set forth, to Connerton, LLC (both hereinafter referred to collectively as "Developer"); and

WHEREAS, on August 12, 2003, the Board of County Commissioners adopted Resolution No. 03-224 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the Connerton DRI/DO and to effectuate other changes; and

WHEREAS, on November 18, 2003, the Board of County Commissioners adopted Resolution No. 04-42 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to reflect a reduction of 80.9 acres along with a reduction in 137 Phase 3 single-family detached units and a corresponding modification to the project's legal description and entitlements/acreage tables; and

WHEREAS, on December 23, 2003, Connerton, LLC, filed ~~an~~ **Notice of Proposed Change (**NOPC**)** requesting an amendment to the DO and Map H attached hereto, which reflected a reduction of 3,036 acres (consisting of a 2,981 district preserve and fifty-five (55) acres being reserved for future right-of-way), along with a reduction in town center acreage from 300 acres to 171 acres; and

WHEREAS, on February 27, 2004, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto for specific approval for Village II in accordance with DO Condition No. 5.B and submittal of the Environmental Management Plan (EMP) in accordance with DO Condition No. 5.G.1; and

WHEREAS, on November 3, 2004, Connerton, LLC, filed an NOPC requesting an amendment to an approved DO pursuant to Section 380.06.(19), F.S., for an extension to the Phase I build-out date from 2005 to 2010; an extension of the Phase II build-out date from 2015 to 2020; an extension of the Phase III build-out date from 2025 to 2030; an extension of the development commencement date to September 17, 2010; and an extension of the DO expiration date to September 17, 2035; and

WHEREAS, the NOPC applications filed by Connerton, LLC, on December 23, 2003, February 27, 2004, and November 3, 2004, were consolidated, were heard concurrently, and were approved by the Board of County Commissioners on March 22, 2005 (Resolution No. 05-155); and

WHEREAS, **on May 9, 2006, the Board of County Commissioners adopted Resolution No. 06-223 amending and restating the Connerton DRI/DO (Resolution No. 00-252)** ~~on August 2, 2005, Connerton, LLC, filed an NOPC to amend the DO and Map H attached hereto for specific approval for the employment center in accordance with Section 5.B of the DO; to revise Map H~~ to identify the wetland boundaries within the employment center as approved by the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE), to add one (1) access road and three (3) parcel-access points from U.S. 41 into the employment center, to **allocate 50,000 square feet of Phase I, industrial entitlements, and 50,000 square feet of Phase II, industrial entitlements to the County-owned property within the employment center. The approval also** recognized that the cultural resource assessment has been completed and approved for the entire project and ~~to~~ recognized a land use equivalency matrix conversion dated January 13, 2003~~6;~~, and **adopted Transportation Mitigation Option 1 in accordance with DO Condition No. 5.p.8 and a Roadway Development Agreement between Pasco County and Connerton, LLC (attached to the DO as Exhibit "I" in accordance with DO Condition No. 5.p.8(a)iii; and**

WHEREAS, on **December 20, 2005, Lennar Homes, Inc.,**~~August 18, 2005, Connerton, LLC,~~ filed **an NOPC to amend the DO and Map H attached hereto for specific approval for Village V Area Plan in accordance with Section 5.B of the DO; to revise Map H to identify the wetland boundaries within Village V as approved by the SWFWMD and the ACOE, and to add two (2) external access points along S.R. 52** ~~a request to accept Transportation Mitigation Option 1 in accordance with DO Condition No. 5.p.8 and a Roadway Development Agreement between Pasco County and Connerton, LLC, is attached hereto as Exhibit "I" in accordance with DO Condition No. 5.p.8(a)iii~~; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that in regular session duly assembled this ~~9~~**8th** day of ~~May~~**November**, 2006, both the NOPC application for the Connerton DRI and the development agreement are approved with conditions as set forth in the following Amended and Restated DO, which is hereby adopted by the Board of County Commissioners:

CONNERTON DEVELOPMENT ORDER

1. General Findings of Fact

The Board of County Commissioners makes the following general Findings of Fact:

a. Conner Land, Ltd., and Pasco County have filed, in accordance with Section 380.06, F.S., as amended, an ADA for the Connerton DRI and associated responses to a request for additional information, collectively referred to herein as the Application.

b. The nature, type, scope, intensity, density, costs, and general impact of the proposed Connerton DRI, in part, are those which are summarized in Composite Exhibit A (ADA, Sufficiency Responses, the Connerton Traffic Appendices, and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1-19 of the Tampa Bay Regional Planning Council [TBRPC] DRI Final Report). Exhibits A, A-1, and B are incorporated into this Amended and Restated DO by reference. Where it is recognized that a conflict exists between the terms and conditions set forth in Exhibit A and/or B to the terms and conditions set forth in this Amended and Restated DO, the terms and conditions of this Amended and Restated DO shall control.

c. The real property encompassed by the Connerton DRI is owned by Connerton, LLC. A description of the real property owned by Connerton, LLC, is attached hereto as Exhibit C-1 and incorporated herein. A portion of the land previously owned by Conner Land, Ltd., was conveyed to and is now owned by the SWFWMD. A description of the real property which has been conveyed to and is now owned by the SWFWMD is attached hereto as Exhibit C-2 and incorporated herein. **A description of the real property within the Village V parcel, owned by Lennar Homes, Inc., and Connerton, LLC, is attached hereto as Exhibit C-6.**

d. The Pasco County Comprehensive Plan Future Land Use Map classification for the area subject to the Application is NT (New Town). ~~Concurrently with the submittal of the NOPC proposing the changes referenced by this DO, a Comprehensive Plan Amendment was filed to change the Future Land Use Classification of the property being removed from the DRI to "Conservation" and to amend Policy 2.5.2 of the Future Land Use Element and Exhibit E of this DO.~~ The proposed development, as modified by this Amended and Restated DO, is consistent with the **applicable** provisions of the NT (New Town) classification and other **applicable** Goals, Objectives, and Policies of the Comprehensive Plan.

e. In processing the NOPC applications to the Connerton DRI/DO, the TBRPC reviewed the proposed changes to the DO as set forth in the NOPC applications and determined that the amendments and changes as proposed are not substantial deviations pursuant to Section 380.06(19), F.S., and accordingly, the NOPC applications should be processed as nonsubstantial deviations, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the NOPC applications are incorporated into this Amended and Restated DO.

f. The Board of County Commissioners approved the Connerton DRI/DO on July 18, 2000. The Board of County Commissioners scheduled and held a public hearing on these most recent NOPC applications to the Connerton DRI/DO as proposed by the Developer on **November 8, 2006**~~March 22, 2005~~.

g. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing to review the NOPC applications.

h. At the public hearing for the review and approval of the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the NOPC applications to the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

i. Additionally, at the public hearing on both the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

j. The Board of County Commissioners has received and considered the TBRPC DRI Final Report for the Connerton DRI/DO as well as similar reports relative to the NOPC applications to the Connerton DO.

k. The Board of County Commissioners has received and considered various other reports and information relevant to the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee.

2. Conclusions of Law

The Board of County Commissioners hereby finds **as follows**~~that the Connerton DRI/DO as amended by this Amended and Restated DO~~:

a. **The Connerton DRI/DO as amended by this Amended and Restated DO** ~~W~~**w**ill not unreasonably interfere with the achievement of the objectives of the ~~State Comprehensive Plan and~~ State Land Development Plan applicable to the area encompassed by the **DO**~~Application~~.

b. A**s conditioned, this DRI/DO a**ddresses issues raised consistent with the report and recommendation of the TBRPC.

c. **As conditioned, this DRI/DO** ~~I~~**i**s consistent with the **applicable provisions of the**~~adopted~~ Pasco County Comprehensive Plan (the Comprehensive Plan)~~ as amended~~.

d. **As conditioned, this DRI/DO** ~~I~~**i**s consistent with the **applicable provisions of the** Pasco County Land Development Code (**the** ~~local~~ ~~l~~**L**and ~~d~~Development **Code**~~regulations~~).

e. **The land that is the subject of this DRI/DO** ~~I~~is not in an Area of Critical State Concern.

f. **As conditioned, this DRI/DO is consistent with the applicable provisions of the adopted State Comprehensive Plan as amended.**

3. Approval Stipulations

a. Specific approval with conditions is granted for Phase I.

Phase I Includes the Following:

Residential (Dwelling Units):	
Single-Family Detached	2,060
Single-Family Attached	1,500
Multifamily	240
Total	3,800
Retail (Square Feet)	146,085
Government Center/Office (Square Feet)	45,000
Industrial (Square Feet)	100,000
Community College (Students)	500
Golf Course (Holes)	18
District Park (Acres)	80
Residential Treatment and Care Facility (Beds)	50
Medical Office (Square Feet)	90,000

Conceptual approval with conditions is granted for Phases II and III. Specific approval of Phases II and III shall require a further amendment of this Amended and Restated DO after review and approval of an ADA limited to transportation, attendant air quality, potable and nonpotable water supply, and affordable housing issues, pursuant to the requirements of Section 380.06(6), F.S., and the requirements of statutes and rules in effect at the time.

b. The requirements of and conditions contained in this Amended and Restated DO shall regulate the development of the property described in Exhibit C-1 (legal description). Following the adoption of this Amended and Restated DO, all plans for development on this property shall be consistent with the conditions and restrictions **set forth** ~~recited t~~herein. Such **conditions**~~regulations~~ and restrictions shall be binding upon all **Applicant's/**Developer's successors in interest to the property.

In the event **the** Pasco County **Administrator or his designee (Administrator) determines that a**~~believes~~ violation of the provisions hereof has occurred, the **Administrator**~~Pasco County Development Services Branch~~ may issue a Notice of Noncompliance to the **Applicant/**Developer**. If noncompliance is not cured by the date stated in the Notice of Noncompliance, the Administrator may require that** ~~and recommend that the Board of County Commissioners establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard and, if it is determined by the Board of County Commissioners that a violation has occurred,~~ all development related to the violation shall cease until the violation has been corrected**. The Applicant/Developer may appeal the determination to the Board of County Commissioners pursuant to Article 317 of the Land Development Code.**

Notwithstanding the foregoing, violations of the development agreement shall be addressed in accordance with the provisions of the development agreement.

c. All development specifically authorized by this Amended and Restated DO shall be carried out **in accordance with**~~as described in the Application and all subsequently filed NOPCs, unless otherwise modified by~~ the provisions hereof.

(1) Adverse impacts shall be mitigated as specified in this Amended and Restated DO.

(2) The **Applicant's/**Developer's commitments set forth in Exhibit D **shall be honored by the Applicant/Developer except as they may be**~~are~~ superseded by **specific**~~the~~ terms~~ and conditions~~ of this Amended and Restated DO.

d. Development of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated DO unless otherwise provided for in this Amended and Restated DO. Development of Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), F.S.**, and Pasco County land development regulations (including the Land Development Code).** In the event of a conflict between land development regulations and this Amended and Restated DO**, it shall be resolved in accordance with the**~~ or the applicable Comprehensive Plan, the Amended and Restated DO or~~ applicable **law**~~Comprehensive Plan shall prevail~~.

e. The approved DRI as set forth in this Amended and Restated DO shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original DO; i.e., September 17, 2035, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated DO have occurred or that the Amended and Restated DO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare. **Compliance with this DO, the associated development agreement, the MPUD Master Planned Unit Development conditions, the Comprehensive Plan, and Land Development Code shall not constitute down-zoning, unit density reduction, or intensity reduction for purposes of the prohibition contained in this paragraph.**

f. As provided in Chapter 190, F.S.**, and subject to the Pasco County Board of County Commissioners separate approval,** Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the CDD which are identified within this Amended and Restated DO. Further, any obligations of the **Applicant/**Developer contained in this Amended and Restated DO may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by Pasco County.~~ Any CDD formed~~

~~pursuant to this provision shall be in conformance with Chapter 190, F.S., Uniform Community Development District Act of 1980 as amended.~~

g. The Property is currently utilized for agricultural activities. It is understood that while the use will cease when the DRI is built out, portions of the property may continue to be used for agricultural activities until **the property is developed in accordance with this DO, but at no greater intensity than at present**~~build out~~. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, F.S., is initiated in that village, town center, or employment center. **No silvicultural or agricultural activities shall be initiated on land not currently under such use.**

h. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village I was hereby approved on August 12, 2003.

i. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village II ~~is hereby~~**was** approved **on March 22, 2005**. ~~The Amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village II NOPC and is hereby approved and incorporated herein by reference.~~

j. Pursuant to the provisions of Section 5.b of this Amended and Restated DO, an NOPC for the employment center ~~is hereby~~**was** approved **on May 9, 2006**. ~~The amended Map H attached hereto as Exhibit A-1 includes the changes identified by the employment center NOPC and is hereby approved and incorporated herein by reference.~~ The Developer ~~has~~ allocated 50,000 square feet of Phase I, Industrial Entitlements, and 50,000 square feet of Phase II, Industrial Entitlements, to the County-owned property within the employment center. These entitlements are specifically for government buildings and facilities within the employment center, and the Developer further agree**d**~~s~~ not to allocate such entitlements to any other entity or parcel, or trade off, or reduce such entitlements unless specifically agreed to in writing by the County.

k. Pursuant to the provisions of Section 5.p.8(a)iii of this amended and restated DO, the Roadway Development Agreement, attached hereto as Exhibit I, ~~is hereby~~**was also** approved **on May 9, 2006**.

l. **Pursuant to the provisions of Section 5.b of this Amended and Restated DO, an NOPC for Village V is hereby approved. The amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village V NOPC and is hereby approved and incorporated herein by reference.**

4. Phasing and Duration

a. Phasing Schedule

(1) Upon the adoption of this Amended and Restated DO, the entitlements set forth in Table 1 below shall be subject to the terms and conditions of this Amended and Restated DO.

(2) Excess infrastructure capacity constructed to potentially serve Phases II and III of Connerton shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06, F.S.

TABLE 1 LAND USE AND PHASING SCHEDULE				
Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	2,060	1,740	1,663	5,463
Single-Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
Total Residential	3,800	2,402	2,338	8,540
Retail	146,085	768,850	768,850	1,683,785
Government Center/Office (SF)	45,000	334,138	709,662	1,088,800
Industrial (SF)	100,000	259,500	459,500	819,000
Community College (Students)	500	400	500	1,400
Golf Course (Holes)	18	18		36
Hospital (Beds)		150		150
District Park (Acres)	80			80
Residential Treatment and Care Facility (Beds)	50			50
Medical Office (SF)	90,000			90,000

TABLE 2 LAND AREA AND USES[3]				
Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
Office/Government Center/ Medical Office	163.9	Phase 1 135,000 Future Phases 1,043,800		Land area increased by 5 percent or an increase of gross floor area increased by 5 percent or 60,000 square feet, whichever is greater.
Retail	167.0	Phase 1 146,085 Future Phases 1,537,700		Gross floor area increase of 50,000 square feet, or an increase in parking spaces by 300 spaces or a 5 percent increase in either, whichever is greater.
Industrial	76.0	Phase 1 100,000 Future Phases 719,000		Land area increased by the greater of 5 percent or 32 acres or gross floor area increased by the greater of 5 percent or 60,000 square feet.
Residential	1,446.2		Phase 1 3,800 Future Phases 4,740	An increase in dwelling units by 5 percent or 50 units, whichever is greater.
Residential Treatment and Care Facility	2	Phase 1 50 Beds		
Right-of-Way/Utilities	291.3			
Community College/ Educational	80.0			
Institutional/Hospital	27.0		Future Phases 150 Beds	
Open Space				
Resource Areas: Wetlands/Mitigation	1,606.4[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf Total Open Space	341.2 2,678.5			
Total Acres	4,931.9			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands.
[3]Phase 1 - Specifically Approved; Future Phases - Conceptually Approved.

b. Duration

(1) **The DO for the Connerton DRI shall not be effective until the FDCA has issued its Notice of intent and the appeal period has passed for all Comprehensive Plan Amendments, if any, associated with the Connerton DRI (December 19, 2000).**~~This DO shall become effective concurrent with the effective date of the Comprehensive Plan Amendment to change the land use classification of the Connerton site to NT (New Town). Pursuant to Section 163.3189(2)(a), F.S., the Comprehensive Plan Amendment shall not become effective until the State Land Planning Agency issues a~~

TABLE 2 LAND AREA AND USES[3]				
Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
Office/Government Center/ Medical Office	163.9	Phase 1 135,000 Future Phases 1,043,800		Land area increased by 5 percent or an increase of gross floor area increased by 5 percent or 60,000 square feet, whichever is greater.
Retail	167.0	Phase 1 146,085 Future Phases 1,537,700		Gross floor area increase of 50,000 square feet, or an increase in parking spaces by 300 spaces or a 5 percent increase in either, whichever is greater.
Industrial	76.0	Phase 1 100,000 Future Phases 719,000		Land area increased by the greater of 5 percent or 32 acres or gross floor area increased by the greater of 5 percent or 60,000 square feet.
Residential	1,446.2		Phase 1 3,800 Future Phases 4,740	An increase in dwelling units by 5 percent or 50 units, whichever is greater.
Residential Treatment and Care Facility	2	Phase 1 50 Beds		
Right-of-Way/Utilities	291.3			
Community College/ Educational	80.0			
Institutional/Hospital	27.0		Future Phases 150 Beds	
Open Space				
Resource Areas: Wetlands/Mitigation	1,606.4[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf Total Open Space	341.2 2,678.5			
Total Acres	4,931.9			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands.
[3]Phase 1 - Specifically Approved; Future Phases - Conceptually Approved.

b. Duration

(1) **The DO for the Connerton DRI shall not be effective until the FDCA has issued its Notice of intent and the appeal period has passed for all Comprehensive Plan Amendments, if any, associated with the Connerton DRI (which occurred on December 19, 2000).** ~~This DO shall become effective concurrent with the effective date of the Comprehensive Plan Amendment to change the land use classification of the Connerton site to NT (New Town). Pursuant to Section 163.3189(2)(a), F.S., the Comprehensive Plan Amendment shall not become effective until the State~~

~~Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.~~

(2) The duration of the DO shall be a period of thirty-five (35) years from the effective date of the original DO; i.e., ~~September 17~~**December 19**, 2035. The effective period may be extended by the Board of County Commissioners upon a showing of good cause and as provided by statutes. The Application for such extension shall be made at least sixty (60) days prior to the expiration date.

c. Commencement of Development

If physical development of Connerton has not commenced within ten (10) years of the effective date of this DO; i.e., ~~September 17~~**December 19**, 2010, the Board of County Commissioners shall determine, pursuant to Chapter 380.06(19), F.S., as amended, and the procedures outlined in Section 6.B.1 hereof, whether the delay represents a substantial deviation from the Amended and Restated DO. For the purpose of the Amended and Restated DO, "commencement of development" shall mean the approval of any area plan and the commencement of development of infrastructure, roadways, or vertical development unless otherwise defined and approved by Pasco County.

d. Build-Out of Phases and Project

Build-out dates of each phase and the entire project shall be as of December 31 of each of the years listed on Table 1 above.

~~e. Evaluation and Appraisal Report (EAR) Based Amendments~~

~~EAR-based amendments refer to those Comprehensive Plan Amendments adopted in 2000.~~

5. Specific Conditions

a. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the project consists of the approximate acres, housing units, square footages, and land uses as described in Table 1 and the acres, housing units, square footages, and land uses described approximately in Columns A-D of Table 2. Phase I of the project is approved subject to the conditions found within this Amended and Restated DO.

b. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific village, town center, or employment center area plan as required by Comprehensive Plan Policies 8.6.1-8.6.4 contained in Exhibit E (Area Plans). The specific approval of each area plan for villages, town center, or employment center is subject to additional agency review through the submittal of a NOPC, pursuant to Section 380.06, F.S. The Section 380.06 review of the said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and

Wildlife Conservation Commission (FFWCC) regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Florida Department of State, Division of Historical Resources, and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan. A modification to Map H shall be provided identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the town center area plan; provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, F.S.

c. Land Use Exchange

(1) In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County; e.g., Equivalent Dwelling Unit Table, solid-waste generation factors, etc. The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to the Florida Department of Community Affairs (FDCA) and TBRPC and the use thereof shall be reported in the next annual report.

The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3 LAND USE EQUIVALENCY MATRIX*** (REVISED)						
From	RES SF	RES MF	RES 9**	Industrial	Govt./Office	Retail *
RES SF (du)	1	1.32 du/du	2.43 du/du	725 SF/du	141 SF/du	1,004 SF/du
RES MF (du)	0.76 du/du	1	1.84 du/du	549 SF/du	107 SF/du	759 SF/du
RES Ret (du) **	0.41 du/du	0.54 du/du	1	298 SF/du	58 SF/du	413 SF/du
Industrial (K SF)	0	0	0	1	0.194 SF/SF	1.383 SF/SF
Govt. (K SF)	0	0	0	5.15 SF/SF	1	7.125 SF/SF
Retail (K SF) *	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 X 298), 59,600 square feet of industrial land uses could be gained from the trade.

(2) In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

(3) Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to the NOPC process as required by Section 380.06(19), F.S., which approval shall not be withheld for mere acceleration or deceleration of phases if otherwise there is compliance with the terms of this Amended and Restated DO. Any departure in project build-out from the phasing schedule set forth in the Amended and Restated DO shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), F.S.

(4) The amounts of residential, retail, office, and industrial uses shown in Table 2 above within the project can be exchanged to allow flexibility in the exact land-use mix shown in Columns B, C, and D of Table 2, above, and within each individual phase shown in Table 1, provided that the following conditions are satisfied:

(a) No land use category in the final project shall contain more development than that reflected in Table 2, Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Table 2 shall not be reduced by the Developer below the amounts set forth in Table 2, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of office/ government center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of industrial.

(g) Notwithstanding Paragraphs (c), (d), (e), and (f) above, any exchange of nonresidential uses in Phase 1 shall not result in a reduction of total employment generated by the Phase 1 development mix. Any exchange of nonresidential uses within Phases II and/or III shall not result in a decrease of employment below that required in Conditions 5.d.(4) and 5.d.(5) of this Amended and Restated DO.

d. New Town Criteria

Connerton shall be designed and developed to meet the objectives and be consistent with the policies contained in the NT (New Town) provisions of the Comprehensive Plan, appended as Exhibit E including, but not limited to, the following:

(1) The project shall be designed to incorporate villages, a town center, and an employment center, consistent with Policy 8.5.1.

(2) The project shall provide a mix of uses as prescribed in Policy 8.5.2.

(3) The project shall provide internal connectivity between the town center, individual villages, and the employment center through design of the collector street system, bicycle, and pedestrian facilities.

(4) At build-out, 1.3 jobs per household shall be available within 0-5 miles of the project.

(5) No additional residential units shall receive final plat or final plan approval until an amount of nonresidential development has been constructed within the project or within one (1) mile of the project, which will provide:

(a) After the issuance of final plats and/or commercial site plan approval for the 2,000th residential unit:

0.024 jobs per retirement unit (must be deed restricted).

0.24 jobs per nonretirement unit.

(b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted).

0.50 jobs per nonretirement unit.

(c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

0.10 jobs per retirement unit (must be deed restricted).

1.0 jobs per nonretirement unit.

Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of nonresidential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a)-(c) above. The Developer must submit information which is specific as to type of business or industry; i.e., retail/office/industrial, and provide a map showing the location of each nonresidential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within twelve (12) months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250 square feet of office = 1 job

500 square feet of retail = 1 job

500 square feet of industrial = 1 job

1,000 square feet of warehouse = 1 job

If an actual survey of existing nonresidential is utilized, the documentation must include information on the name of the business, the date of and the name, address, and telephone number of the individual supplying the information.

The required documentation or survey results must be provided to the FDCA, TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated DO. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated DO shall be amended to address the issue.

(6) In order to ensure that adequate land is available for the development of nonresidential uses; i.e., retail, office/government, and industrial/warehouse land uses within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted nonresidential uses (the "nonresidential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the nonresidential set aside lands within the village centers or the town center consistent with New Town

Policies 8.5.2(1)b and (3)b as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the nonresidential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition 5.d.(5) above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area with 50 percent FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the nonresidential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated DO and requests the MPUD Master Planned Unit Development zoning to allow for the development of each village, the employment center, and the town center. Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the nonresidential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the nonresidential set aside.

The nonresidential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within village centers and the employment center must be provided.

(a) Within the village centers, a total of twenty-five (25) net developable acres but not less than three (3) net developable acres each.

(b) Within the employment center, a total of seventy-two (72) net developable acres, but not less than sixty (60) net developable acres.

(c) Within the town center, seventy-two (72) net developable acres.

The nonresidential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to ensure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the nonresidential set aside that would seek to either reduce the total acres to be set aside for nonresidential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions 5.c.(1)-(4) to convert office or industrial to retail shall not be initiated or applied for by the Developer (or any other landowner

within the DRI) until after August 12, 2018, or until after 8,677 jobs have been created consistent with the requirements in Condition 5.d.(5) above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in Conditions 5.d.(5)(a)-(c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

e. Water Quality and Drainage

(1) Development of Connerton shall not lower the Levels of Service (LOS) for offset drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and Land Development Code.

(2) A homeowners'/property owners' association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. The said entity shall be identified prior to approval of the final construction plans for any such facility. Further, the said entity shall be identified and listed in the next annual report after the approval of the final construction plans.

(3) Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center, or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data, and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

(4) The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including, but not limited to, ground penetrating radar and test borings to help determine specific design considerations.

In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the SWFWMD, implement stormwater design and management techniques, such as the following:

- Lining stormwater ponds with a clay layer or synthetic liner.
- Designing shallower ponds.
- Ensuring that ponds and swales are properly grassed.
- Setting a maximum depth for stormwater storage.
- Maintaining a minimum distance between pond bottoms and the top of the limerock.
- Implementation of a more site specific groundwater quality monitoring system.

(5) The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

(a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, (FAC), and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

(b) Best Management Practices (BMP) for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

(6) The Developer shall construct its stormwater-retention/detention systems, according to State and local regulations including, without limitation, SWFWMD's design requirements. In addition, the Developer shall comply with the following design requirements:

(a) All swales shall be fully vegetated and operational.

(b) Dry stormwater-retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

(c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each annual report.

(d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven (7) days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The annual report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous annual report.

(7) To reduce the volume of stormwater runoff generated:

(a) Pervious areas, including golf courses, open space, and recreational areas, throughout the development shall be:

(i) Residential: forty (40) percent minimum pervious area.

(ii) Commercial: twenty-five (25) percent minimum pervious area in the aggregate not less than forty (40) percent of the total land area of Connerton. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

(8) Landscape design and maintenance in the residential, adult congregate living facility, and multifamily areas of the development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods Program.

(9) The Developer shall formulate guidelines and practices for the maintenance of Connerton golf courses that address the limited use of herbicides, pesticides, and fertilizers; include the BMP; and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

(i) The Developer prepares and submits an IPMP to the County, and the County approves the same. The IPMP may be included in and reviewed with the EMP hereinafter described.

(ii) The County shall have thirty (30) days after receipt of an IPMP to approve or disapprove the plan. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and at a minimum, shall include the following provisions:

(i) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands, and sinkhole areas and to prevent pesticide applications to these areas.

(ii) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

(iii) U.S. Department of Agriculture, Natural Resources Conservation, Service *Soil Pesticide Interaction Rating Guide* shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

(iv) All fertilizer shall be a minimum of thirty (30) percent slow release.

(c) The Developer shall design, construct, and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification there under, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction, and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf-course superintendent to manage the golf courses who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient, and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location, and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in nonplay areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs, and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed, and operated for maximum water-use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include 1) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs, and common areas separately irrigated; 2) low-volume irrigation system components; 3) high-frequency irrigation areas limited to tees and greens; 4) rain sensors with automatic rain shutoff devices; and 5) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, nonpotable water supply wells (if available), and stormwater recharge areas.

(10) Planning and development of Connerton shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water (TBW) Use Caution Area.

(11) In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water-quality standards. The Developer shall develop a surface water-quality monitoring program to be incorporated into Village, Town Center, or Employment Center Area Plans. monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project build-out. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, including nutrients, pesticides, herbicides, and stormwater parameters; frequency (minimum of twice annually) of monitoring; and reporting shall be subject to Pasco County, the FDEP, and other appropriate regulatory bodies approval.

(b) All water-quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency (EPA)/FDEP-quality control standards and requirements.

(c) The surface-water quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water-quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water-quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.

(12) A groundwater-quality monitoring program developed in coordination with the FDEP and SWFWMD shall include the parameters, methodology, and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. The program shall be submitted to the FDEP and SWFWMD for review and Pasco County for approval and shall be included in the EMP as hereinafter described, the next annual report (hereafter due annually on September 17), and added as an exhibit to the Amended and Restated DO during the NOPC for Village Area Plan (VAP) No. 2 (the Developer submitted the monitoring program in August 2004, and staff has approved the program parameters, methodology, and monitorings). The groundwater-quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project build-out. Updated data shall be reviewed by and is

subject to the approval of Pasco County, the FDEP, and SWFWMD. The data shall be updated, and shall be made part of the Annual Report which is due by September 17 pursuant to the provisions of Section 6.a(3) of this DO. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of and implemented by the Developer as part of the Reclaimed Water Permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State groundwater-quality standard, the specific construction, or other activity identified as causing the violation shall cease until the violation is corrected. The groundwater-quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

(13) Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and SWFWMD and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:

(a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities.

(b) Take immediate measures to ensure no surface water drains into the affected areas.

(c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area.

(d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision.

(e) Use geotextile materials in the backfilling operation, if appropriate.

(f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay, or karst connection.

(g) If the affected area is in the vicinity of a stormwater-detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

f. Wellfield Protection

(1) All development ~~initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance~~ shall comply with the **Wellhead Protection** ~~o~~**O**rdinance.

(2) Retention facilities shall not impact the clay-confining layer and in no event shall contact with the limestone aquifer be allowed.

(3) The development shall conform to the provisions of the Pasco County Groundwater Protection Ordinance.

g. EMP, Wildlife, and Uplands Management

(1) The Developer will prepare an EMP. The Developer will submit the EMP to the TBRPC and SWFWMD for review and to Pasco County for approval no later than the date upon which the Developer submits its NOPC for VAP No. 2 (the Developer submitted the EMP in January 2004). The EMP shall incorporate by reference permits obtained by the Developer from one (1) or more of the SWFWMD, the FFWCC, the ACOE, or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within Connerton. Site development-related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit, or harassment of species classified as Endangered, Threatened, or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws, and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

(2) Area Plans for villages, the town center, and employment center shall include specific limits of wetlands pursuant to Chapter 66-340, FAC, and wetland delineation surveys to be conducted in coordination with the SWFWMD and other regulatory agencies as may be appropriate.

(3) In order to protect the natural values of preserved/conserved wetland and upland areas within Connerton, the EMP shall address, but not be limited to, the following matters:

(a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes, and gopher tortoises, and their State-listed commensals.

(b) Provide for the regular monitoring of target wildlife populations.

(c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for villages, the town center, and employment center.

(d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with the SWFWMD, ACOE, and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The annual report required by law in connection with the reporting of progress under the Amended and Restated DO shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, ACOE, FFWCC, or USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

(4) Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high-water elevations shall be substantially maintained.

(5) Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated DO, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

(6) All mitigation areas and littoral shelves within Connerton shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each annual report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

(7) Wetland recreation areas shall not be located in designated on-site upland-habitat preserves.

(8) It is recognized that unavoidable losses to wetland resources will occur within Connerton and such losses will be offset and compensated for through restoration, enhancement, creation, or preservation of wetlands within Connerton, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and ACOE permits to be obtained shall be used in implementing such mitigation requirements.

(9) Upland and Wetland Preserve Areas: Upland and Wetland Preserve Areas are located within Connerton and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, ACOE, and Pasco County. The Upland and Wetland

Preserve Areas are lands within Connerton that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by conservation easements or other similar devices acceptable to the SWFWMD, ACOE, and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales, and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bikeways, elevated board walks, and like-kind uses authorized by the SWFWMD, ACOE, and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to upland/wetland preserve areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas, and maintenance of these facilities will be in accordance with the protocols established in the EMP and permits authorizing such activities.

(10) Habitat Mitigation Areas I and II: The Developer will set aside approximately 556± acres within Connerton as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat-management activities targeted to the Florida scrub jay, the gopher tortoise, wetland mitigation and water infiltration, and stormwater detention. The areas are depicted on Map "H" and identified as "Habitat Mitigation Area I" and "Habitat Mitigation Area II." Both Habitat Mitigation Areas I and II shall be preserved from future development through a recorded conservation easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and stormwater-detention ponds together with required support infrastructure, such as pipes, pumps, and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation), water infiltration, stormwater-detention ponds, and related infrastructure.

(11) All Upland and Wetland Preserve Areas and Habitat Mitigation Areas I and II located in Connerton will be administered and managed by a homeowners' association (HOA) or a Chapter 190, F.S., CDD consistent with the EMP. Such entity shall have the power to assess and lien property owners within Connerton for the purpose of ensuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of Connerton. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by the Developer is not complete, the Developer will continue to have responsibility for the

management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the State and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one (1) or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the State and/or Federal agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Areas I and II.

h. Floodplain/Disaster Preparedness

(1) Elevation for all habitable structures shall be at or above a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at or above floodplain elevations as identified in the Pasco County Land Development Code.

(2) No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

i. Vegetation and Wildlife

(1) The area depicted on Map "H" consists of approximately 5,000± acres of wetlands and uplands.

(2) The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within Connerton that are designed to provide: 1) additional green space in association with golf courses and wetland buffers; 2) transit and forage pathways for listed species; and 3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch, and the J. B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy Nos. 8.4.2, 8.6.1, 8.6.2, 8.6.3, and 8.6.4 contained in Exhibit "E." Any proposal to modify the upland/wetland preserve areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the management and enhancement of preserve, wildlife habitat, and wildlife corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

(3) Internal wildlife corridors shall be provided as required in the NT (New Town) provisions of the Comprehensive Plan as set forth in the EMP. Wildlife corridors shall remain free of structures inhibiting animal migration, such as fences and buildings, unless the said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by

wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species through those areas designated as such within Connerton. The County Biologist has granted conceptual approval of the proposed Wildlife Corridor Lighting Plan contingent upon the approval of the Wildlife Corridor Landscaping Plan. The Wildlife Corridor Landscaping Plan must be reviewed and approved by the County Biologist prior to final construction plan approval of the first 2,000 dwelling units (prior to commencement of Phase II).

(4) Wildlife Crossings

(a) Wildlife crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard.

(b) The Connerton Boulevard and Road W crossings shall incorporate a wildlife crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

(i) Minimum of ten (10) feet in height or no less than eight (8) feet of clearance and twelve (12) feet in width.

(ii) At or above seasonal-high water.

(iii) Incorporates vegetation extending from the wildlife crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the wildlife crossing and provides for appropriate cover.

(iv) Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway.

(v) Includes cover under the wildlife crossing to provide safe hiding areas for small wildlife, such as rabbits, rodents, and amphibians, using the crossing that might be subject to predation by larger species, such as raccoons or bobcats. Such cover will extend across no more than two (2) feet of the wildlife crossing at surface level and may consist of any combination of natural materials, such as logs or stones, or effective substitutes that will provide the needed cover.

(c) The Developer agrees that if any Federal, State, regional, or local agency having regulatory authority over wildlife crossings determines that the crossings on Road W (Employment Center Road) should be of a larger size or greater number, the Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. The Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that Road W (Employment Center Road) be designed, engineered, constructed, and maintained so that indigenous wildlife will have unobstructed passage from one (1) side of Road W (Employment Center Road) to the other in suitable locations and, where appropriate,

hydrologic connectivity is maintained to preserve the surface flow of water from one (1) side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and prior to construction shall be submitted to the FDEP (Office of Environment Services) and FFWCC for review, and to Pasco County for approval.

(e) Wildlife crossing signs in locations and numbers approved by Pasco County and the SWFWMD shall be provided along Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard at the time the crossings are constructed. Wildlife crossing signs shall also be provided along Connerton Boulevard where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within fifty (50) feet of any wildlife crossing.

(5) A Wildlife Corridor shall be provided within Village I as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD preserve north of Connerton Boulevard and the proposed wildlife corridor west of U.S. 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to passive recreation areas and activities (passive parks, paved pedestrian, and bicycle trails); stormwater ponds; floodplain mitigation areas limited to Areas 415 and 416 and Impact S-17A, as depicted on Map X, attached hereto as Exhibit H and as identified by the approved preliminary/stormwater/construction plan for Connerton, Village I, Parcels 101, 102, and 103 (DR04-1229, approved on April 29, 2004); and landscaping as may be needed to implement this condition and Condition No. 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water-management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of thirty (30) feet wide at the entry to the crossing and will expand to a minimum of 100 feet wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses, such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.; wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs, such as *Serenoa repens* and/or *Myrica*

cerifera; and/or trees, such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp. The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

(6) In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any VAP, the town center, or the employment center, then the proposed changes shall be submitted for review contemporaneously with the submission of the VAP NOPC.

(7) Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(ies) shall be incorporated into the EMP and the various area plans. If changes are made to any area plan that are inconsistent with the EMP, then the area plan affected shall undergo Section 380.06, F.S., review in accordance with Condition No. 5.b above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, FAC, are observed, mitigation measures pursuant to Rule 9J-2.041, FAC, shall be incorporated into the development order authorizing development of a village, the town center, or employment center.

(8) In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, USFWS, and Pasco County for the conservation of the same.

(9) The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within Connerton, preserved representative tracts of all major natural upland and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

(10) Open space within Connerton shall be defined to include recreational and resource areas. Approximately 2,679 acres as shown on Table 2 shall be dedicated to the Open Space System within Connerton. Within the Open Space System, approximately 436.2 acres will be dedicated to recreational areas or uses including, but not limited to, passive parks with picnic areas, playgrounds, tot lots, sports parks, and golf courses. Approximately 2,242.3 acres within the Open Space System will be dedicated as resource areas that include lakes and areas set aside for ecological preservation, enhancement, or restoration. These areas will include both wetlands and uplands. Areas set aside within resource areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways

where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration, and operation.

(11) The Developer or its designee shall periodically provide information to residents, businesses, and the community college regarding the function and value of the upland/wetland preserves, wildlife corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above-referenced information to the aforementioned groups, this information will be provided in an annual report.

(12) Lands identified within the EMP or in any permits issued by any State or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H," such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d), F.S, and shall be presumed not to be a substantial deviation.

(13) Within thirty (30) days of the approval of the Village I NOPC, the Developer shall provide a legal description of the wildlife corridor located within Village I of the Connerton DRI to County Biologist for approval. Within thirty (30) days of the approval of the Village I NOPC, the Developer shall provide the conservation-easement documents to the County and SWFWMD for their approval prior to their recording by the Developer. The conservation easement on the wildlife corridor shall be in favor of the County. Within thirty (30) days of the approval of the language of the conservation easement, the Developer shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The Developer and its assigns shall comply with Section 704.06, F.S. The Developer shall convey the wildlife corridor to the Connerton mandatory HOA or CDD by recorded deed. Maintenance of the wildlife corridors shall be the responsibility of the HOA or CDD. The Developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the wildlife corridor within thirty (30) days of such conveyance and assignment of such maintenance responsibilities.

j. Historical and Archaeological Sites

(1) Prior to initiation of any project-related land clearing or ground disturbing activities within any village, the town center, or employment center in Connerton, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, FAC, and forwarded to the Division of Historic Resources (DHR) and TBRPC for review. A survey for each village, the town center, or employment center must be completed and submitted prior to approval of the Area Plan for that village, town center, or employment center.

(2) Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the DHR to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, FAC, the Amended and Restated DO shall be amended to incorporate any required

mitigation consistent with 1A-46, FAC. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to the requirements of the Land Development Code.

k. Land

(1) The BMP to reduce soil erosion and fugitive dust as referenced on Page 15-3 and 15-4 of the ADA shall be implemented.

(2) Prior to commencing development, the Developer shall provide the Pasco County Survey Division or Engineering Services Department with two (2) pair of Global Positioning Satellite (GPS) control points with twenty-four (24) hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (FAC 21HH-6). All GPS points shall be installed per FAC 21HH-6.

l. Air Quality

(1) Specific approval of the remainder of Phases I, II, and III of Connerton as proposed in the Application shall be contingent upon Chapter 380.06(6), F.S., as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Condition No. 3.a above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air-quality impacts are identified as being caused by traffic generated by Connerton, this Amended and Restated DO shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

(2) The BMP, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

m. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

(1) Water, wastewater, and reclaimed water services will be provided by Pasco County in accordance with Chapter 110 of the Pasco County Code of Ordinances as amended. The Developer shall construct all water, reclaimed water, and wastewater facilities within the development to Pasco County standards, current when application is made for connection in accordance with an approved master utility plan and any utilities service agreement(s) for Connerton.

(2) Development of Connerton shall not lower delivery of water and wastewater-utility service below the acceptable LOS established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the annual report for the year in which application for service is made.

(3) Connerton sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by the FDEP.

(4) An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, FDEP, and SWFWMD for review for the use of nonpotable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each village, town center, and employment center area plan. The plan shall include an implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water; i.e., water that is treated and provided through a public-distribution system, shall not be used for the irrigation of common areas if other more appropriate sources are available.

(5) Water-saving fixtures shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.) and xeriscape-type landscaping shall be encouraged within the project.

(6) The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances, and irrigation throughout the project through the establishment of an educational program.

(7) Prior to construction of any phase or subphase, assurance of adequate water-supply capacity and wastewater capacity for that phase or subphase must be provided. The said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from the TBW.

n. Solid/Hazardous/Biohazardous Waste and Recycling

(1) The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

(2) Development of Connerton shall not lower delivery of solid-waste collection/disposal beyond the acceptable LOS established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the annual report for the year in which application for service is made.

(3) The Developer or his designee shall provide to businesses within the employment center information that:

(a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas.

(b) Describes construction requirements for hazardous waste holding areas.

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC. If there are significant

hazardous materials usage impacts as defined in Rule 9J-2.044, FAC; mitigation for the impacts shall be consistent with the requirement of this rule.

(4) Solid-waste recycling shall be given a high priority, and a specific plan shall be submitted to and approved by Pasco County to maximize solid-waste recycling for all phases of and types of development within Connerton.

o. Energy

(1) The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

(2) All Connerton tenants, businesses, and residents shall be encouraged to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration.

(b) Use landscaping, building orientation, and building construction and design to reduce heat gain.

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement.

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public.

(e) Institute recycling programs.

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours.

(g) Eliminate advertising requiring lighting after business hours.

(h) Install total energy systems where cost effective.

p. Transportation

(1) Specific approval is provided for Phase I of Connerton, as defined herein, subject to the conditions outlined in Sections 1-6 herein. Phases II and III of Connerton are subject to review pursuant to Chapter 380, F.S., as amended, for the transportation impacts of each phase and shall require review and approval of an ADA to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for Phases II and III or by the Year 2012, whichever comes first. Review of Phases II and III shall be consistent with the statutes and rules in effect at the time of the Application.

(2) Site Access

When roadways internal to Connerton (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic-control devices shall be constructed.

(a) Ridge Road at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road T at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Road T. Initially, control Road T with a "STOP" sign, and signalize when warrants are met.

(c) Road A at S.R. 52: Construct an eastbound, right-turn lane and a westbound, left-turn lane on S.R. 52. Control Road A with a "STOP" sign.

(d) Collier Parkway Extension at C.R. 583 (Ehren Road). Construct a northeast-bound, left-turn lane and southwest-bound, right-turn lane on C.R. 583 (Ehren Road), and a southeast-bound, left-turn lane and a southeast-bound, right-turn lane on Collier Parkway Extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At the time of the submission of the NOPC/MPUD Master Planned Unit Development for Village V, the Developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north-south road (Road A). The exact location and alignment of the east-west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should Phase 1 development occur in locations which require project access other than those described above in a through d, the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the DO shall be amended through the 380.06(19) process.

(3) Employment Center Road (a.k.a. Road W)

The Developer shall design, permit, and construct Employment Center Road (a.k.a. Road W) as follows:

(a) Design and permitting of that portion of Employment Center Road from Connerton Boulevard to the entrance of Village V shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village V and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village V.

(b) That portion of Employment Center Road from Connerton Boulevard to the entrance of the employment center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1,000 residential units within the DRI, and construction completed within twelve (12) months of the date of commencement. In any event, the Developer agrees to commence construction of that portion of the said road prior to commercial

site plan approval for 100,000 square feet of nonresidential development within the employment center and complete construction within twelve (12) months of the date of commencement.

(4) Connerton Boulevard and Collier Parkway

(a) The Developer shall provide right-of-way for that portion of Pleasant Plains Parkway located within Village II boundaries at a minimum of 142 feet and design, permit, and construct the first two (2) lanes of such roadway (offset) as necessary to serve the development, together with drainage, floodplain and wetland mitigation to accommodate a four (4) lane urban roadway, all in accordance with the County's adopted standard roadway, typical sections for collector and arterial roadways (Resolution No. 04-212) and other applicable County requirements (hereinafter collectively referred to as "County Design Requirements"). The Developer shall dedicate to the County a minimum of 142 feet for Connerton Boulevard from U.S. 41 to Ehren Cutoff Road. The right-of-way for Connerton Boulevard shall be dedicated to Pasco County upon completion of the first two (2) lanes of Connerton Boulevard or within six (6) months of the County's request. The Developer shall be required to design and permit Connerton Boulevard as a four (4) lane facility from U.S. 41 to Ehren Cutoff Road and construct two (2) lanes of such segment (offset) prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 2,500th dwelling unit within Villages I-IV of Connerton and provide all necessary drainage, floodplain, and wetland mitigation areas for four (4) lanes of such roadway in accordance with the County Design Requirements. A Performance Bond or Letter of Credit in a form acceptable to the County and in an amount equivalent to 125 percent of the remaining cost of designing, permitting, and constructing two (2) lanes (offset) of Connerton Boulevard from U.S. 41 to Ehren Cutoff Road in accordance with the requirements set forth above shall be provided to the County prior to final plat approval for the 1,500th dwelling unit.

(b) The Developer shall be required to design, permit, and construct the first two (2) lanes (offset) of Collier Parkway from Alignment 6 of the Collier Parkway Route Study (adopted June 29, 2003) north of Ehren Cutoff Road (Alignment 6), north to the north town center boundary prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 3,000th dwelling unit within Villages I-IV of Connerton. Should the County complete construction of two (2) lanes of Alignment 6 before submission of the preliminary plan for the 3,000th dwelling unit, the Developer must commence construction of Collier Parkway from Alignment 6 north to the north boundary of the town center within six (6) months of the County's completion of two (2) lanes of Collier Parkway from Alignment 6 to the south and complete construction within one (1) year of commencement. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the boundaries of the Connerton DRI as originally approved. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide), and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer

shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(c) Right-of-way for Collier Parkway north of the northern boundary of Village IV to the north boundary of the Connerton DRI as originally approved shall be conveyed to the County within ninety (90) days of approval of this NOPC in accordance with the requirements set forth below. Should the County complete two (2) lanes of construction of Collier Parkway from the northern boundary of Village IV to S.R. 52 before the first construction plan approval is issued for Village IV, the Developer must commence construction of the first two (2) lanes (offset) of Collier Parkway from the north boundary of the town center to the north boundary of Village IV within six (6) months of the County's completion of two (2) lanes of Collier Parkway from the northern boundary of Village IV to S.R. 52 and complete construction within one (1) year of commencement. Otherwise, the deadline for construction of this segment shall be prior to or concurrent with submission of the preliminary plan for the 4,000th unit in Villages I-IV of Connerton. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the Connerton DRI as originally approved consistent with a County-approved alignment. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide) and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(d) Within six (6) months of Board of County Commissioners approval of this NOPC, the Developer shall be required to dedicate an additional 125 feet of right-of-way along the south side of S.R. 52 for a total of 212 feet of right-of-way. **(Note: On August 22, 2006, the BCC approved the required conveyance of right-of-way along S.R. 52.)**

(e) Notwithstanding the above provisions, the Developer shall be required to dedicate necessary right-of-way for Pleasant Plains Parkway, Connerton Boulevard, Collier Parkway, S.R. 52, and U.S. 41 within six (6) months of the County's request if such request occurs prior to any of the deadlines set forth above.

(f) The Developer acknowledges that all of the foregoing right-of-way dedications and design, permitting, and construction requirements are 1) site-related improvements, 2) not eligible for transportation impact fee credits, and/or 3) provided at no cost to the County or Florida Department of Transportation (FDOT).

(5) Traffic Monitoring

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from

Shady Hills Road to U.S. 41 and on U.S. 41 from S.R. 52 to the project entrance at Road T. When final plats and/or commercial site plan approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips for Village V, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from U.S. 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted LOS, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak-hour project trips, an annual monitoring program to provide peak-hour counts at the project entrances shall be instituted to verify that the projected number of external trips for Phase I of the project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each project entrance and shall continue on an annual basis through build-out of Phase 1. This monitoring program shall also verify that project traffic volumes of project entrances connecting to Ehren Road, U.S. 41, and S.R. 52 are not exceeding 969 p.m. peak-hour trips, 1,680 p.m. peak-hour trips, and 258 p.m. peak-hour trips, respectively. This information shall be supplied in the required annual report. If the annual report indicates the total external two (2) way trips exceed projected counts by more than fifteen (15) percent, Pasco County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. If an annual report is not submitted within thirty (30) days of its due date, Pasco County may conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request DO amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a substantial deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S., shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the Developer shall, prior to the issuance of a final plats and/or commercial site plan approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle-trip-generating characteristics of the residential components of Connerton. Prior to undertaking this study, the Developer shall meet with representatives of Pasco County and the TBRPC to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA

transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of Connerton. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than fifteen (15) percent, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of the above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate-share calculations contained in Table 6 shall also be revised through an amendment to the DO as appropriate, based on the updated traffic impact analysis.

(6) Impact Fee Credits

The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, F.S., and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the ordinance and other land development regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04 as amended), Pasco County hereby finds that transportation impacts resulting from the Connerton proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with the said ordinance as amended.

(7) Access Management

Access for Connerton shall substantially conform to the conditions of MPUD Master Planned Unit Development zoning approval as such conditions relate to median cuts and project entrances. However, in the plan-approval process, the Developer may propose and the County may approve modifications to such access conditions provided the modifications enhance or do not otherwise degrade the adopted operating LOS of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require FDOT's approval.

(8) Mitigation Options

The following options are established for purposes of mitigating Phase I impacts. Prior to preliminary plan or preliminary site plan approval of 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips, the Developer, at its option, shall select one (1) or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. If the Developer elects Transportation Mitigation Option 2 and fails to make the proportionate-share payment and/or enter into the roadway construction agreement required by Option 2 by December 31, 2005, then the Developer shall be

required to reanalyze and recalculate the proportionate-share amount for Phase 1 utilizing a December 31, 2010, build-out date and utilizing the recalculated amount for purposes of Option 2. In any event, any extension of the Phase 1 build-out date beyond December 31, 2010, shall require a new transportation analysis in accordance with Section 380.06, F.S., as the basis for a DO amendment, which may include a re-evaluation of the required transportation mitigation. Further, the status of the improvements shall be included in each annual report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one (1) of the options set forth below:

(a) Option 1 Funding Commitments.

(For the purposes of this order, funding commitments shall be as defined in Section 9J-2.045[7]1, FAC.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4 PHASE I (2010) REQUIRED LINK IMPROVEMENTS	
Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,136 single-family detached residential units or a combination of residential and nonresidential development that will generate 959 net external p.m. peak-hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton OR U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two (2) lane undivided prior to construction plan approval for 1,173 net external p.m. peak-hour trips or four (4) lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,408 net external p.m. peak-hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible at its sole expense for the design, permitting, right-of-way acquisition, and construction of these intersection improvements, except for any County obligations specifically set forth in the Roadway Development Agreement attached hereto as Exhibit I. The Developer shall not receive impact fee credits or proportionate-share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

TABLE 5 PHASE I (2010) REQUIRED INTERSECTION IMPROVEMENTS	
Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by the MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by the MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by the MUTCD.
Collier Parkway Extension/ C.R. 583 (Ehren Road)	Construct NEB LT lane and SWB RT lane on C.R. 583. Construct SEB LT lane and SEB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector A	Construct EB RT lane and WB LT lane on S.R. 52.
Acronym Listing: EB - Eastbound WB - Westbound NB - Northbound NEB - Northeastbound SB - Southbound	 SEB - Southeast Bound SWB - Southwest Bound MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each preliminary plan or preliminary site plan, the Developer shall submit a projection of net external p.m. peak-hour trips anticipated to be generated by the development included in the preliminary plan or preliminary site plan plus any development for which a preliminary plan or preliminary site plan has been previously approved.

(i) No Building Permits shall be issued for more than 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to FDOT a proportionate-share contribution of Two Hundred Eighty-Six Thousand Four Hundred Seventy-Two and 00/100 Dollars ($286,472.00) to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

(ii) No Building Permits shall be issued for development that generates more than 1,173 net external p.m. peak-hour trips until funding commitments are in place for either:

1) The Collier Parkway Extension from C.R. 583 (Ehren Road) northward to the southern boundary of Connerton and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from Connerton to C.R. 583 (Ehren Road) and U.S. 41, a southwest to eastbound, left-turn lane on Ehren Road at Parkway Boulevard and, if needed, signalization at the U.S. 41/C.R. 583 (Ehren Road intersection).

2) Four (4) laning U.S. 41 from Tower Road to Road T.

Should the Developer elect to construct the Collier Parkway Extension, this connection must be consistent with the alignment shown on Map "H."

This requirement, including impact fee credits for these improvements, has been addressed in the Roadway Development Agreement attached hereto as Exhibit I.

(iii) No Building Permits shall be issued for development that generates more than 1,408 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate-share contribution of One Hundred Twenty-Seven Thousand Five Hundred Four and 00/100 Dollars ($127,504.00) to the FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

The Roadway Development Agreement addresses the foregoing proportionate-share payments and is attached, hereto, as Exhibit I.

The a Roadway Development Agreement requires Pasco County to apply the contributed monies towards the construction of U.S. 41/S.R. 52 intersection improvements or toward U.S. 41 within Pasco County, subject to agreement/acceptance by Pasco County and the FDOT. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, Pasco County shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportionate-share payments were originally calculated in Year 2000 dollars; these amounts were updated in the Roadway Development Agreement in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), F.S., with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further Building Permits if the annual report shows that any of the required improvements is no longer funded as defined above.

(b) Option 2 Proportionate Share

The Developer may apply for a proportionate-share-contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate-share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S., and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate-share contribution, pursuant to Section 9J-2.045, FAC, of those improvement projects listed in Section 6.1, for

which funding remains uncommitted, provided that the proportionate-share contribution is greater than or equal to the cost of any one (1) of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway-construction agreement to be entered into between the Developer, Pasco County, and the responsible government agency(ies), subject to the following terms and conditions:

(i) No further Building Permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate-share contribution until the roadway-construction agreement is executed. Further, should the Developer default in the payment of the proportionate-share in accordance with the agreement, no further Building Permits shall be issued until the Developer is in compliance with the agreement.

(ii) The agreement shall be in the form of either a clearly identified, executed, and recorded, local government, development agreement, consistent with Sections 163.3220-163.3243, F.S.; an interlocal agreement; an FDOT joint participation agreement; or written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate-share payments shall be attached as an exhibit to the Amended and Restated DO through an amendment pursuant to Section 380.06(19)e(2), F.S., following the selection of this option and the execution of the agreement at the time of the next DO amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one (1) or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated DO. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(iii) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(iv) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(v) The proportionate-share amount is as set forth in Table 6 below. The proportionate-share payment for the project shown on Table 6 in accordance with 9J-2.045(7)3, FAC, has been calculated in Year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate-share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for those improvements. The proportionate-share mitigates all development for Phase I. If any of the required improvements have been

completed prior to Developer's election to pay the proportionate-share, then the amount shall be reduced by deleting the completed road improvement from the proportionate-share computation.

TABLE 6
CONNERTON DRI
PROPORTIONATE-SHARE SUMMARY
REVISED JULY 6, 2000

On	From	To	Length (miles)	Road Type		Right-of-Way Width	
				Existing	Improved	Existing	Improved
U.S. 41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
U.S. 41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
U.S. 41	Spring Hill	Powell	0.84	2U	4D	100	200
U.S. 41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Construction Cost/Mile	Area/ Section	FDOT Price Trend	2000 Const. Cost/mile	Design/ Const
U.S. 41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$0.35	$ 820,000	Urban	1.0000	$ 820,000	17%
C.R. 583 (Ehren Rd) at Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
U.S. 41	Pasco/Hernando CL	Ayers Road	$ 774,130	$545,410	$1,759,386	$3,078,926
U.S. 41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
U.S. 41	Spring Hill	Powell	$ 433,513	$305,429	$ 985,256	$1,724,199
U.S. 41	Tower Road	Collector "T"	$ 0	$509,049	$1,642,094	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$ 639,408	$482,324	$2,837,200	$3,958,932
C.R. 583 (Ehren Road) at Pines Parkway Intersection			$ 0	$ 7,214	$ 42,435	$ 49,649

On	From	To	Service Capacity		DRI Trips	Proportionate-Share	
			Existing	Improved		%	$$$
U.S. 41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$ 118,145
U.S. 41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$ 168,327
U.S. 41	Spring Hill	Powell	1,320	2,510	88	7.39%	$ 127,504
U.S. 41	Tower Road	Collector "T"	2,289	3,330	1,261	100.00%	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	0	1,410	1,166	82.70%	$3,273,840
C.R. 583 (Ehren Road) at Pines Parkway Intersection						100.00%	$ 49,649
						Improve U.S. 41 Option:	$2,565,118
						Connect to C.R. 583 (Ehren Road) Option:	$3,737,464

Notes:

1. Design costs include construction engineering inspection and are thirty-one (31) percent of construction for State roads, seventeen (17) percent for County.
2. Right-of-way costs for roads in Hernando County are forty-four (44) percent of construction per Long-Range Transportation Plan guidance from the FDOT.
3. Right-of-way cost for Collier Parkway within Connerton is $0.35 per square foot per owner.
4. Construction costs for State roads are from the *FDOT 1998 Transportation Costs* booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, January 10, 1991.
6. Above costs shall be adjusted for inflation in accordance with the FDOT's Price Trends Index, published periodically in its *Transportation Costs* booklet.
7. Site access improvements in Table 5 are not included in the proportionate-share computation. Unless otherwise implemented, the Developer will be responsible for their cost.

(vi) Payment of the proportionate-share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair-Share Contribution for Road Improvements Ordinance. In addition, any proportionate-share payments for facilities within Pasco County shall be creditable against impact fees as provided in the ordinance, and other land development regulations, and as provided in P.(8)(a) above.

(c) Option 3 LOS Monitoring/Modeling

(i) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of Connerton, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available, including the development and surrounding area traffic counts, and shall be submitted to the TBRPC, FDOT, Pasco County, and FDCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(ii) Prior to conducting the initial and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions, and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the FDCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and LOS standards in effect at the time the methodology is updated.

(iii) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following: minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills Road to U.S. 41, and U.S. 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(iv) The completed TIA shall be submitted to the TBRPC and FDOT for review and comment and to Pasco County and FDCA for review and approval. If the reviewing

agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County, and the final determination on all other roadways shall be made by the FDCA.

(v) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(vi) Pasco County shall not issue Building Permits beyond any point where the LOS are below the adopted peak hour LOS, as determined by the results of the TIA, and where the development consumes five (5) percent or greater of the adopted LOS capacity of the facility, unless the DO is amended to contain a binding commitment to provide the needed roadway-mitigation measures/improvements consistent with Rule 9J-2.045(7)1-3, FAC. Mitigation measures/improvements shall be included in the DO by the filing and processing of an NOPC for a DO amendment pursuant to §.380.06(19), F.S.

q. Educational Facilities

(1) Prior to the initiation of development within each village, a VAP will be developed which will include an assessment of the need for elementary, middle, and high school facilities. If it is determined that development within a village or adjacent villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the District School Board of Pasco County and the Developer.

(2) Whenever possible, school sites shall be located within the village center.

(3) The Developer shall convey to the District School Board of Pasco County real property for use as a school site. The said real property shall be a minimum of thirty-five (35) acres of contiguous developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan as specifically approved by the District School Board of Pasco County and adjacent to any required parks(s) or library site(s). The Developer shall receive School Impact Fee credits in the amount of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) per upland acre actually conveyed to the District School Board of Pasco County. All conveyances required pursuant to this approval shall occur within thirty-six (36) months of this approval, shall be in a form acceptable to the District School Board of Pasco County as appropriate, be free and clear of all liens, be excluded from the boundaries of all special districts, and be exempt from all covenants and deed restrictions.

The developer shall provide public road access with all utilities and mitigate the on-site wetlands subject to final permits with approvals of the SWFWMD, ACOE, and Pasco County prior to the conveyance of the property and within thirty-six (36) months of the date of this approval.

The Developer shall also convey an additional minimum of fifteen (15) acres of contiguous, developable uplands for a school site in Village III within thirty-six (36) months following

Board of County Commissioners approval of the Village III MPUD Master Planned Unit Development at a location acceptable to the District School Board of Pasco County.

(4) The Developer shall coordinate with the District School Board of Pasco County to determine the size and location of all school sites which shall be subject to final approval by the District School Board of Pasco County.

r. Recreation and Open Space

(1) The acreage designated for open space within Connerton is set forth in Table 2 as 2,678.5 acres. The eighty (80) acre district park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County district park as the same is described in the referenced master plan. Connerton will also have at least one (1) golf course and related infrastructure. The eighty (80) acre district park must be dedicated to Pasco County or to a CDD if approved by Pasco County prior to the initiation of the remainder of Phase 1. The location of the eighty (80) acre district park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

(2) The eighty (80) acre district park to be dedicated to Pasco County, or if approved by Pasco County to a CDD, may include jurisdictional wetlands as a part of the parks resources provided however, in no event can the eighty (80) acre district park have less than eighty (80) upland acres, exclusive for wetland setbacks suitable for development and utilization as a County district park. The land to accommodate the eighty (80) acre district park shall be dedicated no later than the recordation of the plat for the second VAP. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer. If the eighty (80) acre park site is incorporated into a CDD, then the site shall be excluded from the said CDD prior to dedication to the County. If the developer makes capital facility contributions or constructs park facilities, such as ball fields and the like, then the developer may be eligible for impact fee credits, provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

(3) The Developer shall convey at no cost to Pasco County real property for use as a regional park. The real property shall be eighty (80) acres of developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan for Village II. In addition, the Developer shall construct direct access to the regional park via a public roadway prior to or concurrent with the construction of roadways for Neighborhood I of Village II. The regional park shall not be opened to the public until such time as a paved, public roadway is completed to the site.

If the protection of isolated, jurisdictional wetlands is ultimately required or the Developer is otherwise unable to obtain permits to comply with the below provisions concerning demucking of the site and this results in less than eighty (80) acres of upland parkland, the Developer shall be required to

reimburse the County Fifty Thousand and 00/100 Dollars ($50,000.00) for each acre under-eighty (80) developable upland acres.

The Developer must provide an interconnection between the regional park site and the SWFWMD property subject to SWFWMD approval.

The Developer, subject to final permit approval from the SWFWMD and ACOE, will be required to demuck, fill, and mitigate the four (4) one (1) acre Category III wetlands prior to or concurrent with construction plan approval of the 1,300th residential unit within the Connerton DRI or prior to December 31, 2010, whichever comes first.

The eighty (80) acre regional park site (inclusive of the demucked, filled, and mitigated wetland areas) must be dedicated to the County prior to the first preliminary plat above 1,300 residential units in the Connerton DRI or by July 31, 2011, whichever comes first. The final dedication of lands for the eighty (80) acre regional park site to Pasco County shall be contingent upon receipt of soil samples supporting the assumption that the proposed eighty (80) acre park site is comprised of at least eighty (80) acres of developable uplands. The commitment of the Developer to undergo wetland-related permitting, as described above, will require Pasco County, as the property owner, to provide property owner authorization related to such permitting activity. Such authorizations, as described above, shall be granted when requested in a timely manner.

(4) Prior to the initiation of development within each village, a VAP will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of five (5) percent of the useable acres within each village center must be developed as parks and/or open space.

(5) Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

(6) Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open-space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first annual report following each phase or subphase approval.

(7) Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the village, town center, or employment center area plans, those open space uses shall be restricted to remain as an active or passive, recreational open space amenity unless otherwise approved by the Board of County Commissioners consistent with the requirements of 380.06(19), F.S.

(8) All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

s. Health Care/Police/Fire

(1) Pasco County shall provide fire, police, and EMS service to the development. The Developer shall be required to dedicate no more than ten (10) buildable acres within the town center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of fire, EMS, Sheriff, and/or library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of village, town center, and employment center area plans.

(2) Connerton shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of Building Permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered will be supplied with sprinkler systems and that functioning fire hydrants in sufficient number and appropriate locations to accommodate the firefighting operations will be provided.

t. Housing

(1) The Developer has completed an Affordable Housing Analysis for the nonresidential component of Connerton and determined that the existing housing supply is adequate to meet the anticipated approved portion of Phase I demand for very-low, low-, and moderate-income housing units.

(2) Specific approval of the remainder of Phases I, II, and III is conditioned on further Section 380.06(6), F.S., review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to the said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the project, or within an area proximate (as determined by the approved methodology), the DO shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048, FAC.

u. General Conditions

(1) Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with Rule 9J-2.0252, FAC. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, FAC.

(2) Should the Developer divest himself of all interest in the project prior to the expiration of this DO, the Developer shall designate the successor entity to be responsible for preparation of the annual report and compliance with applicable requirements of this Amended and Restated DO.

(3) If there is an internal conflict between the provision(s) of this DO, then the more stringent provision(s) shall prevail.

(4) In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the Developer shall be required to pay the said fee pursuant to that ordinance/resolution.

6. Procedures

a. Annual Reports

(1) Monitoring of Connerton by the County shall be the responsibility of the ~~County~~ Administrator ~~or his designee~~ at the time of annual report submittal.

(2) The Developer shall provide to the County an annual report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

(3) The Developer shall provide an annual report on the required form to the Development Services Branch, TBRPC, and FDCA on the anniversary date of final adoption of the original DO; i.e., September 17, 2000, and every year thereafter during the term of this Amended and Restated DO. The contents of the annual report shall meet the requirements of Section 380.06(18), F.S., and shall include all additional data and information as required in this Amended and Restated DO.

(4) If the annual report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Amended and Restated DO. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of Building Permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), F.S., as amended, until a public hearing has been held pursuant to Section 380.06(19), F.S., as amended, to determine if a substantial deviation has occurred.

(5) In addition to the required elements of the annual report, the Developer shall include:

(a) The cumulative number of units developed through the land use tradeoff mechanism.

(b) The cumulative number of units (dwelling units by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed, and occupied.

(c) A synopsis of all DRI and zoning amendments.

(d) A synopsis of ownership (major parcels).

(e) A list of DRI/DO and zoning conditions of approval met by the Developer.

(f) A copy of any village, town center, or employment center area plan approved during the reporting period and an analysis of how the approved plan meets all of the applicable NT (New Town) criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by Conditions No. 5.d.(5) and 5.d.(6) above commencing with the first annual report following the issuance of final plat or final plan approval for the 2,000th residential unit.

b. Amendments/Substantial Deviations

(1) Proposed or necessary changes to the Amended and Restated DO or departures from the approvals set forth in this Amended and Restated DO must undergo a review by the Board of County Commissioners. Application to amend any provision of this Amended and Restated DO shall be made on the required form (NOPC to a Previously Approved DRI) and shall be provided by the Developer to the TBRPC, FDCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), F.S., as amended, prior to implementation of such changes.

(2) Any amendment to the NT (New Town) Future Land Use Map classification and/or implementing objectives and policies as contained in the adopted Future Land Use Element of the Comprehensive Plan shall be subject to a substantial deviation determination.

c. Notice of Adoption

(1) A notice of adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.

(2) The Clerk of the Board of County Commissioners shall return eight (8) signed and certified copies of this Amended and Restated DO and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the FDCA and TBRPC, and to attorneys of record of these proceedings.

7. Severability

a. If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remainder of the resolution shall be construed as not having contained the section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

8. This resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this _____ day of _____, _____.

(SEAL)

ATTEST:

_____
JED PITTMAN, CLERK

WITNESSES:

_____

_____

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

_____
CHAIRMAN

By: _____

_____
Print

Its _____
Title

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

_____
ATTORNEY

EXHIBITS

A	ADA*, Sufficiency Response*, Traffic Appendices*, and Groundwater-Quality Monitoring Program*
A-1	Amended Map H
B	TBRPC Final Report* and NOPC Report*
C-1	Legal Description of Revised DRI Boundary
C-2	Legal Description of Parcel "B" being removed from the DRI
C-3	Legal Description of Village Area I
C-4	Legal Description of Village Area II
D	Developer's Commitments
E	New Town Comprehensive Plan Provisions
F	Potential Regionally Significant Resources*
G	Figure 2 (Revised May 2003) Village I Wildlife Corridors and Crossings
H	"Map X" as identified by Petition No. DR04-1229, approved by the DRC on April 29, 2004
I	Roadway Development Agreement between Pasco County and Connerton, LLC
*	These exhibits are not attached but are incorporated by reference into the DO. Copies are on file at the Pasco County Growth Management Department.

EXHIBIT D

DEVELOPER COMMITMENTS
DRI NO. 233
CONNERTON

PASCO COUNTY

The following are Developer commitments set forth in the ADA, three Sufficiency Responses ("SR1", "SR2," and "SR3") as amended to be consistent with the original DO. These commitments shall be honored by the Developer, except as they may be superseded by specific terms of the Amended and Restated DO and/or Policies or Objectives of the NT (New Town) Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the Connerton Master Development Plan for schools and other public-service facilities (SR2, Page 12).

2. The location of public facilities will be governed and regulated by the goals, policies, objectives, and specific development standards adopted by Pasco County for village, town center, and village center development (SR1, Page 9-3) (amended).

3. Development of villages, village centers, town center, employment center, and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, the SWFWMD, ACOE, FDEP, EPA, and other applicable regulatory agencies that commonly issue development permits and approvals (SR1, Page 9-4).

4. Development within Connerton will be required to be more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing (ADA, Page 10-2).

5. At build-out, the new town will contain nine villages around a central town center, with an employment center providing additional employment (ADA, Page 10-3).

6. Villages will range from 300 to 1,000 acres and be composed of five or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the village will include complete and integrated neighborhoods and a village center. The village must have useable open space in the form of squares, greens, and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development or other physical separation. Local and collector streets, pedestrian paths, and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the village center, other villages, and town center (ADA, Page 10-3).

7. Village centers will contain a mix of uses, including residential, commercial, and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods (ADA, Page 10-3).

8. A town center will be developed in support of the villages in Connerton (ADA, Page 10-3).

9. The town center will contain an educational campus, a central Pasco County government center, a hospital-medical complex, and higher density residential development. The town center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian, and bicycle path systems provided within individual villages (ADA, Page 10-3) (amended).

10. A 120-acre educational campus will be centrally located within Connerton (ADA, Page 10-3) (amended).

11. Connerton will also contain a designated employment center. The employment center will have access to U.S. 41 while providing internal access to the villages and town center (ADA, Page 10-3).

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan (ADA, Page 10-4) (amended).

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation (ADA, Page 10-4).

14. An estimated 45 percent of the project total will remain in a natural state (ADA, Page 10-5).

15. A community serving park will be provided near the town center on the Ridge Road Extension. Each village will provide neighborhood serving recreational opportunities and facilities (ADA, Page 10-5).

16. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, village center, other villages, town center, and employment center (ADA, Page 10-5).

17. At build-out, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial (ADA, Page 10-5).

18. Three 18-hole golf courses, over 175 acres as a district park, and neighborhood parks within each village will provide active recreational opportunities for Connerton residents (ADA, Page 10-5).

19. Parking will be governed by the Pasco County Land Development Code at the time the VAP is prepared (SR1, Page 10-2).

20. The provisions of the NT (New Town) Comprehensive Plan Amendment, coupled with the DO conditions, will provide assurance that the concept is implemented (SR1, Page 10-13).

21. Detailed area plans for new town components will be prepared and reviewed for compliance with plan policies and standards, Land Development Code requirements, as well as with applicable DO conditions (SR1, Page 10-13).

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a village (SR1, Page 10-12).

23. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, to the village center, other villages, town center, and employment center (SR1, Page 10-12).

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the village road layouts (SR1, Page 10-12).

25. These policies will be applicable to development in all Future Land Use categories, including the proposed NT (New Town) classification (SR1, Page 10-12).

26. Internal roadway design will consider wildlife movement in corridors (SR1, Page 10-12).

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD Planned Unit Development zoning request for the preliminary site plan (SR1, Page 10-12).

28. The village center boundaries will be determined in the future and in conjunction with the specific site planning of each village (SR1, Page 10-13) (amended).

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), village centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning, and other regulatory agency requirements to receive site plan approvals by Pasco County (SR1, Page 10-13).

30. Specific site planning issues, such as setbacks, buffers, building, and local street location, etc., will be addressed at the time of site design for each individual village (SR1, Page 10-13).

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of Connerton and will not be undertaken or permitted by the Applicant (ADA, Page 12-24).

2. Many of the existing pine trees in Connerton will be preserved in the postdevelopment stage and much of the most desirable habitat has been set aside in the upland/wetland preserves (ADA, Page 12-25).

3. The vast upland/wetland preserve system, golf courses, and wetland buffers on site will provide an assurance of continued suitable habitat for this species: Southeastern American Kestrel, after development (ADA, Page 12-27).

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted, and the appropriate measures implemented to preserve the habitat (SR1, Page 12-1).

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to its then current recommendation for habitat-management activities that can be pursued coincident with a conservation easement (SR1, Page 12-2).

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in Connerton (SR1, Page 12-8).

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate listed species within the development or to mitigate for them (SR1, Page 12-9).

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts (ADA, Page 13-2).

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in Connerton's evolution, and this will be the primary method of mitigating wetland impacts associated with the development plan (ADA, Page 13-3).

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for (ADA, Page 13-3) (amended).

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface-water collection system will be the first mitigation option that will be investigated during the design of each village in Connerton (ADA, Page 13-3).

5. Wetland areas that are to remain during construction are protected by a combination of BMP (required by the agencies) and the provision of wetland buffers consisting of native plant communities (ADA, Page 13-5).

6. Any minor discrepancy in ADA mapping will be resolved prior to development (SR1, Page 13-1).

7. If additional wetland impacts become necessary during preparation of the village area town center or employment center plans, they will be presented with full justification to the appropriate agencies as permit applications (SR1, Page 13-2) (amended).

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials and informational signage (SR1, Page 13-3) (amended).

9. Future jurisdictional determinations performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands (SR1, Page 13-4).

10. This information will then be used in the final design and of Connerton's infrastructure and building development (SR1, Page 13-4).

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved, also as part of permit applications (SR1, Page 13-4).

12. Wetland encroachments and site planning details will be further identified at the permitting stage (SR1, Page 13-7).

WATER QUALITY

1. The requirements of Chapter 17-25, FAC, for stormwater treatment will be met by using accepted methods, including 1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species and 2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater-management plan will place particular emphasis on these

methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake (ADA, Page 14-3).

2. Accepted engineering practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate (ADA, Page 14-4).

3. Water-quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water-quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas (ADA, Page 14-4).

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater-management ponds (ADA, Page 14-4).

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review (ADA, Page 14-4).

6. On-site surface waters within Connerton will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas (ADA, Page 14-4).

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area (ADA, Page 15-2).

2. Stormwater runoff throughout the project will be managed through an appropriate master drainage plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways (ADA, Page 15-3).

3. Buildings will be constructed on compacted fill material with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation (ADA, Page 15-3).

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies (ADA, Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site (SR1, Page 15-1).

6. Any proposed development in Connerton will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same State, regional, and local regulations governing floodplain encroachment (SR1, Page 15-2).

7. Future verification to determine the extent of the floodplain limits is required (SR1, Page 15-3).

FLOODPLAINS/DISASTER PREPAREDNESS

Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance (SR1, Page 16-1).

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the Connerton development (ADA, Page 17-4).

2. The current permitted pumping quantities will not be exceeded (ADA, Page 17-4).

3. Specific provisions detailing Developer and County responsibilities will be set forth in a future service agreement as required by Pasco County codes and ordinances (ADA, Page 17-4).

4. The members of the Connerton community will be encouraged to practice water conservation in both residential and nonresidential development (ADA, Page 17-5).

5. Any business owner/operator locating within Connerton will be required to comply with all applicable local, State, and Federal regulatory and licensing criteria (ADA, Page 18-2).

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a ten-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence (ADA, Page 19-1).

2. The proposed stormwater-management system will incorporate several forms of detention/retention in accordance with the requirements of Chapters 40D-4 and 40D-40, FAC, including created wetland systems, lakes, and retention/detention ponds (ADA, Page 19-1).

3. The 24-hour, 25-year-peak discharge rate from system outfalls will be regulated by the SWFWMD to control postdevelopment discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria (ADA, Page 19-2) (amended).

4. The requirements of Chapter 17-25, FAC, for stormwater will be met using accepted methods as required by the permitting agencies (ADA, Page 19-2) (amended).

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area (ADA, Page 19-3) (amended).

6. Storage facilities will provide attenuation of the postdevelopment to maintain the predevelopment levels in accordance with the SWFWMD design criteria (ADA, Page 19-3) (amended).

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems. The Developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development (ADA, Page 19-4).

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable Federal and State laws, will have distinct and specific safety policies and plans for its employees and customers (ADA, Page 20-4).

2. Any businesses locating within the Connerton development which may produce hazardous waste will be required to comply with all Federal, State, and local regulations contained in the Code of Federal Regulations, Title 40, Parts 260 to 270, and the State regulations contained in the Administrative Code, Chapters 17-30 and 17-31, FAC (ADA, Page 20-4).

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ("U" and "C") (SR1, Page 21-3).

2. The applicant will consider dedication of right-of-way to accommodate future expansions of U.S. 41, S.R. 52, and Ehren Road (C.R. 583) at the time road improvement projects are advanced for transportation funding (SR1, Page 21-25).

3. When each VAP is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan Amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent villages and the town center (SR1, Page 21-6).

AIR QUALITY

The design of parking facilities and ingress and egress for vehicles will be such that queuing and related carbon monoxide "hot spots" will be avoided (ADA, Page 22-1).

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50 percent of the total site. Included in this acreage are areas identified on Connerton's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park, and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various villages and within the town and village centers (ADA, Page 26-1) (amended).

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the Connerton community (ADA, Page 26-1).

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels (ADA, Page 26-1).

4. Bicycle paths, pedestrian walks, and nature trails will contribute to a system of fully connected routes from individual neighborhoods to other villages as well as town and village centers (ADA, Page 26-1).

5. Small, neighborhood-sized recreational areas will be developed in conjunction with individual villages (ADA, Page 26-1).

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developer. These preserve lands will be maintained by the entity owning them (ADA, Page 26-2) (amended).

7. At the appropriate time, the applicant will meet all applicable County land development regulations, including those governing County park standards and design (SR1, Page 26-2) (amended).

EDUCATION

Connerton's development plans will include three school sites: two 20-acre sites to be used for elementary schools, and one 30-acre site to be used for a middle school (ADA, Page 27-1).

EXHIBIT E

NEW TOWN COMPREHENSIVE PLAN PROVISIONS

#233

PASCO COUNTY, FLORIDA

DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (727) 847-8193
FAX (727) 847-8084

GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL NO. 7003 3110 0003 6048 5366
RETURN RECEIPT REQUESTED

June 15, 2006

Mr. John Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Center Boulevard
Pinellas Park, Fl. 33782

RE: Connerton - DRI No. 233, DO Amendment

Dear Mr. Meyer:

Enclosed please find a certified copy of the amended Connerton Development of Regional Impact (DRI No. 233) Development Order (Resolution No. 06-223), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes and Chapter 9J-2.025 Florida Administrative Code. The Board of County Commissioners approved this Development Order, which granted approval for the Connerton Employment Center, on May 9, 2006. I've also included a strike-through and underlined version to assist in your review of the Development Order. Please contact me at (727) 847-8193 if you have any questions.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Planner II

KHT/kht

Enclosures: Clean and Strike-Through/Underlined Versions of Connerton DO

cc: B. Patrick Gassaway, P.E., Heidt & Associates, Inc., Swann Plaza, 2212 West Swann Avenue, Tampa, FL 33606
Stewart Gibbons, Terrabrook, 3505 Frontage Road, #145, Tampa, FL 33607
J. Benjamin Harrill, P.A., The Oaks at Perrine Ranch, 2550 Permit Place, New Port Richey, FL 34655
Samuel P. Steffey II, Growth Management Administrator
Michael LaSala, AICP, Senior Planner
File

THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 06-223

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380, FLORIDA STATUTES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes (F.S.), as amended, Conner Land, Ltd. (Applicant/Developer) and Pasco County filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as Connerton; and

WHEREAS, the Pasco County Board of County Commissioners is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, F.S., as amended; and

WHEREAS, this development order (DO) for the Connerton DRI was adopted by the Pasco County Board of County Commissioners on July 18, 2000; and

WHEREAS, Conner Land, Ltd., transferred a portion of its right, title, and interest in the real property, encumbered by the Connerton DRI/DO as herein set forth, to Connerton, LLC (both hereinafter referred to collectively as "Developer"); and

WHEREAS, on August 12, 2003, the Board of County Commissioners adopted Resolution No. 03-224 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the Connerton DRI/DO and to effectuate other changes; and

WHEREAS, on November 18, 2003, the Board of County Commissioners adopted Resolution No. 04-42 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to reflect a reduction of 80.9 acres along with a reduction in 137 Phase 3 single-family detached units and a corresponding modification to the project's legal description and entitlements/acreage tables; and

WHEREAS, on December 23, 2003, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto, which reflected a reduction of 3,036 acres (consisting of a 2,981 district preserve and fifty-five (55) acres being reserved for future right-of-way), along with a reduction in town center acreage from 300 acres to 171 acres; and

WHEREAS, on February 27, 2004, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto for specific approval for Village II in accordance with DO Condition No. 5.B and submittal of the Environmental Management Plan (EMP) in accordance with DO Condition No. 5.G.1; and

WHEREAS, on November 3, 2004, Connerton, LLC, filed an NOPC requesting an amendment to an approved DO pursuant to Section 380.06.(19), F.S., for an extension to the Phase I build-out date from 2005 to 2010; an extension of the Phase II build-out date from 2015 to 2020; an extension of the Phase III build-out date from 2025 to 2030; an extension of the development commencement date to September 17, 2010; and an extension of the DO expiration date to September 17, 2035; and

WHEREAS, the NOPC applications filed by Connerton, LLC, on December 23, 2003, February 27, 2004, and November 3, 2004, were consolidated, were heard concurrently, and were approved by the Board of County Commissioners on March 22, 2005 (Resolution No. 05-155); and

WHEREAS, on August 2, 2005, Connerton, LLC, filed an NOPC to amend the DO and Map H attached hereto for specific approval for the employment center in accordance with Section 5.B of the DO; to revise Map H to identify the wetland boundaries within the employment center as approved by the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE), to add one (1) access road and three (3) parcel-access points from U.S. 41 into the employment center, to recognize that the cultural resource assessment has been completed and approved for the entire project, and to recognize a land use equivalency matrix conversion dated January 13, 2006; and

WHEREAS, on August 18, 2005, Connerton, LLC, filed a request to accept Transportation Mitigation Option 1 in accordance with DO Condition No. 5.p.8 and a Roadway Development Agreement between Pasco County and Connerton, LLC, is attached hereto as Exhibit "I" in accordance with DO Condition No. 5.p.8(a)iii; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that in regular session duly assembled this 9th day of May, 2006, both the NOPC application for the Connerton DRI and the development agreement are approved with conditions as set forth in the following Amended and Restated DO, which is hereby adopted by the Board of County Commissioners:

CONNERTON DEVELOPMENT ORDER

1. General Findings of Fact

The Board of County Commissioners makes the following general Findings of Fact:

a. Conner Land, Ltd., and Pasco County have filed, in accordance with Section 380.06, F.S., as amended, an ADA for the Connerton DRI and associated responses to a request for additional information, collectively referred to herein as the Application.

b. The nature, type, scope, intensity, density, costs, and general impact of the proposed Connerton DRI, in part, are those which are summarized in Composite Exhibit A (ADA, Sufficiency Responses, the Connerton Traffic Appendices, and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1-19 of the Tampa Bay Regional Planning Council [TBRPC] DRI Final Report). Exhibits A, A-1, and B are incorporated into this Amended and Restated DO by reference. Where it is recognized that a conflict exists between the terms and conditions set forth in Exhibit A

and/or B to the terms and conditions set forth in this Amended and Restated DO, the terms and conditions of this Amended and Restated DO shall control.

c. The real property encompassed by the Connerton DRI is owned by Connerton, LLC. A description of the real property owned by Connerton, LLC, is attached hereto as Exhibit C-1 and incorporated herein. A portion of the land previously owned by Conner Land, Ltd., was conveyed to and is now owned by the SWFWMD. A description of the real property which has been conveyed to and is now owned by the SWFWMD is attached hereto as Exhibit C-2 and incorporated herein.

d. The Pasco County Comprehensive Plan Future Land Use Map classification for the area subject to the Application is NT (New Town). Concurrently with the submittal of the NOPC proposing the changes referenced by this DO, a Comprehensive Plan Amendment was filed to change the Future Land Use Classification of the property being removed from the DRI to "Conservation" and to amend Policy 2.5.2 of the Future Land Use Element and Exhibit E of this DO. The proposed development, as modified by this Amended and Restated DO, is consistent with the provisions of the NT (New Town) classification and other Goals, Objectives, and Policies of the Comprehensive Plan.

e. In processing the NOPC applications to the Connerton DRI/DO, the TBRPC reviewed the proposed changes to the DO as set forth in the NOPC applications and determined that the amendments and changes as proposed are not substantial deviations pursuant to Section 380.06(19), F.S., and accordingly, the NOPC applications should be processed as nonsubstantial deviations, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the NOPC applications are incorporated into this Amended and Restated DO.

f. The Board of County Commissioners approved the Connerton DRI/DO on July 18, 2000. The Board of County Commissioners scheduled and held a public hearing on these most recent NOPC applications to the Connerton DRI/DO as proposed by the Developer on March 22, 2005.

g. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing to review the NOPC applications.

h. At the public hearing for the review and approval of the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the NOPC applications to the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

i. Additionally, at the public hearing on both the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

j. The Board of County Commissioners has received and considered the TBRPC DRI Final Report for the Connerton DRI/DO as well as similar reports relative to the NOPC applications to the Connerton DO.

k. The Board of County Commissioners has received and considered various other reports and information relevant to the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee.

2. Conclusions of Law

The Board of County Commissioners hereby finds that the Connerton DRI/DO as amended by this Amended and Restated DO:

a. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

b. Addresses issues raised consistent with the report and recommendation of the TBRPC.

c. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

d. Is consistent with the Pasco County Land Development Code (local land development regulations).

e. Is not in an Area of Critical State Concern.

3. Approval Stipulations

a. Specific approval with conditions is granted for Phase I.

Phase I Includes the Following:

Residential (Dwelling Units):	
Single-Family Detached	2,060
Single-Family Attached	1,500
Multifamily	240
Total	3,800
Retail (Square Feet)	146,085
Government Center/Office (Square Feet)	45,000
Industrial (Square Feet)	100,000
Community College (Students)	500
Golf Course (Holes)	18
District Park (Acres)	80
Residential Treatment and Care Facility (Beds)	50
Medical Office (Square Feet)	90,000

Conceptual approval with conditions is granted for Phases II and III. Specific approval of Phases II and III shall require a further amendment of this Amended and Restated DO after review and approval of an ADA limited to transportation, attendant air quality, potable and nonpotable water supply,

and affordable housing issues, pursuant to the requirements of Section 380.06(6), F.S., and the requirements of statutes and rules in effect at the time.

b. The requirements of and conditions contained in this Amended and Restated DO shall regulate the development of the property described in Exhibit C-1 (legal description). Following the adoption of this Amended and Restated DO, all plans for development on this property shall be consistent with the conditions and restrictions recited therein. Such regulations and restrictions shall be binding upon all Developer's successors in interest to the property.

In the event Pasco County believes violation of the provisions hereof has occurred, the Pasco County Development Services Branch may issue a Notice of Noncompliance to the Developer and recommend that the Board of County Commissioners establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard and, if it is determined by the Board of County Commissioners that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

c. All development specifically authorized by this Amended and Restated DO shall be carried out as described in the Application and all subsequently filed NOPCs, unless otherwise modified by the provisions hereof.

(1) Adverse impacts shall be mitigated as specified in this Amended and Restated DO.

(2) The Developer's commitments set forth in Exhibit D are superseded by the terms and conditions of this Amended and Restated DO.

d. Development of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated DO unless otherwise provided for in this Amended and Restated DO. Development of Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), F.S. In the event of a conflict between land development regulations and this Amended and Restated DO or the applicable Comprehensive Plan, the Amended and Restated DO or applicable Comprehensive Plan shall prevail.

e. The approved DRI as set forth in this Amended and Restated DO shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original DO; i.e., September 17, 2035, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated DO have occurred or that the Amended and Restated DO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

f. As provided in Chapter 190, F.S., Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the CDD which are identified within this Amended and Restated DO. Further, any obligations of the Developer contained in this Amended and Restated DO may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by Pasco County. Any CDD formed pursuant to this provision shall be in conformance with Chapter 190, F.S., Uniform Community Development District Act of 1980 as amended.

g. The Property is currently utilized for agricultural activities. It is understood that while the use will cease when the DRI is built out, portions of the property may continue to be used for agricultural activities until build-out. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, F.S., is initiated in that village, town center, or employment center.

h. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village I was hereby approved on August 12, 2003.

i. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village II is hereby approved. The Amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village II NOPC and is hereby approved and incorporated herein by reference.

j. Pursuant to the provisions of Section 5.b of this Amended and Restated DO, an NOPC for the employment center is hereby approved. The amended Map H attached hereto as Exhibit A-1 includes the changes identified by the employment center NOPC and is hereby approved and incorporated herein by reference. The Developer has allocated 50,000 square feet of Phase I, Industrial Entitlements, and 50,000 square feet of Phase II, Industrial Entitlements, to the County-owned property within the employment center. These entitlements are specifically for government buildings and facilities within the employment center, and the Developer further agrees not to allocate such entitlements to any other entity or parcel, or trade off, or reduce such entitlements unless specifically agreed to in writing by the County.

k. Pursuant to the provisions of Section 5.p.8(a)iii of this amended and restated DO, the Roadway Development Agreement, attached hereto as Exhibit I, is hereby approved.

4. Phasing and Duration

a. Phasing Schedule

(1) Upon the adoption of this Amended and Restated DO, the entitlements set forth in Table 1 below shall be subject to the terms and conditions of this Amended and Restated DO.

(2) Excess infrastructure capacity constructed to potentially serve Phases II and III of Connerton shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06, F.S.

TABLE 1 LAND USE AND PHASING SCHEDULE				
Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	2,060	1,740	1,663	5,463
Single-Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
Total Residential	3,800	2,402	2,338	8,540
Retail	146,085	768,850	768,850	1,683,785
Government Center/Office (SF)	45,000	334,138	709,662	1,088,800
Industrial (SF)	100,000	259,500	459,500	819,000
Community College (Students)	500	400	500	1,400
Golf Course (Holes)	18	18		36
Hospital (Beds)		150		150
District Park (Acres)	80			80
Residential Treatment and Care Facility (Beds)	50			50
Medical Office (SF)	90,000			90,000

TABLE 2 LAND AREA AND USES[3]				
Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
Office/Government Center/ Medical Office	163.9	Phase 1 135,000 Future Phases 1,043,800		Land area increased by 5 percent or an increase of gross floor area increased by 5 percent or 60,000 square feet, whichever is greater.
Retail	167.0	Phase 1 146,085 Future Phases 1,537,700		Gross floor area increase of 50,000 square feet, or an increase in parking spaces by 300 spaces or a 5 percent increase in either, whichever is greater.
Industrial	76.0	Phase 1 100,000 Future Phases 719,000		Land area increased by the greater of 5 percent or 32 acres or gross floor area increased by the greater of 5 percent or 60,000 square feet.
Residential	1,446.2		Phase 1 3,800 Future Phases 4,740	An increase in dwelling units by 5 percent or 50 units, whichever is greater.
Residential Treatment and Care Facility	2	Phase 1 50 Beds		
Right-of-Way/Utilities	291.3			
Community College/ Educational	80.0			
Institutional/Hospital	27.0		Future Phases 150 Beds	
Open Space				
Resource Areas: Wetlands/Mitigation	1,606.4[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf Total Open Space	341.2 2,678.5			
Total Acres	4,931.9			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands.
[3]Phase 1 - Specifically Approved; Future Phases - Conceptually Approved.

b. Duration

(1) This DO shall become effective concurrent with the effective date of the Comprehensive Plan Amendment to change the land use classification of the Connerton site to NT (New Town). Pursuant to Section 163.3189(2)(a), F.S., the Comprehensive Plan Amendment shall not become effective until the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a

final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

(2) The duration of the DO shall be a period of thirty-five (35) years from the effective date of the original DO; i.e., September 17, 2035. The effective period may be extended by the Board of County Commissioners upon a showing of good cause and as provided by statutes. The Application for such extension shall be made at least sixty (60) days prior to the expiration date.

c. Commencement of Development

If physical development of Connerton has not commenced within ten (10) years of the effective date of this DO; i.e., September 17, 2010, the Board of County Commissioners shall determine, pursuant to Chapter 380.06(19), F.S., as amended, and the procedures outlined in Section 6.B.1 hereof, whether the delay represents a substantial deviation from the Amended and Restated DO. For the purpose of the Amended and Restated DO, "commencement of development" shall mean the approval of any area plan and the commencement of development of infrastructure, roadways, or vertical development unless otherwise defined and approved by Pasco County.

d. Build-Out of Phases and Project

Build-out dates of each phase and the entire project shall be as of December 31 of each of the years listed on Table 1 above.

e. Evaluation and Appraisal Report (EAR) Based Amendments

EAR-based amendments refer to those Comprehensive Plan Amendments adopted in 2000.

5. Specific Conditions

a. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the project consists of the approximate acres, housing units, square footages, and land uses as described in Table 1 and the acres, housing units, square footages, and land uses described approximately in Columns A-D of Table 2. Phase I of the project is approved subject to the conditions found within this Amended and Restated DO.

b. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific village, town center, or employment center area plan as required by Comprehensive Plan Policies 8.6.1-8.6.4 contained in Exhibit E (Area Plans). The specific approval of each area plan for villages, town center, or employment center is subject to additional agency review through the submittal of a NOPC, pursuant to Section 380.06, F.S. The Section 380.06 review of the said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission (FFWCC) regarding listed species in the area, and an archaeological and

historical resources survey of the area including coordination with the Florida Department of State, Division of Historical Resources, and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan. A modification to Map H shall be provided identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the town center area plan; provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, F.S.

c. Land Use Exchange

(1) In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County; e.g., Equivalent Dwelling Unit Table, solid-waste generation factors, etc. The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to the Florida Department of Community Affairs (FDCA) and TBRPC and the use thereof shall be reported in the next annual report.

The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3
LAND USE EQUIVALENCY MATRIX***
(REVISED)

From	RES SF	RES MF	RES 9**	Industrial	Govt./Office	Retail *
RES SF (du)	1	1.32 du/du	2.43 du/du	725 SF/du	141 SF/du	1,004 SF/du
RES MF (du)	0.76 du/du	1	1.84 du/du	549 SF/du	107 SF/du	759 SF/du
RES Ret (du) **	0.41 du/du	0.54 du/du	1	298 SF/du	58 SF/du	413 SF/du
Industrial (K SF)	0	0	0	1	0.194 SF/SF	1.383 SF/SF
Govt. (K SF)	0	0	0	5.15 SF/SF	1	7.125 SF/SF
Retail (K SF) *	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 X 298), 59,600 square feet of industrial land uses could be gained from the trade.

(2) In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

(3) Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to the NOPC process as required by Section 380.06(19), F.S., which approval shall not be withheld for mere acceleration or deceleration of phases if otherwise there is compliance with the terms of this Amended and Restated DO. Any departure in project build-out from the phasing schedule set forth in the Amended and Restated DO shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), F.S.

(4) The amounts of residential, retail, office, and industrial uses shown in Table 2 above within the project can be exchanged to allow flexibility in the exact land-use mix shown in Columns B, C, and D of Table 2, above, and within each individual phase shown in Table 1, provided that the following conditions are satisfied:

(a) No land use category in the final project shall contain more development than that reflected in Table 2, Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Table 2 shall not be reduced by the Developer below the amounts set forth in Table 2, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of office/ government center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of industrial.

(g) Notwithstanding Paragraphs (c), (d), (e), and (f) above, any exchange of nonresidential uses in Phase 1 shall not result in a reduction of total employment generated by the Phase 1 development mix. Any exchange of nonresidential uses within Phases II and/or III shall not result in a decrease of employment below that required in Conditions 5.d.(4) and 5.d.(5) of this Amended and Restated DO.

d. New Town Criteria

Connerton shall be designed and developed to meet the objectives and be consistent with the policies contained in the NT (New Town) provisions of the Comprehensive Plan, appended as Exhibit E including, but not limited to, the following:

(1) The project shall be designed to incorporate villages, a town center, and an employment center, consistent with Policy 8.5.1.

(2) The project shall provide a mix of uses as prescribed in Policy 8.5.2.

(3) The project shall provide internal connectivity between the town center, individual villages, and the employment center through design of the collector street system, bicycle, and pedestrian facilities.

(4) At build-out, 1.3 jobs per household shall be available within 0-5 miles of the project.

(5) No additional residential units shall receive final plat or final plan approval until an amount of nonresidential development has been constructed within the project or within one (1) mile of the project, which will provide:

(a) After the issuance of final plats and/or commercial site plan approval for the 2,000th residential unit:

0.024 jobs per retirement unit (must be deed restricted).

0.24 jobs per nonretirement unit.

(b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted).

0.50 jobs per nonretirement unit.

(c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

0.10 jobs per retirement unit (must be deed restricted).

1.0 jobs per nonretirement unit.

Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of nonresidential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a)-(c) above. The Developer must submit information which is specific as to type of business or industry; i.e., retail/office/industrial, and provide a map showing the location of each nonresidential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within twelve (12) months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may

demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250 square feet of office = 1 job

500 square feet of retail = 1 job

500 square feet of industrial = 1 job

1,000 square feet of warehouse = 1 job

If an actual survey of existing nonresidential is utilized, the documentation must include information on the name of the business, the date of and the name, address, and telephone number of the individual supplying the information.

The required documentation or survey results must be provided to the FDCA, TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated DO. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated DO shall be amended to address the issue.

(6) In order to ensure that adequate land is available for the development of nonresidential uses; i.e., retail, office/government, and industrial/warehouse land uses within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted nonresidential uses (the "nonresidential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the nonresidential set aside lands within the village centers or the town center consistent with New Town Policies 8.5.2(1)b and (3)b as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the nonresidential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition 5.d.(5) above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area with 50 percent FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the nonresidential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated DO and requests the MPUD Master Planned Unit Development zoning to allow for the development of each village, the employment center, and the town center. Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the

calculation of the nonresidential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the nonresidential set aside.

The nonresidential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within village centers and the employment center must be provided.

(a) Within the village centers, a total of twenty-five (25) net developable acres but not less than three (3) net developable acres each.

(b) Within the employment center, a total of seventy-two (72) net developable acres, but not less than sixty (60) net developable acres.

(c) Within the town center, seventy-two (72) net developable acres.

The nonresidential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to ensure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the nonresidential set aside that would seek to either reduce the total acres to be set aside for nonresidential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions 5.c.(1)-(4) to convert office or industrial to retail shall not be initiated or applied for by the Developer (or any other landowner within the DRI) until after August 12, 2018, or until after 8,677 jobs have been created consistent with the requirements in Condition 5.d.(5) above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in Conditions 5.d.(5)(a)-(c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

e. <u>Water Quality and Drainage</u>

(1) Development of Connerton shall not lower the Levels of Service (LOS) for offset drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and Land Development Code.

(2) A homeowners'/property owners' association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. The said entity shall be identified prior to approval of the

final construction plans for any such facility. Further, the said entity shall be identified and listed in the next annual report after the approval of the final construction plans.

(3) Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center, or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data, and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

(4) The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including, but not limited to, ground penetrating radar and test borings to help determine specific design considerations.

In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the SWFWMD, implement stormwater design and management techniques, such as the following:

- Lining stormwater ponds with a clay layer or synthetic liner.
- Designing shallower ponds.
- Ensuring that ponds and swales are properly grassed.
- Setting a maximum depth for stormwater storage.
- Maintaining a minimum distance between pond bottoms and the top of the limerock.
- Implementation of a more site specific groundwater quality monitoring system.

(5) The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

(a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, (FAC), and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

(b) Best Management Practices (BMP) for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

(6) The Developer shall construct its stormwater-retention/detention systems, according to State and local regulations including, without limitation, SWFWMD's design requirements. In addition, the Developer shall comply with the following design requirements:

(a) All swales shall be fully vegetated and operational.

(b) Dry stormwater-retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

(c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each annual report.

(d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven (7) days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The annual report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous annual report.

(7) To reduce the volume of stormwater runoff generated:

(a) Pervious areas, including golf courses, open space, and recreational areas, throughout the development shall be:

(i) Residential: forty (40) percent minimum pervious area.

(ii) Commercial: twenty-five (25) percent minimum pervious area in the aggregate not less than forty (40) percent of the total land area of Connerton. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

(8) Landscape design and maintenance in the residential, adult congregate living facility, and multifamily areas of the development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods Program.

(9) The Developer shall formulate guidelines and practices for the maintenance of Connerton golf courses that address the limited use of herbicides, pesticides, and fertilizers; include the BMP; and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

(i) The Developer prepares and submits an IPMP to the County, and the County approves the same. The IPMP may be included in and reviewed with the EMP hereinafter described.

(ii) The County shall have thirty (30) days after receipt of an IPMP to approve or disapprove the plan. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and at a minimum, shall include the following provisions:

(i) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands, and sinkhole areas and to prevent pesticide applications to these areas.

(ii) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

(iii) U.S. Department of Agriculture, Natural Resources Conservation, Service *Soil Pesticide Interaction Rating Guide* shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

(iv) All fertilizer shall be a minimum of thirty (30) percent slow release.

(c) The Developer shall design, construct, and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification there under, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction, and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf-course superintendent to manage the golf courses who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient, and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location, and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in nonplay areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs, and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed, and operated for maximum water-use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include 1) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs, and common areas separately irrigated; 2) low-volume irrigation system components; 3) high-frequency irrigation areas limited to tees and greens; 4) rain sensors with automatic rain shutoff devices; and 5) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, nonpotable water supply wells (if available), and stormwater recharge areas.

(10) Planning and development of Connerton shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water (TBW) Use Caution Area.

(11) In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water-quality standards. The Developer shall develop a surface water-quality monitoring program to be incorporated into Village, Town Center, or Employment Center Area Plans. monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project build-out. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, including nutrients, pesticides, herbicides, and stormwater parameters; frequency (minimum of twice annually) of monitoring; and reporting shall be subject to Pasco County, the FDEP, and other appropriate regulatory bodies approval.

(b) All water-quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency (EPA)/FDEP-quality control standards and requirements.

(c) The surface-water quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water-quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water-quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.

(12) A groundwater-quality monitoring program developed in coordination with the FDEP and SWFWMD shall include the parameters, methodology, and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. The program shall be submitted to the FDEP and SWFWMD for review and Pasco County for approval and shall be included in the EMP as hereinafter described, the next annual report (hereafter due annually on September 17), and added as an exhibit to the Amended and Restated DO during the NOPC for Village Area Plan (VAP) No. 2 (the Developer submitted the monitoring program in August 2004, and staff has approved the program parameters, methodology, and monitorings). The groundwater-quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project build-out. Updated data shall be reviewed by and is subject to the approval of Pasco County, the FDEP, and SWFWMD. The data shall be updated, and shall be made part of the Annual Report which is due by September 17 pursuant to the provisions of Section 6.a(3) of this DO. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of and implemented by the Developer as part of the Reclaimed Water Permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State groundwater-quality standard, the specific construction, or other activity identified as causing the violation shall cease until the violation is corrected. The groundwater-quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

(13) Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and SWFWMD and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:

(a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by

geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities.

(b) Take immediate measures to ensure no surface water drains into the affected areas.

(c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area.

(d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision.

(e) Use geotextile materials in the backfilling operation, if appropriate.

(f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay, or karst connection.

(g) If the affected area is in the vicinity of a stormwater-detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

f. Wellfield Protection

(1) All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

(2) Retention facilities shall not impact the clay-confining layer and in no event shall contact with the limestone aquifer be allowed.

(3) The development shall conform to the provisions of the Pasco County Groundwater Protection Ordinance.

g. EMP, Wildlife, and Uplands Management

(1) The Developer will prepare an EMP. The Developer will submit the EMP to the TBRPC and SWFWMD for review and to Pasco County for approval no later than the date upon which the Developer submits its NOPC for VAP No. 2 (the Developer submitted the EMP in January 2004). The EMP shall incorporate by reference permits obtained by the Developer from one (1) or more of the SWFWMD, the FFWCC, the ACOE, or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within Connerton. Site development-related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit, or harassment of species classified as Endangered, Threatened, or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws, and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive

Plan. Further, the EMP shall provide that all wetlands be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

(2) Area Plans for villages, the town center, and employment center shall include specific limits of wetlands pursuant to Chapter 66-340, FAC, and wetland delineation surveys to be conducted in coordination with the SWFWMD and other regulatory agencies as may be appropriate.

(3) In order to protect the natural values of preserved/conserved wetland and upland areas within Connerton, the EMP shall address, but not be limited to, the following matters:

(a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes, and gopher tortoises, and their State-listed commensals.

(b) Provide for the regular monitoring of target wildlife populations.

(c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for villages, the town center, and employment center.

(d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with the SWFWMD, ACOE, and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The annual report required by law in connection with the reporting of progress under the Amended and Restated DO shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, ACOE, FFWCC, or USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

(4) Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high-water elevations shall be substantially maintained.

(5) Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated DO, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

(6) All mitigation areas and littoral shelves within Connerton shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each annual report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

(7) Wetland recreation areas shall not be located in designated on-site upland-habitat preserves.

(8) It is recognized that unavoidable losses to wetland resources will occur within Connerton and such losses will be offset and compensated for through restoration, enhancement, creation, or preservation of wetlands within Connerton, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and ACOE permits to be obtained shall be used in implementing such mitigation requirements.

(9) Upland and Wetland Preserve Areas: Upland and Wetland Preserve Areas are located within Connerton and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, ACOE, and Pasco County. The Upland and Wetland Preserve Areas are lands within Connerton that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by conservation easements or other similar devices acceptable to the SWFWMD, ACOE, and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales, and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bikeways, elevated board walks, and like-kind uses authorized by the SWFWMD, ACOE, and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to upland/wetland preserve areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas, and maintenance of these facilities will be in accordance with the protocols established in the EMP and permits authorizing such activities.

(10) Habitat Mitigation Areas I and II: The Developer will set aside approximately 556± acres within Connerton as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat-management activities targeted to the Florida scrub jay, the gopher tortoise, wetland mitigation and water infiltration, and stormwater detention. The areas are depicted on Map "H" and identified as "Habitat Mitigation Area I" and "Habitat Mitigation Area II." Both Habitat Mitigation Areas I and II shall be preserved

from future development through a recorded conservation easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and stormwater-detention ponds together with required support infrastructure, such as pipes, pumps, and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation), water infiltration, stormwater-detention ponds, and related infrastructure.

(11) All Upland and Wetland Preserve Areas and Habitat Mitigation Areas I and II located in Connerton will be administered and managed by a homeowners' association (HOA) or a Chapter 190, F.S., CDD consistent with the EMP. Such entity shall have the power to assess and lien property owners within Connerton for the purpose of ensuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of Connerton. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by the Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the State and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one (1) or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the State and/or Federal agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Areas I and II.

h. Floodplain/Disaster Preparedness

(1) Elevation for all habitable structures shall be at or above a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at or above floodplain elevations as identified in the Pasco County Land Development Code.

(2) No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

i. Vegetation and Wildlife

(1) The area depicted on Map "H" consists of approximately 5,000± acres of wetlands and uplands.

(2) The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within Connerton that are designed to provide: 1) additional green space in association with golf courses and wetland buffers; 2) transit and forage pathways for listed species; and 3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch, and the J. B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy Nos. 8.4.2, 8.6.1, 8.6.2, 8.6.3, and 8.6.4 contained in Exhibit "E." Any proposal to modify the upland/wetland preserve areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the management and enhancement of preserve, wildlife habitat, and wildlife corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

(3) Internal wildlife corridors shall be provided as required in the NT (New Town) provisions of the Comprehensive Plan as set forth in the EMP. Wildlife corridors shall remain free of structures inhibiting animal migration, such as fences and buildings, unless the said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species through those areas designated as such within Connerton. The County Biologist has granted conceptual approval of the proposed Wildlife Corridor Lighting Plan contingent upon the approval of the Wildlife Corridor Landscaping Plan. The Wildlife Corridor Landscaping Plan must be reviewed and approved by the County Biologist prior to final construction plan approval of the first 2,000 dwelling units (prior to commencement of Phase II).

(4) Wildlife Crossings

(a) Wildlife crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard.

(b) The Connerton Boulevard and Road W crossings shall incorporate a wildlife crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

(i) Minimum of ten (10) feet in height or no less than eight (8) feet of clearance and twelve (12) feet in width.

(ii) At or above seasonal-high water.

(iii) Incorporates vegetation extending from the wildlife crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the wildlife crossing and provides for appropriate cover.

(iv) Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway.

(v) Includes cover under the wildlife crossing to provide safe hiding areas for small wildlife, such as rabbits, rodents, and amphibians, using the crossing that might be subject to predation by larger species, such as raccoons or bobcats. Such cover will extend across no more than two (2) feet of the wildlife crossing at surface level and may consist of any combination of natural materials, such as logs or stones, or effective substitutes that will provide the needed cover.

(c) The Developer agrees that if any Federal, State, regional, or local agency having regulatory authority over wildlife crossings determines that the crossings on Road W (Employment Center Road) should be of a larger size or greater number, the Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. The Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that Road W (Employment Center Road) be designed, engineered, constructed, and maintained so that indigenous wildlife will have unobstructed passage from one (1) side of Road W (Employment Center Road) to the other in suitable locations and, where appropriate, hydrologic connectivity is maintained to preserve the surface flow of water from one (1) side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and prior to construction shall be submitted to the FDEP (Office of Environment Services) and FFWCC for review, and to Pasco County for approval.

(e) Wildlife crossing signs in locations and numbers approved by Pasco County and the SWFWMD shall be provided along Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard at the time the crossings are constructed. Wildlife crossing signs shall also be provided along Connerton Boulevard where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within fifty (50) feet of any wildlife crossing.

(5) A Wildlife Corridor shall be provided within Village I as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD preserve north of Connerton Boulevard and the proposed wildlife corridor west of U.S. 41 and south of the Ridge Road

Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to passive recreation areas and activities (passive parks, paved pedestrian, and bicycle trails); stormwater ponds; floodplain mitigation areas limited to Areas 415 and 416 and Impact S-17A, as depicted on Map X, attached hereto as Exhibit H and as identified by the approved preliminary/stormwater/construction plan for Connerton, Village I, Parcels 101, 102, and 103 (DR04-1229, approved on April 29, 2004); and landscaping as may be needed to implement this condition and Condition No. 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water-management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of thirty (30) feet wide at the entry to the crossing and will expand to a minimum of 100 feet wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses, such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.; wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs, such as *Serenoa repens* and/or *Myrica cerifera;* and/or trees, such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp. The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

(6) In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any VAP, the town center, or the employment center, then the proposed changes shall be submitted for review contemporaneously with the submission of the VAP NOPC.

(7) Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(ies) shall be incorporated into the EMP and the various area plans. If changes are made

to any area plan that are inconsistent with the EMP, then the area plan affected shall undergo Section 380.06, F.S., review in accordance with Condition No. 5.b above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, FAC, are observed, mitigation measures pursuant to Rule 9J-2.041, FAC, shall be incorporated into the development order authorizing development of a village, the town center, or employment center.

(8) In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, USFWS, and Pasco County for the conservation of the same.

(9) The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within Connerton, preserved representative tracts of all major natural upland and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

(10) Open space within Connerton shall be defined to include recreational and resource areas. Approximately 2,679 acres as shown on Table 2 shall be dedicated to the Open Space System within Connerton. Within the Open Space System, approximately 436.2 acres will be dedicated to recreational areas or uses including, but not limited to, passive parks with picnic areas, playgrounds, tot lots, sports parks, and golf courses. Approximately 2,242.3 acres within the Open Space System will be dedicated as resource areas that include lakes and areas set aside for ecological preservation, enhancement, or restoration. These areas will include both wetlands and uplands. Areas set aside within resource areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration, and operation.

(11) The Developer or its designee shall periodically provide information to residents, businesses, and the community college regarding the function and value of the upland/wetland preserves, wildlife corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above-referenced information to the aforementioned groups, this information will be provided in an annual report.

(12) Lands identified within the EMP or in any permits issued by any State or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H," such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d), F.S, and shall be presumed not to be a substantial deviation.

(13) Within thirty (30) days of the approval of the Village I NOPC, the Developer shall provide a legal description of the wildlife corridor located within Village I of the Connerton DRI to County Biologist for approval. Within thirty (30) days of the approval of the Village I NOPC, the Developer

shall provide the conservation-easement documents to the County and SWFWMD for their approval prior to their recording by the Developer. The conservation easement on the wildlife corridor shall be in favor of the County. Within thirty (30) days of the approval of the language of the conservation easement, the Developer shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The Developer and its assigns shall comply with Section 704.06, F.S. The Developer shall convey the wildlife corridor to the Connerton mandatory HOA or CDD by recorded deed. Maintenance of the wildlife corridors shall be the responsibility of the HOA or CDD. The Developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the wildlife corridor within thirty (30) days of such conveyance and assignment of such maintenance responsibilities.

j. Historical and Archaeological Sites

(1) Prior to initiation of any project-related land clearing or ground disturbing activities within any village, the town center, or employment center in Connerton, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, FAC, and forwarded to the Division of Historic Resources (DHR) and TBRPC for review. A survey for each village, the town center, or employment center must be completed and submitted prior to approval of the Area Plan for that village, town center, or employment center.

(2) Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the DHR to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, FAC, the Amended and Restated DO shall be amended to incorporate any required mitigation consistent with 1A-46, FAC. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to the requirements of the Land Development Code.

k. Land

(1) The BMP to reduce soil erosion and fugitive dust as referenced on Page 15-3 and 15-4 of the ADA shall be implemented.

(2) Prior to commencing development, the Developer shall provide the Pasco County Survey Division or Engineering Services Department with two (2) pair of Global Positioning Satellite (GPS) control points with twenty-four (24) hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (FAC 21HH-6). All GPS points shall be installed per FAC 21HH-6.

l. Air Quality

(1) Specific approval of the remainder of Phases I, II, and III of Connerton as proposed in the Application shall be contingent upon Chapter 380.06(6), F.S., as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Condition No. 3.a above and

shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air-quality impacts are identified as being caused by traffic generated by Connerton, this Amended and Restated DO shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

(2) The BMP, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

m. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

(1) Water, wastewater, and reclaimed water services will be provided by Pasco County in accordance with Chapter 110 of the Pasco County Code of Ordinances as amended. The Developer shall construct all water, reclaimed water, and wastewater facilities within the development to Pasco County standards, current when application is made for connection in accordance with an approved master utility plan and any utilities service agreement(s) for Connerton.

(2) Development of Connerton shall not lower delivery of water and wastewater-utility service below the acceptable LOS established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the annual report for the year in which application for service is made.

(3) Connerton sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by the FDEP.

(4) An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, FDEP, and SWFWMD for review for the use of nonpotable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each village, town center, and employment center area plan. The plan shall include an implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water; i.e., water that is treated and provided through a public-distribution system, shall not be used for the irrigation of common areas if other more appropriate sources are available.

(5) Water-saving fixtures shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.) and xeriscape-type landscaping shall be encouraged within the project.

(6) The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances, and irrigation throughout the project through the establishment of an educational program.

(7) Prior to construction of any phase or subphase, assurance of adequate water-supply capacity and wastewater capacity for that phase or subphase must be provided. The said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from the TBW.

n. Solid/Hazardous/Biohazardous Waste and Recycling

(1) The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

(2) Development of Connerton shall not lower delivery of solid-waste collection/disposal beyond the acceptable LOS established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the annual report for the year in which application for service is made.

(3) The Developer or his designee shall provide to businesses within the employment center information that:

(a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas.

(b) Describes construction requirements for hazardous waste holding areas.

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC. If there are significant hazardous materials usage impacts as defined in Rule 9J-2.044, FAC; mitigation for the impacts shall be consistent with the requirement of this rule.

(4) Solid-waste recycling shall be given a high priority, and a specific plan shall be submitted to and approved by Pasco County to maximize solid-waste recycling for all phases of and types of development within Connerton.

o. Energy

(1) The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

(2) All Connerton tenants, businesses, and residents shall be encouraged to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration.

(b) Use landscaping, building orientation, and building construction and design to reduce heat gain.

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement.

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public.

(e) Institute recycling programs.

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours.

(g) Eliminate advertising requiring lighting after business hours.

(h) Install total energy systems where cost effective.

p. Transportation

(1) Specific approval is provided for Phase I of Connerton, as defined herein, subject to the conditions outlined in Sections 1-6 herein. Phases II and III of Connerton are subject to review pursuant to Chapter 380, F.S., as amended, for the transportation impacts of each phase and shall require review and approval of an ADA to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for Phases II and III or by the Year 2012, whichever comes first. Review of Phases II and III shall be consistent with the statutes and rules in effect at the time of the Application.

(2) Site Access

When roadways internal to Connerton (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic-control devices shall be constructed.

(a) Ridge Road at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road T at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Road T. Initially, control Road T with a "STOP" sign, and signalize when warrants are met.

(c) Road A at S.R. 52: Construct an eastbound, right-turn lane and a westbound, left-turn lane on S.R. 52. Control Road A with a "STOP" sign.

(d) Collier Parkway Extension at C.R. 583 (Ehren Road). Construct a northeast-bound, left-turn lane and southwest-bound, right-turn lane on C.R. 583 (Ehren Road), and a southeast-bound, left-turn lane and a southeast-bound, right-turn lane on Collier Parkway Extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At the time of the submission of the NOPC/MPUD Master Planned Unit Development for Village V, the Developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north-south road (Road A). The exact location and alignment of the east-west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should Phase 1 development occur in locations which require project access other than those described above in a through d, the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the DO shall be amended through the 380.06(19) process.

(3) Employment Center Road (a.k.a. Road W)

The Developer shall design, permit, and construct Employment Center Road (a.k.a. Road W) as follows:

(a) Design and permitting of that portion of Employment Center Road from Connerton Boulevard to the entrance of Village V shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village V and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village V.

(b) That portion of Employment Center Road from Connerton Boulevard to the entrance of the employment center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1,000 residential units within the DRI, and construction completed within twelve (12) months of the date of commencement. In any event, the Developer agrees to commence construction of that portion of the said road prior to commercial site plan approval for 100,000 square feet of nonresidential development within the employment center and complete construction within twelve (12) months of the date of commencement.

(4) Connerton Boulevard and Collier Parkway

(a) The Developer shall provide right-of-way for that portion of Pleasant Plains Parkway located within Village II boundaries at a minimum of 142 feet and design, permit, and construct the first two (2) lanes of such roadway (offset) as necessary to serve the development, together with drainage, floodplain and wetland mitigation to accommodate a four (4) lane urban roadway, all in accordance with the County's adopted standard roadway, typical sections for collector and arterial roadways (Resolution No. 04-212) and other applicable County requirements (hereinafter collectively referred to as "County Design Requirements"). The Developer shall dedicate to the County a minimum of 142 feet for Connerton Boulevard from U.S. 41 to Ehren Cutoff Road. The right-of-way for Connerton Boulevard shall be dedicated to Pasco County upon completion of the first two (2) lanes of Connerton Boulevard or within six (6) months of the

County's request. The Developer shall be required to design and permit Connerton Boulevard as a four (4) lane facility from U.S. 41 to Ehren Cutoff Road and construct two (2) lanes of such segment (offset) prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 2,500th dwelling unit within Villages I-IV of Connerton and provide all necessary drainage, floodplain, and wetland mitigation areas for four (4) lanes of such roadway in accordance with the County Design Requirements. A Performance Bond or Letter of Credit in a form acceptable to the County and in an amount equivalent to 125 percent of the remaining cost of designing, permitting, and constructing two (2) lanes (offset) of Connerton Boulevard from U.S. 41 to Ehren Cutoff Road in accordance with the requirements set forth above shall be provided to the County prior to final plat approval for the 1,500th dwelling unit.

(b) The Developer shall be required to design, permit, and construct the first two (2) lanes (offset) of Collier Parkway from Alignment 6 of the Collier Parkway Route Study (adopted June 29, 2003) north of Ehren Cutoff Road (Alignment 6), north to the north town center boundary prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 3,000th dwelling unit within Villages I-IV of Connerton. Should the County complete construction of two (2) lanes of Alignment 6 before submission of the preliminary plan for the 3,000th dwelling unit, the Developer must commence construction of Collier Parkway from Alignment 6 north to the north boundary of the town center within six (6) months of the County's completion of two (2) lanes of Collier Parkway from Alignment 6 to the south and complete construction within one (1) year of commencement. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the boundaries of the Connerton DRI as originally approved. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide), and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(c) Right-of-way for Collier Parkway north of the northern boundary of Village IV to the north boundary of the Connerton DRI as originally approved shall be conveyed to the County within ninety (90) days of approval of this NOPC in accordance with the requirements set forth below. Should the County complete two (2) lanes of construction of Collier Parkway from the northern boundary of Village IV to S.R. 52 before the first construction plan approval is issued for Village IV, the Developer must commence construction of the first two (2) lanes (offset) of Collier Parkway from the north boundary of the town center to the north boundary of Village IV within six (6) months of the County's completion of two (2) lanes of Collier Parkway from the northern boundary of Village IV to S.R. 52 and complete construction within one (1) year of commencement. Otherwise, the deadline for construction of this segment shall be prior to or concurrent with submission of the preliminary plan for the 4,000th unit in Villages I-IV of Connerton. Dedicated right-of-way for

this segment shall be a minimum of 142 feet in width for that area located within the Connerton DRI as originally approved consistent with a County-approved alignment. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide) and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(d) Within six (6) months of Board of County Commissioners approval of this NOPC, the Developer shall be required to dedicate an additional 125 feet of right-of-way along the south side of S.R. 52 for a total of 212 feet of right-of-way.

(e) Notwithstanding the above provisions, the Developer shall be required to dedicate necessary right-of-way for Pleasant Plains Parkway, Connerton Boulevard, Collier Parkway, S.R. 52, and U.S. 41 within six (6) months of the County's request if such request occurs prior to any of the deadlines set forth above.

(f) The Developer acknowledges that all of the foregoing right-of-way dedications and design, permitting, and construction requirements are 1) site-related improvements, 2) not eligible for transportation impact fee credits, and/or 3) provided at no cost to the County or Florida Department of Transportation (FDOT).

(5) Traffic Monitoring

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from Shady Hills Road to U.S. 41 and on U.S. 41 from S.R. 52 to the project entrance at Road T. When final plats and/or commercial site plan approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips for Village V, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from U.S. 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted LOS, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak-hour project trips, an annual monitoring program to provide peak-hour counts at the project entrances shall be instituted to verify that the projected number of external trips for Phase I of the project will not be exceeded. Counts shall be

comprised of actual field counts and shall be reported cumulatively and individually at each project entrance and shall continue on an annual basis through build-out of Phase 1. This monitoring program shall also verify that project traffic volumes of project entrances connecting to Ehren Road, U.S. 41, and S.R. 52 are not exceeding 969 p.m. peak-hour trips, 1,680 p.m. peak-hour trips, and 258 p.m. peak-hour trips, respectively. This information shall be supplied in the required annual report. If the annual report indicates the total external two (2) way trips exceed projected counts by more than fifteen (15) percent, Pasco County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. If an annual report is not submitted within thirty (30) days of its due date, Pasco County may conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request DO amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a substantial deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S., shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the Developer shall, prior to the issuance of a final plats and/or commercial site plan approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle-trip-generating characteristics of the residential components of Connerton. Prior to undertaking this study, the Developer shall meet with representatives of Pasco County and the TBRPC to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of Connerton. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than fifteen (15) percent, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of the above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate-share calculations contained in Table 6 shall also be revised through an amendment to the DO as appropriate, based on the updated traffic impact analysis.

(6) Impact Fee Credits

The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, F.S., and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the ordinance and other land development regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04 as amended), Pasco County hereby finds that transportation impacts resulting from the Connerton proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with the said ordinance as amended.

(7) Access Management

Access for Connerton shall substantially conform to the conditions of MPUD Master Planned Unit Development zoning approval as such conditions relate to median cuts and project entrances. However, in the plan-approval process, the Developer may propose and the County may approve modifications to such access conditions provided the modifications enhance or do not otherwise degrade the adopted operating LOS of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require FDOT's approval.

(8) Mitigation Options

The following options are established for purposes of mitigating Phase I impacts. Prior to preliminary plan or preliminary site plan approval of 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips, the Developer, at its option, shall select one (1) or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. If the Developer elects Transportation Mitigation Option 2 and fails to make the proportionate-share payment and/or enter into the roadway construction agreement required by Option 2 by December 31, 2005, then the Developer shall be required to reanalyze and recalculate the proportionate-share amount for Phase 1 utilizing a December 31, 2010, build-out date and utilizing the recalculated amount for purposes of Option 2. In any event, any extension of the Phase 1 build-out date beyond December 31, 2010, shall require a new transportation analysis in accordance with Section 380.06, F.S., as the basis for a DO amendment, which may include a re-evaluation of the required transportation mitigation. Further, the status of the improvements shall be included in each annual report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one (1) of the options set forth below:

(a) Option 1 Funding Commitments.

(For the purposes of this order, funding commitments shall be as defined in Section 9J-2.045[7]1, FAC.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4 PHASE I (2010) REQUIRED LINK IMPROVEMENTS	
Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,136 single-family detached residential units or a combination of residential and nonresidential development that will generate 959 net external p.m. peak-hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton OR U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two (2) lane undivided prior to construction plan approval for 1,173 net external p.m. peak-hour trips or four (4) lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,408 net external p.m. peak-hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible at its sole expense for the design, permitting, right-of-way acquisition, and construction of these intersection improvements, except for any County obligations specifically set forth in the Roadway Development Agreement attached hereto as Exhibit I. The Developer shall not receive impact fee credits or proportionate-share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

TABLE 5 PHASE I (2010) REQUIRED INTERSECTION IMPROVEMENTS	
Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by the MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by the MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by the MUTCD.
Collier Parkway Extension/ C.R. 583 (Ehren Road)	Construct NEB LT lane and SWB RT lane on C.R. 583. Construct SEB LT lane and SEB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector A	Construct EB RT lane and WB LT lane on S.R. 52.
Acronym Listing: EB - Eastbound WB - Westbound NB - Northbound NEB - Northeastbound SB - Southbound	 SEB - Southeast Bound SWB - Southwest Bound MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each preliminary plan or preliminary site plan, the Developer shall submit a projection of net external p.m. peak-hour trips anticipated to be generated by the development included in the preliminary plan or preliminary site plan plus any development for which a preliminary plan or preliminary site plan has been previously approved.

(i) No Building Permits shall be issued for more than 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to FDOT a proportionate-share contribution of Two Hundred Eighty-Six Thousand Four Hundred Seventy-Two and 00/100 Dollars ($286,472.00) to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

(ii) No Building Permits shall be issued for development that generates more than 1,173 net external p.m. peak-hour trips until funding commitments are in place for either:

1) The Collier Parkway Extension from C.R. 583 (Ehren Road) northward to the southern boundary of Connerton and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from Connerton to C.R. 583 (Ehren Road) and U.S. 41, a southwest to eastbound, left-turn lane on Ehren Road at Parkway Boulevard and, if needed, signalization at the U.S. 41/C.R. 583 (Ehren Road intersection).

2) Four (4) laning U.S. 41 from Tower Road to Road T.

Should the Developer elect to construct the Collier Parkway Extension, this connection must be consistent with the alignment shown on Map "H."

This requirement, including impact fee credits for these improvements, has been addressed in the Roadway Development Agreement attached hereto as Exhibit I.

(iii) No Building Permits shall be issued for development that generates more than 1,408 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate-share contribution of One Hundred Twenty-Seven Thousand Five Hundred Four and 00/100 Dollars ($127,504.00) to the FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

The Roadway Development Agreement addresses the foregoing proportionate-share payments and is attached, hereto, as Exhibit I.

The a Roadway Development Agreement requires Pasco County to apply the contributed monies towards the construction of U.S. 41/S.R. 52 intersection improvements or toward U.S. 41 within Pasco County, subject to agreement/acceptance by Pasco County and the FDOT. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, Pasco County shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportionate-share payments were originally-calculated in Year 2000 dollars; these amounts were updated in the Roadway Development Agreement in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), F.S., with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project

development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further Building Permits if the annual report shows that any of the required improvements is no longer funded as defined above.

(b) Option 2 Proportionate Share

The Developer may apply for a proportionate-share-contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate-share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S., and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate-share contribution, pursuant to Section 9J-2.045, FAC, of those improvement projects listed in Section 6.1, for which funding remains uncommitted, provided that the proportionate-share contribution is greater than or equal to the cost of any one (1) of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway-construction agreement to be entered into between the Developer, Pasco County, and the responsible government agency(ies), subject to the following terms and conditions:

(i) No further Building Permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate-share contribution until the roadway-construction agreement is executed. Further, should the Developer default in the payment of the proportionate-share in accordance with the agreement, no further Building Permits shall be issued until the Developer is in compliance with the agreement.

(ii) The agreement shall be in the form of either a clearly identified, executed, and recorded, local government, development agreement, consistent with Sections 163.3220-163.3243, F.S.; an interlocal agreement; an FDOT joint participation agreement; or written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate-share payments shall be attached as an exhibit to the Amended and Restated DO through an amendment pursuant to Section 380.06(19)e(2), F.S., following the selection of this option and the execution of the agreement at the time of the next DO amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one (1) or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated DO. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(iii) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(iv) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(v) The proportionate-share amount is as set forth in Table 6 below. The proportionate-share payment for the project shown on Table 6 in accordance with 9J-2.045(7)3, FAC, has been calculated in Year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate-share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for those improvements. The proportionate-share mitigates all development for Phase I. If any of the required improvements have been completed prior to Developer's election to pay the proportionate-share, then the amount shall be reduced by deleting the completed road improvement from the proportionate-share computation.

TABLE 6
CONNERTON DRI
PROPORTIONATE-SHARE SUMMARY
REVISED JULY 6, 2000

On	From	To	Length (miles)	Road Type		Right-of-Way Width	
				Existing	Improved	Existing	Improved
U.S. 41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
U.S. 41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
U.S. 41	Spring Hill	Powell	0.84	2U	4D	100	200
U.S. 41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Construction Cost/Mile	Area/ Section	FDOT Price Trend	2000 Const. Cost/mile	Design/ Const
U.S. 41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$0.35	$ 820,000	Urban	1.0000	$ 820,000	17%
C.R. 583 (Ehren Rd) at Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
U.S. 41	Pasco/Hernando CL	Ayers Road	$ 774,130	$545,410	$1,759,386	$3,078,926
U.S. 41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
U.S. 41	Spring Hill	Powell	$ 433,513	$305,429	$ 985,256	$1,724,199
U.S. 41	Tower Road	Collector "T"	$ 0	$509,049	$1,642,094	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$ 639,408	$482,324	$2,837,200	$3,958,932
C.R. 583 (Ehren Road) at Pines Parkway Intersection			$ 0	$ 7,214	$ 42,435	$ 49,649

On	From	To	Service Capacity		DRI Trips	Proportionate-Share	
			Existing	Improved		%	$$$
U.S. 41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$ 118,145
U.S. 41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$ 168,327
U.S. 41	Spring Hill	Powell	1,320	2,510	88	7.39%	$ 127,504
U.S. 41	Tower Road	Collector "T"	2,289	3,330	1,261	100.00%	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	0	1,410	1,166	82.70%	$3,273,840
C.R. 583 (Ehren Road) at Pines Parkway Intersection						100.00%	$ 49,649
						Improve U.S. 41 Option:	$2,565,118
						Connect to C.R. 583 (Ehren Road) Option:	$3,737,464

Notes:

1. Design costs include construction engineering inspection and are thirty-one (31) percent of construction for State roads, seventeen (17) percent for County.
2. Right-of-way costs for roads in Hernando County are forty-four (44) percent of construction per Long-Range Transportation Plan guidance from the FDOT.
3. Right-of-way cost for Collier Parkway within Connerton is $0.35 per square foot per owner.
4. Construction costs for State roads are from the *FDOT 1998 Transportation Costs* booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, January 10, 1991.
6. Above costs shall be adjusted for inflation in accordance with the FDOT's Price Trends Index, published periodically in its *Transportation Costs* booklet.
7. Site access improvements in Table 5 are not included in the proportionate-share computation. Unless otherwise implemented, the Developer will be responsible for their cost.

(vi) Payment of the proportionate-share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair-Share Contribution for Road Improvements Ordinance. In addition, any proportionate-share payments for facilities within Pasco County shall be creditable against impact fees as provided in the ordinance, and other land development regulations, and as provided in P.(8)(a) above.

(c) Option 3 LOS Monitoring/Modeling

(i) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of Connerton, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available, including the development and surrounding area traffic counts, and shall be submitted to the TBRPC, FDOT, Pasco County, and FDCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(ii) Prior to conducting the initial and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions, and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the

FDCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and LOS standards in effect at the time the methodology is updated.

(iii) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following: minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills Road to U.S. 41, and U.S. 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(iv) The completed TIA shall be submitted to the TBRPC and FDOT for review and comment and to Pasco County and FDCA for review and approval. If the reviewing agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County, and the final determination on all other roadways shall be made by the FDCA.

(v) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(vi) Pasco County shall not issue Building Permits beyond any point where the LOS are below the adopted peak hour LOS, as determined by the results of the TIA, and where the development consumes five (5) percent or greater of the adopted LOS capacity of the facility, unless the DO is amended to contain a binding commitment to provide the needed roadway-mitigation measures/improvements consistent with Rule 9J-2.045(7)1-3, FAC. Mitigation measures/improvements shall be included in the DO by the filing and processing of an NOPC for a DO amendment pursuant to §.380.06(19), F.S.

q. Educational Facilities

(1) Prior to the initiation of development within each village, a VAP will be developed which will include an assessment of the need for elementary, middle, and high school facilities. If it is determined that development within a village or adjacent villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the District School Board of Pasco County and the Developer.

(2) Whenever possible, school sites shall be located within the village center.

(3) The Developer shall convey to the District School Board of Pasco County real property for use as a school site. The said real property shall be a minimum of thirty-five (35) acres of contiguous developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan as specifically approved by the District School Board of Pasco County and adjacent to any required parks(s) or library site(s). The Developer shall receive School Impact Fee credits in the amount of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) per upland acre actually conveyed to the District School Board of Pasco County. All conveyances required pursuant to this approval shall occur within thirty-six (36) months of this approval, shall be in a form acceptable to the District School Board of Pasco County as appropriate, be free and clear of all liens, be excluded from the boundaries of all special districts, and be exempt from all covenants and deed restrictions.

The developer shall provide public road access with all utilities and mitigate the on-site wetlands subject to final permits with approvals of the SWFWMD, ACOE, and Pasco County prior to the conveyance of the property and within thirty-six (36) months of the date of this approval.

The Developer shall also convey an additional minimum of fifteen (15) acres of contiguous, developable uplands for a school site in Village III within thirty-six (36) months following Board of County Commissioners approval of the Village III MPUD Master Planned Unit Development at a location acceptable to the District School Board of Pasco County.

(4) The Developer shall coordinate with the District School Board of Pasco County to determine the size and location of all school sites which shall be subject to final approval by the District School Board of Pasco County.

r. Recreation and Open Space

(1) The acreage designated for open space within Connerton is set forth in Table 2 as 2,678.5 acres. The eighty (80) acre district park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County district park as the same is described in the referenced master plan. Connerton will also have at least one (1) golf course and related infrastructure. The eighty (80) acre district park must be dedicated to Pasco County or to a CDD if approved by Pasco County prior to the initiation of the remainder of Phase 1. The location of the eighty (80) acre district park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

(2) The eighty (80) acre district park to be dedicated to Pasco County, or if approved by Pasco County to a CDD, may include jurisdictional wetlands as a part of the parks resources provided however, in no event can the eighty (80) acre district park have less than eighty (80) upland acres, exclusive for wetland setbacks suitable for development and utilization as a County district park. The land to accommodate the eighty (80) acre district park shall be dedicated no later than the recordation of the plat for the second VAP. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation

Department and the Developer. If the eighty (80) acre park site is incorporated into a CDD, then the site shall be excluded from the said CDD prior to dedication to the County. If the developer makes capital facility contributions or constructs park facilities, such as ball fields and the like, then the developer may be eligible for impact fee credits, provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

(3) The Developer shall convey at no cost to Pasco County real property for use as a regional park. The real property shall be eighty (80) acres of developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan for Village II. In addition, the Developer shall construct direct access to the regional park via a public roadway prior to or concurrent with the construction of roadways for Neighborhood I of Village II. The regional park shall not be opened to the public until such time as a paved, public roadway is completed to the site.

If the protection of isolated, jurisdictional wetlands is ultimately required or the Developer is otherwise unable to obtain permits to comply with the below provisions concerning demucking of the site and this results in less than eighty (80) acres of upland parkland, the Developer shall be required to reimburse the County Fifty Thousand and 00/100 Dollars ($50,000.00) for each acre under-eighty (80) developable upland acres.

The Developer must provide an interconnection between the regional park site and the SWFWMD property subject to SWFWMD approval.

The Developer, subject to final permit approval from the SWFWMD and ACOE, will be required to demuck, fill, and mitigate the four (4) one (1) acre Category III wetlands prior to or concurrent with construction plan approval of the 1,300th residential unit within the Connerton DRI or prior to December 31, 2010, whichever comes first.

The eighty (80) acre regional park site (inclusive of the demucked, filled, and mitigated wetland areas) must be dedicated to the County prior to the first preliminary plat above 1,300 residential units in the Connerton DRI or by July 31, 2011, whichever comes first. The final dedication of lands for the eighty (80) acre regional park site to Pasco County shall be contingent upon receipt of soil samples supporting the assumption that the proposed eighty (80) acre park site is comprised of at least eighty (80) acres of developable uplands. The commitment of the Developer to undergo wetland-related permitting, as described above, will require Pasco County, as the property owner, to provide property owner authorization related to such permitting activity. Such authorizations, as described above, shall be granted when requested in a timely manner.

(4) Prior to the initiation of development within each village, a VAP will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within

each VAP. An amount equal to a minimum of five (5) percent of the useable acres within each village center must be developed as parks and/or open space.

(5) Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

(6) Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open-space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first annual report following each phase or subphase approval.

(7) Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the village, town center, or employment center area plans, those open space uses shall be restricted to remain as an active or passive, recreational open space amenity unless otherwise approved by the Board of County Commissioners consistent with the requirements of 380.06(19), F.S.

(8) All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

s. Health Care/Police/Fire

(1) Pasco County shall provide fire, police, and EMS service to the development. The Developer shall be required to dedicate no more than ten (10) buildable acres within the town center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of fire, EMS, Sheriff, and/or library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of village, town center, and employment center area plans.

(2) Connerton shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of Building Permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered will be supplied with sprinkler systems and that functioning fire hydrants in sufficient number and appropriate locations to accommodate the firefighting operations will be provided.

t. Housing

(1) The Developer has completed an Affordable Housing Analysis for the nonresidential component of Connerton and determined that the existing housing supply is adequate to meet the anticipated approved portion of Phase I demand for very-low, low-, and moderate-income housing units.

(2) Specific approval of the remainder of Phases I, II, and III is conditioned on further Section 380.06(6), F.S., review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to the said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the project, or within an area proximate (as determined by the approved methodology), the DO shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048, FAC.

u. General Conditions

(1) Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with Rule 9J-2.0252, FAC. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, FAC.

(2) Should the Developer divest himself of all interest in the project prior to the expiration of this DO, the Developer shall designate the successor entity to be responsible for preparation of the annual report and compliance with applicable requirements of this Amended and Restated DO.

(3) If there is an internal conflict between the provision(s) of this DO, then the more stringent provision(s) shall prevail.

(4) In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the Developer shall be required to pay the said fee pursuant to that ordinance/resolution.

6. Procedures

a. Annual Reports

(1) Monitoring of Connerton by the County shall be the responsibility of the County Administrator or his designee at the time of annual report submittal.

(2) The Developer shall provide to the County an annual report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

(3) The Developer shall provide an annual report on the required form to the Development Services Branch, TBRPC, and FDCA on the anniversary date of final adoption of the original DO; i.e., September 17, 2000, and every year thereafter during the term of this Amended and Restated DO. The contents of the annual report shall meet the requirements of Section 380.06(18), F.S., and shall include all additional data and information as required in this Amended and Restated DO.

(4) If the annual report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the

Amended and Restated DO. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of Building Permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), F.S., as amended, until a public hearing has been held pursuant to Section 380.06(19), F.S., as amended, to determine if a substantial deviation has occurred.

(5) In addition to the required elements of the annual report, the Developer shall include:

(a) The cumulative number of units developed through the land use tradeoff mechanism.

(b) The cumulative number of units (dwelling units by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed, and occupied.

(c) A synopsis of all DRI and zoning amendments.

(d) A synopsis of ownership (major parcels).

(e) A list of DRI/DO and zoning conditions of approval met by the Developer.

(f) A copy of any village, town center, or employment center area plan approved during the reporting period and an analysis of how the approved plan meets all of the applicable NT (New Town) criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by Conditions No. 5.d.(5) and 5.d.(6) above commencing with the first annual report following the issuance of final plat or final plan approval for the 2,000th residential unit.

b. Amendments/Substantial Deviations

(1) Proposed or necessary changes to the Amended and Restated DO or departures from the approvals set forth in this Amended and Restated DO must undergo a review by the Board of County Commissioners. Application to amend any provision of this Amended and Restated DO shall be made on the required form (NOPC to a Previously Approved DRI) and shall be provided by the Developer to the TBRPC, FDCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), F.S., as amended, prior to implementation of such changes.

(2) Any amendment to the NT (New Town) Future Land Use Map classification and/or implementing objectives and policies as contained in the adopted Future Land Use Element of the Comprehensive Plan shall be subject to a substantial deviation determination.

c. Notice of Adoption

(1) A notice of adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.

(2) The Clerk of the Board of County Commissioners shall return eight (8) signed and certified copies of this Amended and Restated DO and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the FDCA and TBRPC, and to attorneys of record of these proceedings.

7. Severability

a. If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remainder of the resolution shall be construed as not having contained the section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

8. This resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this 9th day of May, 2006.

(SEAL)

ATTEST:

JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

STEVE SIMON, CHAIRMAN

WITNESSES:

APPROVED

By: MAY 09 2006

Print

Its

Title

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF PAGE(S) 1-149 OF 149 PAGES OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 11th of May, 2006
JED PITTMAN, CLERK TO THE BOARD
BY Sandra Bader, DC D.C.

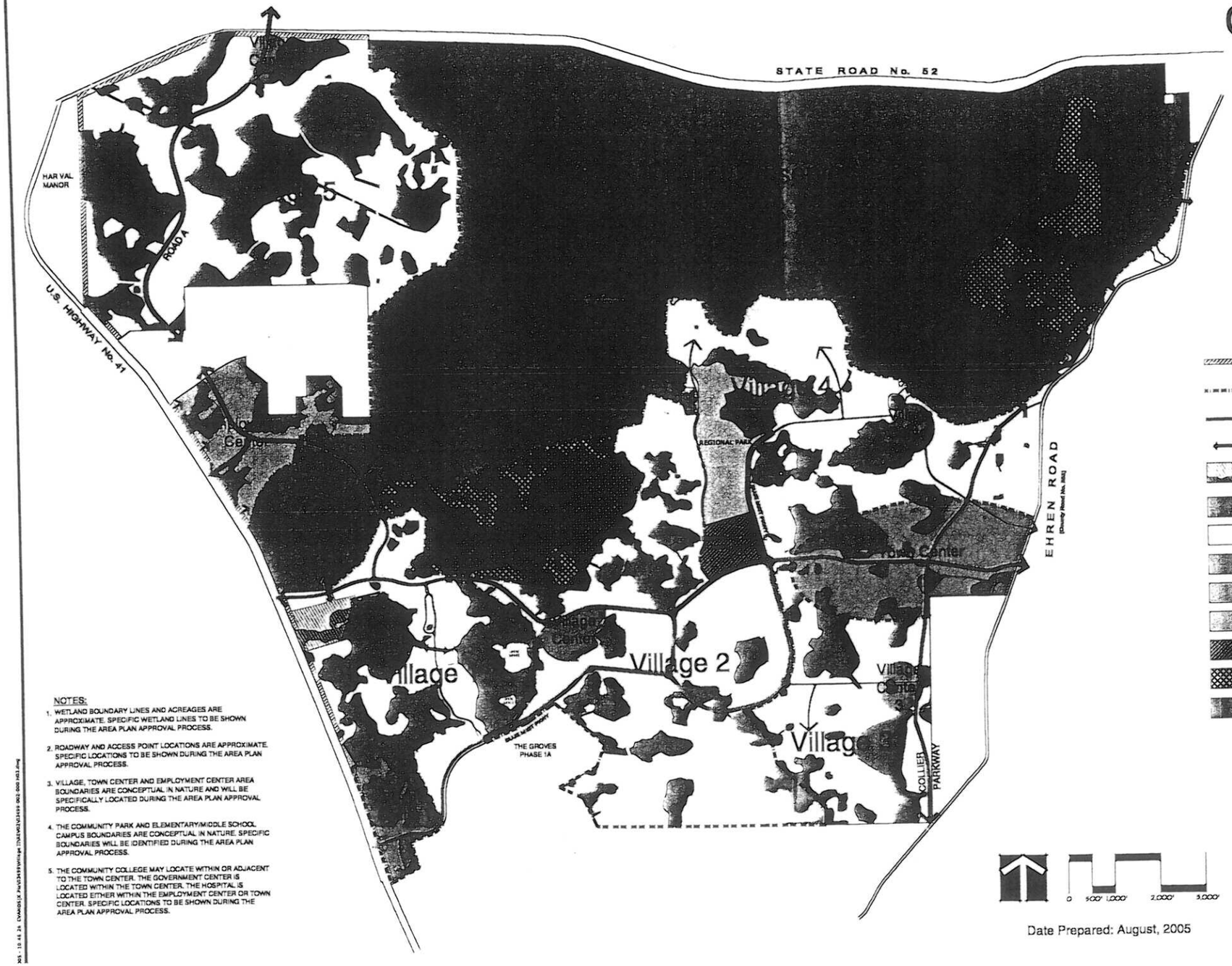
EXHIBITS

A	ADA*, Sufficiency Response*, Traffic Appendices*, and Groundwater-Quality Monitoring Program*
A-1	Amended Map H
B	TBRPC Final Report* and NOPC Report*
C-1	Legal Description of Revised DRI Boundary
C-2	Legal Description of Parcel "B" being removed from the DRI
C-3	Legal Description of Village Area I
C-4	Legal Description of Village Area II
D	Developer's Commitments
E	New Town Comprehensive Plan Provisions
F	Potential Regionally Significant Resources*
G	Figure 2 (Revised May 2003) Village I Wildlife Corridors and Crossings
H	"Map X" as identified by Petition No. DR04-1229, approved by the DRC on April 29, 2004
I	Roadway Development Agreement between Pasco County and Connerton, LLC
*	These exhibits are not attached but are incorporated by reference into the DO. Copies are on file at the Pasco County Growth Management Department.

Exhibit A
ADA, Sufficiency Response,
Traffic Appendices, and
Groundwater-Quality Monitoring Program

Exhibit A-1
Amended Map H

PROPOSED CONNERTON DRI MAP H (AMENDED)



LEGEND

- BUFFER AREA
- VILLAGE BOUNDARIES
- FUTURE / PROPOSED ROADS
- WILDLIFE CROSSINGS
- WILDLIFE CORRIDOR
- VILLAGE CENTER
- VILLAGE AREA
- TOWN CENTER
- EMPLOYMENT CENTER
- REGIONAL PARK
- ELEM./MIDDLE SCHOOL CAMPUS
- HABITAT MITIGATION AREAS 1& 2
- WETLANDS

NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE MAY LOCATE WITHIN OR ADJACENT TO THE TOWN CENTER. THE GOVERNMENT CENTER IS LOCATED WITHIN THE TOWN CENTER. THE HOSPITAL IS LOCATED EITHER WITHIN THE EMPLOYMENT CENTER OR TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

0 500' 1,000' 2,000' 3,000'

Date Prepared: August, 2005

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
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Exhibit B
Tampa Bay Regional Planning Council Final Report and Notice of Proposed Change Report*

Exhibit C-1
Legal Description of Revised DRI Boundary

Exhibit 2
CONNERTON NEW TOWN DRI BOUNDARY
11-19-03

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No.

45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54"

Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, S.89°29'00"E., 1320.77 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the North boundary of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36, continue S.89°29'00"E., 1320.77 feet to the **POINT OF BEGINNING**.

Containing 80.937 acres, more or less.

And less and except the following Parcel"B" Part 1 and 2

Parcel "B"
CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART I
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the **POINT OF BEGINNING**; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence

N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING.**

Containing 171.332 acres, more or less.

CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART II
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses:
1) N.21°37'19"W., 830.88 feet to a point of curvature;
2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency;
3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet;

(chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve; 17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12

feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98 feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING**.

Containing 7877.174 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: A parcel of land lying in Section 36, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25, also being the

thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28°26"W., 229.07 feet; 3) N.88°49'39"E.,

234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W.,

1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the **POINT OF BEGINNING.**

Containing 2809.693 acres, more or less.

ALTOGETHER containing 4815.209 acres, more or less.

Exhibit C-2
Legal Description of Parcel "B" Being Removed from the DRI

Exhibit C-3
Legal Description of Village Area I

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the **POINT OF BEGINNING**; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 f et along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the **POINT OF BEGINNING**.

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

Exhibit C-4
Legal Description of Village Area II

CONNERTON
VILLAGE TWO

DESCRIPTION: A parcel of land lying in Sections 23, 24, 25 and 26, Township 25 South, Range 18 East, and Sections 19 and 30, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 25, for a POINT OF BEGINNING, run thence along the South boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 25, N.89°29'55"W., 1320.84 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25, N.89°28'35"W., 1320.81 feet to the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 25, N.89°27'57"W., 1320.57 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence N.26°39'38"W., 740.55 feet; thence N.64°26'20"W., 629.71 feet; thence N.62°51'49"E., 1014.97 feet; thence N.20°32'44"E., 550.68; thence N.50°16'30"W., 1534.72 feet; thence S.55°39'08"W., 811.16 feet; thence S.65°13'49"W., 1058.84 feet; thence N.24°46'11"W., 145.00 feet; thence N.65°13'49"E., 788.88 feet; thence N.35°54'10"E., 857.06 feet; thence NORTH, 1344.00 feet; thence N.49°03'00"W., 1933.00 feet to a point on a curve; thence Westerly, 575.35 feet along the arc of a curve to the left having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing N.85°25'30"W., 575.18 feet); thence N.02°12'00"E., 170.00 feet to a point on a curve; thence Easterly, 967.92 feet along the arc of said curve to the right having a radius of 7110.00 feet and a central angle of 07°48'00" (chord bearing S.83°54'00"E., 967.18 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence N.32°11'37"E., 621.01 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.54°25'49"W., 924.48 feet; thence N.12°50'00"E., 600.00

feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence S.80°35'16"E., 79.07 feet to a point on a curve; thence Southerly, 168.38 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 15°18'47" (chord bearing S.17°04'07"W., 167.88 feet) to a point of reverse curvature; thence Southerly, 386.91 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 38°53'31" (chord bearing S.05°16'46"W., 379.53 feet) to a point of tangency; thence S.14°10'00"E., 880.00 feet to a point of curvature; thence Southerly, 329.87 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 30°00'00" (chord bearing S.00°50'00"W., 326.11 feet) to a point of tangency; thence S.15°50'00"W., 150.00 feet to a point of curvature; thence Southerly, 422.70 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 20°42'00" (chord bearing S.05°29'00"W., 420.41 feet) to a point of tangency; thence S.04°52'00"E., 600.47 feet to a point of curvature; thence Southerly, 330.60 feet along the arc of a curve to the right having a radius of 530.00 feet and a central angle of 35°44'24" (chord bearing S.13°00'12"W., 325.27 feet) to a point of reverse curvature; thence Southerly, 548.02 feet along the arc of a curve to the left having a radius of 470.00 feet and a central angle of 66°48'24" (chord bearing S.02°31'48"E., 517.50 feet) to a point of tangency; thence S.35°56'00"E., 215.65 feet to a point of curvature; thence Easterly, 38.68 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°39'22" (chord bearing S.80°15'41"E., 34.94 feet) to a point of reverse curvature; thence Easterly, 1177.88 feet along the arc of a curve to the right having a radius of 2320.00 feet and a central angle of 29°05'22" (chord bearing N.69°57'19"E., 1165.27 feet) to a point of tangency; thence N.84°30'00"E., 98.95 feet to a point of curvature; thence Easterly, 30.28 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 30.10 feet) to a point of compound curvature; thence Northeasterly, 48.72 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 46.82 feet) to a point of compound curvature; thence Northerly, 30.28 feet along the arc of a curve to the left having a radius of

80.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 30.10 feet); thence N.75°18'00"E., 120.00 feet to a point on a curve; thence Southeasterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.37°29'11"E., 61.97 feet) to a point of reverse curvature; thence Southeasterly, 12.87 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 06°08'46" (chord bearing S.57°12'00"E., 12.87 feet) to a point of reverse curvature; thence Easterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.76°54'49"E., 61.97 feet); thence S.09°42'00"E., 120.00 feet to a point on a curve; thence Southwesterly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.60°50'51"W., 53.28 feet) to a point of compound curvature; thence Southwesterly, 10.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 17°11'24" (chord bearing S.32°48'00"W., 10.46 feet) to a point of compound curvature; thence Southerly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.04°45'09"W., 53.28 feet) to a point of tangency; thence S.14°42'00"E., 1816.20 feet to a point of curvature; thence Southerly, 884.99 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 40°14'35" (chord bearing S.05°25'18"W., 866.91 feet) to a point of reverse curvature; thence Southerly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.04°19'35"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 204.79 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 97°46'52" (chord bearing S.32°00'00"W., 180.83 feet) to a point of reverse curvature; thence Southwesterly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.59°40'25"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 869.60 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 39°32'35" (chord bearing S.58°13'42"W., 852.44 feet) to a point of tangency; thence S.78°00'00"W., 221.38 feet; thence S.39°26'15"E., 1053.61 feet; thence S.12°09'53"E., 442.32 feet; thence S.47°48'01"E., 1546.92 feet; thence S.00°11'38"W., 419.17

feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1478.31 feet to the POINT OF BEGINNING.

Containing 947.954 acres, more or less.

CNT-CT-002
P:\Connerton\CTON-VILLAGE2-DS
JMG

January 26, 2004

Exhibit C-5
Legal Description of the Employment Center

CONNERTON COMMERCE PARK
PARCEL 1

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 194.46 feet to the **POINT OF BEGINNING**; thence continue, S.21°53'39"W., 142.95 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, N.31°23'57"W., 1457.32 feet to a point of curvature; thence Northerly,, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.13°36'03"E., 35.36 feet) to a point of tangency; thence N.58°36'03"E., 469.74 feet to a point of curvature; thence Northeasterly, 604.70 feet along the arc of a curve to the left having a radius of 1021.00 feet and a central angle of 33°56'03" (chord bearing N.41°38'02"E., 595.90 feet) to a point of tangency; thence N.24°40'00"E., 101.08 feet to a point of curvature; thence Northeasterly, 37.06 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 84°55'26" (chord bearing N.67°07'43"E., 33.76 feet) to a point of reverse curvature; thence Easterly, 316.18 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 17°05'26" (chord bearing S.78°57'17"E., 315.01 feet) to a point of tangency; thence S.87°30'00"E., 700.00 feet to a point of curvature; thence Easterly, 61.16 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 01°43'04" (chord bearing S.86°38'28"E., 61.16 feet) to the **POINT OF BEGINNING.**

Containing 40.023 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK
PARCEL 2

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 337.41 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following two (2) courses: 1) N.31°23'57"W., 1649.32 feet to the **POINT OF BEGINNING**; 2) continue, N.31°23'57"W., 1005.51 feet; thence N.58°36'03"E., 975.52 feet to a point on a curve; thence Southeasterly, 117.24 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 00°58'05" (chord bearing S.22°59'02"E., 117.24 feet) to a point of reverse curvature; thence Southeasterly, 698.53 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 37°45'26" (chord bearing S.41°22'43"E., 685.96 feet) to a point of reverse curvature; thence Southerly, 37.06 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 84°55'26" (chord bearing S.17°47'43"E., 33.76 feet) to a point of tangency; thence S.24°40'00"W., 101.08 feet to a point of curvature; thence Southwesterly, 520.60 feet along the arc of a curve to the right having a radius of 879.00 feet and a central angle of 33°56'03" (chord bearing S.41°38'02"W., 513.02 feet) to a point of tangency; thence S.58°36'03"W., 469.74 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.76°23'57"W., 35.36 feet) to the **POINT OF BEGINNING**.

Containing 22.743 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG October 7, 2004

CONNERTON COMMERCE PARK
PARCEL 3

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 337.41 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following two (2) courses: 1) N.31°23'57"W., 2654.82 feet to the **POINT OF BEGINNING**; 2) continue, N.31°23'57"W., 806.74 feet; thence N.55°09'25"E., 1043.23 feet to a point on a curve; thence Southeasterly, 872.48 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 07°12'11" (chord bearing S.27°04'10"E., 871.90 feet); thence S.58°36'03"W., 975.52 feet to the **POINT OF BEGINNING**.

Containing 19.561 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 4

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence N.89°59'46"W., 196.16 feet; thence S.00°00'14"W., 488.08 feet; thence N.89°59'46"W., 255.79 feet; thence S.00°00'14"W., 407.95 feet; thence N.89°59'46"W., 668.57 feet to the **POINT OF BEGINNING**; thence S.27°37'43"W., 579.15 feet to a point on a curve; thence Northwesterly, 873.73 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 53°15'24" (chord bearing N.49°07'42"W., 842.62 feet) to a point of reverse curvature; thence Northwesterly, 1015.59 feet along the arc of a curve to the left having a radius of 7060.00 feet and a central angle of 08°14'31" (chord bearing N.26°37'16"W., 1014.71 feet); thence N.55°09'25"E., 261.73 feet to a point of curvature; thence Northeasterly, 713.02 feet along the arc of a curve to the right having a radius of 1770.00 feet and a central angle of 23°04'51" (chord bearing N.66°41'50"E., 708.21 feet); thence S.00°00'14"W., 225.84 feet; thence S.50°10'39"E., 644.82 feet; thence S.00°00'14"W., 736.31 feet to the **POINT OF BEGINNING**.

Containing 35.516 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK
PARCEL 5

DESCRIPTION: A parcel of land lying in Sections 14, 15, 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet to the **POINT OF BEGINNING**; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 68.87 feet to a point on a curve; thence Westerly, 102.90 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 02°43'46" (chord bearing N.86°08'07"W., 102.89 feet) to a point of tangency; thence N.87°30'00"W., 700.00 feet to a point of curvature; thence Westerly, 192.66 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 11°44'36" (chord bearing N.81°37'42"W., 192.33 feet); thence N.27°37'43"E., 579.15 feet; thence S.89°59'46"E., 668.57 feet; thence N.00°00'14"E., 407.95 feet; thence S.89°59'46"E., 255.79 feet; thence N.00°00'14"E., 488.08 feet; thence S.89°59'46"E., 196.16 feet to the **POINT OF BEGINNING**.

Containing 48.521 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG October 7, 2004

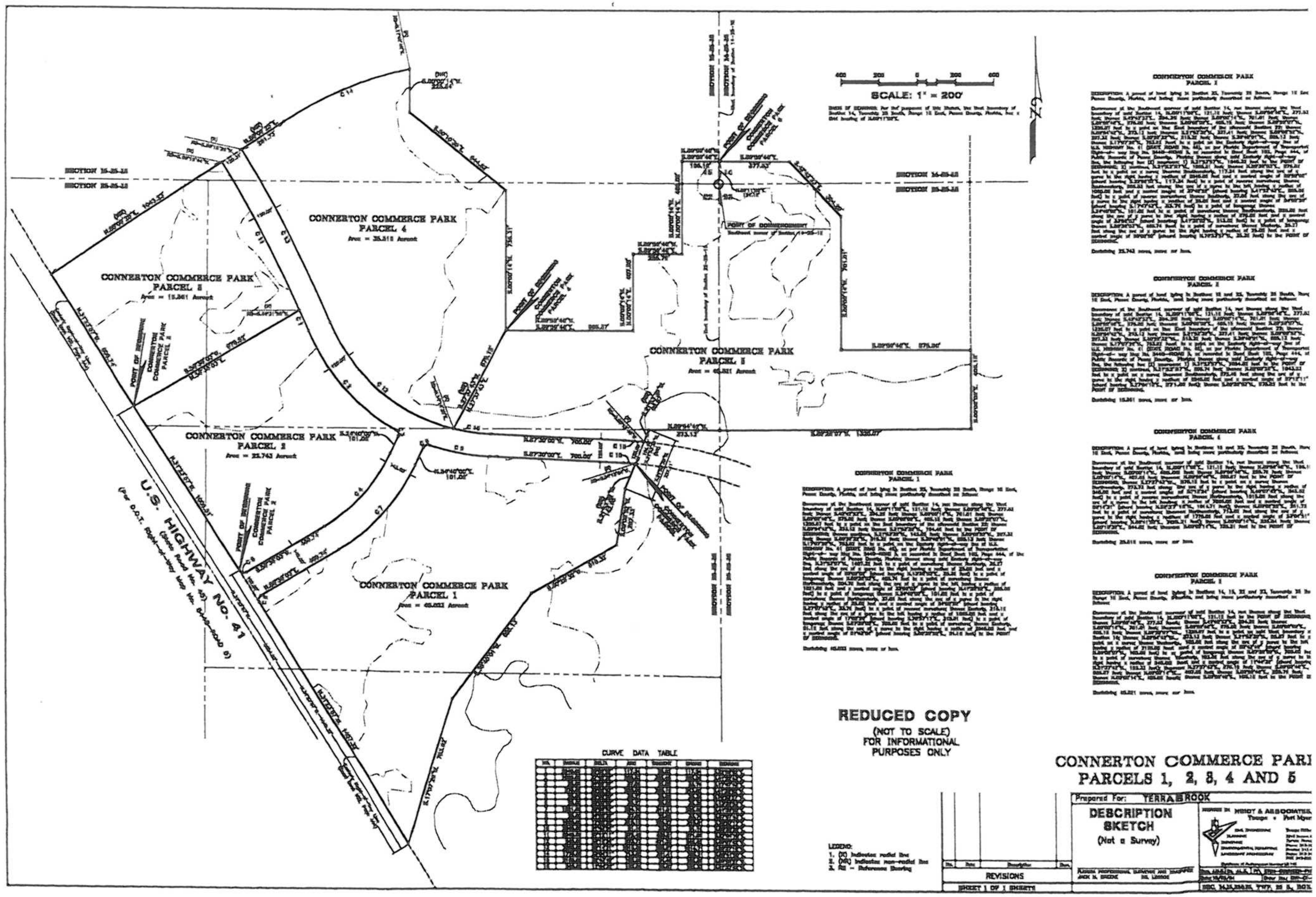

CONNERTON COMMERCE PARK
PARCEL 1
CONNERTON COMMERCE PARK
PARCEL 2
Area = 23.743 Acres±
CONNERTON COMMERCE PARK
PARCEL 3
Area = 15.361 Acres±
CONNERTON COMMERCE PARK
PARCEL 4
Area = 35.318 Acres±
CONNERTON COMMERCE PARK
PARCEL 5
Area = 40.821 Acres±
CONNERTON COMMERCE PARK
PARCEL 1
Area = 40.033 Acres±
POINT OF COMMENCEMENT
POINT OF BEGINNING
SECTION 15-25-18
SECTION 22-25-18
SECTION 14-25-18
SECTION 23-25-18
SCALE: 1" = 200'
U.S. HIGHWAY No. 41
CURVE DATA TABLE
REDUCED COPY
(NOT TO SCALE)
FOR INFORMATIONAL
PURPOSES ONLY
LEGEND:
CONNERTON COMMERCE PARK
PARCEL 1
CONNERTON COMMERCE PARK
PARCEL 2
CONNERTON COMMERCE PARK
PARCEL 4
CONNERTON COMMERCE PARK
PARCEL 5
CONNERTON COMMERCE PARK
PARCELS 1, 2, 3, 4 AND 5
Prepared For: TERRABROOK
DESCRIPTION
SKETCH
(Not a Survey)
HEIDT & ASSOCIATES
REVISIONS
SHEET 1 OF 1 SHEETS

Exhibit D
Developer's Commitments

EXHIBIT D

DEVELOPER COMMITMENTS
DRI NO. 233
CONNERTON

PASCO COUNTY

The following are Developer commitments set forth in the ADA, three Sufficiency Responses ("SR1", "SR2," and "SR3") as amended to be consistent with the original DO. These commitments shall be honored by the Developer, except as they may be superseded by specific terms of the Amended and Restated DO and/or Policies or Objectives of the NT (New Town) Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the Connerton Master Development Plan for schools and other public-service facilities (SR2, Page 12).

2. The location of public facilities will be governed and regulated by the goals, policies, objectives, and specific development standards adopted by Pasco County for village, town center, and village center development (SR1, Page 9-3) (amended).

3. Development of villages, village centers, town center, employment center, and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, the SWFWMD, ACOE, FDEP, EPA, and other applicable regulatory agencies that commonly issue development permits and approvals (SR1, Page 9-4).

4. Development within Connerton will be required to be more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing (ADA, Page 10-2).

5. At build-out, the new town will contain nine villages around a central town center, with an employment center providing additional employment (ADA, Page 10-3).

6. Villages will range from 300 to 1,000 acres and be composed of five or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the village will include complete and integrated neighborhoods and a village center. The village must have useable open space in the form of squares, greens, and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development or other physical separation. Local and collector streets, pedestrian paths, and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the village center, other villages, and town center (ADA, Page 10-3).

7. Village centers will contain a mix of uses, including residential, commercial, and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods (ADA, Page 10-3).

8. A town center will be developed in support of the villages in Connerton (ADA, Page 10-3).

9. The town center will contain an educational campus, a central Pasco County government center, a hospital-medical complex, and higher density residential development. The town center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian, and bicycle path systems provided within individual villages (ADA, Page 10-3) (amended).

10. A 120-acre educational campus will be centrally located within Connerton (ADA, Page 10-3) (amended).

11. Connerton will also contain a designated employment center. The employment center will have access to U.S. 41 while providing internal access to the villages and town center (ADA, Page 10-3).

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan (ADA, Page 10-4) (amended).

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation (ADA, Page 10-4).

14. An estimated 45 percent of the project total will remain in a natural state (ADA, Page 10-5).

15. A community serving park will be provided near the town center on the Ridge Road Extension. Each village will provide neighborhood serving recreational opportunities and facilities (ADA, Page 10-5).

16. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, village center, other villages, town center, and employment center (ADA, Page 10-5).

17. At build-out, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial (ADA, Page 10-5).

18. Three 18-hole golf courses, over 175 acres as a district park, and neighborhood parks within each village will provide active recreational opportunities for Connerton residents (ADA, Page 10-5).

19. Parking will be governed by the Pasco County Land Development Code at the time the VAP is prepared (SR1, Page 10-2).

20. The provisions of the NT (New Town) Comprehensive Plan Amendment, coupled with the DO conditions, will provide assurance that the concept is implemented (SR1, Page 10-13).

21. Detailed area plans for new town components will be prepared and reviewed for compliance with plan policies and standards, Land Development Code requirements, as well as with applicable DO conditions (SR1, Page 10-13).

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a village (SR1, Page 10-12).

23. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, to the village center, other villages, town center, and employment center (SR1, Page 10-12).

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the village road layouts (SR1, Page 10-12).

25. These policies will be applicable to development in all Future Land Use categories, including the proposed NT (New Town) classification (SR1, Page 10-12).

26. Internal roadway design will consider wildlife movement in corridors (SR1, Page 10-12).

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD Planned Unit Development zoning request for the preliminary site plan (SR1, Page 10-12).

28. The village center boundaries will be determined in the future and in conjunction with the specific site planning of each village (SR1, Page 10-13) (amended).

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), village centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning, and other regulatory agency requirements to receive site plan approvals by Pasco County (SR1, Page 10-13).

30. Specific site planning issues, such as setbacks, buffers, building, and local street location, etc., will be addressed at the time of site design for each individual village (SR1, Page 10-13).

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of Connerton and will not be undertaken or permitted by the Applicant (ADA, Page 12-24).

2. Many of the existing pine trees in Connerton will be preserved in the postdevelopment stage and much of the most desirable habitat has been set aside in the upland/wetland preserves (ADA, Page 12-25).

3. The vast upland/wetland preserve system, golf courses, and wetland buffers on site will provide an assurance of continued suitable habitat for this species: Southeastern American Kestrel, after development (ADA, Page 12-27).

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted, and the appropriate measures implemented to preserve the habitat (SR1, Page 12-1).

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to its then current recommendation for habitat-management activities that can be pursued coincident with a conservation easement (SR1, Page 12-2).

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in Connerton (SR1, Page 12-8).

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate listed species within the development or to mitigate for them (SR1, Page 12-9).

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts (ADA, Page 13-2).

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in Connerton's evolution, and this will be the primary method of mitigating wetland impacts associated with the development plan (ADA, Page 13-3).

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for (ADA, Page 13-3) (amended).

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface-water collection system will be the first mitigation option that will be investigated during the design of each village in Connerton (ADA, Page 13-3).

5. Wetland areas that are to remain during construction are protected by a combination of BMP (required by the agencies) and the provision of wetland buffers consisting of native plant communities (ADA, Page 13-5).

6. Any minor discrepancy in ADA mapping will be resolved prior to development (SR1, Page 13-1).

7. If additional wetland impacts become necessary during preparation of the village area town center or employment center plans, they will be presented with full justification to the appropriate agencies as permit applications (SR1, Page 13-2) (amended).

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials and informational signage (SR1, Page 13-3) (amended).

9. Future jurisdictional determinations performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands (SR1, Page 13-4).

10. This information will then be used in the final design and of Connerton's infrastructure and building development (SR1, Page 13-4).

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved, also as part of permit applications (SR1, Page 13-4).

12. Wetland encroachments and site planning details will be further identified at the permitting stage (SR1, Page 13-7).

WATER QUALITY

1. The requirements of Chapter 17-25, FAC, for stormwater treatment will be met by using accepted methods, including 1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species and 2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater-management plan will place particular emphasis on these

methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake (ADA, Page 14-3).

2. Accepted engineering practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate (ADA, Page 14-4).

3. Water-quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water-quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas (ADA, Page 14-4).

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater-management ponds (ADA, Page 14-4).

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review (ADA, Page 14-4).

6. On-site surface waters within Connerton will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas (ADA, Page 14-4).

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area (ADA, Page 15-2).

2. Stormwater runoff throughout the project will be managed through an appropriate master drainage plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways (ADA, Page 15-3).

3. Buildings will be constructed on compacted fill material with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation (ADA, Page 15-3).

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies (ADA, Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site (SR1, Page 15-1).

6. Any proposed development in Connerton will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same State, regional, and local regulations governing floodplain encroachment (SR1, Page 15-2).

7. Future verification to determine the extent of the floodplain limits is required (SR1, Page 15-3).

FLOODPLAINS/DISASTER PREPAREDNESS

Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance (SR1, Page 16-1).

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the Connerton development (ADA, Page 17-4).

2. The current permitted pumping quantities will not be exceeded (ADA, Page 17-4).

3. Specific provisions detailing Developer and County responsibilities will be set forth in a future service agreement as required by Pasco County codes and ordinances (ADA, Page 17-4).

4. The members of the Connerton community will be encouraged to practice water conservation in both residential and nonresidential development (ADA, Page 17-5).

5. Any business owner/operator locating within Connerton will be required to comply with all applicable local, State, and Federal regulatory and licensing criteria (ADA, Page 18-2).

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a ten-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence (ADA, Page 19-1).

2. The proposed stormwater-management system will incorporate several forms of detention/retention in accordance with the requirements of Chapters 40D-4 and 40D-40, FAC, including created wetland systems, lakes, and retention/detention ponds (ADA, Page 19-1).

3. The 24-hour, 25-year-peak discharge rate from system outfalls will be regulated by the SWFWMD to control postdevelopment discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria (ADA, Page 19-2) (amended).

4. The requirements of Chapter 17-25, FAC, for stormwater will be met using accepted methods as required by the permitting agencies (ADA, Page 19-2) (amended).

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area (ADA, Page 19-3) (amended).

6. Storage facilities will provide attenuation of the postdevelopment to maintain the predevelopment levels in accordance with the SWFWMD design criteria (ADA, Page 19-3) (amended).

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems. The Developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development (ADA, Page 19-4).

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable Federal and State laws, will have distinct and specific safety policies and plans for its employees and customers (ADA, Page 20-4).

2. Any businesses locating within the Connerton development which may produce hazardous waste will be required to comply with all Federal, State, and local regulations contained in the Code of Federal Regulations, Title 40, Parts 260 to 270, and the State regulations contained in the Administrative Code, Chapters 17-30 and 17-31, FAC (ADA, Page 20-4).

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ("U" and "C") (SR1, Page 21-3).

2. The applicant will consider dedication of right-of-way to accommodate future expansions of U.S. 41, S.R. 52, and Ehren Road (C.R. 583) at the time road improvement projects are advanced for transportation funding (SR1, Page 21-25).

3. When each VAP is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan Amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent villages and the town center (SR1, Page 21-6).

AIR QUALITY

The design of parking facilities and ingress and egress for vehicles will be such that queuing and related carbon monoxide "hot spots" will be avoided (ADA, Page 22-1).

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50 percent of the total site. Included in this acreage are areas identified on Connerton's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park, and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various villages and within the town and village centers (ADA, Page 26-1) (amended).

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the Connerton community (ADA, Page 26-1).

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels (ADA, Page 26-1).

4. Bicycle paths, pedestrian walks, and nature trails will contribute to a system of fully connected routes from individual neighborhoods to other villages as well as town and village centers (ADA, Page 26-1).

5. Small, neighborhood-sized recreational areas will be developed in conjunction with individual villages (ADA, Page 26-1).

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developer. These preserve lands will be maintained by the entity owning them (ADA, Page 26-2) (amended).

7. At the appropriate time, the applicant will meet all applicable County land development regulations, including those governing County park standards and design (SR1, Page 26-2) (amended).

EDUCATION

Connerton's development plans will include three school sites: two 20-acre sites to be used for elementary schools, and one 30-acre site to be used for a middle school (ADA, Page 27-1).

Exhibit E
New Town Comprehensive Plan Provisions

OBJECTIVE 8.5 Implement policies which ensure that development within the NT (New Town) will be:

- Compact, discouraging urban sprawl, and building a sense of place and community.
- Mixed use, providing a greater variety of uses closer to home and work.
- Pedestrian oriented, reducing reliance on the automobile.
- Environmentally sensitive, providing wildlife corridors and upland habitat preservation.
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Able to provide a reasonable balance between jobs and housing.

8.5.1 Require the NT (New Town) to utilize neighborhoods, villages, and village centers as building blocks around a central town center.

8.5.2 Require the implementation of the following principles and standards:

a. **Town Center Principles and Standards**

(1) A town center shall be developed in support of the villages in the NT (New Town). The purpose of the town center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base; the scale and intensity of which shall not be permitted in the villages. The town center shall be planned and located so that it has access to the major road network. The town center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.

(2) The following standards shall be used in designing the town center:

Minimum Size	171 net developable acres
Minimum Density	2.0 units/gross residential acre and 8.0 units/net residential acre
Minimum Floor Area Ratio	3.0

Land Use Mix	Minimum Land Area Required**
Residential*	15 Percent
Retail and Personal Services	20 Percent
Regional Office	20 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above the ground-floor commercial uses. Residential is capped at 40 percent. Single-family detached dwelling units are prohibited in the town center.

** Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

b. **Village Principles and Standards**

Each village must adhere to the following planning principles:

(1) Each village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and village centers.

(2) The minimum average gross density within the village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the village gross land area. The minimum average net density for all residential development within the New Town shall be four units per net residential acre.

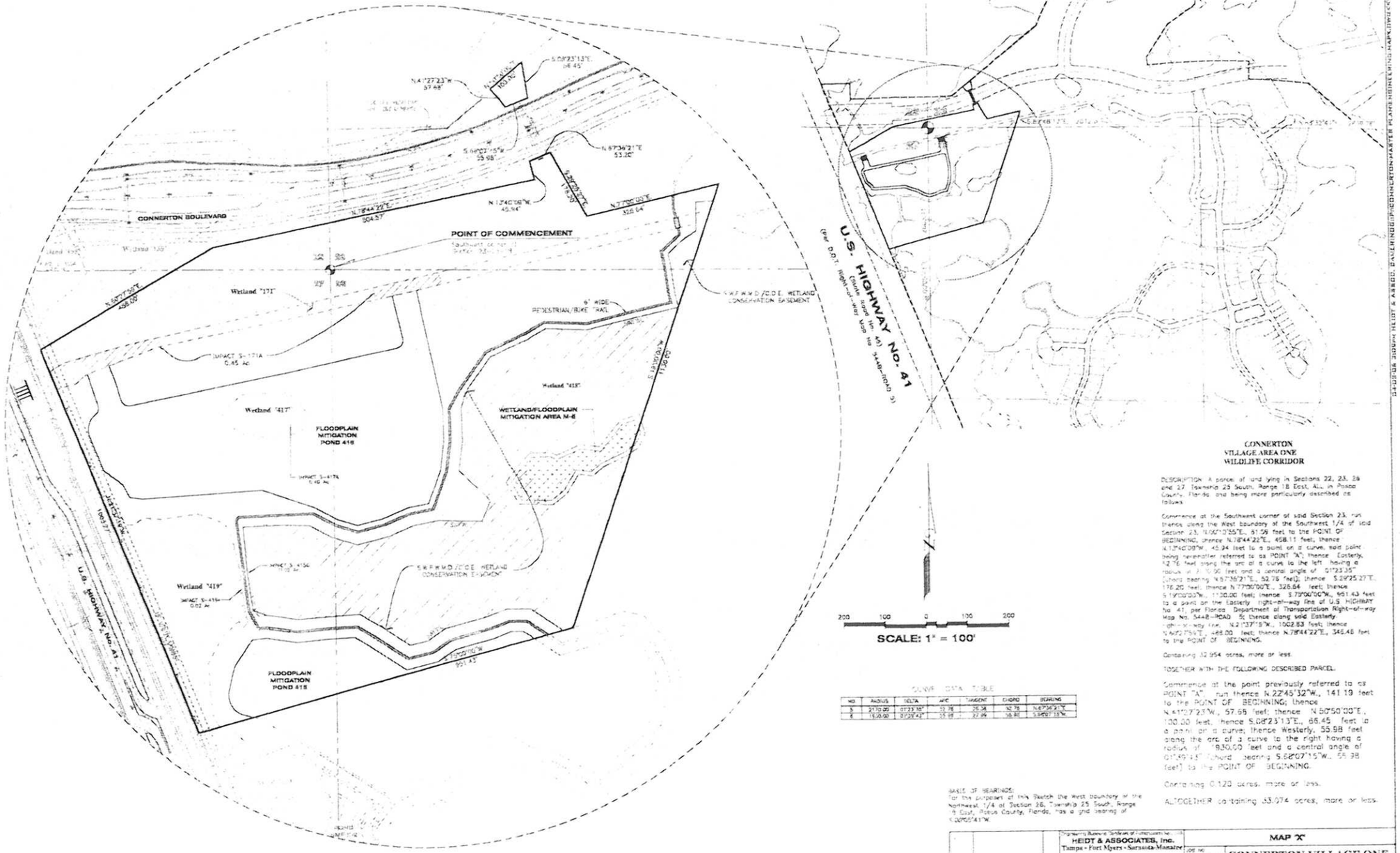
(3) The village shall be composed of five or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space, and institutional uses.

(4) Planning for the village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the village residents.

Exhibit F
Potential Regionally Significant Resources

Exhibit G
Figure 2 (Revised May 2003)
Village I Wildlife Corridors and Crossings

Exhibit H
Map X as identified by Petition No. DR04-1229, approved by the DRC on April 29, 2004



CONNERTON
VILLAGE AREA ONE
WILDLIFE CORRIDOR

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26 and 27, Township 23 South, Range 18 East, ALL in Polk County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 23; run thence along the West boundary of the Southwest 1/4 of said Section 23, N.00°10'55"E., 61.59 feet to the POINT OF BEGINNING; thence N.78°44'22"E., 458.11 feet; thence N.12°40'08"W., 45.94 feet to a point on a curve, said point being hereafter referred to as POINT "A"; thence Easterly, 52.76 feet along the arc of a curve to the left having a radius of 2,170.00 feet and a central angle of 01°23'35" (chord bearing N.57°36'21"E., 52.76 feet); thence S.29°25'27"E., 176.20 feet; thence N.77°00'00"E., 326.64 feet; thence S.13°00'00"W., 130.00 feet; thence S.77°00'00"W., 951.43 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41, per Florida Department of Transportation Right-of-way Map No. 5448-2040 5; thence along said Easterly right-of-way line N.21°37'15"W., 1002.83 feet; thence N.22°25'56"E., 468.00 feet; thence N.78°44'22"E., 348.48 feet to the POINT OF BEGINNING.

Containing 32.954 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

Commence at the point previously referred to as POINT "A"; run thence N.22°45'32"W., 141.19 feet to the POINT OF BEGINNING; thence N.41°07'23"W., 57.68 feet; thence N.60°50'00"E., 100.00 feet; thence S.08°23'13"E., 66.45 feet to a point on a curve; thence Westerly, 55.98 feet along the arc of a curve to the right having a radius of 1,930.00 feet and a central angle of 01°39'15" (chord bearing S.62°07'15"W., 55.98 feet) to the POINT OF BEGINNING.

Containing 0.120 acres, more or less.

ALTOGETHER containing 33.074 acres, more or less.

CURVE DATA TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
S	2170.00	01°23'35"	52.76	26.38	52.76	N.57°36'21"E
E	1930.00	01°39'15"	55.98	27.99	55.98	S.62°07'15"W

BASIS OF BEARINGS:
For the purposes of this Sketch the West boundary of the Northwest 1/4 of Section 26, Township 25 South, Range 18 East, Polk County, Florida, has a grid bearing of S.00°05'41"W.

DATE	DESCRIPTION	BY
	REVISIONS	

Engineering Business Certificate of Authorization No.
HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers • Sarasota-Manatee

Tampa Office
2112 North Florida Avenue
Tampa, Florida 33602
Phone: (813) 223-9201
Fax-mail: 227-442-1936
Fax-2: 227-442-2437
Fax: 813-223-2418

MAP "X"

JOB NO.	CONNERTON VILLAGE ONE WILDLIFE CORRIDOR
DESIGN	HOLDERS
DRAWN	GALLEGOS
PREPARED FOR	TERRABROOK
DATE	04-04-98
FILE	
SHEET	SHEET 1 OF 1 SHEETS

Exhibit I
Roadway Development Agreement between Pasco County and Connerton, LLC

DEVELOPMENT AGREEMENT BETWEEN PASCO COUNTY AND CONNERTON, LLC, FOR THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT NO. 233

THIS AGREEMENT is made and entered into by and between PASCO COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter called the "COUNTY," and CONNERTON, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, hereinafter called the "DEVELOPER."

WITNESSETH:

WHEREAS, the COUNTY is authorized by the Florida Local Government Development Agreement Act, Sections 163.322-163.3243, Florida Statutes (F.S.), to enter into a development agreement with any person having a legal or equitable interest in real property located within its jurisdiction; and

WHEREAS, on March 25, 2005, the COUNTY approved an Amended and Restated Development Order (DO) approving, with conditions, the Connerton Development of Regional Impact (DRI) No. 233, on a parcel of real of property in Pasco County, Florida, legally described in Exhibit A, attached hereto and incorporated herein by reference (hereinafter called the "PROJECT"); and

WHEREAS, the Amended and Restated DO describes those roadways and intersections significantly impacted by Phase 1 of the PROJECT, as more specifically defined in Section 3.a of the Amended and Restated DO (hereinafter called "PHASE 1" OR "PHASE 1 of the PROJECT"), and the required funding commitments, proportionate-share payments, or roadway improvements that need to be constructed to ensure maintenance of the adopted level of service for such roadways and intersections based on the results of the transportation analysis conducted in conjunction with the DRI Application for Development Approval; and

WHEREAS, Rule 9J-2.0255, Florida Administrative Code (FAC), allows the DEVELOPER and the COUNTY to mutually elect one of several transportation mitigation alternatives in order for the DEVELOPER to mitigate the transportation impacts PHASE 1 of the PROJECT, including the payment by the DEVELOPER of its proportionate-share contribution for the roadway and intersection improvements identified in the Amended and Restated DO; and

WHEREAS, on May 16, 2005, the DEVELOPER submitted written notification to the COUNTY of the DEVELOPER'S selection of Transportation Mitigation Option No. 1, as set forth in Section 5.p.(8)(a) of the Amended and Restated DO; and

WHEREAS, Sections 5.p.(8)(a)(i) and (iii) of the Amended and Restated DO established the amount of Four Hundred Thirteen Thousand Nine Hundred Seventy-Six and 00/100 Dollars ($413,976.00) (in Year 2000 dollars) as the DEVELOPER'S proportionate-share contribution under Option No. 1 for certain transportation

impacts of the build-out of PHASE 1 of the PROJECT in the event certain funding commitments were not available at the time of DO; and

WHEREAS, the original proportionate-share contributions under Option No. 1 were based upon the costs of certain unfunded and uncommitted improvements to U.S. 41 at the time the DO was first approved and was to be adjusted to reflect any present construction or funding commitments and to reflect current dollars based upon the Florida Department of Transportation (FDOT) Construction Cost Index; and

WHEREAS, funding has previously been committed for the four (4) laning of U.S. 41 from Spring Hill Drive to Powell Road and partially committed for four (4) laning U.S. 41 from Hernando County line to Spring Hill Drive, and sections of U.S. 41 from Spring Hill Drive to Powell Road and Ayers Road to Spring Hill Drive are presently under construction as a six (6) lane roadway and, as a result, the COUNTY has agreed that the DEVELOPER'S required proportionate-share contribution for Option No. 1 will be adjusted herein to Seven Hundred Eighty-Four Thousand Seven Hundred Seventy and 00/100 Dollars ($784,770.00) (in Year 2005 dollars) ("Proportionate-Share Payment") to reflect both the existing funding commitments and the adjustment to reflect current dollars using the FDOT Price Index; and

WHEREAS, Rule 9J-2.0255, FAC, allows the DEVELOPER'S Proportionate-Share Payment to be applied to expeditiously construct one (1) or more of the roadway improvements identified in the Amended and Restated DO; and

WHEREAS, on May 9, 2006, Section 5.p.(8)(a)(iii) of the Amended and Restated DO was further amended to allow the Proportionate-Share Payment to be spent on design and/or improvements to the intersection of U.S. 41 and S.R. 52, or for U.S. 41 within Pasco County, subject to Pasco County and FDOT approval; and

WHEREAS, Section 5.p.(8)(a)(ii) of the Amended and Restated DO also requires the DEVELOPER, prior to the issuance of Building Permits for development that generates more than 1,173 net external, p.m., peak-hour trips to ensure that funding commitments are in place for either 1) four (4) laning U.S. 41 from Tower Road to Road T; or 2) the Collier Parkway Extension (as a two [2] lane undivided roadway) from C.R. 583 (Ehren Cutoff Road) northward to the southern boundary of Connerton and then northward to a westward connection from Collier Parkway to U.S. 41, as well as additional intersection/signalization improvements applicable to this roadway segment as set forth in Sections 5.p.(8)(a)(ii), 5.p.(2), and Table 5 of the Amended and Restated DO, and pursuant to the deadlines, right-of-way/design, security, and other requirements applicable to this roadway segment as set forth in Section 5.p.(4) of the Amended and Restated DO (hereinafter the "Connerton Boulevard/Collier Parkway Improvements"); and

WHEREAS, the DEVELOPER has elected to construct the Connerton Boulevard/Collier Parkway Improvements to satisfy Section 5.p.(8)(a)(ii) of the Amended and Restated DO; and

WHEREAS, the DEVELOPER is also responsible for constructing certain other access-related improvements set forth in Section 5.p.(2) and Table 5 of the Amended and Restated DO (hereinafter the "Access-Related Improvements"); and

WHEREAS, consistent with the requirements of Section 5.p.(8)(a)(iii) of the Amended and Restated DO, the COUNTY and DEVELOPER desire to set forth the terms and conditions of the Proportionate-Share Payment, Connerton Boulevard/Collier Parkway Improvements, and Access-Related Improvements (collectively referred to herein as the "Required Phase 1 Transportation Mitigation") in a clearly identified, executed, and recorded local government development agreement.

NOW, THEREFORE, in consideration of the mutual covenants and provisions herein contained, and other good and valuable consideration, receipt, and sufficiency of which is hereby acknowledged, the COUNTY and the DEVELOPER hereby agree as follows:

1. WHEREAS CLAUSES

The WHEREAS clauses set forth above are incorporated herein by reference and made a part of this agreement.

2. PURPOSE

It is the purpose and intent of this agreement to further set forth terms and conditions of the development approval of the PROJECT, as defined pursuant to the Amended and Restated DO, as the same relates to the design, permitting, right-of-way acquisition/dedication, and construction of the Required Phase 1 Transportation Mitigation. This agreement is intended to define the terms and conditions of the COUNTY'S and the DEVELOPER'S participation in the Required Phase 1 Transportation Mitigation, as further defined herein. All terms and conditions of this agreement shall be interpreted in a manner consistent with, and in furtherance of, the purpose as set forth herein.

3. GENERAL REQUIREMENTS

a. Legal Description: The land subject to this agreement is identified on Exhibit A. The holders of the legal title are Connerton, LLC, a Delaware limited liability company, and Pasco County, a political subdivision of the State of Florida.

b. Duration: This agreement shall be for the duration of ten (10) years, subject to any conditions precedent, termination provisions herein, or mutual agreement, from the date of execution.

c. Development Uses of Land: The PROJECT is, or is required to be, designated as an MPUD Master Planned Unit Development, under the Pasco County Land Development Code, which allows those permitted uses set forth in Rezoning Petition Nos. 6045 and 6313, as well as future MPUD Master Planned Unit Development rezoning petitions approved by the COUNTY that are consistent with the uses

designated in the Amended and Restated DO for the Connerton DRI and the NT (New Town) Future Land Use classification of the Pasco County Comprehensive Plan.

d. Public Facilities: Adequate transportation facilities for PHASE 1 of the PROJECT will be provided through U.S. 41, S.R. 52, what is currently known as Ehren Cutoff Road, and through the DEVELOPER'S provision of the Required Phase 1 Transportation Mitigation as defined herein. Adequate potable water and wastewater services for the PROJECT are available through the COUNTY'S existing water and sewer lines along U.S. 41 and other planned infrastructure in this area, subject to the existing Utilities Service Agreement with the COUNTY. Adequate solid waste disposal services for the PROJECT are available through existing licensed collectors and the COUNTY'S Solid Waste Disposal and Resource Recovery System. All drainage improvements necessary to serve the PROJECT will be provided by the DEVELOPER in accordance with the terms and conditions of the COUNTY'S approved construction plans and satisfaction of all COUNTY, State, and Federal regulations.

e. Reservations or Dedications for Public Purpose: All reservations and dedications for public purposes (right[s]-of-way) shall be provided in accordance with any MPUD Master Planned Unit Development conditions of approval, as amended; this DO; the COUNTY'S Comprehensive Plan Transportation Corridor Goals, Objectives, Policies, Maps, and Tables; and the COUNTY'S Right-of-Way Preservation Ordinance.

f. Local Development Permits Needed: Prior to the construction of the Connerton Boulevard/Collier Parkway Improvements and Access-Related Improvements, the DEVELOPER shall obtain any necessary development approvals in accordance with the Pasco County Land Development Code. This provision does not exempt the DEVELOPER from obtaining all other permits required by other agencies with jurisdiction over the PROJECT.

g. Findings: The COUNTY has found that PHASE 1 of the PROJECT, as permitted and proposed, is consistent with the portions of the Pasco County Comprehensive Plan applicable to the PROJECT development approvals obtained as of the date of this agreement and that PHASE 1 of the PROJECT is concurrent under Chapter 400 of the Pasco County Land Development Code, subject to the provisions of Section 5.p.(5.) of the Amended and Restated DO. To the extent not otherwise vested, the PROJECT will be subject to the Pasco County Land Development Code and the Comprehensive Plan.

h. Requirements Necessary for the Public Health, Safety, and Welfare: The conditions, terms, restrictions, and other requirements determined to be necessary by the COUNTY for the public health, safety, or welfare of its citizens are identified and included within the zoning and development approval.

i. Compliance with Legal Requirements and Permitting: The failure of this agreement to address a particular permit, condition, term, or restriction shall not relieve the DEVELOPER of the necessity of complying with the law governing the said permitting requirement, condition, term, or restriction.

j. Zoning and Comprehensive Plan Issues: The PROJECT is designated NT (New Town) under the Future Land Use Map in the Pasco County Comprehensive Plan. The PROJECT is zoned or is required to be rezoned in the future, under the Pasco County Land Development Code, as multiple MPUD Master Planned Unit Developments. The MPUD Master Planned Unit Development rezonings for the PROJECT, approved as of the date of this agreement, are consistent with the land use designation for the PROJECT established in the Future Land Use Element of the Pasco County Comprehensive Plan.

4. REQUIRED PHASE 1 TRANSPORTATION MITIGATION

a. General: The DEVELOPER agrees to the following concerning PHASE 1 of the PROJECT:

(1) The DEVELOPER has selected Transportation Mitigation Option No. 1 (Funding Commitments) as set forth in the Amended and Restated DO.

(2) Access-Related Improvements: The improvements listed in Table 1, below, are considered PROJECT, Phase 1, access connections and the DEVELOPER shall be fully responsible, at its sole expense, for the design, permitting, right-of-way acquisition, and construction of these intersection improvements, except for any COUNTY obligations specifically set forth in this agreement. The improvements listed in Table 1 are consistent with Table 5 of the Amended and Restated DO, except that the signalization of U.S. 41 and C.R. 583 (Ehren Cutoff Road) and the southbound, left-turn lane on U.S. 41, at the intersection of Pleasant Plains Parkway (Collector T), have been removed, because such improvements have been completed. These improvements shall be shown on all preliminary plans and construction plan submittals for the portion of the PROJECT containing, abutting, or substantially impacting the applicable intersection.

TABLE 1

APPROVED PHASE I (2005) REQUIRED INTERSECTION IMPROVEMENTS

Location	Required Improvements
U.S. 41/Collector T	Construct NB[1], RT[2] lane U.S. 41
	Construct WB[3], through/RT lane and WB, LT lane on Road T
	Signalize when warranted by the MUTCD[4]
U.S. 41/Ridge Road	Construct NB, RT lane and SB[5], LT[6] lane on U.S. 41
	Construct WB, through/RT lane and WB, LT lane on Ridge Road
	Signalize when warranted by the MUTCD
Collier Parkway	Construct NEB[7], LT lane and SWB[8], RT lane on C.R. 583
Extension/C.R. 583	Construct SEB[9], LT lane and SEB, RT lane on Collier Parkway
(Ehren Cutoff Road)	Signalize when warranted by the MUTCD
S.R. 52/Collector A	Construct EB[10], RT lane and WB, LT lane on S.R. 52

[1] northbound
[2] right-turn
[3] westbound
[4] *Manual of Uniform Traffic Control Devices*
[5] southbound
[6] left-turn
[7] northeastbound
[8] southwestbound
[9] southeastbound
[10] eastbound

The Developer shall be responsible for the construction of all access improvements for the PROJECT, prior to or concurrent with the construction of the portions of the PROJECT necessitating such improvements, as determined by the COUNTY at the time of preliminary site plan approval and/or at the time of issuance of access permits for the project, unless a different deadline is set forth in this agreement. At each preliminary plan/preliminary site plan approval, the Development Review Committee or Development Review Division may also require further site-access/site-related intersection improvements and site-access/site-related roadway improvements. All access improvements, number of access points, spacing, and geometry of access points shown on Map H, attached as an exhibit to the Amended and Restated DO, shall be subject to compliance with the provisions of the FDOT and Pasco County's access-management regulations.

(3) Proportionate-Share Payment: The DEVELOPER shall pay to Pasco County the sum of Seven Hundred Eighty-Four Thousand Seven Hundred Seventy and 00/100 Dollars ($784,770.00). The COUNTY may enter into an agreement with the FDOT, which will provide for the expenditures of these funds for the design and/or improvements to the intersection of S.R. 52 and U.S. 41, or for U.S. 41 within Pasco County, in accordance with the terms and conditions of the Connerton DRI/DO, as amended. The agreement shall provide that the design and/or improvements must be approved by the FDOT and must be designed and/or constructed in accordance with the S.R. 52 Project Development and Environment Study (PD&E) re-evaluation or the U.S. 41 PD&E, as applicable.

(4) Connerton Boulevard/Collier Parkway Improvements

(a) Connerton Boulevard: The DEVELOPER shall dedicate to the COUNTY a minimum of 142 feet for Connerton Boulevard from U.S. 41 to Ehren Cutoff Road. The parties acknowledge that a portion of this right-of-way for Connerton Boulevard has previously been dedicated to the COUNTY in connection with the platting of Village I. The right-of-way for Connerton Boulevard shall be dedicated to the COUNTY upon completion of the first two (2) lanes of Connerton Boulevard. The DEVELOPER shall be required to design Connerton Boulevard as a four (4) lane facility from U.S. 41 to Ehren Cutoff Road and construct two (2) lanes of such segment (offset) prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 2,500th dwelling unit within Villages I-IV of Connerton, and provide all necessary drainage, floodplain, and wetland mitigation areas for four (4) lanes of such roadway, all in accordance with the COUNTY'S adopted standard roadway, typical sections for collector and arterial roadways (Resolution No. 04-212), and other applicable COUNTY requirements (hereinafter collectively referred to as "County Design Requirements").

(b) Collier Parkway: The DEVELOPER shall be required to design, permit, and construct the first two (2) lanes (offset) of Collier Parkway from Alignment 6 of the Collier Parkway Route Study (adopted June 29, 2003) north of Ehren Cutoff Road ("Alignment 6"), north to the north town center boundary, prior to or concurrent with the submission of the first record plat, or construction plan where no plat is required, for the 3,000th dwelling unit within Villages I-IV of Connerton. Should the COUNTY complete construction of two (2) lanes of Alignment 6 before submission of the first record plat for the 3,000th dwelling unit, the DEVELOPER must commence construction of Collier Parkway from Alignment 6, north to the north town center boundary within six (6) months of the COUNTY'S completion of two (2) lanes of Collier Parkway from Alignment 6 to the south and complete construction within one (1) year of commencement. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area, located within the boundaries of the Connerton DRI as originally approved. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way

for the PROJECT shall be sufficient for the construction of a four (4) lane urban section (142 feet wide), and the design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the DEVELOPER shall donate, permit, and construct all necessary drainage, floodplain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(c) Performance Guarantee: Prior to approval of final record plats, or construction plans where no plat is required, for more than 1,500 dwelling units, the DEVELOPER shall post a Performance Bond or Letter of Credit, in a form acceptable to the COUNTY, and in an amount equivalent to 125 percent of the remaining cost of acquiring right-of-way, designing, permitting, and constructing the Connerton Boulevard/Collier Parkway Improvements, in accordance with the requirements set forth above. The Performance Bond or Letter of Credit shall guarantee that the Connerton Boulevard/Collier Parkway Improvements are completed and accepted by the COUNTY for maintenance by December 31, 2010, or prior to the deadlines set forth above, whichever occurs first. However, if the FDOT has commenced construction of U.S. 41 from Tower Road to Pleasant Plains Parkway (Roadway T) prior to the COUNTY approval of final record plats for more than 1,500 dwelling units, the Performance Bond or Letter of Credit required by this paragraph is not required to include the Collier Parkway improvements, and the Collier Parkway improvements shall not be required to be constructed by December 31, 2010, but shall continue to be subject to the deadlines set forth above. The deadlines and Performance Guarantee required for the Connerton Boulevard/Collier Parkway Improvements shall also apply to the U.S. 41/Ridge Road and Collier Parkway Extension/C.R. 583 portion of the Access-Related Improvements, as well as to any other Access-Related Improvements along Connerton Boulevard or Collier Parkway determined by the COUNTY to be necessary at the time of preliminary plan/construction plan approval, unless an earlier deadline or Performance Guarantee is required by this agreement, the preliminary plan/construction plan conditions of approval, or the Land Development Code.

(d) Notwithstanding the above provisions, the DEVELOPER shall be required to dedicate the necessary rights-of-way for Connerton Boulevard and Collier Parkway within six (6) months of the COUNTY'S request, if such request occurs prior to any of the deadlines set forth above.

(e) The Access-Related Improvements and Connerton Boulevard/ Collier Parkway Improvements required in Subsections (b.) and (d.), above, shall include, at the DEVELOPER'S sole expense, all shoulders, striping, signage, medians, stormwater facilities, floodplain mitigation, wetland mitigation, guardrails, handrails, sidewalks, and other roadway appurtenances, all as determined by the COUNTY and permitting agencies to be necessary during the design and permitting of the improvements.

(f) The DEVELOPER acknowledges and agrees that all of the Required Phase 1 Transportation Mitigation set forth in Subsections (b), (c), and (d), above, including any obligations in this agreement necessary to complete the requirements of Subsections (b), (c), and (d), above, are 1) not eligible for transportation impact fee credits, and/or 2) provided at no cost to the COUNTY or FDOT.

5. OTHER REQUIREMENTS RELATED TO THE IMPROVEMENTS

a. Design, Permitting, and Right-of-Way Acquisition: The DEVELOPER shall design, permit, and acquire necessary right-of-way for the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements in accordance with the terms of this agreement. The Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements shall be designed consistent with the design criteria of COUNTY. The construction contractors to be used by the DEVELOPER to complete the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements shall be satisfactory to the COUNTY.

b. Design and Construction Requirements: All design, permitting, and construction for the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements shall be in accordance with the standards of the COUNTY, and construction plans shall comply with the COUNTY standards and shall include, but not be limited to, cross sections, drainage, and plan/profile sheets. Plan/profile sheets and cross-section drawings shall indicate location(s) of drainage inlets and roadway facilities. All wetland and floodplain impacts and compensation shall be included in the design and indicated on the plans.

c. Roadway Drainage Facilities: Roadway drainage facilities, either onsite or offsite, if not commingled or combined with drainage facilities for the PROJECT or any other facilities or developments along the routes of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, shall be owned, operated, and maintained by the COUNTY or FDOT, as applicable, subsequent to the expiration of the one (1) year maintenance guarantee period as set forth herein. If the drainage facilities for the Access-Related Improvements or Connerton Boulevard/Collier Parkway Improvements are commingled or combined with drainage facilities of the PROJECT or any other facilities or developments along the route of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, all such drainage facilities shall remain owned by the underlying landowner (including the DEVELOPER, where applicable), and operation and maintenance of the same shall be the responsibility of the respective underlying landowner. The underlying landowner or DEVELOPER shall be responsible for the design, permitting, and construction of all such commingled or combined drainage facilities, unless otherwise approved by the COUNTY or FDOT, as applicable. Appropriate easements to the COUNTY or FDOT, as applicable, shall be provided on all lands owned by the DEVELOPER and shall be obtained, by condemnation if necessary, from all other underlying landowners of land containing drainage facilities serving the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, including those facilities that are commingled or combined, so that the COUNTY or FDOT has the ability to maintain the facilities associated with the Access-

Related Improvements and Connerton Boulevard/Collier Parkway Improvements in the event the DEVELOPER or other respective underlying landowners default on its (or their) obligation to maintain the facilities.

d. Wetland and Floodplain Mitigation: In the event that the permitted wetland and/or floodplain mitigation area(s) for the impacts associated strictly with the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements are permitted and constructed separately and distinctly from impacts associated with the PROJECT or any other facilities or developments, the COUNTY or FDOT, as applicable, will accept ownership and maintenance responsibilities subsequent to the successful completion of the maintenance and monitoring period and acceptance by the governing agency(ies). If the permitted wetland and floodplain mitigation areas related to the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements are commingled/combined with wetland and floodplain mitigation areas of the PROJECT or any other facilities or developments, all the wetland and floodplain mitigation areas shall be permitted, owned, operated, and maintained by the underlying landowner (including the DEVELOPER, where applicable). Appropriate easements shall be provided to the COUNTY or FDOT, as applicable, for the wetland and floodplain mitigation areas associated with the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements which are owned by the DEVELOPER and shall be obtained, by condemnation if necessary, from all other underlying landowners of land containing such mitigation areas serving the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, including those areas that are commingled or combined, so that the COUNTY or FDOT has the ability to maintain the facilities in the event the DEVELOPER or other underlying landowners default on its (or their) obligation to maintain the facilities.

e. COUNTY Review and Approval of Design: The DEVELOPER shall complete and submit thirty (30), sixty (60), ninety (90), and 100 percent design plans, or as otherwise approved by the COUNTY, for the Access-Related Improvements and the Connerton Boulevard/Collier Parkway Improvements to the COUNTY for review and approval. The DEVELOPER shall obtain approval of 100 percent design and right-of-way plans for the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements from the COUNTY prior to commencing any bidding of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements. Any review and approval by the COUNTY shall be completed by the COUNTY within thirty (30) days of submission by the DEVELOPER of complete and correct documents to the COUNTY, unless the Land Development Code provides for a different review time period. The COUNTY shall make a completeness review and notify the DEVELOPER if not complete and correct within five (5) business days of receipt of the submission by DEVELOPER, unless the Land Development Code provides for a different completeness or content review time period. The DEVELOPER shall provide at the time of 100 percent design and right-of-way plan submission for any of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements for which a Performance Guarantee is required (or sooner if required by other sections of

this agreement) an estimate of the cost of constructing and acquiring any necessary right-of-way for such Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, including inspection costs, which shall be certified by an engineer duly registered in the State of Florida, and approved by the COUNTY (hereinafter the "Cost Estimate"). All plans, once accepted and approved for construction by the COUNTY, shall become the property of the COUNTY.

f. Permitting Requirements: The DEVELOPER shall obtain any and all required permits for work it is to perform from the COUNTY and any and all applicable local and State regulatory agencies.

g. COUNTY Cooperation: The COUNTY shall, upon the DEVELOPER'S request, cooperate with the DEVELOPER in processing permit applications, and the DEVELOPER agrees to use its best efforts to expeditiously secure all permits that are necessary for the design and construction of Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements.

h. COUNTY Review: The DEVELOPER agrees and recognizes that the COUNTY shall not be held liable or responsible for any claims which may result from any actions or omissions of the DEVELOPER, or engineers or contractors selected by DEVELOPER, in which the COUNTY participated, either through review or concurrence of the DEVELOPER'S actions. In reviewing, approving, or rejecting any submissions or acts of the DEVELOPER, the COUNTY in no way assumes or shares any of the responsibility or liability of the DEVELOPER or its consultants, contractors, or registered professionals (architects and/or engineers) under this agreement. All work covered under this agreement shall be performed in accordance with good engineering practices, and all established design criteria and procedures shall be followed. The COUNTY will review the DEVELOPER'S submittals, although detailed checking will not necessarily be done. The DEVELOPER remains solely responsible for the work and is not relieved of that responsibility by review comments.

i. Utilities Relocation: The DEVELOPER shall coordinate the relocation of any utilities infrastructure in conflict with the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements. Relocation of any utilities infrastructure which is in conflict shall be completed and paid for by the owner of the utilities infrastructure to the extent required by Sections 337.403-337.404, F.S. The COUNTY agrees upon request of the DEVELOPER to cooperate with the DEVELOPER in requiring the relocation of any such utilities infrastructure to the extent allowed by Sections 337.403-337.404, F.S., in a timely manner. However, under no circumstances shall the COUNTY incur any expenses for the relocation of such utilities; and if the owner of such utilities fails to remove the utilities at the request of the COUNTY, the DEVELOPER shall bear the expense of the utility relocation, which expense shall not be eligible for impact fee credits.

j. Right-of-Way Acquisition: The DEVELOPER shall be responsible within the time frames set forth in this agreement for right-of-way acquisitions or donations necessary for the construction of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements which may include, but not be limited to, lanes of travel, shoulders, striping, signalization, signage, medians, on-site stormwater drainage facilities,

off-site stormwater drainage facilities, floodplain mitigation, wetland mitigation, guardrails, handrails, sidewalks, and any other necessary appurtenances. The DEVELOPER shall be responsible for retaining all consultants for acquisition of such right-of-way which may include, but not be limited to, competent and qualified attorneys, engineers, surveyors, title companies, appraisers, land planners, certified public accountants, business damages experts, contractors, horticulturists, and any other consultants considered necessary by the mutually agreeable attorney, discussed below. If necessary, and to the extent the COUNTY has condemning authority, the COUNTY shall assist the DEVELOPER in the acquisition of the right-of-way. To the extent the COUNTY has condemning authority, COUNTY staff involvement shall be limited to the preparation of an engineering memorandum in support of a Resolution of Necessity, with the timely support and cooperation of the above consultants and professionals, and providing necessary representatives and witnesses in conjunction with any eminent domain proceedings. After receipt of a request by the DEVELOPER for the Resolution of Necessity, the COUNTY'S preparation and consideration of the Resolution of Necessity shall not be unreasonably withheld or delayed. The DEVELOPER, not later than the time when sixty (60) percent design plans are submitted, shall identify all real estate parcels required for the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements and identify the appropriate interests in real estate for the right-of-way acquisition and furnish the same to the COUNTY. The COUNTY, not later than thirty (30) days after its receipt of the submittal, shall either approve or disapprove the submittal. If the COUNTY disapproves the submittal, it shall provide comments to the DEVELOPER explaining the reasons for the disapproval. Right-of-way maps shall be prepared in accordance with the requirements of the COUNTY and State of Florida Minimum Technical Standards. Upon COUNTY approval of the submittal, the DEVELOPER shall select an attorney acceptable to the COUNTY to represent the COUNTY in the acquisition of the right-of-way. Thereafter, the DEVELOPER, in conjunction with the mutually agreeable attorney, shall proceed to acquire for the COUNTY, and in the COUNTY'S name, the right-of-way pursuant to applicable law. The COUNTY, its elected officials, employees, and representatives shall not be liable under any circumstances to the DEVELOPER, its employees, contractors, material suppliers, agents, representatives, or customers for any delay occasioned by the inability to obtain the right-of-way. The DEVELOPER shall submit quarterly PROJECT status reports that document the actions and progress of right-of-way acquisitions to the Pasco County Engineering Services Director or his designee.

k. Tender of PROJECT Area: Upon commencement of construction, PROJECT areas for the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements shall be deemed to be tendered to the DEVELOPER, and the DEVELOPER shall be in the custody and control of the PROJECT areas. The DEVELOPER or its contractor shall be responsible for providing a safe work zone for the public.

l. County Observation: The COUNTY'S personnel and authorized representatives reserve the right to inspect, observe, and materials test any and all work associated with the Access-Related

Improvements and Connerton Boulevard/Collier Parkway Improvements and shall at all times have access to the work being performed pursuant to this agreement for the COUNTY'S observation. However, should the COUNTY observe any deficiencies inconsistent with the plans or construction not in accordance with the specifications, the COUNTY shall notify the DEVELOPER, in writing, and the DEVELOPER shall, at its cost, correct the deficiencies as necessary. Nothing herein shall require the COUNTY to observe or inspect the work on the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements. The DEVELOPER shall be solely responsible for ensuring that the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements are constructed in accordance with the plans, specifications, and required standards. Observations by the COUNTY or their inspectors that do not discover that the construction is not in accordance with the approved plans, specifications, and required standards shall not be deemed a waiver of the DEVELOPER'S requirements herein.

m. Right-of-Way: Prior to the COUNTY'S acceptance of the applicable phase or segment of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, as applicable, the DEVELOPER shall meet the applicable requirements of the COUNTY and cause all right-of-way, including right-of-way for drainage facilities, wetland, and floodplain mitigation, as appropriate, to be conveyed to the COUNTY in fee simple (or easement, where specifically approved by the COUNTY), free of financial encumbrances or other encumbrances which restrict its use for road purposes.

n. Construction Requirements: During the construction phase of the applicable segment of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, the DEVELOPER shall:

(1) Provide its own on-site inspection and observation by a professional engineer registered in the State of Florida for the purpose of observing and inspecting all construction to make sure it is built according to the plans and specifications.

(2) Obtain all necessary Right-of-Way Use Permits. The DEVELOPER and/or its construction contractor(s) shall be responsible for supervising and inspecting the construction of the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements and shall be responsible for ensuring the accuracy of all reference points, grade lines, right-of-way lines, and field measurements associated with such construction.

(3) Be responsible for the full and complete performance of all construction activities required pursuant to this agreement. The DEVELOPER shall be responsible for the care and protection of any materials provided or work performed for the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements until the PROJECT is completed and accepted by the COUNTY, which acceptance shall not be unreasonably withheld.

(4) Require testing by an independent laboratory, acceptable to the COUNTY and in accordance with the Pasco County Engineering Services Department testing specifications for construction of roads, storm drainage, and utilities. Any failed tests shall be reported to the Pasco County Engineering Services Director immediately, and all test reports shall be provided on a quarterly basis to the Pasco County Engineering Services Director.

(5) Provide to the COUNTY copies of all design drawings, as-built drawings, and permits received for the Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, and such information shall become the property of the COUNTY upon submission. All plans submitted to the COUNTY shall include reproducible mylars and electronic files compatible with AutoCAD.

6. SATISFACTION OF DEVELOPER'S PROPORTIONATE SHARE

The DEVELOPER'S compliance with the requirements of this development agreement shall satisfy Option No. 1 of the transportation mitigation requirements for PHASE 1 of the PROJECT as set forth in the Amended and Restated DO.

7. IMPACT FEES AND GUARANTEES

a. Transportation Impact Fees: The DEVELOPER shall pay impact fees in accordance with the COUNTY'S adopted Transportation Impact Fee Ordinance, as amended (the Impact Fee Ordinance), and this agreement.

b. Other Impact Fees: Nothing contained in this agreement shall excuse the payment of any other nontransportation impact fees required to be paid in accordance with the laws and ordinances of the COUNTY, as may be amended.

c. Impact Fee Credits: Subject to any limitations set forth on impact fee credits in this agreement and the Amended and Restated DO, the DEVELOPER may apply for impact fee credits for any roadway construction which exceeds the construction requirements set forth herein and which provides additional travel lanes over and above the lanes required to be constructed herein. Any such application for impact fee credits shall be made in accordance with Pasco County Transportation Impact Fee Ordinance, as it may be amended, and the DEVELOPER shall receive credits if authorized by the ordinance and other land development regulations.

d. Performance Guarantee: The Performance Guarantee required by Section 4.a.(4)(c) of this agreement shall be acceptable to and approved by the COUNTY to guarantee performance of the applicable Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, and all terms and conditions of this agreement. Failure to post, revise, update, and keep effective the required Performance Guarantee shall be considered a default of this agreement, entitling the COUNTY to stop the issuance of Building Permits or other development approvals for the PROJECT. The

Performance Guarantee shall be with a bank, surety, or other financial institution acceptable to the COUNTY, which is authorized to do business in the State of Florida, and which has an "A" policyholder rating and a financial rating of at least Class VII in accordance with the most current of *Best's Key Rating Guide*. The Performance Guarantee shall be in the amount of 125 percent of the COUNTY-approved Cost Estimate to complete design, permitting, right-of-way acquisition, and construction of the applicable Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements. On each renewal date of the Performance Guarantee, the Performance Guarantee may be reduced, provided an updated Cost Estimate for the remainder of the applicable Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements is provided to and approved by the COUNTY, and provided that the Performance Guarantee is not reduced below 125 percent of the COUNTY-approved Cost Estimate for the remainder.

e. Maintenance Guarantee: Upon completion of each segment or phase of the required roadway construction and final acceptance by the COUNTY and/or FDOT, the DEVELOPER and its construction contractor shall guarantee that all equipment furnished and work performed is free from defects in workmanship or materials for a period of one (1) year after final acceptance, and if any part of the construction should fail within this period due to such a defect, it shall be repaired, replaced, and/or restored to satisfactory condition and/or operation at no cost to the COUNTY and/or FDOT. The Performance Guarantees for the particular phase or segment of the required construction may cover this guarantee if they remain in place for a period of one (1) year after final acceptance in an amount equal to fifteen (15) percent of the applicable construction cost amount, or the DEVELOPER may post separate maintenance bonds acceptable to the COUNTY to guarantee maintenance in accordance with this paragraph. This remedy for correction is a contractual obligation that is a cumulative, not exclusive, remedy. Upon completion of construction of the improvements and final inspection by the COUNTY and/or FDOT as being constructed in accordance with all appropriate contract documents and permit requirements, etc., and upon the expiration of the required one (1) year Maintenance Guarantee, the COUNTY and/or FDOT shall be responsible for maintenance of the roadway and roadway drainage facilities which are not commingled/combined.

8. CONCURRENCY

Subject to the provisions of Section 5.p.(5) of the Amended and Restated DO, the DEVELOPER'S continued performance in accordance with this agreement shall continue to vest PHASE 1 of the PROJECT for transportation concurrency purposes through the build-out date for PHASE I of the PROJECT as set forth in the Amended and Restated DO.

9. INDEMNIFICATION AND INSURANCE

In the event any of the required roadway construction is to be performed within the public right-of-way, the DEVELOPER shall comply with the following for that portion of construction performed within the said public right-of-way:

a. Indemnification: For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the DEVELOPER shall defend, hold harmless, and indemnify the COUNTY and FDOT and all of its agents and employees from and against any and all claim, liability, loss, damage, cost, attorney's fee, charge, or expense of whatever kind or nature which the COUNTY or FDOT may sustain, suffer, or incur, or be required to pay by reason of the loss of any monies paid to the DEVELOPER resulting out of fraud, defalcation, or dishonesty; or arising out of any act, action, neglect, or omission by the DEVELOPER during the performance of this agreement, any work under this agreement, or any part thereof, whether direct or indirect; or by reason or result of injury caused by the DEVELOPER'S negligent maintenance of the property over which the DEVELOPER has control; or by reason of a judgment over and above the limits provided by the insurance required under this agreement; or by any defect in the condition or construction of the pipeline project, except that the DEVELOPER will not be liable under this provision for damages arising out of the injury or damage to persons or property directly caused or resulting from the sole negligence of the COUNTY or FDOT or any of their agents or employees, unless such COUNTY or FDOT negligence arises from the COUNTY or FDOT. The DEVELOPER'S obligation to indemnify, defend, and pay for the defense and trial of any damage claim or suit and any related settlement negotiations shall arise within seven (7) days of receipt by the DEVELOPER of the COUNTY'S or FDOT'S written notice of claim for indemnification to the DEVELOPER. The notice of claim for indemnification shall be served pursuant to the notice provisions contained herein. The DEVELOPER'S obligation to defend and indemnify within seven (7) days of receipt of such written notice shall not be excused because of the DEVELOPER'S inability to evaluate liability or because the DEVELOPER evaluates liability and determines the DEVELOPER is not liable or determines the COUNTY or FDOT is solely negligent. Only a final adjudication judgment finding the COUNTY or FDOT solely negligent shall excuse performance of this provision by the DEVELOPER. If a judgment finding the COUNTY or FDOT solely negligent is appealed and the finding of sole negligence is reversed, the DEVELOPER shall be obligated to indemnify the COUNTY or FDOT for the cost of the appeal(s). The DEVELOPER shall pay all costs and fees related to this obligation and its enforcement by the COUNTY or FDOT. The DEVELOPER shall also include for the pipeline project this indemnity provision, replacing the word DEVELOPER with the name of the contractor(s).

b. Insurance:

(1) General: No work shall commence on the roadway construction nor shall occupancy of any of the property within the PROJECT limits take place until the required Certificates of Insurance and certified true and exact copies of all insurance policies are received by the COUNTY and FDOT as set forth below:

(a) During the life of this agreement, the DEVELOPER shall require any engineers and/or general contractors providing work for the improvements to pay for and maintain insurance of the types and in the amounts described herein. All such insurance shall be provided by responsible companies authorized to transact business in the State of Florida, which have an "A" policyholder's rating and a financial rating of at least Class VIII in accordance with the most current *Best's Key Rating Guide*, and which are satisfactory to the COUNTY and FDOT.

(b) The DEVELOPER shall require the engineers and/or general contractor to provide to the DEVELOPER, COUNTY, and FDOT evidence of insurance coverages of the types and in the amounts required by submitting four (4) original, executed Certificates of Insurance on the form to be provided by the COUNTY to the DEVELOPER. Each certificate shall set forth the original, manual signatures of the authorized representative of the insurance company(ies) identified therein and shall have attached thereto proof that the said representative is authorized to execute the same. In addition to the Certificates of Insurance required herein, the DEVELOPER shall require the engineers and/or contractors to also provide to the COUNTY and FDOT certified true and exact copies of all insurance policies required hereunder at the time of submittal of the Certificates of Insurance. The required Certificates of Insurance not only shall name the types of policies provided, but also shall refer specifically to the agreement between the DEVELOPER and the contractor for the PROJECT.

(c) All policies of insurance required by this agreement shall require that the insurer deliver to the COUNTY, FDOT, and DEVELOPER thirty (30) days' written notice prior to any cancellation, intent not to renew, or reduction in coverage and ten (10) days' written notice of any nonpayment of premium. Such notice shall be delivered by certified United States mail to the COUNTY, FDOT, and DEVELOPER, addressed to the parties as described in Paragraph 10.e, below. In the event of any reduction in the aggregate limit of any policy, the DEVELOPER shall require the engineers and/or contractor to immediately restore such limit to the amount required herein.

(d) The DEVELOPER shall require that all insurance coverages provided by the engineers and/or general contractor be primary to any insurance or self-insurance program of the COUNTY, FDOT, and DEVELOPER which is applicable to the work provided for in this agreement. All

such insurance shall also remain in effect until final payment and until after the one (1) year warranty period provided herein.

(e) Receipt by the COUNTY or FDOT of any Certificate of Insurance or copy of any policy evidencing the insurance coverages and limits required by the contract documents does not constitute approval or agreement by the COUNTY or FDOT that the insurance requirements have been satisfied or that the insurance policies or Certificates of Insurance are in compliance with the requirements under this agreement.

(f) The insurance coverages and limits that the DEVELOPER shall require from the engineers and/or contractor under this agreement are designed to meet the minimum requirements of the COUNTY. They are not designed as a recommended insurance program. The DEVELOPER shall notify the engineers and/or contractor that the engineers and/or contractor shall be responsible for the sufficiency of its own insurance program.

(g) If the insurance coverage initially provided by the engineers and/or contractor is to expire prior to completion of the work, the DEVELOPER shall require the engineers and/or contractor to provide renewal Certificates of Insurance on the COUNTY'S form thirty (30) days prior to expiration of current coverages.

(h) Should the engineers and/or contractor fail to maintain the insurance coverages required under this agreement, the COUNTY may, at its option, either terminate this agreement for default as provided hereinafter or require the DEVELOPER to procure any pay for such coverage at its own expense. A decision by the COUNTY to require the DEVELOPER to procure and pay for such insurance coverage shall not operate as a waiver of any of the COUNTY'S rights or the DEVELOPER'S obligations under this agreement.

(i) All insurance policies that the DEVELOPER shall require the engineers and/or contractor to obtain pursuant to this agreement, other than Workers' Compensation and Employer's Liability Policy, shall specifically provide that the COUNTY, the Pasco County Engineering Services Director, FDOT, and each of their elected officers, employees, and agents shall be "additional insureds" under the policy and shall also incorporate a severability of interests provision. All insurance coverages required herein shall apply to all engineers' and/or contractors' activities and any subcontractor's activities for the improvements without regard for the location of such activity.

(2) Coverage: Amounts and type of insurance shall conform to the following minimum requirements and shall be listed on a current Pasco County Certificate of Insurance form which shall be provided to the engineers and/or contractor by the DEVELOPER. The DEVELOPER may obtain a sample copy of this certificate from the COUNTY.

(a) Workers' Compensation and Employer's Liability Insurance: The DEVELOPER shall require that coverage be maintained by the engineers and/or contractor for all employees engaged in the work, in accordance with the laws of the State of Florida. The amount of such insurance shall not be less than:

(i) Workers' Compensation: Florida statutory requirements.

(ii) Employer's Liability: One Million and 00/100 Dollars ($1,000,000.00) each accident.

(iii) The DEVELOPER shall require the engineers and/or contractor and contractor's insurance companies to waive its rights of subrogation against the COUNTY and FDOT and their agents and employees.

(b) Commercial General Liability Insurance: The DEVELOPER shall require that commercial general liability insurance coverage be maintained by the engineer and/or contractor which shall include, but not be limited to, personal and advertising injury; contractual for the improvements, including any hold harmless and/or indemnification agreement; independent contractors; and broad form property damage. Limits of coverage shall not be less than the following for bodily injury; property damage; and personal injury, combined single limits:

(i) General aggregate: Two Million and 00/100 Dollars ($2,000,000.00)

(ii) Products—completed operations aggregate: Two Million and 00/100 Dollars ($2,000,000.00).

(iii) Bodily injury, including death (each person): One Million and 00/100 Dollars ($1,000,000.00).

(iv) Bodily injury, including death (each occurrence): Two Million and 00/100 Dollars ($2,000,000.00).

(v) Property damage (each occurrence): One Million and 00/100 Dollars ($1,000,000.00).

(vi) Personal and advertising injury (each occurrence): Five Hundred Thousand and 00/100 Dollars ($500,000.00).

(vii) Fire damage (any one [1] fire): Five Hundred Thousand and 00/100 Dollars ($500,000.00).

(c) Business Automobile Liability Insurance: The DEVELOPER shall require that coverage be maintained by the engineers and/or contractor as to the ownership, maintenance, and use of all owned, nonowned, leased, or hired vehicle and employee's nonownership with limits of not less than:

(i) Bodily injury and personal injury including death: One Million and 00/100 Dollars ($1,000,000.00) combined single limit.

(ii) Property damage: One Million and 00/100 Dollars ($1,000,000.00) combined single limit.

(d) Excess Liability Insurance: The DEVELOPER shall require that coverage be maintained by the contractor for excess liability, which shall be over and above the commercial general liability insurance and business automobile liability insurance requirements, with limits of not less than:

(i) Each occurrence: Three Million and 00/100 Dollars ($3,000,000.00).

(ii) Aggregate: Three Million and 00/100 Dollars ($3,000,000.00).

(e) Professional Errors and Omissions Liability: The DEVELOPER shall require that the engineers maintain standard professional liability insurance in the minimum amount of One Million and 00/100 Dollars ($1,000,000.00) per occurrence.

(f) Special Instructions: Occurrence from professional liability insurance is highly preferred; however, in the event the consultant is only able to secure claims-made professional liability insurance, special conditions apply. Any Certificate of Insurance issued to the COUNTY must clearly indicate whether the coverage is on a claims-made basis. Should coverage be afforded on a claims-made basis, the DEVELOPER shall require the consultant to be obligated by virtue of this agreement to maintain insurance in effect with no less limits of liability nor any more restrictive terms and/or conditions for a period of five (5) years from the date of this agreement.

10. GENERAL PROVISIONS

a. Independent Capacity: The DEVELOPER and any consultants, contractors, or agents are, and shall be, in the performance of all work, services, and activities under this agreement, independent contractors, and not employees, agents, or servants of the COUNTY or joint venturers with the COUNTY. The DEVELOPER does not have the power or authority to bind the COUNTY in any promise, agreement, or representation other than specifically provided for in this agreement. The COUNTY shall not be liable to any person, firm, or corporation who contracts with or provides goods or services to the DEVELOPER in connection with the PROJECT, or for debts or claims accruing to such parties against the DEVELOPER.

There is no contractual relationship expressed or implied, between the COUNTY and any other person, firm, or corporation supplying any work, labor, services, goods, or materials to the DEVELOPER as a result of any transportation improvements constructed by the DEVELOPER.

b. Termination: The COUNTY may terminate this agreement upon the DEVELOPER'S failure to comply with the terms and conditions of this agreement. The COUNTY shall provide the DEVELOPER with a written Notice of Termination, stating the COUNTY'S intent to terminate and describing those terms and conditions with which the DEVELOPER has failed to comply. If the DEVELOPER has not remedied the failure or initiated good faith efforts to remedy the failure within thirty (30) days after receiving the Notice of Termination, or thereafter are not proceeding with due diligence to remedy the failure, the COUNTY may terminate this agreement immediately without further notice and the DEVELOPER shall not thereafter be entitled to any impact fee credits, reimbursement, or compensation as provided herein. This paragraph is not intended to replace any other legal or equitable remedies available to COUNTY under Florida law, but it is in addition thereto.

c. Default: If the DEVELOPER fails to meet any of the time frames set forth herein for the Proportionate-Share Payment or Access-Related Improvements and Connerton Boulevard/Collier Parkway Improvements, unless extended pursuant to this agreement, then it shall be considered a default of this agreement entitling the COUNTY to make a claim and collect on the entire Performance Guarantees required by this agreement, or the portion of the guarantees required to cure the default, if less than the entire guarantees, but without limiting or affecting the COUNTY'S rights to enforce the balance of the guarantees, if required. Upon the said default, the issuance of building permits, plats, and other development approvals shall cease until the default has been cured to the reasonable satisfaction of the COUNTY. The DEVELOPER agrees that it will acquire no vested rights in any development approval, plat, or permit issued while there exists an uncured event of default of this agreement, and acknowledges and agrees that the COUNTY has the right to revoke any development approval, plat, or permit issued after an uncured event of default of this agreement.

d. Contracts: All contracts entered into by the DEVELOPER for any transportation improvements required by this agreement shall be made in accordance with all applicable laws, rules, and regulations; shall be specified by written contract or agreement; and shall be subject to each paragraph set forth in this agreement. The DEVELOPER shall monitor all contracts on a regular basis to ensure contract compliance. Results of monitoring efforts shall be summarized in written reports submitted to COUNTY and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

(1) The DEVELOPER shall cause all provisions of this agreement in its entirety to be included and made a part of any contract for any improvements required by this agreement.

(2) The DEVELOPER agrees to include in all construction contracts a retainage clause providing that upon completion of all work, the retainage will be reimbursed.

e. Certification: The DEVELOPER shall provide certification to the COUNTY, under the seal and signature of a registered professional engineer, when any improvement required by this agreement has been completed indicating that the same has been constructed in accordance with the standards promulgated by the FDOT in Section 336.045, F.S.; the COUNTY standards; the contract documents; and this agreement.

f. Notice: Whenever one (1) party gives notice to the other party concerning any of the provisions of this agreement, including notice of termination, such notice shall be given by certified mail, return receipt requested. The said notice shall be deemed given when it is deposited in the United States mail with sufficient postage prepaid (notwithstanding that the return receipt is not subsequently received). Notices shall be addressed as follows: to Stewart Gibbons, c/o Connerton, LLC, a Delaware limited liability company, 3505 Frontage Road, Suite 145, Tampa, Florida 33607, and to Pasco County, c/o Bipin Parikh, P.E., Assistant County Administrator (Development Services), West Pasco Government Center, Suite 320, 7530 Little Road, New Port Richey, Florida 34654. These addresses may be changed by giving notice as provided for in this paragraph.

g. Entire Agreement: This agreement embodies and constitutes the entire understanding and agreement between the parties with respect to the transactions contemplated herein; and this agreement supersedes all prior and contemporaneous agreements, understandings, representations, communications, and statements, either oral or written, provided, however, that nothing shall relieve the DEVELOPER of any previously imposed development approval requirements or conditions authorized to be imposed under the Pasco County Land Development Code for future permits required by the DEVELOPER.

h. Modification: Neither this agreement, nor any portion hereof, may be waived, modified, amended, discharged, or terminated, except as authorized by law pursuant to an instrument in writing, signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument. Changes to this agreement which materially affect the terms of the DO or which remove any condition required by Rule 9J-2.045, FAC, shall require an amendment to the DO through the Notice of Proposed Change (NOPC) process pursuant to Chapter 380, F.S. All other amendments to this agreement shall not require an NOPC or DO amendment.

i. Waiver: The failure of any party to this agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this agreement

shall not be construed as a waiver of the violation, or breach or waiver of any future violation, breach, or wrongful conduct.

j. Contract Execution: This agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts shall constitute one (1) and the same agreement.

k. Gender: Whenever the contract hereof shall so require, the singular shall include the plural, the male gender shall include the female gender, and the neuter and vice versa.

l. Headings: All article and descriptive headings of paragraphs in this agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

m. Severability: In case any one (1) or more of the provisions contained in this agreement is found to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof; and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, unless such unenforceable provision results in a frustration of the purpose of this agreement or the failure of consideration.

n. Construction: The parties hereby agree that each has played an equal part in the negotiation and drafting of this agreement, and in the event any ambiguity should be realized in the construction or interpretation of this agreement, the result of such ambiguity shall be equally assumed and realized by each of the parties to this agreement.

o. Cancellation: This agreement may be canceled by mutual consent of the parties to the agreement.

p. Third Party Beneficiaries: Except where this agreement specifically provides for the rights and obligations of the FDOT, nothing in this agreement shall be construed to benefit any person or entity not a party to this agreement.

q. Strict Compliance with Laws: The DEVELOPER agrees that acts to be performed by it in connection with this agreement shall be performed in strict conformity with all applicable Federal, State, and local laws, rules, regulations, standards, and guidelines.

r. Nondiscrimination: The DEVELOPER will not discriminate against any employee employed in the performance of this agreement or against any applicant for employment because of race, creed, color, handicap, national origin, or sex.

s. Signatories Authority: By the execution hereof, the parties covenant that the provisions of this agreement have been duly approved and signatories hereto are duly authorized to execute this agreement.

t. Right-of-Way Use Permit: The DEVELOPER shall obtain an appropriate Right-of-Way Use Permit from the COUNTY.

u. Controlling Law: This agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this agreement shall be in Pasco County, Florida.

v. Successors and Assigns: The terms of this agreement shall run with the land and be binding upon the DEVELOPER and owners and their successors and assigns. The DEVELOPER and owners may assign this agreement and all its rights and obligations hereunder to any person, firm, corporation, or other entity, with the consent of the parties to this agreement, which consent should not be unreasonably withheld or delayed, and any such assignee shall be entitled to all the rights and powers of such participation hereunder. Upon any such assignment, such assignee shall succeed to all the rights and obligations of assignor hereto, and shall, for purposes of specific rights and/or obligations assigned, or otherwise, all purposes hereof, be substituted for such participant. The COUNTY, at its option, may assume any of the rights and obligations of the FDOT set forth in this agreement.

w. Force Majeure: In the event the DEVELOPER'S or COUNTY'S performance of this agreement is prevented or interrupted by consequent act of God; of the public enemy; national emergency; or a governmental restriction upon the use or availability of labor or materials; or civil insurrection, riot, racial or civil rights disorders or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, sinkholes, earthquake, or other casualty, disaster, or catastrophe, or judgment, restraining order, or injunction of any court, the DEVELOPER or COUNTY shall not be liable for such nonperformance; and the time of performance shall be extended for the number of days that the force majeure event prevents or interrupts the DEVELOPER'S or COUNTY'S performance of this agreement as reasonably determined by the other party. This paragraph shall not apply to force majeure events caused by the DEVELOPER or under the DEVELOPER'S control, or caused by the COUNTY or under the COUNTY'S control, as applicable. In the event that performance by the DEVELOPER or COUNTY of the commitments set forth in this agreement shall be interrupted or delayed in connection with the acquisition of necessary governmental permits or approvals for the construction of any required improvements and which interruption or delay is caused through no fault of the party with a delayed performance, then the party with a delayed performance shall submit documentation to the other party regarding such event for review and concurrence. If such documentation shows that such event(s) have taken place, then the party with a delayed performance shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects thereof; provided, however, in no event shall any such extension exceed

three (3) months. Any requested extensions beyond such three (3) month period may only be accomplished by an amendment to this agreement.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing agreement on this _____ day of _____, _____.

(SEAL)

ATTEST:

_____
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

_____
STEVE SIMON, CHAIRMAN

Date: _____

WITNESSES:

_____

_____

CONNERTON, LLC, a Delaware
Limited Liability Company

By: WESTERRA MANAGEMENT, LLC, a
Delaware Limited Liability Company,
its Authorized Representative

_____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____officer or agent, title of officer or agent acknowledging) of CONNERTON, LLC, a Florida corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____
NOTARY

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

_____
ATTORNEY

CONNERTON NEW TOWN DRI BOUNDARY
11-19-03

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No.

45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54"

Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, S.89°29'00"E., 1320.77 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the North boundary of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36, continue S.89°29'00"E., 1320.77 feet to the POINT OF BEGINNING.

Containing 80.937 acres, more or less.

And less and except the following Parcel"B" Part 1 and 2

Parcel "B"
CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART I
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the POINT OF BEGINNING; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence

N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING**.

Containing 171.332 acres, more or less.

CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART II
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses:
1) N.21°37'19"W., 830.88 feet to a point of curvature;
2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency;
3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet;

(chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve; 17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12

feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98 feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING**.

Containing 7877.174 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: A parcel of land lying in Section 36, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25, also being the

thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28'26"W., 229.07 feet; 3) N.88°49'39"E.,

234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W.,

1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the POINT OF BEGINNING.

Containing 2809.693 acres, more or less.

ALTOGETHER containing 4815.209 acres, more or less.

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the POINT OF BEGINNING; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 f et along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the POINT OF BEGINNING.

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

COBBNERTON
VILLAGE TWO

DESCRIPTION: A parcel of land lying in Sections 23, 24, 25 and 26, Township 25 South, Range 18 East, and Sections 19 and 30, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 25, for a POINT OF BEGINNING, run thence along the South boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 25, N.89°29'55"W., 1320.84 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25, N.89°28'35"W., 1320.81 feet to the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 25, N.89°27'57"W., 1320.57 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence N.26°39'38"W., 740.55 feet; thence N.64°26'20"W., 629.71 feet; thence N.62°51'49"E., 1014.97 feet; thence N.20°32'44"E., 550.68; thence N.50°16'30"W., 1534.72 feet; thence S.55°39'08"W., 811.16 feet; thence S.65°13'49"W., 1058.84 feet; thence N.24°46'11"W., 145.00 feet; thence N.65°13'49"E., 788.88 feet; thence N.35°54'10"E., 857.06 feet; thence NORTH, 1344.00 feet; thence N.49°03'00"W., 1933.00 feet to a point on a curve; thence Westerly, 575.35 feet along the arc of a curve to the left having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing N.85°25'30"W., 575.18 feet); thence N.02°12'00"E., 170.00 feet to a point on a curve; thence Easterly, 967.92 feet along the arc of said curve to the right having a radius of 7110.00 feet and a central angle of 07°48'00" (chord bearing S.83°54'00"E., 967.18 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence N.32°11'37"E., 621.01 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.54°25'49"W., 924.48 feet; thence N.12°50'00"E., 600.00

feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence S.80°35'16"E., 79.07 feet to a point on a curve; thence Southerly, 168.38 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 15°18'47" (chord bearing S.17°04'07"W., 167.88 feet) to a point of reverse curvature; thence Southerly, 386.91 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 38°53'31" (chord bearing S.05°16'46"W., 379.53 feet) to a point of tangency; thence S.14°10'00"E., 880.00 feet to a point of curvature; thence Southerly, 329.87 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 30°00'00" (chord bearing S.00°50'00"W., 326.11 feet) to a point of tangency; thence S.15°50'00"W., 150.00 feet to a point of curvature; thence Southerly, 422.70 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 20°42'00" (chord bearing S.05°29'00"W., 420.41 feet) to a point of tangency; thence S.04°52'00"E., 600.47 feet to a point of curvature; thence Southerly, 330.60 feet along the arc of a curve to the right having a radius of 530.00 feet and a central angle of 35°44'24" (chord bearing S.13°00'12"W., 325.27 feet) to a point of reverse curvature; thence Southerly, 548.02 feet along the arc of a curve to the left having a radius of 470.00 feet and a central angle of 66°48'24" (chord bearing S.02°31'48"E., 517.50 feet) to a point of tangency; thence S.35°56'00"E., 215.65 feet to a point of curvature; thence Easterly, 38.68 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°39'22" (chord bearing S.80°15'41"E., 34.94 feet) to a point of reverse curvature; thence Easterly, 1177.88 feet along the arc of a curve to the right having a radius of 2320.00 feet and a central angle of 29°05'22" (chord bearing N.69°57'19"E., 1165.27 feet) to a point of tangency; thence N.84°30'00"E., 98.95 feet to a point of curvature; thence Easterly, 30.28 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 30.10 feet) to a point of compound curvature; thence Northeasterly, 48.72 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 46.82 feet) to a point of compound curvature; thence Northerly, 30.28 feet along the arc of a curve to the left having a radius of

80.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 30.10 feet); thence N.75°18'00"E., 120.00 feet to a point on a curve; thence Southeasterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.37°29'11"E., 61.97 feet) to a point of reverse curvature; thence Southeasterly, 12.87 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 06°08'46" (chord bearing S.57°12'00"E., 12.87 feet) to a point of reverse curvature; thence Easterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.76°54'49"E., 61.97 feet); thence S.09°42'00"E., 120.00 feet to a point on a curve; thence Southwesterly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.60°50'51"W., 53.28 feet) to a point of compound curvature; thence Southwesterly, 10.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 17°11'24" (chord bearing S.32°48'00"W., 10.46 feet) to a point of compound curvature; thence Southerly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.04°45'09"W., 53.28 feet) to a point of tangency; thence S.14°42'00"E., 1816.20 feet to a point of curvature; thence Southerly, 884.99 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 40°14'35" (chord bearing S.05°25'18"W., 866.91 feet) to a point of reverse curvature; thence Southerly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.04°19'35"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 204.79 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 97°46'52" (chord bearing S.32°00'00"W., 180.83 feet) to a point of reverse curvature; thence Southwesterly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.59°40'25"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 869.60 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 39°32'35" (chord bearing S.58°13'42"W., 852.44 feet) to a point of tangency; thence S.78°00'00"W., 221.38 feet; thence S.39°26'15"E., 1053.61 feet; thence S.12°09'53"E., 442.32 feet; thence S.47°48'01"E., 1546.92 feet; thence S.00°11'38"W., 419.17

feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1478.31 feet to the POINT OF BEGINNING.

Containing 947.954 acres, more or less.

CNT-CT-002
P:\Connerton\CTON-VILLAGE2-DS
JMG

January 26, 2004

CONNERTON COMMERCE PARK
PARCEL 1

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 194.46 feet to the **POINT OF BEGINNING**; thence continue, S.21°53'39"W., 142.95 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, N.31°23'57"W., 1457.32 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.13°36'03"E., 35.36 feet) to a point of tangency; thence N.58°36'03"E., 469.74 feet to a point of curvature; thence Northeasterly, 604.70 feet along the arc of a curve to the left having a radius of 1021.00 feet and a central angle of 33°56'03" (chord bearing N.41°38'02"E., 595.90 feet) to a point of tangency; thence N.24°40'00"E., 101.08 feet to a point of curvature; thence Northeasterly, 37.06 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 84°55'26" (chord bearing N.67°07'43"E., 33.76 feet) to a point of reverse curvature; thence Easterly, 316.18 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 17°05'26" (chord bearing S.78°57'17"E., 315.01 feet) to a point of tangency; thence S.87°30'00"E., 700.00 feet to a point of curvature; thence Easterly, 61.16 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 01°43'04" (chord bearing S.86°38'28"E., 61.16 feet) to the **POINT OF BEGINNING**.

Containing 40.023 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK
PARCEL 2

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 337.41 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following two (2) courses: 1) N.31°23'57"W., 1649.32 feet to the **POINT OF BEGINNING**; 2) continue, N.31°23'57"W., 1005.51 feet; thence N.58°36'03"E., 975.52 feet to a point on a curve; thence Southeasterly, 117.24 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 00°58'05" (chord bearing S.22°59'02"E., 117.24 feet) to a point of reverse curvature; thence Southeasterly, 698.53 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 37°45'26" (chord bearing S.41°22'43"E., 685.96 feet) to a point of reverse curvature; thence Southerly, 37.06 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 84°55'26" (chord bearing S.17°47'43"E., 33.76 feet) to a point of tangency; thence S.24°40'00"W., 101.08 feet to a point of curvature; thence Southwesterly, 520.60 feet along the arc of a curve to the right having a radius of 879.00 feet and a central angle of 33°56'03" (chord bearing S.41°38'02"W., 513.02 feet) to a point of tangency; thence S.58°36'03"W., 469.74 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.76°23'57"W., 35.36 feet) to the **POINT OF BEGINNING**.

Containing 22.743 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 3

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 337.41 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 783.92 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (STATE ROAD No. 45), as per Florida Department of Transportation Right-of-way Map No. 544B-ROAD 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following two (2) courses: 1) N.31°23'57"W., 2654.82 feet to the **POINT OF BEGINNING**; 2) continue, N.31°23'57"W., 806.74 feet; thence N.55°09'25"E., 1043.23 feet to a point on a curve; thence Southeasterly, 872.48 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 07°12'11" (chord bearing S.27°04'10"E., 871.90 feet); thence S.58°36'03"W., 975.52 feet to the **POINT OF BEGINNING**.

Containing 19.561 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 4

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence N.89°59'46"W., 196.16 feet; thence S.00°00'14"W., 488.08 feet; thence N.89°59'46"W., 255.79 feet; thence S.00°00'14"W., 407.95 feet; thence N.89°59'46"W., 668.57 feet to the **POINT OF BEGINNING**; thence S.27°37'43"W., 579.15 feet to a point on a curve; thence Northwesterly, 873.73 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 53°15'24" (chord bearing N.49°07'42"W., 842.62 feet) to a point of reverse curvature; thence Northwesterly, 1015.59 feet along the arc of a curve to the left having a radius of 7060.00 feet and a central angle of 08°14'31" (chord bearing N.26°37'16"W., 1014.71 feet); thence N.55°09'25"E., 261.73 feet to a point of curvature; thence Northeasterly, 713.02 feet along the arc of a curve to the right having a radius of 1770.00 feet and a central angle of 23°04'51" (chord bearing N.66°41'50"E., 708.21 feet); thence S.00°00'14"W., 225.84 feet; thence S.50°10'39"E., 644.82 feet; thence S.00°00'14"W., 736.31 feet to the **POINT OF BEGINNING**.

Containing 35.516 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

October 7, 2004

CONNERTON COMMERCE PARK

PARCEL 5

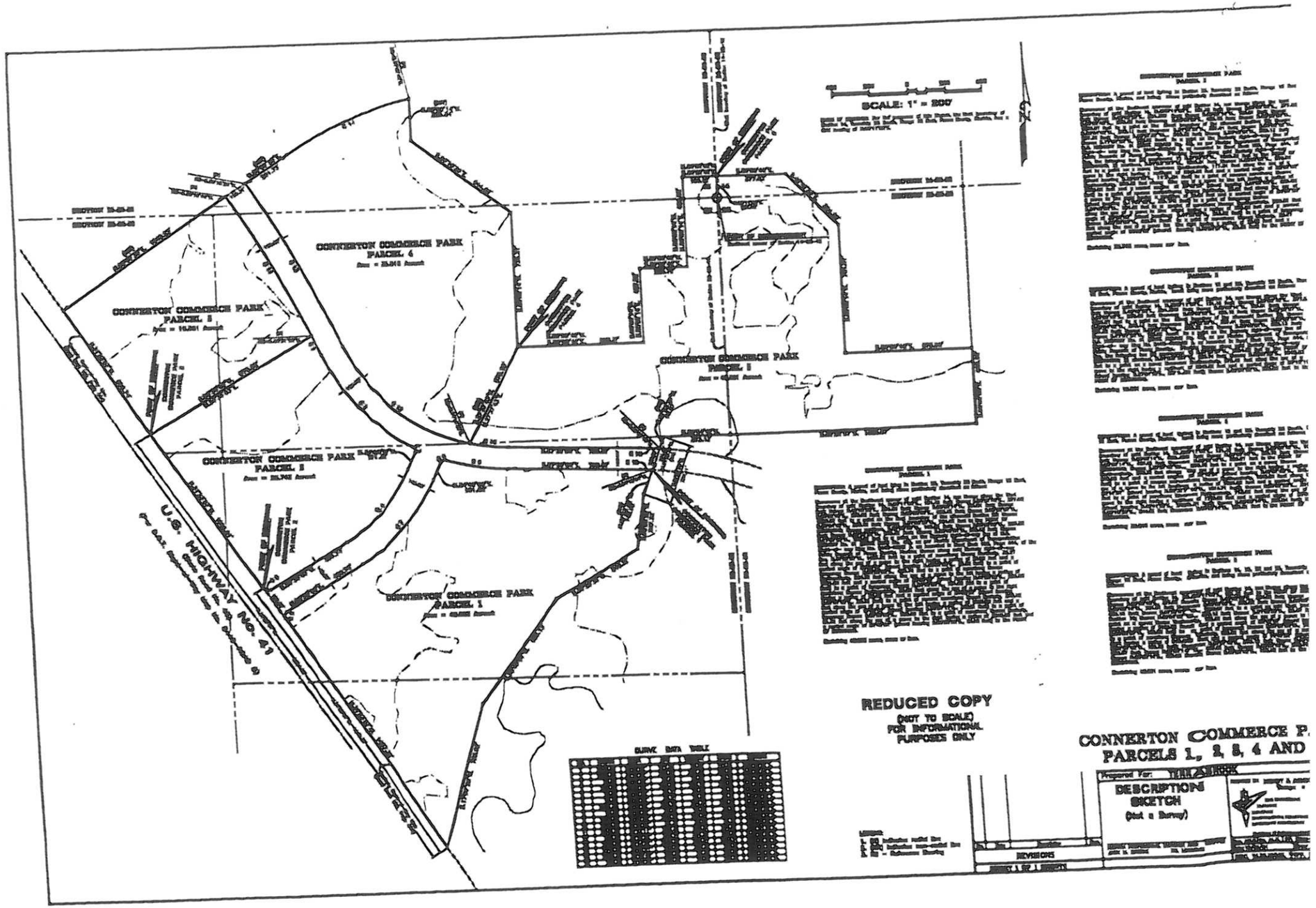
DESCRIPTION: A parcel of land lying in Sections 14, 15, 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet to the **POINT OF BEGINNING**; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42"W., 373.13 feet; thence S.21°53'39"W., 68.87 feet to a point on a curve; thence Westerly, 102.90 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 02°43'46" (chord bearing N.86°08'07"W., 102.89 feet) to a point of tangency; thence N.87°30'00"W., 700.00 feet to a point of curvature; thence Westerly, 192.66 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 11°44'36" (chord bearing N.81°37'42"W., 192.33 feet); thence N.27°37'43"E., 579.15 feet; thence S.89°59'46"E., 668.57 feet; thence N.00°00'14"E., 407.95 feet; thence S.89°59'46"E., 255.79 feet; thence N.00°00'14"E., 488.08 feet; thence S.89°59'46"E., 196.16 feet to the **POINT OF BEGINNING**.

Containing 48.521 acres, more or less.

CNT-CT-037
P:\Connerton\CTON-COMMCEN-DS
JMG

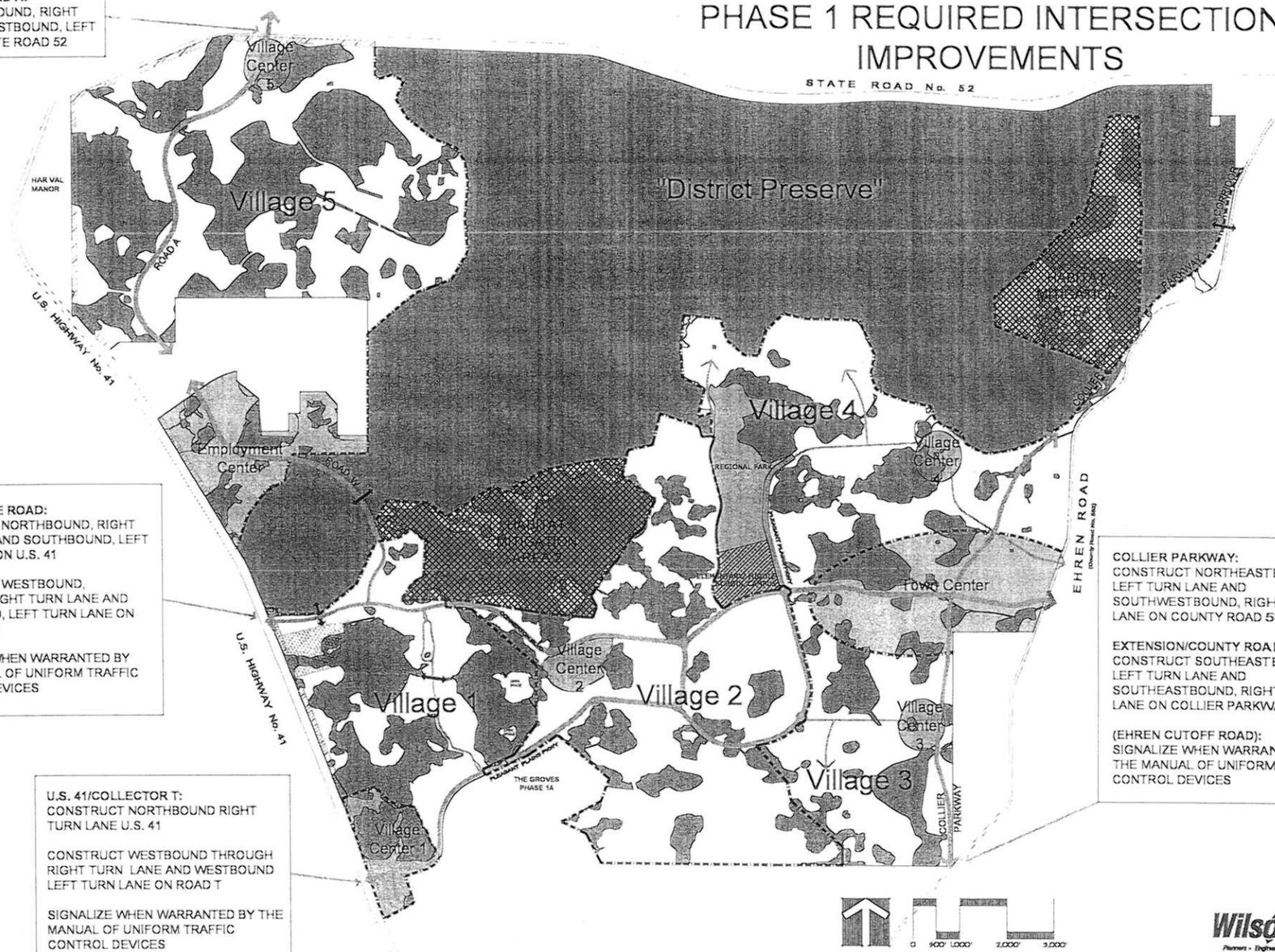
October 7, 2004


SCALE: 1" = 200'
CONNERTON COMMERCE PARK
PARCEL 4
CONNERTON COMMERCE PARK
PARCEL 3
CONNERTON COMMERCE PARK
PARCEL 2
CONNERTON COMMERCE PARK
PARCEL 1
U.S. HIGHWAY No. 41
REDUCED COPY
(NOT TO SCALE)
FOR INFORMATIONAL
PURPOSES ONLY
CONNERTON COMMERCE P
PARCELS 1, 2, 3, 4 AND
DESCRIPTIONS
SKETCH
(Not a Survey)
REVISIONS

Phase 1 Required Intersection Improvements

CONNERTON DRI DEVELOPMENT AGREEMENT PHASE 1 REQUIRED INTERSECTION IMPROVEMENTS

STATE ROAD 52/ROAD A:
CONSTRUCT EASTBOUND, RIGHT TURN LANE AND WESTBOUND, LEFT TURN LANE ON STATE ROAD 52



U.S. 41/RIDGE ROAD:
CONSTRUCT NORTHBOUND, RIGHT TURN LANE AND SOUTHBOUND, LEFT TURN LANE ON U.S. 41

CONSTRUCT WESTBOUND, THROUGH/RIGHT TURN LANE AND WESTBOUND, LEFT TURN LANE ON RIDGE ROAD

SIGNALIZE WHEN WARRANTED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

U.S. 41/COLLECTOR T:
CONSTRUCT NORTHBOUND RIGHT TURN LANE U.S. 41

CONSTRUCT WESTBOUND THROUGH RIGHT TURN LANE AND WESTBOUND LEFT TURN LANE ON ROAD T

SIGNALIZE WHEN WARRANTED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

COLLIER PARKWAY:
CONSTRUCT NORTHEASTBOUND, LEFT TURN LANE AND SOUTHWESTBOUND, RIGHT TURN LANE ON COUNTY ROAD 583

EXTENSION/COUNTY ROAD 583:
CONSTRUCT SOUTHEASTBOUND, LEFT TURN LANE AND SOUTHEASTBOUND, RIGHT TURN LANE ON COLLIER PARKWAY

(EHREN CUTOFF ROAD):
SIGNALIZE WHEN WARRANTED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

0 500' 1,000' 2,000' 3,000'

Date Prepared: April, 2006

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
1101 Channelside Drive, Suite 400N • Tampa, Florida 33602
Phone: 813-223-0600 • Fax: 813-223-0606 • Web-Site: www.wilsonmiller.com

Exhibit B
Estimated Proportionate Share Cost

TABLE 1

ESTIMATED PROPORTIONATE SHARE COST

Roadway	From	To	Area Type	Length	Existing Road Type	Improved Road Type	Roadway Construction Cost/Mile (1)	Total Improvement Cost (2)	Proportionate Share	
									Percent (3)	Cost
US 41	Pasco/Hernando CL	Ayers Road	Rural	1.5	2 LU	4 LD	$13,624,471	$20,436,706	3.84%	$784,770

(1) Based on FDOT Roadway Cost per Centerline dated December 6, 2005.

(2) The total length of the improvement is 1.5 miles, therefore, the improvement cost is 1.5 times the roadway construction cost/mile.

(3) Proportionate share percentage per Table 6 of the Connerton Development Order.

Notice of Adoption

NOTICE OF ADOPTION

NOTICE OF ADOPTION OF AN AMENDMENT TO THE
DEVELOPMENT ORDER FOR THE CONNERTON
DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 06-223 dated May 9, 2006, has adopted an amendment to the development order for a Development of Regional Impact known as Connerton (Resolution No. 00-252). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibit C-1 of the development order.

A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit C-1 nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

COUNTY COMMISSIONERS (SEAL) ORGANIZED JUNE 2nd 1887 PASCO COUNTY, FLORIDA

ATTEST:

JED PITTMAN, CLERK

STEVE SIMON, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

APPROVED
MAY 09 2006

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF PAGE(S) 1 OF 1 PAGES OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 11th Day of May, 2006
JED PITTMAN, CLERK TO THE BOARD
BY Sandra Baker / Deputy Clerk D.C.

WilsonMiller

New Directions In Planning, Design & Engineering

#233

2006 gm

January 13, ~~2005~~

Mr. Sam Steffey
Planning Director
Pasco County Planning Department
West Pasco Government Center
7530 Little Road, Suite 340
New Port Richey, FL 34654

Re: Connerton – Utilization of the Land Use Exchange Matrix

Dear Mr. Steffey:

As per our discussions regarding the Connerton Employment Center a modified exchange of specifically approved Phase I land uses is proposed, to allow for an increase in medical office related entitlements with a corresponding reduction in office and retail entitlements, in accordance with the procedural requirements of Section 5.c. Land Use Exchange, of the Connerton Development Order. A technical analysis has been prepared (see attached Land Use Exchange/Impact Analysis) for your review.

A copy of this requested land use exchange will also be provided to the TBRPC and DCA per the requirements of the Development Order.

If you have any questions regarding the subject request or the analysis provided in support of the land use exchange please do not hesitate to contact me.

Sincerely,

Steven K. Luce, AICP
Senior Project Manager

Cc: Stew Gibbons, Terrabrook
Chip Jones, Terrabrook
Ben Harrill, Figurski & Harrill
Kathy Teague, Pasco County
David Goldstein, Pasco County
Ali Atefi, Pasco County
John Meyer, TBRPC
Brenda Winningham, DCA

Attachment (1)

10/7/2005- 30980 Vol. 01 CLUSE
CA443
03499-002-004--0

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www.wilsonmiller.com

Land Use Exchange / Impact Analysis

For

Connerton DRI
Employment Center

January 2006

Prepared By:

WilsonMiller, Inc.
1101 Channelside Drive
Suite 400N
Tampa, FL 33602

Introduction

The Connerton Development Order (DO) was approved in July of 2000 allowing for a mixture of residential and non-residential uses within Phase 1. The DO allows for a Land Use Exchange to swap specific uses. Condition 5.C.1.of the DO requires the Developer to "provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced." The exchange is based on an analysis of current relevant factors including the impacts on potable water, wastewater, solid waste, parks and recreation, transportation and affordable housing.

Proposed Impact Analysis

A Land Use Exchange is proposed in order to accommodate medical office space and a residential treatment care facility within the Employment Center. Currently, the Employment Center is proposed to accommodate 100,000 square feet of industrial, 90,000 square feet of medical office space and a 50 bed residential care facility. Specifically approved Phase I includes 100,000 square feet of office entitlements. Of these entitlements, 45,000 square feet will be built within Villages 1 and 2. Phase I also includes 163,500 square feet of retail entitlements. Of these entitlements, 130,000 square feet will be built within Villages 1 and 2. The remaining 55,000 square feet of office space and a portion of the remaining 33,500 square feet of retail (12,915 square feet) will be exchanged for the 90,000 square feet of medical office. An additional 4,500 square feet of retail will be exchanged to accommodate the 50 bed residential treatment and care facility.

Table 1
Phase I Entitlement Land Use Exchange Summary

	Approved Phase I Entitlements	Approved Village I Entitlements	Approved Village II Entitlements	Proposed Employment Center Trade Off	Phase I Entitlements Remaining
Office (SF)	100,000	20,000	25,000	55,000*	0
Retail (SF)	163,500	100,000	30,000	17,415**	16,085

* 55,000 SF Office exchanged for 78,571 SF of Medical Office

** 12,915 SF Retail exchanged for 11,429 SF of Medical Office; 4,500 SF Retail exchanged for 50 bed Residential Treatment and Care Facility

Table 2
Land Use And Phasing Schedule

Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	2,060	1,740	1,663	5,463
Single-Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
Total Residential	3,800	2,402	2,338	8,540
Retail	~~163,500~~ 146,085	768,850	768,850	~~1,701,200~~ 1,683,785
Government Center/Office (s.f.)	~~100,000~~ 135,000	334,138	709,662	~~1,143,800~~ 1,178,800
Industrial (s.f.)	100,000	259,500	459,500	819,000
Community College (Students)	500	400	500	1,400
Golf Course (Holes)	18	18	0	36
Hospital (Beds)		150		150
District Park (Acres)	80			80
Residential Treatment and Care Facility (Beds)	50			50

Source: Connerton Development Order Table 1.

Potable Water / Wastewater / Solid Waste

Table 3 identifies the generation rates used to calculate the demand generated by the project. Generation factors utilized to measure projected demand created by the project were taken from the Pasco County Comprehensive Plan and other sources as noted below.

Table 3
Public Facility Generation Factors

Land Use	Unit	Wastewater (GPD)	Potable Water (GPD)	Solid Waste (Cubic Yards)
Residential[1]	DU	200	215	16.1 lbs
Retail[2]	Sq. Ft.	0.15	0.15	1 lb./100 sq ft
Office[2]	Sq. Ft.	0.15	0.15	1 lb./100 sq ft
Residential treatment and care facility[2]	Bed	115	115	5 lbs.

[1] Generation factors based on the Pasco County Comprehensive Plan. Per capita of 2.3 based on the 2004 Florida Statistical Abstract is used to determine solid waste.
[2] Generation factors commonly used in other projects/jurisdictions.

Table 4 identifies the potential impacts of the proposed development for the generation of potable water demand, wastewater impacts, and solid waste impacts.

Table 4
Estimated Demand

Land Use	Area	Potable Water (GDP)	Wastewater (GDP)	Solid Waste (Cubic Yards)
Medical Office	90,000 SF	13,500	13,500	900
Residential treatment and care facility	50 Bed	5,750	5,750	250
Office	-55,000 SF	-8,250	-8,250	-550
Retail	-17,415 SF	-2,612	-2,612	-174
Totals		**8,388**	**8,388**	**426**

* Demand generated using Generation Factors in Table 3

Parks and Recreation

The proposed increase for nonresidential uses does not require additional parks and recreation acreage. There will be no reduction in parks or recreational acreage with this proposed Land use Exchange.

Transportation

Table 5 illustrates the number of units and the square feet needed to be exchanged for medical office space and residential treatment and care facility beds.

Table 5*
Land Use Exchange

From	Units	Exchange Rate	To	Units
Office	55,000 sqft	1.43 sqft/1 sqft	Medical Office	78,571 sqft
Retail	12,915 sqft	.885 sqft/1 sqft	Medical Office	11,429 sqft
Retail	4,500 sqft	1,000 sqft/11.11 beds	Residential Treatment and Care Facility	50 bed

*Land use exchange rates based on attached memo from Lincks & Associates, Inc. See Appendix B.

Affordable Housing

This application proposes an increase of 90,000 square feet of medical office, a 50 bed residential treatment and care facility, and a decrease of 17,415 square feet of retail use and 55,000 square feet of office use. The approved affordable housing study included a deficit of 48 very low units, a surplus of 58 low units and a deficit of 137 moderate units. The proposed land use exchange will add approximately 81 additional employees to Connerton. Based on the demand of these new employees, as shown in Table 7, there will be a need for 9 additional very low income housing units, a surplus of an additional 9 low income units and an additional need for 40 moderate income units. Cumulatively, there is a total deficit of 57 very low units, a surplus of 67 low units, and a deficit of 177 moderate units. (See Appendix A for complete tables.)

Table 6
Additional Employees

Land Use	Amount	Units	Employment Generation Rate	Estimated Employees
Med. Office	90,000	sf	1/350 sf	257
Residential Treatment & Care Facility	50	bed	2 / bed	100
Office	-55,000	sf	1/350 sf	-157
Retail	-17,415	sf	1/598 sf	-29
			Total Employees	**81**

Table 7
Proposed Affordable Housing Demand

	Very Low	Low	Moderate	Total
Med Office	0	9	69	**78**
Residential Treatment & Care Facility	18	19	3	**40**
Sub-total	**18**	**28**	**72**	**118**
Office	0	-36	-30	**-66**
Retail	-9	-1	-2	**-12**
Sub-Total	**-9**	**-37**	**-32**	**-78**
Total	**9**	**-9**	**40**	**40**

Appendix A

Affordable Housing Analysis

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
MEDICAL OFFICE BY NAICS CODES^: $48,342#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	0	$0	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	0	$0	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	0	$0	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	0	$0	0	0	$16,962	0	$26,053
	$18,212	$20,711	$19,462	0	$0	0	0	$19,462	0	$29,893
	$20,712	$23,211	$21,962	0	$0	0	0	$21,962	0	$33,733
	$23,212	$25,711	$24,462	0	$0	0	0	$24,462	0	$37,573
	$25,712	$26,075	$25,894	0	$0	0	0	$25,894	0	$39,772
Low	$26,076	$28,575	$27,326	2	$54,651	1	1	$27,326	0	$41,972
	$28,576	$31,075	$29,826	2	$59,651	1	1	$29,826	0	$45,812
	$31,076	$33,575	$32,326	2	$64,651	1	1	$32,326	0	$49,652
	$33,576	$36,075	$34,826	2	$69,651	1	1	$34,826	0	$53,492
	$36,076	$38,575	$37,326	4	$149,302	2	1	$37,326	1	$57,332
	$38,576	$40,470	$39,523	5	$197,615	3	2	$39,523	1	$60,707
	$40,471	$41,720	$41,096	8	$328,764	4	2	$41,096	2	$63,123
Moderate	$41,721	$44,220	$42,971	10	$429,705	7	3	$42,971	4	$66,003
	$44,221	$46,720	$45,471	15	$682,058	10	4	$45,471	6	$69,843
	$46,721	$49,220	$47,971	77	$3,693,729	51	22	$47,971	29	$73,683
	$49,221	$51,720	$50,471	35	$1,766,468	23	10	$50,471	13	$77,523
	$51,721	$54,220	$52,971	30	$1,589,115	20	9	$52,971	11	$81,363
	$54,221	$56,720	$55,471	23	$1,275,822	15	7	$55,471	8	$85,203
	$56,721	$59,220	$57,971	15	$869,558	10	4	$57,971	6	$89,043
	$59,221	$61,720	$60,471	13	$786,117	9	4	$60,471	5	$92,883
	$61,721	$62,580	$62,151	14	$870,107	9	4	$62,151	5	$95,463
(A) Total employees and wages of this model:				257	$12,886,961					
(B) Total wages of 257 employees at $48,342				257	$12,423,894					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes 6211, 6212, 6213, 6214, 6215

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
RESIDENTIAL TREATMENT AND CARE FACILITY BY NAICS CODES^: $23,205#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	1	$9,606	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	1	$11,962	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	1	$14,462	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	4	$67,846	1	1	$16,962	0	$26,053
	$18,212	$20,711	$19,462	4	$77,846	1	1	$19,462	0	$29,893
	$20,712	$23,211	$21,962	12	$263,538	4	3	$21,962	1	$33,733
	$23,212	$25,711	$24,462	30	$733,845	11	9	$24,462	2	$37,573
	$25,712	$26,075	$25,894	13	$336,616	5	4	$25,894	1	$39,772
Low	$26,076	$28,575	$27,326	13	$355,232	7	4	$27,326	3	$41,972
	$28,576	$31,075	$29,826	11	$328,081	6	4	$29,826	2	$45,812
	$31,076	$33,575	$32,326	4	$129,302	2	1	$32,326	1	$49,652
	$33,576	$36,075	$34,826	2	$69,651	1	1	$34,826	0	$53,492
	$36,076	$38,575	$37,326	2	$74,651	1	1	$37,326	0	$57,332
	$38,576	$40,470	$39,523	2	$79,046	1	1	$39,523	0	$60,707
	$40,471	$41,720	$41,096	0	$0	0	0	$41,096	0	$63,123
Moderate	$41,721	$44,220	$42,971	0	$0	0	0	$42,971	0	$66,003
	$44,221	$46,720	$45,471	0	$0	0	0	$45,471	0	$69,843
	$46,721	$49,220	$47,971	0	$0	0	0	$47,971	0	$73,683
	$49,221	$51,720	$50,471	0	$0	0	0	$50,471	0	$77,523
	$51,721	$54,220	$52,971	0	$0	0	0	$52,971	0	$81,363
	$54,221	$56,720	$55,471	0	$0	0	0	$55,471	0	$85,203
	$56,721	$59,220	$57,971	0	$0	0	0	$57,971	0	$89,043
	$59,221	$61,720	$60,471	0	$0	0	0	$60,471	0	$92,883
	$61,721	$62,580	$62,151	0	$0	0	0	$62,151	0	$95,463
(A) Total employees and wages of this model:				100	$2,551,681					
(B) Total wages of 100 employees at $23,205				100	$2,320,500					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes 623, 6231, 6239

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
RETAIL BY NAICS CODES^: $23,235#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	0	$0	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	0	$0	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	1	$14,462	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	1	$16,962	0	0	$16,962	0	$26,053
	$18,212	$20,711	$19,462	2	$38,923	1	1	$19,462	0	$29,893
	$20,712	$23,211	$21,962	3	$65,885	1	1	$21,962	0	$33,733
	$23,212	$25,711	$24,462	9	$220,154	3	2	$24,462	1	$37,573
	$25,712	$26,075	$25,894	4	$103,574	1	1	$25,894	0	$39,772
Low	$26,076	$28,575	$27,326	3	$81,977	2	1	$27,326	1	$41,972
	$28,576	$31,075	$29,826	2	$59,651	1	1	$29,826	0	$45,812
	$31,076	$33,575	$32,326	2	$64,651	1	1	$32,326	0	$49,652
	$33,576	$36,075	$34,826	1	$34,826	1	1	$34,826	0	$53,492
	$36,076	$38,575	$37,326	1	$37,326	1	1	$37,326	0	$57,332
	$38,576	$40,470	$39,523	0	$0	0	0	$39,523	0	$60,707
	$40,471	$41,720	$41,096	0	$0	0	0	$41,096	0	$63,123
Moderate	$41,721	$44,220	$42,971	0	$0	0	0	$42,971	0	$66,003
	$44,221	$46,720	$45,471	0	$0	0	0	$45,471	0	$69,843
	$46,721	$49,220	$47,971	0	$0	0	0	$47,971	0	$73,683
	$49,221	$51,720	$50,471	0	$0	0	0	$50,471	0	$77,523
	$51,721	$54,220	$52,971	0	$0	0	0	$52,971	0	$81,363
	$54,221	$56,720	$55,471	0	$0	0	0	$55,471	0	$85,203
	$56,721	$59,220	$57,971	0	$0	0	0	$57,971	0	$89,043
	$59,221	$61,720	$60,471	0	$0	0	0	$60,471	0	$92,883
	$61,721	$62,580	$62,151	0	$0	0	0	$62,151	0	$95,463
(A) Total employees and wages of this model:				29	$738,388					
(B) Total wages of 29 employees at $23,235				29	$673,815					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes equivalent to SIC Codes 52-59, 72, 75, 76 (Retail Trade) were utilized as follows: 1152, 3231, 4411, 4412, 4413, 4421, 4422, 4431, 4441, 4442, 4451, 4452, 4453, 4461, 4471, 4481, 4482, 4483, 4511, 4512, 4521, 4529, 4531, 4532, 4533, 4539, 4541, 4542, 4543, 5321, 5322, 5323, 5324, 5617, 6114, 6115, 6116, 6117,6244, 7221, 7222, 7223, 7224, 8111, 8112, 8113, 8114, 8121, 8122, 8123, and 8129.

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
OFFICE BY NAICS CODES^: $37,655#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	0	$0	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	0	$0	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	0	$0	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	0	$0	0	0	$16,962	0	$26,053
	$18,212	$20,711	$19,462	0	$0	0	0	$19,462	0	$29,893
	$20,712	$23,211	$21,962	0	$0	0	0	$21,962	0	$33,733
	$23,212	$25,711	$24,462	0	$0	0	0	$24,462	0	$37,573
	$25,712	$26,075	$25,894	0	$0	0	0	$25,894	0	$39,772
Low	$26,076	$28,575	$27,326	2	$54,651	1	1	$27,326	0	$41,972
	$28,576	$31,075	$29,826	3	$89,477	2	1	$29,826	1	$45,812
	$31,076	$33,575	$32,326	5	$161,628	3	2	$32,326	1	$49,652
	$33,576	$36,075	$34,826	11	$383,081	6	4	$34,826	2	$53,492
	$36,076	$38,575	$37,326	31	$1,157,091	17	11	$37,326	6	$57,332
	$38,576	$40,470	$39,523	26	$1,027,598	14	9	$39,523	5	$60,707
	$40,471	$41,720	$41,096	23	$945,197	13	8	$41,096	5	$63,123
Moderate	$41,721	$44,220	$42,971	18	$773,469	12	5	$42,971	7	$66,003
	$44,221	$46,720	$45,471	13	$591,117	9	4	$45,471	5	$69,843
	$46,721	$49,220	$47,971	8	$383,764	5	2	$47,971	3	$73,683
	$49,221	$51,720	$50,471	6	$302,823	4	2	$50,471	2	$77,523
	$51,721	$54,220	$52,971	5	$264,853	3	1	$52,971	2	$81,363
	$54,221	$56,720	$55,471	3	$166,412	2	1	$55,471	1	$85,203
	$56,721	$59,220	$57,971	2	$115,941	1	0	$57,971	1	$89,043
	$59,221	$61,720	$60,471	1	$60,471	1	0	$60,471	1	$92,883
	$61,721	$62,580	$62,151	0	$0	0	0	$62,151	0	$95,463
(A) Total employees and wages of this model:				157	$6,477,569	93	40		53	
(B) Total wages of 157 employees at $37,655				157	$5,911,835					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

\# Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes equivalent to SIC Codes 60-67, 73, 81, 86, 87 (Office) were utilized as follows: 1022, 1023, 1024, 1025, 1027,1028, 2372, 4251, 4911, 4921, 4922, 5111, 5112, 5122, 5151, 5152, 5161, 5171, 5172, 5173, 5174, 5175, 5179, 5181, 5182, 5191, 5221, 5222, 5223, 5231, 5232, 5239, 5241, 5242, 5251, 5259, 5311, 5312, 5313, 5321, 5322, 5323, 5324, 5331, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5511, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5619, 6111, 6112, 6113, 6114, 6115, 6116, 6117, 6211, 6212, 6213, 6214, 6215, 6216, 6219, 6221, 6222,,

Appendix B

Land Use Exchange Rate Calculations

Engineers
Planners

LINCKS & ASSOCIATES, INC.

February 23, 2006

Mr. John Meyer
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd.
Pinellas Park, FL 33782

Re: Connerton – Employment Center NOPC
Lincks Project No. L03165

Dear Mr. Meyer:

The purpose of this letter is to provide the trip generation comparison of the approved uses to the converted uses as you requested. Table 1A, enclosed with the letter, provides the trip generation comparison of the uses. The trip generation for the approved uses was based on the trip generation contained in Table 1 of the Land Use Exchange Rate Calculation dated January 3, 2006 prepared by Lincks & Associates, Inc. and the trip generation for the converted uses was based on Table 2 of the same document.

As shown in Table 1A of this letter, the total net external trip ends for the approved uses is 255 trip ends and the total next external trip ends for the converted uses is 254 trip ends. Therefore, the proposed conversion does provide a comparable exchange of trip rates.

If you have any questions, please do not hesitate to call.

Sincerely,

LINCKS & ASSOCIATES, INC.

Steven J. Henry, P.E.
Vice President

SJH/cvc

Enclosures

Cc: Chip Jones
Ben Harrill
Liz Abernathy

5023 West Laurel Street
Tampa, Florida 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.lincks.com Website

TABLE 1 A

TRIP GENERATION COMPARISON

Land Use	Size	PM Peak Hour Trip Ends In	PM Peak Hour Trip Ends Out	PM Peak Hour Trip Ends Total	Net External Trip Ends In	Net External Trip Ends Out	Net External Trip Ends Total	Net External Trip Rate
Retail	17,415 SF	68	68	136	20	22	42	2.38 TE/1,000 s.f.
Office	55,000 SF	84	170	254	69	144	213	3.88 TE/1,000 s.f.
Subtotal Trips Reduced		152	238	390	89	166	255	
Medical Office	90,000 SF	77	209	286	65	178	243	2.70 TE/1,000 s.f.
Residential Treatment and Care Facility	50 Beds	5	6	11	5	6	11	0.22 TE/Bed
Subtotal New Trips		82	215	297	70	184	254	
Difference		-70	-23	-93	-19	18	-1	

john meyer

From: john meyer

Sent: Thursday, February 23, 2006 10:50 AM

To: 'Liz Abernethy'

Cc: 'ssteffey@pascocountyfl.net'; 'Michael Lasala'; 'kteague@pascocountyfl.net'; 'Ali Atefi'; 'shenry@lincks.com'

Subject: Recent proposed Connerton conversion

Folks:

The TBRPC has evaluated the proposal to, in summary, exchange 55,000 sq. ft. of (general) office and 17,415 sq. ft. of retail for 90,000 sq. ft. of medical office and a 50-bed care facility of Connerton Phase 1 entitlements.

Based on the attached information provided by Lincks & Associates and the previous information submitted by Wilson Miller (dated January 13, 2006), we concur with the request.

However, it should be noted (for future reference) that conversions to uses that are either not already recognized or conversion formulas have not already been established shall be performed through the NOPC process rather than just simply notifying Pasco County, TBRPC & FDCA.

Please note that the currently proposed conversion ratios (to medical office & care facility) can (and perhaps will) be "revisited" in the future when the applicant seeks specific approval for the future phase(s) and the existing land use equivalency matrix is revised accordingly.

In the interim, Council staff is appreciative of Pasco County's willingness to support the TBRPC's position that the existing LUEM be revised to reflect only Phase 1 entitlements and also to revise the phasing schedule to recognize the office and medical office uses (and entitlements) independently.

Please contact me if I can be of further assistance.

John M. Meyer

DRI Coordinator

Tampa Bay Regional Planning Council
4000 Gateway Center Boulevard, Suite 100
Pinellas Park, FL 33782
Phone - 727/570-5151 ext. 29
Fax - 727/570-5118

#233

WilsonMiller®

New Directions In Planning, Design & Engineering

October 7, 2005

Mr. Sam Steffey
Planning Director
Pasco County Planning Department
West Pasco Government Center
7530 Little Road, Suite 340
New Port Richey, FL 34654

Re: Connerton – Utilization of the Land Use Exchange Matrix

Dear Mr. Steffey:

As per our discussions regarding the Connerton Employment Center an exchange of specifically approved Phase I land uses is proposed, to allow for an increase in office related entitlements with a corresponding reduction in residential and retail entitlements, in accordance with the procedural requirements of Section 5.c. Land Use Exchange, of the Connerton Development Order. A technical analysis has been prepared (see attached Land Use Exchange/Impact Analysis) for your review.

A copy of this requested land use exchange will also be provided to the TBRPC and DCA per the requirements of the Development Order.

If you have any questions regarding the subject request or the analysis provided in support of the land use exchange please do not hesitate to contact me.

Sincerely,

Steven K. Luce, AICP
Senior Project Manager

Cc: Stew Gibbons, Terrabrook
Chip Jones, Terrabrook
Ben Harrill, Figurski & Harrill
Kathy Teague, Pasco County
David Goldstein, Pasco County
Ali Atefi, Pasco County
John Meyer, TBRPC
Brenda Winningham, DCA

Attachment (1)

Land Use Exchange / Impact Analysis

for

Connerton DRI
Employment Center

September 2005

Prepared By:

WilsonMiller, Inc.
1101 Channelside Drive
Suite 400 N
Tampa, FL 33602

Introduction

The Connerton Development Order (DO) was approved in July of 2000 allowing for a mixture of residential and non-residential uses within Phase 1. The DO allows for a Land Use Exchange to swap specific uses. Condition 5.C.1.of the DO requires the Developer to "provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced." The exchange is based on an analysis of current relevant factors including the impacts on potable water, wastewater, solid waste, parks and recreation, transportation and affordable housing.

Proposed Impact Analysis

This Land Use Exchange is proposed in order to accommodate additional office space and a residential treatment care facility within the Employment Center. In total, the Employment Center is proposed to accommodate 100,000 square feet of industrial, 150,000 square feet of office space and a 50 bed residential care facility at this time. Specifically approved Phase I includes 100,000 square feet of office entitlements, which have already been assigned to Villages 1 and 2. Therefore, in order to accommodate office space within the Employment Center an exchange of residential and retail land uses is proposed. Finally, an exchange from multi-family dwelling units to a 50 bed residential care facility is proposed to accommodate this unique land use within the Employment Center.

This specific exchange is to reduce single family detached residential by 357 single family detached residential units and increase office space by 90,000 square feet in conjunction with an exchange of 33,500 square feet of retail and 65 single family residential detached units for 60,000 square feet of general office space. The office space will consist of 60,000 square feet of general office and 90,000 square feet of medical office. To accommodate the 50 bed residential care facility, 27 multi-family residential units is proposed to be exchanged for this land use.

Table 1
Land Use And Phasing Schedule

Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	~~2,060~~ 1,638	1,740	1,663	~~5,463~~ 5,041
Single-Family Attached	1,500	366	379	2,245
Multifamily	~~240~~ 213	296	296	~~832~~ 805
Total Residential	~~3,800~~ 3,351	2,402	2,338	~~8,540~~ 8,091
Retail	~~163,500~~ 130,000*	768,850	768,850	~~1,701,200~~ 1,667,700
Government Center/Office (s.f.)	~~100,000~~ 250,000	334,138	709,662	~~1,143,800~~ 1,293,800
Industrial (s.f.)	100,000	259,500	459,500	819,000
Community College (Students)	500	400	500	1,400
Golf Course (Holes)	18	18	0	36
Hospital (Beds)		150		150
District Park (Acres)	80			80

Source: Connerton Development Order Table 1.
*Include a 50 bed residential treatment and care facility equivalent to 27 multi family residential units, see Table 5.

Potable Water / Wastewater / Solid Waste

Table 2 identifies the generation rates used to calculate the demand generated by the project. Generation factors utilized to measure projected demand created by the project were taken from the Pasco County Comprehensive Plan and other sources as noted below.

Table 2
Public Facility Generation Factors

Land Use	Unit	Wastewater (GPD)	Potable Water (GPD)	Solid Waste (Cubic Yards)
Residential[1]	DU	200	215	16.1 lbs
Retail[2]	Sq. Ft.	0.15	0.15	1 lb./100 sq ft
Office[2]	Sq. Ft.	0.15	0.15	1 lb./100 sq ft
Residential treatment and care facility[2]	Bed	115	115	5 lbs.

[1] Generation factors based on the Pasco County Comprehensive Plan. Per capita of 2.3 based on the 2004 Florida Statistical Abstract is used to determine solid waste.
[2] Generation factors commonly used in other projects/jurisdictions.

Tables 3 identifies the potential impacts of the proposed development for the generation of potable water demand, wastewater impacts, and solid waste impacts. The proposed exchange will create a reduction in potable water, wastewater and solid waste services.

Table 3
Estimated Demand

Land Use	Potable Water (GDP)	Wastewater (GDP)	Solid Waste (Cubic Yards)
Residential	-96,535	-89,800	-7,229
Retail	-5,025	-5,025	-335
Office	22,500	22,500	1,500
Residential treatment and care facility	5,750	5,750	250
Totals	**-73,310**	**-66,575**	**-5,814**

Parks and Recreation

The proposed increase for nonresidential uses does not require additional parks and recreation acreage. There will be no reduction in parks or recreational acreage with this proposed Land use Exchange.

Transportation

Table 5 illustrates the number of single family detached units and the square feet of retail space needed to be exchanged for office space.

Table 5*
Land Use Exchange

From	Units	Exchange Rate	To	Units
Residential SF Detached Units	357 units	3.97 du/1,000 sqft	Med. Office	90,000 sqft
Retail	33,500 sqft	0.87 sqft Retail/1 sf Office	Office	38,505 sqft
Residential SF Detached Units	65 units	3.04 du/1,000 sqft	Office	21,495 sqft
Residential MF Units	27 units	.54 du/bed	Residential treatment and care facility	50 bed

*Land use exchange rates based on attached memo from Lincks & Associates, Inc. See Appendix B.

Affordable Housing

This application proposes an increase of 90,000 square feet of medical office, an increase of 60,000 square feet of general office, a new 50 bed residential treatment and care facility, a decrease of 449 residential dwelling unit and a decrease of 33,500 square feet of retail use. The approved affordable housing study included a deficit of 48 very low units, a surplus of 58 low units and a deficit of 137 moderate units. The proposed land use exchange will add approximately 461 additional employees to Connerton. Based on the demand of these new employees, as shown in Table 7, there will be a need for an additional 7 very low units, 57 low units and 101 moderate units. Cumulatively, there is a total deficit of 55 very low units, a surplus of 1 low unit, and a deficit of 238 moderate units. (See Appendix A for complete tables.)

Table 6
Additional Employees

Land Use	Amount	Units	Employment Generation Rate	Estimated Employees
Med. Office	90,000	sf	1/350 sf	257
Gen. Office	60,000	sf	1/350 sf	171
Residential Treatment & Care Facility	50	bed	2 / bed	100
Commercial	-33,500	sf	1/500 sf	-67
			Total Employees	461

Table 7
Proposed Affordable Housing Demand

	Very Low	Low	Moderate	Total
Med Office	0	9	69	78
Gen Office	0	39	34	73
Residential Treatment & Care Facility	18	19	3	40
Sub-total	18	67	106	191
Retail	11	10	5	26
Total	7	57	101	165

Appendix A

Affordable Housing Analysis

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
MEDICAL OFFICE BY NAICS CODES^: $48,342#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	0	$0	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	0	$0	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	0	$0	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	0	$0	0	0	$16,962	0	$26,053
	$18,212	$20,711	$19,462	0	$0	0	0	$19,462	0	$29,893
	$20,712	$23,211	$21,962	0	$0	0	0	$21,962	0	$33,733
	$23,212	$25,711	$24,462	0	$0	0	0	$24,462	0	$37,573
	$25,712	$26,075	$25,894	0	$0	0	0	$25,894	0	$39,772
Low	$26,076	$28,575	$27,326	2	$54,651	1	1	$27,326	0	$41,972
	$28,576	$31,075	$29,826	2	$59,651	1	1	$29,826	0	$45,812
	$31,076	$33,575	$32,326	2	$64,651	1	1	$32,326	0	$49,652
	$33,576	$36,075	$34,826	2	$69,651	1	1	$34,826	0	$53,492
	$36,076	$38,575	$37,326	4	$149,302	2	1	$37,326	1	$57,332
	$38,576	$40,470	$39,523	5	$197,615	3	2	$39,523	1	$60,707
	$40,471	$41,720	$41,096	8	$328,764	4	2	$41,096	2	$63,123
Moderate	$41,721	$44,220	$42,971	10	$429,705	7	3	$42,971	4	$66,003
	$44,221	$46,720	$45,471	15	$682,058	10	4	$45,471	6	$69,843
	$46,721	$49,220	$47,971	77	$3,693,729	51	22	$47,971	29	$73,683
	$49,221	$51,720	$50,471	35	$1,766,468	23	10	$50,471	13	$77,523
	$51,721	$54,220	$52,971	30	$1,589,115	20	9	$52,971	11	$81,363
	$54,221	$56,720	$55,471	23	$1,275,822	15	7	$55,471	8	$85,203
	$56,721	$59,220	$57,971	15	$869,558	10	4	$57,971	6	$89,043
	$59,221	$61,720	$60,471	13	$786,117	9	4	$60,471	5	$92,883
	$61,721	$62,580	$62,151	14	$870,107	9	4	$62,151	5	$95,463
(A) Total employees and wages of this model:				257	$12,886,961					
(B) Total wages of 257 employees at $48,342				257	$12,423,894					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes 6211, 6212, 6213, 6214, 6215

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
RESIDENTIAL TREATMENT AND CARE FACILITY BY NAICS CODES^: $23,205#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	1	$9,606	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	1	$11,962	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	1	$14,462	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	4	$67,846	1	1	$16,962	0	$26,053
	$18,212	$20,711	$19,462	4	$77,846	1	1	$19,462	0	$29,893
	$20,712	$23,211	$21,962	12	$263,538	4	3	$21,962	1	$33,733
	$23,212	$25,711	$24,462	30	$733,845	11	9	$24,462	2	$37,573
	$25,712	$26,075	$25,894	13	$336,616	5	4	$25,894	1	$39,772
Low	$26,076	$28,575	$27,326	13	$355,232	7	4	$27,326	3	$41,972
	$28,576	$31,075	$29,826	11	$328,081	6	4	$29,826	2	$45,812
	$31,076	$33,575	$32,326	4	$129,302	2	1	$32,326	1	$49,652
	$33,576	$36,075	$34,826	2	$69,651	1	1	$34,826	0	$53,492
	$36,076	$38,575	$37,326	2	$74,651	1	1	$37,326	0	$57,332
	$38,576	$40,470	$39,523	2	$79,046	1	1	$39,523	0	$60,707
	$40,471	$41,720	$41,096	0	$0	0	0	$41,096	0	$63,123
Moderate	$41,721	$44,220	$42,971	0	$0	0	0	$42,971	0	$66,003
	$44,221	$46,720	$45,471	0	$0	0	0	$45,471	0	$69,843
	$46,721	$49,220	$47,971	0	$0	0	0	$47,971	0	$73,683
	$49,221	$51,720	$50,471	0	$0	0	0	$50,471	0	$77,523
	$51,721	$54,220	$52,971	0	$0	0	0	$52,971	0	$81,363
	$54,221	$56,720	$55,471	0	$0	0	0	$55,471	0	$85,203
	$56,721	$59,220	$57,971	0	$0	0	0	$57,971	0	$89,043
	$59,221	$61,720	$60,471	0	$0	0	0	$60,471	0	$92,883
	$61,721	$62,580	$62,151	0	$0	0	0	$62,151	0	$95,463
(A) Total employees and wages of this model:				100	$2,551,681					
(B) Total wages of 100 employees at $23,205				100	$2,320,500					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes 623, 6231, 6239

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
RETAIL BY NAICS CODES^: $23,235#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	0	$0	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	1	$11,962	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	1	$14,462	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	1	$16,962	0	0	$16,962	0	$26,053
	$18,212	$20,711	$19,462	3	$58,385	1	1	$19,462	0	$29,893
	$20,712	$23,211	$21,962	11	$241,577	4	3	$21,962	1	$33,733
	$23,212	$25,711	$24,462	20	$489,230	7	5	$24,462	2	$37,573
	$25,712	$26,075	$25,894	9	$233,042	3	2	$25,894	1	$39,772
Low	$26,076	$28,575	$27,326	8	$218,604	4	2	$27,326	2	$41,972
	$28,576	$31,075	$29,826	4	$119,302	2	1	$29,826	1	$45,812
	$31,076	$33,575	$32,326	4	$129,302	2	1	$32,326	1	$49,652
	$33,576	$36,075	$34,826	4	$139,302	2	1	$34,826	1	$53,492
	$36,076	$38,575	$37,326	1	$37,326	1	1	$37,326	0	$57,332
	$38,576	$40,470	$39,523	0	$0	0	0	$39,523	0	$60,707
	$40,471	$41,720	$41,096	0	$0	0	0	$41,096	0	$63,123
Moderate	$41,721	$44,220	$42,971	0	$0	0	0	$42,971	0	$66,003
	$44,221	$46,720	$45,471	0	$0	0	0	$45,471	0	$69,843
	$46,721	$49,220	$47,971	0	$0	0	0	$47,971	0	$73,683
	$49,221	$51,720	$50,471	0	$0	0	0	$50,471	0	$77,523
	$51,721	$54,220	$52,971	0	$0	0	0	$52,971	0	$81,363
	$54,221	$56,720	$55,471	0	$0	0	0	$55,471	0	$85,203
	$56,721	$59,220	$57,971	0	$0	0	0	$57,971	0	$89,043
	$59,221	$61,720	$60,471	0	$0	0	0	$60,471	0	$92,883
	$61,721	$62,580	$62,151	0	$0	0	0	$62,151	0	$95,463
(A) Total employees and wages of this model:				67	$1,709,453					
(B) Total wages of 67 employees at $23,235				67	$1,556,745					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes equivalent to SIC Codes 52-59, 72, 75, 76 (Retail Trade) were utilized as follows: 1152, 3231, 4411, 4412, 4413, 4421, 4422, 4431, 4441, 4442, 4451, 4452, 4453, 4461, 4471, 4481, 4482, 4483, 4511, 4512, 4521, 4529, 4531, 4532, 4533, 4539, 4541, 4542, 4543, 5321, 5322, 5323, 5324, 5617, 6114, 6115, 6116, 6117,6244, 7221, 7222, 7223, 7224, 8111, 8112, 8113, 8114, 8121, 8122, 8123, and 8129.

MODEL: Pasco County 2005
MEDIAN INCOME 2005: $52,150*
GENERAL OFFICE BY NAICS CODES^: $37,655#

Income Group	Wage Ranges Low	Wage Ranges High	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker HHs	Income	Multi-Worker HHs	Income
Very Low	$8,500	$10,711	$9,606	0	$0	0	0	$9,606	0	$14,754
	$10,712	$13,211	$11,962	0	$0	0	0	$11,962	0	$18,373
	$13,212	$15,711	$14,462	0	$0	0	0	$14,462	0	$22,213
	$15,712	$18,211	$16,962	0	$0	0	0	$16,962	0	$26,053
	$18,212	$20,711	$19,462	0	$0	0	0	$19,462	0	$29,893
	$20,712	$23,211	$21,962	0	$0	0	0	$21,962	0	$33,733
	$23,212	$25,711	$24,462	0	$0	0	0	$24,462	0	$37,573
	$25,712	$26,075	$25,894	0	$0	0	0	$25,894	0	$39,772
Low	$26,076	$28,575	$27,326	0	$0	0	0	$27,326	0	$41,972
	$28,576	$31,075	$29,826	0	$0	0	0	$29,826	0	$45,812
	$31,076	$33,575	$32,326	0	$0	0	0	$32,326	0	$49,652
	$33,576	$36,075	$34,826	10	$348,255	5	3	$34,826	2	$53,492
	$36,076	$38,575	$37,326	51	$1,903,601	28	17	$37,326	11	$57,332
	$38,576	$40,470	$39,523	31	$1,225,213	17	11	$39,523	6	$60,707
	$40,471	$41,720	$41,096	23	$945,197	13	8	$41,096	5	$63,123
Moderate	$41,721	$44,220	$42,971	18	$773,469	12	5	$42,971	7	$66,003
	$44,221	$46,720	$45,471	13	$591,117	9	4	$45,471	5	$69,843
	$46,721	$49,220	$47,971	8	$383,764	5	2	$47,971	3	$73,683
	$49,221	$51,720	$50,471	6	$302,823	4	2	$50,471	2	$77,523
	$51,721	$54,220	$52,971	5	$264,853	3	1	$52,971	2	$81,363
	$54,221	$56,720	$55,471	3	$166,412	2	1	$55,471	1	$85,203
	$56,721	$59,220	$57,971	2	$115,941	1	0	$57,971	1	$89,043
	$59,221	$61,720	$60,471	1	$60,471	1	0	$60,471	1	$92,883
	$61,721	$62,580	$62,151	0	$0	0	0	$62,151	0	$95,463
(A) Total employees and wages of this model:				171	$7,081,113					
(B) Total wages of 171 employees at $37,655				171	$6,439,005					

Notes: Distribution by WilsonMiller, Inc., August 2005.

* Median Income provided by U.S. Dept. of Housing & Urban Development, August 1, 2005.

Average Wages by NAICS Code provided by Agency for Workforce Innovation ES-202 Report, 4th Quarter 2004.

^ NAICS Codes equivalent to SIC Codes 60-67, 73, 81, 86, 87 (Office) were utilized as follows: 4251, 5111, 5112, 5122, 5181, 5182, 5221, 5222, 5223, 5231, 5239, 5241, 5242, 5259, 5311, 5312, 5313, 5331, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5511, 5611, 5613, 5614, 5615, 5616, 5619, 6211, 6212, 6213, 6214, 7113, 7115, 8131, 8132, 8133, 8134, and 8139.

Appendix B

Land Use Exchange Rate Calculations

LAND USE EXCHANGE RATE CALCULATIONS

The purpose of this report is to provide the land use exchange rate between the approved single family, multi family and retail land uses within the Connerton DRI with the proposed medical office, general office and ACLF.

Table 1 provides the calculation of net external trip rates for the single family, multi family and retail land use within the DRI. This calculation is based on the trip generation rates and internal capture utilized in the original DRI Transportation Analysis for Connerton. As shown in Table 1, the net external trip rate for single family is 0.68 trip ends per dwelling unit, 0.41 trip ends per dwelling unit for multi family and the net external trip rate for the retail is 2.38 trip ends per 1,000 square feet.

Table 2 provides the net external trip rates calculation for the proposed uses. For the purpose of this calculation, the trip ends for the proposed uses were obtained from the rates contained in the ITE Trip Generation, 7th edition. The original DRI assumed 15% internal capture for the government center, therefore, 15% internal capture was utilized for the medical office and general office and no internal capture was utilized for the ACLF. Therefore, the net external trip rate for the proposed medical office is 2.70 trip ends per 1,000 square feet, the trip rate for the general office is 2.07 trip ends per 1,000 square feet and the ACLF trip rate is 0.22 trip ends per bed.

Table 3 provides the exchange rate between the approved DRI land uses and the proposed uses based on the above net external trip rates.

TABLE 1

TRIP GENERATION DRI USES

Land Use	Size	PM Peak Hour Trip Ends (1) In	Out	Total	Net External Trip Ends (2) In	Out	Total	Net External Trip Rate
Single Family	1,360 DU	888	486	1,374	636	292	928	0.68 TE/DU
Multi Family	240 DU's	98	53	151	68	31	99	0.41 TE/DU
Retail	63,350 SF	246	245	491	73	78	151	2.38 TE/1,000 SF

(1) Source: Table 21-2 dated May 26, 1997 of the Connerton DRI.

(2) Source: Table SR21-2 dated May 28, 1997 of the first sufficiency of the Connerton DRI.

- Single Family

Single Family Attached Percentage of Total Residential Trips

1,374/2,909 = 0.47

Net External Trips for Single Family Attached

In: 1,353 x 0.47 = 636
Out: 621 x 0.47 = 292
928

- Multi Family

Multi Family Percentage of Total Residential Trips

151/2,909 = 0.05

Net External Trips for Multi Family

In: 1,353 x 0.05 = 68
Out: 621 x 0.05 = 31
99

TABLE 1

TRIP GENERATION DRI USES CONT...

- Retail

Retail (63,350 SF) Percentage of Total Retail Trips

491/1,147 = 0.43

Net External Trips for Retail (63,350 SF)

In: 170 x 0.43 = 73
Out: 181 x 0.43 = 78
151

TABLE 2

TRIP GENERATION PROPSED USES

Land Use	Size	PM Peak Hour Trip Ends (1)			Net External Trip Ends (2)			Net External Trip Rate
		In	Out	Total	In	Out	Total	
Medical Office	90,000 DU	77	209	286	65	178	243	2.70 TE/1,000 SF
Office	60,000 SF	25	121	146	21	103	124	2.07 TE/1,000 SF
ACLF	50 Beds	5	6	11	5	6	11	0.22 TE/Bed

(1) Source: ITE Trip Generation, 7th Edition.

(2) The internal capture rate for the proposed use is as follows:

- Medical Office 15%
- Office 15%
- ACLF 0%

TABLE 3

LAND USE EXCHANGE CALCULATION

Exchange From		Exchange To		Exchange Rate
Land Use	Trip Rate	Land Use	Trip Rate	Net External
Single Family	0.68 TE/DU	Medical Office	2.70 TE/1,000 SF	3.97 DU/1,000 SF
Single Family	0.68 TE/DU	Office	2.07 TE/1,000 SF	3.04 DU/1,000 SF
Multi Family	0.41 TE/DU	ACLF	0.22 TE/Bed	0.54 DU/Bed
Retail	2.38 TE/1,000 SF	Office	2.07 TE/1,000 SF	0.87 SF/SF

#233

PASCO COUNTY, FLORIDA

FAX	(727) 847-8084	GROWTH MANAGEMENT DEPARTMENT
DADE CITY	(352) 521-4274	WEST PASCO GOVERNMENT CENTER
LAND O' LAKES	(813) 996-7341	7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY	(727) 847-8193	NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 11, 2005

Mr. John Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Centre Boulevard
Pinellas Park, FL 33782

RE: Connerton - DRI No. 233, DO Amendment

Dear Mr. Meyer:

Enclosed please find a certified copy of the Connerton Development of Regional Impact (DRI) No. 233, Development Order (DO) Amendment (Resolution No. 05-155), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO amendment was approved by the Pasco County Board of County Commissioners on March 22, 2005.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Planner II

KHT/ltr/fconnerton/67a(1)

Enclosure

cc: Samuel P. Steffey II, Growth Management Administrator
File

THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 05-155

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380, FLORIDA STATUTES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes (F.S.), as amended, Conner Land, Ltd. (Applicant/Developer) and Pasco County have filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as Connerton; and,

WHEREAS, the Pasco County Board of County Commissioners is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, F.S., as amended; and,

WHEREAS, the culmination of review pursuant to Section 380.06, F.S., requires the approval, approval with conditions, or denial of the ADA; and,

WHEREAS, this development order (DO) for the Connerton DRI was adopted by the Pasco County Board of County Commissioners on July 18, 2000; and,

WHEREAS, Conner Land, Ltd., has transferred a portion of its right, title, and interest in the real property, encumbered by the Connerton DRI/DO as herein set forth, to Connerton, LLC, (both hereinafter referred to collectively as "Developer"); and,

WHEREAS, Conner Land, Ltd., has also authorized Connerton, LLC, to enter into and negotiate the sale of further portion of the real property owned by Conner Land, Ltd., and encumbered by the Connerton DRI/DO; and,

WHEREAS, on August 12, 2003, the Board of County Commissioners adopted Resolution No. 03-224 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the Connerton DRI/DO and to effectuate other changes; and,

WHEREAS, on January 31, 2003, Conner Land, Ltd., filed a notification requesting a change to an approved DO pursuant to Section 380.06(19), F.S.; and,

WHEREAS, the Notice of Proposed Change (NOPC) requested an amendment to the DO and Map H attached thereto which reflects a reduction of 80.9 acres (consisting of 41.61 residential acres and 39.3 wetlands/open space areas) along with a reduction in 137 Phase 3 single-family detached units; and,

WHEREAS, the NOPC to the Connerton DRI/DO, which NOPC was heard before the Board of County Commissioners on November 18, 2003, as required by Section 380.06(10), F.S., and the changes included in the NOPC were approved to the Connerton DRI/DO as set forth herein; and,

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WHEREAS, on November 18, 2003, the Board of County Commissioners adopted Resolution No. 04-42 amending and restating the Connerton DRI/DO (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the Connerton DRI/DO and to effectuate other changes; and,

WHEREAS, on December 23, 2003, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto, which reflects a reduction of 3,036 acres (consisting of a 2,981 district preserve and fifty-five (55) acres being reserved for future right-of-way), along with a reduction in town center acreage from 300 acres to 171 acres; and,

WHEREAS, on February 27, 2004, Connerton, LLC, filed an NOPC requesting an amendment to the DO and Map H attached hereto for specific approval for Village II in accordance with DO Condition No. 5.B and submittal of the Environmental Management Plan (EMP) in accordance with DO Condition No. 5.G.1; and,

WHEREAS, on November 3, 2004, Connerton, LLC, filed an NOPC requesting an amendment to an approved DO pursuant to Section 380.06.(19), F.S., for an extension to the Phase I build-out date from 2005 to 2010; an extension of the Phase II build-out date from 2015 to 2020; an extension of the Phase III build-out date from 2025 to 2030; an extension of the development commencement date to September 17, 2010; and an extension of the DO expiration date to September 17, 2035; and,

WHEREAS, the NOPC applications filed by Connerton, LLC, on December 23, 2003, February 27, 2004, and November 3, 2004, have been consolidated and are to be heard concurrently; and,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that in regular session duly assembled this 22nd day of March, 2005, the NOPC applications for the Connerton DRI are approved with conditions as set forth in the following Amended and Restated DO, which is hereby adopted by the Board of County Commissioners:

CONNERTON DEVELOPMENT ORDER

1. General Findings of Fact

The Board of County Commissioners makes the following general Findings of Fact:

a. Conner Land, Ltd., and Pasco County have filed, in accordance with Section 380.06, F.S., as amended, an ADA for the Connerton DRI and associated responses to a request for additional information, collectively referred to herein as the Application.

b. The nature, type, scope, intensity, density, costs, and general impact of the proposed Connerton DRI, in part, are those which are summarized in Composite Exhibit A (ADA, Sufficiency Responses, the Connerton Traffic Appendices, and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1-19 of the Tampa Bay Regional Planning Council [TBRPC] DRI Final Report). Exhibits A, A-1, and B are incorporated into this Amended and Restated DO by reference. Where it is recognized that a conflict exists between the terms and conditions set forth in Exhibit A

and/or B to the terms and conditions set forth in this Amended and Restated DO, the terms and conditions of this Amended and Restated DO shall control.

c. The real property encompassed by the Connerton DRI is owned by Connerton, LLC. A description of the real property owned by Connerton, LLC, is attached hereto as Exhibit C-1 and incorporated herein. A portion of the land previously owned by Conner Land, Ltd., was conveyed to and is now owned by the Southwest Florida Water Management District (SWFWMD). A description of the real property which has been conveyed to and is now owned by the SWFWMD is attached hereto as Exhibit C-2 and incorporated herein.

d. The Pasco County Comprehensive Plan Future Land Use Map classification for the area subject to the Application is NT (New Town). Concurrently with the submittal of the NOPC proposing the changes referenced by this DO, a Comprehensive Plan Amendment was filed to change the Future Land Use Classification of the property being removed from the DRI to "Conservation" and to amend Policy 2.5.2 of the Future Land Use Element and Exhibit E of this DO. The proposed development, as modified by this Amended and Restated DO, is consistent with the provisions of the NT (New Town) classification and other Goals, Objectives, and Policies of the Comprehensive Plan.

e. On June 18, 2004, and October 25, 2004, the TBRPC found the Application sufficient for review based on the information provided. Upon such determination, the TBRPC initiated the preparation of its DRI Final Report and advised the local government to set a date for a public hearing on the pending Application.

f. In processing the NOPC applications to the Connerton DRI/DO, the TBRPC reviewed the proposed changes to the DO as set forth in the NOPC applications and determined that the amendments and changes as proposed are not substantial deviations pursuant to Section 380.06(19), F.S., and accordingly, the NOPC applications should be processed as nonsubstantial deviations, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the NOPC applications are incorporated into this Amended and Restated DO.

g. The Board of County Commissioners approved the Connerton DRI/DO on July 18, 2000. The Board of County Commissioners scheduled and held a public hearing on these most recent NOPC applications to the Connerton DRI/DO as proposed by the Developer on March 22, 2005.

h. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing to review the NOPC applications.

i. At the public hearing for the review and approval of the Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the NOPC applications to the

Connerton DRI/DO, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

j. Additionally, at the public hearing on both the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

k. The Board of County Commissioners has received and considered the TBRPC DRI Final Report for the Connerton DRI/DO as well as similar reports relative to the NOPC applications to the Connerton DO.

l. The Board of County Commissioners has received and considered various other reports and information relevant to the approval of the Connerton DRI/DO and the NOPC applications to the Connerton DRI/DO including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee.

2. Conclusions of Law

The Board of County Commissioners hereby finds that the Connerton DRI/DO as amended by this Amended and Restated DO:

a. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

b. Addresses issues raised consistent with the report and recommendation of the TBRPC.

c. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

d. Is consistent with the Pasco County Land Development Code (local land development regulations).

e. Is not in an Area of Critical State Concern.

3. Approval Stipulations

a. Specific approval with conditions is granted for Phase I.

Phase I Includes the Following:	
Residential (Dwelling Units):	
Single-Family Detached	2,060
Single-Family Attached	1,500
Multifamily	240
Total	3,800
Retail (Square Feet)	163,500
Government Center/Office (Square Feet)	100,000
Industrial (Square Feet)	100,000
Community College (Students)	500
Golf Course (Holes)	18
District Park (Acres)	80

Conceptual approval with conditions is granted for the remainder of Phase I and Phases II and III. Specific approval of the remainder of Phase I and Phases II and III shall require a further amendment of this Amended and Restated DO after review and approval of an ADA limited to transportation, attendant air quality, potable and nonpotable water supply, and affordable housing issues, pursuant to the requirements of Section 380.06(6), F.S., and the requirements of statutes and rules in effect at the time.

b. The requirements of and conditions contained in this Amended and Restated DO shall regulate the development of the property described in Exhibit C-1 (legal description). Following the adoption of this Amended and Restated DO, all plans for development on this property shall be consistent with the conditions and restrictions recited therein. Such regulations and restrictions shall be binding upon all Developer's successors in interest to the property.

In the event Pasco County believes violation of the provisions hereof has occurred, the Pasco County Development Services Branch may issue a Notice of Noncompliance to the Developer and recommend that the Board of County Commissioners establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard and, if it is determined by the Board of County Commissioners that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

c. All development specifically authorized by this Amended and Restated DO shall be carried out as described in the Application and the NOPCs dated August 12, 2002, December 23, 2003, February 27, 2004, and November 3, 2004, unless otherwise modified by the provisions hereof.

(1) Adverse impacts shall be mitigated as specified in this Amended and Restated DO.

(2) The Developer's commitments set forth in Exhibit D are superseded by the terms and conditions of this Amended and Restated DO.

d. Development of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated DO unless otherwise provided for in this Amended and Restated DO. Development of Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), F.S. In the event of a conflict between land development regulations and this Amended and Restated DO or the applicable Comprehensive Plan, the Amended and Restated DO or applicable Comprehensive Plan shall prevail.

e. The approved DRI as set forth in this Amended and Restated DO shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original DO; i.e., September 17, 2035, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated DO have occurred or that the

Amended and Restated DO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

f. As provided in Chapter 190, F.S., Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the CDD which are identified within this Amended and Restated DO. Further, any obligations of the Developer contained in this Amended and Restated DO may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by Pasco County. Any CDD formed pursuant to this provision shall be in conformance with Chapter 190, F.S., Uniform Community Development District Act of 1980 as amended.

g. The Property is currently utilized for agricultural activities. It is understood that while the use will cease when the DRI is built out, portions of the property may continue to be used for agricultural activities until build-out. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, F.S., is initiated in that village, town center, or employment center.

h. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village I was hereby approved on August 12, 2003.

i. Pursuant to the provisions of Section 5.b. of this Amended and Restated DO, an NOPC for Village II is hereby approved. The Amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village II NOPC and is hereby approved and incorporated herein by reference.

4. Phasing and Duration

a. Phasing Schedule

(1) Upon the adoption of this Amended and Restated DO, the entitlements set forth in Table 1 below shall be subject to the terms and conditions of this Amended and Restated DO.

(2) Excess infrastructure capacity constructed to potentially serve Phases II and III of Connerton shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06, F.S.

TABLE 1 LAND USE AND PHASING SCHEDULE				
Land Use	Phase I 2010	Phase II 2020	Phase III 2030	Total
Residential				
Single-Family Detached	2,060	1,740	1,663	5,463
Single-Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
Total Residential	3,800	2,402	2,338	8,540
Retail	163,500	768,850	768,850	1,701,200
Government Center/Office (s.f.)	100,000	334,138	709,662	1,143,800
Industrial (s.f.)	100,000	259,500	459,500	819,000
Community College (Students)	500	400	500	1,400
Golf Course (Holes)	18	18	0	36
Hospital (Beds)		150		150
District Park (Acres)	80			80

TABLE 2 LAND AREA AND USES				
Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
Office/Government Center	163.9	1,143,800		Land area increased by 5 percent or an increase of gross floor area increased by 5 percent or 60,000 square feet, whichever is greater.
Retail	167.0	1,701,200		Gross floor area increase of 50,000 square feet, or an increase in parking spaces by 300 spaces or a 5 percent increase in either, whichever is greater.
Industrial	78.0	819,000		Land area increased by the greater of 5 percent or 32 acres or gross floor area increased by the greater of 5 percent or 60,000 square feet.
Residential	1,446.2		8,540	An increase in dwelling units by 5 percent or 50 units, whichever is greater.
Right-of-Way/Utilities	291.3			
Community College/ Educational	80.0			
Institutional/Hospital	27.0		150 Beds	
Open Space				
Resource Areas: Wetlands/Mitigation	1,606.4[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf	341.2			
Total Open Space	2,678.5			
Total Acres	4,931.9			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands.

b. Duration

(1) This DO shall become effective concurrent with the effective date of the Comprehensive Plan Amendment to change the land use classification of the Connerton site to NT (New Town). Pursuant to Section 163.3189(2)(a), F.S., the Comprehensive Plan Amendment shall not become effective until the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

(2) The duration of the DO shall be a period of thirty-five (35) years from the effective date of the original DO; i.e., September 17, 2035. The effective period may be extended by the Board of County Commissioners upon a showing of good cause and as provided by statutes. The Application for such extension shall be made at least sixty (60) days prior to the expiration date.

c. Commencement of Development

If physical development of Connerton has not commenced within ten (10) years of the effective date of this DO; i.e., September 17, 2010, the Board of County Commissioners shall determine, pursuant to Chapter 380.06(19), F.S., as amended, and the procedures outlined in Section 6.B.1 hereof, whether the delay represents a substantial deviation from the Amended and Restated DO. For the purpose of the Amended and Restated DO, "commencement of development" shall mean the approval of any area plan and the commencement of development of infrastructure, roadways, or vertical development unless otherwise defined and approved by Pasco County.

d. Build-Out of Phases and Project

Build-out dates of each phase and the entire project shall be as of December 31 of each of the years listed on Table 1 above.

e. Evaluation and Appraisal Report (EAR) Based Amendments

EAR-based amendments refer to those Comprehensive Plan Amendments adopted in 2000.

5. Specific Conditions

a. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the project consists of the approximate acres, housing units, square footages, and land uses as described in Table 1 and the acres, housing units, square footages, and land uses described approximately in Columns A-D of Table 2. Phase I of the project is approved subject to the conditions found within this Amended and Restated DO.

b. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific village, town center, or employment center area plan as required by Comprehensive Plan Policies 8.6.1-8.6.4 contained in Exhibit E (Area Plans). The specific approval of each area plan for villages, town center, or employment center is subject to additional agency review through the submittal of a NOPC, pursuant to Section 380.06, F.S. The Section 380.06 review of the said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission (FFWCC) regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Florida Department of State, Division of Historical Resources, and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan. A modification to Map H shall be provided identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the town center area plan; provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, F.S.

c. Land Use Exchange

(1) In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County; e.g., Equivalent Dwelling Unit Table, solid-waste generation factors, etc. The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to the Florida Department of Community Affairs (FDCA) and TBRPC and the use thereof shall be reported in the next annual report.

The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3 LAND USE EQUIVALENCY MATRIX*** (REVISED)						
From	RES SF	RES MF	RES 9**	Industrial	Govt./Office	Retail *
RES SF (du)	1	1.32 du/du	2.43 du/du	725 sf/du	141 sf/du	1,004 sf/du
RES MF (du)	0.76 du/du	1	1.84 du/du	549 sf/du	107 sf/du	759 sf/du
RES Ret (du) **	0.41 du/du	0.54 du/du	1	298 sf/du	58 sf/du	413 sf/du
Industrial (ksf)	0	0	0	1	0.194 sf/sf	1.383 sf/sf
Govt. (ksf)	0	0	0	5.15 sf/sf	1	7.125 sf/sf
Retail (ksf) *	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 X 298), 59,600 square feet of industrial land uses could be gained from the trade.

(2) In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

(3) Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to the NOPC process as required by Section 380.06(19), F.S., which approval shall not be withheld for mere acceleration or deceleration of phases if otherwise there is compliance with the terms of this Amended and Restated DO. Any departure in project build-out from the phasing schedule set forth in the Amended and Restated DO shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), F.S.

(4) The amounts of residential, retail, office, and industrial uses shown in Table 2 above within the project can be exchanged to allow flexibility in the exact land-use mix shown in Columns B, C, and D of Table 2, above, and within each individual phase shown in Table 1, provided that the following conditions are satisfied:

(a) No land use category in the final project shall contain more development than that reflected in Table 2, Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Table 2 shall not be reduced by the Developer below the amounts set forth in Table 2, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of office/ government center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of industrial.

(g) Notwithstanding Paragraphs (c), (d), (e), and (f) above, any exchange of nonresidential uses in Phase 1 shall not result in a reduction of total employment generated by the Phase 1 development mix. Any exchange of nonresidential uses within Phases II and/or III shall not result in a decrease of employment below that required in Conditions 5.d.(4) and 5.d.(5) of this Amended and Restated DO.

d. New Town Criteria

Connerton shall be designed and developed to meet the objectives and be consistent with the policies contained in the NT (New Town) provisions of the Comprehensive Plan, appended as Exhibit E including, but not limited to, the following:

(1) The project shall be designed to incorporate villages, a town center, and an employment center, consistent with Policy 8.5.1.

(2) The project shall provide a mix of uses as prescribed in Policy 8.5.2.

(3) The project shall provide internal connectivity between the town center, individual villages, and the employment center through design of the collector street system, bicycle, and pedestrian facilities.

(4) At build-out, 1.3 jobs per household shall be available within 0-5 miles of the project.

(5) No additional residential units shall receive final plat or final plan approval until an amount of nonresidential development has been constructed within the project or within one (1) mile of the project, which will provide:

(a) After the issuance of final plats and/or commercial site plan approval for the 2,000th residential unit:

0.024 jobs per retirement unit (must be deed restricted).

0.24 jobs per nonretirement unit.

(b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted).

0.50 jobs per nonretirement unit.

(c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

0.10 jobs per retirement unit (must be deed restricted).

1.0 jobs per nonretirement unit.

Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of nonresidential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a)-(c) above. The Developer must submit information which is specific as to type of business or industry; i.e., retail/office/industrial, and provide a map showing the location of each nonresidential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within twelve (12) months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250 square feet of office = 1 job

500 square feet of retail = 1 job

500 square feet of industrial = 1 job

1,000 square feet of warehouse = 1 job

If an actual survey of existing nonresidential is utilized, the documentation must include information on the name of the business, the date of and the name, address, and telephone number of the individual supplying the information.

The required documentation or survey results must be provided to the FDCA, TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated DO. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated DO shall be amended to address the issue.

(6) In order to ensure that adequate land is available for the development of nonresidential uses; i.e., retail, office/government, and industrial/warehouse land uses within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted nonresidential uses (the "nonresidential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the nonresidential set aside lands within the village centers or the town center consistent with New Town

Policies 8.5.2(1)b and (3)b as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the nonresidential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition 5.d.(5) above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area with 50 percent FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the nonresidential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated DO and requests the MPUD Master Planned Unit Development zoning to allow for the development of each village, the employment center, and the town center. Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the nonresidential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the nonresidential set aside.

The nonresidential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within village centers and the employment center must be provided.

(a) Within the village centers, a total of twenty-five (25) net developable acres but not less than three (3) net developable acres each.

(b) Within the employment center, a total of seventy-two (72) net developable acres, but not less than sixty (60) net developable acres.

(c) Within the town center, seventy-two (72) net developable acres.

The nonresidential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to ensure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the nonresidential set aside that would seek to either reduce the total acres to be set aside for nonresidential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions 5.c.(1)-(4) to convert office or industrial to retail shall not be initiated or applied for by the Developer (or any other landowner

within the DRI) until after August 12, 2018, or until after 8,677 jobs have been created consistent with the requirements in Condition 5.d.(5) above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in Conditions 5.d.(5)(a)-(c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

e. Water Quality and Drainage

(1) Development of Connerton shall not lower the Levels of Service (LOS) for offset drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and Land Development Code.

(2) A homeowners'/property owners' association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. The said entity shall be identified prior to approval of the final construction plans for any such facility. Further, the said entity shall be identified and listed in the next annual report after the approval of the final construction plans.

(3) Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center, or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data, and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

(4) The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including, but not limited to, ground penetrating radar and test borings to help determine specific design considerations.

In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the SWFWMD, implement stormwater design and management techniques, such as the following:

- Lining stormwater ponds with a clay layer or synthetic liner.
- Designing shallower ponds.
- Ensuring that ponds and swales are properly grassed.
- Setting a maximum depth for stormwater storage.
- Maintaining a minimum distance between pond bottoms and the top of the limerock.
- Implementation of a more site specific groundwater quality monitoring system.

(5) The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

(a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, (FAC), and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

(b) Best Management Practices (BMP) for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

(6) The Developer shall construct its stormwater-retention/detention systems, according to State and local regulations including, without limitation, SWFWMD's design requirements. In addition, the Developer shall comply with the following design requirements:

(a) All swales shall be fully vegetated and operational.

(b) Dry stormwater-retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

(c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each annual report.

(d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven (7) days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The annual report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous annual report.

(7) To reduce the volume of stormwater runoff generated:

(a) Pervious areas, including golf courses, open space, and recreational areas, throughout the development shall be:

(i) Residential: forty (40) percent minimum pervious area.

(ii) Commercial: twenty-five (25) percent minimum pervious area in the aggregate not less than forty (40) percent of the total land area of Connerton. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

(8) Landscape design and maintenance in the residential, adult congregate living facility, and multifamily areas of the development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods Program.

(9) The Developer shall formulate guidelines and practices for the maintenance of Connerton golf courses that address the limited use of herbicides, pesticides, and fertilizers; include the BMP; and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

(i) The Developer prepares and submits an IPMP to the County, and the County approves the same. The IPMP may be included in and reviewed with the EMP hereinafter described.

(ii) The County shall have thirty (30) days after receipt of an IPMP to approve or disapprove the plan. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and at a minimum, shall include the following provisions:

(i) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands, and sinkhole areas and to prevent pesticide applications to these areas.

(ii) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

(iii) U.S. Department of Agriculture, Natural Resources Conservation, Service *Soil Pesticide Interaction Rating Guide* shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

(iv) All fertilizer shall be a minimum of thirty (30) percent slow release.

(c) The Developer shall design, construct, and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification there under, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction, and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf-course superintendent to manage the golf courses who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient, and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location, and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in nonplay areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs, and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed, and operated for maximum water-use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include 1) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs, and common areas separately irrigated; 2) low-volume irrigation system components; 3) high-frequency irrigation areas limited to tees and greens; 4) rain sensors with automatic rain shutoff devices; and 5) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, nonpotable water supply wells (if available), and stormwater recharge areas.

(10) Planning and development of Connerton shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water (TBW) Use Caution Area.

(11) In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water-quality standards. The Developer shall develop a surface water-quality monitoring program to be incorporated into Village, Town Center, or Employment Center Area Plans. monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project build-out. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, including nutrients, pesticides, herbicides, and stormwater parameters; frequency (minimum of twice annually) of monitoring; and reporting shall be subject to Pasco County, the FDEP, and other appropriate regulatory bodies approval.

(b) All water-quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency (EPA)/FDEP-quality control standards and requirements.

(c) The surface-water quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water-quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water-quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.

(12) A groundwater-quality monitoring program developed in coordination with the FDEP and SWFWMD shall include the parameters, methodology, and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. The program shall be submitted to the FDEP and SWFWMD for review and Pasco County for approval and shall be included in the EMP as hereinafter described, the next annual report, and added as an exhibit to the Amended and Restated DO during the NOPC for Village Area Plan (VAP) No. 2 (the Developer submitted the monitoring program in August 2004). The groundwater-quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project build-out. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of and implemented by the

Developer as part of the Reclaimed Water Permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State groundwater-quality standard, the specific construction, or other activity identified as causing the violation shall cease until the violation is corrected. The groundwater-quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

(13) Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and SWFWMD and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:

(a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities.

(b) Take immediate measures to ensure no surface water drains into the affected areas.

(c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area.

(d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision.

(e) Use geotextile materials in the backfilling operation, if appropriate.

(f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay, or karst connection.

(g) If the affected area is in the vicinity of a stormwater-detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

f. Wellfield Protection

(1) All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

(2) Retention facilities shall not impact the clay-confining layer and in no event shall contact with the limestone aquifer be allowed.

(3) The development shall conform to the provisions of the Pasco County Groundwater Protection Ordinance.

g. EMP, Wildlife, and Uplands Management

(1) The Developer will prepare an EMP. The Developer will submit the EMP to the TBRPC and SWFWMD for review and to Pasco County for approval no later than the date upon which the Developer submits its NOPC for VAP No. 2 (the Developer submitted the EMP in January 2004). The EMP shall incorporate by reference permits obtained by the Developer from one (1) or more of the SWFWMD, the FFWCC, the U.S. Army Corps of Engineers (ACOE), or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within Connerton. Site development-related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit, or harassment of species classified as Endangered, Threatened, or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws, and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

(2) Area Plans for villages, the town center, and employment center shall include specific limits of wetlands pursuant to Chapter 66-340, FAC, and wetland delineation surveys to be conducted in coordination with the SWFWMD and other regulatory agencies as may be appropriate.

(3) In order to protect the natural values of preserved/conserved wetland and upland areas within Connerton, the EMP shall address, but not be limited to, the following matters:

(a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes, and gopher tortoises, and their State-listed commensals.

(b) Provide for the regular monitoring of target wildlife populations.

(c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for villages, the town center, and employment center.

(d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with the SWFWMD, ACOE, and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The annual report required by law in connection with the reporting of progress under the Amended and Restated DO shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, ACOE, FFWCC, or USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

(4) Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high-water elevations shall be substantially maintained.

(5) Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated DO, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

(6) All mitigation areas and littoral shelves within Connerton shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each annual report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

(7) Wetland recreation areas shall not be located in designated on-site upland-habitat preserves.

(8) It is recognized that unavoidable losses to wetland resources will occur within Connerton and such losses will be offset and compensated for through restoration, enhancement, creation, or preservation of wetlands within Connerton, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and ACOE permits to be obtained shall be used in implementing such mitigation requirements.

(9) Upland and Wetland Preserve Areas: Upland and Wetland Preserve Areas are located within Connerton and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, ACOE, and Pasco County. The Upland and Wetland Preserve Areas are lands within Connerton that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by conservation easements or other similar devices acceptable to the

SWFWMD, ACOE, and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales, and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bikeways, elevated board walks, and like-kind uses authorized by the SWFWMD, ACOE, and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to upland/wetland preserve areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas, and maintenance of these facilities will be in accordance with the protocols established in the EMP and permits authorizing such activities.

(10) Habitat Mitigation Areas I and II: The Developer will set aside approximately 556± acres within Connerton as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat-management activities targeted to the Florida scrub jay, the gopher tortoise, wetland mitigation and water infiltration, and stormwater detention. The areas are depicted on Map "H" and identified as "Habitat Mitigation Area I" and "Habitat Mitigation Area II." Both Habitat Mitigation Areas I and II shall be preserved from future development through a recorded conservation easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and stormwater-detention ponds together with required support infrastructure, such as pipes, pumps, and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation), water infiltration, stormwater-detention ponds, and related infrastructure.

(11) All Upland and Wetland Preserve Areas and Habitat Mitigation Areas I and II located in Connerton will be administered and managed by a homeowners' association (HOA) or a Chapter 190, F.S., CDD consistent with the EMP. Such entity shall have the power to assess and lien property owners within Connerton for the purpose of ensuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of Connerton. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by the Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the State and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is

required by the Developer in one (1) or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the State and/or Federal agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Areas I and II.

h. Floodplain/Disaster Preparedness

(1) Elevation for all habitable structures shall be at or above a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at or above floodplain elevations as identified in the Pasco County Land Development Code.

(2) No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

i. Vegetation and Wildlife

(1) The area depicted on Map "H" consists of approximately 5,000± acres of wetlands and uplands.

(2) The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within Connerton that are designed to provide: 1) additional green space in association with golf courses and wetland buffers; 2) transit and forage pathways for listed species; and 3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch, and the J. B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy Nos. 8.4.2, 8.6.1, 8.6.2, 8.6.3, and 8.6.4 contained in Exhibit "E." Any proposal to modify the upland/wetland preserve areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the management and enhancement of preserve, wildlife habitat, and wildlife corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

(3) Internal wildlife corridors shall be provided as required in the NT (New Town) provisions of the Comprehensive Plan as set forth in the EMP. Wildlife corridors shall remain free of structures inhibiting animal migration, such as fences and buildings, unless the said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species through those areas designated as such within Connerton. The County Biologist has granted conceptual approval of the proposed Wildlife

Corridor Lighting Plan contingent upon the approval of the Wildlife Corridor Landscaping Plan. The Wildlife Corridor Landscaping Plan must be reviewed and approved by the County Biologist prior to final construction plan approval of the first 2,000 dwelling units (prior to commencement of Phase II).

(4) Wildlife Crossings

(a) Wildlife crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard.

(b) The Connerton Boulevard and Road W crossings shall incorporate a wildlife crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

(i) Minimum of ten (10) feet in height or no less than eight (8) feet of clearance and twelve (12) feet in width.

(ii) At or above seasonal-high water.

(iii) Incorporates vegetation extending from the wildlife crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the wildlife crossing and provides for appropriate cover.

(iv) Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway.

(v) Includes cover under the wildlife crossing to provide safe hiding areas for small wildlife, such as rabbits, rodents, and amphibians, using the crossing that might be subject to predation by larger species, such as raccoons or bobcats. Such cover will extend across no more than two (2) feet of the wildlife crossing at surface level and may consist of any combination of natural materials, such as logs or stones, or effective substitutes that will provide the needed cover.

(c) The Developer agrees that if any Federal, State, regional, or local agency having regulatory authority over wildlife crossings determines that the crossings on Road W (Employment Center Road) should be of a larger size or greater number, the Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. The Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that Road W (Employment Center Road) be designed, engineered, constructed, and maintained so that indigenous wildlife will have unobstructed passage from one (1) side of Road W (Employment Center Road) to the other in suitable locations and, where appropriate, hydrologic connectivity is maintained to preserve the surface flow of water from one (1) side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and prior to construction shall be submitted to the FDEP (Office of Environment Services) and FFWCC for review, and to Pasco County for approval.

(e) Wildlife crossing signs in locations and numbers approved by Pasco County and the SWFWMD shall be provided along Connerton Boulevard, Road W (Employment Center Road), and the extension of Collier Parkway north of Connerton Boulevard at the time the crossings are constructed. Wildlife crossing signs shall also be provided along Connerton Boulevard where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within fifty (50) feet of any wildlife crossing.

(5) A Wildlife Corridor shall be provided within Village 1 as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD preserve north of Connerton Boulevard and the proposed wildlife corridor west of U.S. 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to passive recreation areas and activities (passive parks, paved pedestrian, and bicycle trails) and landscaping as may be needed to implement this condition and Condition No. 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water-management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of thirty (30) feet wide at the entry to the crossing and will expand to a minimum of 100 feet wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses, such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.; wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs, such as *Serenoa repens* and/or *Myrica cerifera;* and/or trees, such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp. The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal

supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

(6) In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any VAP, the town center, or the employment center, then the proposed changes shall be submitted for review contemporaneously with the submission of the VAP NOPC.

(7) Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(ies) shall be incorporated into the EMP and the various area plans. If changes are made to any area plan that are inconsistent with the EMP, then the area plan affected shall undergo Section 380.06, F.S., review in accordance with Condition No. 5.b above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, FAC, are observed, mitigation measures pursuant to Rule 9J-2.041, FAC, shall be incorporated into the development order authorizing development of a village, the town center, or employment center.

(8) In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, USFWS, and Pasco County for the conservation of the same.

(9) The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within Connerton, preserved representative tracts of all major natural upland and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

(10) Open space within Connerton shall be defined to include recreational and resource areas. Approximately 2,679 acres as shown on Table 2 shall be dedicated to the Open Space System within Connerton. Within the Open Space System, approximately 436.2 acres will be dedicated to recreational areas or uses including, but not limited to, passive parks with picnic areas, playgrounds, tot lots, sports parks, and golf courses. Approximately 2,242.3 acres within the Open Space System will be dedicated as resource areas that include lakes and areas set aside for ecological preservation, enhancement, or restoration. These areas will include both wetlands and uplands. Areas set aside within resource areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration, and operation.

(11) The Developer or its designee shall periodically provide information to residents, businesses, and the community college regarding the function and value of the upland/wetland

preserves, wildlife corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above-referenced information to the aforementioned groups, this information will be provided in an annual report.

(12) Lands identified within the EMP or in any permits issued by any State or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H," such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d), F.S, and shall be presumed not to be a substantial deviation.

(13) Within thirty (30) days of the approval of the Village I NOPC, the Developer shall provide a legal description of the wildlife corridor located within Village I of the Connerton DRI to County Biologist for approval. Within thirty (30) days of the approval of the Village I NOPC, the Developer shall provide the conservation-easement documents to the County and SWFWMD for their approval prior to their recording by the Developer. The conservation easement on the wildlife corridor shall be in favor of the County. Within thirty (30) days of the approval of the language of the conservation easement, the Developer shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The Developer and its assigns shall comply with Section 704.06, F.S. The Developer shall convey the wildlife corridor to the Connerton mandatory HOA or CDD by recorded deed. Maintenance of the wildlife corridors shall be the responsibility of the HOA or CDD. The Developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the wildlife corridor within thirty (30) days of such conveyance and assignment of such maintenance responsibilities.

j. Historical and Archaeological Sites

(1) Prior to initiation of any project-related land clearing or ground disturbing activities within any village, the town center, or employment center in Connerton, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, FAC, and forwarded to the Division of Historic Resources (DHR) and TBRPC for review. A survey for each village, the town center, or employment center must be completed and submitted prior to approval of the Area Plan for that village, town center, or employment center.

(2) Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the DHR to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, FAC, the Amended and Restated DO shall be amended to incorporate any required mitigation consistent with 1A-46, FAC. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to the requirements of the Land Development Code.

k. Land

(1) The BMP to reduce soil erosion and fugitive dust as referenced on Page 15-3 and 15-4 of the ADA shall be implemented.

(2) Prior to commencing development, the Developer shall provide the Pasco County Survey Division or Engineering Services Department with two (2) pair of Global Positioning Satellite (GPS) control points with twenty-four (24) hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (FAC 21HH-6). All GPS points shall be installed per FAC 21HH-6.

l. Air Quality

(1) Specific approval of the remainder of Phases I, II, and III of Connerton as proposed in the Application shall be contingent upon Chapter 380.06(6), F.S., as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Condition No. 3.a above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air-quality impacts are identified as being caused by traffic generated by Connerton, this Amended and Restated DO shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

(2) The BMP, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

m. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

(1) Water, wastewater, and reclaimed water services will be provided by Pasco County in accordance with Chapter 110 of the Pasco County Code of Ordinances as amended. The Developer shall construct all water, reclaimed water, and wastewater facilities within the development to Pasco County standards, current when application is made for connection in accordance with an approved master utility plan and any utilities service agreement(s) for Connerton.

(2) Development of Connerton shall not lower delivery of water and wastewater-utility service below the acceptable LOS established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the annual report for the year in which application for service is made.

(3) Connerton sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by the FDEP.

(4) An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, FDEP, and SWFWMD for review for the use of nonpotable water on-site for irrigation. A plan shall

be completed, submitted, and approved concurrent with the approval of each village, town center, and employment center area plan. The plan shall include an implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water; i.e., water that is treated and provided through a public-distribution system, shall not be used for the irrigation of common areas if other more appropriate sources are available.

(5) Water-saving fixtures shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.) and xeriscape-type landscaping shall be encouraged within the project.

(6) The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances, and irrigation throughout the project through the establishment of an educational program.

(7) Prior to construction of any phase or subphase, assurance of adequate water-supply capacity and wastewater capacity for that phase or subphase must be provided. The said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from the TBW.

n. Solid/Hazardous/Biohazardous Waste and Recycling

(1) The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

(2) Development of Connerton shall not lower delivery of solid-waste collection/disposal beyond the acceptable LOS established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the annual report for the year in which application for service is made.

(3) The Developer or his designee shall provide to businesses within the employment center information that:

(a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas.

(b) Describes construction requirements for hazardous waste holding areas.

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC. If there are significant hazardous materials usage impacts as defined in Rule 9J-2.044, FAC; mitigation for the impacts shall be consistent with the requirement of this rule.

(4) Solid-waste recycling shall be given a high priority, and a specific plan shall be submitted to and approved by Pasco County to maximize solid-waste recycling for all phases of and types of development within Connerton.

o. Energy

(1) The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

(2) All Connerton tenants, businesses, and residents shall be encouraged to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration.

(b) Use landscaping, building orientation, and building construction and design to reduce heat gain.

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement.

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public.

(e) Institute recycling programs.

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours.

(g) Eliminate advertising requiring lighting after business hours.

(h) Install total energy systems where cost effective.

p. Transportation

(1) Specific approval is provided for Phase I of Connerton, as defined herein, subject to the conditions outlined in Sections 1-6 herein. Phases II and III of Connerton are subject to review pursuant to Chapter 380, F.S., as amended, for the transportation impacts of each phase and shall require review and approval of an ADA to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for Phases II and III or by the Year 2012, whichever comes first. Review of Phases II and III shall be consistent with the statutes and rules in effect at the time of the Application.

(2) Site Access

When roadways internal to Connerton (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic-control devices shall be constructed.

(a) Ridge Road at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road T at U.S. 41: Construct a northbound, right-turn lane and a southbound, left-turn lane on U.S. 41, and a westbound, through/right-turn lane and westbound, left-turn lane on Road T. Initially, control Road T with a "STOP" sign, and signalize when warrants are met.

(c) Road B at S.R. 52: Construct an eastbound, right-turn lane and a westbound, left-turn lane on S.R. 52. Control Road B with a "STOP" sign.

(d) Collier Parkway Extension at C.R. 583 (Ehren Road). Construct a northeast-bound, left-turn lane and southwest-bound, right-turn lane on C.R. 583 (Ehren Road), and a southeast-bound, left-turn lane and a southeast-bound, right-turn lane on Collier Parkway Extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At the time of the submission of the NOPC/MPUD Master Planned Unit Development for Village V, the Developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north-south road (Road A). The exact location and alignment of the east-west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should Phase 1 development occur in locations which require project access other than those described above in a through d, the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the DO shall be amended through the 380.06(19) process.

(3) <u>Employment Center Road (a.k.a. Road W)</u>

The Developer shall design, permit, and construct Employment Center Road (a.k.a. Road W) as follows:

(a) Design and permitting of that portion of Employment Center Road from Connerton Boulevard to the entrance of Village 5 shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village 5 and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m.-peak hour project trips within Village 5.

(b) That portion of Employment Center Road from Connerton Boulevard to the entrance of the employment center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1,000 residential units within the DRI, and construction completed within twelve (12) months of the date of commencement. In any event, the Developer agrees to commence construction of that portion of the said road prior to commercial

site plan approval for 100,000 square feet of nonresidential development within the employment center and complete construction within twelve (12) months of the date of commencement.

(4) Connerton Boulevard and Collier Parkway

(a) The Developer shall provide right-of-way for that portion of Pleasant Plains Parkway located within Village II boundaries at a minimum of 142 feet and design, permit, and construct the first two (2) lanes of such roadway (offset) as necessary to serve the development, together with drainage, floodplain and wetland mitigation to accommodate a four (4) lane urban roadway, all in accordance with the County's adopted standard roadway, typical sections for collector and arterial roadways (Resolution No. 04-212) and other applicable County requirements (hereinafter collectively referred to as "County Design Requirements"). The Developer shall dedicate to the County a minimum of 142 feet for Connerton Boulevard from U.S. 41 to Ehren Cutoff Road. The right-of-way for Connerton Boulevard shall be dedicated to Pasco County upon completion of the first two (2) lanes of Connerton Boulevard or within six (6) months of the County's request. The Developer shall be required to design and permit four (4) lanes of Connerton Boulevard and construct two (2) lanes (offset) of Connerton Boulevard from U.S. 41 to Ehren Cutoff Road prior to or concurrent with submission of the first record plat for the 2,500th dwelling unit within Villages I-IV of Connerton and provide all necessary drainage, floodplain, and wetland mitigation areas for four (4) lanes of such roadway in accordance with the County Design Requirements. A Performance Bond or Letter of Credit in a form acceptable to the County and in an amount equivalent to 125 percent of the remaining cost of designing, permitting, and constructing two (2) lanes (offset) of Connerton Boulevard from U.S. 41 to Ehren Cutoff Road in accordance with the requirements set forth above shall be provided to the County prior to final plat approval for the 1,500th dwelling unit.

(b) The Developer shall be required to design, permit, and construct the first two (2) lanes (offset) of Collier Parkway from Alignment 6 of the Collier Parkway Route Study (adopted June 29, 2003) north of Ehren Cutoff Road, north to the north town center boundary prior to or concurrent with the first submission of the preliminary plan for the 3,000th dwelling unit within Villages I-IV of Connerton. Should the County complete construction of two (2) lanes of Alignment 6 before submission of the preliminary plan for the 3,000th dwelling unit, the Developer must commence construction of Collier Parkway from Alignment 6 north to the north boundary of the town center within six (6) months of the County's completion of two (2) lanes of Collier Parkway from Alignment 6 to the south and complete construction within one (1) year of commencement. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the boundaries of the Connerton DRI as originally approved. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide), and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood

plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(c) Right-of-way for Collier Parkway north of the northern boundary of the town center to the north boundary of the Connerton DRI as originally approved shall be conveyed to the County within ninety (90) days of approval of this NOPC in accordance with the requirements set forth below. Should the County complete two (2) lanes of construction of Collier Parkway from the northern boundary of Village 4 to S.R. 52 before the first construction plan approval is issued for Village IV, the Developer must commence construction of the first two (2) lanes (offset) of Collier Parkway from the north boundary of the town center to the north boundary of Village IV within six (6) months of the County's completion of two (2) lanes of Collier Parkway from the northern boundary of Village 4 to S.R. 52 and complete construction within one (1) year of commencement. Otherwise, the deadline for construction of this segment shall be prior to or concurrent with submission of the preliminary plan for the 4,000th unit in Villages I-IV of Connerton. Dedicated right-of-way for this segment shall be a minimum of 142 feet in width for that area located within the Connerton DRI as originally approved consistent with a County-approved alignment. Right-of-way dedication shall be made upon the completion and opening to traffic of the above-referenced roadway segment. The right-of-way for the project shall be sufficient for the construction of a four (4) lane urban section (142 feet wide) and design and construction shall include bike paths and sidewalks and be consistent with the County Design Requirements. Additionally, the Developer shall donate, permit, and construct all necessary drainage, flood plain, and wetland mitigation areas for the ultimate four (4) lanes consistent with the County Design Requirements.

(d) Within six (6) months of Board of County Commissioners approval of this NOPC, the Developer shall be required to dedicate an additional 125 feet of right-of-way along the south side of S.R. 52 for a total of 212 feet of right-of-way.

(e) Notwithstanding the above provisions, the Developer shall be required to dedicate necessary right-of-way for Pleasant Plains Parkway, Connerton Boulevard, Collier Parkway, S.R. 52, and U.S. 41 within six (6) months of the County's request if such request occurs prior to any of the deadlines set forth above.

(f) The Developer acknowledges that all of the foregoing right-of-way dedications and design, permitting, and construction requirements are 1) site-related improvements, 2) not eligible for transportation impact fee credits, and/or 3) provided at no cost to the County or FDOT.

(5) <u>Traffic Monitoring</u>

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from Shady Hills Road to U.S. 41 and on U.S. 41 from S.R. 52 to the project entrance at Road T. When final plats

and/or commercial site plan approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak-hour project trips for Village 5, the Developer shall submit updated traffic counts and an analysis of the then operating LOS on S.R. 52 from U.S. 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted LOS, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When final plats and/or commercial site plan approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak-hour project trips, an annual monitoring program to provide peak-hour counts at the project entrances shall be instituted to verify that the projected number of external trips for Phase I of the project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each project entrance and shall continue on an annual basis through build-out of Phase 1. This monitoring program shall also verify that project traffic volumes of project entrances connecting to Ehren Road, U.S. 41, and S.R. 52 are not exceeding 969 p.m. peak-hour trips, 1,680 p.m. peak-hour trips, and 258 p.m. peak-hour trips, respectively. This information shall be supplied in the required annual report. If the annual report indicates the total external two (2) way trips exceed projected counts by more than fifteen (15) percent, Pasco County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. If an annual report is not submitted within thirty (30) days of its due date, Pasco County may conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request DO amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a substantial deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S., shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the Developer shall, prior to the issuance of a final plats and/or commercial site plan approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle-trip-generating characteristics of the residential components of Connerton. Prior to undertaking this study, the Developer shall meet with representatives of Pasco County and the TBRPC to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of

Connerton. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than fifteen (15) percent, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of the above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate-share calculations contained in Table 6 shall also be revised through an amendment to the DO as appropriate, based on the updated traffic impact analysis.

(6) Impact Fee Credits

The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, F.S., and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the ordinance and other land development regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04 as amended), Pasco County hereby finds that transportation impacts resulting from the Connerton proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with the said ordinance as amended.

(7) Access Management

Access for Connerton shall substantially conform to the conditions of MPUD Master Planned Unit Development zoning approval as such conditions relate to median cuts and project entrances. However, in the plan-approval process, the Developer may propose and the County may approve modifications to such access conditions provided the modifications enhance or do not otherwise degrade the adopted operating LOS of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require FDOT's approval.

(8) Mitigation Options

The following options are established for purposes of mitigating Phase I impacts. Prior to preliminary plan or preliminary site plan approval of 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips, the Developer, at its option, shall select one (1) or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. If the Developer elects Transportation Mitigation Option 2 and fails to make the proportionate-share payment and/or enter into the roadway construction agreement required by Option 2 by December 31, 2005, then the Developer shall be required to reanalyze and recalculate the proportionate-share amount for Phase 1 utilizing a December 31,

2010, build-out date and utilizing the recalculated amount for purposes of Option 2. In any event, any extension of the Phase 1 build-out date beyond December 31, 2010, shall require a new transportation analysis in accordance with Section 380.06, F.S., as the basis for a DO amendment, which may include a re-evaluation of the required transportation mitigation. Further, the status of the improvements shall be included in each annual report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one (1) of the options set forth below:

(a) Option 1 Funding Commitments.

(For the purposes of this order, funding commitments shall be as defined in Section 9J-2.045[7]1, FAC.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4
PHASE I (2010) REQUIRED LINK IMPROVEMENTS

Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,136 single-family detached residential units or a combination of residential and nonresidential development that will generate 959 net external p.m. peak-hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton OR U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two (2) lane undivided prior to construction plan approval for 1,173 net external p.m. peak-hour trips or four (4) lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four (4) lane divided prior to construction plan approval for 1,408 net external p.m. peak-hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible for the construction of these intersection improvements. The Developer shall not receive impact fee credits or proportionate-share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

TABLE 5 PHASE I (2010) REQUIRED INTERSECTION IMPROVEMENTS	
Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted bythe MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by the MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by the MUTCD.
Collier Parkway Extension/ C.R. 583 (Ehren Road)	Construct NEB LT lane and SWB RT lane on C.R. 583. Construct SEB LT lane and SEB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector B	Construct EB RT lane and WB LT lane on S.R. 52.
Acronym Listing: EB - Eastbound WB - Westbound NB - Northbound NEB - Northeastbound SB - Southbound	 SEB - Southeast Bound SWB - Southwest Bound MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each preliminary plan or preliminary site plan, the Developer shall submit a projection of net external p.m. peak-hour trips anticipated to be generated by the development included in the preliminary plan or preliminary site plan plus any development for which a preliminary plan or preliminary site plan has been previously approved.

(i) No Building Permits shall be issued for more than 1,136 single-family detached residential units or equivalent land uses which will result in 959 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to FDOT a proportionate-share contribution of Two Hundred Eighty-Six Thousand Four Hundred Seventy-Two and 00/100 Dollars ($286,472.00) to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

(ii) No Building Permits shall be issued for development that generates more than 1,173 net external p.m. peak-hour trips until funding commitments are in place for either:

1) The Collier Parkway Extension from C.R. 583 (Ehren Road) northward to the southern boundary of Connerton and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from Connerton to C.R. 583 (Ehren Road) and U.S. 41, a southwest to eastbound, left-turn lane on Ehren Road at Parkway Boulevard and, if needed, signalization at the U.S. 41/C.R. 583 (Ehren Road intersection).

2) Four (4) laning U.S. 41 from Tower Road to Road T.

Should the Developer elect to construct the Collier Parkway Extension, this connection must be consistent with the alignment shown on Map "H."

The Developer shall be entitled to apply for impact fee credit for these improvements in accordance with Condition No. (8)(a) above.

(iii) No Building Permits shall be issued for development that generates more than 1,408 net external p.m. peak-hour trips until funding commitments are in place for four (4) laning U.S. 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate-share contribution of One Hundred Twenty-Seven Thousand Five Hundred Four and 00/100 Dollars ($127,504.00) to the FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the FAC. The Developer shall not be entitled to impact fee credit for this payment.

An agreement to accept proportional-share payments shall be attached as an exhibit to the DO through an amendment and shall be in the form of either a clearly identified, executed, and recorded local government development agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate.

The agreement shall require the FDOT to apply the contributed monies towards the construction of one (1) or more of the roadway improvements listed in Tables 4 and 5 of this DO. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, the FDOT shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportionate-share payments have been calculated in Year 2000 dollars; these amounts shall be updated at the time of payment in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), F.S., with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further Building Permits if the annual report shows that any of the required improvements is no longer funded as defined above.

(b) <u>Option 2 Proportionate-Share</u>

The Developer may apply for a proportionate-share-contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate-share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S., and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate-share contribution, pursuant to Section 9J-2.045, FAC, of those improvement projects listed in Section 6.1, for

which funding remains uncommitted, provided that the proportionate-share contribution is greater than or equal to the cost of any one (1) of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway-construction agreement to be entered into between the Developer, Pasco County, and the responsible government agency(ies), subject to the following terms and conditions:

(i) No further Building Permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate-share contribution until the roadway-construction agreement is executed. Further, should the Developer default in the payment of the proportionate-share in accordance with the agreement, no further Building Permits shall be issued until the Developer is in compliance with the agreement.

(ii) The agreement shall be in the form of either a clearly identified, executed, and recorded, local government, development agreement, consistent with Sections 163.3220-163.3243, F.S.; an interlocal agreement; an FDOT joint participation agreement; or written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate-share payments shall be attached as an exhibit to the Amended and Restated DO through an amendment pursuant to Section 380.06(19)e(2), F.S., following the selection of this option and the execution of the agreement at the time of the next DO amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one (1) or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated DO. If the contributed money is sufficient to fully construct one (1) or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(iii) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(iv) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(v) The proportionate-share amount is as set forth in Table 6 below. The proportionate-share payment for the project shown on Table 6 in accordance with 9J-2.045(7)3, FAC, has been calculated in Year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate-share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for those improvements. The proportionate-share mitigates all development for Phase I. If any of the required improvements have been

completed prior to Developer's election to pay the proportionate-share, then the amount shall be reduced by deleting the completed road improvement from the proportionate-share computation.

TABLE 6
CONNERTON DRI
PROPORTIONATE-SHARE SUMMARY
REVISED JULY 6, 2000

On	From	To	Length (miles)	Road Type		Right-of-Way Width	
				Existing	Improved	Existing	Improved
U.S. 41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
U.S. 41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
U.S. 41	Spring Hill	Powell	0.84	2U	4D	100	200
U.S. 41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Construction Cost/Mile	Area/ Section	FDOT Price Trend	2000 Const. Cost/mile	Design/ Const
U.S. 41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
U.S. 41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$0.35	$ 820,000	Urban	1.0000	$ 820,000	17%
C.R. 583 (Ehren Rd) at Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
U.S. 41	Pasco/Hernando CL	Ayers Road	$ 774,130	$545,410	$1,759,386	$3,078,926
U.S. 41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
U.S. 41	Spring Hill	Powell	$ 433,513	$305,429	$ 985,256	$1,724,199
U.S. 41	Tower Road	Collector "T"	$ 0	$509,049	$1,642,094	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	$ 639,408	$482,324	$2,837,200	$3,958,932
C.R. 583 (Ehren Road) at Pines Parkway Intersection			$ 0	$ 7,214	$ 42,435	$ 49,649

On	From	To	Service Capacity		DRI Trips	Proportionate-Share	
			Existing	Improved		%	$$$
U.S. 41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$ 118,145
U.S. 41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$ 168,327
U.S. 41	Spring Hill	Powell	1,320	2,510	88	7.39%	$ 127,504
U.S. 41	Tower Road	Collector "T"	2,289	3,330	1,261	100.00%	$2,151,143
Collier Parkway	C.R. 583 (Ehren Road)	U.S. 41	0	1,410	1,166	82.70%	$3,273,840
C.R. 583 (Ehren Road) at Pines Parkway Intersection						100.00%	$ 49,649
						Improve U.S. 41 Option:	$2,565,118
						Connect to C.R. 583 (Ehren Road) Option:	$3,737,464

Notes:

1. Design costs include construction engineering inspection and are thirty-one (31) percent of construction for State roads, seventeen (17) percent for County.
2. Right-of-way costs for roads in Hernando County are forty-four (44) percent of construction per Long-Range Transportation Plan guidance from the FDOT.
3. Right-of-way cost for Collier Parkway within Connerton is $0.35 per square foot per owner.
4. Construction costs for State roads are from the *FDOT 1998 Transportation Costs* booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, January 10, 1991.
6. Above costs shall be adjusted for inflation in accordance with the FDOT's Price Trends Index, published periodically in its *Transportation Costs* booklet.
7. Site access improvements in Table 5 are not included in the proportionate-share computation. Unless otherwise implemented, the Developer will be responsible for their cost.

(vi) Payment of the proportionate-share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair-Share Contribution for Road Improvements Ordinance. In addition, any proportionate-share payments for facilities within Pasco County shall be creditable against impact fees as provided in the ordinance, and other land development regulations, and as provided in P.(8)(a) above.

(c) Option 3 LOS Monitoring/Modeling

(i) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of Connerton, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available, including the development and surrounding area traffic counts, and shall be submitted to the TBRPC, FDOT, Pasco County, and FDCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(ii) Prior to conducting the initial and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions, and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the FDCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and LOS standards in effect at the time the methodology is updated.

(iii) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following: minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills Road to U.S. 41, and U.S. 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(iv) The completed TIA shall be submitted to the TBRPC and FDOT for review and comment and to Pasco County and FDCA for review and approval. If the reviewing

agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County, and the final determination on all other roadways shall be made by the FDCA.

(v) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(vi) Pasco County shall not issue Building Permits beyond any point where the LOS are below the adopted peak hour LOS, as determined by the results of the TIA, and where the development consumes five (5) percent or greater of the adopted LOS capacity of the facility, unless the DO is amended to contain a binding commitment to provide the needed roadway-mitigation measures/improvements consistent with Rule 9J-2.045(7)1-3, FAC. Mitigation measures/improvements shall be included in the DO by the filing and processing of an NOPC for a DO amendment pursuant to §.380.06(19), F.S.

q. Educational Facilities

(1) Prior to the initiation of development within each village, a VAP will be developed which will include an assessment of the need for elementary, middle, and high school facilities. If it is determined that development within a village or adjacent villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the District School Board of Pasco County and the Developer.

(2) Whenever possible, school sites shall be located within the village center.

(3) The Developer shall convey to the District School Board of Pasco County real property for use as a school site. The said real property shall be a minimum of thirty-five (35) acres of contiguous developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan as specifically approved by the District School Board of Pasco County and adjacent to any required parks(s) or library site(s). The Developer shall receive School Impact Fee credits in the amount of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) per upland acre actually conveyed to the District School Board of Pasco County. All conveyances required pursuant to this approval shall occur within thirty-six (36) months of this approval, shall be in a form acceptable to the District School Board of Pasco County as appropriate, be free and clear of all liens, be excluded from the boundaries of all special districts, and be exempt from all covenants and deed restrictions.

The developer shall provide public road access with all utilities and mitigate the on-site wetlands subject to final permits with approvals of the SWFWMD, ACOE, and Pasco County prior to the conveyance of the property and within thirty-six (36) months of the date of this approval.

The Developer shall also convey an additional minimum of fifteen (15) acres of contiguous, developable uplands for a school site in Village III within thirty-six (36) months following

Board of County Commissioners approval of the Village III MPUD Master Planned Unit Development at a location acceptable to the District School Board of Pasco County.

(4) The Developer shall coordinate with the District School Board of Pasco County to determine the size and location of all school sites which shall be subject to final approval by the District School Board of Pasco County.

r. Recreation and Open Space

(1) The acreage designated for open space within Connerton is set forth in Table 2 as 2,678.5 acres. The eighty (80) acre district park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County district park as the same is described in the referenced master plan. Connerton will also have at least one (1) golf course and related infrastructure. The eighty (80) acre district park must be dedicated to Pasco County or to a CDD if approved by Pasco County prior to the initiation of the remainder of Phase 1. The location of the eighty (80) acre district park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

(2) The eighty (80) acre district park to be dedicated to Pasco County, or if approved by Pasco County to a CDD, may include jurisdictional wetlands as a part of the parks resources provided however, in no event can the eighty (80) acre district park have less than eighty (80) upland acres, exclusive for wetland setbacks suitable for development and utilization as a County district park. The land to accommodate the eighty (80) acre district park shall be dedicated no later than the recordation of the plat for the second VAP. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer. If the eighty (80) acre park site is incorporated into a CDD, then the site shall be excluded from the said CDD prior to dedication to the County. If the developer makes capital facility contributions or constructs park facilities, such as ball fields and the like, then the developer may be eligible for impact fee credits, provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

(3) The Developer shall convey at no cost to Pasco County real property for use as a regional park. The real property shall be eighty (80) acres of developable uplands. The property shall be located as generally depicted on the approved MPUD Master Planned Unit Development master development plan for Village II. In addition, the Developer shall construct direct access to the regional park via a public roadway prior to or concurrent with the construction of roadways for Neighborhood I of Village II. The regional park shall not be opened to the public until such time as a paved, public roadway is completed to the site.

If the protection of isolated, jurisdictional wetlands is ultimately required or the Developer is otherwise unable to obtain permits to comply with the below provisions concerning demucking of the site and this results in less than eighty (80) acres of upland parkland, the Developer shall be required to

reimburse the County Fifty Thousand and 00/100 Dollars ($50,000.00) for each acre under-eighty (80) developable upland acres.

The Developer must provide an interconnection between the regional park site and the SWFWMD property subject to SWFWMD approval.

The Developer, subject to final permit approval from the SWFWMD and ACOE, will be required to demuck, fill, and mitigate the four (4) one (1) acre Category III wetlands prior to or concurrent with construction plan approval of the 1,300th residential unit within the Connerton DRI or prior to December 31, 2010, whichever comes first.

The eighty (80) acre regional park site (inclusive of the demucked, filled, and mitigated wetland areas) must be dedicated to the County prior to the first preliminary plat above 1,300 residential units in the Connerton DRI or by July 31, 2011, whichever comes first. The final dedication of lands for the eighty (80) acre regional park site to Pasco County shall be contingent upon receipt of soil samples supporting the assumption that the proposed eighty (80) acre park site is comprised of at least eighty (80) acres of developable uplands. The commitment of the Developer to undergo wetland-related permitting, as described above, will require Pasco County, as the property owner, to provide property owner authorization related to such permitting activity. Such authorizations, as described above, shall be granted when requested in a timely manner.

(4) Prior to the initiation of development within each village, a VAP will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of five (5) percent of the useable acres within each village center must be developed as parks and/or open space.

(5) Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

(6) Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open-space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first annual report following each phase or subphase approval.

(7) Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the village, town center, or employment center area plans, those open space uses shall be restricted to remain as an active or passive, recreational open space amenity unless otherwise approved by the Board of County Commissioners consistent with the requirements of 380.06(19), F.S.

(8) All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

s. Health Care/Police/Fire

(1) Pasco County shall provide fire, police, and EMS service to the development. The Developer shall be required to dedicate no more than ten (10) buildable acres within the town center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of fire, EMS, Sheriff, and/or library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of village, town center, and employment center area plans.

(2) Connerton shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of Building Permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered will be supplied with sprinkler systems and that functioning fire hydrants in sufficient number and appropriate locations to accommodate the firefighting operations will be provided.

t. Housing

(1) The Developer has completed an Affordable Housing Analysis for the nonresidential component of Connerton and determined that the existing housing supply is adequate to meet the anticipated approved portion of Phase I demand for very-low, low-, and moderate-income housing units.

(2) Specific approval of the remainder of Phases I, II, and III is conditioned on further Section 380.06(6), F.S., review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to the said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the project, or within an area proximate (as determined by the approved methodology), the DO shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048, FAC.

u. General Conditions

(1) Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with Rule 9J-2.0252, FAC. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, FAC.

(2) Should the Developer divest himself of all interest in the project prior to the expiration of this DO, the Developer shall designate the successor entity to be responsible for preparation of the annual report and compliance with applicable requirements of this Amended and Restated DO.

(3) If there is an internal conflict between the provision(s) of this DO, then the more stringent provision(s) shall prevail.

(4) In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the Developer shall be required to pay the said fee pursuant to that ordinance/resolution.

6. Procedures

a. Annual Reports

(1) Monitoring of Connerton by the County shall be the responsibility of the County Administrator or his designee at the time of annual report submittal.

(2) The Developer shall provide to the County an annual report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

(3) The Developer shall provide an annual report on the required form to the Development Services Branch, TBRPC, and FDCA on the anniversary date of final adoption of the original DO; i.e., September 17, 2000, and every year thereafter during the term of this Amended and Restated DO. The contents of the annual report shall meet the requirements of Section 380.06(18), F.S., and shall include all additional data and information as required in this Amended and Restated DO.

(4) If the annual report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Amended and Restated DO. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of Building Permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), F.S., as amended, until a public hearing has been held pursuant to Section 380.06(19), F.S., as amended, to determine if a substantial deviation has occurred.

(5) In addition to the required elements of the annual report, the Developer shall include:

(a) The cumulative number of units developed through the land use tradeoff mechanism.

(b) The cumulative number of units (dwelling units by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed, and occupied.

(c) A synopsis of all DRI and zoning amendments.

(d) A synopsis of ownership (major parcels).

(e) A list of DRI/DO and zoning conditions of approval met by the Developer.

(f) A copy of any village, town center, or employment center area plan approved during the reporting period and an analysis of how the approved plan meets all of the applicable NT (New Town) criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by Conditions No. 5.d.(5) and 5.d.(6) above commencing with the first annual report following the issuance of final plat or final plan approval for the 2,000th residential unit.

b. Amendments/Substantial Deviations

(1) Proposed or necessary changes to the Amended and Restated DO or departures from the approvals set forth in this Amended and Restated DO must undergo a review by the Board of County Commissioners. Application to amend any provision of this Amended and Restated DO shall be made on the required form (NOPC to a Previously Approved DRI) and shall be provided by the Developer to the TBRPC, FDCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), F.S., as amended, prior to implementation of such changes.

(2) Any amendment to the NT (New Town) Future Land Use Map classification and/or implementing objectives and policies as contained in the adopted Future Land Use Element of the Comprehensive Plan shall be subject to a substantial deviation determination.

c. Notice of Adoption

(1) A notice of adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.

(2) The Clerk of the Board of County Commissioners shall return eight (8) signed and certified copies of this Amended and Restated DO and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the FDCA and TBRPC, and to attorneys of record of these proceedings.

7. Severability

a. If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remainder of the resolution shall be construed as not having contained the section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

8. This resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this 22ND day of March, 2005.

(SEAL)

ATTEST:

JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

PAT MULIERI, Ed.D., CHAIRMAN

APPROVED

MAR 22 2005

By: _____

_____
Print

Its _____
Title

WITNESSES:

_____

_____

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF PAGE(S) 1-87 OF 87 PAGES OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 28th of March, 2005
JED PITTMAN, CLERK TO THE BOARD
BY: Sandra Bailer / Deputy Clerk D.C.

EXHIBITS

A	ADA*, Sufficiency Response*, Traffic Appendices*, and Groundwater-Quality Monitoring Program*
A-1	Amended Map H
B	TBRPC Final Report* and NOPC Report*
C-1	Legal Description of Revised DRI Boundary
C-2	Legal Description of Parcel "B" being removed from the DRI
C-3	Legal Description of Village Area I
C-4	Legal Description of Village Area II
D	Developer's Commitments
E	New Town Comprehensive Plan Provisions
F	Potential Regionally Significant Resources*
G	Figure 2 (Revised May 2003) Village I Wildlife Corridors and Crossings
*	These exhibits are not attached but are incorporated by reference into the DO. Copies are on file at the Pasco County Growth Management Department.

EXHIBIT D

DEVELOPER COMMITMENTS
DRI NO. 233
CONNERTON

PASCO COUNTY

The following are Developer commitments set forth in the Application for Development Approval (ADA), three Sufficiency Responses ("SR1", "SR2," and "SR3") as amended to be consistent with the original development order (DO). These commitments shall be honored by the Developer, except as they may be superseded by specific terms of the Amended and Restated DO and/or Policies or Objectives of the NT (New Town) Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the Connerton Master Development Plan for schools and other public-service facilities (SR2, Page 12).

2. The location of public facilities will be governed and regulated by the goals, policies, objectives, and specific development standards adopted by Pasco County for village, town center, and village center development (SR1, Page 9-3) (amended).

3. Development of villages, village centers, town center, employment center, and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, the Southwest Florida Water Management District (SWFWMD), Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP), Environmental Protection Agency (EPA), and other applicable regulatory agencies that commonly issue development permits and approvals (SR1, Page 9-4).

4. Development within Connerton will be required to be more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing (ADA, Page 10-2).

5. At build-out, the new town will contain nine villages around a central town center, with an employment center providing additional employment (ADA, Page 10-3).

6. Villages will range from 300 to 1,000 acres and be composed of five or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the village will include complete and integrated neighborhoods and a village center. The village must have useable open space in the form of squares, greens, and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development or other physical separation. Local and collector streets, pedestrian paths, and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the village center, other villages, and town center (ADA, Page 10-3).

7. Village centers will contain a mix of uses, including residential, commercial, and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods (ADA, Page 10-3).

8. A town center will be developed in support of the villages in Connerton (ADA, Page 10-3).

9. The town center will contain an educational campus, a central Pasco County government center, a hospital-medical complex, and higher density residential development. The town center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian, and bicycle path systems provided within individual villages (ADA, Page 10-3) (amended).

10. A 120-acre educational campus will be centrally located within Connerton (ADA, Page 10-3) (amended).

11. Connerton will also contain a designated employment center. The employment center will have access to U.S. 41 while providing internal access to the villages and town center (ADA, Page 10-3).

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan (ADA, Page 10-4) (amended).

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation (ADA, Page 10-4).

14. An estimated 45 percent of the project total will remain in a natural state (ADA, Page 10-5).

15. A community serving park will be provided near the town center on the Ridge Road Extension. Each village will provide neighborhood serving recreational opportunities and facilities (ADA, Page 10-5).

16. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, village center, other villages, town center, and employment center (ADA, Page 10-5).

17. At build-out, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial (ADA, Page 10-5).

18. Three 18-hole golf courses, over 175 acres as a district park, and neighborhood parks within each village will provide active recreational opportunities for Connerton residents (ADA, Page 10-5).

19. Parking will be governed by the Pasco County Land Development Code at the time the VAP is prepared (SR1, Page 10-2).

20. The provisions of the NT (New Town) Comprehensive Plan Amendment, coupled with the DO conditions, will provide assurance that the concept is implemented (SR1, Page 10-13).

21. Detailed area plans for new town components will be prepared and reviewed for compliance with plan policies and standards, Land Development Code requirements, as well as with applicable DO conditions (SR1, Page 10-13).

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a village (SR1, Page 10-12).

23. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, to the village center, other villages, town center, and employment center (SR1, Page 10-12).

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the village road layouts (SR1, Page 10-12).

25. These policies will be applicable to development in all Future Land Use categories, including the proposed NT (New Town) classification (SR1, Page 10-12).

26. Internal roadway design will consider wildlife movement in corridors (SR1, Page 10-12).

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD Planned Unit Development zoning request for the preliminary site plan (SR1, Page 10-12).

28. The village center boundaries will be determined in the future and in conjunction with the specific site planning of each village (SR1, Page 10-13) (amended).

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), village centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning, and other regulatory agency requirements to receive site plan approvals by Pasco County (SR1, Page 10-13).

30. Specific site planning issues, such as setbacks, buffers, building, and local street location, etc., will be addressed at the time of site design for each individual village (SR1, Page 10-13).

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of Connerton and will not be undertaken or permitted by the Applicant (ADA, Page 12-24).

2. Many of the existing pine trees in Connerton will be preserved in the postdevelopment stage and much of the most desirable habitat has been set aside in the upland/wetland preserves (ADA, Page 12-25).

3. The vast upland/wetland preserve system, golf courses, and wetland buffers on site will provide an assurance of continued suitable habitat for this species: Southeastern American Kestrel, after development (ADA, Page 12-27).

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted, and the appropriate measures implemented to preserve the habitat (SR1, Page 12-1).

5. At the time that easement dedication language is developed, the Florida Fish and Wildlife Conservation Commission (FFWCC) will be consulted as to its then current recommendation for habitat-management activities that can be pursued coincident with a conservation easement (SR1, Page 12-2).

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in Connerton (SR1, Page 12-8).

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate listed species within the development or to mitigate for them (SR1, Page 12-9).

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts (ADA, Page 13-2).

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in Connerton's evolution, and this will be the primary method of mitigating wetland impacts associated with the development plan (ADA, Page 13-3).

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for (ADA, Page 13-3) (amended).

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface-water collection system will be the first mitigation option that will be investigated during the design of each village in Connerton (ADA, Page 13-3).

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (BMP) (required by the agencies) and the provision of wetland buffers consisting of native plant communities (ADA, Page 13-5).

6. Any minor discrepancy in ADA mapping will be resolved prior to development (SR1, Page 13-1).

7. If additional wetland impacts become necessary during preparation of the village area town center or employment center plans, they will be presented with full justification to the appropriate agencies as permit applications (SR1, Page 13-2) (amended).

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials and informational signage (SR1, Page 13-3) (amended).

9. Future jurisdictional determinations performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands (SR1, Page 13-4).

10. This information will then be used in the final design and of Connerton's infrastructure and building development (SR1, Page 13-4).

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved, also as part of permit applications (SR1, Page 13-4).

12. Wetland encroachments and site planning details will be further identified at the permitting stage (SR1, Page 13-7).

WATER QUALITY

1. The requirements of Chapter 17-25, FAC, for stormwater treatment will be met by using accepted methods, including 1) creation of wetland systems and construction of littoral zones to be vegetated by

aquatic species and 2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater-management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake (ADA, Page 14-3).

2. Accepted engineering practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate (ADA, Page 14-4).

3. Water-quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water-quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas (ADA, Page 14-4).

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater-management ponds (ADA, Page 14-4).

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review (ADA, Page 14-4).

6. On-site surface waters within Connerton will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas (ADA, Page 14-4).

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area (ADA, Page 15-2).

2. Stormwater runoff throughout the project will be managed through an appropriate master drainage plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways (ADA, Page 15-3).

3. Buildings will be constructed on compacted fill material with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation (ADA, Page 15-3).

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies (ADA, Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site (SR1, Page 15-1).

6. Any proposed development in Connerton will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same State, regional, and local regulations governing floodplain encroachment (SR1, Page 15-2).

7. Future verification to determine the extent of the floodplain limits is required (SR1, Page 15-3).

FLOODPLAINS/DISASTER PREPAREDNESS

Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance (SR1, Page 16-1).

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the Connerton development (ADA, Page 17-4).

2. The current permitted pumping quantities will not be exceeded (ADA, Page 17-4).

3. Specific provisions detailing Developer and County responsibilities will be set forth in a future service agreement as required by Pasco County codes and ordinances (ADA, Page 17-4).

4. The members of the Connerton community will be encouraged to practice water conservation in both residential and nonresidential development (ADA, Page 17-5).

5. Any business owner/operator locating within Connerton will be required to comply with all applicable local, State, and Federal regulatory and licensing criteria (ADA, Page 18-2).

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a ten-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence (ADA, Page 19-1).

2. The proposed stormwater-management system will incorporate several forms of detention/retention in accordance with the requirements of Chapters 40D-4 and 40D-40, FAC, including created wetland systems, lakes, and retention/detention ponds (ADA, Page 19-1).

3. The 24-hour, 25-year-peak discharge rate from system outfalls will be regulated by the SWFWMD to control postdevelopment discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria (ADA, Page 19-2) (amended).

4. The requirements of Chapter 17-25, FAC, for stormwater will be met using accepted methods as required by the permitting agencies (ADA, Page 19-2) (amended).

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area (ADA, Page 19-3) (amended).

6. Storage facilities will provide attenuation of the postdevelopment to maintain the predevelopment levels in accordance with the SWFWMD design criteria (ADA, Page 19-3) (amended).

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems. The Developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development (ADA, Page 19-4).

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable Federal and State laws, will have distinct and specific safety policies and plans for its employees and customers (ADA, Page 20-4).

2. Any businesses locating within the Connerton development which may produce hazardous waste will be required to comply with all Federal, State, and local regulations contained in the Code of Federal Regulations, Title 40, Parts 260 to 270, and the State regulations contained in the Administrative Code, Chapters 17-30 and 17-31, FAC (ADA, Page 20-4).

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ("U" and "C") (SR1, Page 21-3).

2. The applicant will consider dedication of right-of-way to accommodate future expansions of U.S. 41, S.R. 52, and Ehren Road (C.R. 583) at the time road improvement projects are advanced for transportation funding (SR1, Page 21-25).

3. When each VAP is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan Amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent villages and the town center (SR1, Page 21-6).

AIR QUALITY

The design of parking facilities and ingress and egress for vehicles will be such that queuing and related carbon monoxide "hot spots" will be avoided (ADA, Page 22-1).

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50 percent of the total site. Included in this acreage are areas identified on Connerton's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park, and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various villages and within the town and village centers (ADA, Page 26-1) (amended).

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the Connerton community (ADA, Page 26-1).

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels (ADA, Page 26-1).

4. Bicycle paths, pedestrian walks, and nature trails will contribute to a system of fully connected routes from individual neighborhoods to other villages as well as town and village centers (ADA, Page 26-1).

5. Small, neighborhood-sized recreational areas will be developed in conjunction with individual villages (ADA, Page 26-1).

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developer. These preserve lands will be maintained by the entity owning them (ADA, Page 26-2) (amended).

7. At the appropriate time, the applicant will meet all applicable County land development regulations, including those governing County park standards and design (SR1, Page 26-2) (amended).

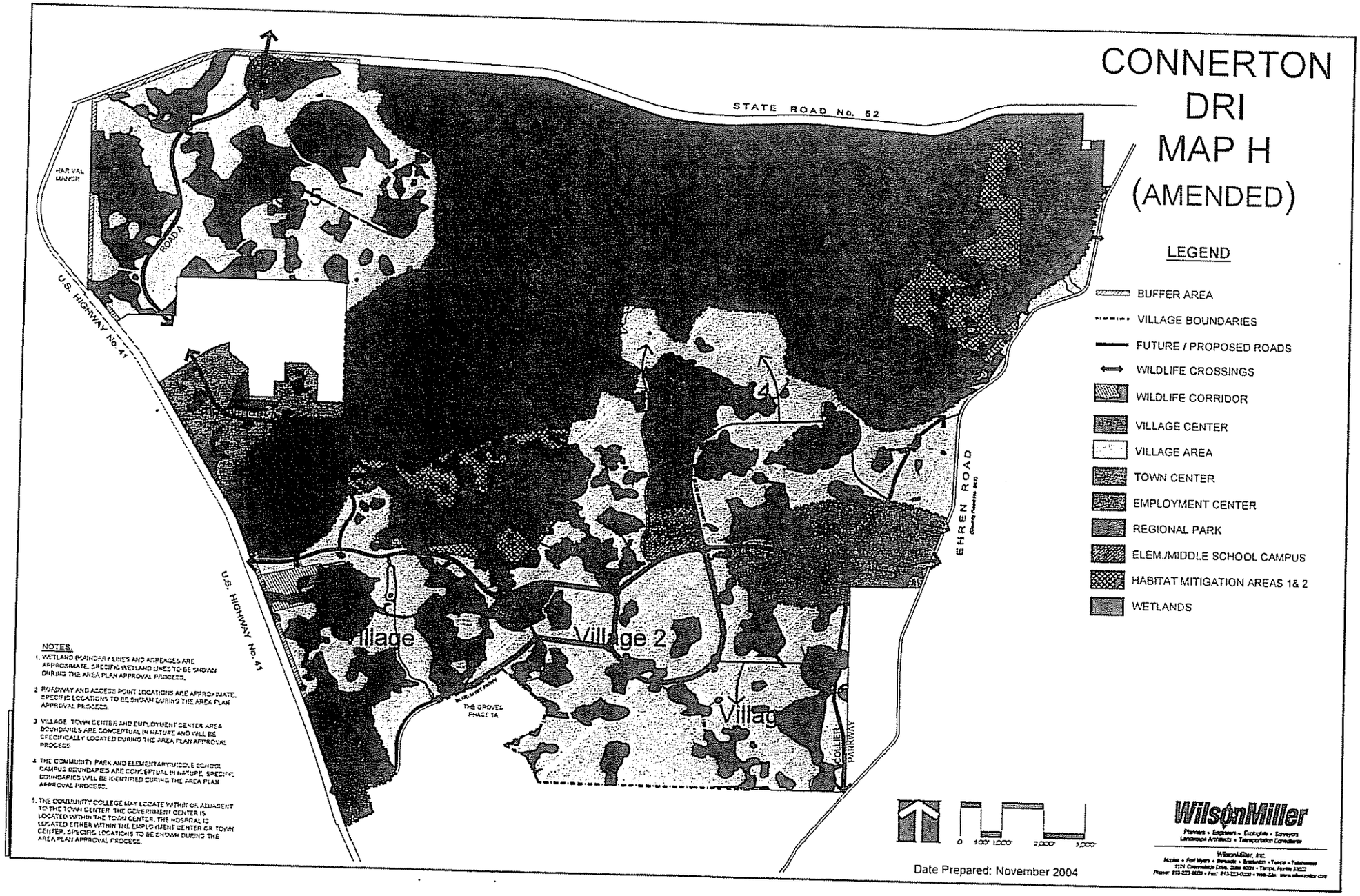
EDUCATION

Connerton's development plans will include three school sites: two 20-acre sites to be used for elementary schools, and one 30-acre site to be used for a middle school (ADA, Page 27-1).

Insert Exhibit E
New Town Comprehensive Plan

Exhibit A-1
Amended Map H
Connerton DRI

CONNERTON DRI MAP H (AMENDED)



NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE MAY LOCATE WITHIN OR ADJACENT TO THE TOWN CENTER. THE GOVERNMENT CENTER IS LOCATED WITHIN THE TOWN CENTER. THE HOSPITAL IS LOCATED EITHER WITHIN THE EMPLOYMENT CENTER OR TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

Exhibit C-1
Legal Description of Revised DRI Boundary
Connerton DRI

Exhibit 2
CONNERTON NEW TOWN DRI BOUNDARY
11-19-03

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No.

45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54"

(chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve; 17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12

feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98 feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING.**

Containing 7877.174 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: A parcel of land lying in Section 36, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25, also being the

Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, S.89°29'00"E., 1320.77 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the North boundary of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36, continue S.89°29'00"E., 1320.77 feet to the **POINT OF BEGINNING.**

Containing 80.937 acres, more or less.

And less and except the following Parcel"B" Part 1 and 2

Parcel "B"
CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART I
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the **POINT OF BEGINNING**; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence

N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING.**

Containing 171.332 acres, more or less.

CONNERTON - S.W.F.W.M.D. DISTRICT PRESERVE PART II
(REVISION 14)

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses:
1) N.21°37'19"W., 830.88 feet to a point of curvature;
2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency;
3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet;

thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28°26"W., 229.07 feet; 3) N.88°49'39"E.,

234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W.,

1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the **POINT OF BEGINNING.**

Containing 2809.693 acres, more or less.

ALTOGETHER containing 4815.209 acres, more or less.

Exhibit C-3

Legal Description of Village Area I

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the **POINT OF BEGINNING**; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 feet along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the **POINT OF BEGINNING**.

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

Exhibit C-4
Legal Description for Village II
Connerton DRI

CONNERTON
VILLAGE TWO

DESCRIPTION: A parcel of land lying in Sections 23, 24, 25 and 26, Township 25 South, Range 18 East, and Sections 19 and 30, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 25, for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 25, N.89°29'55"W., 1320.84 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25, N.89°28'35"W., 1320.81 feet to the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 25, N.89°27'57"W., 1320.57 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence N.26°39'38"W., 740.55 feet; thence N.64°26'20"W., 629.71 feet; thence N.62°51'49"E., 1014.97 feet; thence N.20°32'44"E., 550.68; thence N.50°16'30"W., 1534.72 feet; thence S.55°39'08"W., 811.16 feet; thence S.65°13'49"W., 1058.84 feet; thence N.24°46'11"W., 145.00 feet; thence N.65°13'49"E., 788.88 feet; thence N.35°54'10"E., 857.06 feet; thence NORTH, 1344.00 feet; thence N.49°03'00"W., 1933.00 feet to a point on a curve; thence Westerly, 575.35 feet along the arc of a curve to the left having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing N.85°25'30"W., 575.18 feet); thence N.02°12'00"E., 170.00 feet to a point on a curve; thence Easterly, 967.92 feet along the arc of said curve to the right having a radius of 7110.00 feet and a central angle of 07°48'00" (chord bearing S.83°54'00"E., 967.18 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence N.32°11'37"E., 621.01 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.54°25'49"W., 924.48 feet; thence N.12°50'00"E., 600.00

feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence S.80°35'16"E., 79.07 feet to a point on a curve; thence Southerly, 168.38 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 15°18'47" (chord bearing S.17°04'07"W., 167.88 feet) to a point of reverse curvature; thence Southerly, 386.91 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 38°53'31" (chord bearing S.05°16'46"W., 379.53 feet) to a point of tangency; thence S.14°10'00"E., 880.00 feet to a point of curvature; thence Southerly, 329.87 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 30°00'00" (chord bearing S.00°50'00"W., 326.11 feet) to a point of tangency; thence S.15°50'00"W., 150.00 feet to a point of curvature; thence Southerly, 422.70 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 20°42'00" (chord bearing S.05°29'00"W., 420.41 feet) to a point of tangency; thence S.04°52'00"E., 600.47 feet to a point of curvature; thence Southerly, 330.60 feet along the arc of a curve to the right having a radius of 530.00 feet and a central angle of 35°44'24" (chord bearing S.13°00'12"W., 325.27 feet) to a point of reverse curvature; thence Southerly, 548.02 feet along the arc of a curve to the left having a radius of 470.00 feet and a central angle of 66°48'24" (chord bearing S.02°31'48"E., 517.50 feet) to a point of tangency; thence S.35°56'00"E., 215.65 feet to a point of curvature; thence Easterly, 38.68 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°39'22" (chord bearing S.80°15'41"E., 34.94 feet) to a point of reverse curvature; thence Easterly, 1177.88 feet along the arc of a curve to the right having a radius of 2320.00 feet and a central angle of 29°05'22" (chord bearing N.69°57'19"E., 1165.27 feet) to a point of tangency; thence N.84°30'00"E., 98.95 feet to a point of curvature; thence Easterly, 30.28 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 30.10 feet) to a point of compound curvature; thence Northeasterly, 48.72 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 46.82 feet) to a point of compound curvature; thence Northerly, 30.28 feet along the arc of a curve to the left having a radius of

80.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 30.10 feet); thence N.75°18'00"E., 120.00 feet to a point on a curve; thence Southeasterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.37°29'11"E., 61.97 feet) to a point of reverse curvature; thence Southeasterly, 12.87 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 06°08'46" (chord bearing S.57°12'00"E., 12.87 feet) to a point of reverse curvature; thence Easterly, 63.63 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 45°34'23" (chord bearing S.76°54'49"E., 61.97 feet); thence S.09°42'00"E., 120.00 feet to a point on a curve; thence Southwesterly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.60°50'51"W., 53.28 feet) to a point of compound curvature; thence Southwesterly, 10.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 17°11'24" (chord bearing S.32°48'00"W., 10.46 feet) to a point of compound curvature; thence Southerly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.04°45'09"W., 53.28 feet) to a point of tangency; thence S.14°42'00"E., 1816.20 feet to a point of curvature; thence Southerly, 884.99 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 40°14'35" (chord bearing S.05°25'18"W., 866.91 feet) to a point of reverse curvature; thence Southerly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.04°19'35"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 204.79 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 97°46'52" (chord bearing S.32°00'00"W., 180.83 feet) to a point of reverse curvature; thence Southwesterly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.59°40'25"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 869.60 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 39°32'35" (chord bearing S.58°13'42"W., 852.44 feet) to a point of tangency; thence S.78°00'00"W., 221.38 feet; thence S.39°26'15"E., 1053.61 feet; thence S.12°09'53"E., 442.32 feet; thence S.47°48'01"E., 1546.92 feet; thence S.00°11'38"W., 419.17

feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1478.31 feet to the **POINT OF BEGINNING.**

Containing 947.954 acres, more or less.

CNT-CT-002
P:\Connerton\CTON-VILLAGE2-DS
JMG

January 26, 2004

EXHIBIT D

DEVELOPER COMMITMENTS
DRI NO. 233
CONNERTON

PASCO COUNTY

The following are Developer commitments set forth in the Application for Development Approval (ADA), three Sufficiency Responses ("SR1", "SR2," and "SR3") as amended to be consistent with the original development order (DO). These commitments shall be honored by the Developer, except as they may be superseded by specific terms of the Amended and Restated DO and/or Policies or Objectives of the NT (New Town) Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the Connerton Master Development Plan for schools and other public-service facilities (SR2, Page 12).

2. The location of public facilities will be governed and regulated by the goals, policies, objectives, and specific development standards adopted by Pasco County for village, town center, and village center development (SR1, Page 9-3) (amended).

3. Development of villages, village centers, town center, employment center, and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, the Southwest Florida Water Management District (SWFWMD), Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP), Environmental Protection Agency (EPA), and other applicable regulatory agencies that commonly issue development permits and approvals (SR1, Page 9-4).

4. Development within Connerton will be required to be more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing (ADA, Page 10-2).

5. At build-out, the new town will contain nine villages around a central town center, with an employment center providing additional employment (ADA, Page 10-3).

6. Villages will range from 300 to 1,000 acres and be composed of five or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the village will include complete and integrated neighborhoods and a village center. The village must have useable open space in the form of squares, greens, and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development or other physical separation. Local and collector streets, pedestrian paths, and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the village center, other villages, and town center (ADA, Page 10-3).

7. Village centers will contain a mix of uses, including residential, commercial, and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods (ADA, Page 10-3).

8. A town center will be developed in support of the villages in Connerton (ADA, Page 10-3).

9. The town center will contain an educational campus, a central Pasco County government center, a hospital-medical complex, and higher density residential development. The town center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian, and bicycle path systems provided within individual villages (ADA, Page 10-3) (amended).

10. A 120-acre educational campus will be centrally located within Connerton (ADA, Page 10-3) (amended).

11. Connerton will also contain a designated employment center. The employment center will have access to U.S. 41 while providing internal access to the villages and town center (ADA, Page 10-3).

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan (ADA, Page 10-4) (amended).

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation (ADA, Page 10-4).

14. An estimated 45 percent of the project total will remain in a natural state (ADA, Page 10-5).

15. A community serving park will be provided near the town center on the Ridge Road Extension. Each village will provide neighborhood serving recreational opportunities and facilities (ADA, Page 10-5).

16. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, village center, other villages, town center, and employment center (ADA, Page 10-5).

17. At build-out, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial (ADA, Page 10-5).

18. Three 18-hole golf courses, over 175 acres as a district park, and neighborhood parks within each village will provide active recreational opportunities for Connerton residents (ADA, Page 10-5).

19. Parking will be governed by the Pasco County Land Development Code at the time the VAP is prepared (SR1, Page 10-2).

20. The provisions of the NT (New Town) Comprehensive Plan Amendment, coupled with the DO conditions, will provide assurance that the concept is implemented (SR1, Page 10-13).

21. Detailed area plans for new town components will be prepared and reviewed for compliance with plan policies and standards, Land Development Code requirements, as well as with applicable DO conditions (SR1, Page 10-13).

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a village (SR1, Page 10-12).

23. Pedestrian paths and bicycle trails will be required in the design of each village to ensure that neighborhoods are connected to other neighborhoods, to the village center, other villages, town center, and employment center (SR1, Page 10-12).

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the village road layouts (SR1, Page 10-12).

25. These policies will be applicable to development in all Future Land Use categories, including the proposed NT (New Town) classification (SR1, Page 10-12).

26. Internal roadway design will consider wildlife movement in corridors (SR1, Page 10-12).

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD Planned Unit Development zoning request for the preliminary site plan (SR1, Page 10-12).

28. The village center boundaries will be determined in the future and in conjunction with the specific site planning of each village (SR1, Page 10-13) (amended).

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), village centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning, and other regulatory agency requirements to receive site plan approvals by Pasco County (SR1, Page 10-13).

30. Specific site planning issues, such as setbacks, buffers, building, and local street location, etc., will be addressed at the time of site design for each individual village (SR1, Page 10-13).

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of Connerton and will not be undertaken or permitted by the Applicant (ADA, Page 12-24).

2. Many of the existing pine trees in Connerton will be preserved in the postdevelopment stage and much of the most desirable habitat has been set aside in the upland/wetland preserves (ADA, Page 12-25).

3. The vast upland/wetland preserve system, golf courses, and wetland buffers on site will provide an assurance of continued suitable habitat for this species: Southeastern American Kestrel, after development (ADA, Page 12-27).

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted, and the appropriate measures implemented to preserve the habitat (SR1, Page 12-1).

5. At the time that easement dedication language is developed, the Florida Fish and Wildlife Conservation Commission (FFWCC) will be consulted as to its then current recommendation for habitat-management activities that can be pursued coincident with a conservation easement (SR1, Page 12-2).

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in Connerton (SR1, Page 12-8).

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate listed species within the development or to mitigate for them (SR1, Page 12-9).

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts (ADA, Page 13-2).

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in Connerton's evolution, and this will be the primary method of mitigating wetland impacts associated with the development plan (ADA, Page 13-3).

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for (ADA, Page 13-3) (amended).

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface-water collection system will be the first mitigation option that will be investigated during the design of each village in Connerton (ADA, Page 13-3).

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (BMP) (required by the agencies) and the provision of wetland buffers consisting of native plant communities (ADA, Page 13-5).

6. Any minor discrepancy in ADA mapping will be resolved prior to development (SR1, Page 13-1).

7. If additional wetland impacts become necessary during preparation of the village area town center or employment center plans, they will be presented with full justification to the appropriate agencies as permit applications (SR1, Page 13-2) (amended).

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials and informational signage (SR1, Page 13-3) (amended).

9. Future jurisdictional determinations performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands (SR1, Page 13-4).

10. This information will then be used in the final design and of Connerton's infrastructure and building development (SR1, Page 13-4).

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved, also as part of permit applications (SR1, Page 13-4).

12. Wetland encroachments and site planning details will be further identified at the permitting stage (SR1, Page 13-7).

WATER QUALITY

1. The requirements of Chapter 17-25, FAC, for stormwater treatment will be met by using accepted methods, including 1) creation of wetland systems and construction of littoral zones to be vegetated by

aquatic species and 2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater-management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake (ADA, Page 14-3).

2. Accepted engineering practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate (ADA, Page 14-4).

3. Water-quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water-quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas (ADA, Page 14-4).

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater-management ponds (ADA, Page 14-4).

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review (ADA, Page 14-4).

6. On-site surface waters within Connerton will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas (ADA, Page 14-4).

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area (ADA, Page 15-2).

2. Stormwater runoff throughout the project will be managed through an appropriate master drainage plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways (ADA, Page 15-3).

3. Buildings will be constructed on compacted fill material with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation (ADA, Page 15-3).

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies (ADA, Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site (SR1, Page 15-1).

6. Any proposed development in Connerton will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same State, regional, and local regulations governing floodplain encroachment (SR1, Page 15-2).

7. Future verification to determine the extent of the floodplain limits is required (SR1, Page 15-3).

FLOODPLAINS/DISASTER PREPAREDNESS

Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance (SR1, Page 16-1).

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the Connerton development (ADA, Page 17-4).

2. The current permitted pumping quantities will not be exceeded (ADA, Page 17-4).

3. Specific provisions detailing Developer and County responsibilities will be set forth in a future service agreement as required by Pasco County codes and ordinances (ADA, Page 17-4).

4. The members of the Connerton community will be encouraged to practice water conservation in both residential and nonresidential development (ADA, Page 17-5).

5. Any business owner/operator locating within Connerton will be required to comply with all applicable local, State, and Federal regulatory and licensing criteria (ADA, Page 18-2).

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a ten-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence (ADA, Page 19-1).

2. The proposed stormwater-management system will incorporate several forms of detention/retention in accordance with the requirements of Chapters 40D-4 and 40D-40, FAC, including created wetland systems, lakes, and retention/detention ponds (ADA, Page 19-1).

3. The 24-hour, 25-year-peak discharge rate from system outfalls will be regulated by the SWFWMD to control postdevelopment discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria (ADA, Page 19-2) (amended).

4. The requirements of Chapter 17-25, FAC, for stormwater will be met using accepted methods as required by the permitting agencies (ADA, Page 19-2) (amended).

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area (ADA, Page 19-3) (amended).

6. Storage facilities will provide attenuation of the postdevelopment to maintain the predevelopment levels in accordance with the SWFWMD design criteria (ADA, Page 19-3) (amended).

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems. The Developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development (ADA, Page 19-4).

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable Federal and State laws, will have distinct and specific safety policies and plans for its employees and customers (ADA, Page 20-4).

2. Any businesses locating within the Connerton development which may produce hazardous waste will be required to comply with all Federal, State, and local regulations contained in the Code of Federal Regulations, Title 40, Parts 260 to 270, and the State regulations contained in the Administrative Code, Chapters 17-30 and 17-31, FAC (ADA, Page 20-4).

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ("U" and "C") (SR1, Page 21-3).

2. The applicant will consider dedication of right-of-way to accommodate future expansions of U.S. 41, S.R. 52, and Ehren Road (C.R. 583) at the time road improvement projects are advanced for transportation funding (SR1, Page 21-25).

3. When each VAP is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan Amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent villages and the town center (SR1, Page 21-6).

AIR QUALITY

The design of parking facilities and ingress and egress for vehicles will be such that queuing and related carbon monoxide "hot spots" will be avoided (ADA, Page 22-1).

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50 percent of the total site. Included in this acreage are areas identified on Connerton's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park, and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various villages and within the town and village centers (ADA, Page 26-1) (amended).

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the Connerton community (ADA, Page 26-1).

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels (ADA, Page 26-1).

4. Bicycle paths, pedestrian walks, and nature trails will contribute to a system of fully connected routes from individual neighborhoods to other villages as well as town and village centers (ADA, Page 26-1).

5. Small, neighborhood-sized recreational areas will be developed in conjunction with individual villages (ADA, Page 26-1).

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developed_____?. These preserve lands will be maintained by the entity owning them (ADA, Page 26-2) (amended).

7. At the appropriate time, the applicant will meet all applicable County land development regulations, including those governing County park standards and design (SR1, Page 26-2) (amended).

EDUCATION

Connerton's development plans will include three school sites: two 20-acre sites to be used for elementary schools, and one 30-acre site to be used for a middle school (ADA, Page 27-1).

Insert Exhibit E
New Town Comprehensive Plan

Insert Exhibit E
New Town Comprehensive Plan

OBJECTIVE 8.5 Implement policies which ensure that development within the NT (New Town) will be:

- Compact, discouraging urban sprawl, and building a sense of place and community.
- Mixed use, providing a greater variety of uses closer to home and work.
- Pedestrian oriented, reducing reliance on the automobile.
- Environmentally sensitive, providing wildlife corridors and upland habitat preservation.
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Able to provide a reasonable balance between jobs and housing.

8.5.1 Require the NT (New Town) to utilize neighborhoods, villages, and village centers as building blocks around a central town center.

8.5.2 Require the implementation of the following principles and standards:

a. **Town Center Principles and Standards**

(1) A town center shall be developed in support of the villages in the NT (New Town). The purpose of the town center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base; the scale and intensity of which shall not be permitted in the villages. The town center shall be planned and located so that it has access to the major road network. The town center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.

(2) The following standards shall be used in designing the town center:

Minimum Size	171 net developable acres
Minimum Density	2.0 units/gross residential acre and 8.0 units/net residential acre
Minimum Floor Area Ratio	3.0

Land Use Mix	Minimum Land Area Required**
Residential*	15 Percent
Retail and Personal Services	20 Percent
Regional Office	20 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above the ground-floor commercial uses. Residential is capped at 40 percent. Single-family detached dwelling units are prohibited in the town center.

** Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

b. **Village Principles and Standards**

Each village must adhere to the following planning principles:

(1) Each village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and village centers.

(2) The minimum average gross density within the village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the village gross land area. The minimum average net density for all residential development within the New Town shall be four units per net residential acre.

(3) The village shall be composed of five or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space, and institutional uses.

(4) Planning for the village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the village residents.

NOTICE OF ADOPTION OF AN AMENDMENT TO THE
DEVELOPMENT ORDER FOR THE CONNERTON
DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 05-155 dated March 22, 2005 has adopted an amendment to the development order for a Development of Regional Impact known as Connerton (Resolution No. 00-252. The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibit C-1 of the development order.

A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit C-1 nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

COUNTY COMMISSIONERS (SEAL) ORGANIZED JUNE 2nd 1887 PASCO COUNTY, FLORIDA

ATTEST:

JED PITTMAN, CLERK

, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

APPROVED
MAR 2 2 2005

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF PAGE(S) 1 OF 1 PAGES OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S OFFICIAL SEAL THIS 29th of March, 2005
JED PITTMAN, CLERK TO THE BOARD
BY: Santra Bailey, Deputy Clerk D.C.

#233

PASCO COUNTY, FLORIDA

FAX	(727) 847-8084	GROWTH MANAGEMENT DEPARTMENT
DADE CITY	(352) 521-4274	WEST PASCO GOVERNMENT CENTER
LAND O' LAKES	(813) 996-7341	7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY	(727) 847-8193	NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 18, 2003

Mr. John Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702-2491

RE: Connerton - DRI No. 233, DO Amendment

Dear Mr. Meyer:

Enclosed please find a certified copy of the Connerton Development of Regional Impact (DRI) No. 233, Development Order (DO) Amendment (Resolution No. 04-42), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO amendment was approved by the Pasco County Board of County Commissioners on November 18, 2003.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Planner II

KHT/ltr/ndri233/67a(2)

Enclosure

cc: Samuel P. Steffey II, Growth Management Administrator
File

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

BY COMMISSIONER _____ RESOLUTION NO. 04-42

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ("DRI") ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380 FLORIDA STATUTES AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes, as amended, Conner Land Ltd. and Pasco County have filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as CONNERTON; and

WHEREAS, the Pasco County Board of County Commissioners (the Commission) is the governing body having jurisdiction over the review and approval of Developments of Regional Impact in accordance with Section 380.06, Florida Statutes, as amended; and

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires that approval, approval with conditions, or denial of an ADA; and,

WHEREAS, a Development Order for the CONNERTON DRI was adopted by the Commission on July 18, 2000; and

WHEREAS, Conner Land Ltd. has transferred a portion of its right, title and interest in the real property, encumbered by the CONNERTON DRI Development Order as herein set forth, to TERRABROOK CONNERTON, L.L.C. (both hereinafter referred to collectively as "Developer"); and

WHEREAS, Conner Land Ltd. has also authorized TERRABROOK CONNERTON, L.L.C. to enter into and negotiate the sale of further portion of the real property owned by Conner Land, Ltd. and encumbered by the CONNERTON DRI Development Order; and

WHEREAS, on August 12, 2003, the Board of County Commissioners adopted Resolution No. 03-224 amending and restating the Connerton DRI Development Order (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the CONNERTON DRI Development Order and to effectuate other changes; and

WHEREAS, on January 31, 2003, Conner land Ltd. Filed a notification Requesting a Change to an Approved Development Order pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the Notice of Proposed Change requested an amendment to the Development Order and Map H attached hereto, which reflects a reduction of 80.9 acres (consisting of 41.61 residential acres and 39.3 wetlands/open space acres), along with a reduction in 137 Phase 3 single family detached units; and

WHEREAS, the Notice of Proposed Change to the CONNERTON DRI Development Order, which Notice of Proposed Change (NOPC) was heard before the Commission on November 18, 2003, as required by Section 380.06(10) Florida Statutes and the changes included in the Notice of Proposed Change were approved to the CONNERTON DRI Development Order as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Commission that, in regular session, duly assembled, this 18th day of November, 2003, the Notice of Proposed Change for the CONNERTON DRI is approved with conditions as set forth in the following Amended and Restated Development Order, which is hereby adopted by the Commission:

I. GENERAL FINDINGS OF FACT

The Commission makes the following general findings of fact:

A. Conner Land, Ltd. and Pasco County have filed, in accordance with Section 380.06, Florida Statutes, as amended, an ADA for the CONNERTON DRI and associated responses to requests for additional information, collectively referred to herein as the Application.

B. The nature, type, scope, intensity, density, cost, and general impact of the proposed CONNERTON DRI, in part, are those which are summarized in Composite Exhibit A (Application for Development Approval (ADA), Sufficiency Responses, the CONNERTON Traffic Appendices and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1 through 19 of the Tampa Bay Regional Planning Council (TBRPC) DRI Final Report. Both Exhibits A, A-1, and B are incorporated into this Amended and Restated Development Order by reference. Where it is recognized a conflict exists between the terms and conditions set forth in Exhibit A and/or B to the terms and conditions set forth in this Amended and Restated Development Order, the terms and conditions of this Amended and Restated Development Order shall control.

C. The real property encompassed by the CONNERTON DRI was owned by Conner Land Ltd. and Pasco County. A portion of the land previously owned by Conner Land, Ltd. was conveyed to and is now owned by Terrabrook. A description of the real property owned by Terrabrook is attached hereto as Exhibit C-1 and incorporated herein ("Parcel A"). A portion of the land remains in the ownership of Conner Land, Ltd. and may be conveyed to others. A description of real property which may be conveyed to and owned by others is attached hereto as Exhibit C-2 and incorporated herein ("Parcel B").

D. The Pasco County Comprehensive Plan Future Land Use Map designation for the area subject to the Application is New Town. The proposed development, as modified by this Amended and Restated Development Order, is consistent with the provisions of the New Town classification and other Goals, Objectives and Policies of the Comprehensive Plan.

E. On March 15, 2000, the TBRPC found the Application sufficient for review, based on the information provided. Upon such determination, the TBRPC initiated the preparation of its DRI Final Report and advised the local government to set a date for a public hearing on the pending Application.

F. In processing the Notice of Proposed Change to the CONNERTON DRI Development Order, TBRPC reviewed the proposed changes to the Development Order as set forth in the Notice of Proposed Change and determined that the amendments and changes, as proposed, are not a substantial deviation pursuant to Section 380.06(19) Florida Statutes, and accordingly the Notice of Proposed Change should be processed as a non-substantial deviation, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the Notice of Proposed Change are incorporated into this Amended and Restated Development Order.

G. The Commission approved the CONNERTON DRI Development Order on July 18, 2000. The Commission scheduled and held a public hearing on the Notice of Proposed Change to the CONNERTON DRI Development Order as proposed by the Developer on November 18, 2003.

H. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Commission hearing to review the Notice of Proposed Change.

I. At the public hearing for the review and approval of the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the Notice of Proposed Change to the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

J. Additionally, at the public hearing on both the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

K. The Commission has received and considered the TBRPC DRI Final Report for the CONNERTON DRI Development Order as well as similar reports relative to the Notice of Proposed Change to the CONNERTON Development Order.

L. The Commission has received and considered various other reports and information relevant to the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee (DRC).

II. CONCLUSIONS OF LAW

The Commission hereby finds that the CONNERTON DRI Development Order as amended by this Amended and Restated Development Order:

A. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

B. As conditioned by this Amended and Restated Development Order, is consistent with the report and recommendation of the TBRPC.

C. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

D. Is consistent with the Pasco County Land Development Code (local land development regulations).

E. Is not in an area of critical State concern.

III. APPROVAL STIPULATION

A. Specific approval with conditions is granted for the Approved Portion of Phase I. The "Approved Portion" of Phase I includes the following:

Residential (Dus)	
Single Family Detached	2,060
Single Family Attached	1,500
Multifamily	240
Total	3,800
Retail (s.f.)	163,500
Government Center/Office (s.f.)	100,000
Industrial (s.f.)	100,000
Community College (students)	500
Golf Course (holes)	18
District Park (acres)	80

Conceptual approval with conditions is granted for the remainder of Phase I and Phases II and III. Specific approval of the remainder of Phase I and Phases II and III shall require a further amendment of this Amended and Restated Development Order after review and approval of an Application for Development Approval (ADA) limited to transportation, attendant air quality, potable and non - potable water supply and affordable housing issues, pursuant to the requirements of Section 380.06(6), Florida Statutes and the requirements of statutes and rules in effect at the time.

B. The requirements of and conditions contained in this Amended and Restated Development Order shall regulate the development of the property described in Exhibits C-1 and C-2 (legal description). Following the adoption of this Amended and Restated Development Order, all plans for development on this property shall be consistent with the conditions and restrictions recited herein. Such regulations and restrictions shall be binding upon all Developer successors in interest to the property.

In the event the County believes violation of the provisions hereof has occurred, the Development Services Branch may issue a notice of noncompliance to the Developer and recommend that the Commission establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard, and if it is determined by the Commission that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

C. All development specifically authorized by this Amended and Restated Development Order shall be carried out as described in the Application and the Notice of Proposed Change dated August 12, 2002, unless otherwise modified by the provisions hereof.

1. Adverse impacts shall be mitigated as specified in this Amended and Restated Development Order.

2. The Developer's commitments set forth in Exhibit D are superseded by the terms and conditions of this Amended and Restated Development Order.

D. Development of the Approved Portion of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated Development Order unless otherwise provided for in this Amended and Restated Development Order. Development of the Remainder of Phase I and Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases.

Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), Florida Statutes. In the event of a conflict between land development regulations and this Amended and Restated Development Order or the applicable Comprehensive Plan, the Amended and Restated Development Order or applicable Comprehensive Plan shall prevail.

E. The approved DRI as set forth in this Amended and Restated Development Order shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original Development Order (i.e., September 17, 2030), unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated Development Order have occurred or that the Amended and Restated Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

F. As provided in Chapter 190, Florida Statutes, Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the District, which are identified within this Amended and Restated Development Order. Further, any obligations of the Developer contained in this Amended and Restated Development Order may be assigned to a CDD, homeowner/property owner association or other entity approved by Pasco County. Any CDD formed pursuant to this provision shall be in conformance with Chapter 190, Florida Statutes, Uniform Community Development District Act of 1980 as amended.

G. The property is currently utilized for agricultural activities. It is understood that, while the use may cease when the DRI is built out, portions of the property will continue to be used for agricultural activities until buildout. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, Florida Statutes, is initiated in that Village, Town Center, or Employment Center.

H. Pursuant to the provisions of Section V.B. of this Amended and Restated Development Order, the Notice of Proposed Change for Village I is hereby approved. The Amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village I NOPC and is hereby approved and incorporated herein by reference.

IV. PHASING AND DURATION

A. Phasing Schedule

1. In order to facilitate the sale of Parcel B, Parcels A and B shall, upon the adoption of this Amended and Restated Development Order, have the entitlements set forth in Tables 1-B and 1-C below subject to the terms and conditions of this Amended and Restated Development Order. Upon the sale of Parcel B, the entitlements set forth in Tables 1-B and 1-C for Parcel B shall be conveyed to Buyer.

2. Notwithstanding (1) the allocation of specific entitlements to specific portions of the land within the CONNERTON DRI, and (2) the increase in Phase I entitlements for residential development, as set forth in Table 1-C below, no development shall proceed beyond that granted for the Approved Portion of Phase I as defined herein, it being understood and agreed that the Remainder of Phase I together with Phases II and III of CONNERTON are and will remain subject to review pursuant to Chapter 380, Florida Statutes, as amended, and shall require review and approval to establish conditions for continued development as hereinafter set forth.

3. Excess infrastructure capacity constructed to potentially serve Phases II and III of CONNERTON shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06 Florida Statutes.

Table 1–A
PARCEL A
LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	2,060	1,740	1,663	5,463
Single Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
TOTAL RESIDENTIAL	3,800	2,402	2,338	8,540
RETAIL	163,500	768,850	768,850	1,701,200
GOVERNMENT CENTER/OFFICE (s.f.)	100,000	334,138	709,662	1,143,800
INDUSTRIAL (s.f.)	100,000	259,500	459,500	819,000
COMMUNITY COLLEGE (Students)	500	400	500	1,400

GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 1–B

PARCEL B

LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	1,558	1,599	1,000	4,157
Single Family Attached	1,092	292	281	1,665
Multifamily	170	224	224	618
TOTAL RESIDENTIAL	2,820	2,115	1,505	6,440
RETAIL (s.f.)	37,360	175,720	175,720	388,800
GOVERNMENT CENTER/OFFICE (s.f.)	29,870	99,808	212,472	342,150
INDUSTRIAL (s.f.)	28,205	73,192	131,953	233,350

Table 1-C
TOTAL PARCELS A & B
LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached				
Parcel A	2,060	1,740	1,663	5,463
Parcel B	1,558	1,599	1,000	4,157
Total	3,618	3,339	2,663	9,620
Single Family Attached				
Parcel A	1,500	366	379	2,245
Parcel B	1,092	292	281	1,665
Total	2,592	658	660	3,910
Multifamily				
Parcel A	240	296	296	832
Parcel B	170	224	224	618
Total	410	520	520	1,450
TOTAL RESIDENTIAL	6,620	4,517	3,843	14,980
RETAIL				
Parcel A	163,500	768,850	768,850	1,701,200
Parcel B	37,360	175,720	175,720	388,800
Total	200,860	944,570	944,570	2,090,000
TOTAL RETAIL	200,860	944,578	944,570	2,090,000
GOVERNMENT CENTER/OFFICE (s.f.)				
Parcel A	100,000	334,138	709,662	1,143,800
Parcel B	29,870	99,808	212,472	342,150
Total	129,870	433,946	992,134	1,485,950
TOTAL GOVERNMENT CENTER/OFFICE	129,870	433,946	992,134	1,485,950
INDUSTRIAL (s.f.)				
Parcel A	100,000	259,500	459,500	819,000
Parcel B	28,205	73,192	131,953	233,350
Total	128,205	332,692	591,453	1,052,350
TOTAL INDUSTRIAL	128,205	332,692	591,453	1,052,350
COMMUNITY COLLEGE (Students)	500	400	500	1,400
GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 2–A

PARCEL A

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	163.9	1,143,800		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	167.0	1,701,200		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	78.0	819,000		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,446.2		8,540	An increase in dwelling units by 5% or 50 units, whichever is greater.
R.O.W./UTILITIES	291.3			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0			
INSTITUTIONAL/HOSPITAL	27.0		150 Beds	
OPEN SPACE				
Resource Areas:				
Wetlands/Mitigation	1,606.4[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf	341.2			
TOTAL OPEN SPACE	2,678.5			
TOTAL ACRES	4,931.9			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands and is within Parcel A.

Table 2–B

PARCEL B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	49.0	342,150		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	30.0	388,800		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	22.0	233,350		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,233.0		6,440	An increase in dwelling units by 5% or 50 units, whichever is greater.
OPEN SPACE				
Resource Areas:				
Wetlands/Mitigation	1,632.0			
Recreation Areas:				
Community/Neighborhood Parks	15.0			
TOTAL OPEN SPACE	1,647.0			
TOTAL ACRES	2,981.0			

Table 2–C

TOTAL PARCELS A & B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER				Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater
Parcel A	163.9	1,143,800		
Parcel B	49.0	342,150		
Total	212.9	1,485,950		
RETAIL				Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
Parcel A	167.0	1,701,200		
Parcel B	30.0	388,800		
Total	197.0	2,090,000		
INDUSTRIAL				Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
Parcel A	78.0	819,000		
Parcel B	22.0	233,350		
Total	100.0	1,052,350		
RESIDENTIAL				An increase in dwelling units by 5% or 50 units, whichever is greater.
Parcel A	1,446.2		8,540	
Parcel B	1,233.0		6,440	
Total	2,679.2		14,980	
R.O.W./UTILITIES	291.3[1]			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0[1]			
INSTITUTIONAL/HOSPITAL	27.0[1]		150 Beds	
OPEN SPACE				
Resource Areas: Wetlands/Mitigation				
Parcel A	1,606.4[2]			
Parcel B	1,632.0			
Total	3,238.4			
Habitat Mitigation Area 1	236.5[3]			
Habitat Mitigation Area 2	320.3[3]			
Lakes	79.1[1]			
OPEN SPACE (Cont.)				
Recreation Areas: Community/Neighborhood Parks				
Parcel A	95.0			
Parcel B	15.0			
Total	110.0			
Golf	341.2[1]			
OPEN SPACE TOTAL				
Parcel A	2,678.5			
Parcel B	1,647.0			
Total	4,325.5[4]			
TOTAL ACRES	7,912.9			

[1] Acreages are within Parcel A
[2] Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[3] This acreage includes wetlands and uplands and is within Parcel A.
[4] Open Space equals the total of all lands in the subcategories of Resource Areas and Recreation Areas. Resource Areas equal 3,913.6 acres. Recreation Areas equal 451.2 acres.

B. Duration

1. This Development Order shall become effective concurrent with the effective date of the comprehensive plan amendment to change the land use designation of the CONNERTON site to New Town. Pursuant to Section 163.3189(2)(a), F.S., the comprehensive plan amendment shall not become effective until the state land planning agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

2. The duration of the Development Order shall be a period of thirty (30) years from the effective date of the original Development Order (i.e., September 17, 2030). The effective period may be extended by the Commission upon a showing of good cause and as provided by statutes. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Commencement of Development

If physical development of CONNERTON has not commenced within five (5) years of the effective date of the original Development Order (i.e., September 17, 2005), the Commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section VI.B.1 hereof, whether the delay represents a Substantial Deviation from the Amended and Restated Development Order. For purpose of the Amended and Restated Development Order, "commencement of development" shall mean approval of any Area Plan and the commencement of development of infrastructure, roadways or vertical development unless otherwise defined and approved by Pasco County.

D. Buildout of Phases and Project

Buildout dates of each phase and the entire Project shall be as of December 31st of each of the years listed on Table 1-A, B and C above.

E. EAR Based Amendments

EAR Based Amendments refer to those comprehensive plan amendments adopted in 1999.

V. SPECIFIC CONDITIONS

A. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the Project consists of the approximate acres, housing units, square footages and land uses as described in Tables 1-A, B and C and the acres, housing units,

square footages and land uses described approximately in Columns A through D of Tables 2-A, B and C. The Approved Portion of Phase I of the Project is approved subject to the conditions found within this Amended and Restated Development Order.

B. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific Village, Town Center, or Employment Center Area Plan as required by Comprehensive Plan Policies 8.6.1 through 8.6.4 contained in Exhibit E (Area Plans). The specific approval of each Area Plan for Villages, Town Center, or Employment Center is subject to additional agency review through the submittal of a Notification of Proposed Change, pursuant to Section 380.06, F.S. The Section 380.06 review of said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Department of State, Division of Historical Resources and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each Area Plan. A modification to Map H shall be provided identifying general development land uses, preservation and wetland areas within the Area Plan. Development of the community college campus and/or public uses within the Government Center may be developed prior to the completion of the Town Center Area Plan; provided the limited review described above for wetlands, listed species and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed, is completed and submitted for agency review pursuant to Section 380.06, F.S.

C. Land Use Exchange

1. In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County (e.g., EDU tables, solid waste generation factors, etc.). The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to DCA and TBRPC and the use thereof shall be reported in the next Annual Report.

   The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3
Land Use Equivalency Matrix*
(Revised)

From	Res SF	Res MF	Res 9**	Industrial	Gov't/Office	Retail *
Res SF (du)	1	1.32 du/du	2.43 du/du	725 sf/du	141 sf/du	1,004 sf/du
Res MF (du)	0.76 du/du	1	1.84 du/du	549 sf/du	107 sf/du	759 sf/du
Res Ret (du)**	0.41 du/du	0.54 du/du	1	298 sf/du	58 sf/du	413 sf/du
Industrial (ksf)	0	0	0	1	0.194 sf/sf	1.383 sf/sf
Gov't. (ksf)	0	0	0	5.15 sf/sf	1	7.125 sf/sf
Retail (ksf)*	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column, where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 x 298), 59,600 square feet of industrial land uses could be gained from the trade.

2. In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

3. Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to Notice of Proposed Change as required by Section 380.06(19), Florida Statutes, which approval shall not be withheld for mere acceleration of phases if otherwise there is compliance with the terms of the Amended and Restated Development Order. Any departure in project buildout from the phasing schedule set forth in the Amended and Restated Development Order shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), Florida Statutes.

4. The amounts of residential, retail, office and industrial uses shown in Tables 2-A, B and C above within the Project can be exchanged to allow flexibility in the exact land use mix shown in Columns B, C, and D of Tables 2-A, B and C, above, and within each individual phase shown in Tables 1-A, B and C, provided that the following conditions are satisfied:

   (a) No land use category in the final Project shall contain more development than that reflected in Tables 2-A, B and C Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Tables 2-A, B and C shall not be reduced by the Developer below the amounts set forth in Tables 2-A, B and C, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of Retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of Office/Government Center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of Industrial.

(g) Notwithstanding paragraphs (c), (d), (e) and (f) above, any exchange of non-residential uses in the Approved Portion of Phase 1 shall not result in a reduction of total employment generated by the originally Approved Portion of Phase 1 development mix. Any exchange of non-residential uses within the Approved Portion of Phase I, the Remainder of Phase I, and/or Phases II and/or III shall not result in a decrease of employment below that required in Conditions V.D.4. and V.D.5. of this Amended and Restated Development Order.

D. New Town Criteria

CONNERTON shall be designed and developed to meet the Objectives and be consistent with the Policies contained in the New Town provisions of the Comprehensive Plan, appended as Exhibit E, including but not limited to the following:

1. The Project shall be designed to incorporate Villages, a Town Center, and an Employment Center, consistent with Policy 8.5.1.

2. The Project shall provide a mix of uses as prescribed in Policy 8.5.2.

3. The Project shall provide internal connectivity between the Town Center, individual Villages, and the Employment Center through design of the collector street system, bicycle, and pedestrian facilities.

4. At buildout, 1.3 jobs per household shall be available within 0 to 5 miles of the Project.

5. No additional residential units shall receive final plat or final plan approval until an amount of non-residential development has been constructed within the project or within one mile of the project, which will provide:

(a) After the issuance of final plats and/or commercial site plan approval for the 2000th residential unit:

0.024 jobs per retirement unit (must be deed restricted)
0.24 jobs per non-retirement unit

(b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted)
0.50 jobs per non-retirement unit

(c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

0.10 jobs per retirement unit (must be deed restricted)
1.0 jobs per non-retirement unit

Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of non-residential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a) through (c) above. The Developer must submit information which is specific as to type of business or industry (i.e. retail/office/industrial) and provide a map showing the location of each non-residential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within 12 months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250 sq. ft. of Office = 1 job
500 sq. ft. of Retail = 1 job
500 sq. ft. of Industrial = 1 job
1,000 sq. ft. of Warehouse = 1 job

If an actual survey of existing non-residential is utilized, the documentation must include information on the name of the business, the date of and the name, address and phone number of the individual supplying the information.

The required documentation or survey results must be provided to the Florida Department of Community Affairs (FDCA), TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated Development Order. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated Development Order shall be amended to address the issue.

6. In order to assure that adequate land is available for the development of non-residential uses (i.e. retail, office/government and industrial/warehouse land uses) within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted non-residential uses (the "non-residential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the non-residential set aside lands within the Village Centers or the Town Center consistent with the New Town Policies 8.5.2 (1) b. and (3) b., as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the non-residential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition V.D.5 above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area w/ 50% FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the non-residential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated Development Order and requests the MPUD zoning to allow for the development of each Village, the Employment Center and the Town Center.

Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the non-residential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the non-residential set aside.

The non-residential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within Village Centers and the Employment Center must be provided.

(i) Within the Village Centers, a total of 25 net developable acres but not less than 3 net developable acres each;

(ii) Within the Employment Center, a total of 72 net developable acres, but not less than 60 net developable acres; and

(iii) Within the Town Center, 72 net developable acres.

The non-residential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to assure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the non-residential set aside that would seek to either reduce the total acres to be set aside for non-residential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions V.C.1 through V.C.4 to convert office or industrial to retail shall not be initiated or applied for by the developer (or any other landowner within the DRI) until after August 12, 2018 or until after 8,677 jobs have been created consistent with the requirements in section V.D.5 above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in V.D.5 (a) through (c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

E. Water Quality and Drainage

1. Development of CONNERTON shall not lower Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Comprehensive Plan and Land Development Code.

2. A homeowners/property owners association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. Said entity shall be identified prior to approval of the final construction plans for any such facility. Further, said entity shall be identified and listed in the next Annual Report after the approval of the final construction plans.

3. Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

4. The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including but not limited to ground penetrating radar and test borings to help determine specific design considerations.

   In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the Southwest Florida Water Management District (SWFWMD) implement stormwater design and management techniques such as the following:

   - lining stormwater ponds with a clay layer or synthetic liner;
   - designing shallower ponds;
   - ensuring that ponds and swales are properly grassed;
   - setting a maximum depth for stormwater storage;

- maintaining a minimum distance between pond bottoms and the top of the limerock; and
- implementation of a more site specific groundwater quality monitoring system.

5. The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

   (a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, F.A.C., and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

   (b) Best management practices for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

6. The Developer shall construct its stormwater retention/detention systems, according to state and local regulations, including, without limitation, SWFWMD's design requirements. In addition, the Developer shall, comply with the following design requirements:

   (a) All swales shall be fully vegetated and operational.

   (b) Dry stormwater retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

   (c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each Annual Report.

   (d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The Annual Report shall include any such problems and the necessary repairs or modifications to remedy them, as well as

what repairs or modifications to the system have been undertaken since the previous Annual Report.

7. To reduce the volume of stormwater runoff generated:

(a) Pervious areas (including golf courses, open space, and recreational areas) throughout the Development shall be:

1) Residential – 40% minimum pervious area

2) Commercial – 25% minimum pervious area in the aggregate not less than forty percent (40%) of the total land area of CONNERTON. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the Development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

8. Landscape design and maintenance in the residential, ACLF, and multifamily areas of the Development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods.

9. The Developer shall formulate guidelines and practices for the maintenance of CONNERTON golf courses that address the limited use of herbicides, pesticides, and fertilizers and include best management practices and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

1) The Developer prepares and submits an Integrated Pest Management Plan (IPMP) to the County, and the County

approved the same. The IPMP may be included in and reviewed with the Environmental Management Plan hereinafter described.

2) The County shall have 30 days after receipt of an IPMP to approve or disapprove it. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and, at a minimum shall include the following provisions:

1) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands and sinkhole areas and to prevent pesticide applications to these areas.

2) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

3) USDA-NRCS Soil Pesticide Interaction Rating guide shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

4) All fertilizer shall be a minimum of 30% slow release.

(c) The Developer shall design, construct and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification thereunder, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf course superintendent to manage the golf courses who is licensed by the state to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in non-play areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed and operated for maximum water use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include: (a) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs and common areas separately irrigated, (b) low-volume irrigation system components, (c) high-frequency irrigation areas limited to tees and greens, (d) rain sensors with automatic rain shutoff devices and (e) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, non-potable water supply wells (if available), and stormwater recharge areas.

10. Planning and development of CONNERTON shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area.

11. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The Developer shall

develop a surface water quality monitoring program to be incorporated into Village, Town Center or Employment Center Area Plans. Monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project buildout. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring and reporting, shall be subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.

(b) All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/Florida Department of Environmental Protection (EPA/FDEP) quality control standards and requirements.

(c) The surface water-quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the subbasin shall cease until the violation is corrected.

12. A groundwater quality monitoring program developed in coordination with FDEP and the SWFWMD shall include the parameters, methodology and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. Said program shall be submitted to FDEP, SWFWMD for review and Pasco County for approval and shall be included in the Environmental Management Plan as hereinafter described, the next annual report and added as an exhibit to the Amended and Restated Development Order during the NOPC for Village Area Plan Number 2. The groundwater quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project buildout. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of

and implemented by the Developer as part of the reclaimed water permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State ground water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. The ground water quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

13. Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and the SWFWMD and adopt one or more of the following procedures as determined to be appropriate by the County and the SWFWMD:

    (a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities;
    (b) Take immediate measures to ensure no surface water drains into the affected areas;
    (c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area;
    (d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision;
    (e) Use geotextile materials in the backfilling operation, if appropriate;
    (f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay or karst connection; and/or
    (g) If the affected area is in the vicinity of a stormwater detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

F. <u>Wellfield Protection</u>

1. All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

G. <u>Environmental Management Plan, Wildlife and Uplands Management</u>

1. The Developer will prepare an Environmental Management Plan ("EMP"). The Developer will submit the EMP to the TBRPC, and the SWFWMD for

review and to Pasco County for approval not later than the date upon which the Developer submits its NOPC for Village Area Plan Number 2. The EMP shall incorporate by reference permits obtained by the Developer from one or more of the SWFWMD, the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Army Corps of Engineers (ACOE), or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within CONNERTON. Site development related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit or harassment of species classified as Endangered, Threatened or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands shall be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

2. Area Plans for Villages, the Town Center and Employment Center shall include specific limits of wetlands pursuant to Chapter 66-340 FAC and wetland delineation surveys to be conducted in coordination with SWFWMD and other regulatory agencies as may be appropriate.

3. In order to protect the natural values of preserved/conserved wetland and upland areas, within CONNERTON, the EMP shall address, but not be limited to, the following matters:

   (a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes and gopher tortoises and their state listed commensals.

   (b) Provide for the regular monitoring of target wildlife populations.

   (c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for Villages, the Town Center and Employment Center.

   (d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with SWFWMD, the ACOE and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The Annual Report required by law in connection with the reporting of progress under the Amended and Restated Development Order shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, the ACOE, the FFWCC or the USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

4. Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or the ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high water elevations shall be substantially maintained.

5. Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated Development Order, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

6. All mitigation areas and littoral shelves within CONNERTON shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration, as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each Annual Report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

7. Wetland recreation areas shall not be located in designated on-site upland habitat preserves.

8. It is recognized that unavoidable losses to wetland resources will occur within CONNERTON and such losses will be offset and compensated for through restoration, enhancement, creation or preservation of wetlands within CONNERTON, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and the ACOE permits to be obtained shall be used in implementing such mitigation requirements.

9. Upland and Wetland Preserve Areas. Upland and Wetland Preserve Areas are located within CONNERTON and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, the ACOE and Pasco County. The Upland and Wetland Preserve Areas are lands within CONNERTON that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by Conservation Easements or other similar devices acceptable to the SWFWMD, the ACOE and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bike-ways, elevated board walks and like kind uses authorized by the SWFWMD, the ACOE and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to Upland/Wetland Preserve Areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas and maintenance of these facilities will be in accordance with protocols established in the EMP and permits authorizing such activities.

10. Habitat Mitigation Areas I and II. The Developer will set aside approximately 556 ± acres within CONNERTON as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat management activities targeted to the Florida Scrub Jay, the Gopher Tortoise, wetland mitigation and water infiltration and Stormwater detention. The areas are depicted on Map "H" and identified as the "Habitat Mitigation Area I" and "Habitat Mitigation Area II". Both Habitat Mitigation Area I and Habitat Mitigation Area II shall be preserved from future development through a recorded Conservation Easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that

traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and Stormwater detention ponds together with required support infrastructure such as pipes, pumps and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and water infiltration and Stormwater detention ponds and related infrastructure.

11. All Upland and Wetland Preserve Areas, and Habitat Mitigation Areas I and II located in CONNERTON will be administered and managed by a HOA or a Chapter 190 Florida Statutes, Community Development District consistent with the EMP. Such entity shall have the power to assess and lien property owners within CONNERTON for the purpose of insuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of CONNERTON. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the state and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the state and/or Federal Agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Area I and II.

H. Floodplain/Disaster Preparedness

1. Elevation for all habitable structures shall be at, or above, a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at, or above, floodplain elevations as identified in the Pasco County Land Development Code.

2. No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

I. Vegetation and Wildlife

1. The area depicted on Map "H" and designated as Parcel "A" consists of approximately 5000 (+ or -) acres of wetlands and uplands. The area depicted on Map "H" and designated as Parcel B consists of approximately 3000 (+ or -) acres of wetlands and uplands.

2. The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within CONNERTON that are designed to provide: (1) additional green space in association with golf courses and wetland buffers; (2) transit and forage pathways for listed species; and (3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch and the J.B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy 8.4.2, 8.61, 8.62, 8.63, and 8.6.4 contained in Exhibit "E". Any proposal to modify the Upland/Wetland Preserve Areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the management and enhancement of Preserve, Wildlife Habitat, and Wildlife Corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity, and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

3. Internal Wildlife Corridors shall be provided as required in the New Town provisions of the Comprehensive Plan, as set forth in the EMP. Wildlife Corridors shall remain free of structures inhibiting animal migration such as fences and buildings, unless said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species, through those areas designated as such within CONNERTON.

4. Wildlife Crossings

(a) Wildlife Crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Blvd., Road W (Employment Center Rd.), and the extension of Collier Parkway north of Connerton Blvd.

(b) The Connerton Blvd. and Road W crossings shall incorporate a Wildlife Crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

- Minimum of 10 feet in height or no less than 8 feet of clearance and 12 feet in width;
- At or above seasonal high water;
- Incorporates vegetation extending from the Wildlife Crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the Wildlife Crossing and provides for appropriate cover;
- Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway; and
- Includes cover under the Wildlife Crossing to provide safe hiding areas for small wildlife (such as rabbits, rodents, and amphibians) using the crossing that might be subject to predation by larger species (such as raccoons or bobcats). Such cover will extend across no more than 2 ft of the Wildlife Crossing at surface level and may consist of any combination of natural materials (such as logs or stones) or effective substitutes that will provide the needed cover.

(c) Developer agrees that if any federal, state, regional or local agency having regulatory authority over wildlife crossings determines that the crossings on the Road W (Employment Center Road) should be of a larger size or greater number, Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that the Road W (Employment Center Road) be designed, engineered, constructed and maintained so that indigenous wildlife will have unobstructed passage from one side of the Road W (Employment Center Road) to the other in suitable locations and, where appropriate, that hydrologic connectivity is

maintained to preserve the surface flow of water from one side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and, prior to construction, shall be submitted to the FDEP (Office of Environment Services) and the FFWCC for review, and to Pasco County for approval.

(e) Wildlife Crossing Signs in locations and numbers approved by Pasco County and SWFWMD shall be provided along Connerton Blvd., Road W (Employment Center Rd.); and the extension of Collier Parkway north of Connerton Blvd. at the time the crossings are constructed. Wildlife Crossing Signs shall also be provided along Connerton Blvd. where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within 50' of any Wildlife Crossing.

5. A Wildlife Corridor shall be provided within Village 1 as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD Preserve north of Connerton Blvd. and the proposed wildlife corridor west of US 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to: passive recreation areas and activities (passive parks; paved pedestrian and bicycle trails); and, landscaping as may be needed to implement this condition and Condition 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of 30 ft. wide at the entry to the crossing and will expand to a minimum of 100 ft. wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open

vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses (such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.) and wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs (such as *Serenoa repens* and/or *Myrica cerifera*) and/or trees (such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp.). The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

6. In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any Village Area Plan, the Town Center, or the Employment Center, then the proposed changes shall be submitted for review contemporaneously with the submission of the Village Area Plan NOPC.

7. Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(s) shall be incorporated into the EMP and the various Area Plans. If changes are made to any Area Plan that are inconsistent with the EMP, then the Area Plan affected shall undergo Section 380.06 Florida Statutes review in accordance with condition V.B. above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, F.A.C., are observed, mitigation measures pursuant to Rule 9J-2.041, F.A.C., shall be incorporated into the development order authorizing development of a Village, the Town Center, or Employment Center.

8. In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, the USFWS and Pasco County for the conservation of the same.

9. The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within CONNERTON, preserved representative tracts of all major natural upland

and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

10. Open Space within CONNERTON shall be defined to include Recreational Areas and Resource Areas. Approximately 4,365 acres within Parcels A and B as shown on Tables 2-A, B and C shall be dedicated to the Open Space System within CONNERTON. Within the Open Space System approximately 451.2 acres will be dedicated to Recreational Areas or uses, including, but not limited to passive parks with picnic areas, playgrounds, tot lots; sports parks and golf courses. Approximately 3874.3 acres within the Open Space system will be dedicated as Resource Areas that include lakes and areas set aside for ecological preservation, enhancement or restoration. These areas will include both wetlands and uplands. Areas set aside within Resource Areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration and operation.

11. Developer or its designee shall periodically provide information to residents, businesses and the Community College regarding the function and value of the Upland/Wetland Preserves, Wildlife Corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above referenced information to the aforementioned groups, this information will be provided in an Annual Report.

12. Lands identified within the EMP or in any permits issued by any state or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H", such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d) Florida Statutes and shall be presumed not to be a substantial deviation.

13. Within 30 days of the approval of this NOPC, the developer shall provide a legal description of the Wildlife Corridor located within Village 1 of the Connerton DRI to County Biologist for approval. Within 30 days of the approval of this NOPC, the developer shall provide to the County and the SWFWMD for their approval the conservation easement documents prior to their recording by the developer. The conservation easement on the Wildlife Corridor shall be in favor of the County. Within 30 days of the approval of the language of the conservation easement, the developer

shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The developer and its assigns shall comply with Section 704.06, Florida Statutes. The developer shall convey the Wildlife Corridor to the Connerton mandatory homeowner's association (HOA) or Community Development District (CDD) by recorded deed. Maintenance of the Wildlife Corridors shall be the responsibility of the HOA or CDD. The developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the Wildlife Corridor within 30 days of such conveyance and assignment of such maintenance responsibilities.

J. Historical and Archaeological Sites

1. Prior to initiation of any project related land clearing or ground disturbing activities within any Village, the Town Center, or Employment Center in CONNERTON, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, F.A.C., and forwarded to the DHR and TBRPC for review. A survey for each Village, the Town Center or Employment Center must be completed and submitted prior to approval of the Area Plan for that Village, the Town Center or Employment Center.

2. Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the Division of Historic Resources to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, F.A.C., The Amended and Restated Development Order shall be amended to incorporate any required mitigation consistent with 1A-46 F.A.C. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to requirements of the Land Development Code.

K. Land

1. Best management practices to reduce soil erosion and fugitive dust, as referenced on Page 15-3 and 15-4 of the ADA, shall be implemented.

2. Prior to commencing development, the Developer shall provide the Pasco County Survey/Engineering Services Department with two pair of Global Positioning Satellite (GPS) control points with twenty-four (24) -hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (F.A.C. 21HH-6). All GPS points shall be installed per F.A.C. 21HH-6.

L. Air Quality

1. Specific approval of the Remainder of Phase I and Phases II and III of CONNERTON, as proposed in the Application, shall be contingent upon Chapter 380.06(6), Florida Statutes, as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Paragraph III.A. above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air quality impacts are identified as being caused by traffic generated by CONNERTON, this Amended and Restated Development Order shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

2. Best management practices, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

M. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

1. Water, wastewater, and reclaimed water services will be provided by Pasco County, in accordance with Chapter 110 of the Pasco County Code of Ordinances, as amended. The Developer shall construct all water, reclaimed water and wastewater facilities within the development to Pasco County standards, current when application is made for connection, in accordance with an approved Master Utility Plan and any utility service agreement(s) for CONNERTON.

2. Development of CONNERTON shall not lower delivery of water and wastewater utility service below the acceptable Levels of Service established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the Annual Report for the year in which application for service is made.

3. CONNERTON sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by DEP.

4. An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, the FDEP, and the SWFWMD for review for the use of non-potable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each Village, Town Center and Employment Center Area Plan. The plan shall include an

implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water (i.e., water that is treated and provided through a public distribution system) shall not be used for the irrigation of common areas if other more appropriate sources are available.

5. Water saving fixtures shall be required in the project, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes), and xeriscape type landscaping shall be encouraged within the project.

6. The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances and irrigation throughout the project through the establishment of an educational program.

7. Prior to construction of any phase or subphase, assurance of adequate water supply capacity and wastewater capacity for that phase or subphase must be provided. Said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from Tampa Bay Water.

N. Solid/Hazardous/Biohazardous Waste and Recycling

1. The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

2. Development of CONNERTON shall not lower delivery of solid waste collection/disposal beyond the acceptable Levels of Services established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the Annual Report for the year in which application for service is made.

3. The Developer or his designee shall provide to businesses within the Employment Center information that:

   (a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas; and

   (b) Describes construction requirements for hazardous waste holding areas; and

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials including those listed in Rule 9J-2.044, F.A.C. If there is a significant hazardous materials usage impacts as defined in Rule 9J-2.044 F.A.C., mitigation for the impacts shall be consistent with the requirement of this rule.

4. Solid waste recycling shall be given a high priority and a specific plan shall be submitted to and approved by Pasco County to maximize solid waste recycling for all phases of and all types of development within CONNERTON.

O. Energy

1. The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

2. All CONNERTON tenants, businesses, and residents shall be encouraged- to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration;

(b) Use landscaping, building orientation and building construction and design to reduce heat gain;

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement;

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public;

(e) Institute recycling programs;

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours;

(g) Eliminate advertising requiring lighting after business hours; and

(h) Install total energy systems where cost effective.

P. Transportation

1. Specific approval is provided for the Approved Portion of Phase I of CONNERTON, as defined herein, subject to the conditions outlined in

sections 1 through 6 herein. The Remainder of Phase I and Phases II and III of CONNERTON are subject to review pursuant to Chapter 380, Florida Statutes, as amended, for the transportation impacts of each phase and shall require review and approval of an Application for Development Approval (ADA) to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for the Remainder of Phase I and Phases II and III or by the year 2012, whichever comes first. Review of the Remainder of Phase I and Phases II and III shall be consistent with the Statutes and Rules in effect at the time of the application.

2. Site Access - When roadways internal to CONNERTON (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic control devices shall be constructed.

(a) Ridge Road at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road 'T' at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Road 'T'. Initially, control Road 'T' with a "STOP" sign, and signalize when warrants are met.

(c) Road 'B' at SR 52. Construct an eastbound right-turn lane and a westbound left-turn lane on SR 52. Control Road 'B' with a "STOP" sign.

(d) Collier Parkway Extension at CR 583 (Ehren Road). Construct a northeast-bound left-turn lane and southwest-bound right-turn lane on CR 583 (Ehren Road), and a southeast-bound left-turn lane and a southeast-bound right-turn lane on Collier Parkway extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At time of the submission of the NOPC/MPUD for Village V, the developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north/south road (Road A). The exact location and alignment of the east/west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should the Approved Portion cf Phase 1 development occur in locations which require project access other than those described above in a. through d., the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the Development Order shall be amended through the 380.06(19) process.

3. Employment Center Road (aka Road W) - The Developer shall design, permit, and construct Employment Center Road (aka Road W) as follows:

a) Design and permitting of that portion of Employment Center Road from Connerton Blvd. to the entrance of Village 5 shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m. peak hour project trips within Village 5 and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, within Village 5; and

(b) That portion of Employment Center Road from Connerton Blvd. to the entrance of the Employment Center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1000 residential units within the DRI, and construction completed within 12 months of the date of commencement. In any event, Developer agrees to commence construction of that portion of said road prior to commercial site plan approval for 100,000 square feet of non-residential development within the Employment Center and complete construction within 12 months of the date of commencement.

4. Traffic Monitoring - When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from Shady Hills to US 41 and on US 41 from SR 52 to the project entrance at Road "T". When Final Plats and/or Commercial Site Plan Approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak hour project trips for Village 5, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from US 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree

upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted Level of Service, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, an annual monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that the projected number of external trips for Phase I of the Project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each Project entrance and shall continue on an annual basis through buildout of the Approved Portion of Phase 1. This monitoring program shall also verify that Project traffic volumes of Project entrances connecting to Ehren Road, US 41 and SR 52 are not exceeding 969 p.m. peak hour trips, 1,680 p.m. peak hour trips, and 258 p.m. peak hour trips, respectively. This information shall be supplied in the required Annual Report. If the Annual Report indicates the total external two-way trips exceed projected counts by more than 15%, Pasco County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. If an Annual Report is not submitted within thirty (30) days of its due date, Pasco County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S. shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the developer shall, prior to the issuance of a Final Plats and/or Commercial Site Plan Approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle trip generating characteristics of the residential components of CONNERTON. Prior to undertaking this study, the Developer shall meet with representatives of

Pasco County and the Tampa Bay Regional Planning Council to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of CONNERTON. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than 15%, the applicant shall be required to submit an NOPC to update the traffic impact analysis_and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate share calculations contained in Table 6 shall also be revised through an amendment to the Development Order as appropriate, based on the updated traffic impact analysis.

5. Impact Fee Credits - The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, Florida Statutes, and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the Ordinance and other Land Development Regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04, as amended), Pasco County hereby finds that transportation impacts resulting from CONNERTON proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with said Ordinance, as amended.

6. Access Management - Access for CONNERTON shall substantially conform to the conditions of MPUD zoning approval, as such conditions relate to median cuts and project entrances. However, in the plan approval process, the Developer may propose, and the County may approve, modifications to such access conditions provided the modifications enhance, or do not otherwise degrade, the adopted operating Level of Service of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require the FDOT's approval.

7. Mitigation Options - The following options are established for purposes of mitigating the Approved Portion of Phase I impacts. Prior to Preliminary Plan or Preliminary Site Plan approval of 1,136 single family detached residential units or equivalent land uses which will result in 959 net external p.m. peak hour trips, the Developer, at its option, shall select one or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. Further, the status of the improvements shall be included in each Annual Report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one of the options set forth below:

7.1 Option 1 Funding Commitments.

(For the purposes of this Order, funding commitments shall be as defined in Section 9J-2.045(7)1, F.A.C.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4
APPROVED PORTION OF PHASE I (2005) REQUIRED LINK IMPROVEMENTS

Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,136 single family detached residential units or a combination of residential and non-residential development that will generate 959 net external p.m. peak hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton Or U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two-lane undivided prior to construction plan approval for 1,173 net external p.m. peak hour trips, or four-lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,408 net external p.m. peak hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible for the construction of these intersection improvements. The Developer shall not receive impact fee credits or proportionate share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

Table 5
APPROVED PORTION OF PHASE I (2005) REQUIRED INTERSECTION IMPROVEMENTS

Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by MUTCD
Collier Parkway Extension/C.R. 583 (Ehren Road)	Construct NeB LT lane and SwB RT lane on C.R. 583. Construct SeB LT lane and SeB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector B	Construct EB RT lane and WB LT lane on S.R. 52.
ACRONYM LISTING: EB - East Bound WB - West Bound NB - North Bound NeB - Northeast Bound SB - South Bound SeB - Southeast Bound SwB - Southwest Bound	MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each Preliminary Plan or Preliminary Site Plan, the Developer shall submit a projection of net external PM peak hour trips anticipated to be generated by the development included in the Preliminary Plan or Preliminary Site Plan plus any development for which a Preliminary Plan or Preliminary Site Plan has been previously approved.

(a) No building permits shall be issued for more than 1,136 single family detached residential units or equivalent land uses which will result in 959 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to the Florida DOT a proportionate share contribution of $286,472 to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

(b) No building permits shall be issued for development that generates more than 1,173 net external PM peak hour trips until funding commitments are in place for either:

(1) the Collier Parkway extension from CR 583 (Ehren Road) northward to the southern boundary of CONNERTON and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from CONNERTON to CR 583 (Ehren Road) and U.S. 41, a southwest to east-bound left-turn lane on Ehren Road at Parkway Boulevard; and, if needed, signalization at the US 41/CR 583 (Ehren Road intersection); or

(2) four-laning US 41 from Tower Road to Road'T'.

Should the Developer elect to construct the Collier Parkway extension, this connection must be consistent with the Alignment shown on Map "H".

The Developer shall be entitled to apply for impact fee credit for these improvements in accordance with 4 above.

(c) No building permits shall be issued for development that generates more than 1,408 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate share contribution of $127,504 to FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

An agreement to accept proportional share payments shall be attached as an exhibit to the Development Order through an amendment and shall be in the form of either a clearly identified, executed and recorded local government development agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate.

The agreement shall require the FDOT to apply the contributed monies towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Development Order. If the contributed money is sufficient to fully construct one or more

of the required improvements, FDOT shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportional share payments have been calculated in year 2000 dollars; these amounts shall be updated at the time of payment in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), Florida Statutes, with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further building permits if the annual report shows that any of the required improvements is no longer funded as defined above.

7.2 Option 2 Proportionate Share.

The Developer may apply for a proportionate share contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S. and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate share contribution, pursuant to Section 9J-2.045, F.A.C., of those improvement projects listed in Section 6.1, for which funding remains uncommitted, provided that the proportionate share contribution is greater than or equal to the cost of any one of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway construction agreement to be entered into between the Developer, Pasco County and the responsible government agency(ies), subject to the following terms and conditions:

(a) No further building permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate share contribution until the roadway construction agreement is executed. Further, should the Developer default in

the payment of the proportionate share in accordance with the Agreement, no further building permits shall be issued until the Developer is in compliance with the Agreement.

(b) The agreement shall be in the form of either a clearly identified, executed and recorded local government development agreement, consistent with Sections 163.3220 through 163.3243, F.S.; an Interlocal Agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate share payments shall be attached as an exhibit to the Amended and Restated Development Order through a 380.06(19)e(2) amendment following the selection of this option and the execution of the Agreement at the time of the next Development Order amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated Development Order. If the contributed money is sufficient to fully construct one or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(c) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(d) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(e) The proportionate share amount is as set forth in Table 6 below. The proportionate share payment for the project shown on Table 6, in accordance with 9J-2.045(7)3, FAC, has been calculated in year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for these improvements. The proportionate share mitigates all development for the Approved Portion of Phase I. If any of the required improvements have been completed prior to Developers election to pay the proportionate share, then the

amount shall be reduced by deleting the completed road improvement from the proportionate share computation.

TABLE 6
Connerton DRI
Proportionate Share Summary
Revised 07-06-00

On	From	To	Length (miles)	Road Type		ROW Width	
				Existing	Improved	Existing	Improved
US-41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
US-41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
US-41	Spring Hill	Powell	0.84	2U	4D	100	200
US-41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	CR-583 (Ehren Road)	US-41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Const. Cost/mile	Area/ Sectio n	FDOT Price Trend	2000 Const Cost/mile	Design /Const
US-41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	CR-583 (Ehren Road)	US-41	$0.35	$820,000	Urban	1.0000	$820,000	17%
CR 583 (Ehren Rd) @ Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
US-41	Pasco/Hernando CL	Ayers Road	$774,130	$545,410	$1,759,386	$3,078,926
US-41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
US-41	Spring Hill	Powell	$433,513	$305,429	$985,256	$1,724,199
US-41	Tower Road	Collector "T"	$0	$509,049	$1,642,094	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	$639,408	$482,324	$2,837,200	$3,958,932
CR 583 (Ehren Rd) @ Pines Parkway Intersection			$0	$7,214	$42,435	$49,649

On	From	To	Service Capacity		DRI Trips	Proportionate Share	
			Existing	Improved		%	$$$
US-41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$118,145
US-41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$168,327
US-41	Spring Hill	Powell	1,320	2,510	88	7.39%	$127,504
US-41	Tower Road	Collector "T"	2,289	3,330	1,261.	100.00%	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	0	1,410	1,166	82.70%	$3,273,840
CR 583 (Ehren Rd) @ Pines Parkway Intersection						100.00%	$49,649

Improve US 41 option: $2,565,118
Connect to CR 583 (Ehren Rd) option: $3,737,464

Notes:
1. Design costs include CEI and are 31% of construction for State roads, 17% for County
2. Right of way costs for roads in Hernando Co are 44% of construction per LRTP guidance from FDOT.
3. Right of way cost for Collier Pkwy within Connerton is $0.35 per SF per owner.
4. Construction costs for State roads are from Florida DOT 1998 Transportation Costs booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, 01-10-91.
6. Above costs shall be adjusted for inflation in accordance with the Florida DOT's Price Trends Index, published periodically in their "Transportation Costs" booklet.
7. Site access improvements in Table 5 are not included in the proportionate share computation. Unless otherwise implemented, the developer will be responsible for their cost.

(f) Any delay or change of the proportionate share payment due to a change in the development schedule shall require a re-analysis of the proportionate share amount as part of any amendment to the buildout date of the development.

(g) Payment of the proportionate share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair Share Contribution for Road Improvements Ordinance. In addition, any proportionate share payments for facilities within Pasco County shall be creditable against impact fees as provided in said Ordinance and other Land Development Regulations, and as provided in P.4 above.

7.3 Option 3 Level of Service Monitoring/Modeling.

(a) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of CONNERTON, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the Development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available including the Development and surrounding area traffic counts and shall be submitted to the TBRPC, DOT, Pasco County and DCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(b) Prior to conducting the initial, and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the DCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and level of service standards in effect at the time the methodology is updated.

(c) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following:
minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills to US 41, and US 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by

the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above. Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(d) The completed TIA shall be submitted to the TBRPC and FDOT, for review and comment and to Pasco County and DCA for review and approval. If the reviewing agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County and the final determination on all other roadways shall be made by DCA.

(e) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(f) Pasco County shall not issue building permits beyond any point where levels of service ("LOS") are below the adopted peak hour LOS, as determined by the results of the TIA, and where the Development consumes 5% or greater of the adopted LOS capacity of the facility, unless the Development Order is amended to contain a binding commitment to provide the needed roadway mitigation measures/improvements consistent with Rule 9J-2.045(7).1,2.,3.,FAC. Mitigation measures/improvements shall be included in the Development Order by the filing and processing of a Notice of Proposed Change for a Development Order amendment pursuant to s.380.06(19),FS.

Q. <u>Educational Facilities</u>

1. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed which will include an assessment of the need for elementary, middle and high school facilities. If it is determined that development within a Village or adjacent Villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the Pasco County School Board and the Developer.

2. Whenever possible, school sites shall be located within the Village Center.

3. The Applicant shall coordinate with the Pasco County School Board to determine the size and location of all school sites which shall be subject to final approval by the Pasco County School Board.

R. Recreation and Open Space

1. The acreage designated for Open Space within CONNERTON is set forth in Tables 2-A, B and C as 4,364.8 acres. The 80.0-acre District Park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County District Park as the same is described in the referenced Master Plan.. CONNERTON will also have at least one golf course and related infrastructure. The 80-acre District Park must be dedicated to Pasco County or to a C.D.D. if approved by Pasco County prior to the initiation of the Remainder of Phase 1. The location of the 80-acre District Park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

2. The 80-acre District Park to be dedicated to Pasco County, or if approved by Pasco County to a C.D.D., may include jurisdictional wetlands as a part of the parks resources PROVIDED HOWEVER, in no event can the 80 acre District Park have less than 80 upland acres, exclusive for wetland setbacks suitable for development and utilization as a County District Park. The land to accommodate the 80-acre District Park shall be dedicated no later than the recordation of the plat for the second Village Area Plan. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer. If the 80-acre park site is incorporated into a C.D.D., then the site shall be excluded from said C.D.D. prior to dedication to the County. If the Developer makes capital facilities contributions or constructs park facilities such as ballfields and the like, then the Developer shall be eligible for impact fee credits provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

3. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of 5% of the useable acreage within each Village Center must be developed as parks and/or open space.

4. Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

5. Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open

space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first Annual Report following each phase or subphase approval.

6. Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the Village, Town Center or Employment Center Area Plans, those open space uses shall be restricted to remain as an active or passive recreational open space amenity unless otherwise approved by the BOCC consistent with the requirements of 380.06(19), F.S.

7. All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

S. Health Care/Police/Fire

1. Pasco County shall provide Fire, Police, and EMS service to the Development. The Developer shall be required to dedicate no more than 10 buildable acres within the Town Center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of Fire, EMS, Sheriff and/or Library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of Village, Town Center and Employment Center Area Plans.

2. CONNERTON shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of building permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered) will be supplied with sprinkler systems and that functioning fire hydrants, in sufficient number and appropriate locations to accommodate the fire fighting operations, will be provided.

T. Housing

1. The Developer has completed an Affordable Housing Analysis for the non-residential component of CONNERTON and determined that the existing housing supply is adequate to meet the anticipated Approved

Portion of Phase 1 demand for Very Low, Low and Moderate Income housing units.

2. Specific approval of the Remainder of Phase I and Phases II and III is conditioned on further Section 380.06(6) F.S. review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the Project, or within an area proximate (as determined by the approved methodology), the Development Order shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048 F.A.C.

U. General Conditions

1. Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with rule (Rule 9J-2.0252, F.A.C.). Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, F.A.C.

2. Should the Developer divest himself of all interest in the project prior to the expiration of this Development Order, the Developer shall designate the successor entity to be responsible for preparation of the Annual Report and compliance with applicable requirements of this Amended and Restated Development Order..

3. If there is an internal conflict between provision(s) of this Development Order, then the more stringent provision(s) shall prevail.

4. In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the developer shall be required to pay said fee pursuant to that ordinance/resolution.

VI. PROCEDURES

A. Annual Reports

1. Monitoring of CONNERTON by the County shall be the responsibility of the County Administrator or his designee at the time of Annual Report submittal.

2. The developer shall provide to the County an Annual Report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

3. The Developer shall provide an Annual Report on the required form to the Development Services Branches, the TBRPC, and the DCA on the anniversary date of final adoption of the original Development Order (i.e., September 17, 2000) and every year thereafter during the term of this Amended and Restated Development Order. The contents of the Annual Report shall meet the requirements of Section 380.06(18), Florida Statutes, and shall include all additional data and information, as required in this Amended and Restated Development Order.

4. If the Annual Report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Amended and Restated Development Order. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of building permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), Florida Statutes, as amended, until a public hearing has been held, pursuant to Section 380.06(19), Florida Statutes, as amended, to determine if a Substantial Deviation has occurred.

5. In addition to the required elements of the Annual Report, the Developer shall include:

   (a) The cumulative number of units developed through the land use tradeoff mechanism;

   (b) The cumulative number of units (du's by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed and occupied;

   (c) A synopsis of all DRI and zoning amendments;

   (d) A synopsis of ownership (major parcels);

   (e) A list of DRI development order and zoning conditions of approval met by the developer.

   (f) A copy of any Village, Town Center or Employment Center Area Plan approved during the reporting period and an analysis of how

the approved Plan meets all of the applicable New Town Criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by V.D.5 and V.D.6 above commencing with the first Annual Report following the issuance of final plat or final plan approval for the 2000th residential unit.

B. Amendments/Substantial Deviations

1. Proposed or necessary changes to the Amended and Restated Development Order or departures from the approvals set forth in this Amended and Restated Development Order must undergo a review by the Commission. Application to amend any provision of this Amended and Restated Development Order shall be made on the required form (Notice of a Proposed Change to a Previously Approved DRI), and shall be provided by the Developer to the TBRPC, the DCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes.

2. Any amendment to the New Town Future Land Use Map designation and/or implementing objectives and policies, as contained in the adopted Future Land Use Element of the Comprehensive Plan, shall be subject to a substantial deviation determination.

C. Notice of Adoption

1. A notice of Adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.
2. The Clerk of the Commission shall return eight (8) signed and certified copies of this Amended and Restated Development Order and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the DCA and the TBRPC, and to attorneys of record of these proceedings.

D. Severability

If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remains of the resolution shall be construed as not having contained said section, subsection, clause, or other provision, and shall not be affected by such holding.

DONE AND RESOLVED this 18th day of November, 2003.

(SEAL)

COUNTY COMMISSIONERS ORGANIZED JUNE 2nd 1887 PASCO COUNTY, FLORIDA

ATTEST:

BY: _____
CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

APPROVED
NOV 18 2003

BY: _____
CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 04-42 dated November 18, 2003, has adopted an amendment to the development order for a Development of Regional Impact known as Connerton (Resolution No. 00-252). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibits C-1, C-2, and C-3 of the development order.

A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibits C-1, C-2, and C-3 nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

COUNTY COMMISSIONERS ORGANIZED JUNE 2nd 1887 PASCO COUNTY FLORIDA

(SEAL)

ATTEST:

JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

APPROVED
NOV 18 2003

CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

ATTORNEY

gm/connerton/41

EXHIBITS

A. ADA*, Sufficiency Response*, & Traffic Appendices*

A-1. Amended Map H (revised)

B. TBRPC Final Report* and NOPC Report*

C-1. Legal Description of Parcel "A" (revised)

C-2 Legal Description of Parcel "B"

C-3 Legal Description of Village Area I

D. Developer's Commitments

E. New Town Comprehensive Plan Provisions

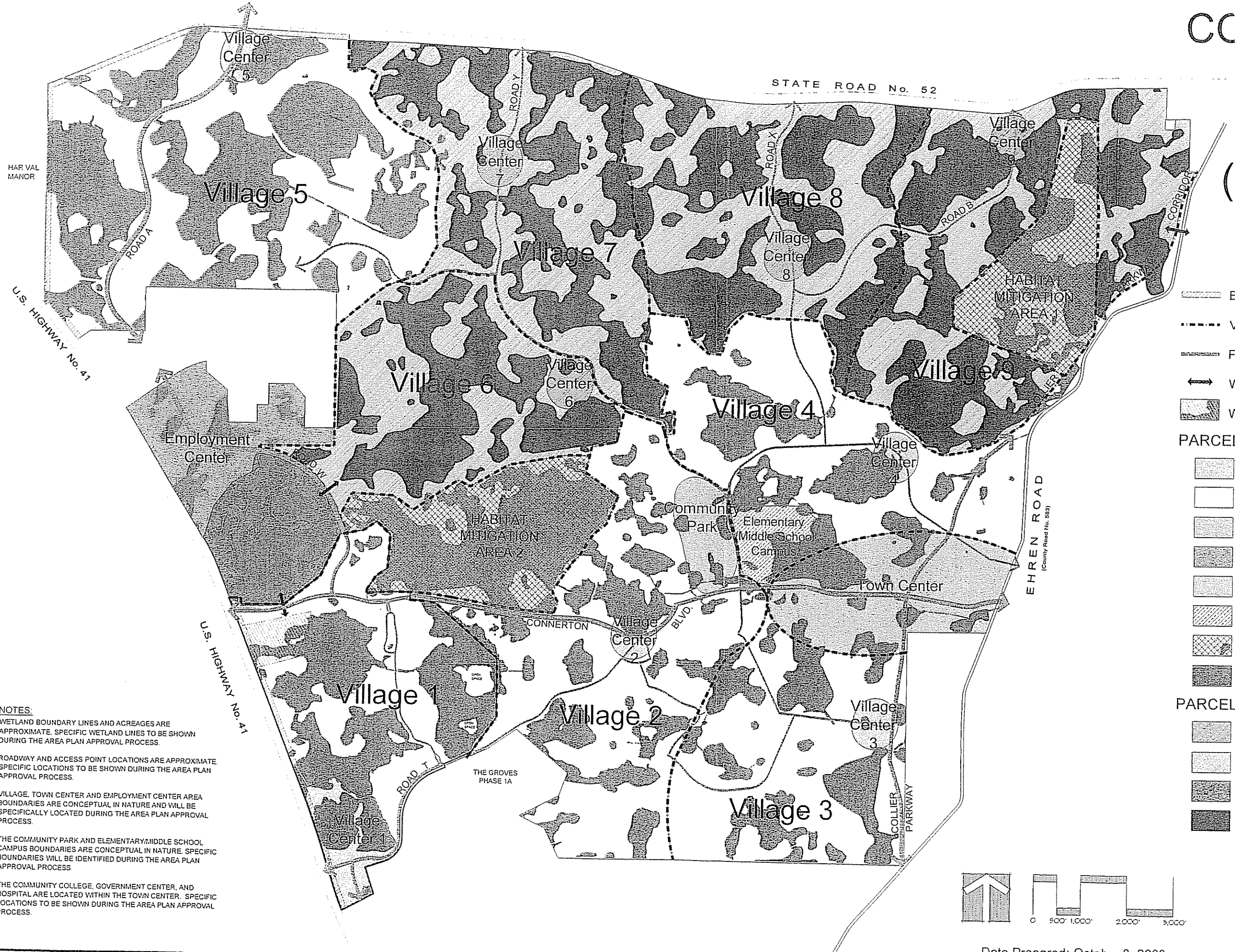
F. Potential Regionally Significant Resources*

* These exhibits are not attached but are incorporated by reference into the Development Order. Copies are on file at the Pasco County Growth Management Office.

Exhibit A – 1

Amended Map H

CONNERTON DRI MAP H (AMENDED)



LEGEND

- BUFFER AREA
- VILLAGE BOUNDARIES
- FUTURE / PROPOSED ROADS
- WILDLIFE CROSSINGS
- WILDLIFE CORRIDOR

PARCEL A

- VILLAGE CENTER
- VILLAGE AREA
- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY REGIONAL PARK
- ELEM./MIDDLE SCHOOL CAMPUS
- HABITAT MITIGATION AREA 1& 2
- WETLANDS

PARCEL B

- VILLAGE CENTER
- VILLAGE AREA
- EMPLOYMENT CENTER
- WETLANDS

NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE, GOVERNMENT CENTER, AND HOSPITAL ARE LOCATED WITHIN THE TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

Date Prepared: October 8, 2003

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Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
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Exhibit C - 1
CONNERTON

PARCEL "A"

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No.

45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54"

(chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve; 17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12

feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98 feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING**.

Containing 7877.174 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: A parcel of land lying in Section 36, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25, also being the

Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, S.89°29'00"E., 1320.77 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the North boundary of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36, continue S.89°29'00"E., 1320.77 feet to the **POINT OF BEGINNING**.

Containing 80.937 acres, more or less.

Less and except Parcel"B" Part 1 and 2 as described in Exhibit C-2

ALTOGETHER containing 4815.209 acres, more or less.

Exhibit C-2
CONNERTON DRI
Parcel "B" PART I

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the **POINT OF BEGINNING**; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING**.

Containing 171.332 acres, more or less.

TRB-CT-012
P:\Connerton\CONNERTON-SWFWMD
JMG

Revised: JMG	March 08, 2002
Revised: JMG	April 15, 2002
Revise JMG	December 10, 2002
	February 03, 2003

CONNERTON DRI
Parcel "B" PART II

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc

of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28°26"W., 229.07 feet; 3) N.88°49'39"E., 234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the

arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W., 1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the **POINT OF BEGINNING.**

Containing 2809.693 acres, more or less.

TRB-CT-012
P:\Connerton\CONNERTON-SWFWMD
JMG

	March 08, 2002
Revised: JMG	April 15, 2002
Revised: JMG	June 29, 2002
Revised: JMG	July 30, 2002
Revised: JMG	November 11, 2002
Revised JMG	February 03, 2003

Exhibit C-3

Legal Description of Village Area I

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the **POINT OF BEGINNING**; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 feet along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the **POINT OF BEGINNING.**

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

EXHIBIT "D"

DEVELOPER COMMITMENTS
DRI #233 _ CONNERTON

PASCO COUNTY
The following are developer commitments set forth in the Application for Development Approval ("ADA"), three Sufficiency Responses ("SR #1", "SR #2" and "SR #3), as amended to be consistent with the original Development Order. These commitments shall be honored by the developer, except as they may be superseded by specific terms of the Amended and Restated Development Order and/or Policies or Objectives of the "New Town" Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the CONNERTON Master Development Plan for schools and other public service facilities. (SR2/Page 12)

2. The location of public facilities will be governed and regulated by the goals, policies, objectives and specific development standards adopted by Pasco County for Village, Town Center and Village Center development. (SRI/Page 9-3) *(Amended).*

3. Development of Villages, Village Centers, Town Center, Employment Center and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, SWFWMD, ACOE, DEP, EPA and other applicable regulatory agencies that commonly issue development permits and approvals. (SRI/Page 9-4)

4. Development within CONNERTON will be required to be: more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing. (ADA/Page 10-2)

5. At buildout, the New Town will contain nine Villages around central Town Center, with an Employment Center providing additional employment. (ADA/Page 10-3)

6. Villages will range from 300 to 1,000 acres and be composed of 5 or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the Village will include complete and integrated neighborhoods and a Village Center. The Village must have useable open space in the form of squares, greens and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development, or other physical separation. Local and collector streets, pedestrian paths and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the Village Center, to other Villages, and to the Town Center. (ADA/Page 10-3)

7. Village Centers will contain a mix of uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds and other similar services designed to meet the needs of adjoining neighborhoods. (ADA/Page 10-3)

8. A Town Center will be developed in support of the Villages in CONNERTON. (ADA/Page 10-3)

9. The Town Center will contain an educational campus, a central Pasco County Government Center, a hospital-medical complex, and higher density residential development. The Town Center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian and bicycle path systems provided within individual Villages. (ADA/Page 10-3) *(Amended).*

10. A 120-acre educational campus will be centrally located within CONNERTON. (ADA/Page 10-3) *(Amended).*

11. CONNERTON will also contain a designated Employment Center. The Employment Center will have access to U.S. 41 while providing internal access to the Villages and Town Center. (ADA/Page 10-3)

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan. (ADA/Page 10-4) *(Amended).*

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation. (ADA/Page 10-4)

14. An estimated 45% of the project total will remain in a natural state. (ADA/Page 10-5)

15. A community serving park will be provided near the Town Center on the Ridge Road Extension. Each Village will provide neighborhood serving recreational opportunities and facilities. (ADA/Page 10-5)

16. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and to other Villages, the Town Center and the Employment. (ADA/Page 10-5)

17. At buildout, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial. (ADA/Page 10-5)

18. Three 18_hole golf courses, over 175 acres as District Park, and neighborhood parks within each Village will provide active recreational opportunities for CONNERTON residents. (ADA/Page 10-5)

19. Parking will be governed by the Pasco County Land Development Codes at the time the Village Area Plan (VAP) is prepared. (SRI/Page 10-2)

20. The provisions of the New Town Comprehensive Plan amendment, coupled with the Development Order conditions, will provide assurance that the concept is implemented. (SRI/Page 10-13)

21. Detailed Area Plans for New Town components will be prepared and reviewed for compliance with Plan policies and standards, Land Development Code requirements, as well as with applicable Development Order conditions. (SRI/Page 10-13)

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a Village. (SRI/Page 10-12)

23. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and other Villages, the Town Center and the Employment Center. (SRI/Page 10-12)

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the Village road layouts. (SRI/Page 10-12)

25. These policies will be applicable to development in all future land use categories including the proposed New Town classification. (SRI/Page 10-12)

26. Internal roadway design will consider wildlife movement in corridors. (SRI/Page 10-12)

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD zoning request for the Preliminary Site Plan. (SRI/Page 10-12)

28. The Village Center boundaries will be determined in the future and in conjunction with the specific site planning of each Village. (SRI/Page 10-13) *(Amended).*

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), Village Centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning and other regulatory agency requirements to receive site plan approvals by Pasco County. (SRI/Page 10-13)

30. Specific site planning issues, such as setbacks, buffers, building and local street location, etc. will be addressed at the time of site design for each individual Village. (SRI/Page 10-13)

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of CONNERTON and will not be undertaken or permitted by the Applicant. (ADA/Page 12-24)

2. Many of the existing pine trees on CONNERTON will be preserved in the post-development stage and much of the most desirable habitat has been set aside in the upland/wetland preserves. (ADA/Page 12-25)

3. The vast upland/wetland preserve system, golf courses and wetland buffers on site will provide an assurance of continued suitable habitat for this species [Southeastern American Kestrel] after development. (ADA/Page 12-27)

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted and the appropriate measures implemented to preserve the habitat. (SRI/Page 12-1)

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to their then current recommendation for habitat management activities that can be pursued coincident with a conservation easement. (SRI/Page 12-2)

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in CONNERTON. (SRI/Page 12-8)

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate for listed species within the development or to mitigate for them. (SRI/Page 12-9)

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts. (ADA/Page 13-2)

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in CONNERTON's evolution and this will be the primary method of mitigating wetland impacts associated with the development plan. (ADA/Page 13-3)

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for. (ADA/Page 13-3) *(Amended).*

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface water collection system will be the first mitigation option that will be investigated during the design of each village in CONNERTON. (ADA/Page 13-3)

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (required by the agencies) and the provision of wetland buffers consisting of native plant communities. (ADA/Page 13-5)

6. Any minor discrepancy in ADA mapping will be resolved prior to development. (SRI/Page 13-1)

7. If additional wetland impacts become necessary during preparation of Village Area Town Center or Employment Center plans, they will be presented with full justification to the appropriate agencies as permit applications. (SRI/Page 13-2) *(Amended).*

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials, and informational signage. (SRI/Page 13-3) *(Amended).*

9. Future jurisdictional determinations, performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands. (SRI/Page 13-4)

10. This information will then be used in the final design and of CONNERTON's infrastructure and building development. (SRI/Page 13-4)

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved also as part of permit applications. (SRI/Page 13-4)

12. Wetland encroachments and site planning details will be further identified at the permitting stage. (SRI/Page 13-7)

WATER QUALITY

1. The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met by using accepted methods including: (1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species; (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)

2. Accepted engineering practices will be utilized within on-site retention, detention and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate. (ADA/Page 14-4)

3. Water quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas. (ADA/Page 14-4)

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater management ponds. (ADA/Page 14-4)

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review. (ADA/Page 14-4)

6. On-site surface waters within CONNERTON will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. (ADA/Page 14-4)

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area. (ADA/Page 15-2)

2. Stormwater runoff throughout the project will be managed through an appropriate Master Drainage Plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways. (ADA/Page 15-3)

3. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation. (ADA/Page 15-3)

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies. (ADA/Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site. (SRI/Page 15-1)

6. Any proposed development in CONNERTON will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the

same state, regional and local regulations governing floodplain encroachment. (SRI/Page 15-2)

7. Future verification to determine the extent of the floodplain limits is required. (SR1/Page 15-3)

FLOODPLAINS/DISASTER PREPAREDNESS

1. Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance. (SRI/Page 16-1)

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the CONNERTON development. (ADA/Page 17-4)

2. The current permitted pumping quantities will not be exceeded. (ADA/Page 17-4)

3. Specific provisions detailing developer and County responsibilities will be set forth in a future service agreement as required by Pasco County Codes and Ordinances. (ADA/Page 17-4)

4. The members of the CONNERTON community will be encouraged to practice water conservation in both residential and non-residential development. (ADA/Page 17-5)

5. Any business owner/operator locating within CONNERTON will be required to comply with all applicable local, state and federal regulatory and licensing criteria. (ADA/Page 18-2)

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a 10-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence. (ADA/Page 19-1)

2. The proposed stormwater management system will incorporate several forms of detention/retention in accordance with the requirements of Chapter 40D-4 and 40D-40 F.A.C., including created wetland systems, lakes and retention/detention ponds. (ADA/Page 19-1)

3. The 24-hour, 25-year peak discharge rate from system outfalls will be regulated by SWFWMD to control post-development discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria. (ADA/Page 19-2) *(Amended).*

4. The requirements of Chapter 17-25 F.A.C. for stormwater will be met using accepted methods as required by the permitting agencies. (ADA/Page 19-2) *(Amended).*

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area. (ADA/Page 19-3) *(Amended).*

6. Storage facilities will provide attenuation of the post-development to maintain the pre-development levels in accordance with the SWFWMD design criteria. (ADA/Page 19-3) *(Amended).*

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems(s). The developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development. (ADA/Page 19-4)

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable federal and state laws, will have distinct and specific safety policies and plans for it's employees and customers. (ADA/Page 20-4)

2. Any businesses locating within the CONNERTON development which may produce hazardous waste will be required to comply with all federal, state and local regulations contained in the Code of Federal Regulations - Title 40, Parts 260 to 270 and the state regulations contained in the Administrative Code, Chapters 17-30 and 17-31, F.A.C. (ADA/Page 20-4)

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ["U" and "C"]. (SRI/Page 21-3)

2. The applicant will consider dedication of right-of-way to accommodate future expansions of US 41, SR 52 and Ehren Road (CR 583) at the time road improvement projects are advanced for transportation funding. (SRI/Page 21-25)

3. When each Village Area Plan is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent Villages and the Town Center. (SRI/Page 21-6)

AIR QUALITY

1. The design of parking facilities and ingress and egress for vehicles will be such that queuing and related Carbon Monoxide "hot spots" will be avoided. (ADA/Page 22-1)

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50% of the total site. Included in this acreage are areas identified on CONNERTON's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various Villages and within the Town and Village Centers. (ADA/Page 26-1)(Amended)

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the CONNERTON community. (ADA/Page 26-1)

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels. (ADA/Page 26-1)

4. Bicycle paths, pedestrian walks and nature trails will contribute to a system of fully-connected routes from individual neighborhoods to other Villages as well as the Town and Village Centers. (ADA/Page 26-1)

5. Small, neighborhood sized recreational areas will be developed in conjunction with individual villages. (ADA/Page 26-1)

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developed. These preserve lands will be maintained by the entity owning them. (ADA/Page 26-2) *(Amended).*

7. At the appropriate time, the Applicant will meet all applicable County land development regulations, including those governing County park standards and design. (SR1/Page 26-2) *(Amended).*

EDUCATION

1. CONNERTON's development plans will include three school sites; two 20-acre sites to be used for elementary schools and one 30-acre site to be used for a middle school. (ADA/Page 27-1).

Exhibit E

Pasco County Comprehensive Plan

New Town Future Land Use

New Town Classification

GOAL 8. To create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density, development pattern.

OBJECTIVE 8.1 Direct 20 percent of the growth which will occur in Pasco County between 2000 and 2015 into a centrally located urban center.

8.1.1 Adopt an NT (New Town) Future Land Use Classification which will facilitate the development of an urban center.

8.1.2 Prioritize the provision of infrastructure necessary to support the NT (New Town) through amendments to the Transportation, Infrastructure, and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County local government, Pasco County Metropolitan Planning Organization, Florida Department of Transportation, and other State agencies.

8.1.3 Develop, by the Year 2010, a Central Pasco Government Center.

OBJECTIVE 8.2 Encourage economic development while creating a functional balance between residential and nonresidential land uses as quantified in Policy 8.2.1.

8.2.1 Require that the NT (New Town) provide a minimum of 1.3 jobs per household within a five-mile radius.

8.2.2 Require the phasing of residential development within the NT (New Town) to ensure the coordination of jobs and housing.

OBJECTIVE 8.3 Reduce reliance on the automobile as the primary mode of transportation for NT (New Town) residents.

8.3.1 Require a mix of land uses within close proximity to work and home as specified in Policy 8.5.2.

8.3.2 Develop, by the Year 2010, a Central Pasco Government Center to meet the needs of NT (New Town) residents.

8.3.3 Provide a network of pedestrian trails and bicycle paths which are as good as the network for motorists.

8.3.4 Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

8.3.5 Incorporate transit-oriented, design features, such as:

- Mix of land uses vertically as well as horizontally.
- Inclusion of civic uses.
- Placement of higher density and senior housing near commercial centers and civic uses.
- Design of street networks with multiple connections and relatively direct routes.

8.3.6 Require, as appropriate, new nonresidential development within the NT (New Town) to provide Transportation Demand Management programs for local employees which may include such programs as:

- Car and van pools.
- Ride sharing.
- Staggered work hours.
- Telecommuting.

#233

PASCO COUNTY, FLORIDA

FAX (727) 847-8084
DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (727) 847-8193

GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL 7000 0600 0024 4517 5742
RETURN RECEIPT REQUESTED

August 18, 2003

Mr. John Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702-2491

RE: Connerton - DRI No. 233, DO Amendment

Dear Mr. Meyer:

Enclosed please find a certified copy of the Connerton Development of Regional Impact (DRI) No. 233, amended and restated Development Order (DO) Amendment (Resolution No. 03-224), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO amendment was approved by the Pasco County Board of County Commissioners on August 12, 2003.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Senior Planner

KHT/KHT/ltr/gconnerton/67a(1)

Enclosure

cc: Debra M. Zampetti, Zoning/Code Compliance Administrator
Michael LaSala, AICP, Planner II
File

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

BY COMMISSIONER _____ RESOLUTION NO. 03-324

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ("DRI") ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380 FLORIDA STATUTES AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes, as amended, Conner Land Ltd. and Pasco County have filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as CONNERTON; and

WHEREAS, the Pasco County Board of County Commissioners (the Commission) is the governing body having jurisdiction over the review and approval of Developments of Regional Impact in accordance with Section 380.06, Florida Statutes, as amended; and

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires that approval, approval with conditions, or denial of an ADA; and,

WHEREAS, a Development Order for the CONNERTON DRI was adopted by the Commission on July 18, 2000; and

WHEREAS, Conner Land Ltd. has transferred a portion of its right, title and interest in the real property, encumbered by the CONNERTON DRI Development Order as herein set forth, to TERRABROOK CONNERTON, L.L.C. (both hereinafter referred to collectively as "Developer"); and

WHEREAS, Conner Land Ltd. has also authorized TERRABROOK CONNERTON, L.L.C. to enter into and negotiate the sale of further portion of the real property owned by Conner Land, Ltd. and encumbered by the CONNERTON DRI Development Order; and

WHEREAS, the Developer desires to amend and restate the CONNERTON DRI Development Order to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the CONNERTON DRI Development Order and to effectuate other changes; and

WHEREAS, Developer has processed a Notice of Proposed Change to the CONNERTON DRI Development Order, which Notice of Proposed Change (NOPC) was heard before the Commission on August 12, 2003, as required by Section 380.06(10) Florida Statutes and the changes included in the Notice of Proposed Change were approved to the CONNERTON DRI Development Order as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Commission that, in regular session, duly assembled, this 12th day of August, 2003, the Notice of Proposed Change for the CONNERTON DRI is approved with conditions as set forth in the following Amended and Restated Development Order, which is hereby adopted by the Commission:

I. GENERAL FINDINGS OF FACT

The Commission makes the following general findings of fact:

A. Conner Land, Ltd. and Pasco County have filed, in accordance with Section 380.06, Florida Statutes, as amended, an ADA for the CONNERTON DRI and associated responses to requests for additional information, collectively referred to herein as the Application.

B. The nature, type, scope, intensity, density, cost, and general impact of the proposed CONNERTON DRI, in part, are those which are summarized in Composite Exhibit A (Application for Development Approval (ADA), Sufficiency Responses, the CONNERTON Traffic Appendices and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1 through 19 of the Tampa Bay Regional Planning Council (TBRPC) DRI Final Report. Both Exhibits A, A-1, and B are incorporated into this Amended and Restated Development Order by reference. Where it is recognized a conflict exists between the terms and conditions set forth in Exhibit A and/or B to the terms and conditions set forth in this Amended and Restated Development Order, the terms and conditions of this Amended and Restated Development Order shall control.

C. The real property encompassed by the CONNERTON DRI was owned by Conner Land Ltd. and Pasco County. A portion of the land previously owned by Conner Land, Ltd. was conveyed to and is now owned by Terrabrook. A description of the real property owned by Terrabrook is attached hereto as Exhibit C-1 and incorporated herein ("Parcel A"). A portion of the land remains in the ownership of Conner Land, Ltd. and may be conveyed to others. A description of real property which may be conveyed to and owned by others is attached hereto as Exhibit C-2 and incorporated herein ("Parcel B").

D. The Pasco County Comprehensive Plan Future Land Use Map designation for the area subject to the Application is New Town. The proposed development, as modified by this Amended and Restated Development Order, is consistent with the provisions of the New Town classification and other Goals, Objectives and Policies of the Comprehensive Plan.

E. On March 15, 2000, the TBRPC found the Application sufficient for review, based on the information provided. Upon such determination, the TBRPC initiated the preparation of its DRI Final Report and advised the local government to set a date for a public hearing on the pending Application.

F. In processing the Notice of Proposed Change to the CONNERTON DRI Development Order, TBRPC reviewed the proposed changes to the Development Order as set forth in the Notice of Proposed Change and determined that the amendments and changes, as proposed, are not a substantial deviation pursuant to Section 380.06(19) Florida Statutes, and accordingly the Notice of Proposed Change should be processed as a non-substantial deviation, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the Notice of Proposed Change are incorporated into this Amended and Restated Development Order.

G. The Commission approved the CONNERTON DRI Development Order on July 18, 2000. The Commission scheduled and held a public hearing on the Notice of Proposed Change to the CONNERTON DRI Development Order as proposed by the Developer on August 12, 2003.

H. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Commission hearing to review the Notice of Proposed Change.

I. At the public hearing for the review and approval of the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the Notice of Proposed Change to the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

J. Additionally, at the public hearing on both the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

K. The Commission has received and considered the TBRPC DRI Final Report for the CONNERTON DRI Development Order as well as similar reports relative to the Notice of Proposed Change to the CONNERTON Development Order.

L. The Commission has received and considered various other reports and information relevant to the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee (DRC).

II. CONCLUSIONS OF LAW

The Commission hereby finds that the CONNERTON DRI Development Order as amended by this Amended and Restated Development Order:

A. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

B. As conditioned by this Amended and Restated Development Order, is consistent with the report and recommendation of the TBRPC.

C. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

D. Is consistent with the Pasco County Land Development Code (local land development regulations).

E. Is not in an area of critical State concern.

III. APPROVAL STIPULATION

A. Specific approval with conditions is granted for the Approved Portion of Phase I. The "Approved Portion" of Phase I includes the following:

Residential (Dus)	
Single Family Detached	2,060
Single Family Attached	1,500
Multifamily	240
Total	3,800
Retail (s.f.)	163,500
Government Center/Office (s.f.)	100,000
Industrial (s.f.)	100,000
Community College (students)	500
Golf Course (holes)	18
District Park (acres)	80

Conceptual approval with conditions is granted for the remainder of Phase I and Phases II and III. Specific approval of the remainder of Phase I and Phases II and III shall require a further amendment of this Amended and Restated Development Order after review and approval of an Application for Development Approval (ADA) limited to transportation, attendant air quality, potable and non - potable water supply and affordable housing issues, pursuant to the requirements of Section 380.06(6), Florida Statutes and the requirements of statutes and rules in effect at the time.

B. The requirements of and conditions contained in this Amended and Restated Development Order shall regulate the development of the property described in Exhibits C-1 and C-2 (legal description). Following the adoption of this Amended and Restated Development Order, all plans for development on this property shall be consistent with the conditions and restrictions recited herein. Such regulations and restrictions shall be binding upon all Developer successors in interest to the property.

In the event the County believes violation of the provisions hereof has occurred, the Development Services Branch may issue a notice of noncompliance to the Developer and recommend that the Commission establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard, and if it is determined by the Commission that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

C. All development specifically authorized by this Amended and Restated Development Order shall be carried out as described in the Application and the Notice of Proposed Change dated August 12, 2002, unless otherwise modified by the provisions hereof.

1. Adverse impacts shall be mitigated as specified in this Amended and Restated Development Order.

2. The Developer's commitments set forth in Exhibit D are superseded by the terms and conditions of this Amended and Restated Development Order.

D. Development of the Approved Portion of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated Development Order unless otherwise provided for in this Amended and Restated Development Order. Development of the Remainder of Phase I and Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), Florida Statutes. In the event of a conflict between land development regulations and this Amended and Restated Development Order or the applicable Comprehensive Plan, the Amended and Restated Development Order or applicable Comprehensive Plan shall prevail.

E. The approved DRI as set forth in this Amended and Restated Development Order shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original Development Order (i.e., September 17, 2030), unless the County can

demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated Development Order have occurred or that the Amended and Restated Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

F. As provided in Chapter 190, Florida Statutes, Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the District, which are identified within this Amended and Restated Development Order. Further, any obligations of the Developer contained in this Amended and Restated Development Order may be assigned to a CDD, homeowner/property owner association or other entity approved by Pasco County. Any CDD formed pursuant to this provision shall be in conformance with Chapter 190, Florida Statutes, Uniform Community Development District Act of 1980 as amended.

G. The property is currently utilized for agricultural activities. It is understood that, while the use may cease when the DRI is built out, portions of the property will continue to be used for agricultural activities until buildout. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, Florida Statutes, is initiated in that Village, Town Center, or Employment Center.

H. Pursuant to the provisions of Section V.B. of this Amended and Restated Development Order, the Notice of Proposed Change for Village I is hereby approved. The Amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village I NOPC and is hereby approved and incorporated herein by reference.

IV. PHASING AND DURATION

A. Phasing Schedule

1. In order to facilitate the sale of Parcel B, Parcels A and B shall, upon the adoption of this Amended and Restated Development Order, have the entitlements set forth in Tables 1-B and 1-C below subject to the terms and conditions of this Amended and Restated Development Order. Upon the sale of Parcel B, the entitlements set forth in Tables 1-B and 1-C for Parcel B shall be conveyed to Buyer.

2. Notwithstanding (1) the allocation of specific entitlements to specific portions of the land within the CONNERTON DRI, and (2) the increase in Phase I entitlements for residential development, as set forth in Table 1-C

below, no development shall proceed beyond that granted for the Approved Portion of Phase I as defined herein, it being understood and agreed that the Remainder of Phase I together with Phases II and III of CONNERTON are and will remain subject to review pursuant to Chapter 380, Florida Statutes, as amended, and shall require review and approval to establish conditions for continued development as hereinafter set forth.

3. Excess infrastructure capacity constructed to potentially serve Phases II and III of CONNERTON shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06 Florida Statutes.

Table 1–A
PARCEL A
LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	2,060	1,740	1,800	5,600
Single Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
TOTAL RESIDENTIAL	3,800	2,402	2,475	8,677
RETAIL	163,500	768,850	768,850	1,701,200
GOVERNMENT CENTER/OFFICE (s.f.)	100,000	334,138	709,662	1,143,800
INDUSTRIAL (s.f.)	100,000	259,500	459,500	819,000
COMMUNITY COLLEGE (Students)	500	400	500	1,400
GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 1–B

PARCEL B

LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	1,558	1,599	1,000	4,157
Single Family Attached	1,092	292	281	1,665
Multifamily	170	224	224	618
TOTAL RESIDENTIAL	2,820	2,115	1,505	6,440
RETAIL (s.f.)	37,360	175,720	175,720	388,800
GOVERNMENT CENTER/OFFICE (s.f.)	29,870	99,808	212,472	342,150
INDUSTRIAL (s.f.)	28,205	73,192	131,953	233,350

Table 1-C
TOTAL PARCELS A & B
LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached				
Parcel A	2,060	1,740	1,800	5,600
Parcel B	1,558	1,599	1,000	4,157
Total	3,618	3,339	2,800	9,757
Single Family Attached				
Parcel A	1,500	366	379	2,245
Parcel B	1,092	292	281	1,665
Total	2,592	658	660	3,910
Multifamily				
Parcel A	240	296	296	832
Parcel B	170	224	224	618
Total	410	520	520	1,450
TOTAL RESIDENTIAL	6,620	4,517	3,980	15,117
RETAIL				
Parcel A	163,500	768,850	768,850	1,701,200
Parcel B	37,360	175,720	175,720	388,800
Total	200,860	944,570	944,570	2,090,000
TOTAL RETAIL	200,860	944,578	944,570	2,090,000
GOVERNMENT CENTER/OFFICE (s.f.)				
Parcel A	100,000	334,138	709,662	1,143,800
Parcel B	29,870	99,808	212,472	342,150
Total	129,870	433,946	992,134	1,485,950
TOTAL GOVERNMENT CENTER/OFFICE	129,870	433,946	992,134	1,485,950
INDUSTRIAL (s.f.)				
Parcel A	100,000	259,500	459,500	819,000
Parcel B	28,205	73,192	131,953	233,350
Total	128,205	332,692	591,453	1,052,350
TOTAL INDUSTRIAL	128,205	332,692	591,453	1,052,350
COMMUNITY COLLEGE (Students)	500	400	500	1,400
GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 2–A

PARCEL A

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	163.9	1,143,800		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	167.0	1,701,200		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	78.0	819,000		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,487.8		8,677	An increase in dwelling units by 5% or 50 units, whichever is greater.
R.O.W./UTILITIES	291.3			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0			
INSTITUTIONAL/HOSPITAL	27.0		150 Beds	
OPEN SPACE				
Resource Areas:				
Wetlands/Mitigation	1,645.7[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf	341.2			
TOTAL OPEN SPACE	2,717.8			
TOTAL ACRES	5,012.8			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands and is within Parcel A.

Table 2–B

PARCEL B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	49.0	342,150		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	30.0	388,800		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	22.0	233,350		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,233.0		6,440	An increase in dwelling units by 5% or 50 units, whichever is greater.
OPEN SPACE				
Resource Areas: Wetlands/Mitigation	1,632.0			
Recreation Areas:				
Community/Neighborhood Parks	15.0			
TOTAL OPEN SPACE	1,647.0			
TOTAL ACRES	2,981.0			

Table 2–C

TOTAL PARCELS A & B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER				Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater
Parcel A	163.9	1,143,800		
Parcel B	49.0	342,150		
Total	212.9	1,485,950		
RETAIL				Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
Parcel A	167.0	1,701,200		
Parcel B	30.0	388,800		
Total	197.0	2,090,000		
INDUSTRIAL				Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
Parcel A	78.0	819,000		
Parcel B	22.0	233,350		
Total	100.0	1,052,350		
RESIDENTIAL				An increase in dwelling units by 5% or 50 units, whichever is greater.
Parcel A	1,487.8		8,677	
Parcel B	1,233.0		6,440	
Total	2,720.8		15,117	
R.O.W./UTILITIES	291.3[1]			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0[1]			
INSTITUTIONAL/HOSPITAL	27.0[1]		150 Beds	
OPEN SPACE				
Resource Areas: Wetlands/Mitigation				
Parcel A	1,645.7[2]			
Parcel B	1,632.0			
Total	3,277.7			
Habitat Mitigation Area 1	236.5[3]			
Habitat Mitigation Area 2	320.3[3]			
Lakes	79.1[1]			
OPEN SPACE (Cont.)				
Recreation Areas: Community/Neighborhood Parks				
Parcel A	95.0			
Parcel B	15.0			
Total	110.0			
Golf	341.2			
OPEN SPACE TOTAL				
Parcel A	2,717.8			
Parcel B	1,647.0			
Total	4,364.8[4]			
TOTAL ACRES	7,993.8			

[1] Acreages are within Parcel A
[2] Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[3] This acreage includes wetlands and uplands and is within Parcel A.
[4] Open Space equals the total of all lands in the subcategories of Resource Areas and Recreation Areas. Resource Areas equal 3,913.6 acres. Recreation Areas equal 451.2 acres.

B. Duration

1. This Development Order shall become effective concurrent with the effective date of the comprehensive plan amendment to change the land use designation of the CONNERTON site to New Town. Pursuant to Section 163.3189(2)(a), F.S., the comprehensive plan amendment shall not become effective until the state land planning agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

2. The duration of the Development Order shall be a period of thirty (30) years from the effective date of the original Development Order (i.e., September 17, 2030). The effective period may be extended by the Commission upon a showing of good cause and as provided by statutes. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Commencement of Development

If physical development of CONNERTON has not commenced within five (5) years of the effective date of the original Development Order (i.e., September 17, 2005), the Commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section VI.B.1 hereof, whether the delay represents a Substantial Deviation from the Amended and Restated Development Order. For purpose of the Amended and Restated Development Order, "commencement of development" shall mean approval of any Area Plan and the commencement of development of infrastructure, roadways or vertical development unless otherwise defined and approved by Pasco County.

D. Buildout of Phases and Project

Buildout dates of each phase and the entire Project shall be as of December 31st of each of the years listed on Table 1-A, B and C above.

E. EAR Based Amendments

EAR Based Amendments refer to those comprehensive plan amendments adopted in 1999.

V. SPECIFIC CONDITIONS

A. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the Project consists of the approximate acres, housing units, square footages and land uses as described in Tables 1-A, B and C and the acres, housing units, square footages and land uses described approximately in Columns A through D

of Tables 2-A, B and C. The Approved Portion of Phase I of the Project is approved subject to the conditions found within this Amended and Restated Development Order.

B. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific Village, Town Center, or Employment Center Area Plan as required by Comprehensive Plan Policies 8.6.1 through 8.6.4 contained in Exhibit E (Area Plans). The specific approval of each Area Plan for Villages, Town Center, or Employment Center is subject to additional agency review through the submittal of a Notification of Proposed Change, pursuant to Section 380.06, F.S. The Section 380.06 review of said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Department of State, Division of Historical Resources and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each Area Plan. A modification to Map H shall be provided identifying general development land uses, preservation and wetland areas within the Area Plan. Development of the community college campus and/or public uses within the Government Center may be developed prior to the completion of the Town Center Area Plan; provided the limited review described above for wetlands, listed species and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed, is completed and submitted for agency review pursuant to Section 380.06, F.S.

C. Land Use Exchange

1. In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County (e.g., EDU tables, solid waste generation factors, etc.). The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to DCA and TBRPC and the use thereof shall be reported in the next Annual Report.

   The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3
Land Use Equivalency Matrix*
(Revised)

From	Res SF	Res MF	Res 9**	Industrial	Gov't/Office	Retail *
Res SF (du)	1	1.32 du/du	2.43 du/du	725 sf/du	141 sf/du	1,004 sf/du
Res MF (du)	0.76 du/du	1	1.84 du/du	549 sf/du	107 sf/du	759 sf/du
Res Ret (du)**	0.41 du/du	0.54 du/du	1	298 sf/du	58 sf/du	413 sf/du
Industrial (ksf)	0	0	0	1	0.194 sf/sf	1.383 sf/sf
Gov't. (ksf)	0	0	0	5.15 sf/sf	1	7.125 sf/sf
Retail (ksf)*	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column, where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 x 298), 59,600 square feet of industrial land uses could be gained from the trade.

2. In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

3. Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to Notice of Proposed Change as required by Section 380.06(19), Florida Statutes, which approval shall not be withheld for mere acceleration of phases if otherwise there is compliance with the terms of the Amended and Restated Development Order. Any departure in project buildout from the phasing schedule set forth in the Amended and Restated Development Order shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), Florida Statutes.

4. The amounts of residential, retail, office and industrial uses shown in Tables 2-A, B and C above within the Project can be exchanged to allow flexibility in the exact land use mix shown in Columns B, C, and D of Tables 2-A, B and C, above, and within each individual phase shown in Tables 1-A, B and C, provided that the following conditions are satisfied:

   (a) No land use category in the final Project shall contain more development than that reflected in Tables 2-A, B and C Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Tables 2-A, B and C shall not be reduced by the Developer below the amounts set forth in Tables 2-A, B and C, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of Retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of Office/Government Center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of Industrial.

(g) Notwithstanding paragraphs (c), (d), (e) and (f) above, any exchange of non-residential uses in the Approved Portion of Phase 1 shall not result in a reduction of total employment generated by the originally Approved Portion of Phase 1 development mix. Any exchange of non-residential uses within the Approved Portion of Phase I, the Remainder of Phase I, and/or Phases II and/or III shall not result in a decrease of employment below that required in Conditions V.D.4. and V.D.5. of this Amended and Restated Development Order.

D. New Town Criteria

CONNERTON shall be designed and developed to meet the Objectives and be consistent with the Policies contained in the New Town provisions of the Comprehensive Plan, appended as Exhibit E, including but not limited to the following:

1. The Project shall be designed to incorporate Villages, a Town Center, and an Employment Center, consistent with Policy 8.5.1.

2. The Project shall provide a mix of uses as prescribed in Policy 8.5.2.

3. The Project shall provide internal connectivity between the Town Center, individual Villages, and the Employment Center through design of the collector street system, bicycle, and pedestrian facilities.

4. At buildout, 1.3 jobs per household shall be available within 0 to 5 miles of the Project.

5. No additional residential units shall receive final plat or final plan approval until an amount of non-residential development has been constructed within the project or within one mile of the project, which will provide:

(a) After the issuance of final plats and/or commercial site plan approval for the 2000th residential unit:

0.024 jobs per retirement unit (must be deed restricted)
0.24 jobs per non-retirement unit

(b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted)
0.50 jobs per non-retirement unit

(c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

0.10 jobs per retirement unit (must be deed restricted)
1.0 jobs per non-retirement unit

Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of non-residential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a) through (c) above. The Developer must submit information which is specific as to type of business or industry (i.e. retail/office/industrial) and provide a map showing the location of each non-residential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within 12 months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250 sq. ft. of Office = 1 job
500 sq. ft. of Retail = 1 job
500 sq. ft. of Industrial = 1 job
1,000 sq. ft. of Warehouse = 1 job

If an actual survey of existing non-residential is utilized, the documentation must include information on the name of the business, the date of and the name, address and phone number of the individual supplying the information.

The required documentation or survey results must be provided to the Florida Department of Community Affairs (FDCA), TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated Development Order. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated Development Order shall be amended to address the issue.

6. In order to assure that adequate land is available for the development of non-residential uses (i.e. retail, office/government and industrial/warehouse land uses) within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted non-residential uses (the "non-residential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the non-residential set aside lands within the Village Centers or the Town Center consistent with the New Town Policies 8.5.2 (1) b. and (3) b., as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the non-residential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition V.D.5 above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area w/ 50% FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the non-residential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated Development Order and requests the MPUD zoning to allow for the development of each Village, the Employment Center and the Town Center.

Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the non-residential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the non-residential set aside.

The non-residential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within Village Centers and the Employment Center must be provided.

(i) Within the Village Centers, a total of 25 net developable acres but not less than 3 net developable acres each;

(ii) Within the Employment Center, a total of 72 net developable acres, but not less than 60 net developable acres; and

(iii) Within the Town Center, 72 net developable acres.

The non-residential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to assure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the non-residential set aside that would seek to either reduce the total acres to be set aside for non-residential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions V.C.1 through V.C.4 to convert office or industrial to retail shall not be initiated or applied for by the developer (or any other landowner within the DRI) until after August 12, 2018 or until after 8,677 jobs have been created consistent with the requirements in section V.D.5 above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in V.D.5 (a) through (c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

E. Water Quality and Drainage

1. Development of CONNERTON shall not lower Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Comprehensive Plan and Land Development Code.

2. A homeowners/property owners association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. Said entity shall be identified prior to approval of the final construction plans for any such facility. Further, said entity shall be identified and listed in the next Annual Report after the approval of the final construction plans.

3. Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

4. The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including but not limited to ground penetrating radar and test borings to help determine specific design considerations.

   In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the Southwest Florida Water Management District (SWFWMD) implement stormwater design and management techniques such as the following:

   - lining stormwater ponds with a clay layer or synthetic liner;
   - designing shallower ponds;
   - ensuring that ponds and swales are properly grassed;
   - setting a maximum depth for stormwater storage;

- maintaining a minimum distance between pond bottoms and the top of the limerock; and
- implementation of a more site specific groundwater quality monitoring system.

5. The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

   (a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, F.A.C., and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

   (b) Best management practices for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

6. The Developer shall construct its stormwater retention/detention systems, according to state and local regulations, including, without limitation, SWFWMD's design requirements. In addition, the Developer shall, comply with the following design requirements:

   (a) All swales shall be fully vegetated and operational.

   (b) Dry stormwater retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

   (c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each Annual Report.

   (d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The Annual Report shall include any such problems and the necessary repairs or modifications to remedy them, as well as

what repairs or modifications to the system have been undertaken since the previous Annual Report.

7. To reduce the volume of stormwater runoff generated:

(a) Pervious areas (including golf courses, open space, and recreational areas) throughout the Development shall be:

1) Residential – 40% minimum pervious area

2) Commercial – 25% minimum pervious area in the aggregate not less than forty percent (40%) of the total land area of CONNERTON. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the Development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

8. Landscape design and maintenance in the residential, ACLF, and multifamily areas of the Development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods.

9. The Developer shall formulate guidelines and practices for the maintenance of CONNERTON golf courses that address the limited use of herbicides, pesticides, and fertilizers and include best management practices and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

1) The Developer prepares and submits an Integrated Pest Management Plan (IPMP) to the County, and the County

approved the same. The IPMP may be included in and reviewed with the Environmental Management Plan hereinafter described.

2) The County shall have 30 days after receipt of an IPMP to approve or disapprove it. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and, at a minimum shall include the following provisions:

1) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands and sinkhole areas and to prevent pesticide applications to these areas.

2) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

3) USDA-NRCS Soil Pesticide Interaction Rating guide shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

4) All fertilizer shall be a minimum of 30% slow release.

(c) The Developer shall design, construct and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification thereunder, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf course superintendent to manage the golf courses who is licensed by the state to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in non-play areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed and operated for maximum water use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include: (a) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs and common areas separately irrigated, (b) low-volume irrigation system components, (c) high-frequency irrigation areas limited to tees and greens, (d) rain sensors with automatic rain shutoff devices and (e) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, non-potable water supply wells (if available), and stormwater recharge areas.

10. Planning and development of CONNERTON shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area.

11. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The Developer shall

develop a surface water quality monitoring program to be incorporated into Village, Town Center or Employment Center Area Plans. Monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project buildout. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring and reporting, shall be subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.

(b) All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/Florida Department of Environmental Protection (EPA/FDEP) quality control standards and requirements.

(c) The surface water-quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the subbasin shall cease until the violation is corrected.

12. A groundwater quality monitoring program developed in coordination with FDEP and the SWFWMD shall include the parameters, methodology and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. Said program shall be submitted to FDEP, SWFWMD for review and Pasco County for approval and shall be included in the Environmental Management Plan as hereinafter described, the next annual report and added as an exhibit to the Amended and Restated Development Order during the NOPC for Village Area Plan Number 2. The groundwater quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project buildout. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of

and implemented by the Developer as part of the reclaimed water permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State ground water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. The ground water quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

13. Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and the SWFWMD and adopt one or more of the following procedures as determined to be appropriate by the County and the SWFWMD:

    (a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities;
    (b) Take immediate measures to ensure no surface water drains into the affected areas;
    (c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area;
    (d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision;
    (e) Use geotextile materials in the backfilling operation, if appropriate;
    (f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay or karst connection; and/or
    (g) If the affected area is in the vicinity of a stormwater detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

F. <u>Wellfield Protection</u>

1. All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

G. <u>Environmental Management Plan, Wildlife and Uplands Management</u>

1. The Developer will prepare an Environmental Management Plan ("EMP"). The Developer will submit the EMP to the TBRPC, and the SWFWMD for

review and to Pasco County for approval not later than the date upon which the Developer submits its NOPC for Village Area Plan Number 2. The EMP shall incorporate by reference permits obtained by the Developer from one or more of the SWFWMD, the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Army Corps of Engineers (ACOE), or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within CONNERTON. Site development related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit or harassment of species classified as Endangered, Threatened or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands shall be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

2. Area Plans for Villages, the Town Center and Employment Center shall include specific limits of wetlands pursuant to Chapter 66-340 FAC and wetland delineation surveys to be conducted in coordination with SWFWMD and other regulatory agencies as may be appropriate.

3. In order to protect the natural values of preserved/conserved wetland and upland areas, within CONNERTON, the EMP shall address, but not be limited to, the following matters:

   (a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes and gopher tortoises and their state listed commensals.

   (b) Provide for the regular monitoring of target wildlife populations.

   (c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for Villages, the Town Center and Employment Center.

   (d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with SWFWMD, the ACOE and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The Annual Report required by law in connection with the reporting of progress under the Amended and Restated Development Order shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, the ACOE, the FFWCC or the USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

4. Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or the ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high water elevations shall be substantially maintained.

5. Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated Development Order, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

6. All mitigation areas and littoral shelves within CONNERTON shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration, as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each Annual Report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

7. Wetland recreation areas shall not be located in designated on-site upland habitat preserves.

8. It is recognized that unavoidable losses to wetland resources will occur within CONNERTON and such losses will be offset and compensated for through restoration, enhancement, creation or preservation of wetlands within CONNERTON, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and the ACOE permits to be obtained shall be used in implementing such mitigation requirements.

9. Upland and Wetland Preserve Areas. Upland and Wetland Preserve Areas are located within CONNERTON and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, the ACOE and Pasco County. The Upland and Wetland Preserve Areas are lands within CONNERTON that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by Conservation Easements or other similar devices acceptable to the SWFWMD, the ACOE and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bike-ways, elevated board walks and like kind uses authorized by the SWFWMD, the ACOE and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to Upland/Wetland Preserve Areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas and maintenance of these facilities will be in accordance with protocols established in the EMP and permits authorizing such activities.

10. Habitat Mitigation Areas I and II. The Developer will set aside approximately 556 ± acres within CONNERTON as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat management activities targeted to the Florida Scrub Jay, the Gopher Tortoise, wetland mitigation and water infiltration and Stormwater detention. The areas are depicted on Map "H" and identified as the "Habitat Mitigation Area I" and "Habitat Mitigation Area II". Both Habitat Mitigation Area I and Habitat Mitigation Area II shall be preserved from future development through a recorded Conservation Easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that

traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and Stormwater detention ponds together with required support infrastructure such as pipes, pumps and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and water infiltration and Stormwater detention ponds and related infrastructure.

11. All Upland and Wetland Preserve Areas, and Habitat Mitigation Areas I and II located in CONNERTON will be administered and managed by a HOA or a Chapter 190 Florida Statutes, Community Development District consistent with the EMP. Such entity shall have the power to assess and lien property owners within CONNERTON for the purpose of insuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of CONNERTON. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the state and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the state and/or Federal Agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Area I and II.

H. <u>Floodplain/Disaster Preparedness</u>

1. Elevation for all habitable structures shall be at, or above, a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at, or above, floodplain elevations as identified in the Pasco County Land Development Code.

2. No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

I. Vegetation and Wildlife

1. The area depicted on Map "H" and designated as Parcel "A" consists of approximately 5000 (+ or -) acres of wetlands and uplands. The area depicted on Map "H" and designated as Parcel B consists of approximately 3000 (+ or -) acres of wetlands and uplands.

2. The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within CONNERTON that are designed to provide: (1) additional green space in association with golf courses and wetland buffers; (2) transit and forage pathways for listed species; and (3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch and the J.B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy 8.4.2, 8.61, 8.62, 8.63, and 8.6.4 contained in Exhibit "E". Any proposal to modify the Upland/Wetland Preserve Areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the management and enhancement of Preserve, Wildlife Habitat, and Wildlife Corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity, and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

3. Internal Wildlife Corridors shall be provided as required in the New Town provisions of the Comprehensive Plan, as set forth in the EMP. Wildlife Corridors shall remain free of structures inhibiting animal migration such as fences and buildings, unless said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species, through those areas designated as such within CONNERTON.

4. Wildlife Crossings

(a) Wildlife Crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Blvd., Road W (Employment Center Rd.), and the extension of Collier Parkway north of Connerton Blvd.

(b) The Connerton Blvd. and Road W crossings shall incorporate a Wildlife Crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

- Minimum of 10 feet in height or no less than 8 feet of clearance and 12 feet in width;
- At or above seasonal high water;
- Incorporates vegetation extending from the Wildlife Crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the Wildlife Crossing and provides for appropriate cover;
- Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway; and
- Includes cover under the Wildlife Crossing to provide safe hiding areas for small wildlife (such as rabbits, rodents, and amphibians) using the crossing that might be subject to predation by larger species (such as raccoons or bobcats). Such cover will extend across no more than 2 ft of the Wildlife Crossing at surface level and may consist of any combination of natural materials (such as logs or stones) or effective substitutes that will provide the needed cover.

(c) Developer agrees that if any federal, state, regional or local agency having regulatory authority over wildlife crossings determines that the crossings on the Road W (Employment Center Road) should be of a larger size or greater number, Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that the Road W (Employment Center Road) be designed, engineered, constructed and maintained so that indigenous wildlife will have unobstructed passage from one side of the Road W (Employment Center Road) to the other in suitable locations and, where appropriate, that hydrologic connectivity is

maintained to preserve the surface flow of water from one side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and, prior to construction, shall be submitted to the FDEP (Office of Environment Services) and the FFWCC for review, and to Pasco County for approval.

(e) Wildlife Crossing Signs in locations and numbers approved by Pasco County and SWFWMD shall be provided along Connerton Blvd., Road W (Employment Center Rd.); and the extension of Collier Parkway north of Connerton Blvd. at the time the crossings are constructed. Wildlife Crossing Signs shall also be provided along Connerton Blvd. where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within 50' of any Wildlife Crossing.

5. A Wildlife Corridor shall be provided within Village 1 as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD Preserve north of Connerton Blvd. and the proposed wildlife corridor west of US 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to: passive recreation areas and activities (passive parks; paved pedestrian and bicycle trails); and, landscaping as may be needed to implement this condition and Condition 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of 30 ft. wide at the entry to the crossing and will expand to a minimum of 100 ft. wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open

vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses (such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.) and wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs (such as *Serenoa repens* and/or *Myrica cerifera*) and/or trees (such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp.). The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

6. In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any Village Area Plan, the Town Center, or the Employment Center, then the proposed changes shall be submitted for review contemporaneously with the submission of the Village Area Plan NOPC.

7. Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(s) shall be incorporated into the EMP and the various Area Plans. If changes are made to any Area Plan that are inconsistent with the EMP, then the Area Plan affected shall undergo Section 380.06 Florida Statutes review in accordance with condition V.B. above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, F.A.C., are observed, mitigation measures pursuant to Rule 9J-2.041, F.A.C., shall be incorporated into the development order authorizing development of a Village, the Town Center, or Employment Center.

8. In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, the USFWS and Pasco County for the conservation of the same.

9. The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within CONNERTON, preserved representative tracts of all major natural upland

and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

10. Open Space within CONNERTON shall be defined to include Recreational Areas and Resource Areas. Approximately 4,365 acres within Parcels A and B as shown on Tables 2-A, B and C shall be dedicated to the Open Space System within CONNERTON. Within the Open Space System approximately 451.2 acres will be dedicated to Recreational Areas or uses, including, but not limited to passive parks with picnic areas, playgrounds, tot lots; sports parks and golf courses. Approximately 3913.6 acres within the Open Space system will be dedicated as Resource Areas that include lakes and areas set aside for ecological preservation, enhancement or restoration. These areas will include both wetlands and uplands. Areas set aside within Resource Areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration and operation.

11. Developer or its designee shall periodically provide information to residents, businesses and the Community College regarding the function and value of the Upland/Wetland Preserves, Wildlife Corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above referenced information to the aforementioned groups, this information will be provided in an Annual Report.

12. Lands identified within the EMP or in any permits issued by any state or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H", such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d) Florida Statutes and shall be presumed not to be a substantial deviation.

13. Within 30 days of the approval of this NOPC, the developer shall provide a legal description of the Wildlife Corridor located within Village 1 of the Connerton DRI to County Biologist for approval. Within 30 days of the approval of this NOPC, the developer shall provide to the County and the SWFWMD for their approval the conservation easement documents prior to their recording by the developer. The conservation easement on the Wildlife Corridor shall be in favor of the County. Within 30 days of the approval of the language of the conservation easement, the developer

shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The developer and its assigns shall comply with Section 704.06, Florida Statutes. The developer shall convey the Wildlife Corridor to the Connerton mandatory homeowner's association (HOA) or Community Development District (CDD) by recorded deed. Maintenance of the Wildlife Corridors shall be the responsibility of the HOA or CDD. The developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the Wildlife Corridor within 30 days of such conveyance and assignment of such maintenance responsibilities.

J. Historical and Archaeological Sites

1. Prior to initiation of any project related land clearing or ground disturbing activities within any Village, the Town Center, or Employment Center in CONNERTON, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, F.A.C., and forwarded to the DHR and TBRPC for review. A survey for each Village, the Town Center or Employment Center must be completed and submitted prior to approval of the Area Plan for that Village, the Town Center or Employment Center.

2. Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the Division of Historic Resources to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, F.A.C., The Amended and Restated Development Order shall be amended to incorporate any required mitigation consistent with 1A-46 F.A.C. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to requirements of the Land Development Code.

K. Land

1. Best management practices to reduce soil erosion and fugitive dust, as referenced on Page 15-3 and 15-4 of the ADA, shall be implemented.

2. Prior to commencing development, the Developer shall provide the Pasco County Survey/Engineering Services Department with two pair of Global Positioning Satellite (GPS) control points with twenty-four (24) -hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (F.A.C. 21HH-6). All GPS points shall be installed per F.A.C. 21HH-6.

L. Air Quality

1. Specific approval of the Remainder of Phase I and Phases II and III of CONNERTON, as proposed in the Application, shall be contingent upon Chapter 380.06(6), Florida Statutes, as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Paragraph III.A. above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air quality impacts are identified as being caused by traffic generated by CONNERTON, this Amended and Restated Development Order shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

2. Best management practices, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

M. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

1. Water, wastewater, and reclaimed water services will be provided by Pasco County, in accordance with Chapter 110 of the Pasco County Code of Ordinances, as amended. The Developer shall construct all water, reclaimed water and wastewater facilities within the development to Pasco County standards, current when application is made for connection, in accordance with an approved Master Utility Plan and any utility service agreement(s) for CONNERTON.

2. Development of CONNERTON shall not lower delivery of water and wastewater utility service below the acceptable Levels of Service established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the Annual Report for the year in which application for service is made.

3. CONNERTON sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by DEP.

4. An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, the FDEP, and the SWFWMD for review for the use of non-potable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each Village, Town Center and Employment Center Area Plan. The plan shall include an

implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water (i.e., water that is treated and provided through a public distribution system) shall not be used for the irrigation of common areas if other more appropriate sources are available.

5. Water saving fixtures shall be required in the project, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes), and xeriscape type landscaping shall be encouraged within the project.

6. The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances and irrigation throughout the project through the establishment of an educational program.

7. Prior to construction of any phase or subphase, assurance of adequate water supply capacity and wastewater capacity for that phase or subphase must be provided. Said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from Tampa Bay Water.

N. Solid/Hazardous/Biohazardous Waste and Recycling

1. The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

2. Development of CONNERTON shall not lower delivery of solid waste collection/disposal beyond the acceptable Levels of Services established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the Annual Report for the year in which application for service is made.

3. The Developer or his designee shall provide to businesses within the Employment Center information that:

   (a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas; and

   (b) Describes construction requirements for hazardous waste holding areas; and

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials including those listed in Rule 9J-2.044, F.A.C. If there is a significant hazardous materials usage impacts as defined in Rule 9J-2.044 F.A.C., mitigation for the impacts shall be consistent with the requirement of this rule.

4. Solid waste recycling shall be given a high priority and a specific plan shall be submitted to and approved by Pasco County to maximize solid waste recycling for all phases of and all types of development within CONNERTON.

O. Energy

1. The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

2. All CONNERTON tenants, businesses, and residents shall be encouraged- to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration;

(b) Use landscaping, building orientation and building construction and design to reduce heat gain;

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement;

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public;

(e) Institute recycling programs;

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours;

(g) Eliminate advertising requiring lighting after business hours; and

(h) Install total energy systems where cost effective.

P. Transportation

1. Specific approval is provided for the Approved Portion of Phase I of CONNERTON, as defined herein, subject to the conditions outlined in

sections 1 through 6 herein. The Remainder of Phase I and Phases II and III of CONNERTON are subject to review pursuant to Chapter 380, Florida Statutes, as amended, for the transportation impacts of each phase and shall require review and approval of an Application for Development Approval (ADA) to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for the Remainder of Phase I and Phases II and III or by the year 2012, whichever comes first. Review of the Remainder of Phase I and Phases II and III shall be consistent with the Statutes and Rules in effect at the time of the application.

2. Site Access - When roadways internal to CONNERTON (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic control devices shall be constructed.

(a) Ridge Road at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road 'T' at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Road 'T'. Initially, control Road 'T' with a "STOP" sign, and signalize when warrants are met.

(c) Road 'B' at SR 52. Construct an eastbound right-turn lane and a westbound left-turn lane on SR 52. Control Road 'B' with a "STOP" sign.

(d) Collier Parkway Extension at CR 583 (Ehren Road). Construct a northeast-bound left-turn lane and southwest-bound right-turn lane on CR 583 (Ehren Road), and a southeast-bound left-turn lane and a southeast-bound right-turn lane on Collier Parkway extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At time of the submission of the NOPC/MPUD for Village V, the developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north/south road (Road A). The exact location and alignment of the east/west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should the Approved Portion of Phase 1 development occur in locations which require project access other than those described above in a. through d., the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the Development Order shall be amended through the 380.06(19) process.

3. Employment Center Road (aka Road W) - The Developer shall design, permit, and construct Employment Center Road (aka Road W) as follows:

a) Design and permitting of that portion of Employment Center Road from Connerton Blvd. to the entrance of Village 5 shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m. peak hour project trips within Village 5 and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, within Village 5; and

(b) That portion of Employment Center Road from Connerton Blvd. to the entrance of the Employment Center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1000 residential units within the DRI, and construction completed within 12 months of the date of commencement. In any event, Developer agrees to commence construction of that portion of said road prior to commercial site plan approval for 100,000 square feet of non-residential development within the Employment Center and complete construction within 12 months of the date of commencement.

4. Traffic Monitoring - When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from Shady Hills to US 41 and on US 41 from SR 52 to the project entrance at Road "T". When Final Plats and/or Commercial Site Plan Approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak hour-project trips for Village 5, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from US 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree

upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted Level of Service, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, an annual monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that the projected number of external trips for Phase I of the Project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each Project entrance and shall continue on an annual basis through buildout of the Approved Portion of Phase 1. This monitoring program shall also verify that Project traffic volumes of Project entrances connecting to Ehren Road, US 41 and SR 52 are not exceeding 969 p.m. peak hour trips, 1,680 p.m. peak hour trips, and 258 p.m. peak hour trips, respectively. This information shall be supplied in the required Annual Report. If the Annual Report indicates the total external two-way trips exceed projected counts by more than 15%, Pasco County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. If an Annual Report is not submitted within thirty (30) days of its due date, Pasco County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S. shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the developer shall, prior to the issuance of a Final Plats and/or Commercial Site Plan Approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle trip generating characteristics of the residential components of CONNERTON. Prior to undertaking this study, the Developer shall meet with representatives of

Pasco County and the Tampa Bay Regional Planning Council to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of CONNERTON. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than 15%, the applicant shall be required to submit an NOPC to update the traffic impact analysis_and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate share calculations contained in Table 6 shall also be revised through an amendment to the Development Order as appropriate, based on the updated traffic impact analysis.

5. Impact Fee Credits - The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, Florida Statutes, and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the Ordinance and other Land Development Regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04, as amended), Pasco County hereby finds that transportation impacts resulting from CONNERTON proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with said Ordinance, as amended.

6. Access Management - Access for CONNERTON shall substantially conform to the conditions of MPUD zoning approval, as such conditions relate to median cuts and project entrances. However, in the plan approval process, the Developer may propose, and the County may approve, modifications to such access conditions provided the modifications enhance, or do not otherwise degrade, the adopted operating Level of Service of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require the FDOT's approval.

7. Mitigation Options - The following options are established for purposes of mitigating the Approved Portion of Phase I impacts. Prior to Preliminary Plan or Preliminary Site Plan approval of 1,136 single family detached residential units or equivalent land uses which will result in 959 net external p.m. peak hour trips, the Developer, at its option, shall select one or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. Further, the status of the improvements shall be included in each Annual Report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one of the options set forth below:

7.1 Option 1 Funding Commitments.

(For the purposes of this Order, funding commitments shall be as defined in Section 9J-2.045(7)1, F.A.C.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4
APPROVED PORTION OF PHASE I (2005) REQUIRED LINK IMPROVEMENTS

Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,136 single family detached residential units or a combination of residential and non-residential development that will generate 959 net external p.m. peak hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton Or U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two-lane undivided prior to construction plan approval for 1,173 net external p.m. peak hour trips, or four-lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,408 net external p.m. peak hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible for the construction of these intersection improvements. The Developer shall not receive impact fee credits or proportionate share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

Table 5
APPROVED PORTION OF PHASE I (2005) REQUIRED INTERSECTION IMPROVEMENTS

Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by MUTCD
Collier Parkway Extension/C.R. 583 (Ehren Road)	Construct NeB LT lane and SwB RT lane on C.R. 583. Construct SeB LT lane and SeB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector B	Construct EB RT lane and WB LT lane on S.R. 52.
ACRONYM LISTING: EB - East Bound WB - West Bound NB - North Bound NeB - Northeast Bound SB - South Bound SeB - Southeast Bound SwB - Southwest Bound	MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each Preliminary Plan or Preliminary Site Plan, the Developer shall submit a projection of net external PM peak hour trips anticipated to be generated by the development included in the Preliminary Plan or Preliminary Site Plan plus any development for which a Preliminary Plan or Preliminary Site Plan has been previously approved.

(a) No building permits shall be issued for more than 1,136 single family detached residential units or equivalent land uses which will result in 959 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to the Florida DOT a proportionate share contribution of $286,472 to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

(b) No building permits shall be issued for development that generates more than 1,173 net external PM peak hour trips until funding commitments are in place for either:

(1) the Collier Parkway extension from CR 583 (Ehren Road) northward to the southern boundary of CONNERTON and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from CONNERTON to CR 583 (Ehren Road) and U.S. 41, a southwest to east-bound left-turn lane on Ehren Road at Parkway Boulevard; and, if needed, signalization at the US 41/CR 583 (Ehren Road intersection); or

(2) four-laning US 41 from Tower Road to Road'T'.

Should the Developer elect to construct the Collier Parkway extension, this connection must be consistent with the Alignment shown on Map "H".

The Developer shall be entitled to apply for impact fee credit for these improvements in accordance with 4 above.

(c) No building permits shall be issued for development that generates more than 1,408 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate share contribution of $127,504 to FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

An agreement to accept proportional share payments shall be attached as an exhibit to the Development Order through an amendment and shall be in the form of either a clearly identified, executed and recorded local government development agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate.

The agreement shall require the FDOT to apply the contributed monies towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Development Order. If the contributed money is sufficient to fully construct one or more

of the required improvements, FDOT shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportional share payments have been calculated in year 2000 dollars; these amounts shall be updated at the time of payment in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), Florida Statutes, with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further building permits if the annual report shows that any of the required improvements is no longer funded as defined above.

7.2 Option 2 Proportionate Share.

The Developer may apply for a proportionate share contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S. and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate share contribution, pursuant to Section 9J-2.045, F.A.C., of those improvement projects listed in Section 6.1, for which funding remains uncommitted, provided that the proportionate share contribution is greater than or equal to the cost of any one of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway construction agreement to be entered into between the Developer, Pasco County and the responsible government agency(ies), subject to the following terms and conditions:

(a) No further building permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate share contribution until the roadway construction agreement is executed. Further, should the Developer default in

the payment of the proportionate share in accordance with the Agreement, no further building permits shall be issued until the Developer is in compliance with the Agreement.

(b) The agreement shall be in the form of either a clearly identified, executed and recorded local government development agreement, consistent with Sections 163.3220 through 163.3243, F.S.; an Interlocal Agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate share payments shall be attached as an exhibit to the Amended and Restated Development Order through a 380.06(19)e(2) amendment following the selection of this option and the execution of the Agreement at the time of the next Development Order amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated Development Order. If the contributed money is sufficient to fully construct one or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(c) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(d) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(e) The proportionate share amount is as set forth in Table 6 below. The proportionate share payment for the project shown on Table 6, in accordance with 9J-2.045(7)3, FAC, has been calculated in year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for these improvements. The proportionate share mitigates all development for the Approved Portion of Phase I. If any of the required improvements have been completed prior to Developers election to pay the proportionate share, then the

amount shall be reduced by deleting the completed road improvement from the proportionate share computation.

TABLE 6
Connerton DRI
Proportionate Share Summary
Revised 07-06-00

On	From	To	Length (miles)	Road Type		ROW Width	
				Existing	Improved	Existing	Improved
US-41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
US-41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
US-41	Spring Hill	Powell	0.84	2U	4D	100	200
US-41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	CR-583 (Ehren Road)	US-41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Const. Cost/mile	Area/ Section	FDOT Price Trend	2000 Const Cost/mile	Design /Const
US-41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	CR-583 (Ehren Road)	US-41	$0.35	$820,000	Urban	1.0000	$820,000	17%
CR 583 (Ehren Rd) @ Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
US-41	Pasco/Hernando CL	Ayers Road	$774,130	$545,410	$1,759,386	$3,078,926
US-41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
US-41	Spring Hill	Powell	$433,513	$305,429	$985,256	$1,724,199
US-41	Tower Road	Collector "T"	$0	$509,049	$1,642,094	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	$639,408	$482,324	$2,837,200	$3,958,932
CR 583 (Ehren Rd) @ Pines Parkway Intersection			$0	$7,214	$42,435	$49,649

On	From	To	Service Capacity		DRI Trips	Proportionate Share	
			Existing	Improved		%	$$$
US-41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$118,145
US-41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$168,327
US-41	Spring Hill	Powell	1,320	2,510	88	7.39%	$127,504
US-41	Tower Road	Collector "T"	2,289	3,330	1,261,	100.00%	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	0	1,410	1,166	82.70%	$3,273,840
CR 583 (Ehren Rd) @ Pines Parkway Intersection						100.00%	$49,649

Improve US 41 option: $2,565,118
Connect to CR 583 (Ehren Rd) option: $3,737,464

Notes:
1. Design costs include CEI and are 31% of construction for State roads, 17% for County
2. Right of way costs for roads in Hernando Co are 44% of construction per LRTP guidance from FDOT.
3. Right of way cost for Collier Pkwy within Connerton is $0.35 per SF per owner.
4. Construction costs for State roads are from Florida DOT 1998 Transportation Costs booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, 01-10-91.
6. Above costs shall be adjusted for inflation in accordance with the Florida DOT's Price Trends Index, published periodically in their "Transportation Costs" booklet.
7. Site access improvements in Table 5 are not included in the proportionate share computation. Unless otherwise implemented, the developer will be responsible for their cost.

(f) Any delay or change of the proportionate share payment due to a change in the development schedule shall require a re-analysis of the proportionate share amount as part of any amendment to the buildout date of the development.

(g) Payment of the proportionate share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair Share Contribution for Road Improvements Ordinance. In addition, any proportionate share payments for facilities within Pasco County shall be creditable against impact fees as provided in said Ordinance and other Land Development Regulations, and as provided in P.4 above.

7.3 Option 3 Level of Service Monitoring/Modeling.

(a) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of CONNERTON, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the Development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available including the Development and surrounding area traffic counts and shall be submitted to the TBRPC, DOT, Pasco County and DCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(b) Prior to conducting the initial, and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the DCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and level of service standards in effect at the time the methodology is updated.

(c) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following:
minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills to US 41, and US 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by

the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above. Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(d) The completed TIA shall be submitted to the TBRPC and FDOT, for review and comment and to Pasco County and DCA for review and approval. If the reviewing agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County and the final determination on all other roadways shall be made by DCA.

(e) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(f) Pasco County shall not issue building permits beyond any point where levels of service ("LOS") are below the adopted peak hour LOS, as determined by the results of the TIA, and where the Development consumes 5% or greater of the adopted LOS capacity of the facility, unless the Development Order is amended to contain a binding commitment to provide the needed roadway mitigation measures/improvements consistent with Rule 9J-2.045(7).1,2.,3.,FAC. Mitigation measures/improvements shall be included in the Development Order by the filing and processing of a Notice of Proposed Change for a Development Order amendment pursuant to s.380.06(19),FS.

Q. Educational Facilities

1. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed which will include an assessment of the need for elementary, middle and high school facilities. If it is determined that development within a Village or adjacent Villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the Pasco County School Board and the Developer.

2. Whenever possible, school sites shall be located within the Village Center.

3. The Applicant shall coordinate with the Pasco County School Board to determine the size and location of all school sites which shall be subject to final approval by the Pasco County School Board.

R. Recreation and Open Space

1. The acreage designated for Open Space within CONNERTON is set forth in Tables 2-A, B and C as 4,364.8 acres. The 80.0-acre District Park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County District Park as the same is described in the referenced Master Plan.. CONNERTON will also have at least one golf course and related infrastructure. The 80-acre District Park must be dedicated to Pasco County or to a C.D.D. if approved by Pasco County prior to the initiation of the Remainder of Phase 1. The location of the 80-acre District Park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

2. The 80-acre District Park to be dedicated to Pasco County, or if approved by Pasco County to a C.D.D., may include jurisdictional wetlands as a part of the parks resources PROVIDED HOWEVER, in no event can the 80 acre District Park have less than 80 upland acres, exclusive for wetland setbacks suitable for development and utilization as a County District Park. The land to accommodate the 80-acre District Park shall be dedicated no later than the recordation of the plat for the second Village Area Plan. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer. If the 80-acre park site is incorporated into a C.D.D., then the site shall be excluded from said C.D.D. prior to dedication to the County. If the Developer makes capital facilities contributions or constructs park facilities such as ballfields and the like, then the Developer shall be eligible for impact fee credits provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

3. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of 5% of the useable acreage within each Village Center must be developed as parks and/or open space.

4. Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

5. Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open

space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first Annual Report following each phase or subphase approval.

6. Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the Village, Town Center or Employment Center Area Plans, those open space uses shall be restricted to remain as an active or passive recreational open space amenity unless otherwise approved by the BOCC consistent with the requirements of 380.06(19), F.S.

7. All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

S. Health Care/Police/Fire

1. Pasco County shall provide Fire, Police, and EMS service to the Development. The Developer shall be required to dedicate no more than 10 buildable acres within the Town Center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of Fire, EMS, Sheriff and/or Library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of Village, Town Center and Employment Center Area Plans.

2. CONNERTON shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of building permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered) will be supplied with sprinkler systems and that functioning fire hydrants, in sufficient number and appropriate locations to accommodate the fire fighting operations, will be provided.

T. Housing

1. The Developer has completed an Affordable Housing Analysis for the non-residential component of CONNERTON and determined that the existing housing supply is adequate to meet the anticipated Approved

Portion of Phase 1 demand for Very Low, Low and Moderate Income housing units.

2. Specific approval of the Remainder of Phase I and Phases II and III is conditioned on further Section 380.06(6) F.S. review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the Project, or within an area proximate (as determined by the approved methodology), the Development Order shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048 F.A.C.

U. General Conditions

1. Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with rule (Rule 9J-2.0252, F.A.C.). Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, F.A.C.

2. Should the Developer divest himself of all interest in the project prior to the expiration of this Development Order, the Developer shall designate the successor entity to be responsible for preparation of the Annual Report and compliance with applicable requirements of this Amended and Restated Development Order..

3. If there is an internal conflict between provision(s) of this Development Order, then the more stringent provision(s) shall prevail.

4. In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the developer shall be required to pay said fee pursuant to that ordinance/resolution.

VI. PROCEDURES

A. Annual Reports

1. Monitoring of CONNERTON by the County shall be the responsibility of the County Administrator or his designee at the time of Annual Report submittal.

2. The developer shall provide to the County an Annual Report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

3. The Developer shall provide an Annual Report on the required form to the Development Services Branches, the TBRPC, and the DCA on the anniversary date of final adoption of the original Development Order (i.e., September 17, 2000) and every year thereafter during the term of this Amended and Restated Development Order. The contents of the Annual Report shall meet the requirements of Section 380.06(18), Florida Statutes, and shall include all additional data and information, as required in this Amended and Restated Development Order.

4. If the Annual Report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Amended and Restated Development Order. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of building permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), Florida Statutes, as amended, until a public hearing has been held, pursuant to Section 380.06(19), Florida Statutes, as amended, to determine if a Substantial Deviation has occurred.

5. In addition to the required elements of the Annual Report, the Developer shall include:

   (a) The cumulative number of units developed through the land use tradeoff mechanism;

   (b) The cumulative number of units (du's by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed and occupied;

   (c) A synopsis of all DRI and zoning amendments;

   (d) A synopsis of ownership (major parcels);

   (e) A list of DRI development order and zoning conditions of approval met by the developer.

   (f) A copy of any Village, Town Center or Employment Center Area Plan approved during the reporting period and an analysis of how

the approved Plan meets all of the applicable New Town Criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by V.D.5 and V.D.6 above commencing with the first Annual Report following the issuance of final plat or final plan approval for the 2000th residential unit.

B. Amendments/Substantial Deviations

1. Proposed or necessary changes to the Amended and Restated Development Order or departures from the approvals set forth in this Amended and Restated Development Order must undergo a review by the Commission. Application to amend any provision of this Amended and Restated Development Order shall be made on the required form (Notice of a Proposed Change to a Previously Approved DRI), and shall be provided by the Developer to the TBRPC, the DCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes.

2. Any amendment to the New Town Future Land Use Map designation and/or implementing objectives and policies, as contained in the adopted Future Land Use Element of the Comprehensive Plan, shall be subject to a substantial deviation determination.

C. Notice of Adoption

1. A notice of Adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.
2. The Clerk of the Commission shall return eight (8) signed and certified copies of this Amended and Restated Development Order and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the DCA and the TBRPC, and to attorneys of record of these proceedings.

D. Severability

If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remains of the resolution shall be construed as not having contained said section, subsection, clause, or other provision, and shall not be affected by such holding.

DONE AND RESOLVED this 12th day of August, 2003.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

BY: _____
CLERK

BY: _____
CHAIRMAN

APPROVED

AUG 12 2003

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

EXHIBITS

A. ADA*, Sufficiency Response*, & Traffic Appendices*

A-1. Amended Map H

B. TBRPC Final Report* and NOPC Report*

C-1. Legal Description of Parcel "A"

C-2 Legal Description of Parcel "B"

C-3 Legal Description of Village Area I

D. Developer's Commitments

E. New Town Comprehensive Plan Provisions

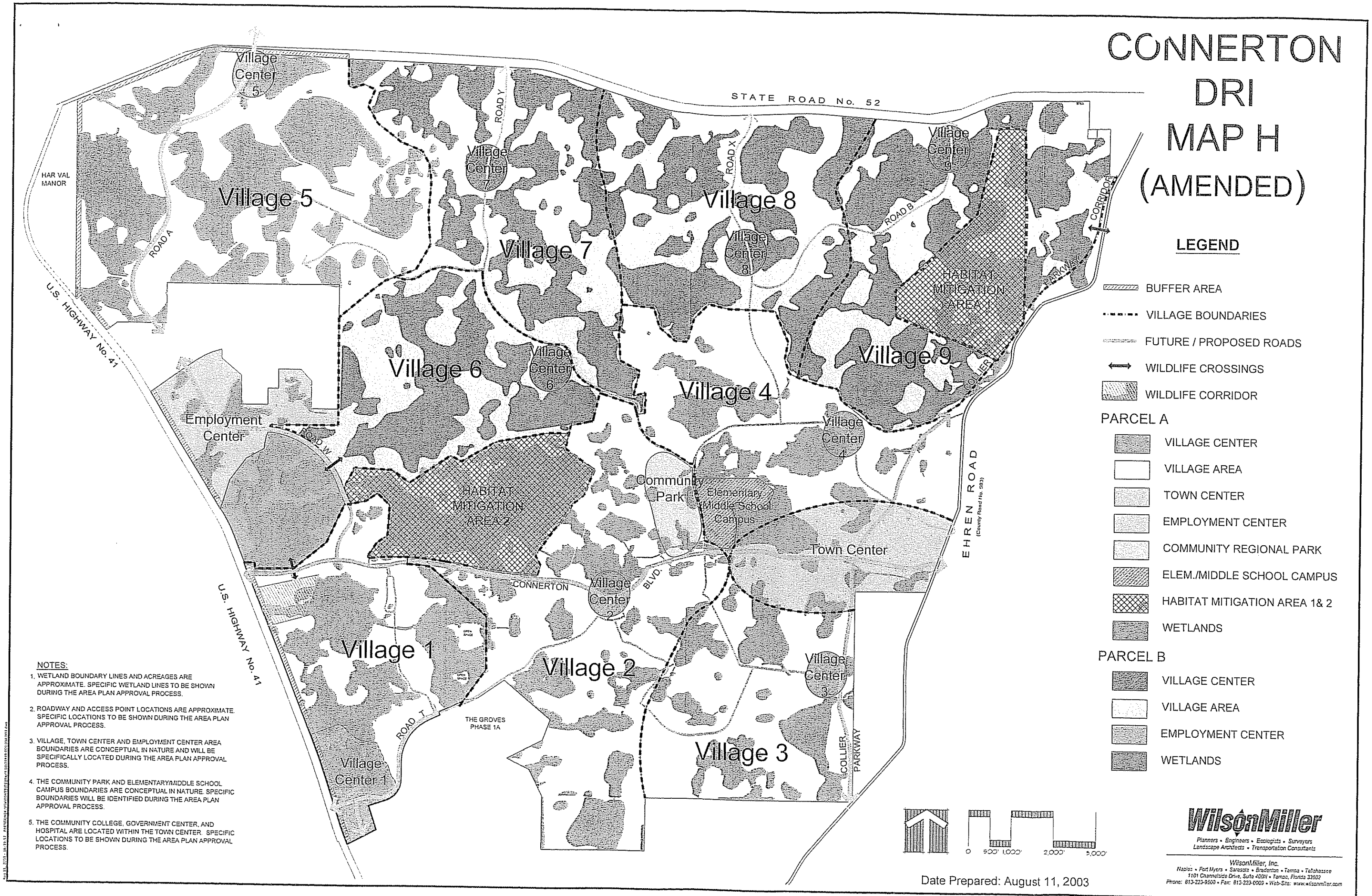
F. Potential Regionally Significant Resources*

* These exhibits are not attached but are incorporated by reference into the Development Order. Copies are on file at the Pasco County Growth Management Office.

Exhibit A – 1

Amended Map H

CONNERTON DRI MAP H (AMENDED)



NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE, GOVERNMENT CENTER, AND HOSPITAL ARE LOCATED WITHIN THE TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

Date Prepared: August 11, 2003

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
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Phone: 813-223-9500 • Fax: 813-223-0009 • Web-Site: www.wilsonmiller.com

Exhibit C-1
CONNERTON DRI
PARCEL "A"

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses:

1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54" (chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve;

17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12 feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98

feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING**.

Less and except Parcel "B" Part 1 and 2 as described in Exhibit C-2

Containing 4896.149 acres, more or less.

TRB-CT-002
P:\Connerton\CONNERTON-OVERALL
JMG
CHD

December 4, 2001
May 27, 2003

Exhibit C-2
CONNERTON DRI
Parcel "B" PART I

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the **POINT OF BEGINNING**; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING**.

Containing 171.332 acres, more or less.

TRB-CT-012	
P:\Connerton\CONNERTON-SWFWMD	
JMG	March 08, 2002
Revised: JMG	April 15, 2002
Revised: JMG	December 10, 2002
Revise JMG	February 03, 2003

CONNERTON DRI
Parcel "B" PART II

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc

of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28°26"W., 229.07 feet; 3) N.88°49'39"E., 234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the

arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W., 1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the **POINT OF BEGINNING.**

Containing 2809.693 acres, more or less.

TRB-CT-012
P:\Connerton\CONNERTON-SWFWMD

JMG	March 08, 2002
Revised: JMG	April 15, 2002
Revised: JMG	June 29, 2002
Revised: JMG	July 30, 2002
Revised: JMG	November 11, 2002
Revised JMG	February 03, 2003

Exhibit C-3

Legal Description of Village Area I

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the **POINT OF BEGINNING**; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 feet along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the **POINT OF BEGINNING.**

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

EXHIBIT "D"

DEVELOPER COMMITMENTS
DRI #233 _ CONNERTON

PASCO COUNTY
The following are developer commitments set forth in the Application for Development Approval ("ADA"), three Sufficiency Responses ("SR #1", "SR #2" and "SR #3), as amended to be consistent with the ~~current~~ original Development Order. These commitments shall be honored by the developer, except as they may be superseded by specific terms of the Amended and Restated Development Order and/or Policies or Objectives of the "New Town" Pasco County Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the CONNERTON Master Development Plan for schools and other public service facilities. (SR2/Page 12)

2. The location of public facilities will be governed and regulated by the goals, policies, objectives and specific development standards adopted by Pasco County for Village, Town Center and Village Center development. (SRI/Page 9-3) *(Amended).*

3. Development of Villages, Village Centers, Town Center, Employment Center and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, SWFWMD, ACOE, DEP, EPA and other applicable regulatory agencies that commonly issue development permits and approvals. (SRI/Page 9-4)

4. Development within CONNERTON will be required to be: more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing. (ADA/Page 10-2)

5. At buildout, the New Town will contain nine Villages around central Town Center, with an Employment Center providing additional employment. (ADA/Page 10-3)

6. Villages will range from 300 to 1,000 acres and be composed of 5 or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the Village will include complete and integrated neighborhoods and a Village Center. The Village must have useable open space in the form of squares, greens and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development, or other physical separation. Local and collector streets, pedestrian paths and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the Village Center, to other Villages, and to the Town Center. (ADA/Page 10-3)

7. Village Centers will contain a mix of uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities,

parks, playgrounds and other similar services designed to meet the needs of adjoining neighborhoods. (ADA/Page 10-3)

8. A Town Center will be developed in support of the Villages in CONNERTON. (ADA/Page 10-3)

9. The Town Center will contain an educational campus, a central Pasco County Government Center, a hospital-medical complex, and higher density residential development. The Town Center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian and bicycle path systems provided within individual Villages. (ADA/Page 10-3) *(Amended).*

10. A 120-acre educational campus will be centrally located within CONNERTON. (ADA/Page 10-3) *(Amended).*

11. CONNERTON will also contain a designated Employment Center. The Employment Center will have access to U.S. 41 while providing internal access to the Villages and Town Center. (ADA/Page 10-3)

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Pasco County Comprehensive Plan. (ADA/Page 10-4) *(Amended).*

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation. (ADA/Page 10-4)

14. An estimated 45% of the project total will remain in a natural state. (ADA/Page 10-5)

15. A community serving park will be provided near the Town Center on the Ridge Road Extension. Each Village will provide neighborhood serving recreational opportunities and facilities. (ADA/Page 10-5)

16. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and to other Villages, the Town Center and the Employment. (ADA/Page 10-5)

17. At buildout, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial. (ADA/Page 10-5)

18. Three 18_hole golf courses, over 175 acres as ~~community~~ District Park, and neighborhood parks within each Village will provide active recreational opportunities for CONNERTON residents. (ADA/Page 10-5)

19. Parking will be governed by the Pasco County Land Development Codes at the time the Village Area Plan (VAP) is prepared. (SRI/Page 10-2)

20. The provisions of the New Town Comprehensive Plan amendment, coupled with the Development Order conditions, will provide assurance that the concept is implemented. (SRI/Page 10-13)

21. Detailed Area Plans for New Town components will be prepared and reviewed for compliance with Plan policies and standards, Land Development Code requirements, as well as with applicable Development Order conditions. (SRI/Page 10-13)

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a Village. (SRI/Page 10-12)

23. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and other Villages, the Town Center and the Employment Center. (SRI/Page 10-12)

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the Village road layouts. (SRI/Page 10-12)

25. These policies will be applicable to development in all future land use categories including the proposed New Town classification. (SRI/Page 10-12)

26. Internal roadway design will consider wildlife movement in corridors. (SRI/Page 10-12)

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD zoning request for the Preliminary Site Plan. (SRI/Page 10-12)

28. The Village Center boundaries will be determined in the future and in conjunction with the specific site planning of each Village. (SRI/Page 10-13) *(Amended).*

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), Village Centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning and other regulatory agency requirements to receive site plan approvals by Pasco County. (SRI/Page 10-13)

30. Specific site planning issues, such as setbacks, buffers, building and local street location, etc. will be addressed at the time of site design for each individual Village. (SRI/Page 10-13)

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of CONNERTON and will not be undertaken or permitted by the Applicant. (ADA/Page 12-24)

2. Many of the existing pine trees on CONNERTON will be preserved in the post-development stage and much of the most desirable habitat has been set aside in the upland/wetland preserves. (ADA/Page 12-25)

3. The vast upland/wetland preserve system, golf courses and wetland buffers on site will provide an assurance of continued suitable habitat for this species [Southeastern American Kestrel] after development. (ADA/Page 12-27)

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted and the appropriate measures implemented to preserve the habitat. (SRI/Page 12-1)

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to their then current recommendation for habitat management activities that can be pursued coincident with a conservation easement. (SRI/Page 12-2)

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in CONNERTON. (SRI/Page 12-8)

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate for listed species within the development or to mitigate for them. (SRI/Page 12-9)

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts. (ADA/Page 13-2)

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in CONNERTON's evolution and this will be the primary method of mitigating wetland impacts associated with the development plan. (ADA/Page 13-3)

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for. (ADA/Page 13-3) *(Amended).*

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface water collection system will be the first mitigation option that will be investigated during the design of each village in CONNERTON. (ADA/Page 13-3)

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (required by the agencies) and the provision of wetland buffers consisting of native plant communities. (ADA/Page 13-5)

6. Any minor discrepancy in ADA mapping will be resolved prior to development. (SRI/Page 13-1)

7. If additional wetland impacts become necessary during preparation of Village Area Town Center or Employment Center plans, they will be presented with full justification to the appropriate agencies as permit applications. (SRI/Page 13-2) *(Amended).*

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials, and informational signage. (SRI/Page 13-3) *(Amended).*

9. Future jurisdictional determinations, performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands. (SRI/Page 13-4)

10. This information will then be used in the final design and of CONNERTON's infrastructure and building development. (SRI/Page 13-4)

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved also as part of permit applications. (SRI/Page 13-4)

12. Wetland encroachments and site planning details will be further identified at the permitting stage. (SRI/Page 13-7)

WATER QUALITY

1. The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met by using accepted methods including: (1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species; (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)

2. Accepted engineering practices will be utilized within on-site retention, detention and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate. (ADA/Page 14-4)

3. Water quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas. (ADA/Page 14-4)

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater management ponds. (ADA/Page 14-4)

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review. (ADA/Page 14-4)

6. On-site surface waters within CONNERTON will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. (ADA/Page 14-4)

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area. (ADA/Page 15-2)

2. Stormwater runoff throughout the project will be managed through an appropriate Master Drainage Plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways. (ADA/Page 15-3)

3. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation. (ADA/Page 15-3)

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies. (ADA/Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site. (SRI/Page 15-1)

6. Any proposed development in CONNERTON will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same state, regional and local regulations governing floodplain encroachment. (SRI/Page 15-2)

7. Future verification to determine the extent of the floodplain limits is required. (SR1/Page 15-3)

FLOODPLAINS/DISASTER PREPAREDNESS

1. Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance. (SRI/Page 16-1)

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the CONNERTON development. (ADA/Page 17-4)

2. The current permitted pumping quantities will not be exceeded. (ADA/Page 17-4)

3. Specific provisions detailing developer and County responsibilities will be set forth in a future service agreement as required by Pasco County Codes and Ordinances. (ADA/Page 17-4)

4. The members of the CONNERTON community will be encouraged to practice water conservation in both residential and non-residential development. (ADA/Page 17-5)

5. Any business owner/operator locating within CONNERTON will be required to comply with all applicable local, state and federal regulatory and licensing criteria. (ADA/Page 18-2)

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a 10-year storm event in accordance with Pasco County Subdivision Regulations.

Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence. (ADA/Page 19-1)

2. The proposed stormwater management system will incorporate several forms of detention/retention in accordance with the requirements of Chapter 40D-4 and 40D-40 F.A.C., including created wetland systems, lakes and retention/detention ponds. (ADA/Page 19-1)

3. The 24-hour, 25-year peak discharge rate from system outfalls will be regulated by SWFWMD to control post-development discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria. (ADA/Page 19-2) *(Amended).*

4. The requirements of Chapter 17-25 F.A.C. for stormwater will be met using accepted methods as required by the permitting agencies. (ADA/Page 19-2) *(Amended).*

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area. (ADA/Page 19-3) *(Amended).*

6. Storage facilities will provide attenuation of the post-development to maintain the pre-development levels in accordance with the SWFWMD design criteria. (ADA/Page 19-3) *(Amended).*

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems(s). The developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development. (ADA/Page 19-4)

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable federal and state laws, will have distinct and specific safety policies and plans for it's employees and customers. (ADA/Page 20-4)

2. Any businesses locating within the CONNERTON development which may produce hazardous waste will be required to comply with all federal, state and local regulations contained in the Code of Federal Regulations - Title 40, Parts 260 to 270 and the state regulations contained in the Administrative Code, Chapters 17-30 and 17-31, F.A.C. (ADA/Page 20-4)

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ["U" and "C"]. (SR~~4~~I/Page 21-3)

2. The applicant will consider dedication of right-of-way to accommodate future expansions of US 41, SR 52 and Ehren Road (CR 583) at the time road improvement projects are advanced for transportation funding. (SR~~4~~I/Page 21-25)

3. When each Village Area Plan is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent Villages and the Town Center. (SR~~4~~1/Page 21-6)

AIR QUALITY

1. The design of parking facilities and ingress and egress for vehicles will be such that queuing and related Carbon Monoxide "hot spots" will be avoided. (ADA/Page 22-1)

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50% of the total site. Included in this acreage are areas identified on CONNERTON's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various Villages and within the Town and Village Centers. (ADA/Page 26-1)(Amended)

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the CONNERTON community. (ADA/Page 26-1)

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels. (ADA/Page 26-1)

4. Bicycle paths, pedestrian walks and nature trails will contribute to a system of fully-connected routes from individual neighborhoods to other Villages as well as the Town and Village Centers. (ADA/Page 26-1)

5. Small, neighborhood sized recreational areas will be developed in conjunction with individual villages. (ADA/Page 26-1)

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developed. These preserve lands will be maintained by the entity owning them. (ADA/Page 26-2) *(Amended).*

7. At the appropriate time, the Applicant will meet all applicable County land development regulations, including those governing County park standards and design. (SR1/Page 26-2) *(Amended).*

EDUCATION

1. CONNERTON's development plans will include three school sites; two 20-acre sites to be used for elementary schools and one 30-acre site to be used for a middle school. (ADA/Page 27-1).

Exhibit E

Pasco County Comprehensive Plan

New Town Future Land Use

New Town Classification

GOAL 8. To create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density, development pattern.

OBJECTIVE 8.1 Direct 20 percent of the growth which will occur in Pasco County between 2000 and 2015 into a centrally located urban center.

8.1.1 Adopt an NT (New Town) Future Land Use Classification which will facilitate the development of an urban center.

8.1.2 Prioritize the provision of infrastructure necessary to support the NT (New Town) through amendments to the Transportation, Infrastructure, and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County local government, Pasco County Metropolitan Planning Organization, Florida Department of Transportation, and other State agencies.

8.1.3 Develop, by the Year 2010, a Central Pasco Government Center.

OBJECTIVE 8.2 Encourage economic development while creating a functional balance between residential and nonresidential land uses as quantified in Policy 8.2.1.

8.2.1 Require that the NT (New Town) provide a minimum of 1.3 jobs per household within a five-mile radius.

8.2.2 Require the phasing of residential development within the NT (New Town) to ensure the coordination of jobs and housing.

OBJECTIVE 8.3 Reduce reliance on the automobile as the primary mode of transportation for NT (New Town) residents.

8.3.1 Require a mix of land uses within close proximity to work and home as specified in Policy 8.5.2.

8.3.2 Develop, by the Year 2010, a Central Pasco Government Center to meet the needs of NT (New Town) residents.

8.3.3 Provide a network of pedestrian trails and bicycle paths which are as good as the network for motorists.

8.3.4 Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

8.3.5 Incorporate transit-oriented, design features, such as:

- Mix of land uses vertically as well as horizontally.
- Inclusion of civic uses.
- Placement of higher density and senior housing near commercial centers and civic uses.
- Design of street networks with multiple connections and relatively direct routes.

8.3.6 Require, as appropriate, new nonresidential development within the NT (New Town) to provide Transportation Demand Management programs for local employees which may include such programs as:

- Car and van pools.
- Ride sharing.
- Staggered work hours.
- Telecommuting.

OBJECTIVE 8.4 Require a system's approach to environmental planning and design within the NT (New Town).

8.4.1 Channel development into areas that are already disturbed.

8.4.2 Preserve high-quality habitat connected by wildlife corridors of an average 100 feet in width.

8.4.3 Design around significant wetlands, preserving the wetlands on-site consistent with the following policies:

a. Category I conservation areas shall mean those wetland areas which meet at least one of the following criteria:

(1) Any wetland of any size that has a hydrological connection to natural surface, water bodies or the Florida aquifer.

(2) Any wetland of any size that is within a lake littoral zone.

(3) Any large, isolated, uninterrupted wetlands 100 acres or larger.

(4) Any wetland of any size that provides critical habitat for Federal- and/or State-listed, threatened or endangered species.

Category II conservation areas shall mean those wetland areas which meet any of the following criteria:

(1) Consist of isolated wetlands or formerly isolated wetlands which, by way of man's activities, have been directly connected to other surface-water drainage and are greater or equal to five acres.

(2) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Category III conservation areas shall mean those wetland areas which meet all of the following criteria:

(1) Isolated wetlands less than five acres.

(2) Do not otherwise qualify as a Category I or Category II conservation area.

b. Limit the removal, alteration, and encroachment within Category I conservation areas to cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas.

Removal, encroachment, and alteration for Category II conservation areas should be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest. Removal, encroachment, and alteration may be allowed in Category III conservation areas.

c. Wetlands shall be identified on any proposed development site prior to the issuance of development orders which permit site alteration.

d. When Category I wetlands, which provide critical habitats for listed species, are proposed for alteration, the proposal shall be submitted to the Florida Fish and Wildlife Conservation Commission for review and recommendations.

e. No development shall occur in a Category I, II, or III wetland or wetland setback except as follows:

(1) Clearing and/or construction of walking trails.

(2) Construction of timber boardwalks/catwalks for direct access to water bodies, construction of wildlife management shelters, footbridges, observation decks, and similar structures not requiring dredging and/or filling for their placement.

(3) Dredging and filling within wetlands if:

(a) Such activity is consistent with Paragraph 5.2. above; and,

(b) Such activity complies with requirements of all Federal, State, and regional agencies claiming jurisdiction over wetland alteration; and,

(c) Appropriate justification for alterations is provided to the County.

f. Maximum gross residential-density calculations shall be based on predevelopment upland and wetland acreages. Where proposed residential acreage contains wetlands and water bodies, except natural lakes, density credit will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten percent of the developable residential acreage.

g. Maximum gross nonresidential-intensity calculations shall be based on predevelopment upland and wetland acreages. Where proposed nonresidential acreage contains wetlands and water bodies, except natural lakes, intensity credit for Floor Area Ratio calculations will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten percent of the developable nonresidential acreage.

8.4.4 Require upland buffers around postdevelopment wetlands consistent with Conservation Element policies.

8.4.5 Preserve significant upland habitat consistent with policies contained in the Conservation Element the amount and location of which will be determined through on-site surveys of wildlife and wildlife habitat.

8.4.6 Encourage restoration and enhancement of ecological functions damaged by prior activities.

8.4.7 Minimize run-off by clustering development and using infiltration facilities.

8.4.8 Detain run-off with open, natural-drainage systems.

8.4.9 Design manmade lakes and stormwater ponds for maximum environmental value.

8.4.10 Use reclaimed water and integrated pest management on large landscaped areas.

8.4.11 Use and require the use of xeriscape landscaping.

OBJECTIVE 8.5 Implement policies which ensure that development within the NT (New Town) will be:

- Compact, discouraging urban sprawl, and building a sense of place and community.
- Mixed use, providing a greater variety of uses closer to home and work.
- Pedestrian oriented, reducing reliance on the automobile.
- Environmentally sensitive, providing wildlife corridors and upland habitat preservation.
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Able to provide a reasonable balance between jobs and housing.

8.5.1 Require the NT (New Town) to utilize neighborhoods, villages, and village centers as building blocks around a central town center.

8.5.2 Require the implementation of the following principles and standards:

a. **Town Center Principles and Standards**

(1) A town center shall be developed in support of the villages in the NT (New Town). The purpose of the town center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base; the scale and intensity of which shall not be permitted in the villages. The town center shall be planned and located so that it has access to the major road network. The town center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.

(2) The following standards shall be used in designing the town center:

Minimum Size	300 net developable acres
Minimum Density	2.0 units/gross residential acre and 8.0 units/net residential acre
Minimum Floor Area Ratio	3.0

Land Use Mix	Minimum Land Area Required**
Residential*	15 Percent
Retail and Personal Services	20 Percent
Regional Office	10 Percent
Public and Civic	20 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above the ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

b. **Village Principles and Standards**

Each village must adhere to the following planning principles:

(1) Each village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and village centers.

(2) The minimum average gross density within the village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the village gross land area. The minimum average net density for all residential development within the New Town shall be four units per net residential acre.

(3) The village shall be composed of five or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space, and institutional uses.

(4) Planning for the village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the village residents.

(5) Village size shall be such that housing is generally within a one-mile radius of the village center (shops, services, and other activities). The radius may be relaxed where natural or community facilities and services interrupt the design.

(6) Each village must contain a central, public focal point consisting of an elementary school (if village demographics require school facilities) and any, all, or a combination of parks, public facilities, such as churches or community centers and neighborhood commercial uses as described below.

(7) The village shall contain useable open space in the form of squares, greens, and parks whose use is encouraged through placement and design.

(8) Each village shall have a well defined, designated edge, which will be established through greenbelts or natural areas permanently protected from development or other physical separation.

(9) Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of fully connected routes from individual neighborhoods to the village center and to other villages.

(10) The natural terrain, drainage, and vegetation of the area shall be preserved with examples contained within parks or greenbelts.

c. **Village Center Principles and Standards**

(1) Commercial development shall be permitted in conjunction with a village center. The village center shall function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The village center shall provide for a mix of residential and nonresidential uses. Nonresidential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods.

(2) The following standards shall be used in designing the village center:

Maximum Size	60 net developable acres
Minimum Density	2.0 units/gross acre and 6.0 units/net acre
Minimum Floor Area Ratio	2.0

Land Use Mix	Minimum Land Area Required**
Residential*	30 Percent
Retail and Personal Services	20 Percent
Office	5 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one use occurs within a structure, the acreage associated with that structure may be counted toward the minimum land requirement for each use.

(3) The village center shall be located on a road which functions as a collector serving the village or at the junction of two such collector roads. The collector road may not split the village center unless the posted speed is reduced to 25 miles per hour.

(4) The village center may not be consolidated into a larger commercial complex serving more than one village.

(5) The village center shall maintain a separation of approximately 3,960 feet (three-quarters mile) from another village center.

(6) School sites, if required, shall not be included in the computation for maximum size of the village center.

d. **Employment Center Principles and Standards**

(1) In order to further ensure that the NT (New Town) achieves a functional balance between jobs and housing as specified in Policy No. 8.2.1, a designated employment center will be established. The employment center shall have good access to the major road network while providing internal access to the villages and town center. NT (New Town) residents shall be able to make the trip from home to the employment center without leaving the NT (New Town).

(2) The following standards and criteria shall be used in designing the employment center:

- Local and collector streets, pedestrian paths, and bike paths which contribute to a system of fully connected

routes between villages, village centers, and the town center.

- Useable open space for employees and visitors.

- Preservation of the natural terrain, drainage, and vegetation with examples contained within parks, open space, or greenbelts.

(3) Uses permitted for consideration within the employment center include retail, office, service, light industrial, warehouse/distribution, and public.

(4) The maximum Floor Area Ratio in the employment center shall be .75.

OBJECTIVE 8.6 Replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision.

8.6.1 Require the preparation, submission, and approval of detailed area plans for each village, the town center, and the employment center prior to the initiation of construction within individual villages, the town center, or the employment center. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy No. 8.7.1 below.

8.6.2 Village Area Plans must meet the following criteria:

a. Detailed village boundaries must be established through the adoption of Village Area Plans. No development shall be permitted within a neighborhood or village center until Village Area Plans for the entire village has been approved by the Pasco County Board of County Commissioners. Village Area Plans must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. Village Area Plans must include at a minimum, the following information:

(1) Identification of preliminary, Village Area Plans boundaries.

Preliminary boundaries will be based on the criteria contained in Policy Nos. 8.5.1 and 8.5.2 of the NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis

(a) Identification of the extent and location of natural features in the Village Area Plans area. The preparation of any Village Area Plans shall utilize, but not be limited to, the baseline environmental mapping prepared for the NT (New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater management requirements.

(e) Identification of public facilities and services available to the area: capacity available and any deficiencies.

(3) Master Development Plan

A Village Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of the net and gross density shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the village center, a computation of net and gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy No. 8.5.2(3).

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in Village Area Plans, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the village including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

8.6.3 The **Town Center Area Plan** must meet the following criteria:

a. Detailed town center boundaries must be established through the adoption of the Town Center Area Plan. No development shall be

permitted within the town center until the Town Center Area Plan has been approved by the Pasco County Board of County Commissioners. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy No. 8.7.1 below. The Town Center Area Plan must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The Town Center Area Plan must include at a minimum the following information:

(1) Identification of the preliminary Town Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy No. 8.5.2(1) of the NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis.

(a) Identification of the extent and location of natural features in the Town Center Area Plan area. The preparation of any Town Center Area Plan shall utilize, but not be limited to, the baseline environmental mapping prepared for the NT (New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater management requirements.

(e) Identification of public facilities and services available to the area, capacity available, and any deficiencies.

(3) Master Development Plan.

A Town Center Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of residential density and nonresidential intensity shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the town center, a computation of net and gross residential

density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy No. 8.5.2(1).

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Town Center Area Plan, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the town center including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

8.6.4 The Employment Center Area Plan must meet the following criteria:

a. Detailed employment center boundaries must be established through the adoption of the Employment Center Area Plan. No development shall be permitted within the employment center until the Employment Center Area Plan has been approved by the Pasco County Board of County Commissioners. The Employment Center Area Plan must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The Employment Center Area Plan must include at a minimum the following information:

(1) Identification of preliminary Employment Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy No. 8.5.2(4) of the NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis.

(a) Identification of the extent and location of natural features in the Employment Center Area Plan area. The preparation of any Employment Center Area Plan shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater-management requirements.

(e) Identification of public facilities and services available to the area, capacity available, and any deficiencies.

(3) Master Development Plan.

An Employment Center Master Development Plan must be prepared and include the following elements:

(a) A computation of nonresidential intensity shall be provided along with permitted uses and the character of proposed uses.

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Employment Center Area Plan, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including; wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the employment center including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

OBJECTIVE 8.7 To ensure that development within the NT (New Town) is in conformance with the objectives, policies, principles, standards, and criteria contained herein.

8.7.1 Require review and approval of NT (New Town) development as follows:

a. The NT (New Town) must receive approval as a Development of Regional Impact as specified in Chapter 380, Florida Statutes.

b. Subsequent to approval of the Development of the Regional Impact/ Development Order, the NT (New Town) must be rezoned to an MPUD Master Planned Unit Development as specified in the Pasco County Land Development Code.

c. No development or land alteration is permitted within villages, the town center, or the employment center until the Village Area Plan, Town Center Area Plan, or Employment Center Area Plan is completed and approved. Each Village Area Plan, Town Center Area Plan, and Employment Center Area Plan must be approved as an amendment to the master development plan and will be subject to additional agency review through the submittal of a notification of proposed change, pursuant to Section 380.06, Florida Statutes. The Section 380.06, Florida Statutes, review of said plans shall be limited to a consideration of wetland boundaries for the area; additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area; and an archaeological and historical resources survey of the area, including coordination with the Department of State, Division of Historical Resources, and shall take into consideration the Map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan and a modification to Map H, provided, identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan, provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, Florida Statutes. Village Area Plans, Town Center Area Plans, and Economic Center Area Plans will be submitted with the Development of Regional Impact Annual Report for the reporting period in which they were approved. Annual reports will also monitor and report on development within approved area plans and compliance with applicable policies.

Southwest Florida
Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)
SUNCOM 578-2070

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)
SUNCOM 572-6200

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)
SUNCOM 531-6900

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3600 West Sovereign Path
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Ronald C. Johnson
Polk
Janet D. Kovach
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July 11, 2002

Georgianne Ratliff, AICP
Senior Vice President
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1101 Channelside Drive, Suite 400N
Tampa, Florida 33602

Subject: Connerton New Town DRI – Non-potable water use plan and Overall Groundwater Quality Monitoring Plan.

District staff has reviewed the above documents and has the following comments for your consideration.

Overall Groundwater Quality Monitoring Plan
Exhibit 1, Page 2, Item 13 – Slumping or sinkhole formation
The consultant will need to include Electroresistivity with borings to confirm the geophysical work and ensure there is no potential for additional sinkholes on site.

Exhibit 2, Page 1. The text states that the Hawthorne confining unit is consistent throughout site. Without geophysical confirmation it is possible that this unit may be intermittent. Care must be taken during construction of retention ponds to avoid breaching confining layers or to ensure that excavation remains a safe distance above the limestone in compliance with 40D-4, F.A.C.

Non-Potable Water Use Plan
Cumulative impacts have already been found in this area. Any water use must take this into consideration.

Page 2, Goals and Objectives. This section claims a positive impact to recharge through the design of a "positive water budget". Given the existing known cumulative impacts and the difficulty of verifying this claim, the consultant is cautioned against use of this type of statement.

Page 2. The Demand table shows irrigation estimates for greenspaces and buffers. These areas should not be considered for irrigation. Leaving some or all of these areas in a natural state should reduce the number of

acres required to be irrigated. This will go far in reducing the irrigation requirements at the site.

Page 3, Alternative and Traditional Water Sources Development, b. Reclaimed Water (Pasco County). It is unclear what is meant by the wet weather discharge from Pasco County's reclaimed water system. If this term is going to be used, it must be explained. Stormwater is not reclaimed water. Storing reclaimed water in the project stormwater system could mean a potential loss in available reclaimed water due to evaporation at a time when it is least needed for irrigation. Design should consider avoidance of this loss and focus on its beneficial use in order to decrease evaporative losses.

Page 4, Surface Water
The text indicates that streams and tributaries may be used to divert and store water during high flows (in this case to the Pithlachascottee River). A more clear explanation of this will be needed. Freshwater flows to natural systems should remain the same [be retained] and not used as source for wetland rehydration.

Page 4, Reclaimed Water
The same concerns regarding use of wet weather reclaimed water arise here. Further explanation will be necessary.

Page 4, Part d. Utilizing Existing Permitted Quantities
The permitted quantities referenced are not provided. It is unclear if they have been fully used. If they haven't been used, the cumulative affects have not been witnessed. It will be necessary to determine what portion of the actual on site use has contributed to the known existing cumulative impacts in the area as required by Chapter 40D-2, Florida Administrative Code and the associated Basis for Review.

Page 5, Water Conservation and Best Management Practices, b. Golf Course/Recreational
In addition to the National Audubon recommendations, the consultant should consider water retaining soil amendments, such as clay or clayey-sand, to reduce irrigation needs. Another concern is the use of fertilizers and run-off from fertilizer applications, which can negatively impact surrounding waterbodies by increasing the growth-rate of nuisance aquatic vegetation. Application amounts and frequencies should be addressed, and surface water bodies monitored to see if there is any impact from the use of fertilizers.

A related issue is the lack of surface water monitoring or results provided for the project. Will surface water monitoring and reporting be incorporated at a later time?

District staff request that all collected water quality data be uploaded to the EPA STORET database. If this is not possible, please provide future data in electronic media in a format readily uploadable to the STORET database.

We appreciate the opportunity to comment on this project as part of the DRI process. These comments do not constitute permit approval under Chapter 373, Florida Statutes,

or any rules promulgated thereunder, nor do they stand in lieu of normal permitting procedures. Additionally, these comments are not necessarily the final position of the District and may be subject to revision pursuant to additional information and further review. If I can be of further assistance, please call me at (352) 796-7211 extension 4413.

Sincerely,

Mikel Renner

Mikel Renner, AICP
Senior Planner

cc: Mr. Sam Steffey, Pasco County
Ms. Jemy Hinton, DEP
Mr. Christopher Dinklage, WilsonMiller
Mr. John Meyer, TBRPC
Ms. Vivian Bielski, SWFWMD
Ms. Roberta Starks, SWFWMD

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Tampa Bay Regional
Planning Council

#233

PASCO COUNTY, FLORIDA

FAX	(727) 847-8084	GROWTH MANAGEMENT DEPARTMENT
DADE CITY	(352) 521-4274	WEST PASCO GOVERNMENT CENTER
LAND O' LAKES	(813) 996-7341	7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY	(727) 847-8193	NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

December 18, 2003

Mr. John Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702-2491

RE: Connerton - DRI No. 233, DO Amendment

Dear Mr. Meyer:

Enclosed please find a certified copy of the Connerton Development of Regional Impact (DRI) No. 233, Development Order (DO) Amendment (Resolution No. 04-42), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO amendment was approved by the Pasco County Board of County Commissioners on November 18, 2003.

Sincerely,

Kathleen H. Teague
Planner II

KHT/ltr/ndri233/67a(2)

Enclosure

cc: Samuel P. Steffey II, Growth Management Administrator
File

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

BY COMMISSIONER _____ RESOLUTION NO. 04-42

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ("DRI") ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380 FLORIDA STATUTES AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes, as amended, Conner Land Ltd. and Pasco County have filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as CONNERTON; and

WHEREAS, the Pasco County Board of County Commissioners (the Commission) is the governing body having jurisdiction over the review and approval of Developments of Regional Impact in accordance with Section 380.06, Florida Statutes, as amended; and

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires that approval, approval with conditions, or denial of an ADA; and,

WHEREAS, a Development Order for the CONNERTON DRI was adopted by the Commission on July 18, 2000; and

WHEREAS, Conner Land Ltd. has transferred a portion of its right, title and interest in the real property, encumbered by the CONNERTON DRI Development Order as herein set forth, to TERRABROOK CONNERTON, L.L.C. (both hereinafter referred to collectively as "Developer"); and

WHEREAS, Conner Land Ltd. has also authorized TERRABROOK CONNERTON, L.L.C. to enter into and negotiate the sale of further portion of the real property owned by Conner Land, Ltd. and encumbered by the CONNERTON DRI Development Order; and

WHEREAS, on August 12, 2003, the Board of County Commissioners adopted Resolution No. 03-224 amending and restating the Connerton DRI Development Order (Resolution No. 00-252) to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the CONNERTON DRI Development Order and to effectuate other changes; and

WHEREAS, on January 31, 2003, Conner land Ltd. Filed a notification Requesting a Change to an Approved Development Order pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the Notice of Proposed Change requested an amendment to the Development Order and Map H attached hereto, which reflects a reduction of 80.9 acres (consisting of 41.61 residential acres and 39.3 wetlands/open space acres), along with a reduction in 137 Phase 3 single family detached units; and

WHEREAS, the Notice of Proposed Change to the CONNERTON DRI Development Order, which Notice of Proposed Change (NOPC) was heard before the Commission on November 18, 2003, as required by Section 380.06(10) Florida Statutes and the changes included in the Notice of Proposed Change were approved to the CONNERTON DRI Development Order as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Commission that, in regular session, duly assembled, this 18th day of November, 2003, the Notice of Proposed Change for the CONNERTON DRI is approved with conditions as set forth in the following Amended and Restated Development Order, which is hereby adopted by the Commission:

I. GENERAL FINDINGS OF FACT

The Commission makes the following general findings of fact:

A. Conner Land, Ltd. and Pasco County have filed, in accordance with Section 380.06, Florida Statutes, as amended, an ADA for the CONNERTON DRI and associated responses to requests for additional information, collectively referred to herein as the Application.

B. The nature, type, scope, intensity, density, cost, and general impact of the proposed CONNERTON DRI, in part, are those which are summarized in Composite Exhibit A (Application for Development Approval (ADA), Sufficiency Responses, the CONNERTON Traffic Appendices and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1 through 19 of the Tampa Bay Regional Planning Council (TBRPC) DRI Final Report. Both Exhibits A, A-1, and B are incorporated into this Amended and Restated Development Order by reference. Where it is recognized a conflict exists between the terms and conditions set forth in Exhibit A and/or B to the terms and conditions set forth in this Amended and Restated Development Order, the terms and conditions of this Amended and Restated Development Order shall control.

C. The real property encompassed by the CONNERTON DRI was owned by Conner Land Ltd. and Pasco County. A portion of the land previously owned by Conner Land, Ltd. was conveyed to and is now owned by Terrabrook. A description of the real property owned by Terrabrook is attached hereto as Exhibit C-1 and incorporated herein ("Parcel A"). A portion of the land remains in the ownership of Conner Land, Ltd. and may be conveyed to others. A description of real property which may be conveyed to and owned by others is attached hereto as Exhibit C-2 and incorporated herein ("Parcel B").

D. The Pasco County Comprehensive Plan Future Land Use Map designation for the area subject to the Application is New Town. The proposed development, as modified by this Amended and Restated Development Order, is consistent with the provisions of the New Town classification and other Goals, Objectives and Policies of the Comprehensive Plan.

E. On March 15, 2000, the TBRPC found the Application sufficient for review, based on the information provided. Upon such determination, the TBRPC initiated the preparation of its DRI Final Report and advised the local government to set a date for a public hearing on the pending Application.

F. In processing the Notice of Proposed Change to the CONNERTON DRI Development Order, TBRPC reviewed the proposed changes to the Development Order as set forth in the Notice of Proposed Change and determined that the amendments and changes, as proposed, are not a substantial deviation pursuant to Section 380.06(19) Florida Statutes, and accordingly the Notice of Proposed Change should be processed as a non-substantial deviation, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the Notice of Proposed Change are incorporated into this Amended and Restated Development Order.

G. The Commission approved the CONNERTON DRI Development Order on July 18, 2000. The Commission scheduled and held a public hearing on the Notice of Proposed Change to the CONNERTON DRI Development Order as proposed by the Developer on November 18, 2003.

H. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Commission hearing to review the Notice of Proposed Change.

I. At the public hearing for the review and approval of the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the Notice of Proposed Change to the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

J. Additionally, at the public hearing on both the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

K. The Commission has received and considered the TBRPC DRI Final Report for the CONNERTON DRI Development Order as well as similar reports relative to the Notice of Proposed Change to the CONNERTON Development Order.

L. The Commission has received and considered various other reports and information relevant to the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee (DRC).

II. CONCLUSIONS OF LAW

The Commission hereby finds that the CONNERTON DRI Development Order as amended by this Amended and Restated Development Order:

A. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

B. As conditioned by this Amended and Restated Development Order, is consistent with the report and recommendation of the TBRPC.

C. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

D. Is consistent with the Pasco County Land Development Code (local land development regulations).

E. Is not in an area of critical State concern.

III. APPROVAL STIPULATION

A. Specific approval with conditions is granted for the Approved Portion of Phase I. The "Approved Portion" of Phase I includes the following:

Residential (Dus)	
Single Family Detached	2,060
Single Family Attached	1,500
Multifamily	240
Total	3,800
Retail (s.f.)	163,500
Government Center/Office (s.f.)	100,000
Industrial (s.f.)	100,000
Community College (students)	500
Golf Course (holes)	18
District Park (acres)	80

Conceptual approval with conditions is granted for the remainder of Phase I and Phases II and III. Specific approval of the remainder of Phase I and Phases II and III shall require a further amendment of this Amended and Restated Development Order after review and approval of an Application for Development Approval (ADA) limited to transportation, attendant air quality, potable and non - potable water supply and affordable housing issues, pursuant to the requirements of Section 380.06(6), Florida Statutes and the requirements of statutes and rules in effect at the time.

B. The requirements of and conditions contained in this Amended and Restated Development Order shall regulate the development of the property described in Exhibits C-1 and C-2 (legal description). Following the adoption of this Amended and Restated Development Order, all plans for development on this property shall be consistent with the conditions and restrictions recited herein. Such regulations and restrictions shall be binding upon all Developer successors in interest to the property.

In the event the County believes violation of the provisions hereof has occurred, the Development Services Branch may issue a notice of noncompliance to the Developer and recommend that the Commission establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard, and if it is determined by the Commission that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

C. All development specifically authorized by this Amended and Restated Development Order shall be carried out as described in the Application and the Notice of Proposed Change dated August 12, 2002, unless otherwise modified by the provisions hereof.

1. Adverse impacts shall be mitigated as specified in this Amended and Restated Development Order.

2. The Developer's commitments set forth in Exhibit D are superseded by the terms and conditions of this Amended and Restated Development Order.

D. Development of the Approved Portion of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated Development Order unless otherwise provided for in this Amended and Restated Development Order. Development of the Remainder of Phase I and Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases.

Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), Florida Statutes. In the event of a conflict between land development regulations and this Amended and Restated Development Order or the applicable Comprehensive Plan, the Amended and Restated Development Order or applicable Comprehensive Plan shall prevail.

E. The approved DRI as set forth in this Amended and Restated Development Order shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original Development Order (i.e., September 17, 2030), unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated Development Order have occurred or that the Amended and Restated Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

F. As provided in Chapter 190, Florida Statutes, Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the District, which are identified within this Amended and Restated Development Order. Further, any obligations of the Developer contained in this Amended and Restated Development Order may be assigned to a CDD, homeowner/property owner association or other entity approved by Pasco County. Any CDD formed pursuant to this provision shall be in conformance with Chapter 190, Florida Statutes, Uniform Community Development District Act of 1980 as amended.

G. The property is currently utilized for agricultural activities. It is understood that, while the use may cease when the DRI is built out, portions of the property will continue to be used for agricultural activities until buildout. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, Florida Statutes, is initiated in that Village, Town Center, or Employment Center.

H. Pursuant to the provisions of Section V.B. of this Amended and Restated Development Order, the Notice of Proposed Change for Village I is hereby approved. The Amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village I NOPC and is hereby approved and incorporated herein by reference.

IV. PHASING AND DURATION

A. Phasing Schedule

1. In order to facilitate the sale of Parcel B, Parcels A and B shall, upon the adoption of this Amended and Restated Development Order, have the entitlements set forth in Tables 1-B and 1-C below subject to the terms and conditions of this Amended and Restated Development Order. Upon the sale of Parcel B, the entitlements set forth in Tables 1-B and 1-C for Parcel B shall be conveyed to Buyer.

2. Notwithstanding (1) the allocation of specific entitlements to specific portions of the land within the CONNERTON DRI, and (2) the increase in Phase I entitlements for residential development, as set forth in Table 1-C below, no development shall proceed beyond that granted for the Approved Portion of Phase I as defined herein, it being understood and agreed that the Remainder of Phase I together with Phases II and III of CONNERTON are and will remain subject to review pursuant to Chapter 380, Florida Statutes, as amended, and shall require review and approval to establish conditions for continued development as hereinafter set forth.

3. Excess infrastructure capacity constructed to potentially serve Phases II and III of CONNERTON shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06 Florida Statutes.

Table 1–A
PARCEL A
LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	2,060	1,740	1,663	5,463
Single Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
TOTAL RESIDENTIAL	3,800	2,402	2,338	8,540
RETAIL	163,500	768,850	768,850	1,701,200
GOVERNMENT CENTER/OFFICE (s.f.)	100,000	334,138	709,662	1,143,800
INDUSTRIAL (s.f.)	100,000	259,500	459,500	819,000
COMMUNITY COLLEGE (Students)	500	400	500	1,400

GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 1–B

PARCEL B

LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	1,558	1,599	1,000	4,157
Single Family Attached	1,092	292	281	1,665
Multifamily	170	224	224	618
TOTAL RESIDENTIAL	2,820	2,115	1,505	6,440
RETAIL (s.f.)	37,360	175,720	175,720	388,800
GOVERNMENT CENTER/OFFICE (s.f.)	29,870	99,808	212,472	342,150
INDUSTRIAL (s.f.)	28,205	73,192	131,953	233,350

Table 1-C

TOTAL PARCELS A & B

LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached				
Parcel A	2,060	1,740	1,663	5,463
Parcel B	1,558	1,599	1,000	4,157
Total	3,618	3,339	2,663	9,620
Single Family Attached				
Parcel A	1,500	366	379	2,245
Parcel B	1,092	292	281	1,665
Total	2,592	658	660	3,910
Multifamily				
Parcel A	240	296	296	832
Parcel B	170	224	224	618
Total	410	520	520	1,450
TOTAL RESIDENTIAL	6,620	4,517	3,843	14,980
RETAIL				
Parcel A	163,500	768,850	768,850	1,701,200
Parcel B	37,360	175,720	175,720	388,800
Total	200,860	944,570	944,570	2,090,000
TOTAL RETAIL	200,860	944,578	944,570	2,090,000
GOVERNMENT CENTER/OFFICE (s.f.)				
Parcel A	100,000	334,138	709,662	1,143,800
Parcel B	29,870	99,808	212,472	342,150
Total	129,870	433,946	992,134	1,485,950
TOTAL GOVERNMENT CENTER/OFFICE	129,870	433,946	992,134	1,485,950
INDUSTRIAL (s.f.)				
Parcel A	100,000	259,500	459,500	819,000
Parcel B	28,205	73,192	131,953	233,350
Total	128,205	332,692	591,453	1,052,350
TOTAL INDUSTRIAL	128,205	332,692	591,453	1,052,350
COMMUNITY COLLEGE (Students)	500	400	500	1,400
GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 2–A

PARCEL A

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	163.9	1,143,800		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	167.0	1,701,200		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	78.0	819,000		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,446.2		8,540	An increase in dwelling units by 5% or 50 units, whichever is greater.
R.O.W./UTILITIES	291.3			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0			
INSTITUTIONAL/HOSPITAL	27.0		150 Beds	
OPEN SPACE				
Resource Areas:				
Wetlands/Mitigation	1,606.4[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf	341.2			
TOTAL OPEN SPACE	2,678.5			
TOTAL ACRES	4,931.9			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands and is within Parcel A.

Table 2–B

PARCEL B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	49.0	342,150		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	30.0	388,800		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	22.0	233,350		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,233.0		6,440	An increase in dwelling units by 5% or 50 units, whichever is greater.
OPEN SPACE				
Resource Areas: Wetlands/Mitigation	1,632.0			
Recreation Areas: Community/Neighborhood Parks	15.0			
TOTAL OPEN SPACE	1,647.0			
TOTAL ACRES	2,981.0			

Table 2–C

TOTAL PARCELS A & B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER				Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater
Parcel A	163.9	1,143,800		
Parcel B	49.0	342,150		
Total	212.9	1,485,950		
RETAIL				Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
Parcel A	167.0	1,701,200		
Parcel B	30.0	388,800		
Total	197.0	2,090,000		
INDUSTRIAL				Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
Parcel A	78.0	819,000		
Parcel B	22.0	233,350		
Total	100.0	1,052,350		
RESIDENTIAL				An increase in dwelling units by 5% or 50 units, whichever is greater.
Parcel A	1,446.2		8,540	
Parcel B	1,233.0		6,440	
Total	2,679.2		14,980	
R.O.W./UTILITIES	291.3[1]			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0[1]			
INSTITUTIONAL/HOSPITAL	27.0[1]		150 Beds	
OPEN SPACE				
Resource Areas: Wetlands/Mitigation				
Parcel A	1,606.4[2]			
Parcel B	1,632.0			
Total	3,238.4			
Habitat Mitigation Area 1	236.5[3]			
Habitat Mitigation Area 2	320.3[3]			
Lakes	79.1[1]			
OPEN SPACE (Cont.)				
Recreation Areas: Community/Neighborhood Parks				
Parcel A	95.0			
Parcel B	15.0			
Total	110.0			
Golf	341.2[1]			
OPEN SPACE TOTAL				
Parcel A	2,678.5			
Parcel B	1,647.0			
Total	4,325.5[4]			
TOTAL ACRES	7,912.9			

[1] Acreages are within Parcel A

[2] Includes all wetlands except those wetlands within the Habitat Mitigation Areas.

[3] This acreage includes wetlands and uplands and is within Parcel A.

[4] Open Space equals the total of all lands in the subcategories of Resource Areas and Recreation Areas. Resource Areas equal 3,913.6 acres. Recreation Areas equal 451.2 acres.

B. Duration

1. This Development Order shall become effective concurrent with the effective date of the comprehensive plan amendment to change the land use designation of the CONNERTON site to New Town. Pursuant to Section 163.3189(2)(a), F.S., the comprehensive plan amendment shall not become effective until the state land planning agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

2. The duration of the Development Order shall be a period of thirty (30) years from the effective date of the original Development Order (i.e., September 17, 2030). The effective period may be extended by the Commission upon a showing of good cause and as provided by statutes. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Commencement of Development

If physical development of CONNERTON has not commenced within five (5) years of the effective date of the original Development Order (i.e., September 17, 2005), the Commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section VI.B.1 hereof, whether the delay represents a Substantial Deviation from the Amended and Restated Development Order. For purpose of the Amended and Restated Development Order, "commencement of development" shall mean approval of any Area Plan and the commencement of development of infrastructure, roadways or vertical development unless otherwise defined and approved by Pasco County.

D. Buildout of Phases and Project

Buildout dates of each phase and the entire Project shall be as of December 31st of each of the years listed on Table 1-A, B and C above.

E. EAR Based Amendments

EAR Based Amendments refer to those comprehensive plan amendments adopted in 1999.

V. SPECIFIC CONDITIONS

A. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the Project consists of the approximate acres, housing units, square footages and land uses as described in Tables 1-A, B and C and the acres, housing units,

square footages and land uses described approximately in Columns A through D of Tables 2-A, B and C. The Approved Portion of Phase I of the Project is approved subject to the conditions found within this Amended and Restated Development Order.

B. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific Village, Town Center, or Employment Center Area Plan as required by Comprehensive Plan Policies 8.6.1 through 8.6.4 contained in Exhibit E (Area Plans). The specific approval of each Area Plan for Villages, Town Center, or Employment Center is subject to additional agency review through the submittal of a Notification of Proposed Change, pursuant to Section 380.06, F.S. The Section 380.06 review of said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Department of State, Division of Historical Resources and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each Area Plan. A modification to Map H shall be provided identifying general development land uses, preservation and wetland areas within the Area Plan. Development of the community college campus and/or public uses within the Government Center may be developed prior to the completion of the Town Center Area Plan; provided the limited review described above for wetlands, listed species and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed, is completed and submitted for agency review pursuant to Section 380.06, F.S.

C. Land Use Exchange

1. In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County (e.g., EDU tables, solid waste generation factors, etc.). The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to DCA and TBRPC and the use thereof shall be reported in the next Annual Report.

   The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3
Land Use Equivalency Matrix*
(Revised)

From	Res SF	Res MF	Res 9**	Industrial	Gov't/Office	Retail *
Res SF (du)	1	1.32 du/du	2.43 du/du	725 sf/du	141 sf/du	1,004 sf/du
Res MF (du)	0.76 du/du	1	1.84 du/du	549 sf/du	107 sf/du	759 sf/du
Res Ret (du)**	0.41 du/du	0.54 du/du	1	298 sf/du	58 sf/du	413 sf/du
Industrial (ksf)	0	0	0	1	0.194 sf/sf	1.383 sf/sf
Gov't. (ksf)	0	0	0	5.15 sf/sf	1	7.125 sf/sf
Retail (ksf)*	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column, where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 x 298), 59,600 square feet of industrial land uses could be gained from the trade.

2. In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

3. Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to Notice of Proposed Change as required by Section 380.06(19), Florida Statutes, which approval shall not be withheld for mere acceleration of phases if otherwise there is compliance with the terms of the Amended and Restated Development Order. Any departure in project buildout from the phasing schedule set forth in the Amended and Restated Development Order shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), Florida Statutes.

4. The amounts of residential, retail, office and industrial uses shown in Tables 2-A, B and C above within the Project can be exchanged to allow flexibility in the exact land use mix shown in Columns B, C, and D of Tables 2-A, B and C, above, and within each individual phase shown in Tables 1-A, B and C, provided that the following conditions are satisfied:

   (a) No land use category in the final Project shall contain more development than that reflected in Tables 2-A, B and C Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Tables 2-A, B and C shall not be reduced by the Developer below the amounts set forth in Tables 2-A, B and C, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of Retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of Office/Government Center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of Industrial.

(g) Notwithstanding paragraphs (c), (d), (e) and (f) above, any exchange of non-residential uses in the Approved Portion of Phase 1 shall not result in a reduction of total employment generated by the originally Approved Portion of Phase 1 development mix. Any exchange of non-residential uses within the Approved Portion of Phase I, the Remainder of Phase I, and/or Phases II and/or III shall not result in a decrease of employment below that required in Conditions V.D.4. and V.D.5. of this Amended and Restated Development Order.

D. New Town Criteria

CONNERTON shall be designed and developed to meet the Objectives and be consistent with the Policies contained in the New Town provisions of the Comprehensive Plan, appended as Exhibit E, including but not limited to the following:

1. The Project shall be designed to incorporate Villages, a Town Center, and an Employment Center, consistent with Policy 8.5.1.

2. The Project shall provide a mix of uses as prescribed in Policy 8.5.2.

3. The Project shall provide internal connectivity between the Town Center, individual Villages, and the Employment Center through design of the collector street system, bicycle, and pedestrian facilities.

4. At buildout, 1.3 jobs per household shall be available within 0 to 5 miles of the Project.

5. No additional residential units shall receive final plat or final plan approval until an amount of non-residential development has been constructed within the project or within one mile of the project, which will provide:

   (a) After the issuance of final plats and/or commercial site plan approval for the 2000th residential unit:

   0.024 jobs per retirement unit (must be deed restricted)
   0.24 jobs per non-retirement unit

   (b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

   0.050 jobs per retirement unit (must be deed restricted)
   0.50 jobs per non-retirement unit

   (c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

   0.10 jobs per retirement unit (must be deed restricted)
   1.0 jobs per non-retirement unit

   Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of non-residential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a) through (c) above. The Developer must submit information which is specific as to type of business or industry (i.e. retail/office/industrial) and provide a map showing the location of each non-residential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within 12 months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

   250 sq. ft. of Office = 1 job
   500 sq. ft. of Retail = 1 job
   500 sq. ft. of Industrial = 1 job
   1,000 sq. ft. of Warehouse = 1 job

If an actual survey of existing non-residential is utilized, the documentation must include information on the name of the business, the date of and the name, address and phone number of the individual supplying the information.

The required documentation or survey results must be provided to the Florida Department of Community Affairs (FDCA), TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated Development Order. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated Development Order shall be amended to address the issue.

6. In order to assure that adequate land is available for the development of non-residential uses (i.e. retail, office/government and industrial/warehouse land uses) within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted non-residential uses (the "non-residential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the non-residential set aside lands within the Village Centers or the Town Center consistent with the New Town Policies 8.5.2 (1) b. and (3) b., as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the non-residential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition V.D.5 above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area w/ 50% FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the non-residential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated Development Order and requests the MPUD zoning to allow for the development of each Village, the Employment Center and the Town Center.

Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the non-residential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the non-residential set aside.

The non-residential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within Village Centers and the Employment Center must be provided.

(i) Within the Village Centers, a total of 25 net developable acres but not less than 3 net developable acres each;

(ii) Within the Employment Center, a total of 72 net developable acres, but not less than 60 net developable acres; and

(iii) Within the Town Center, 72 net developable acres.

The non-residential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to assure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the non-residential set aside that would seek to either reduce the total acres to be set aside for non-residential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions V.C.1 through V.C.4 to convert office or industrial to retail shall not be initiated or applied for by the developer (or any other landowner within the DRI) until after August 12, 2018 or until after 8,677 jobs have been created consistent with the requirements in section V.D.5 above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in V.D.5 (a) through (c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

E. Water Quality and Drainage

1. Development of CONNERTON shall not lower Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Comprehensive Plan and Land Development Code.

2. A homeowners/property owners association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. Said entity shall be identified prior to approval of the final construction plans for any such facility. Further, said entity shall be identified and listed in the next Annual Report after the approval of the final construction plans.

3. Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

4. The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including but not limited to ground penetrating radar and test borings to help determine specific design considerations.

   In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the Southwest Florida Water Management District (SWFWMD) implement stormwater design and management techniques such as the following:

   - lining stormwater ponds with a clay layer or synthetic liner;
   - designing shallower ponds;
   - ensuring that ponds and swales are properly grassed;
   - setting a maximum depth for stormwater storage;

- maintaining a minimum distance between pond bottoms and the top of the limerock; and
- implementation of a more site specific groundwater quality monitoring system.

5. The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

   (a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, F.A.C., and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

   (b) Best management practices for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

6. The Developer shall construct its stormwater retention/detention systems, according to state and local regulations, including, without limitation, SWFWMD's design requirements. In addition, the Developer shall, comply with the following design requirements:

   (a) All swales shall be fully vegetated and operational.

   (b) Dry stormwater retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

   (c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each Annual Report.

   (d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The Annual Report shall include any such problems and the necessary repairs or modifications to remedy them, as well as

what repairs or modifications to the system have been undertaken since the previous Annual Report.

7. To reduce the volume of stormwater runoff generated:

(a) Pervious areas (including golf courses, open space, and recreational areas) throughout the Development shall be:

1) Residential – 40% minimum pervious area

2) Commercial – 25% minimum pervious area in the aggregate not less than forty percent (40%) of the total land area of CONNERTON. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the Development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

8. Landscape design and maintenance in the residential, ACLF, and multifamily areas of the Development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods.

9. The Developer shall formulate guidelines and practices for the maintenance of CONNERTON golf courses that address the limited use of herbicides, pesticides, and fertilizers and include best management practices and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

1) The Developer prepares and submits an Integrated Pest Management Plan (IPMP) to the County, and the County

approved the same. The IPMP may be included in and reviewed with the Environmental Management Plan hereinafter described.

2) The County shall have 30 days after receipt of an IPMP to approve or disapprove it. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and, at a minimum shall include the following provisions:

1) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands and sinkhole areas and to prevent pesticide applications to these areas.

2) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

3) USDA-NRCS Soil Pesticide Interaction Rating guide shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

4) All fertilizer shall be a minimum of 30% slow release.

(c) The Developer shall design, construct and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification thereunder, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf course superintendent to manage the golf courses who is licensed by the state to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in non-play areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed and operated for maximum water use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include: (a) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs and common areas separately irrigated, (b) low-volume irrigation system components, (c) high-frequency irrigation areas limited to tees and greens, (d) rain sensors with automatic rain shutoff devices and (e) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, non-potable water supply wells (if available), and stormwater recharge areas.

10. Planning and development of CONNERTON shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area.

11. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The Developer shall

develop a surface water quality monitoring program to be incorporated into Village, Town Center or Employment Center Area Plans. Monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project buildout. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring and reporting, shall be subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.

(b) All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/Florida Department of Environmental Protection (EPA/FDEP) quality control standards and requirements.

(c) The surface water-quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the subbasin shall cease until the violation is corrected.

12. A groundwater quality monitoring program developed in coordination with FDEP and the SWFWMD shall include the parameters, methodology and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. Said program shall be submitted to FDEP, SWFWMD for review and Pasco County for approval and shall be included in the Environmental Management Plan as hereinafter described, the next annual report and added as an exhibit to the Amended and Restated Development Order during the NOPC for Village Area Plan Number 2. The groundwater quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project buildout. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of

and implemented by the Developer as part of the reclaimed water permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State ground water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. The ground water quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

13. Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and the SWFWMD and adopt one or more of the following procedures as determined to be appropriate by the County and the SWFWMD:

    (a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities;
    (b) Take immediate measures to ensure no surface water drains into the affected areas;
    (c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area;
    (d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision;
    (e) Use geotextile materials in the backfilling operation, if appropriate;
    (f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay or karst connection; and/or
    (g) If the affected area is in the vicinity of a stormwater detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

F. Wellfield Protection

1. All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

G. Environmental Management Plan, Wildlife and Uplands Management

1. The Developer will prepare an Environmental Management Plan ("EMP"). The Developer will submit the EMP to the TBRPC, and the SWFWMD for

review and to Pasco County for approval not later than the date upon which the Developer submits its NOPC for Village Area Plan Number 2. The EMP shall incorporate by reference permits obtained by the Developer from one or more of the SWFWMD, the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Army Corps of Engineers (ACOE), or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within CONNERTON. Site development related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit or harassment of species classified as Endangered, Threatened or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands shall be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

2. Area Plans for Villages, the Town Center and Employment Center shall include specific limits of wetlands pursuant to Chapter 66-340 FAC and wetland delineation surveys to be conducted in coordination with SWFWMD and other regulatory agencies as may be appropriate.

3. In order to protect the natural values of preserved/conserved wetland and upland areas, within CONNERTON, the EMP shall address, but not be limited to, the following matters:

   (a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes and gopher tortoises and their state listed commensals.

   (b) Provide for the regular monitoring of target wildlife populations.

   (c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for Villages, the Town Center and Employment Center.

   (d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with SWFWMD, the ACOE and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The Annual Report required by law in connection with the reporting of progress under the Amended and Restated Development Order shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, the ACOE, the FFWCC or the USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

4. Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or the ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high water elevations shall be substantially maintained.

5. Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated Development Order, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

6. All mitigation areas and littoral shelves within CONNERTON shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration, as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each Annual Report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

7. Wetland recreation areas shall not be located in designated on-site upland habitat preserves.

8. It is recognized that unavoidable losses to wetland resources will occur within CONNERTON and such losses will be offset and compensated for through restoration, enhancement, creation or preservation of wetlands within CONNERTON, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and the ACOE permits to be obtained shall be used in implementing such mitigation requirements.

9. Upland and Wetland Preserve Areas. Upland and Wetland Preserve Areas are located within CONNERTON and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, the ACOE and Pasco County. The Upland and Wetland Preserve Areas are lands within CONNERTON that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by Conservation Easements or other similar devices acceptable to the SWFWMD, the ACOE and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bike-ways, elevated board walks and like kind uses authorized by the SWFWMD, the ACOE and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to Upland/Wetland Preserve Areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas and maintenance of these facilities will be in accordance with protocols established in the EMP and permits authorizing such activities.

10. Habitat Mitigation Areas I and II. The Developer will set aside approximately 556 ± acres within CONNERTON as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat management activities targeted to the Florida Scrub Jay, the Gopher Tortoise, wetland mitigation and water infiltration and Stormwater detention. The areas are depicted on Map "H" and identified as the "Habitat Mitigation Area I" and "Habitat Mitigation Area II". Both Habitat Mitigation Area I and Habitat Mitigation Area II shall be preserved from future development through a recorded Conservation Easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that

traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and Stormwater detention ponds together with required support infrastructure such as pipes, pumps and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and water infiltration and Stormwater detention ponds and related infrastructure.

11. All Upland and Wetland Preserve Areas, and Habitat Mitigation Areas I and II located in CONNERTON will be administered and managed by a HOA or a Chapter 190 Florida Statutes, Community Development District consistent with the EMP. Such entity shall have the power to assess and lien property owners within CONNERTON for the purpose of insuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of CONNERTON. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the state and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the state and/or Federal Agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Area I and II.

H. <u>Floodplain/Disaster Preparedness</u>

1. Elevation for all habitable structures shall be at, or above, a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at, or above, floodplain elevations as identified in the Pasco County Land Development Code.

2. No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

I. Vegetation and Wildlife

1. The area depicted on Map "H" and designated as Parcel "A" consists of approximately 5000 (+ or -) acres of wetlands and uplands. The area depicted on Map "H" and designated as Parcel B consists of approximately 3000 (+ or -) acres of wetlands and uplands.

2. The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within CONNERTON that are designed to provide: (1) additional green space in association with golf courses and wetland buffers; (2) transit and forage pathways for listed species; and (3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch and the J.B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy 8.4.2, 8.61, 8.62, 8.63, and 8.6.4 contained in Exhibit "E". Any proposal to modify the Upland/Wetland Preserve Areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the management and enhancement of Preserve, Wildlife Habitat, and Wildlife Corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity, and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

3. Internal Wildlife Corridors shall be provided as required in the New Town provisions of the Comprehensive Plan, as set forth in the EMP. Wildlife Corridors shall remain free of structures inhibiting animal migration such as fences and buildings, unless said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species, through those areas designated as such within CONNERTON.

4. Wildlife Crossings

(a) Wildlife Crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Blvd., Road W (Employment Center Rd.), and the extension of Collier Parkway north of Connerton Blvd.

(b) The Connerton Blvd. and Road W crossings shall incorporate a Wildlife Crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

- Minimum of 10 feet in height or no less than 8 feet of clearance and 12 feet in width;
- At or above seasonal high water;
- Incorporates vegetation extending from the Wildlife Crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the Wildlife Crossing and provides for appropriate cover;
- Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway; and
- Includes cover under the Wildlife Crossing to provide safe hiding areas for small wildlife (such as rabbits, rodents, and amphibians) using the crossing that might be subject to predation by larger species (such as raccoons or bobcats). Such cover will extend across no more than 2 ft of the Wildlife Crossing at surface level and may consist of any combination of natural materials (such as logs or stones) or effective substitutes that will provide the needed cover.

(c) Developer agrees that if any federal, state, regional or local agency having regulatory authority over wildlife crossings determines that the crossings on the Road W (Employment Center Road) should be of a larger size or greater number, Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that the Road W (Employment Center Road) be designed, engineered, constructed and maintained so that indigenous wildlife will have unobstructed passage from one side of the Road W (Employment Center Road) to the other in suitable locations and, where appropriate, that hydrologic connectivity is

maintained to preserve the surface flow of water from one side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and, prior to construction, shall be submitted to the FDEP (Office of Environment Services) and the FFWCC for review, and to Pasco County for approval.

(e) Wildlife Crossing Signs in locations and numbers approved by Pasco County and SWFWMD shall be provided along Connerton Blvd., Road W (Employment Center Rd.); and the extension of Collier Parkway north of Connerton Blvd. at the time the crossings are constructed. Wildlife Crossing Signs shall also be provided along Connerton Blvd. where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within 50' of any Wildlife Crossing.

5. A Wildlife Corridor shall be provided within Village 1 as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD Preserve north of Connerton Blvd. and the proposed wildlife corridor west of US 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to: passive recreation areas and activities (passive parks; paved pedestrian and bicycle trails); and, landscaping as may be needed to implement this condition and Condition 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of 30 ft. wide at the entry to the crossing and will expand to a minimum of 100 ft. wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open

vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses (such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.) and wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs (such as *Serenoa repens* and/or *Myrica cerifera*) and/or trees (such as, but not limited to, cabbage palm, *Sabal palmetto*, and longleaf or slash pines, *Pinus* spp.). The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

6. In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any Village Area Plan, the Town Center, or the Employment Center, then the proposed changes shall be submitted for review contemporaneously with the submission of the Village Area Plan NOPC.

7. Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(s) shall be incorporated into the EMP and the various Area Plans. If changes are made to any Area Plan that are inconsistent with the EMP, then the Area Plan affected shall undergo Section 380.06 Florida Statutes review in accordance with condition V.B. above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, F.A.C., are observed, mitigation measures pursuant to Rule 9J-2.041, F.A.C., shall be incorporated into the development order authorizing development of a Village, the Town Center, or Employment Center.

8. In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, the USFWS and Pasco County for the conservation of the same.

9. The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within CONNERTON, preserved representative tracts of all major natural upland

and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

10. Open Space within CONNERTON shall be defined to include Recreational Areas and Resource Areas. Approximately 4,365 acres within Parcels A and B as shown on Tables 2-A, B and C shall be dedicated to the Open Space System within CONNERTON. Within the Open Space System approximately 451.2 acres will be dedicated to Recreational Areas or uses, including, but not limited to passive parks with picnic areas, playgrounds, tot lots; sports parks and golf courses. Approximately 3874.3 acres within the Open Space system will be dedicated as Resource Areas that include lakes and areas set aside for ecological preservation, enhancement or restoration. These areas will include both wetlands and uplands. Areas set aside within Resource Areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration and operation.

11. Developer or its designee shall periodically provide information to residents, businesses and the Community College regarding the function and value of the Upland/Wetland Preserves, Wildlife Corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above referenced information to the aforementioned groups, this information will be provided in an Annual Report.

12. Lands identified within the EMP or in any permits issued by any state or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H", such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d) Florida Statutes and shall be presumed not to be a substantial deviation.

13. Within 30 days of the approval of this NOPC, the developer shall provide a legal description of the Wildlife Corridor located within Village 1 of the Connerton DRI to County Biologist for approval. Within 30 days of the approval of this NOPC, the developer shall provide to the County and the SWFWMD for their approval the conservation easement documents prior to their recording by the developer. The conservation easement on the Wildlife Corridor shall be in favor of the County. Within 30 days of the approval of the language of the conservation easement, the developer

shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The developer and its assigns shall comply with Section 704.06, Florida Statutes. The developer shall convey the Wildlife Corridor to the Connerton mandatory homeowner's association (HOA) or Community Development District (CDD) by recorded deed. Maintenance of the Wildlife Corridors shall be the responsibility of the HOA or CDD. The developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the Wildlife Corridor within 30 days of such conveyance and assignment of such maintenance responsibilities.

J. Historical and Archaeological Sites

1. Prior to initiation of any project related land clearing or ground disturbing activities within any Village, the Town Center, or Employment Center in CONNERTON, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, F.A.C., and forwarded to the DHR and TBRPC for review. A survey for each Village, the Town Center or Employment Center must be completed and submitted prior to approval of the Area Plan for that Village, the Town Center or Employment Center.

2. Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the Division of Historic Resources to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, F.A.C., The Amended and Restated Development Order shall be amended to incorporate any required mitigation consistent with 1A-46 F.A.C. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to requirements of the Land Development Code.

K. Land

1. Best management practices to reduce soil erosion and fugitive dust, as referenced on Page 15-3 and 15-4 of the ADA, shall be implemented.

2. Prior to commencing development, the Developer shall provide the Pasco County Survey/Engineering Services Department with two pair of Global Positioning Satellite (GPS) control points with twenty-four (24) -hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (F.A.C. 21HH-6). All GPS points shall be installed per F.A.C. 21HH-6.

L. Air Quality

1. Specific approval of the Remainder of Phase I and Phases II and III of CONNERTON, as proposed in the Application, shall be contingent upon Chapter 380.06(6), Florida Statutes, as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Paragraph III.A. above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air quality impacts are identified as being caused by traffic generated by CONNERTON, this Amended and Restated Development Order shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

2. Best management practices, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

M. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

1. Water, wastewater, and reclaimed water services will be provided by Pasco County, in accordance with Chapter 110 of the Pasco County Code of Ordinances, as amended. The Developer shall construct all water, reclaimed water and wastewater facilities within the development to Pasco County standards, current when application is made for connection, in accordance with an approved Master Utility Plan and any utility service agreement(s) for CONNERTON.

2. Development of CONNERTON shall not lower delivery of water and wastewater utility service below the acceptable Levels of Service established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the Annual Report for the year in which application for service is made.

3. CONNERTON sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by DEP.

4. An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, the FDEP, and the SWFWMD for review for the use of non-potable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each Village, Town Center and Employment Center Area Plan. The plan shall include an

implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water (i.e., water that is treated and provided through a public distribution system) shall not be used for the irrigation of common areas if other more appropriate sources are available.

5. Water saving fixtures shall be required in the project, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes), and xeriscape type landscaping shall be encouraged within the project.

6. The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances and irrigation throughout the project through the establishment of an educational program.

7. Prior to construction of any phase or subphase, assurance of adequate water supply capacity and wastewater capacity for that phase or subphase must be provided. Said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from Tampa Bay Water.

N. Solid/Hazardous/Biohazardous Waste and Recycling

1. The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

2. Development of CONNERTON shall not lower delivery of solid waste collection/disposal beyond the acceptable Levels of Services established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the Annual Report for the year in which application for service is made.

3. The Developer or his designee shall provide to businesses within the Employment Center information that:

   (a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas; and

   (b) Describes construction requirements for hazardous waste holding areas; and

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials including those listed in Rule 9J-2.044, F.A.C. If there is a significant hazardous materials usage impacts as defined in Rule 9J-2.044 F.A.C., mitigation for the impacts shall be consistent with the requirement of this rule.

4. Solid waste recycling shall be given a high priority and a specific plan shall be submitted to and approved by Pasco County to maximize solid waste recycling for all phases of and all types of development within CONNERTON.

O. Energy

1. The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

2. All CONNERTON tenants, businesses, and residents shall be encouraged- to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration;

(b) Use landscaping, building orientation and building construction and design to reduce heat gain;

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement;

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public;

(e) Institute recycling programs;

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours;

(g) Eliminate advertising requiring lighting after business hours; and

(h) Install total energy systems where cost effective.

P. Transportation

1. Specific approval is provided for the Approved Portion of Phase I of CONNERTON, as defined herein, subject to the conditions outlined in

sections 1 through 6 herein. The Remainder of Phase I and Phases II and III of CONNERTON are subject to review pursuant to Chapter 380, Florida Statutes, as amended, for the transportation impacts of each phase and shall require review and approval of an Application for Development Approval (ADA) to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for the Remainder of Phase I and Phases II and III or by the year 2012, whichever comes first. Review of the Remainder of Phase I and Phases II and III shall be consistent with the Statutes and Rules in effect at the time of the application.

2. Site Access - When roadways internal to CONNERTON (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic control devices shall be constructed.

(a) Ridge Road at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road 'T' at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Road 'T'. Initially, control Road 'T' with a "STOP" sign, and signalize when warrants are met.

(c) Road 'B' at SR 52. Construct an eastbound right-turn lane and a westbound left-turn lane on SR 52. Control Road 'B' with a "STOP" sign.

(d) Collier Parkway Extension at CR 583 (Ehren Road). Construct a northeast-bound left-turn lane and southwest-bound right-turn lane on CR 583 (Ehren Road), and a southeast-bound left-turn lane and a southeast-bound right-turn lane on Collier Parkway extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At time of the submission of the NOPC/MPUD for Village V, the developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north/south road (Road A). The exact location and alignment of the east/west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should the Approved Portion cf Phase 1 development occur in locations which require project access other than those described above in a. through d., the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the Development Order shall be amended through the 380.06(19) process.

3. Employment Center Road (aka Road W) - The Developer shall design, permit, and construct Employment Center Road (aka Road W) as follows:

a) Design and permitting of that portion of Employment Center Road from Connerton Blvd. to the entrance of Village 5 shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m. peak hour project trips within Village 5 and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, within Village 5; and

(b) That portion of Employment Center Road from Connerton Blvd. to the entrance of the Employment Center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1000 residential units within the DRI, and construction completed within 12 months of the date of commencement. In any event, Developer agrees to commence construction of that portion of said road prior to commercial site plan approval for 100,000 square feet of non-residential development within the Employment Center and complete construction within 12 months of the date of commencement.

4. Traffic Monitoring - When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from Shady Hills to US 41 and on US 41 from SR 52 to the project entrance at Road "T". When Final Plats and/or Commercial Site Plan Approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak hour-project trips for Village 5, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from US 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree

upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted Level of Service, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, an annual monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that the projected number of external trips for Phase I of the Project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each Project entrance and shall continue on an annual basis through buildout of the Approved Portion of Phase 1. This monitoring program shall also verify that Project traffic volumes of Project entrances connecting to Ehren Road, US 41 and SR 52 are not exceeding 969 p.m. peak hour trips, 1,680 p.m. peak hour trips, and 258 p.m. peak hour trips, respectively. This information shall be supplied in the required Annual Report. If the Annual Report indicates the total external two-way trips exceed projected counts by more than 15%, Pasco County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. If an Annual Report is not submitted within thirty (30) days of its due date, Pasco County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S. shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the developer shall, prior to the issuance of a Final Plats and/or Commercial Site Plan Approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle trip generating characteristics of the residential components of CONNERTON. Prior to undertaking this study, the Developer shall meet with representatives of

Pasco County and the Tampa Bay Regional Planning Council to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of CONNERTON. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than 15%, the applicant shall be required to submit an NOPC to update the traffic impact analysis_and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate share calculations contained in Table 6 shall also be revised through an amendment to the Development Order as appropriate, based on the updated traffic impact analysis.

5. Impact Fee Credits - The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, Florida Statutes, and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the Ordinance and other Land Development Regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04, as amended), Pasco County hereby finds that transportation impacts resulting from CONNERTON proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with said Ordinance, as amended.

6. Access Management - Access for CONNERTON shall substantially conform to the conditions of MPUD zoning approval, as such conditions relate to median cuts and project entrances. However, in the plan approval process, the Developer may propose, and the County may approve, modifications to such access conditions provided the modifications enhance, or do not otherwise degrade, the adopted operating Level of Service of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require the FDOT's approval.

7. Mitigation Options - The following options are established for purposes of mitigating the Approved Portion of Phase I impacts. Prior to Preliminary Plan or Preliminary Site Plan approval of 1,136 single family detached residential units or equivalent land uses which will result in 959 net external p.m. peak hour trips, the Developer, at its option, shall select one or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. Further, the status of the improvements shall be included in each Annual Report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one of the options set forth below:

7.1 Option 1 Funding Commitments.

(For the purposes of this Order, funding commitments shall be as defined in Section 9J-2.045(7)1, F.A.C.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4
APPROVED PORTION OF PHASE I (2005) REQUIRED LINK IMPROVEMENTS

Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,136 single family detached residential units or a combination of residential and non-residential development that will generate 959 net external p.m. peak hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton Or U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two-lane undivided prior to construction plan approval for 1,173 net external p.m. peak hour trips, or four-lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,408 net external p.m. peak hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible for the construction of these intersection improvements. The Developer shall not receive impact fee credits or proportionate share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

Table 5
APPROVED PORTION OF PHASE I (2005) REQUIRED INTERSECTION IMPROVEMENTS

Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by MUTCD
Collier Parkway Extension/C.R. 583 (Ehren Road)	Construct NeB LT lane and SwB RT lane on C.R. 583. Construct SeB LT lane and SeB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector B	Construct EB RT lane and WB LT lane on S.R. 52.
ACRONYM LISTING: EB - East Bound WB - West Bound NB - North Bound NeB - Northeast Bound SB - South Bound SeB - Southeast Bound SwB - Southwest Bound	MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each Preliminary Plan or Preliminary Site Plan, the Developer shall submit a projection of net external PM peak hour trips anticipated to be generated by the development included in the Preliminary Plan or Preliminary Site Plan plus any development for which a Preliminary Plan or Preliminary Site Plan has been previously approved.

(a) No building permits shall be issued for more than 1,136 single family detached residential units or equivalent land uses which will result in 959 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to the Florida DOT a proportionate share contribution of $286,472 to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

(b) No building permits shall be issued for development that generates more than 1,173 net external PM peak hour trips until funding commitments are in place for either:

(1) the Collier Parkway extension from CR 583 (Ehren Road) northward to the southern boundary of CONNERTON and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from CONNERTON to CR 583 (Ehren Road) and U.S. 41, a southwest to east-bound left-turn lane on Ehren Road at Parkway Boulevard; and, if needed, signalization at the US 41/CR 583 (Ehren Road intersection); or

(2) four-laning US 41 from Tower Road to Road'T'.

Should the Developer elect to construct the Collier Parkway extension, this connection must be consistent with the Alignment shown on Map "H".

The Developer shall be entitled to apply for impact fee credit for these improvements in accordance with 4 above.

(c) No building permits shall be issued for development that generates more than 1,408 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate share contribution of $127,504 to FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

An agreement to accept proportional share payments shall be attached as an exhibit to the Development Order through an amendment and shall be in the form of either a clearly identified, executed and recorded local government development agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate.

The agreement shall require the FDOT to apply the contributed monies towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Development Order. If the contributed money is sufficient to fully construct one or more

of the required improvements, FDOT shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportional share payments have been calculated in year 2000 dollars; these amounts shall be updated at the time of payment in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), Florida Statutes, with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further building permits if the annual report shows that any of the required improvements is no longer funded as defined above.

7.2 Option 2 Proportionate Share.

The Developer may apply for a proportionate share contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S. and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate share contribution, pursuant to Section 9J-2.045, F.A.C., of those improvement projects listed in Section 6.1, for which funding remains uncommitted, provided that the proportionate share contribution is greater than or equal to the cost of any one of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway construction agreement to be entered into between the Developer, Pasco County and the responsible government agency(ies), subject to the following terms and conditions:

(a) No further building permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate share contribution until the roadway construction agreement is executed. Further, should the Developer default in

the payment of the proportionate share in accordance with the Agreement, no further building permits shall be issued until the Developer is in compliance with the Agreement.

(b) The agreement shall be in the form of either a clearly identified, executed and recorded local government development agreement, consistent with Sections 163.3220 through 163.3243, F.S.; an Interlocal Agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate share payments shall be attached as an exhibit to the Amended and Restated Development Order through a 380.06(19)e(2) amendment following the selection of this option and the execution of the Agreement at the time of the next Development Order amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated Development Order. If the contributed money is sufficient to fully construct one or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(c) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(d) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(e) The proportionate share amount is as set forth in Table 6 below. The proportionate share payment for the project shown on Table 6, in accordance with 9J-2.045(7)3, FAC, has been calculated in year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for these improvements. The proportionate share mitigates all development for the Approved Portion of Phase I. If any of the required improvements have been completed prior to Developers election to pay the proportionate share, then the

amount shall be reduced by deleting the completed road improvement from the proportionate share computation.

TABLE 6
Connerton DRI
Proportionate Share Summary
Revised 07-06-00

On	From	To	Length (miles)	Road Type		ROW Width	
				Existing	Improved	Existing	Improved
US-41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
US-41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
US-41	Spring Hill	Powell	0.84	2U	4D	100	200
US-41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	CR-583 (Ehren Road)	US-41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Const. Cost/mile	Area/ Section	FDOT Price Trend	2000 Const Cost/mile	Design /Const
US-41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	CR-583 (Ehren Road)	US-41	$0.35	$820,000	Urban	1.0000	$820,000	17%
CR 583 (Ehren Rd) @ Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
US-41	Pasco/Hernando CL	Ayers Road	$774,130	$545,410	$1,759,386	$3,078,926
US-41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
US-41	Spring Hill	Powell	$433,513	$305,429	$985,256	$1,724,199
US-41	Tower Road	Collector "T"	$0	$509,049	$1,642,094	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	$639,408	$482,324	$2,837,200	$3,958,932
CR 583 (Ehren Rd) @ Pines Parkway Intersection			$0	$7,214	$42,435	$49,649

On	From	To	Service Capacity		DRI Trips	Proportionate Share	
			Existing	Improved		%	$$$
US-41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$118,145
US-41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$168,327
US-41	Spring Hill	Powell	1,320	2,510	88	7.39%	$127,504
US-41	Tower Road	Collector "T"	2,289	3,330	1,261.	100.00%	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	0	1,410	1,166	82.70%	$3,273,840
CR 583 (Ehren Rd) @ Pines Parkway Intersection						100.00%	$49,649

Improve US 41 option: $2,565,118
Connect to CR 583 (Ehren Rd) option: $3,737,464

Notes:
1. Design costs include CEI and are 31% of construction for State roads, 17% for County
2. Right of way costs for roads in Hernando Co are 44% of construction per LRTP guidance from FDOT.
3. Right of way cost for Collier Pkwy within Connerton is $0.35 per SF per owner.
4. Construction costs for State roads are from Florida DOT 1998 Transportation Costs booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, 01-10-91.
6. Above costs shall be adjusted for inflation in accordance with the Florida DOT's Price Trends Index, published periodically in their "Transportation Costs" booklet.
7. Site access improvements in Table 5 are not included in the proportionate share computation. Unless otherwise implemented, the developer will be responsible for their cost.

(f) Any delay or change of the proportionate share payment due to a change in the development schedule shall require a re-analysis of the proportionate share amount as part of any amendment to the buildout date of the development.

(g) Payment of the proportionate share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair Share Contribution for Road Improvements Ordinance. In addition, any proportionate share payments for facilities within Pasco County shall be creditable against impact fees as provided in said Ordinance and other Land Development Regulations, and as provided in P.4 above.

7.3 Option 3 Level of Service Monitoring/Modeling.

(a) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of CONNERTON, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the Development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available including the Development and surrounding area traffic counts and shall be submitted to the TBRPC, DOT, Pasco County and DCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(b) Prior to conducting the initial, and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the DCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and level of service standards in effect at the time the methodology is updated.

(c) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following:
minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills to US 41, and US 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by

the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above. Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(d) The completed TIA shall be submitted to the TBRPC and FDOT, for review and comment and to Pasco County and DCA for review and approval. If the reviewing agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County and the final determination on all other roadways shall be made by DCA.

(e) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(f) Pasco County shall not issue building permits beyond any point where levels of service ("LOS") are below the adopted peak hour LOS, as determined by the results of the TIA, and where the Development consumes 5% or greater of the adopted LOS capacity of the facility, unless the Development Order is amended to contain a binding commitment to provide the needed roadway mitigation measures/improvements consistent with Rule 9J-2.045(7).1,2.,3.,FAC. Mitigation measures/improvements shall be included in the Development Order by the filing and processing of a Notice of Proposed Change for a Development Order amendment pursuant to s.380.06(19),FS.

Q. Educational Facilities

1. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed which will include an assessment of the need for elementary, middle and high school facilities. If it is determined that development within a Village or adjacent Villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the Pasco County School Board and the Developer.

2. Whenever possible, school sites shall be located within the Village Center.

3. The Applicant shall coordinate with the Pasco County School Board to determine the size and location of all school sites which shall be subject to final approval by the Pasco County School Board.

R. Recreation and Open Space

1. The acreage designated for Open Space within CONNERTON is set forth in Tables 2-A, B and C as 4,364.8 acres. The 80.0-acre District Park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County District Park as the same is described in the referenced Master Plan.. CONNERTON will also have at least one golf course and related infrastructure. The 80-acre District Park must be dedicated to Pasco County or to a C.D.D. if approved by Pasco County prior to the initiation of the Remainder of Phase 1. The location of the 80-acre District Park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

2. The 80-acre District Park to be dedicated to Pasco County, or if approved by Pasco County to a C.D.D., may include jurisdictional wetlands as a part of the parks resources PROVIDED HOWEVER, in no event can the 80 acre District Park have less than 80 upland acres, exclusive for wetland setbacks suitable for development and utilization as a County District Park. The land to accommodate the 80-acre District Park shall be dedicated no later than the recordation of the plat for the second Village Area Plan. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer. If the 80-acre park site is incorporated into a C.D.D., then the site shall be excluded from said C.D.D. prior to dedication to the County. If the Developer makes capital facilities contributions or constructs park facilities such as ballfields and the like, then the Developer shall be eligible for impact fee credits provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

3. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of 5% of the useable acreage within each Village Center must be developed as parks and/or open space.

4. Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

5. Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open

space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first Annual Report following each phase or subphase approval.

6. Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the Village, Town Center or Employment Center Area Plans, those open space uses shall be restricted to remain as an active or passive recreational open space amenity unless otherwise approved by the BOCC consistent with the requirements of 380.06(19), F.S.

7. All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

S. Health Care/Police/Fire

1. Pasco County shall provide Fire, Police, and EMS service to the Development. The Developer shall be required to dedicate no more than 10 buildable acres within the Town Center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of Fire, EMS, Sheriff and/or Library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of Village, Town Center and Employment Center Area Plans.

2. CONNERTON shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of building permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered) will be supplied with sprinkler systems and that functioning fire hydrants, in sufficient number and appropriate locations to accommodate the fire fighting operations, will be provided.

T. Housing

1. The Developer has completed an Affordable Housing Analysis for the non-residential component of CONNERTON and determined that the existing housing supply is adequate to meet the anticipated Approved

Portion of Phase 1 demand for Very Low, Low and Moderate Income housing units.

2. Specific approval of the Remainder of Phase I and Phases II and III is conditioned on further Section 380.06(6) F.S. review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the Project, or within an area proximate (as determined by the approved methodology), the Development Order shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048 F.A.C.

U. General Conditions

1. Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with rule (Rule 9J-2.0252, F.A.C.). Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, F.A.C.

2. Should the Developer divest himself of all interest in the project prior to the expiration of this Development Order, the Developer shall designate the successor entity to be responsible for preparation of the Annual Report and compliance with applicable requirements of this Amended and Restated Development Order..

3. If there is an internal conflict between provision(s) of this Development Order, then the more stringent provision(s) shall prevail.

4. In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the developer shall be required to pay said fee pursuant to that ordinance/resolution.

VI. PROCEDURES

A. Annual Reports

1. Monitoring of CONNERTON by the County shall be the responsibility of the County Administrator or his designee at the time of Annual Report submittal.

2. The developer shall provide to the County an Annual Report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

3. The Developer shall provide an Annual Report on the required form to the Development Services Branches, the TBRPC, and the DCA on the anniversary date of final adoption of the original Development Order (i.e., September 17, 2000) and every year thereafter during the term of this Amended and Restated Development Order. The contents of the Annual Report shall meet the requirements of Section 380.06(18), Florida Statutes, and shall include all additional data and information, as required in this Amended and Restated Development Order.

4. If the Annual Report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Amended and Restated Development Order. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of building permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), Florida Statutes, as amended, until a public hearing has been held, pursuant to Section 380.06(19), Florida Statutes, as amended, to determine if a Substantial Deviation has occurred.

5. In addition to the required elements of the Annual Report, the Developer shall include:

   (a) The cumulative number of units developed through the land use tradeoff mechanism;

   (b) The cumulative number of units (du's by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed and occupied;

   (c) A synopsis of all DRI and zoning amendments;

   (d) A synopsis of ownership (major parcels);

   (e) A list of DRI development order and zoning conditions of approval met by the developer.

   (f) A copy of any Village, Town Center or Employment Center Area Plan approved during the reporting period and an analysis of how

the approved Plan meets all of the applicable New Town Criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by V.D.5 and V.D.6 above commencing with the first Annual Report following the issuance of final plat or final plan approval for the 2000th residential unit.

B. Amendments/Substantial Deviations

1. Proposed or necessary changes to the Amended and Restated Development Order or departures from the approvals set forth in this Amended and Restated Development Order must undergo a review by the Commission. Application to amend any provision of this Amended and Restated Development Order shall be made on the required form (Notice of a Proposed Change to a Previously Approved DRI), and shall be provided by the Developer to the TBRPC, the DCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes.

2. Any amendment to the New Town Future Land Use Map designation and/or implementing objectives and policies, as contained in the adopted Future Land Use Element of the Comprehensive Plan, shall be subject to a substantial deviation determination.

C. Notice of Adoption

1. A notice of Adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.
2. The Clerk of the Commission shall return eight (8) signed and certified copies of this Amended and Restated Development Order and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the DCA and the TBRPC, and to attorneys of record of these proceedings.

D. Severability

If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remains of the resolution shall be construed as not having contained said section, subsection, clause, or other provision, and shall not be affected by such holding.

DONE AND RESOLVED this 18th day of November, 2003.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

APPROVED
NOV 18 2003

ATTEST
JUNE 2nd
1887

BY: _____
CLERK

BY: _____
CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 04-42 dated November 18, 2003, has adopted an amendment to the development order for a Development of Regional Impact known as Connerton (Resolution No. 00-252). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibits C-1, C-2, and C-3 of the development order.

A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibits C-1, C-2, and C-3 nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

COUNTY COMMISSIONERS ORGANIZED JUNE 2nd 1887 PASCO COUNTY, FLORIDA

(SEAL)

ATTEST:

JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

APPROVED
NOV 18 2003

CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

ATTORNEY

gm/connerton/41

EXHIBITS

A. ADA*, Sufficiency Response*, & Traffic Appendices*

A-1. Amended Map H (revised)

B. TBRPC Final Report* and NOPC Report*

C-1. Legal Description of Parcel "A" (revised)

C-2 Legal Description of Parcel "B"

C-3 Legal Description of Village Area I

D. Developer's Commitments

E. New Town Comprehensive Plan Provisions

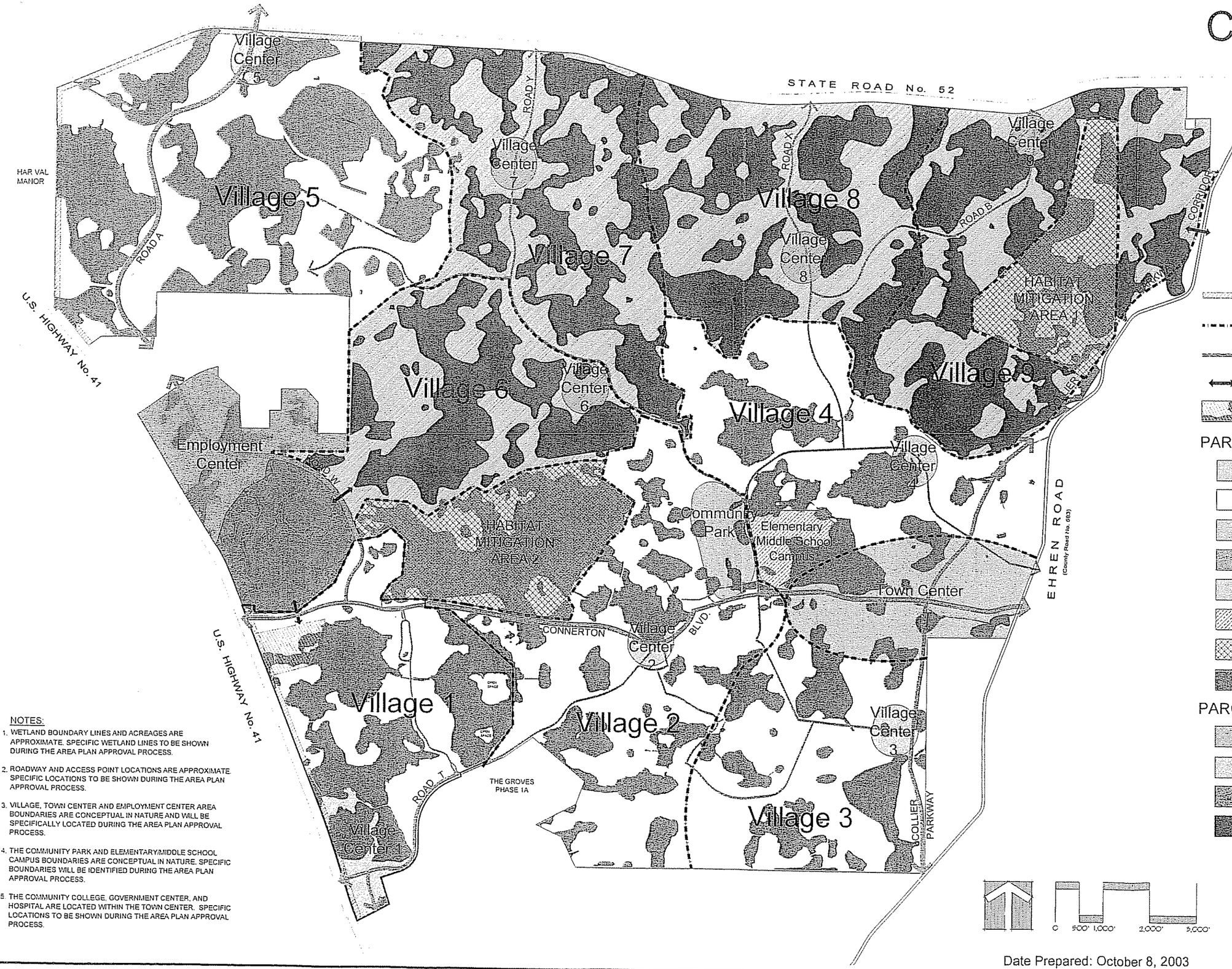
F. Potential Regionally Significant Resources*

* These exhibits are not attached but are incorporated by reference into the Development Order. Copies are on file at the Pasco County Growth Management Office.

Exhibit A – 1

Amended Map H

CONNERTON DRI MAP H (AMENDED)



LEGEND

- BUFFER AREA
- VILLAGE BOUNDARIES
- FUTURE / PROPOSED ROADS
- WILDLIFE CROSSINGS
- WILDLIFE CORRIDOR

PARCEL A

- VILLAGE CENTER
- VILLAGE AREA
- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY REGIONAL PARK
- ELEM./MIDDLE SCHOOL CAMPUS
- HABITAT MITIGATION AREA 1& 2
- WETLANDS

PARCEL B

- VILLAGE CENTER
- VILLAGE AREA
- EMPLOYMENT CENTER
- WETLANDS

NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE, GOVERNMENT CENTER, AND HOSPITAL ARE LOCATED WITHIN THE TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

0 500' 1,000' 2,000' 3,000'

Date Prepared: October 8, 2003

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
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Phone: 813-223-9500 • Fax: 813-223-0009 • Web-Site: www.wilsonmiller.com

Exhibit C - 1
CONNERTON

PARCEL "A"

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No.

45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54"

(chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve; 17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12

feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98 feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING**.

Containing 7877.174 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: A parcel of land lying in Section 36, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25, also being the

Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 25 South, Range 18 East, Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, S.89°29'00"E., 1320.77 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the North boundary of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36, continue S.89°29'00"E., 1320.77 feet to the **POINT OF BEGINNING.**

Containing 80.937 acres, more or less.

Less and except Parcel"B" Part 1 and 2 as described in Exhibit C-2

ALTOGETHER containing 4815.209 acres, more or less.

Exhibit C-2
CONNERTON DRI
Parcel "B" PART I

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the **POINT OF BEGINNING**; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING**.

Containing 171.332 acres, more or less.

TRB-CT-012	
P:\Connerton\CONNERTON-SWFWMD	
JMG	March 08, 2002
Revised: JMG	April 15, 2002
Revised: JMG	December 10, 2002
Revise JMG	February 03, 2003

CONNERTON DRI
Parcel "B" PART II

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc

of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28°26"W., 229.07 feet; 3) N.88°49'39"E., 234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the

arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W., 1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the **POINT OF BEGINNING.**

Containing 2809.693 acres, more or less.

TRB-CT-012
P:\Connerton\CONNERTON-SWFWMD

JMG	March 08, 2002
Revised: JMG	April 15, 2002
Revised: JMG	June 29, 2002
Revised: JMG	July 30, 2002
Revised: JMG	November 11, 2002
Revised JMG	February 03, 2003

Exhibit C-3

Legal Description of Village Area I

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the **POINT OF BEGINNING**; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 feet along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the **POINT OF BEGINNING**.

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

EXHIBIT "D"

DEVELOPER COMMITMENTS
DRI #233 _ CONNERTON

PASCO COUNTY
The following are developer commitments set forth in the Application for Development Approval ("ADA"), three Sufficiency Responses ("SR #1", "SR #2" and "SR #3), as amended to be consistent with the original Development Order. These commitments shall be honored by the developer, except as they may be superseded by specific terms of the Amended and Restated Development Order and/or Policies or Objectives of the "New Town" Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the CONNERTON Master Development Plan for schools and other public service facilities. (SR2/Page 12)

2. The location of public facilities will be governed and regulated by the goals, policies, objectives and specific development standards adopted by Pasco County for Village, Town Center and Village Center development. (SRI/Page 9-3) *(Amended).*

3. Development of Villages, Village Centers, Town Center, Employment Center and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, SWFWMD, ACOE, DEP, EPA and other applicable regulatory agencies that commonly issue development permits and approvals. (SRI/Page 9-4)

4. Development within CONNERTON will be required to be: more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing. (ADA/Page 10-2)

5. At buildout, the New Town will contain nine Villages around central Town Center, with an Employment Center providing additional employment. (ADA/Page 10-3)

6. Villages will range from 300 to 1,000 acres and be composed of 5 or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the Village will include complete and integrated neighborhoods and a Village Center. The Village must have useable open space in the form of squares, greens and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development, or other physical separation. Local and collector streets, pedestrian paths and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the Village Center, to other Villages, and to the Town Center. (ADA/Page 10-3)

7. Village Centers will contain a mix of uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds and other similar services designed to meet the needs of adjoining neighborhoods. (ADA/Page 10-3)

8. A Town Center will be developed in support of the Villages in CONNERTON. (ADA/Page 10-3)

9. The Town Center will contain an educational campus, a central Pasco County Government Center, a hospital-medical complex, and higher density residential development. The Town Center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian and bicycle path systems provided within individual Villages. (ADA/Page 10-3) *(Amended).*

10. A 120-acre educational campus will be centrally located within CONNERTON. (ADA/Page 10-3) *(Amended).*

11. CONNERTON will also contain a designated Employment Center. The Employment Center will have access to U.S. 41 while providing internal access to the Villages and Town Center. (ADA/Page 10-3)

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Comprehensive Plan. (ADA/Page 10-4) *(Amended).*

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation. (ADA/Page 10-4)

14. An estimated 45% of the project total will remain in a natural state. (ADA/Page 10-5)

15. A community serving park will be provided near the Town Center on the Ridge Road Extension. Each Village will provide neighborhood serving recreational opportunities and facilities. (ADA/Page 10-5)

16. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and to other Villages, the Town Center and the Employment. (ADA/Page 10-5)

17. At buildout, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial. (ADA/Page 10-5)

18. Three 18_hole golf courses, over 175 acres as District Park, and neighborhood parks within each Village will provide active recreational opportunities for CONNERTON residents. (ADA/Page 10-5)

19. Parking will be governed by the Pasco County Land Development Codes at the time the Village Area Plan (VAP) is prepared. (SRI/Page 10-2)

20. The provisions of the New Town Comprehensive Plan amendment, coupled with the Development Order conditions, will provide assurance that the concept is implemented. (SRI/Page 10-13)

21. Detailed Area Plans for New Town components will be prepared and reviewed for compliance with Plan policies and standards, Land Development Code requirements, as well as with applicable Development Order conditions. (SRI/Page 10-13)

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a Village. (SRI/Page 10-12)

23. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and other Villages, the Town Center and the Employment Center. (SRI/Page 10-12)

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the Village road layouts. (SRI/Page 10-12)

25. These policies will be applicable to development in all future land use categories including the proposed New Town classification. (SRI/Page 10-12)

26. Internal roadway design will consider wildlife movement in corridors. (SRI/Page 10-12)

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD zoning request for the Preliminary Site Plan. (SRI/Page 10-12)

28. The Village Center boundaries will be determined in the future and in conjunction with the specific site planning of each Village. (SRI/Page 10-13) *(Amended).*

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), Village Centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning and other regulatory agency requirements to receive site plan approvals by Pasco County. (SRI/Page 10-13)

30. Specific site planning issues, such as setbacks, buffers, building and local street location, etc. will be addressed at the time of site design for each individual Village. (SRI/Page 10-13)

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of CONNERTON and will not be undertaken or permitted by the Applicant. (ADA/Page 12-24)

2. Many of the existing pine trees on CONNERTON will be preserved in the post-development stage and much of the most desirable habitat has been set aside in the upland/wetland preserves. (ADA/Page 12-25)

3. The vast upland/wetland preserve system, golf courses and wetland buffers on site will provide an assurance of continued suitable habitat for this species [Southeastern American Kestrel] after development. (ADA/Page 12-27)

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted and the appropriate measures implemented to preserve the habitat. (SRI/Page 12-1)

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to their then current recommendation for habitat management activities that can be pursued coincident with a conservation easement. (SRI/Page 12-2)

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in CONNERTON. (SRI/Page 12-8)

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate for listed species within the development or to mitigate for them. (SRI/Page 12-9)

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts. (ADA/Page 13-2)

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in CONNERTON's evolution and this will be the primary method of mitigating wetland impacts associated with the development plan. (ADA/Page 13-3)

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for. (ADA/Page 13-3) *(Amended).*

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface water collection system will be the first mitigation option that will be investigated during the design of each village in CONNERTON. (ADA/Page 13-3)

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (required by the agencies) and the provision of wetland buffers consisting of native plant communities. (ADA/Page 13-5)

6. Any minor discrepancy in ADA mapping will be resolved prior to development. (SRI/Page 13-1)

7. If additional wetland impacts become necessary during preparation of Village Area Town Center or Employment Center plans, they will be presented with full justification to the appropriate agencies as permit applications. (SRI/Page 13-2) *(Amended).*

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials, and informational signage. (SRI/Page 13-3) *(Amended).*

9. Future jurisdictional determinations, performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands. (SRI/Page 13-4)

10. This information will then be used in the final design and of CONNERTON's infrastructure and building development. (SRI/Page 13-4)

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved also as part of permit applications. (SRI/Page 13-4)

12. Wetland encroachments and site planning details will be further identified at the permitting stage. (SRI/Page 13-7)

WATER QUALITY

1. The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met by using accepted methods including: (1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species; (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)

2. Accepted engineering practices will be utilized within on-site retention, detention and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate. (ADA/Page 14-4)

3. Water quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas. (ADA/Page 14-4)

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater management ponds. (ADA/Page 14-4)

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review. (ADA/Page 14-4)

6. On-site surface waters within CONNERTON will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. (ADA/Page 14-4)

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area. (ADA/Page 15-2)

2. Stormwater runoff throughout the project will be managed through an appropriate Master Drainage Plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways. (ADA/Page 15-3)

3. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation. (ADA/Page 15-3)

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies. (ADA/Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site. (SRI/Page 15-1)

6. Any proposed development in CONNERTON will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the

same state, regional and local regulations governing floodplain encroachment. (SRI/Page 15-2)

7. Future verification to determine the extent of the floodplain limits is required. (SR1/Page 15-3)

FLOODPLAINS/DISASTER PREPAREDNESS

1. Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance. (SRI/Page 16-1)

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the CONNERTON development. (ADA/Page 17-4)

2. The current permitted pumping quantities will not be exceeded. (ADA/Page 17-4)

3. Specific provisions detailing developer and County responsibilities will be set forth in a future service agreement as required by Pasco County Codes and Ordinances. (ADA/Page 17-4)

4. The members of the CONNERTON community will be encouraged to practice water conservation in both residential and non-residential development. (ADA/Page 17-5)

5. Any business owner/operator locating within CONNERTON will be required to comply with all applicable local, state and federal regulatory and licensing criteria. (ADA/Page 18-2)

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a 10-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence. (ADA/Page 19-1)

2. The proposed stormwater management system will incorporate several forms of detention/retention in accordance with the requirements of Chapter 40D-4 and 40D-40 F.A.C., including created wetland systems, lakes and retention/detention ponds. (ADA/Page 19-1)

3. The 24-hour, 25-year peak discharge rate from system outfalls will be regulated by SWFWMD to control post-development discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria. (ADA/Page 19-2) *(Amended).*

4. The requirements of Chapter 17-25 F.A.C. for stormwater will be met using accepted methods as required by the permitting agencies. (ADA/Page 19-2) *(Amended).*

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area. (ADA/Page 19-3) *(Amended).*

6. Storage facilities will provide attenuation of the post-development to maintain the pre-development levels in accordance with the SWFWMD design criteria. (ADA/Page 19-3) *(Amended).*

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems(s). The developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development. (ADA/Page 19-4)

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable federal and state laws, will have distinct and specific safety policies and plans for it's employees and customers. (ADA/Page 20-4)

2. Any businesses locating within the CONNERTON development which may produce hazardous waste will be required to comply with all federal, state and local regulations contained in the Code of Federal Regulations - Title 40, Parts 260 to 270 and the state regulations contained in the Administrative Code, Chapters 17-30 and 17-31, F.A.C. (ADA/Page 20-4)

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ["U" and "C"]. (SRI/Page 21-3)

2. The applicant will consider dedication of right-of-way to accommodate future expansions of US 41, SR 52 and Ehren Road (CR 583) at the time road improvement projects are advanced for transportation funding. (SRI/Page 21-25)

3. When each Village Area Plan is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent Villages and the Town Center. (SRI/Page 21-6)

AIR QUALITY

1. The design of parking facilities and ingress and egress for vehicles will be such that queuing and related Carbon Monoxide "hot spots" will be avoided. (ADA/Page 22-1)

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50% of the total site. Included in this acreage are areas identified on CONNERTON's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various Villages and within the Town and Village Centers. (ADA/Page 26-1)(Amended)

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the CONNERTON community. (ADA/Page 26-1)

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels. (ADA/Page 26-1)

4. Bicycle paths, pedestrian walks and nature trails will contribute to a system of fully-connected routes from individual neighborhoods to other Villages as well as the Town and Village Centers. (ADA/Page 26-1)

5. Small, neighborhood sized recreational areas will be developed in conjunction with individual villages. (ADA/Page 26-1)

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developed. These preserve lands will be maintained by the entity owning them. (ADA/Page 26-2) *(Amended).*

7. At the appropriate time, the Applicant will meet all applicable County land development regulations, including those governing County park standards and design. (SR1/Page 26-2) *(Amended).*

EDUCATION

1. CONNERTON's development plans will include three school sites; two 20-acre sites to be used for elementary schools and one 30-acre site to be used for a middle school. (ADA/Page 27-1).

Exhibit E

Pasco County Comprehensive Plan

New Town Future Land Use

New Town Classification

GOAL 8. To create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density, development pattern.

OBJECTIVE 8.1 Direct 20 percent of the growth which will occur in Pasco County between 2000 and 2015 into a centrally located urban center.

8.1.1 Adopt an NT (New Town) Future Land Use Classification which will facilitate the development of an urban center.

8.1.2 Prioritize the provision of infrastructure necessary to support the NT (New Town) through amendments to the Transportation, Infrastructure, and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County local government, Pasco County Metropolitan Planning Organization, Florida Department of Transportation, and other State agencies.

8.1.3 Develop, by the Year 2010, a Central Pasco Government Center.

OBJECTIVE 8.2 Encourage economic development while creating a functional balance between residential and nonresidential land uses as quantified in Policy 8.2.1.

8.2.1 Require that the NT (New Town) provide a minimum of 1.3 jobs per household within a five-mile radius.

8.2.2 Require the phasing of residential development within the NT (New Town) to ensure the coordination of jobs and housing.

OBJECTIVE 8.3 Reduce reliance on the automobile as the primary mode of transportation for NT (New Town) residents.

8.3.1 Require a mix of land uses within close proximity to work and home as specified in Policy 8.5.2.

8.3.2 Develop, by the Year 2010, a Central Pasco Government Center to meet the needs of NT (New Town) residents.

8.3.3 Provide a network of pedestrian trails and bicycle paths which are as good as the network for motorists.

8.3.4 Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

8.3.5 Incorporate transit-oriented, design features, such as:

- Mix of land uses vertically as well as horizontally.
- Inclusion of civic uses.
- Placement of higher density and senior housing near commercial centers and civic uses.
- Design of street networks with multiple connections and relatively direct routes.

8.3.6 Require, as appropriate, new nonresidential development within the NT (New Town) to provide Transportation Demand Management programs for local employees which may include such programs as:

- Car and van pools.
- Ride sharing.
- Staggered work hours.
- Telecommuting.

#233

PASCO COUNTY, FLORIDA

FAX	(727) 847-8084	GROWTH MANAGEMENT DEPARTMENT
DADE CITY	(352) 521-4274	WEST PASCO GOVERNMENT CENTER
LAND O' LAKES	(813) 996-7341	7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY	(727) 847-8193	NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL 7000 0600 0024 4517 5742
RETURN RECEIPT REQUESTED

August 18, 2003

Mr. John Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702-2491

RE: Connerton - DRI No. 233, DO Amendment

Dear Mr. Meyer:

Enclosed please find a certified copy of the Connerton Development of Regional Impact (DRI) No. 233, amended and restated Development Order (DO) Amendment (Resolution No. 03-224), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO amendment was approved by the Pasco County Board of County Commissioners on August 12, 2003.

Sincerely,

Kathleen H. Teague

Kathleen H. Teague
Senior Planner

KHT/KHT/ltr/gconnerton/67a(1)

Enclosure

cc: Debra M. Zampetti, Zoning/Code Compliance Administrator
Michael LaSala, AICP, Planner II
File

AMENDED AND RESTATED CONNERTON DEVELOPMENT ORDER

BY COMMISSIONER _____ RESOLUTION NO. 03-334

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA AMENDING AND RESTATING THE DEVELOPMENT ORDER (RESOLUTION NO. 00-252) APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT ("DRI") ON JULY 18, 2000, SETTING FORTH FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL PURSUANT TO CHAPTER 380 FLORIDA STATUTES AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes, as amended, Conner Land Ltd. and Pasco County have filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as CONNERTON; and

WHEREAS, the Pasco County Board of County Commissioners (the Commission) is the governing body having jurisdiction over the review and approval of Developments of Regional Impact in accordance with Section 380.06, Florida Statutes, as amended; and

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires that approval, approval with conditions, or denial of an ADA; and,

WHEREAS, a Development Order for the CONNERTON DRI was adopted by the Commission on July 18, 2000; and

WHEREAS, Conner Land Ltd. has transferred a portion of its right, title and interest in the real property, encumbered by the CONNERTON DRI Development Order as herein set forth, to TERRABROOK CONNERTON, L.L.C. (both hereinafter referred to collectively as "Developer"); and

WHEREAS, Conner Land Ltd. has also authorized TERRABROOK CONNERTON, L.L.C. to enter into and negotiate the sale of further portion of the real property owned by Conner Land, Ltd. and encumbered by the CONNERTON DRI Development Order; and

WHEREAS, the Developer desires to amend and restate the CONNERTON DRI Development Order to provide for the allocation of entitlements in the event of a sale of a portion of the real property encumbered by the CONNERTON DRI Development Order and to effectuate other changes; and

WHEREAS, Developer has processed a Notice of Proposed Change to the CONNERTON DRI Development Order, which Notice of Proposed Change (NOPC) was heard before the Commission on August 12, 2003, as required by Section 380.06(10) Florida Statutes and the changes included in the Notice of Proposed Change were approved to the CONNERTON DRI Development Order as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Commission that, in regular session, duly assembled, this 12th day of August, 2003, the Notice of Proposed Change for the CONNERTON DRI is approved with conditions as set forth in the following Amended and Restated Development Order, which is hereby adopted by the Commission:

I. GENERAL FINDINGS OF FACT

The Commission makes the following general findings of fact:

A. Conner Land, Ltd. and Pasco County have filed, in accordance with Section 380.06, Florida Statutes, as amended, an ADA for the CONNERTON DRI and associated responses to requests for additional information, collectively referred to herein as the Application.

B. The nature, type, scope, intensity, density, cost, and general impact of the proposed CONNERTON DRI, in part, are those which are summarized in Composite Exhibit A (Application for Development Approval (ADA), Sufficiency Responses, the CONNERTON Traffic Appendices and Exhibit A-1, Amended Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1 through 19 of the Tampa Bay Regional Planning Council (TBRPC) DRI Final Report. Both Exhibits A, A-1, and B are incorporated into this Amended and Restated Development Order by reference. Where it is recognized a conflict exists between the terms and conditions set forth in Exhibit A and/or B to the terms and conditions set forth in this Amended and Restated Development Order, the terms and conditions of this Amended and Restated Development Order shall control.

C. The real property encompassed by the CONNERTON DRI was owned by Conner Land Ltd. and Pasco County. A portion of the land previously owned by Conner Land, Ltd. was conveyed to and is now owned by Terrabrook. A description of the real property owned by Terrabrook is attached hereto as Exhibit C-1 and incorporated herein ("Parcel A"). A portion of the land remains in the ownership of Conner Land, Ltd. and may be conveyed to others. A description of real property which may be conveyed to and owned by others is attached hereto as Exhibit C-2 and incorporated herein ("Parcel B").

D. The Pasco County Comprehensive Plan Future Land Use Map designation for the area subject to the Application is New Town. The proposed development, as modified by this Amended and Restated Development Order, is consistent with the provisions of the New Town classification and other Goals, Objectives and Policies of the Comprehensive Plan.

E. On March 15, 2000, the TBRPC found the Application sufficient for review, based on the information provided. Upon such determination, the TBRPC initiated the preparation of its DRI Final Report and advised the local government to set a date for a public hearing on the pending Application.

F. In processing the Notice of Proposed Change to the CONNERTON DRI Development Order, TBRPC reviewed the proposed changes to the Development Order as set forth in the Notice of Proposed Change and determined that the amendments and changes, as proposed, are not a substantial deviation pursuant to Section 380.06(19) Florida Statutes, and accordingly the Notice of Proposed Change should be processed as a non-substantial deviation, and the TBRPC has so advised the local government. The support data submitted as a part of and processed concurrently with the Notice of Proposed Change are incorporated into this Amended and Restated Development Order.

G. The Commission approved the CONNERTON DRI Development Order on July 18, 2000. The Commission scheduled and held a public hearing on the Notice of Proposed Change to the CONNERTON DRI Development Order as proposed by the Developer on August 12, 2003.

H. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Commission hearing to review the Notice of Proposed Change.

I. At the public hearing for the review and approval of the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence. In like manner, at a public hearing for the review and approval of the Notice of Proposed Change to the CONNERTON DRI Development Order, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

J. Additionally, at the public hearing on both the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

K. The Commission has received and considered the TBRPC DRI Final Report for the CONNERTON DRI Development Order as well as similar reports relative to the Notice of Proposed Change to the CONNERTON Development Order.

L. The Commission has received and considered various other reports and information relevant to the approval of the CONNERTON DRI Development Order and the Notice of Proposed Change to the CONNERTON DRI Development Order including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee (DRC).

II. CONCLUSIONS OF LAW

The Commission hereby finds that the CONNERTON DRI Development Order as amended by this Amended and Restated Development Order:

A. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

B. As conditioned by this Amended and Restated Development Order, is consistent with the report and recommendation of the TBRPC.

C. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

D. Is consistent with the Pasco County Land Development Code (local land development regulations).

E. Is not in an area of critical State concern.

III. APPROVAL STIPULATION

A. Specific approval with conditions is granted for the Approved Portion of Phase I. The "Approved Portion" of Phase I includes the following:

Residential (Dus)	
Single Family Detached	2,060
Single Family Attached	1,500
Multifamily	240
Total	3,800
Retail (s.f.)	163,500
Government Center/Office (s.f.)	100,000
Industrial (s.f.)	100,000
Community College (students)	500
Golf Course (holes)	18
District Park (acres)	80

Conceptual approval with conditions is granted for the remainder of Phase I and Phases II and III. Specific approval of the remainder of Phase I and Phases II and III shall require a further amendment of this Amended and Restated Development Order after review and approval of an Application for Development Approval (ADA) limited to transportation, attendant air quality, potable and non - potable water supply and affordable housing issues, pursuant to the requirements of Section 380.06(6), Florida Statutes and the requirements of statutes and rules in effect at the time.

B. The requirements of and conditions contained in this Amended and Restated Development Order shall regulate the development of the property described in Exhibits C-1 and C-2 (legal description). Following the adoption of this Amended and Restated Development Order, all plans for development on this property shall be consistent with the conditions and restrictions recited herein. Such regulations and restrictions shall be binding upon all Developer successors in interest to the property.

In the event the County believes violation of the provisions hereof has occurred, the Development Services Branch may issue a notice of noncompliance to the Developer and recommend that the Commission establish a hearing to consider the alleged violation. After providing the Developer with an opportunity to be heard, and if it is determined by the Commission that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

C. All development specifically authorized by this Amended and Restated Development Order shall be carried out as described in the Application and the Notice of Proposed Change dated August 12, 2002, unless otherwise modified by the provisions hereof.

1. Adverse impacts shall be mitigated as specified in this Amended and Restated Development Order.

2. The Developer's commitments set forth in Exhibit D are superseded by the terms and conditions of this Amended and Restated Development Order.

D. Development of the Approved Portion of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of adoption of the Amended and Restated Development Order unless otherwise provided for in this Amended and Restated Development Order. Development of the Remainder of Phase I and Phases II and III shall be governed by the standards and procedural provisions of the Comprehensive Plan in effect at the time of approval of those phases. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), Florida Statutes. In the event of a conflict between land development regulations and this Amended and Restated Development Order or the applicable Comprehensive Plan, the Amended and Restated Development Order or applicable Comprehensive Plan shall prevail.

E. The approved DRI as set forth in this Amended and Restated Development Order shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption of the original Development Order (i.e., September 17, 2030), unless the County can

demonstrate that substantial changes in the conditions underlying the approval of the Amended and Restated Development Order have occurred or that the Amended and Restated Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

F. As provided in Chapter 190, Florida Statutes, Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the District, which are identified within this Amended and Restated Development Order. Further, any obligations of the Developer contained in this Amended and Restated Development Order may be assigned to a CDD, homeowner/property owner association or other entity approved by Pasco County. Any CDD formed pursuant to this provision shall be in conformance with Chapter 190, Florida Statutes, Uniform Community Development District Act of 1980 as amended.

G. The property is currently utilized for agricultural activities. It is understood that, while the use may cease when the DRI is built out, portions of the property will continue to be used for agricultural activities until buildout. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an Area Plan for Upland Habitat or Wetland Preserves when any development, as defined in Chapter 380, Florida Statutes, is initiated in that Village, Town Center, or Employment Center.

H. Pursuant to the provisions of Section V.B. of this Amended and Restated Development Order, the Notice of Proposed Change for Village I is hereby approved. The Amended Map H attached hereto as Exhibit A-1 includes the changes identified by the Village I NOPC and is hereby approved and incorporated herein by reference.

IV. PHASING AND DURATION

A. Phasing Schedule

1. In order to facilitate the sale of Parcel B, Parcels A and B shall, upon the adoption of this Amended and Restated Development Order, have the entitlements set forth in Tables 1-B and 1-C below subject to the terms and conditions of this Amended and Restated Development Order. Upon the sale of Parcel B, the entitlements set forth in Tables 1-B and 1-C for Parcel B shall be conveyed to Buyer.

2. Notwithstanding (1) the allocation of specific entitlements to specific portions of the land within the CONNERTON DRI, and (2) the increase in Phase I entitlements for residential development, as set forth in Table 1-C

below, no development shall proceed beyond that granted for the Approved Portion of Phase I as defined herein, it being understood and agreed that the Remainder of Phase I together with Phases II and III of CONNERTON are and will remain subject to review pursuant to Chapter 380, Florida Statutes, as amended, and shall require review and approval to establish conditions for continued development as hereinafter set forth.

3. Excess infrastructure capacity constructed to potentially serve Phases II and III of CONNERTON shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06 Florida Statutes.

Table 1–A
PARCEL A
LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	2,060	1,740	1,800	5,600
Single Family Attached	1,500	366	379	2,245
Multifamily	240	296	296	832
TOTAL RESIDENTIAL	3,800	2,402	2,475	8,677
RETAIL	163,500	768,850	768,850	1,701,200
GOVERNMENT CENTER/OFFICE (s.f.)	100,000	334,138	709,662	1,143,800
INDUSTRIAL (s.f.)	100,000	259,500	459,500	819,000
COMMUNITY COLLEGE (Students)	500	400	500	1,400
GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 1–B

PARCEL B

LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached	1,558	1,599	1,000	4,157
Single Family Attached	1,092	292	281	1,665
Multifamily	170	224	224	618
TOTAL RESIDENTIAL	2,820	2,115	1,505	6,440
RETAIL (s.f.)	37,360	175,720	175,720	388,800
GOVERNMENT CENTER/OFFICE (s.f.)	29,870	99,808	212,472	342,150
INDUSTRIAL (s.f.)	28,205	73,192	131,953	233,350

Table 1-C

TOTAL PARCELS A & B

LAND USE and PHASING SCHEDULE

Land Use	Phase I 2000-2005	Phase II 2003-2015	Phase III 2010-2025	Total
RESIDENTIAL				
Single Family Detached				
Parcel A	2,060	1,740	1,800	5,600
Parcel B	1,558	1,599	1,000	4,157
Total	3,618	3,339	2,800	9,757
Single Family Attached				
Parcel A	1,500	366	379	2,245
Parcel B	1,092	292	281	1,665
Total	2,592	658	660	3,910
Multifamily				
Parcel A	240	296	296	832
Parcel B	170	224	224	618
Total	410	520	520	1,450
TOTAL RESIDENTIAL	6,620	4,517	3,980	15,117
RETAIL				
Parcel A	163,500	768,850	768,850	1,701,200
Parcel B	37,360	175,720	175,720	388,800
Total	200,860	944,570	944,570	2,090,000
TOTAL RETAIL	200,860	944,578	944,570	2,090,000
GOVERNMENT CENTER/OFFICE (s.f.)				
Parcel A	100,000	334,138	709,662	1,143,800
Parcel B	29,870	99,808	212,472	342,150
Total	129,870	433,946	992,134	1,485,950
TOTAL GOVERNMENT CENTER/OFFICE	129,870	433,946	992,134	1,485,950
INDUSTRIAL (s.f.)				
Parcel A	100,000	259,500	459,500	819,000
Parcel B	28,205	73,192	131,953	233,350
Total	128,205	332,692	591,453	1,052,350
TOTAL INDUSTRIAL	128,205	332,692	591,453	1,052,350
COMMUNITY COLLEGE (Students)	500	400	500	1,400
GOLF COURSE (Holes)	18	18	18	54
HOSPITAL (Beds)		150		150
DISTRICT PARK (Acres)	80			80

Table 2–A

PARCEL A

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	163.9	1,143,800		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	167.0	1,701,200		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	78.0	819,000		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,487.8		8,677	An increase in dwelling units by 5% or 50 units, whichever is greater.
R.O.W./UTILITIES	291.3			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0			
INSTITUTIONAL/HOSPITAL	27.0		150 Beds	
OPEN SPACE				
Resource Areas:				
Wetlands/Mitigation	1,645.7[1]			
Habitat Mitigation Area 1	236.5[2]			
Habitat Mitigation Area 2	320.3[2]			
Lakes	79.1			
Recreation Areas:				
Community/Neighborhood Parks	95.0			
Golf	341.2			
TOTAL OPEN SPACE	2,717.8			
TOTAL ACRES	5,012.8			

[1]Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[2]This acreage includes wetlands and uplands and is within Parcel A.

Table 2–B

PARCEL B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER	49.0	342,150		Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater.
RETAIL	30.0	388,800		Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
INDUSTRIAL	22.0	233,350		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
RESIDENTIAL	1,233.0		6,440	An increase in dwelling units by 5% or 50 units, whichever is greater.
OPEN SPACE				
Resource Areas: Wetlands/Mitigation	1,632.0			
Recreation Areas:				
Community/Neighborhood Parks	15.0			
TOTAL OPEN SPACE	1,647.0			
TOTAL ACRES	2,981.0			

Table 2–C

TOTAL PARCELS A & B

LAND AREA and USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
OFFICE/GOVERNMENT CENTER				Land Area increased by 5 % or an increase of gross floor area increased by 5% or 60,000 s.f., whichever is greater
Parcel A	163.9	1,143,800		
Parcel B	49.0	342,150		
Total	212.9	1,485,950		
RETAIL				Gross Floor Area increase of 50,000 s.f., or an increase in parking spaces by 300 spaces or a 5% increase in either, whichever is greater.
Parcel A	167.0	1,701,200		
Parcel B	30.0	388,800		
Total	197.0	2,090,000		
INDUSTRIAL				Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
Parcel A	78.0	819,000		
Parcel B	22.0	233,350		
Total	100.0	1,052,350		
RESIDENTIAL				An increase in dwelling units by 5% or 50 units, whichever is greater.
Parcel A	1,487.8		8,677	
Parcel B	1,233.0		6,440	
Total	2,720.8		15,117	
R.O.W./UTILITIES	291.3[1]			
COMMUNITY COLLEGE/ EDUCATIONAL	80.0[1]			
INSTITUTIONAL/HOSPITAL	27.0[1]		150 Beds	
OPEN SPACE				
Resource Areas: Wetlands/Mitigation				
Parcel A	1,645.7[2]			
Parcel B	1,632.0			
Total	3,277.7			
Habitat Mitigation Area 1	236.5[3]			
Habitat Mitigation Area 2	320.3[3]			
Lakes	79.1[1]			
OPEN SPACE (Cont.)				
Recreation Areas: Community/Neighborhood Parks				
Parcel A	95.0			
Parcel B	15.0			
Total	110.0			
Golf	341.2			
OPEN SPACE TOTAL				
Parcel A	2,717.8			
Parcel B	1,647.0			
Total	4,364.8[4]			
TOTAL ACRES	7,993.8			

[1] Acreages are within Parcel A
[2] Includes all wetlands except those wetlands within the Habitat Mitigation Areas.
[3] This acreage includes wetlands and uplands and is within Parcel A.
[4] Open Space equals the total of all lands in the subcategories of Resource Areas and Recreation Areas. Resource Areas equal 3,913.6 acres. Recreation Areas equal 451.2 acres.

B. Duration

1. This Development Order shall become effective concurrent with the effective date of the comprehensive plan amendment to change the land use designation of the CONNERTON site to New Town. Pursuant to Section 163.3189(2)(a), F.S., the comprehensive plan amendment shall not become effective until the state land planning agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

2. The duration of the Development Order shall be a period of thirty (30) years from the effective date of the original Development Order (i.e., September 17, 2030). The effective period may be extended by the Commission upon a showing of good cause and as provided by statutes. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Commencement of Development

If physical development of CONNERTON has not commenced within five (5) years of the effective date of the original Development Order (i.e., September 17, 2005), the Commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section VI.B.1 hereof, whether the delay represents a Substantial Deviation from the Amended and Restated Development Order. For purpose of the Amended and Restated Development Order, "commencement of development" shall mean approval of any Area Plan and the commencement of development of infrastructure, roadways or vertical development unless otherwise defined and approved by Pasco County.

D. Buildout of Phases and Project

Buildout dates of each phase and the entire Project shall be as of December 31st of each of the years listed on Table 1-A, B and C above.

E. EAR Based Amendments

EAR Based Amendments refer to those comprehensive plan amendments adopted in 1999.

V. SPECIFIC CONDITIONS

A. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the Project consists of the approximate acres, housing units, square footages and land uses as described in Tables 1-A, B and C and the acres, housing units, square footages and land uses described approximately in Columns A through D

of Tables 2-A, B and C. The Approved Portion of Phase I of the Project is approved subject to the conditions found within this Amended and Restated Development Order.

B. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific Village, Town Center, or Employment Center Area Plan as required by Comprehensive Plan Policies 8.6.1 through 8.6.4 contained in Exhibit E (Area Plans). The specific approval of each Area Plan for Villages, Town Center, or Employment Center is subject to additional agency review through the submittal of a Notification of Proposed Change, pursuant to Section 380.06, F.S. The Section 380.06 review of said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Department of State, Division of Historical Resources and shall take into consideration the map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each Area Plan. A modification to Map H shall be provided identifying general development land uses, preservation and wetland areas within the Area Plan. Development of the community college campus and/or public uses within the Government Center may be developed prior to the completion of the Town Center Area Plan; provided the limited review described above for wetlands, listed species and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed, is completed and submitted for agency review pursuant to Section 380.06, F.S.

C. Land Use Exchange

1. In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County (e.g., EDU tables, solid waste generation factors, etc.). The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to DCA and TBRPC and the use thereof shall be reported in the next Annual Report.

   The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3
Land Use Equivalency Matrix***
(Revised)

From	Res SF	Res MF	Res 9**	Industrial	Gov't/Office	Retail *
Res SF (du)	1	1.32 du/du	2.43 du/du	725 sf/du	141 sf/du	1,004 sf/du
Res MF (du)	0.76 du/du	1	1.84 du/du	549 sf/du	107 sf/du	759 sf/du
Res Ret (du) **	0.41 du/du	0.54 du/du	1	298 sf/du	58 sf/du	413 sf/du
Industrial (ksf)	0	0	0	1	0.194 sf/sf	1.383 sf/sf
Gov't. (ksf)	0	0	0	5.15 sf/sf	1	7.125 sf/sf
Retail (ksf) *	0	0	0	*	*	1

* Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

** In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

*** An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column, where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 x 298), 59,600 square feet of industrial land uses could be gained from the trade.

2. In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

3. Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to Notice of Proposed Change as required by Section 380.06(19), Florida Statutes, which approval shall not be withheld for mere acceleration of phases if otherwise there is compliance with the terms of the Amended and Restated Development Order. Any departure in project buildout from the phasing schedule set forth in the Amended and Restated Development Order shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), Florida Statutes.

4. The amounts of residential, retail, office and industrial uses shown in Tables 2-A, B and C above within the Project can be exchanged to allow flexibility in the exact land use mix shown in Columns B, C, and D of Tables 2-A, B and C, above, and within each individual phase shown in Tables 1-A, B and C, provided that the following conditions are satisfied:

   (a) No land use category in the final Project shall contain more development than that reflected in Tables 2-A, B and C Columns B, C, and D, plus that amount reflected in Column E.

(b) The following uses designated in Tables 2-A, B and C shall not be reduced by the Developer below the amounts set forth in Tables 2-A, B and C, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

(c) The approved residential uses within an individual phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

(d) The mix of approved uses within an individual phase shall not be increased nor decreased by more than 400,000 square feet of Retail.

(e) The mix of approved uses within an individual phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of Office/Government Center.

(f) The mix of approved uses within an individual phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of Industrial.

(g) Notwithstanding paragraphs (c), (d), (e) and (f) above, any exchange of non-residential uses in the Approved Portion of Phase 1 shall not result in a reduction of total employment generated by the originally Approved Portion of Phase 1 development mix. Any exchange of non-residential uses within the Approved Portion of Phase I, the Remainder of Phase I, and/or Phases II and/or III shall not result in a decrease of employment below that required in Conditions V.D.4. and V.D.5. of this Amended and Restated Development Order.

D. New Town Criteria

CONNERTON shall be designed and developed to meet the Objectives and be consistent with the Policies contained in the New Town provisions of the Comprehensive Plan, appended as Exhibit E, including but not limited to the following:

1. The Project shall be designed to incorporate Villages, a Town Center, and an Employment Center, consistent with Policy 8.5.1.

2. The Project shall provide a mix of uses as prescribed in Policy 8.5.2.

3. The Project shall provide internal connectivity between the Town Center, individual Villages, and the Employment Center through design of the collector street system, bicycle, and pedestrian facilities.

4. At buildout, 1.3 jobs per household shall be available within 0 to 5 miles of the Project.

5. No additional residential units shall receive final plat or final plan approval until an amount of non-residential development has been constructed within the project or within one mile of the project, which will provide:

   (a) After the issuance of final plats and/or commercial site plan approval for the 2000th residential unit:

   0.024 jobs per retirement unit (must be deed restricted)

   0.24 jobs per non-retirement unit

   (b) After the issuance of final plats and/or commercial site plan approval for the 6,000th residential unit:

   0.050 jobs per retirement unit (must be deed restricted)

   0.50 jobs per non-retirement unit

   (c) After the issuance of final plats and/or commercial site plan approval for the 7,050th residential unit:

   0.10 jobs per retirement unit (must be deed restricted)

   1.0 jobs per non-retirement unit

   Prior to the issuance of final plat or final plan approval for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of non-residential development has been constructed which will generate adequate employment opportunities to meet the jobs-to-housing ratios provided in (a) through (c) above. The Developer must submit information which is specific as to type of business or industry (i.e. retail/office/industrial) and provide a map showing the location of each non-residential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within 12 months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

   250 sq. ft. of Office = 1 job
   500 sq. ft. of Retail = 1 job
   500 sq. ft. of Industrial = 1 job
   1,000 sq. ft. of Warehouse = 1 job

If an actual survey of existing non-residential is utilized, the documentation must include information on the name of the business, the date of and the name, address and phone number of the individual supplying the information.

The required documentation or survey results must be provided to the Florida Department of Community Affairs (FDCA), TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Amended and Restated Development Order. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Amended and Restated Development Order shall be amended to address the issue.

6. In order to assure that adequate land is available for the development of non-residential uses (i.e. retail, office/government and industrial/warehouse land uses) within Connerton, the Developer shall set aside a minimum of 169 net developable acres to facilitate the development of the targeted non-residential uses (the "non-residential set aside"). Notwithstanding the foregoing, the Developer will be entitled to vertically integrate residential with retail and/or office uses in structures to be constructed within the non-residential set aside lands within the Village Centers or the Town Center consistent with the New Town Policies 8.5.2 (1) b. and (3) b., as set forth in the Future Land Use Element of the Comprehensive Plan. As shown in the table below, the total acres to be reserved as the non-residential set aside contains sufficient land area to develop adequate retail, office/government and industrial/warehouse uses to satisfy the jobs-to-housing ratios specified in Condition V.D.5 above.

	Retail	Office/Government	Industrial/Warehouse	Total
Square Footage by Land Use	1,701,200	1,143,800	819,000	3,664,000
Land Area w/ 50% FAR	78 acres	53 acres	38 acres	169 acres
Number of Jobs Potentially Created by Land Use	3,402	3,637	1,638	8,677

The exact location and configuration of the parcels of land that comprise the non-residential set aside shall be identified at the time the Developer submits to Pasco County the Area Plans required by this Amended and Restated Development Order and requests the MPUD zoning to allow for the development of each Village, the Employment Center and the Town Center.

Lands set aside within Connerton for the development of schools and/or a community college shall not be included in the calculation of the non-residential set aside; however, any lands set aside for the development of a hospital may be considered office or industrial acreage and will be included in the calculation of the non-residential set aside.

The non-residential set aside shall be generally distributed as follows, provided however, that the acreages are intended to be target acreages for the designated locations and may be increased or decreased within each designated area so long as the total acreage to be set aside is not less than 169 acres project wide. Additionally, specified minimum acreage within Village Centers and the Employment Center must be provided.

(i) Within the Village Centers, a total of 25 net developable acres but not less than 3 net developable acres each;

(ii) Within the Employment Center, a total of 72 net developable acres, but not less than 60 net developable acres; and

(iii) Within the Town Center, 72 net developable acres.

The non-residential set aside is acknowledged to be a matter of great public importance to the economic well-being of Pasco County and necessary to preserve within Connerton adequate land to assure that as commercial opportunities for development arise, land will be available to meet that demand so as to provide employment opportunities for the residents of Connerton and the surrounding area. Accordingly, any proposed modification or adjustment to the non-residential set aside that would seek to either reduce the total acres to be set aside for non-residential uses as herein described or to reduce the total office/industrial acreage by utilizing the Land Use Exchange Matrix contained in Conditions V.C.1 through V.C.4 to convert office or industrial to retail shall not be initiated or applied for by the developer (or any other landowner within the DRI) until after August 12, 2018 or until after 8,677 jobs have been created consistent with the requirements in section V.D.5 above, whichever occurs sooner. Any such change shall constitute a substantial deviation and shall require that the Developer provide evidence acceptable to the Board of County Commissioners that the jobs-to-housing ratios in V.D.5 (a) through (c) above have been satisfied and that the Board of County Commissioners approve such change by a super majority vote with a specific finding by the Board of County Commissioners that there are adequate permanent employment opportunities within a five (5) mile radius of Connerton to serve the existing and future residents of Connerton.

E. Water Quality and Drainage

1. Development of CONNERTON shall not lower Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Comprehensive Plan and Land Development Code.

2. A homeowners/property owners association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. Said entity shall be identified prior to approval of the final construction plans for any such facility. Further, said entity shall be identified and listed in the next Annual Report after the approval of the final construction plans.

3. Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, available test boring data and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for Floridan Aquifer groundwater contamination.

4. The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified via the above hydrogeologic analysis to have a higher risk of interaction with the Floridan Aquifer groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including but not limited to ground penetrating radar and test borings to help determine specific design considerations.

   In the event the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and Floridan Aquifer System groundwater sources, the Developer shall, in coordination with the Southwest Florida Water Management District (SWFWMD) implement stormwater design and management techniques such as the following:

   - lining stormwater ponds with a clay layer or synthetic liner;
   - designing shallower ponds;
   - ensuring that ponds and swales are properly grassed;
   - setting a maximum depth for stormwater storage;

- maintaining a minimum distance between pond bottoms and the top of the limerock; and
- implementation of a more site specific groundwater quality monitoring system.

5. The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

   (a) The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4, or 40D-40, F.A.C., and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

   (b) Best management practices for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

6. The Developer shall construct its stormwater retention/detention systems, according to state and local regulations, including, without limitation, SWFWMD's design requirements. In addition, the Developer shall, comply with the following design requirements:

   (a) All swales shall be fully vegetated and operational.

   (b) Dry stormwater retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

   (c) The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit to be obtained by the Developer. The Developer shall include the results of the inspections in each Annual Report.

   (d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The Annual Report shall include any such problems and the necessary repairs or modifications to remedy them, as well as

what repairs or modifications to the system have been undertaken since the previous Annual Report.

7. To reduce the volume of stormwater runoff generated:

(a) Pervious areas (including golf courses, open space, and recreational areas) throughout the Development shall be:

1) Residential – 40% minimum pervious area

2) Commercial – 25% minimum pervious area in the aggregate not less than forty percent (40%) of the total land area of CONNERTON. For purposes of this provision only, lakes shall be considered to be pervious areas.

(b) The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the Development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

(c) Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

8. Landscape design and maintenance in the residential, ACLF, and multifamily areas of the Development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods.

9. The Developer shall formulate guidelines and practices for the maintenance of CONNERTON golf courses that address the limited use of herbicides, pesticides, and fertilizers and include best management practices and shall set these forth in an Integrated Pest Management Plan (IPMP), which IPMP shall meet the criteria set forth below. The IPMP shall be consistent with guidelines and practices established by the Florida Department of Environmental Protection (FDEP) in its guidance document. These guidelines and practices shall, in addition, be submitted to the appropriate regulatory bodies within Pasco County for approval and will meet the following criteria:

(a) No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

1) The Developer prepares and submits an Integrated Pest Management Plan (IPMP) to the County, and the County

approved the same. The IPMP may be included in and reviewed with the Environmental Management Plan hereinafter described.

2) The County shall have 30 days after receipt of an IPMP to approve or disapprove it. If the IPMP, as submitted by the Developer, is consistent with the standards of the FDEP as above described, it shall be approved by the County. Otherwise, the County may disapprove the IPMP; but if the County does so, it shall advise the Developer of the reasons therefore.

(b) The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and, at a minimum shall include the following provisions:

1) Appropriate measures to reduce the adverse impact to groundwater systems, wetlands and sinkhole areas and to prevent pesticide applications to these areas.

2) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

3) USDA-NRCS Soil Pesticide Interaction Rating guide shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

4) All fertilizer shall be a minimum of 30% slow release.

(c) The Developer shall design, construct and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain Audubon certification thereunder, or alternatively, the Developer may substitute another environmentally sound set of standards for golf course design, construction and maintenance so long as these standards are determined to be equivalent.

(d) All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified personnel or companies for such purposes.

(e) The Developer shall retain a qualified golf course superintendent to manage the golf courses who is licensed by the state to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

(f) The Developer shall keep a written record of each compound, nutrient and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location and the date.

(g) The Developer shall incorporate native vegetation or drought-tolerant grasses in non-play areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

(h) After grow-in, the Developer shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens, roughs and common areas within the golf courses.

(i) Golf course irrigation systems shall be designed, installed and operated for maximum water use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include: (a) irrigation zones with differing water requirements with putting greens, tees, fairways, roughs and common areas separately irrigated, (b) low-volume irrigation system components, (c) high-frequency irrigation areas limited to tees and greens, (d) rain sensors with automatic rain shutoff devices and (e) maintenance to ensure optimum operating efficiency.

(j) The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation after grow-in that can be generated by the development's ultimate wastewater connections, stormwater detention areas, non-potable water supply wells (if available), and stormwater recharge areas.

10. Planning and development of CONNERTON shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area.

11. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The Developer shall

develop a surface water quality monitoring program to be incorporated into Village, Town Center or Employment Center Area Plans. Monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project buildout. The following parameters shall be included within the surface water quality monitoring program:

(a) Sampling locations and specific parameters, (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring and reporting, shall be subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.

(b) All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/Florida Department of Environmental Protection (EPA/FDEP) quality control standards and requirements.

(c) The surface water-quality monitoring results shall be submitted to the FDEP, SWFWMD, and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the subbasin shall cease until the violation is corrected.

12. A groundwater quality monitoring program developed in coordination with FDEP and the SWFWMD shall include the parameters, methodology and locations of monitoring well sites and shall include the collection of background/baseline data and parameters to detect leaching of nutrients and/or pesticides into the aquifer systems. Said program shall be submitted to FDEP, SWFWMD for review and Pasco County for approval and shall be included in the Environmental Management Plan as hereinafter described, the next annual report and added as an exhibit to the Amended and Restated Development Order during the NOPC for Village Area Plan Number 2. The groundwater quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project buildout. When reclaimed water for irrigation purposes is used in the future, groundwater quality monitoring program modifications/additions may be required of

and implemented by the Developer as part of the reclaimed water permit and any such required modifications/additions shall be incorporated into this plan. In the event there is a violation of any State ground water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. The ground water quality monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

13. Should significant soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and the SWFWMD and adopt one or more of the following procedures as determined to be appropriate by the County and the SWFWMD:

    (a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area (determined by geotechnical testing) and remain stopped until the County and SWFWMD approve resuming construction activities;
    (b) Take immediate measures to ensure no surface water drains into the affected areas;
    (c) Visually inspect the affected area and obtain a geotechnical report to determine the protocols to be followed to minimize adverse impacts to the affected area;
    (d) Excavate and backfill as required to fill or repair the affected area and prevent further subsidence under geotechnical supervision;
    (e) Use geotextile materials in the backfilling operation, if appropriate;
    (f) Maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay or karst connection; and/or
    (g) If the affected area is in the vicinity of a stormwater detention/retention area and the above methods do not stabilize the area, relocation of the detention/retention area may be necessary.

F. <u>Wellfield Protection</u>

1. All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

G. <u>Environmental Management Plan, Wildlife and Uplands Management</u>

1. The Developer will prepare an Environmental Management Plan ("EMP"). The Developer will submit the EMP to the TBRPC, and the SWFWMD for

review and to Pasco County for approval not later than the date upon which the Developer submits its NOPC for Village Area Plan Number 2. The EMP shall incorporate by reference permits obtained by the Developer from one or more of the SWFWMD, the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Army Corps of Engineers (ACOE), or the U.S. Fish and Wildlife Service (USFWS). The EMP shall set forth the organization and operational protocols to be employed in the management of the Open Space, including without limitation, the ecological resources and common areas, including the golf courses located within CONNERTON. Site development related activities shall be undertaken in conformity with the EMP and such site development activities shall not result in the harming, pursuit or harassment of species classified as Endangered, Threatened or a Species of Special Concern by either State or Federal government in contravention of applicable State or Federal laws and all uplands and related wildlife habitat shall be protected in accordance with policies established in Objective 2.8 of the Conservation Element adopted as part of the Comprehensive Plan. Further, the EMP shall provide that all wetlands shall be protected in accordance with policies established in Objective 2.7 of the Conservation Element adopted as part of the Comprehensive Plan.

2. Area Plans for Villages, the Town Center and Employment Center shall include specific limits of wetlands pursuant to Chapter 66-340 FAC and wetland delineation surveys to be conducted in coordination with SWFWMD and other regulatory agencies as may be appropriate.

3. In order to protect the natural values of preserved/conserved wetland and upland areas, within CONNERTON, the EMP shall address, but not be limited to, the following matters:

   (a) Promote the viability of populations of Florida scrub jays; Florida sandhill cranes and gopher tortoises and their state listed commensals.

   (b) Provide for the regular monitoring of target wildlife populations.

   (c) Provide for financing and professional implementation of the EMP to include the power to assess and lien property within the Area Plans for Villages, the Town Center and Employment Center.

   (d) Include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with SWFWMD, the ACOE and other regulatory agencies as may be appropriate.

(e) Provide for resident education regarding the purposes and methods of the EMP.

(f) Provide for the control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement.

The Annual Report required by law in connection with the reporting of progress under the Amended and Restated Development Order shall include a report on the progress made in the implementation of the EMP consistent with the terms and conditions of the same and any enabling permits issued by the SWFWMD, the ACOE, the FFWCC or the USFWS. A copy of each report will be forwarded to the Pasco County Biologist.

4. Except as otherwise authorized under permits sought and obtained by the Developer from the SWFWMD and/or the ACOE, existing annual hydroperiods, normal pool elevation, and seasonal high water elevations shall be substantially maintained.

5. Buffering around all wetland areas to provide an upland transition into the wetland areas and to protect the natural system from development impacts shall be as set forth in EMP or as required, pursuant to Comprehensive Plan policies current at the time of this Amended and Restated Development Order, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

6. All mitigation areas and littoral shelves within CONNERTON shall be monitored in accordance with the requirements of the EMP, including the requirements of any permits obtained from any governmental agency having permit authority over the subject mitigation area. The EMP shall provide that monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration, as well as exotic encroachment control. All monitoring reports required by permits issued by the appropriate regulatory agencies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each Annual Report. Mitigation shall not be deemed complete unless the mitigation conforms to the terms and conditions of any permits obtained from the governmental agency having jurisdiction over the subject mitigation area.

7. Wetland recreation areas shall not be located in designated on-site upland habitat preserves.

8. It is recognized that unavoidable losses to wetland resources will occur within CONNERTON and such losses will be offset and compensated for through restoration, enhancement, creation or preservation of wetlands within CONNERTON, including Habitat Mitigation Areas I and II hereinafter described. The mitigation criteria of the SWFWMD and the ACOE permits to be obtained shall be used in implementing such mitigation requirements.

9. Upland and Wetland Preserve Areas. Upland and Wetland Preserve Areas are located within CONNERTON and shall be identified as separate tracts and platted as such in accordance with the requirements of the SWFWMD, the ACOE and Pasco County. The Upland and Wetland Preserve Areas are lands within CONNERTON that are to be set aside and administered as preservation lands or mitigation areas separate and apart from the Habitat Mitigation Areas I and II described below. Development uses in these areas will be restricted by Conservation Easements or other similar devices acceptable to the SWFWMD, the ACOE and Pasco County. Use of these areas shall be limited to the crossing of infrastructure, including the installation and maintenance of underground utility crossings, open drainage swales and ponds associated with construction of collector roads, piped drainage conveyances, road crossings, nature trails, bike-ways, elevated board walks and like kind uses authorized by the SWFWMD, the ACOE and Pasco County. The Developer will, to the fullest extent practicable, allocate the identified infrastructure so as to minimize impacts to Upland/Wetland Preserve Areas. All construction in these areas shall be undertaken so as to minimize impacts to surrounding upland and wetland areas and maintenance of these facilities will be in accordance with protocols established in the EMP and permits authorizing such activities.

10. Habitat Mitigation Areas I and II. The Developer will set aside approximately 556 ± acres within CONNERTON as Habitat Mitigation Areas I and II for the purpose of undertaking specific habitat management activities targeted to the Florida Scrub Jay, the Gopher Tortoise, wetland mitigation and water infiltration and Stormwater detention. The areas are depicted on Map "H" and identified as the "Habitat Mitigation Area I" and "Habitat Mitigation Area II". Both Habitat Mitigation Area I and Habitat Mitigation Area II shall be preserved from future development through a recorded Conservation Easement. Use of Habitat Mitigation Area I shall be limited to access for required maintenance of mitigation and the existing water line easement that

traverses the area. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and the water line easement.

Use of Habitat Mitigation Area II shall be limited to access for required maintenance of mitigation and water infiltration and Stormwater detention ponds together with required support infrastructure such as pipes, pumps and the like. Vehicular access will be limited to vehicles used for the maintenance of ecological resources (mitigation) and water infiltration and Stormwater detention ponds and related infrastructure.

11. All Upland and Wetland Preserve Areas, and Habitat Mitigation Areas I and II located in CONNERTON will be administered and managed by a HOA or a Chapter 190 Florida Statutes, Community Development District consistent with the EMP. Such entity shall have the power to assess and lien property owners within CONNERTON for the purpose of insuring adequate funding to implement and sustain the purposes herein and the management protocols set forth in the EMP lands outside of CONNERTON. If and when Habitat Mitigation Areas I and/or II are ultimately conveyed to the SWFWMD, then these parcels shall no longer be considered a part of the Connerton DRI. The Developer shall be responsible for maintenance of Habitat Mitigation Areas I and II until such time as the mitigation activities within each area are deemed complete and successful by the agency responsible for making such determination. In the event the mitigation response being undertaken by Developer is not complete, the Developer will continue to have responsibility for the management of same notwithstanding its transfer to the SWFWMD. For purposes of this provision, the mitigation response will be deemed complete when the state and/or Federal agencies issuing permits requiring mitigation undertakings in either Habitat Mitigation Area I or II have determined that no further action is required by the Developer in one or the other or both of the Habitat Mitigation Areas. Following a determination that the mitigation response is complete by the state and/or Federal Agencies issuing the permits for which the mitigation response was undertaken, then and only then, will the SWFWMD undertake the task of administering and managing either or both Habitat Mitigation Area I and II.

H. <u>Floodplain/Disaster Preparedness</u>

1. Elevation for all habitable structures shall be at, or above, a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at, or above, floodplain elevations as identified in the Pasco County Land Development Code.

2. No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

I. Vegetation and Wildlife

1. The area depicted on Map "H" and designated as Parcel "A" consists of approximately 5000 (+ or -) acres of wetlands and uplands. The area depicted on Map "H" and designated as Parcel B consists of approximately 3000 (+ or -) acres of wetlands and uplands.

2. The Developer will provide the Habitat Mitigation Areas I and II described above, Upland and Wetland Preserve Areas described above, and wildlife corridors within CONNERTON that are designed to provide: (1) additional green space in association with golf courses and wetland buffers; (2) transit and forage pathways for listed species; and (3) connections and linkages to off-site systems particularly the Cypress Creek system, the Cross Bar/A1 Bar Ranch and the J.B. Starkey Wilderness Park. Specific locations of wildlife crossings and corridors shall be described in the EMP and are shown on Map H. Corridors shall be consistent with Policy 8.4.2, 8.61, 8.62, 8.63, and 8.6.4 contained in Exhibit "E". Any proposal to modify the Upland/Wetland Preserve Areas or wildlife corridors shall be subject to substantial deviation determination. The Developer shall provide specific scheduling for all activities that are necessary for the management and enhancement of Preserve, Wildlife Habitat, and Wildlife Corridors as part of the EMP. At a minimum, the management of these areas shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity, and provide for assignment of responsibility for implementation of the EMP to a responsible entity.

3. Internal Wildlife Corridors shall be provided as required in the New Town provisions of the Comprehensive Plan, as set forth in the EMP. Wildlife Corridors shall remain free of structures inhibiting animal migration such as fences and buildings, unless said structure is directly related to animal movement through the corridors or roadway crossing systems specifically designed for use by wildlife. Deed restrictions shall include specific language to ensure compliance with this condition. It is anticipated that wildlife corridors will contribute to the movement of species, through those areas designated as such within CONNERTON.

4. Wildlife Crossings

(a) Wildlife Crossings shall be provided at the general locations shown on Map H at the time of construction of Connerton Blvd., Road W (Employment Center Rd.), and the extension of Collier Parkway north of Connerton Blvd.

(b) The Connerton Blvd. and Road W crossings shall incorporate a Wildlife Crossing which shall meet the following criteria or best available design at the time of approval by Pasco County:

- Minimum of 10 feet in height or no less than 8 feet of clearance and 12 feet in width;
- At or above seasonal high water;
- Incorporates vegetation extending from the Wildlife Crossing to an adjacent natural system that is designed to guide target wildlife species from the natural system to the Wildlife Crossing and provides for appropriate cover;
- Incorporates berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway; and
- Includes cover under the Wildlife Crossing to provide safe hiding areas for small wildlife (such as rabbits, rodents, and amphibians) using the crossing that might be subject to predation by larger species (such as raccoons or bobcats). Such cover will extend across no more than 2 ft of the Wildlife Crossing at surface level and may consist of any combination of natural materials (such as logs or stones) or effective substitutes that will provide the needed cover.

(c) Developer agrees that if any federal, state, regional or local agency having regulatory authority over wildlife crossings determines that the crossings on the Road W (Employment Center Road) should be of a larger size or greater number, Developer agrees to provide wildlife crossings of sufficient size and number as to satisfy such regulatory authority. Developer also agrees that the Road W (Employment Center Road) design will maintain such hydrologic connectivity as is appropriate considering the impacts to wetlands that may be caused by the Road W (Employment Center Road) alignment. It is the intention of the parties that the Road W (Employment Center Road) be designed, engineered, constructed and maintained so that indigenous wildlife will have unobstructed passage from one side of the Road W (Employment Center Road) to the other in suitable locations and, where appropriate, that hydrologic connectivity is

maintained to preserve the surface flow of water from one side of the Employment Center Road to the other.

(d) The design of the crossing at Collier Parkway shall be guided by the best available scientific information and, prior to construction, shall be submitted to the FDEP (Office of Environment Services) and the FFWCC for review, and to Pasco County for approval.

(e) Wildlife Crossing Signs in locations and numbers approved by Pasco County and SWFWMD shall be provided along Connerton Blvd., Road W (Employment Center Rd.); and the extension of Collier Parkway north of Connerton Blvd. at the time the crossings are constructed. Wildlife Crossing Signs shall also be provided along Connerton Blvd. where Habitat Mitigation Area II is adjacent to the roadway.

(f) No streetlights shall be installed within 50' of any Wildlife Crossing.

5. A Wildlife Corridor shall be provided within Village 1 as shown on Map H. The purpose of this corridor is to provide a connection between the proposed SWFWMD Preserve north of Connerton Blvd. and the proposed wildlife corridor west of US 41 and south of the Ridge Road Extension. Permitted uses within the area designated as Wildlife Corridor within Village Area I shall be limited to: passive recreation areas and activities (passive parks; paved pedestrian and bicycle trails); and, landscaping as may be needed to implement this condition and Condition 1 above.

Street lighting shall be focused toward the road and away from the corridor. Lighting for entry features/signs shall be directed at the monuments/signs.

To the maximum extent possible, littoral shelves on adjacent surface water management ponds, mitigation wetlands, and passive parks shall be integrated to the extent possible with the corridor design to expand the effective width of the corridor by providing additional width, cover, and food sources.

The "funnel" of "meadow" and adjacent "barriers" shall be a minimum of 30 ft. wide at the entry to the crossing and will expand to a minimum of 100 ft. wide at the junction with the closest native plant community in the wildlife corridor system.

The corridor shall be designed to funnel wildlife toward the crossing and include (for larger wildlife) a movement corridor of mostly low/open

vegetation bounded by taller, dense vegetation that will encourage the wildlife to remain in the corridor. Appropriate vegetation includes native grasses (such as, but not limited to, *Andropogon* spp., *Spartina* sp., *Aristida* spp., *Eragrostis* spp., etc.) and wildflowers (*Rhexia* spp., *Coreopsis* spp., etc.) with occasional shrubs (such as *Serenoa repens* and/or *Myrica cerifera*) and/or trees (such as, but not limited to, cabbage palm, *Sabal palmetto,* and longleaf or slash pines, *Pinus* spp.). The taller, dense vegetation will function as safe movement corridors for small animals and will consist of appropriate trees and shrubs such as those listed above. The specific species will be appropriate to the soil and drainage conditions at the specific site of the wildlife crossing, will be chosen to require minimal supplemental water after establishment, will consist of native plant species, and will be chosen to target the specific wildlife anticipated to use the crossing.

6. In order to protect the natural values of Upland and Wetland Preserve Areas, the Developer shall designate the same in the EMP. If the Upland or Wetland Preserve Areas, as designated by the Developer in the EMP are to be modified as more detailed planning occurs for any Village Area Plan, the Town Center, or the Employment Center, then the proposed changes shall be submitted for review contemporaneously with the submission of the Village Area Plan NOPC.

7. Prior to the submission of the EMP, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the FFWCC and USFWS. The results of the additional survey(s) shall be incorporated into the EMP and the various Area Plans. If changes are made to any Area Plan that are inconsistent with the EMP, then the Area Plan affected shall undergo Section 380.06 Florida Statutes review in accordance with condition V.B. above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, F.A.C., are observed, mitigation measures pursuant to Rule 9J-2.041, F.A.C., shall be incorporated into the development order authorizing development of a Village, the Town Center, or Employment Center.

8. In accordance with applicable law, the Developer shall identify in the EMP any listed plant species found on-site and coordinate with the Florida Department of Agriculture and Consumer Services, the USFWS and Pasco County for the conservation of the same.

9. The Developer has, by the setting aside of related Upland/Wetland Preserve Areas, and the Habitat Mitigation Areas I and II within CONNERTON, preserved representative tracts of all major natural upland

and wetland communities as defined by the ADA. Planning for this preservation shall be and is in accordance with the New Town Comprehensive Plan policies.

10. Open Space within CONNERTON shall be defined to include Recreational Areas and Resource Areas. Approximately 4,365 acres within Parcels A and B as shown on Tables 2-A, B and C shall be dedicated to the Open Space System within CONNERTON. Within the Open Space System approximately 451.2 acres will be dedicated to Recreational Areas or uses, including, but not limited to passive parks with picnic areas, playgrounds, tot lots; sports parks and golf courses. Approximately 3913.6 acres within the Open Space system will be dedicated as Resource Areas that include lakes and areas set aside for ecological preservation, enhancement or restoration. These areas will include both wetlands and uplands. Areas set aside within Resource Areas for ecological preservation, enhancement, or restoration may be accessed by walkways, trails, and bikeways where such access is consistent with the maintenance of the ecological resource and its habitat values. The EMP will establish guidance and protocols with respect to such access, its location, duration and operation.

11. Developer or its designee shall periodically provide information to residents, businesses and the Community College regarding the function and value of the Upland/Wetland Preserves, Wildlife Corridors, the Habitat Mitigation Areas, and the need for care and management of these ecological areas. Prior to the distribution of the above referenced information to the aforementioned groups, this information will be provided in an Annual Report.

12. Lands identified within the EMP or in any permits issued by any state or Federal regulatory agency having jurisdiction over the same shall be held and administered in conformity with the requirements of the same and to the extent that these State and/or Federal permits result in any modification to the areas shown on Map "H", such modifications shall be treated as amendments subject to the provisions of Section 380.06(19)(d) Florida Statutes and shall be presumed not to be a substantial deviation.

13. Within 30 days of the approval of this NOPC, the developer shall provide a legal description of the Wildlife Corridor located within Village 1 of the Connerton DRI to County Biologist for approval. Within 30 days of the approval of this NOPC, the developer shall provide to the County and the SWFWMD for their approval the conservation easement documents prior to their recording by the developer. The conservation easement on the Wildlife Corridor shall be in favor of the County. Within 30 days of the approval of the language of the conservation easement, the developer

shall provide proof to the County Biologist that the conservation easement is recorded in the Official Records of Pasco County. The developer and its assigns shall comply with Section 704.06, Florida Statutes. The developer shall convey the Wildlife Corridor to the Connerton mandatory homeowner's association (HOA) or Community Development District (CDD) by recorded deed. Maintenance of the Wildlife Corridors shall be the responsibility of the HOA or CDD. The developer shall provide to the County Biologist proof of conveyance and the maintenance responsibility to the HOA or CDD of the Wildlife Corridor within 30 days of such conveyance and assignment of such maintenance responsibilities.

J. Historical and Archaeological Sites

1. Prior to initiation of any project related land clearing or ground disturbing activities within any Village, the Town Center, or Employment Center in CONNERTON, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, F.A.C., and forwarded to the DHR and TBRPC for review. A survey for each Village, the Town Center or Employment Center must be completed and submitted prior to approval of the Area Plan for that Village, the Town Center or Employment Center.

2. Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the Division of Historic Resources to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, F.A.C., The Amended and Restated Development Order shall be amended to incorporate any required mitigation consistent with 1A-46 F.A.C. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to requirements of the Land Development Code.

K. Land

1. Best management practices to reduce soil erosion and fugitive dust, as referenced on Page 15-3 and 15-4 of the ADA, shall be implemented.

2. Prior to commencing development, the Developer shall provide the Pasco County Survey/Engineering Services Department with two pair of Global Positioning Satellite (GPS) control points with twenty-four (24) -hour accesses. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (F.A.C. 21HH-6). All GPS points shall be installed per F.A.C. 21HH-6.

L. Air Quality

1. Specific approval of the Remainder of Phase I and Phases II and III of CONNERTON, as proposed in the Application, shall be contingent upon Chapter 380.06(6), Florida Statutes, as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Paragraph III.A. above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air quality impacts are identified as being caused by traffic generated by CONNERTON, this Amended and Restated Development Order shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.

2. Best management practices, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

M. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

1. Water, wastewater, and reclaimed water services will be provided by Pasco County, in accordance with Chapter 110 of the Pasco County Code of Ordinances, as amended. The Developer shall construct all water, reclaimed water and wastewater facilities within the development to Pasco County standards, current when application is made for connection, in accordance with an approved Master Utility Plan and any utility service agreement(s) for CONNERTON.

2. Development of CONNERTON shall not lower delivery of water and wastewater utility service below the acceptable Levels of Service established in the Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the Annual Report for the year in which application for service is made.

3. CONNERTON sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by DEP.

4. An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, the FDEP, and the SWFWMD for review for the use of non-potable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each Village, Town Center and Employment Center Area Plan. The plan shall include an

implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water (i.e., water that is treated and provided through a public distribution system) shall not be used for the irrigation of common areas if other more appropriate sources are available.

5. Water saving fixtures shall be required in the project, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes), and xeriscape type landscaping shall be encouraged within the project.

6. The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances and irrigation throughout the project through the establishment of an educational program.

7. Prior to construction of any phase or subphase, assurance of adequate water supply capacity and wastewater capacity for that phase or subphase must be provided. Said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from Tampa Bay Water.

N. Solid/Hazardous/Biohazardous Waste and Recycling

1. The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.

2. Development of CONNERTON shall not lower delivery of solid waste collection/disposal beyond the acceptable Levels of Services established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the Annual Report for the year in which application for service is made.

3. The Developer or his designee shall provide to businesses within the Employment Center information that:

   (a) Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas; and

   (b) Describes construction requirements for hazardous waste holding areas; and

(c) Advises of applicable statutes and regulations regarding hazardous waste and materials including those listed in Rule 9J-2.044, F.A.C. If there is a significant hazardous materials usage impacts as defined in Rule 9J-2.044 F.A.C., mitigation for the impacts shall be consistent with the requirement of this rule.

4. Solid waste recycling shall be given a high priority and a specific plan shall be submitted to and approved by Pasco County to maximize solid waste recycling for all phases of and all types of development within CONNERTON.

O. Energy

1. The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

2. All CONNERTON tenants, businesses, and residents shall be encouraged- to:

(a) Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration;

(b) Use landscaping, building orientation and building construction and design to reduce heat gain;

(c) Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement;

(d) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public;

(e) Institute recycling programs;

(f) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours;

(g) Eliminate advertising requiring lighting after business hours; and

(h) Install total energy systems where cost effective.

P. Transportation

1. Specific approval is provided for the Approved Portion of Phase I of CONNERTON, as defined herein, subject to the conditions outlined in

sections 1 through 6 herein. The Remainder of Phase I and Phases II and III of CONNERTON are subject to review pursuant to Chapter 380, Florida Statutes, as amended, for the transportation impacts of each phase and shall require review and approval of an Application for Development Approval (ADA) to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the beginning of the revised transportation analysis for the Remainder of Phase I and Phases II and III or by the year 2012, whichever comes first. Review of the Remainder of Phase I and Phases II and III shall be consistent with the Statutes and Rules in effect at the time of the application.

2. Site Access - When roadways internal to CONNERTON (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic control devices shall be constructed.

(a) Ridge Road at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

(b) Road 'T' at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Road 'T'. Initially, control Road 'T' with a "STOP" sign, and signalize when warrants are met.

(c) Road 'B' at SR 52. Construct an eastbound right-turn lane and a westbound left-turn lane on SR 52. Control Road 'B' with a "STOP" sign.

(d) Collier Parkway Extension at CR 583 (Ehren Road). Construct a northeast-bound left-turn lane and southwest-bound right-turn lane on CR 583 (Ehren Road), and a southeast-bound left-turn lane and a southeast-bound right-turn lane on Collier Parkway extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

(e) At time of the submission of the NOPC/MPUD for Village V, the developer shall provide (an) east/west connector(s) connecting U.S. 41 to the north/south road (Road A). The exact location and alignment of the east/west connector(s) shall be determined at the time of submission of the preliminary plan/preliminary site plan for Village V. Map H shall be revised to reflect the same concurrent with the submission of the NOPC for Village V.

Should the Approved Portion of Phase 1 development occur in locations which require project access other than those described above in a. through d., the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the Development Order shall be amended through the 380.06(19) process.

3. Employment Center Road (aka Road W) - The Developer shall design, permit, and construct Employment Center Road (aka Road W) as follows:

   a) Design and permitting of that portion of Employment Center Road from Connerton Blvd. to the entrance of Village 5 shall be completed prior to Final Plat or Commercial Site Plan approval for 300 residential units or the equivalent thereof in terms of net new external p.m. peak hour project trips within Village 5 and construction completed prior to final plat or commercial site plan approval for 475 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, within Village 5; and

   (b) That portion of Employment Center Road from Connerton Blvd. to the entrance of the Employment Center shall be designed prior to final plat approval for 600 residential units within the DRI, construction commenced prior to final plat approval for 1000 residential units within the DRI, and construction completed within 12 months of the date of commencement. In any event, Developer agrees to commence construction of that portion of said road prior to commercial site plan approval for 100,000 square feet of non-residential development within the Employment Center and complete construction within 12 months of the date of commencement.

4. Traffic Monitoring - When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net external p.m. peak hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from Shady Hills to US 41 and on US 41 from SR 52 to the project entrance at Road "T". When Final Plats and/or Commercial Site Plan Approval have been issued for 800 residential units, or the equivalent thereof in terms of net external p.m. peak hour project trips for Village 5, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from US 41 to Road A. Prior to undertaking these analyses, the Developer shall meet with representatives of Pasco County to agree

upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted Level of Service, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When Final Plats and/or Commercial Site Plan Approvals have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, an annual monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that the projected number of external trips for Phase I of the Project will not be exceeded. Counts shall be comprised of actual field counts and shall be reported cumulatively and individually at each Project entrance and shall continue on an annual basis through buildout of the Approved Portion of Phase 1. This monitoring program shall also verify that Project traffic volumes of Project entrances connecting to Ehren Road, US 41 and SR 52 are not exceeding 969 p.m. peak hour trips, 1,680 p.m. peak hour trips, and 258 p.m. peak hour trips, respectively. This information shall be supplied in the required Annual Report. If the Annual Report indicates the total external two-way trips exceed projected counts by more than 15%, Pasco County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. If an Annual Report is not submitted within thirty (30) days of its due date, Pasco County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S. shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the developer shall, prior to the issuance of a Final Plats and/or Commercial Site Plan Approvals for the 3,000th dwelling unit, conduct a study of the actual vehicle trip generating characteristics of the residential components of CONNERTON. Prior to undertaking this study, the Developer shall meet with representatives of

Pasco County and the Tampa Bay Regional Planning Council to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of CONNERTON. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than 15%, the applicant shall be required to submit an NOPC to update the traffic impact analysis_and the DO shall be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

Should any of above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate share calculations contained in Table 6 shall also be revised through an amendment to the Development Order as appropriate, based on the updated traffic impact analysis.

5. Impact Fee Credits - The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, Florida Statutes, and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the Ordinance and other Land Development Regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04, as amended), Pasco County hereby finds that transportation impacts resulting from CONNERTON proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with said Ordinance, as amended.

6. Access Management - Access for CONNERTON shall substantially conform to the conditions of MPUD zoning approval, as such conditions relate to median cuts and project entrances. However, in the plan approval process, the Developer may propose, and the County may approve, modifications to such access conditions provided the modifications enhance, or do not otherwise degrade, the adopted operating Level of Service of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require the FDOT's approval.

7. Mitigation Options - The following options are established for purposes of mitigating the Approved Portion of Phase I impacts. Prior to Preliminary Plan or Preliminary Site Plan approval of 1,136 single family detached residential units or equivalent land uses which will result in 959 net external p.m. peak hour trips, the Developer, at its option, shall select one or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. Further, the status of the improvements shall be included in each Annual Report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one of the options set forth below:

7.1 Option 1 Funding Commitments.

(For the purposes of this Order, funding commitments shall be as defined in Section 9J-2.045(7)1, F.A.C.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4
APPROVED PORTION OF PHASE I (2005) REQUIRED LINK IMPROVEMENTS

Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,136 single family detached residential units or a combination of residential and non-residential development that will generate 959 net external p.m. peak hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton Or U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two-lane undivided prior to construction plan approval for 1,173 net external p.m. peak hour trips, or four-lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,408 net external p.m. peak hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible for the construction of these intersection improvements. The Developer shall not receive impact fee credits or proportionate share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

Table 5
APPROVED PORTION OF PHASE I (2005) REQUIRED INTERSECTION IMPROVEMENTS

Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by MUTCD
Collier Parkway Extension/C.R. 583 (Ehren Road)	Construct NeB LT lane and SwB RT lane on C.R. 583. Construct SeB LT lane and SeB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector B	Construct EB RT lane and WB LT lane on S.R. 52.
ACRONYM LISTING: EB - East Bound WB - West Bound NB - North Bound NeB - Northeast Bound SB - South Bound SeB - Southeast Bound SwB - Southwest Bound	MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each Preliminary Plan or Preliminary Site Plan, the Developer shall submit a projection of net external PM peak hour trips anticipated to be generated by the development included in the Preliminary Plan or Preliminary Site Plan plus any development for which a Preliminary Plan or Preliminary Site Plan has been previously approved.

(a) No building permits shall be issued for more than 1,136 single family detached residential units or equivalent land uses which will result in 959 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to the Florida DOT a proportionate share contribution of $286,472 to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

(b) No building permits shall be issued for development that generates more than 1,173 net external PM peak hour trips until funding commitments are in place for either:

(1) the Collier Parkway extension from CR 583 (Ehren Road) northward to the southern boundary of CONNERTON and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from CONNERTON to CR 583 (Ehren Road) and U.S. 41, a southwest to east-bound left-turn lane on Ehren Road at Parkway Boulevard; and, if needed, signalization at the US 41/CR 583 (Ehren Road intersection); or

(2) four-laning US 41 from Tower Road to Road'T'.

Should the Developer elect to construct the Collier Parkway extension, this connection must be consistent with the Alignment shown on Map "H".

The Developer shall be entitled to apply for impact fee credit for these improvements in accordance with 4 above.

(c) No building permits shall be issued for development that generates more than 1,408 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate share contribution of $127,504 to FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

An agreement to accept proportional share payments shall be attached as an exhibit to the Development Order through an amendment and shall be in the form of either a clearly identified, executed and recorded local government development agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate.

The agreement shall require the FDOT to apply the contributed monies towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Development Order. If the contributed money is sufficient to fully construct one or more

of the required improvements, FDOT shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement. The proportional share payments have been calculated in year 2000 dollars; these amounts shall be updated at the time of payment in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), Florida Statutes, with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further building permits if the annual report shows that any of the required improvements is no longer funded as defined above.

7.2 Option 2 Proportionate Share.

The Developer may apply for a proportionate share contribution agreement pursuant to the Comprehensive Plan which authorizes payment of a proportionate share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S. and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate share contribution, pursuant to Section 9J-2.045, F.A.C., of those improvement projects listed in Section 6.1, for which funding remains uncommitted, provided that the proportionate share contribution is greater than or equal to the cost of any one of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway construction agreement to be entered into between the Developer, Pasco County and the responsible government agency(ies), subject to the following terms and conditions:

(a) No further building permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, provided the Developer has funded and paid the designated proportionate share contribution until the roadway construction agreement is executed. Further, should the Developer default in

the payment of the proportionate share in accordance with the Agreement, no further building permits shall be issued until the Developer is in compliance with the Agreement.

(b) The agreement shall be in the form of either a clearly identified, executed and recorded local government development agreement, consistent with Sections 163.3220 through 163.3243, F.S.; an Interlocal Agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate share payments shall be attached as an exhibit to the Amended and Restated Development Order through a 380.06(19)e(2) amendment following the selection of this option and the execution of the Agreement at the time of the next Development Order amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Amended and Restated Development Order. If the contributed money is sufficient to fully construct one or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

(c) The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

(d) The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

(e) The proportionate share amount is as set forth in Table 6 below. The proportionate share payment for the project shown on Table 6, in accordance with 9J-2.045(7)3, FAC, has been calculated in year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for these improvements. The proportionate share mitigates all development for the Approved Portion of Phase I. If any of the required improvements have been completed prior to Developers election to pay the proportionate share, then the

amount shall be reduced by deleting the completed road improvement from the proportionate share computation.

TABLE 6
Connerton DRI
Proportionate Share Summary
Revised 07-06-00

On	From	To	Length (miles)	Road Type		ROW Width	
				Existing	Improved	Existing	Improved
US-41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
US-41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
US-41	Spring Hill	Powell	0.84	2U	4D	100	200
US-41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	CR-583 (Ehren Road)	US-41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Const. Cost/mile	Area/ Section	FDOT Price Trend	2000 Const Cost/mile	Design /Const
US-41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Tower Road	Collector "T"	N/A	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	CR-583 (Ehren Road)	US-41	$0.35	$820,000	Urban	1.0000	$820,000	17%
CR 583 (Ehren Rd) @ Pines Parkway Intersection SW to ELT lane								17%

On	From	To	Cost of Improvement			
			ROW	Design	Construction	Total
US-41	Pasco/Hernando CL	Ayers Road	$774,130	$545,410	$1,759,386	$3,078,926
US-41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
US-41	Spring Hill	Powell	$433,513	$305,429	$985,256	$1,724,199
US-41	Tower Road	Collector "T"	$0	$509,049	$1,642,094	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	$639,408	$482,324	$2,837,200	$3,958,932
CR 583 (Ehren Rd) @ Pines Parkway Intersection			$0	$7,214	$42,435	$49,649

On	From	To	Service Capacity		DRI Trips	Proportionate Share	
			Existing	Improved		%	$$$
US-41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$118,145
US-41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$168,327
US-41	Spring Hill	Powell	1,320	2,510	88	7.39%	$127,504
US-41	Tower Road	Collector "T"	2,289	3,330	1,261,	100.00%	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US-41	0	1,410	1,166	82.70%	$3,273,840
CR 583 (Ehren Rd) @ Pines Parkway Intersection						100.00%	$49,649

Improve US 41 option: $2,565,118
Connect to CR 583 (Ehren Rd) option: $3,737,464

Notes:
1. Design costs include CEI and are 31% of construction for State roads, 17% for County
2. Right of way costs for roads in Hernando Co are 44% of construction per LRTP guidance from FDOT.
3. Right of way cost for Collier Pkwy within Connerton is $0.35 per SF per owner.
4. Construction costs for State roads are from Florida DOT 1998 Transportation Costs booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, 01-10-91.
6. Above costs shall be adjusted for inflation in accordance with the Florida DOT's Price Trends Index, published periodically in their "Transportation Costs" booklet.
7. Site access improvements in Table 5 are not included in the proportionate share computation. Unless otherwise implemented, the developer will be responsible for their cost.

(f) Any delay or change of the proportionate share payment due to a change in the development schedule shall require a re-analysis of the proportionate share amount as part of any amendment to the buildout date of the development.

(g) Payment of the proportionate share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair Share Contribution for Road Improvements Ordinance. In addition, any proportionate share payments for facilities within Pasco County shall be creditable against impact fees as provided in said Ordinance and other Land Development Regulations, and as provided in P.4 above.

7.3 Option 3 Level of Service Monitoring/Modeling.

(a) In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of CONNERTON, the Developer shall have the option to submit a Traffic Impact Analysis (TIA).

The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the Development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available including the Development and surrounding area traffic counts and shall be submitted to the TBRPC, DOT, Pasco County and DCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

(b) Prior to conducting the initial, and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the DCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and level of service standards in effect at the time the methodology is updated.

(c) Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following:
minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills to US 41, and US 41 from S.R. 52 to Collector 'T' at the project entrance. Roadway segments may be added or removed as indicated by

the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above. Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

(d) The completed TIA shall be submitted to the TBRPC and FDOT, for review and comment and to Pasco County and DCA for review and approval. If the reviewing agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County and the final determination on all other roadways shall be made by DCA.

(e) Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

(f) Pasco County shall not issue building permits beyond any point where levels of service ("LOS") are below the adopted peak hour LOS, as determined by the results of the TIA, and where the Development consumes 5% or greater of the adopted LOS capacity of the facility, unless the Development Order is amended to contain a binding commitment to provide the needed roadway mitigation measures/improvements consistent with Rule 9J-2.045(7).1,2.,3.,FAC. Mitigation measures/improvements shall be included in the Development Order by the filing and processing of a Notice of Proposed Change for a Development Order amendment pursuant to s.380.06(19),FS.

Q. Educational Facilities

1. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed which will include an assessment of the need for elementary, middle and high school facilities. If it is determined that development within a Village or adjacent Villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the Pasco County School Board and the Developer.

2. Whenever possible, school sites shall be located within the Village Center.

3. The Applicant shall coordinate with the Pasco County School Board to determine the size and location of all school sites which shall be subject to final approval by the Pasco County School Board.

R. Recreation and Open Space

1. The acreage designated for Open Space within CONNERTON is set forth in Tables 2-A, B and C as 4,364.8 acres. The 80.0-acre District Park is designed in accordance with the Parks and Recreation Master Plan, Paragraph 4.4. It shall be dedicated to Pasco County to operate as a County District Park as the same is described in the referenced Master Plan.. CONNERTON will also have at least one golf course and related infrastructure. The 80-acre District Park must be dedicated to Pasco County or to a C.D.D. if approved by Pasco County prior to the initiation of the Remainder of Phase 1. The location of the 80-acre District Park shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.

2. The 80-acre District Park to be dedicated to Pasco County, or if approved by Pasco County to a C.D.D., may include jurisdictional wetlands as a part of the parks resources PROVIDED HOWEVER, in no event can the 80 acre District Park have less than 80 upland acres, exclusive for wetland setbacks suitable for development and utilization as a County District Park. The land to accommodate the 80-acre District Park shall be dedicated no later than the recordation of the plat for the second Village Area Plan. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer. If the 80-acre park site is incorporated into a C.D.D., then the site shall be excluded from said C.D.D. prior to dedication to the County. If the Developer makes capital facilities contributions or constructs park facilities such as ballfields and the like, then the Developer shall be eligible for impact fee credits provided such credits are allowed by and consistent with the Pasco County Code of Ordinances.

3. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of 5% of the useable acreage within each Village Center must be developed as parks and/or open space.

4. Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

5. Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open

space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first Annual Report following each phase or subphase approval.

6. Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the Village, Town Center or Employment Center Area Plans, those open space uses shall be restricted to remain as an active or passive recreational open space amenity unless otherwise approved by the BOCC consistent with the requirements of 380.06(19), F.S.

7. All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

S. Health Care/Police/Fire

1. Pasco County shall provide Fire, Police, and EMS service to the Development. The Developer shall be required to dedicate no more than 10 buildable acres within the Town Center or in such other location as may be mutually agreed upon by the Developer and Pasco County, to Pasco County for the provision of Fire, EMS, Sheriff and/or Library facilities. This dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of Village, Town Center and Employment Center Area Plans.

2. CONNERTON shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of building permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered) will be supplied with sprinkler systems and that functioning fire hydrants, in sufficient number and appropriate locations to accommodate the fire fighting operations, will be provided.

T. Housing

1. The Developer has completed an Affordable Housing Analysis for the non-residential component of CONNERTON and determined that the existing housing supply is adequate to meet the anticipated Approved

Portion of Phase 1 demand for Very Low, Low and Moderate Income housing units.

2. Specific approval of the Remainder of Phase I and Phases II and III is conditioned on further Section 380.06(6) F.S. review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the Project, or within an area proximate (as determined by the approved methodology), the Development Order shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048 F.A.C.

U. General Conditions

1. Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with rule (Rule 9J-2.0252, F.A.C.). Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, F.A.C.

2. Should the Developer divest himself of all interest in the project prior to the expiration of this Development Order, the Developer shall designate the successor entity to be responsible for preparation of the Annual Report and compliance with applicable requirements of this Amended and Restated Development Order..

3. If there is an internal conflict between provision(s) of this Development Order, then the more stringent provision(s) shall prevail.

4. In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the developer shall be required to pay said fee pursuant to that ordinance/resolution.

VI. PROCEDURES

A. Annual Reports

1. Monitoring of CONNERTON by the County shall be the responsibility of the County Administrator or his designee at the time of Annual Report submittal.

2. The developer shall provide to the County an Annual Report commencing on the anniversary date of the issuance of final plats or commercial site plan approval for the 1,200th residential unit showing the number of residences built and the number of jobs created.

3. The Developer shall provide an Annual Report on the required form to the Development Services Branches, the TBRPC, and the DCA on the anniversary date of final adoption of the original Development Order (i.e., September 17, 2000) and every year thereafter during the term of this Amended and Restated Development Order. The contents of the Annual Report shall meet the requirements of Section 380.06(18), Florida Statutes, and shall include all additional data and information, as required in this Amended and Restated Development Order.

4. If the Annual Report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Amended and Restated Development Order. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of building permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), Florida Statutes, as amended, until a public hearing has been held, pursuant to Section 380.06(19), Florida Statutes, as amended, to determine if a Substantial Deviation has occurred.

5. In addition to the required elements of the Annual Report, the Developer shall include:

   (a) The cumulative number of units developed through the land use tradeoff mechanism;

   (b) The cumulative number of units (du's by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed and occupied;

   (c) A synopsis of all DRI and zoning amendments;

   (d) A synopsis of ownership (major parcels);

   (e) A list of DRI development order and zoning conditions of approval met by the developer.

   (f) A copy of any Village, Town Center or Employment Center Area Plan approved during the reporting period and an analysis of how

the approved Plan meets all of the applicable New Town Criteria contained in Exhibit E.

(g) A tabulation of the number of jobs created and lands set aside as required by V.D.5 and V.D.6 above commencing with the first Annual Report following the issuance of final plat or final plan approval for the 2000th residential unit.

B. Amendments/Substantial Deviations

1. Proposed or necessary changes to the Amended and Restated Development Order or departures from the approvals set forth in this Amended and Restated Development Order must undergo a review by the Commission. Application to amend any provision of this Amended and Restated Development Order shall be made on the required form (Notice of a Proposed Change to a Previously Approved DRI), and shall be provided by the Developer to the TBRPC, the DCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes.

2. Any amendment to the New Town Future Land Use Map designation and/or implementing objectives and policies, as contained in the adopted Future Land Use Element of the Comprehensive Plan, shall be subject to a substantial deviation determination.

C. Notice of Adoption

1. A notice of Adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S., as amended.
2. The Clerk of the Commission shall return eight (8) signed and certified copies of this Amended and Restated Development Order and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the DCA and the TBRPC, and to attorneys of record of these proceedings.

D. Severability

If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remains of the resolution shall be construed as not having contained said section, subsection, clause, or other provision, and shall not be affected by such holding.

DONE AND RESOLVED this 12th day of August, 2003.

(SEAL)

ATTEST:

BY: _____
CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: _____
CHAIRMAN

APPROVED
AUG 12 2003

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

EXHIBITS

A. ADA*, Sufficiency Response*, & Traffic Appendices*

A-1. Amended Map H

B. TBRPC Final Report* and NOPC Report*

C-1. Legal Description of Parcel "A"

C-2 Legal Description of Parcel "B"

C-3 Legal Description of Village Area I

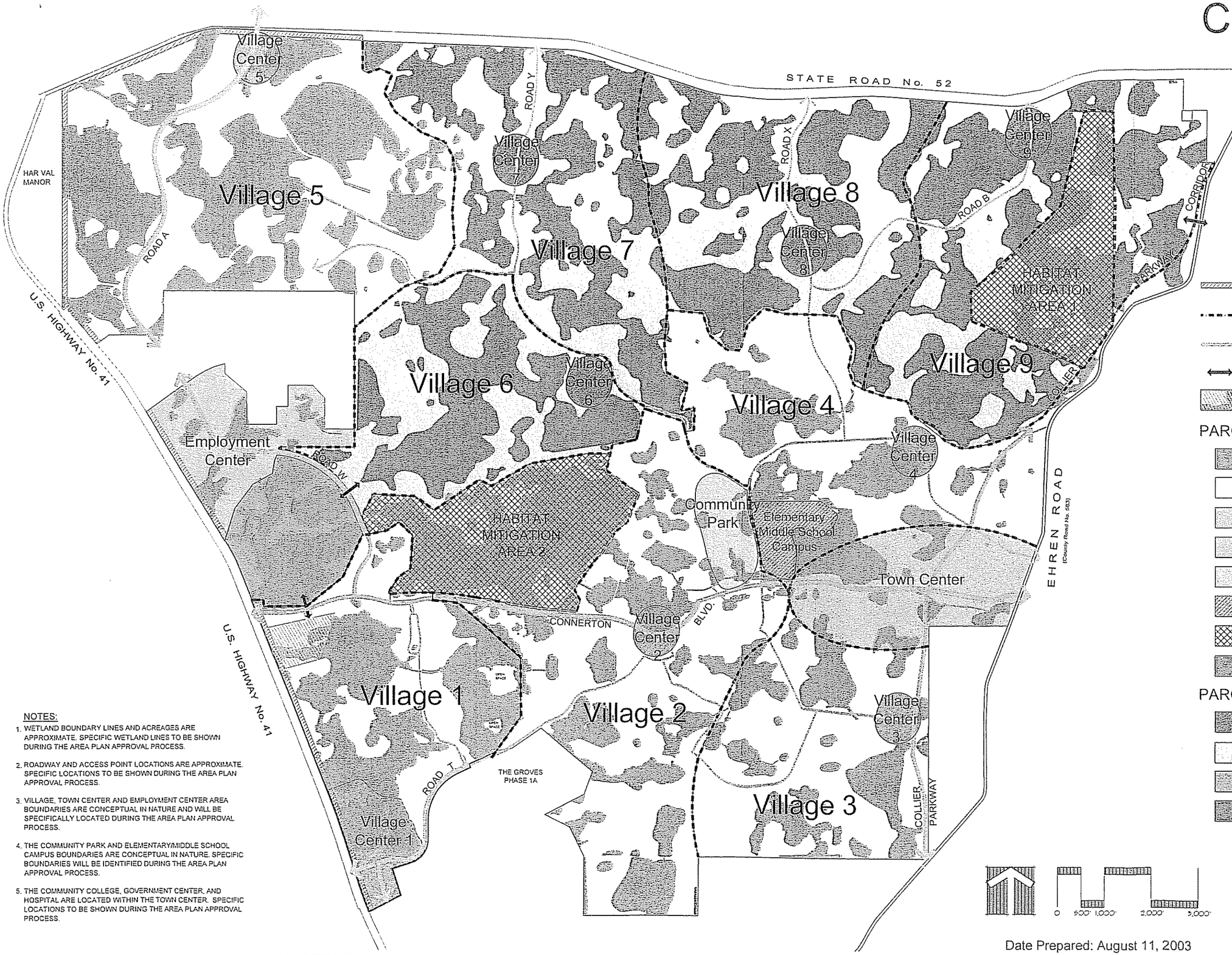
D. Developer's Commitments

E. New Town Comprehensive Plan Provisions

F. Potential Regionally Significant Resources*

* These exhibits are not attached but are incorporated by reference into the Development Order. Copies are on file at the Pasco County Growth Management Office.

CONNERTON DRI MAP H (AMENDED)



NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE, GOVERNMENT CENTER, AND HOSPITAL ARE LOCATED WITHIN THE TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

Date Prepared: August 11, 2003

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Landscape Architects • Transportation Consultants
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Exhibit C-1
CONNERTON DRI
PARCEL "A"

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following six (6) courses:

1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 5346.51 feet to a point on a curve; 5) Northwesterly, 508.99 feet along the arc of a curve to the left having a radius of 3043.16 feet and a central angle of 09°34'59" (chord bearing N.26°31'34"W., 508.39 feet); 6) N.31°23'58"W., 2678.52 feet; thence S.89°54'38"E., 2955.02 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 2260.37 feet; thence S.89°28'08"W., 1320.12 feet; thence N.89°54'57"W., 3029.89 feet; thence S.00°11'42"W., 1010.02 feet; thence N.89°54'49"W., 1258.91 feet; thence S.53°29'55"W., 350.77 feet to a point on said Easterly right-of-way line of U.S. HIGHWAY No. 41; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'36"W., 1089.86 feet; 2) S.49°38'24"W., 70.00 feet; 3) N.40°21'36"W., 50.74 feet to a point on the West boundary of the aforesaid Section 15; thence along said West boundary of Section 15, N.00°07'20"E., 3402.17 feet to the Northwest corner of said Section 15, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'47"W., 1549.97 feet to a point on the Southerly right-of-way line of STATE ROAD No. 52, per D.O.T. Right-of-way Map No. 14120-2150; thence along said Southerly right-of-way line of STATE ROAD No. 52, the following twenty-five (25) courses: 1) N.67°44'21"E., 113.94 feet; 2) S.22°15'18"E., 2.00 feet; 3) N.67°44'21"E., 1990.00 feet; 4) N.22°15'18"W., 2.00 feet; 5) N.67°44'21"E., 1151.28 feet to a point of curvature; 6) Easterly, 682.92 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 24°39'19" (chord bearing N.80°04'01"E., 677.66 feet) to a point of tangency; 7) S.87°36'20"E., 4654.31 feet; 8) S.02°23'40"W., 5.00 feet; 9) S.87°36'20"E., 500.00 feet; 10) N.02°23'40"E., 5.00 feet; 11) S.87°36'20"E., 2763.63 feet to a point of curvature; 12) Easterly, 491.77 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 490.34 feet) to a point of tangency; 13) S.72°27'21"E., 2612.22 feet to a point on a curve; 14) Easterly, 835.12 feet along the arc of a curve to the left having a radius of 3869.72 feet and a central angle of 12°21'54" (chord bearing S.78°38'19"E., 833.50 feet); 15) S.84°48'22"E., 519.06 feet; 16) S.05°11'37"W., 5.00 feet to a point on a curve;

17) Easterly, 783.76 feet along the arc of a curve to the left having a radius of 5784.58 feet and a central angle of 07°45'47" (chord bearing S.88°41'08"E., 783.16 feet); 18) N.02°34'05"W., 5.00 feet; 19) N.87°25'55"E., 1561.76 feet to a point on a curve; 20) Easterly, 671.92 feet along the arc of a curve to the right having a radius of 5679.85 feet and a central angle of 06°46'41" (chord bearing S.89°10'22"E., 671.53 feet) to a point of tangency; 21) S.85°47'01"E., 2706.61 feet to a point on a curve; 22) Easterly, 812.77 feet along the arc of a curve to the left having a radius of 1687.02 feet and a central angle of 27°36'14" (chord bearing N.80°25'05"E., 804.93 feet) to a point of tangency; 23) N.66°36'58"E., 815.87 feet to a point of curvature; 24) Easterly, 615.34 feet along the arc of a curve to the right having a radius of 1587.02 feet and a central angle of 22°12'56" (chord bearing N.77°43'26"E., 611.50 feet); 25) N.88°50'04"E., 1938.85 feet; thence S.00°28'00"W., 830.09 feet; thence N.88°49'52"E., 524.94 feet; thence N.00°27'25"E., 830.14 feet; to a point on said Southerly right-of-way line of STATE ROAD No. 52; thence along said Southerly right-of-way line of STATE ROAD No. 52, N.88°50'04"E., 2.60 feet; thence S.00°14'07"W., 2007.86 feet; thence S.89°34'37"E., 193.46 feet to a point on the Westerly Maintained Right-of-way of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained right-of-way line, the following forty-nine (49) courses: 1) S.26°58'27"W., 400.71 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'40"W., 1100.80 feet; 4) S.10°05'41"W., 425.62 feet; 5) S.10°33'36"W., 318.46 feet; 6) S.13°08'36"W., 209.81 feet; 7) S.24°47'36"W., 76.07 feet; 8) S.33°40'48"W., 80.89 feet; 9) S.45°07'39"W., 74.36 feet; 10) S.59°04'11"W., 60.23 feet; 11) S.61°32'13"W., 74.41 feet; 12) S.69°42'16"W., 965.78 feet; 13) S.69°53'25"W., 74.79 feet; 14) S.58°22'24"W., 72.18 feet; 15) S.53°57'44"W., 99.49 feet; 16) S.38°45'34"W., 86.24 feet; 17) S.35°43'23"W., 187.88 feet; 18) S.34°00'06"W., 349.91 feet; 19) S.32°52'40"W., 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°21'44"W., 269.49 feet); 21) S.14°56'04"W., 102.13 feet; 22) S.19°21'21"W., 59.93 feet; 23) S.21°20'32"E., 65.40 feet; 24) S.08°22'18"W., 181.52 feet; 25) S.16°19'24"W., 105.24 feet; 26) S.30°39'43"W., 98.09 feet; 27) S.39°59'02"W., 94.40 feet; 28) S.51°42'25"W., 255.44 feet; 29) S.52°15'56"W., 372.77 feet; 30) S.51°08'38"W., 216.12 feet; 31) S.48°51'21"W., 97.11 feet; 32) S.42°32'17"W., 85.82 feet; 33) S.36°27'57"W., 112.91 feet; 34) S.30°29'25"W., 129.08 feet; 35) S.26°04'09"W., 127.93 feet; 36) S.16°01'38"W., 192.14 feet; 37) S.07°49'12"W., 145.26 feet; 38) S.02°11'34"W., 117.12 feet; 39) S.02°06'19"W., 981.49 feet; 40) S.00°38'37"W., 248.53 feet; 41) S.02°33'21"W., 973.03 feet; 42) S.20°16'52"W., 140.98

feet; 43) S.21°21'42"W., 1013.33 feet; 44) S.21°28'00"W., 117.24 feet; 45) S.21°05'17"W., 102.88 feet; 46) S.22°16'29"W., 113.00 feet; 47) S.20°24'13"W., 113.26 feet; 48) S.20°55'46"W., 422.73 feet; 49) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30 ; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the **POINT OF BEGINNING**.

Less and except Parcel "B" Part 1 and 2 as described in Exhibit C-2

Containing 4896.149 acres, more or less.

TRB-CT-002
P:\Connerton\CONNERTON-OVERALL
JMG
CHD

December 4, 2001
May 27, 2003

Exhibit C-2
CONNERTON DRI
Parcel "B" PART I

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet to the **POINT OF BEGINNING**; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; thence N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence S.79°00'00"W., 35.53 feet; thence S.25°00'00"W., 1050.00 feet; thence S.50°50'00"W., 1057.53 feet to a point on a curve; thence Westerly, 547.67 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing S.89°23'14"W., 547.62 feet) to a point on a curve; thence Westerly, 357.96 feet along the arc of a curve to the right having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing S.87°50'42"W., 357.94 feet) to a point of tangency; thence S.88°44'55"W., 77.14 feet; thence N.01°15'05"W., 150.00 feet; thence S.88°44'55"W., 261.56 feet to the **POINT OF BEGINNING**.

Containing 171.332 acres, more or less.

TRB-CT-012
P:\Connerton\CONNERTON-SWFWMD
JMG
Revised: JMG
Revised: JMG
Revise JMG

March 08, 2002
April 15, 2002
December 10, 2002
February 03, 2003

CONNERTON DRI
Parcel "B" PART II

DESCRIPTION: A parcel of land lying in Sections 11, 12, 13, 14, 22, 23 and 24, Township 25 South, Range 18 East, and Sections 7, 8, 17, 18, 19, and 20, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°36'20"W., 786.12 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 495.83 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; N.36°40'01"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 268.54 feet to the **POINT OF BEGINNING**; thence continue, N.21°53'39"E., 68.78 feet; thence S.89°54'38"E., 373.13 feet; thence N.89°28'07"E., 1320.07 feet; thence N.00°05'42"W., 1289.68 feet; thence N.00°11'11"E., 1430.36 feet; thence N.49°50'00"E., 1100.00 feet; thence N.53°15'43"E., 383.05 feet; thence N.69°52'33"E., 823.74 feet; thence N.29°50'00"E., 715.00 feet; thence N.04°00'00"W., 780.00 feet; thence N.04°50'00"E., 790.00 feet; thence N.06°50'00"W., 460.00 feet; thence N.28°50'00"W., 376.78 feet; thence N.67°42'51"W., 575.32 feet; thence N.51°59'15"W., 761.19 feet; thence N.30°00'00"W., 490.00 feet; thence N.23°50'00"E., 445.10 feet; thence N.64°41'12"W., 308.68 feet; thence S.72°38'00"W., 295.00 feet; thence N.64°00'00"W., 117.00 feet; thence NORTH, 664.89 feet; thence S.87°36'20"E., 4721.26 feet to a point of curvature; thence Easterly, 458.72 feet along the arc of a curve to the right having a radius of 1734.86 feet and a central angle of 15°08'59" (chord bearing S.80°01'51"E., 457.38 feet) to a point of tangency; thence S.72°27'21"E., 2612.21 feet to a point of curvature; thence Easterly, 861.07 feet along the arc of a curve to the left having a radius of 3994.72 feet and a central angle of 12°21'01" (chord bearing S.78°37'52"E., 859.40 feet) to a point of tangency; thence S.84°48'22"E., 520.29 feet to a point of curvature; thence Easterly, 799.91 feet along the arc

of a curve to the left having a radius of 5904.58 feet and a central angle of 07°45'43" (chord bearing S.88°41'13"E., 799.29 feet) to a point of tangency; thence N.87°25'55"E., 1561.02 feet to a point of curvature; thence Easterly, 657.74 feet along the arc of a curve to the right having a radius of 5554.85 feet and a central angle of 06°47'04" (chord bearing S.89°10'33"E., 657.36 feet) to a point of tangency; thence S.85°47'01"E., 2706.72 feet to a point of curvature; thence Easterly, 872.87 feet along the arc of a curve to the left having a radius of 1812.02 feet and a central angle of 27°36'01" (chord bearing N.80°24'58"E., 864.46 feet) to a point of tangency; thence N.66°36'58"E., 815.87 feet to a point of curvature; thence Easterly, 566.94 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 22°13'06" (chord bearing N.77°43'31"E., 563.40 feet) to a point of tangency; thence N.88°50'04"E., 1915.02 feet to a point on the West boundary of 20 foot wide Cell Tower Access & Utility Easement, as recorded in Official Record Book 4010, Page 203, of the Public Records of Pasco County, Florida; thence along said West boundary, S.00°28'00"W., 705.02 feet to a point on the North boundary of a Cell Tower Lease Area, as recorded in said Official Record Book 4010, Page 203; thence along the North, West, South and East boundaries, in respective order, of said Cell Tower Lease Area, the following four (4) courses: 1) S.88°49'37"W., 29.65 feet; 2) S.00°28°26"W., 229.07 feet; 3) N.88°49'39"E., 234.35 feet; 4) N.00°28'26"E., 229.08 feet; thence N.88°49'52"E., 346.25 feet; thence S.00°14'07"W., 1177.81 feet; thence S.89°34'37"E., 126.20 feet; thence S.26°58'27"W., 297.94 feet to a point of curvature; thence Southwesterly, 626.67 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing S.18°15'33"W., 624.25 feet) to a point of tangency; thence S.09°32'40"W., 337.81 feet to a point of curvature; thence Southwesterly, 1613.59 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing S.33°22'20"W., 1567.48 feet) to a point of tangency; thence S.57°12'00"W., 299.24 feet to a point of curvature; thence Southwesterly, 834.07 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 828.39 feet) to a point of tangency; thence S.34°00'06"W., 305.00 feet; thence NORTH, 4631.50 feet; thence WEST, 682.16 feet; thence S.13°41'35"W., 2204.40 feet; thence S.46°23'55"W., 2804.10 feet; thence SOUTH, 612.00 feet; thence S.66°30'00"E., 2750.00 feet to a point on a curve; thence Southwesterly, 494.31 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°38'00" (chord bearing S.36°11'00"W., 493.73 feet) to a point of tangency; thence S.41°00'00"W., 455.72 feet to a point of curvature; thence Southwesterly, 490.12 feet along the

arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing S.36°24'41"W., 489.59 feet); thence S.56°38'20"W., 773.04 feet; thence S.70°00'00"W., 585.00 feet; thence S.80°00'00"W., 580.00 feet; thence N.81°50'00"W., 145.00 feet; thence N.65°30'00"W., 320.00 feet; thence N.51°50'00"W., 1015.00 feet; thence N.18°50'00"W., 305.00 feet; thence N.78°17'53"W., 511.27 feet; thence N.71°50'00"W., 480.00 feet; thence N.66°00'00"W., 305.00 feet; thence N.19°00'00"W., 380.00 feet; thence N.10°50'00"E., 445.00 feet; thence N.24°00'00"W., 835.00 feet; thence N.85°00'00"W., 280.00 feet; thence N.89°00'00"W., 889.43 feet; thence N.77°00'00"W., 540.00 feet; thence S.44°50'00"W., 535.00 feet; thence S.17°00'00"W., 600.00 feet; thence N.88°00'00"W., 305.00 feet; thence N.49°50'00"W., 525.00 feet; thence N.16°50'00"W., 510.00 feet; thence N.84°50'00"W., 820.00 feet; thence S.04°56'50"W., 770.61 feet; thence S.04°00'00"E., 645.00 feet; thence S.62°00'00"E., 555.00 feet; thence S.14°00'00"W., 655.00 feet; thence N.74°00'00"E., 320.00 feet; thence S.01°00'00"W., 525.00 feet; thence S.84°50'00"W., 200.00 feet; thence N.14°50'00"W., 245.00 feet; thence N.71°50'00"W., 925.00 feet; thence S.13°50'00"W., 730.00 feet; thence S.78°00'00"W., 575.00 feet; thence S.12°50'00"W., 206.39 feet; thence WEST, 528.12 feet; thence S.79°50'00"W., 1335.00 feet; thence S.60°00'00"W., 1030.00 feet; thence N.63°00'00"W., 315.00 feet; thence S.56°00'00"W., 1250.00feet; thence N.53°00'00"W., 540.00 feet; thence N.87°00'00"W., 950.00 feet; thence S.27°00'00"W., 595.41 feet to a point on a curve; thence Northwesterly, 85.65 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 01°40'09" (chord bearing N.19°50'05"W., 85.65 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet) to the **POINT OF BEGINNING.**

Containing 2809.693 acres, more or less.

TRB-CT-012
P:\Connerton\CONNERTON-SWFWMD

JMG	March 08, 2002
Revised: JMG	April 15, 2002
Revised: JMG	June 29, 2002
Revised: JMG	July 30, 2002
Revised: JMG	November 11, 2002
Revised JMG	February 03, 2003

Exhibit C-3

Legal Description of Village Area I

CONNERTON
VILLAGE AREA PARCEL No. 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, 27, and 35, Township 25 South, Range 18 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of Section 36, of said Township 25 South, Range 18 East, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1058.84 feet to the **POINT OF BEGINNING**; thence continue, S.65°13'49"W., 330.61 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.43 feet to the Northwesterly corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of THE GROVES PHASE 1A, the following five (5) courses: 1) continue S.00°11'02"E., 18.65 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 630.30 feet; 5) S.62°19'10"W., 820.26 feet to a point on a curve on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.78 feet along the

arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°05'03" (chord bearing N.20°38'13"W., 497.62 feet) to a point of tangency; 2) N.18°05'41"W., 1112.41 feet to a point of curvature; 3) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 4) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 976.12 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 07°51'58" (chord bearing N.88°16'01"E., 975.35 feet); thence S.02°12'00"W., 170.00 feet to a point on a curve; thence Easterly, 575.35 feet along the arc of a curve to the right having a radius of 6940.00 feet and a central angle of 04°45'00" (chord bearing S.85°25'30"E., 575.18 feet); thence S.49°03'00"E., 1933.00 feet; thence SOUTH, 1344.00 feet; thence S.35°54'10"W., 857.06 feet; thence S.65°13'49"W., 788.88 feet; thence S.24°46'11"E., 145.00 feet to the **POINT OF BEGINNING**.

Containing 613.886 acres, more or less.

TRB-CT-012
P:\CONNERTON\MASTER\LEGAL\CONNERTON-VAP1

JMG	May 21, 2002
JMG	(Revised) August 16, 2002
VBR	(Revised) September 23, 2002
JMG	(Revised) January 13, 2003
JMG	(Revised) February 25, 2003

EXHIBIT "D"

DEVELOPER COMMITMENTS
DRI #233 _ CONNERTON

PASCO COUNTY
The following are developer commitments set forth in the Application for Development Approval ("ADA"), three Sufficiency Responses ("SR #1", "SR #2" and "SR #3), as amended to be consistent with the ~~current~~ original Development Order. These commitments shall be honored by the developer, except as they may be superseded by specific terms of the Amended and Restated Development Order and/or Policies or Objectives of the "New Town" Pasco County Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the CONNERTON Master Development Plan for schools and other public service facilities. (SR2/Page 12)

2. The location of public facilities will be governed and regulated by the goals, policies, objectives and specific development standards adopted by Pasco County for Village, Town Center and Village Center development. (SRI/Page 9-3) *(Amended).*

3. Development of Villages, Village Centers, Town Center, Employment Center and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, SWFWMD, ACOE, DEP, EPA and other applicable regulatory agencies that commonly issue development permits and approvals. (SRI/Page 9-4)

4. Development within CONNERTON will be required to be: more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing. (ADA/Page 10-2)

5. At buildout, the New Town will contain nine Villages around central Town Center, with an Employment Center providing additional employment. (ADA/Page 10-3)

6. Villages will range from 300 to 1,000 acres and be composed of 5 or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the Village will include complete and integrated neighborhoods and a Village Center. The Village must have useable open space in the form of squares, greens and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development, or other physical separation. Local and collector streets, pedestrian paths and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the Village Center, to other Villages, and to the Town Center. (ADA/Page 10-3)

7. Village Centers will contain a mix of uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities,

parks, playgrounds and other similar services designed to meet the needs of adjoining neighborhoods. (ADA/Page 10-3)

8. A Town Center will be developed in support of the Villages in CONNERTON. (ADA/Page 10-3)

9. The Town Center will contain an educational campus, a central Pasco County Government Center, a hospital-medical complex, and higher density residential development. The Town Center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian and bicycle path systems provided within individual Villages. (ADA/Page 10-3) *(Amended).*

10. A 120-acre educational campus will be centrally located within CONNERTON. (ADA/Page 10-3) *(Amended).*

11. CONNERTON will also contain a designated Employment Center. The Employment Center will have access to U.S. 41 while providing internal access to the Villages and Town Center. (ADA/Page 10-3)

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Pasco County Comprehensive Plan. (ADA/Page 10-4) *(Amended).*

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation. (ADA/Page 10-4)

14. An estimated 45% of the project total will remain in a natural state. (ADA/Page 10-5)

15. A community serving park will be provided near the Town Center on the Ridge Road Extension. Each Village will provide neighborhood serving recreational opportunities and facilities. (ADA/Page 10-5)

16. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and to other Villages, the Town Center and the Employment. (ADA/Page 10-5)

17. At buildout, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial. (ADA/Page 10-5)

18. Three 18_hole golf courses, over 175 acres as ~~community~~ District Park, and neighborhood parks within each Village will provide active recreational opportunities for CONNERTON residents. (ADA/Page 10-5)

19. Parking will be governed by the Pasco County Land Development Codes at the time the Village Area Plan (VAP) is prepared. (SRI/Page 10-2)

20. The provisions of the New Town Comprehensive Plan amendment, coupled with the Development Order conditions, will provide assurance that the concept is implemented. (SRI/Page 10-13)

21. Detailed Area Plans for New Town components will be prepared and reviewed for compliance with Plan policies and standards, Land Development Code requirements, as well as with applicable Development Order conditions. (SRI/Page 10-13)

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a Village. (SRI/Page 10-12)

23. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and other Villages, the Town Center and the Employment Center. (SRI/Page 10-12)

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the Village road layouts. (SRI/Page 10-12)

25. These policies will be applicable to development in all future land use categories including the proposed New Town classification. (SRI/Page 10-12)

26. Internal roadway design will consider wildlife movement in corridors. (SRI/Page 10-12)

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD zoning request for the Preliminary Site Plan. (SRI/Page 10-12)

28. The Village Center boundaries will be determined in the future and in conjunction with the specific site planning of each Village. (SRI/Page 10-13) *(Amended).*

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), Village Centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning and other regulatory agency requirements to receive site plan approvals by Pasco County. (SRI/Page 10-13)

30. Specific site planning issues, such as setbacks, buffers, building and local street location, etc. will be addressed at the time of site design for each individual Village. (SRI/Page 10-13)

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of CONNERTON and will not be undertaken or permitted by the Applicant. (ADA/Page 12-24)

2. Many of the existing pine trees on CONNERTON will be preserved in the post-development stage and much of the most desirable habitat has been set aside in the upland/wetland preserves. (ADA/Page 12-25)

3. The vast upland/wetland preserve system, golf courses and wetland buffers on site will provide an assurance of continued suitable habitat for this species [Southeastern American Kestrel] after development. (ADA/Page 12-27)

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted and the appropriate measures implemented to preserve the habitat. (SRI/Page 12-1)

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to their then current recommendation for habitat management activities that can be pursued coincident with a conservation easement. (SRI/Page 12-2)

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in CONNERTON. (SRI/Page 12-8)

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate for listed species within the development or to mitigate for them. (SRI/Page 12-9)

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts. (ADA/Page 13-2)

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in CONNERTON's evolution and this will be the primary method of mitigating wetland impacts associated with the development plan. (ADA/Page 13-3)

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for. (ADA/Page 13-3) *(Amended).*

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface water collection system will be the first mitigation option that will be investigated during the design of each village in CONNERTON. (ADA/Page 13-3)

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (required by the agencies) and the provision of wetland buffers consisting of native plant communities. (ADA/Page 13-5)

6. Any minor discrepancy in ADA mapping will be resolved prior to development. (SRI/Page 13-1)

7. If additional wetland impacts become necessary during preparation of Village Area Town Center or Employment Center plans, they will be presented with full justification to the appropriate agencies as permit applications. (SRI/Page 13-2) *(Amended).*

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials, and informational signage. (SRI/Page 13-3) *(Amended).*

9. Future jurisdictional determinations, performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands. (SRI/Page 13-4)

10. This information will then be used in the final design and of CONNERTON's infrastructure and building development. (SRI/Page 13-4)

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved also as part of permit applications. (SRI/Page 13-4)

12. Wetland encroachments and site planning details will be further identified at the permitting stage. (SRI/Page 13-7)

WATER QUALITY

1. The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met by using accepted methods including: (1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species; (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)

2. Accepted engineering practices will be utilized within on-site retention, detention and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate. (ADA/Page 14-4)

3. Water quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas. (ADA/Page 14-4)

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater management ponds. (ADA/Page 14-4)

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review. (ADA/Page 14-4)

6. On-site surface waters within CONNERTON will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. (ADA/Page 14-4)

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area. (ADA/Page 15-2)

2. Stormwater runoff throughout the project will be managed through an appropriate Master Drainage Plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways. (ADA/Page 15-3)

3. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation. (ADA/Page 15-3)

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies. (ADA/Page 15-4).

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site. (SRI/Page 15-1)

6. Any proposed development in CONNERTON will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same state, regional and local regulations governing floodplain encroachment. (SRI/Page 15-2)

7. Future verification to determine the extent of the floodplain limits is required. (SR1/Page 15-3)

FLOODPLAINS/DISASTER PREPAREDNESS

1. Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance. (SRI/Page 16-1)

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the CONNERTON development. (ADA/Page 17-4)

2. The current permitted pumping quantities will not be exceeded. (ADA/Page 17-4)

3. Specific provisions detailing developer and County responsibilities will be set forth in a future service agreement as required by Pasco County Codes and Ordinances. (ADA/Page 17-4)

4. The members of the CONNERTON community will be encouraged to practice water conservation in both residential and non-residential development. (ADA/Page 17-5)

5. Any business owner/operator locating within CONNERTON will be required to comply with all applicable local, state and federal regulatory and licensing criteria. (ADA/Page 18-2)

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a 10-year storm event in accordance with Pasco County Subdivision Regulations.

Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence. (ADA/Page 19-1)

2. The proposed stormwater management system will incorporate several forms of detention/retention in accordance with the requirements of Chapter 40D-4 and 40D-40 F.A.C., including created wetland systems, lakes and retention/detention ponds. (ADA/Page 19-1)

3. The 24-hour, 25-year peak discharge rate from system outfalls will be regulated by SWFWMD to control post-development discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria. (ADA/Page 19-2) *(Amended).*

4. The requirements of Chapter 17-25 F.A.C. for stormwater will be met using accepted methods as required by the permitting agencies. (ADA/Page 19-2) *(Amended).*

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area. (ADA/Page 19-3) *(Amended).*

6. Storage facilities will provide attenuation of the post-development to maintain the pre-development levels in accordance with the SWFWMD design criteria. (ADA/Page 19-3) *(Amended).*

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems(s). The developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development. (ADA/Page 19-4)

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable federal and state laws, will have distinct and specific safety policies and plans for it's employees and customers. (ADA/Page 20-4)

2. Any businesses locating within the CONNERTON development which may produce hazardous waste will be required to comply with all federal, state and local regulations contained in the Code of Federal Regulations - Title 40, Parts 260 to 270 and the state regulations contained in the Administrative Code, Chapters 17-30 and 17-31, F.A.C. (ADA/Page 20-4)

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ["U" and "C"]. (SR~~4~~I/Page 21-3)

2. The applicant will consider dedication of right-of-way to accommodate future expansions of US 41, SR 52 and Ehren Road (CR 583) at the time road improvement projects are advanced for transportation funding. (SR~~4~~I/Page 21-25)

3. When each Village Area Plan is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent Villages and the Town Center. (SR~~1~~1/Page 21-6)

AIR QUALITY

1. The design of parking facilities and ingress and egress for vehicles will be such that queuing and related Carbon Monoxide "hot spots" will be avoided. (ADA/Page 22-1)

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50% of the total site. Included in this acreage are areas identified on CONNERTON's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various Villages and within the Town and Village Centers. (ADA/Page 26-1)(Amended)

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the CONNERTON community. (ADA/Page 26-1)

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels. (ADA/Page 26-1)

4. Bicycle paths, pedestrian walks and nature trails will contribute to a system of fully-connected routes from individual neighborhoods to other Villages as well as the Town and Village Centers. (ADA/Page 26-1)

5. Small, neighborhood sized recreational areas will be developed in conjunction with individual villages. (ADA/Page 26-1)

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developed. These preserve lands will be maintained by the entity owning them. (ADA/Page 26-2) *(Amended).*

7. At the appropriate time, the Applicant will meet all applicable County land development regulations, including those governing County park standards and design. (SR1/Page 26-2) *(Amended).*

EDUCATION

1. CONNERTON's development plans will include three school sites; two 20-acre sites to be used for elementary schools and one 30-acre site to be used for a middle school. (ADA/Page 27-1).

Exhibit E

Pasco County Comprehensive Plan

New Town Future Land Use

New Town Classification

GOAL 8. To create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density, development pattern.

OBJECTIVE 8.1 Direct 20 percent of the growth which will occur in Pasco County between 2000 and 2015 into a centrally located urban center.

8.1.1 Adopt an NT (New Town) Future Land Use Classification which will facilitate the development of an urban center.

8.1.2 Prioritize the provision of infrastructure necessary to support the NT (New Town) through amendments to the Transportation, Infrastructure, and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County local government, Pasco County Metropolitan Planning Organization, Florida Department of Transportation, and other State agencies.

8.1.3 Develop, by the Year 2010, a Central Pasco Government Center.

OBJECTIVE 8.2 Encourage economic development while creating a functional balance between residential and nonresidential land uses as quantified in Policy 8.2.1.

8.2.1 Require that the NT (New Town) provide a minimum of 1.3 jobs per household within a five-mile radius.

8.2.2 Require the phasing of residential development within the NT (New Town) to ensure the coordination of jobs and housing.

OBJECTIVE 8.3 Reduce reliance on the automobile as the primary mode of transportation for NT (New Town) residents.

8.3.1 Require a mix of land uses within close proximity to work and home as specified in Policy 8.5.2.

8.3.2 Develop, by the Year 2010, a Central Pasco Government Center to meet the needs of NT (New Town) residents.

8.3.3 Provide a network of pedestrian trails and bicycle paths which are as good as the network for motorists.

8.3.4 Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

8.3.5 Incorporate transit-oriented, design features, such as:

- Mix of land uses vertically as well as horizontally.
- Inclusion of civic uses.
- Placement of higher density and senior housing near commercial centers and civic uses.
- Design of street networks with multiple connections and relatively direct routes.

8.3.6 Require, as appropriate, new nonresidential development within the NT (New Town) to provide Transportation Demand Management programs for local employees which may include such programs as:

- Car and van pools.
- Ride sharing.
- Staggered work hours.
- Telecommuting.

OBJECTIVE 8.4 Require a system's approach to environmental planning and design within the NT (New Town).

8.4.1 Channel development into areas that are already disturbed.

8.4.2 Preserve high-quality habitat connected by wildlife corridors of an average 100 feet in width.

8.4.3 Design around significant wetlands, preserving the wetlands on-site consistent with the following policies:

a. Category I conservation areas shall mean those wetland areas which meet at least one of the following criteria:

(1) Any wetland of any size that has a hydrological connection to natural surface, water bodies or the Florida aquifer.

(2) Any wetland of any size that is within a lake littoral zone.

(3) Any large, isolated, uninterrupted wetlands 100 acres or larger.

(4) Any wetland of any size that provides critical habitat for Federal- and/or State-listed, threatened or endangered species.

Category II conservation areas shall mean those wetland areas which meet any of the following criteria:

(1) Consist of isolated wetlands or formerly isolated wetlands which, by way of man's activities, have been directly connected to other surface-water drainage and are greater or equal to five acres.

(2) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Category III conservation areas shall mean those wetland areas which meet all of the following criteria:

(1) Isolated wetlands less than five acres.

(2) Do not otherwise qualify as a Category I or Category II conservation area.

b. Limit the removal, alteration, and encroachment within Category I conservation areas to cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas.

Removal, encroachment, and alteration for Category II conservation areas should be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest. Removal, encroachment, and alteration may be allowed in Category III conservation areas.

c. Wetlands shall be identified on any proposed development site prior to the issuance of development orders which permit site alteration.

d. When Category I wetlands, which provide critical habitats for listed species, are proposed for alteration, the proposal shall be submitted to the Florida Fish and Wildlife Conservation Commission for review and recommendations.

e. No development shall occur in a Category I, II, or III wetland or wetland setback except as follows:

(1) Clearing and/or construction of walking trails.

(2) Construction of timber boardwalks/catwalks for direct access to water bodies, construction of wildlife management shelters, footbridges, observation decks, and similar structures not requiring dredging and/or filling for their placement.

(3) Dredging and filling within wetlands if:

(a) Such activity is consistent with Paragraph 5.2. above; and,

(b) Such activity complies with requirements of all Federal, State, and regional agencies claiming jurisdiction over wetland alteration; and,

(c) Appropriate justification for alterations is provided to the County.

f. Maximum gross residential-density calculations shall be based on predevelopment upland and wetland acreages. Where proposed residential acreage contains wetlands and water bodies, except natural lakes, density credit will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten percent of the developable residential acreage.

g. Maximum gross nonresidential-intensity calculations shall be based on predevelopment upland and wetland acreages. Where proposed nonresidential acreage contains wetlands and water bodies, except natural lakes, intensity credit for Floor Area Ratio calculations will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten percent of the developable nonresidential acreage.

8.4.4 Require upland buffers around postdevelopment wetlands consistent with Conservation Element policies.

8.4.5 Preserve significant upland habitat consistent with policies contained in the Conservation Element the amount and location of which will be determined through on-site surveys of wildlife and wildlife habitat.

8.4.6 Encourage restoration and enhancement of ecological functions damaged by prior activities.

8.4.7 Minimize run-off by clustering development and using infiltration facilities.

8.4.8 Detain run-off with open, natural-drainage systems.

8.4.9 Design manmade lakes and stormwater ponds for maximum environmental value.

8.4.10 Use reclaimed water and integrated pest management on large landscaped areas.

8.4.11 Use and require the use of xeriscape landscaping.

OBJECTIVE 8.5 Implement policies which ensure that development within the NT (New Town) will be:

- Compact, discouraging urban sprawl, and building a sense of place and community.
- Mixed use, providing a greater variety of uses closer to home and work.
- Pedestrian oriented, reducing reliance on the automobile.
- Environmentally sensitive, providing wildlife corridors and upland habitat preservation.
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Able to provide a reasonable balance between jobs and housing.

8.5.1 Require the NT (New Town) to utilize neighborhoods, villages, and village centers as building blocks around a central town center.

8.5.2 Require the implementation of the following principles and standards:

a. **Town Center Principles and Standards**

(1) A town center shall be developed in support of the villages in the NT (New Town). The purpose of the town center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base; the scale and intensity of which shall not be permitted in the villages. The town center shall be planned and located so that it has access to the major road network. The town center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.

(2) The following standards shall be used in designing the town center:

Minimum Size	300 net developable acres
Minimum Density	2.0 units/gross residential acre and 8.0 units/net residential acre
Minimum Floor Area Ratio	3.0

Land Use Mix	Minimum Land Area Required**
Residential*	15 Percent
Retail and Personal Services	20 Percent
Regional Office	10 Percent
Public and Civic	20 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above the ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

b. **Village Principles and Standards**

Each village must adhere to the following planning principles:

(1) Each village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and village centers.

(2) The minimum average gross density within the village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the village gross land area. The minimum average net density for all residential development within the New Town shall be four units per net residential acre.

(3) The village shall be composed of five or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space, and institutional uses.

(4) Planning for the village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the village residents.

(5) Village size shall be such that housing is generally within a one-mile radius of the village center (shops, services, and other activities). The radius may be relaxed where natural or community facilities and services interrupt the design.

(6) Each village must contain a central, public focal point consisting of an elementary school (if village demographics require school facilities) and any, all, or a combination of parks, public facilities, such as churches or community centers and neighborhood commercial uses as described below.

(7) The village shall contain useable open space in the form of squares, greens, and parks whose use is encouraged through placement and design.

(8) Each village shall have a well defined, designated edge, which will be established through greenbelts or natural areas permanently protected from development or other physical separation.

(9) Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of fully connected routes from individual neighborhoods to the village center and to other villages.

(10) The natural terrain, drainage, and vegetation of the area shall be preserved with examples contained within parks or greenbelts.

c. **Village Center Principles and Standards**

(1) Commercial development shall be permitted in conjunction with a village center. The village center shall function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The village center shall provide for a mix of residential and nonresidential uses. Nonresidential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods.

(2) The following standards shall be used in designing the village center:

Maximum Size	60 net developable acres
Minimum Density	2.0 units/gross acre and 6.0 units/net acre
Minimum Floor Area Ratio	2.0

Land Use Mix	Minimum Land Area Required**
Residential*	30 Percent
Retail and Personal Services	20 Percent
Office	5 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one use occurs within a structure, the acreage associated with that structure may be counted toward the minimum land requirement for each use.

(3) The village center shall be located on a road which functions as a collector serving the village or at the junction of two such collector roads. The collector road may not split the village center unless the posted speed is reduced to 25 miles per hour.

(4) The village center may not be consolidated into a larger commercial complex serving more than one village.

(5) The village center shall maintain a separation of approximately 3,960 feet (three-quarters mile) from another village center.

(6) School sites, if required, shall not be included in the computation for maximum size of the village center.

d. **Employment Center Principles and Standards**

(1) In order to further ensure that the NT (New Town) achieves a functional balance between jobs and housing as specified in Policy No. 8.2.1, a designated employment center will be established. The employment center shall have good access to the major road network while providing internal access to the villages and town center. NT (New Town) residents shall be able to make the trip from home to the employment center without leaving the NT (New Town).

(2) The following standards and criteria shall be used in designing the employment center:

- Local and collector streets, pedestrian paths, and bike paths which contribute to a system of fully connected

routes between villages, village centers, and the town center.

- Useable open space for employees and visitors.

- Preservation of the natural terrain, drainage, and vegetation with examples contained within parks, open space, or greenbelts.

(3) Uses permitted for consideration within the employment center include retail, office, service, light industrial, warehouse/distribution, and public.

(4) The maximum Floor Area Ratio in the employment center shall be .75.

OBJECTIVE 8.6 Replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision.

8.6.1 Require the preparation, submission, and approval of detailed area plans for each village, the town center, and the employment center prior to the initiation of construction within individual villages, the town center, or the employment center. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy No. 8.7.1 below.

8.6.2 Village Area Plans must meet the following criteria:

a. Detailed village boundaries must be established through the adoption of Village Area Plans. No development shall be permitted within a neighborhood or village center until Village Area Plans for the entire village has been approved by the Pasco County Board of County Commissioners. Village Area Plans must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. Village Area Plans must include at a minimum, the following information:

(1) Identification of preliminary, Village Area Plans boundaries.

Preliminary boundaries will be based on the criteria contained in Policy Nos. 8.5.1 and 8.5.2 of the NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis

(a) Identification of the extent and location of natural features in the Village Area Plans area. The preparation of any Village Area Plans shall utilize, but not be limited to, the baseline environmental mapping prepared for the NT (New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater management requirements.

(e) Identification of public facilities and services available to the area: capacity available and any deficiencies.

(3) Master Development Plan

A Village Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of the net and gross density shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the village center, a computation of net and gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy No. 8.5.2(3).

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in Village Area Plans, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the village including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

8.6.3 The **Town Center Area Plan** must meet the following criteria:

a. Detailed town center boundaries must be established through the adoption of the Town Center Area Plan. No development shall be

permitted within the town center until the Town Center Area Plan has been approved by the Pasco County Board of County Commissioners. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy No. 8.7.1 below. The Town Center Area Plan must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The Town Center Area Plan must include at a minimum the following information:

(1) Identification of the preliminary Town Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy No. 8.5.2(1) of the NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis.

(a) Identification of the extent and location of natural features in the Town Center Area Plan area. The preparation of any Town Center Area Plan shall utilize, but not be limited to, the baseline environmental mapping prepared for the NT (New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater management requirements.

(e) Identification of public facilities and services available to the area, capacity available, and any deficiencies.

(3) Master Development Plan.

A Town Center Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of residential density and nonresidential intensity shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the town center, a computation of net and gross residential

density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy No. 8.5.2(1).

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Town Center Area Plan, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the town center including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

8.6.4 The Employment Center Area Plan must meet the following criteria:

a. Detailed employment center boundaries must be established through the adoption of the Employment Center Area Plan. No development shall be permitted within the employment center until the Employment Center Area Plan has been approved by the Pasco County Board of County Commissioners. The Employment Center Area Plan must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The Employment Center Area Plan must include at a minimum the following information:

(1) Identification of preliminary Employment Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy No. 8.5.2(4) of the NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site Analysis.

(a) Identification of the extent and location of natural features in the Employment Center Area Plan area. The preparation of any Employment Center Area Plan shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater-management requirements.

(e) Identification of public facilities and services available to the area, capacity available, and any deficiencies.

(3) Master Development Plan.

An Employment Center Master Development Plan must be prepared and include the following elements:

(a) A computation of nonresidential intensity shall be provided along with permitted uses and the character of proposed uses.

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Employment Center Area Plan, design criteria shall be included addressing:

- Right-of-way width.
- On-street parking (if applicable).
- Design cross section.
- Streetscape.

c. The proposed location, size, or capacity of major infrastructure components, including; wastewater, effluent reuse, water, stormwater, and solid waste.

d. Preliminary design criteria for each land use proposed for the employment center including, but not limited to:

- Minimum lot size.
- Setbacks.
- Height.
- Density.
- Floor Area Ratio.
- Signage.

OBJECTIVE 8.7 To ensure that development within the NT (New Town) is in conformance with the objectives, policies, principles, standards, and criteria contained herein.

8.7.1 Require review and approval of NT (New Town) development as follows:

a. The NT (New Town) must receive approval as a Development of Regional Impact as specified in Chapter 380, Florida Statutes.

b. Subsequent to approval of the Development of the Regional Impact/ Development Order, the NT (New Town) must be rezoned to an MPUD Master Planned Unit Development as specified in the Pasco County Land Development Code.

c. No development or land alteration is permitted within villages, the town center, or the employment center until the Village Area Plan, Town Center Area Plan, or Employment Center Area Plan is completed and approved. Each Village Area Plan, Town Center Area Plan, and Employment Center Area Plan must be approved as an amendment to the master development plan and will be subject to additional agency review through the submittal of a notification of proposed change, pursuant to Section 380.06, Florida Statutes. The Section 380.06, Florida Statutes, review of said plans shall be limited to a consideration of wetland boundaries for the area; additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area; and an archaeological and historical resources survey of the area, including coordination with the Department of State, Division of Historical Resources, and shall take into consideration the Map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan and a modification to Map H, provided, identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan, provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, Florida Statutes. Village Area Plans, Town Center Area Plans, and Economic Center Area Plans will be submitted with the Development of Regional Impact Annual Report for the reporting period in which they were approved. Annual reports will also monitor and report on development within approved area plans and compliance with applicable policies.

#233

PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT/ZONING DEPARTMENT
WEST PASCO GOVERNMENT CENTER, SUITE 320
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654-5598
TELEPHONE (727) 847-8140
FAX (727) 847-8084

August 3, 2000

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional
Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: Connerton New Town - Development of Regional Impact (#233)
Development Order Adoption

Dear Mr. Meyer:

Enclosed please find a revised copy of EXHIBIT E of the Connerton New Town Development of Regional Impact (#233), Development Order (DO). This DO was approved by the Pasco County Board of County Commissioners on July 18, 2000. Subsequent to the DO being rendered in accordance with Chapter 380.06, Florida Statutes, a typographical error was found in Policy 8.6.2 1). The Policy read as follows

> 1.) Detailed village boundaries must be established through the adoption of a Village Area Plan (VAP). No development shall be permitted within a Neighborhood or <u>Neighborhood</u> Village Center...[the remaining language within this Policy did not change]. The word "Neighborhood" (underlined) should not have been inserted in front of the words "Village Center". The revised Policy has deleted the word "Neighborhood" (underlined) with the remaining language staying the same.

Should you have any questions, please call me.

Sincerely,

Samuel P. Steffey II

Samuel P. Steffey II
Growth Management Administrator

ATTACHMENT
Revised Exhibit E - Connerton New Town Development of Regional Impact Development Order

CC: Michael LaSala, AICP, Planner II
File Copy

PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT/ZONING DEPARTMENT
WEST PASCO GOVERNMENT CENTER, SUITE 320
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654-5598
TELEPHONE (727) 847-8140
FAX (727) 847-8084

CERTIFIED MAIL NO. 7000 0600 0024 4518 4058
RETURN RECEIPT REQUESTED

July 28, 2000

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional
Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: Connerton New Town - Development of Regional Impact (#233)
Development Order Adoption

Dear Mr. Meyer:

Enclosed please find a certified copy of the Connerton New Town Development of Regional Impact (#233), Development Order (DO) Adoption (Resolution No. 00-252), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO was approved by the Pasco County Board of County Commissioners on July 18, 2000.

Sincerely,

Samuel P. Steffey II

Samuel P. Steffey II
Growth Management Administrator

ATTACHMENT
Connerton New Town Development of Regional Impact Development Order

CC: Michael LaSala, AICP, Planner II
File Copy

PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT/ZONING DEPARTMENT
WEST PASCO GOVERNMENT CENTER, SUITE 320
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654-5598
TELEPHONE (727) 847-8140
FAX (727) 847-8084

CERTIFIED MAIL NO. 7000 0600 0024 4518 4065
RETURN RECEIPT REQUESTED

July 28, 2000

Mr. Douglas B. Conner, Chairman
J.W. Conner & Sons, General Partner
Authorized Agent for Conner Land Ltd.
Conner Land, Ltd.
PO Box 2522
Tampa, FL 33601

RE: Connerton New Town - Development of Regional Impact (#233)
Development Order Adoption

Dear Mr. Conner:

Enclosed please find a certified copy of the Connerton New Town Development of Regional Impact (DRI) - Development Order (DO) Adoption (Resolution No. 00-252), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO was approved by the Pasco County Board of County Commissioners on July 18, 2000. The developer shall record a Notice of Adoption in accordance with Chapter 380.06(15)(f), Florida Statutes, which states:

> "Notice of the adoption of a development order or the subsequent amendments to an adopted development order shall be recorded by the developer, in accordance with s. 28.222, with the clerk of the circuit court for each county in which the development is located. The notice shall include a legal description of the property covered by the order and shall state which unit of government adopted the development order, the date of adoption, the date of adoption of any amendments to the development order, the location where the adopted order with any amendments may be examined, and that the development order constitutes a land development regulation applicable to the property. The recording of this notice shall not constitute a lien, cloud, or encumbrance. This paragraph applies only to orders initially approved under this section after July 1, 1980".

Recording of the notice of adoption shall occur within 45 days of the receipt of this notice. Once recorded, the developer shall submit a photocopy of the recorded notice of adoption (including the Official Records Book and Page Numbers) to this office.

Please feel free to contact this office if you have any questions.

Sincerely,

Samuel P. Steffey II

Samuel P. Steffey II
Growth Management Administrator

ATTACHMENT
Connerton New Town Development of Regional Impact Development Order

CC: Rhea Law, Fowler White, et al
Georgianne Ratliff, AICP, Wilson, Miller, et al
Michael LaSala, AICP, Planner II
File Copy

PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT/ZONING DEPARTMENT
WEST PASCO GOVERNMENT CENTER, SUITE 320
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654-5598
TELEPHONE (727) 847-8140
FAX (727) 847-8084

CERTIFIED MAIL NO. 7000 0600 0024 4518 4034
RETURN RECEIPT REQUESTED

July 28, 2000

Mr. Michael F. Sherman, AICP,
Growth Management Administrator
Bureau of Local Planning
Florida Department of
Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: Connerton New Town - Development of Regional Impact (#233)
Development Order Adoption

Dear Mr. Sherman:

Enclosed please find a certified copy of the Connerton New Town Development of Regional Impact (#233), Development Order (DO) Adoption (Resolution No. 00-252), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO was approved by the Pasco County Board of County Commissioners on July 18, 2000.

Sincerely,

Samuel P. Steffey II

Samuel P. Steffey II
Growth Management Administrator

ATTACHMENT
Connerton New Town Development of Regional Impact Development Order

CC: Michael LaSala, AICP, Planner II
File Copy

PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT/ZONING DEPARTMENT
WEST PASCO GOVERNMENT CENTER, SUITE 320
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654-5598
TELEPHONE (727) 847-8140
FAX (727) 847-8084

CERTIFIED MAIL NO. 7000 0600 0024 4518 4041
RETURN RECEIPT REQUESTED

July 28, 2000

Mr. Charles Gauthier, AICP, Chief
Bureau of State Planning
Florida Department of
Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: Connerton New Town - Development of Regional Impact (#233)
Development Order Adoption

Dear Mr. Gauthier:

Enclosed please find a certified copy of the Connerton New Town Development of Regional Impact (#233), Development Order (DO) Adoption (Resolution No. 00-252), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This DO was approved by the Pasco County Board of County Commissioners on July 18, 2000.

Sincerely,

Samuel P. Steffey II

Samuel P. Steffey II
Growth Management Administrator

ATTACHMENT
Connerton New Town Development of Regional Impact Development Order

CC: Michael LaSala, AICP, Planner II
File Copy

CONNERTON DEVELOPMENT ORDER

BY COMMISSIONER _____ RESOLUTION NO. 00-252

RESOLUTION ADOPTING A DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT (DRI NO.)

WHEREAS, in accordance with Section 380.06, Florida Statutes, as amended, Conner Land Ltd. and Pasco County have filed a joint Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as CONNERTON; and,

WHEREAS, the Pasco County Board of County Commissioners (the Commission) is the governing body having jurisdiction over the review and approval of Developments of Regional Impact in accordance with Section 380.06, Florida Statutes, as amended; and,

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires that approval, approval with conditions, or denial of an ADA; and,

WHEREAS, a Development Order for the CONNERTON DRI was adopted by the Commission on 7/18/00.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County that, in regular session, duly assembled, this 18th day of July, 2000, the ADA for the CONNERTON DRI is approved with conditions as set forth in the following Development Order, which is hereby adopted by the Pasco County Board of County Commissioners:

I. GENERAL FINDINGS OF FACT

The Pasco County Board of County Commissioners makes the following general findings of fact:

A. Conner Land, Ltd. and Pasco County (the Applicants/Developers), have filed, in accordance with Section 380.06, Florida Statutes, as amended, an ADA for the CONNERTON DRI and associated responses to requests for additional information, collectively referred to herein as the Application.

B. The nature, type, scope, intensity, density, cost, and general impact of the proposed CONNERTON DRI, in part, are those which are summarized in Composite Exhibit A (Application for Development Approval (ADA), Sufficiency Responses, the CONNERTON Traffic Appendices and Map H, and in Exhibit B, the specific findings of fact and regional impacts contained in Pages 1 through 19 of the Tampa Bay Regional Planning Council (TBRPC) DRI Final Report. Both Exhibits A and B are incorporated into this Development Order by reference.

C. The real property encompassed by the CONNERTON DRI is owned by Conner Land Ltd. and Pasco County. A description of the real property is attached hereto as Exhibit C (legal description) and incorporated herein.

D. The Pasco County Comprehensive Plan Future Land Use Map designation for the area subject to the Application is New Town. The proposed development is consistent with the provisions of the New Town classification and other Goals, Objectives and Policies of the Comprehensive Plan.

E. On March 15, 2000, the TBRPC found the Application sufficient for review, based on the information provided. Upon such determination, the TBRPC initiated the preparation of its DRI Final Report and advised the local government to set a date for a public hearing on the pending Application.

F. The Pasco County Board of County Commissioners (the Commission) has scheduled and held a public hearing on the application on June 13 which was continued to June 20 and subsequently to July 18, 2000.

G. Notice of the hearing has been published in a newspaper of general circulation at least sixty (60) days prior to the date set for the Commission hearing.

H. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence.

I. Additionally, at the public hearing any member of the general public requesting to do so was given the opportunity to present written or oral communications.

J. The Commission has received and considered the TBRPC DRI Final Report on the Application.

K. The Commission has received and considered various other reports and information including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee (DRC).

II. CONCLUSIONS OF LAW

The Commission hereby finds that the CONNERTON DRI:

A. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

B. As conditioned by this Development Order, is consistent with the report and recommendation of the TBRPC.

C. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan) as amended.

D. Is consistent with the Pasco County Land Development Code (local land development regulations).

E. Is not in an area of critical State concern.

III. APPROVAL STIPULATION

A. Specific approval with conditions is granted for Phase I. Conceptual approval with conditions is granted for Phase II and III. Specific approval of Phase II and III shall require amendment of this Development Order after review and approval of an Application for Development Approval (ADA) limited to Transportation, attendant air quality, potable and non-potable water supply and affordable housing issues, pursuant to the requirements of Section 380.06(6), Florida Statutes and the requirements of statutes and rules in effect at the time.

B. The requirements of and conditions contained in this Development Order shall regulate the development of the property described in Exhibit C (legal description). Following the adoption of this Development Order, all plans for development on this property shall be consistent with the conditions and restrictions recited herein. Such regulations and restrictions shall be binding upon all Developer successors in interest to the property.

In the event the County believes violation of the provisions hereof has occurred, the Development Services Branch may issue a notice of noncompliance to the Developer and recommend that the Commission establish a hearing to consider the alleged violation. After providing the Applicant with an opportunity to be heard, and if it is determined by the Commission that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

C. All development specifically authorized by this Development Order shall be carried out as described in the Application unless otherwise modified by the provisions hereof.

1. Adverse impacts shall be mitigated as specified in the Application and in this Development Order.
2. The Developer's commitments set forth in Exhibit D shall be honored by the Developer, except as they may be superceded by specific terms of this Development Order.

D. Development of Phase I, as described in the Application, shall be governed by the standards and procedural provisions of the Pasco County Comprehensive Plan in effect at the time of adoption of this Development Order (DO) unless otherwise provided for in this DO. Development of Phases II and III shall be governed by the

standards and procedural provisions of the Pasco County Comprehensive Plan in effect at the time of approval of those phases. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), Florida Statutes. In the event of a conflict between land development regulations and this Development Order or the applicable Pasco County Comprehensive Plan, the Development Order or applicable Comprehensive Plan shall prevail.

E. The approved DRI shall not be subject to downzoning, unit density reduction, or intensity reduction for thirty (30) years from the date of adoption, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Development Order have occurred or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

F. As provided in Chapter 190, F.S., Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the District, which are identified within this Development Order. Further, any obligations of the Developer contained in this Development Order may be assigned to a CDD, homeowner/property owner association or other entity approved by Pasco County. CDD shall be in conformance with Chapter 190, Florida Statutes, Uniform Community Development District Act of 1980 as amended.

G. The property is currently utilized for agricultural activities. It is understood that, while the use will cease when the DRI is built-out, portions of the property will continue to be used for agricultural activities until build-out. Cattle grazing may be continued, except that cattle grazing shall be terminated within areas designated in an area plan for Upland Habitat Preserves or Wetland Preserves when any development, as defined in Chapter 380, Florida Statutes, is initiated in that Village, Town Center, or Employment Center.

IV. PHASING AND DURATION

A. Phasing Schedule

1. Development of CONNERTON shall proceed in accordance with the phasing schedules stated in Table 1 below or subphases thereof.

TABLE 1

LAND USE and PHASING SCHEDULE

LAND USE	PHASE I (2000-2005)	PHASE II (2003-2015)	PHASE III (2010-2025)	TOTAL
Residential (DUs)				
Single-Family Detached	2,060	3,529	4,168	9,757
Single-Family Attached	1,500	1,205	1,205	3,910
Multi-Family	240	605	605	1,450
TOTAL	3,800	5,339	5,978	**15,117**
Retail (sf)	163,500	1,012,650	914,000	2,090,000
Government Center/Office (sf)	100,000	490,050	895,900	1,485,950
Industrial (sf)	100,000	390,050	562,300	1,052,350
Community College (students)	500	400	500	1,400
Golf Course (holes)	18	18	18	54
Hospital (beds)		150		150
Community Park	80			80

TABLE 2

LAND AREA AND USES

Column A Use	Column B Acres	Column C Square Feet	Column D Units	Column E Land Use Exchange Max Increases
Office/Government Center	212.9	1,485,950		Land Area increased by the greater of 5% or 6 acres, whichever is greater, or gross floor area increased by greater of 5% or 60,000 s.f., whichever is greater
Retail	197.0	2,090,000		Land Area increased by 6 acres or increase by 50,000 s.f. of gross floor area, or the greater of a 5% increase in parking spaces or an increase of customer parking by 300 spaces.
Industrial	100.0	1,052,350		Land Area increased by the greater of 5% or 32 acres or gross floor area increased by greater of 5% or 60,000 s.f.
Residential	3021.3		15,117	An increase in dwelling units by 5% or 50 units, whichever is greater
Lake	79.1			
Parks & Recreation	454.8			
Wetlands/Mitigation	3,200.6			
Open Space	257.3			
R.O.W./Utilities	291.3			
Community College/Educational	195.0			
Institutional/Hospital	27.0		150 Beds	
TOTALS	**8,036.3**			

2. Excess infrastructure capacity constructed to potentially serve Phases II and III of CONNERTON shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06 Florida Statutes.

B. Duration

1. This Development Order shall become effective concurrent with the effective date of the comprehensive plan amendment to change the land use designation of the CONNERTON site to New Town. Pursuant to Section 163.3189(2)(a), F.S., the comprehensive plan amendment shall not become

effective until the state land planning agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), F.S., or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), F.S.

2. The duration of the Development Order shall be a period of thirty (30) years from its effective date. The effective period may be extended by the Commission upon a showing of good cause and as provided by statutes. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Commencement of Development

If physical development of CONNERTON has not commenced within five (5) years of the effective date of this Development Order, the Commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section VI.B.1 hereof, whether the delay represents a Substantial Deviation from the Development Order. For purpose of the Development Order, "commencement of development" shall mean approval of any Area Plan and the commencement of development of infrastructure, roadways or vertical development unless otherwise approved by Pasco County.

D. Build-out of Phases and Project

Build-out dates of each phase and the entire project shall be as of December 31st of each of the years listed on Table 1 above.

E. EAR Based Amendments

EAR Based Amendments refers to those comprehensive plan amendments adopted in 1999 and under challenge as of the date of this Development Order.

V. SPECIFIC CONDITIONS

A. Development Components

Subject to the possible exchange of land uses as described elsewhere herein, the Project consists of the approximate area and land uses by phase as described in Table 1 and the area and land uses described approximately in Columns A through D of Table 2. Phase 1 of the Project is approved subject to the conditions found within this Development Order.

B. Area Plans

No development within the DRI shall be allowed prior to the preparation and approval of a specific Village, Town Center, or Employment Center Area Plan as required by Comprehensive Plan Policies 8.6.1 through 8.6.4 contained in Exhibit E (Area Plans). The specific approval of each Area Plan for Villages, Town Center,

or Employment Center is subject to additional agency review through the submittal of a notification of proposed change, pursuant to Section 380.06, F.S. The 380.06 review of said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Department of State, Division of Historical Resources and shall take into consideration the Map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan and a modification to Map H provided identifying general development land uses, preservation and wetland areas within the Area Plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan; provided the limited review described above for wetlands, listed species and archaeological and historic resources for those tracts on which the College and/or public uses are to be developed, is completed and submitted for agency review pursuant to Section 380.06, F.S.

C. Land Use Exchange

1. In seeking approval of a specific land use exchange, the Developer shall provide information sufficient to enable Pasco County to determine that the impacts of the revised land use mix do not exceed the impacts of the land use mix being replaced. The impacts will be measured based upon the then current relevant factors used by the County (e.g., EDU tables, solid waste generation factors, etc.). The Developer shall verify the appropriate factors with Pasco County staff prior to the submittal of any such land use exchange request. Land use exchange requests shall be provided to DCA and TBRPC and the use thereof shall be reported in the next Annual Report.

   The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

TABLE 3

Land Use Equivalency Matrix*

(Revised)

From	Res SF	Res MF	Res9(**)	Industrial	Gov't/Office	Retail (*)
Res. SF (du)	1	1.32 du/du	2.43 du/du	725 sf/du	141 sf/du	1,004 sf/du
Res MF (du)	0.76 du/du	1	1.84 du/du	549 sf/du	107sf/du	759 sf/du
Res.Ret(du) (**)	0.41 du/du	0.54 du/du	1	298 sf/du	58 sf/du	413 sf/du
Industrial (ksf)	0	0	0	1	0.194 sf/sf	1.383 sf/sf
Gov't. (ksf)	0	0	0	5.15 sf/sf	1	7.125 sf/sf
Retail (*) (ksf)	0	0	0	(*)	(*)	1

*Retail land uses, at the sizes proposed, are community serving and have a high internal capture rate. This table has been prepared assuming the internal capture, pass-by capture, and trip rate remain fixed as size changes. This is not the case, and a variety of retail trade-offs could be proposed -- too numerous to itemize in a table like the one above. Therefore, when a trade-off involving retail land uses is proposed, the specific size and location of the trade-off should be uniquely considered.

**In order to qualify as a residential retirement unit, any such unit must be deed restricted for 55+ years old residents.

***An example calculation is as follows: If trading from residential retiree dwelling units to industrial land uses, enter the table going down the "From" column to residential retiree. Traverse across that row to the industrial land use column, where it indicates that 298 square feet of industrial land uses can be allowed per residential retiree dwelling unit. Thus, if 200 residential retiree dwelling units are to be traded for industrial land uses, then (200 x 298), 59,600 square feet of industrial land uses could be gained from the trade.

2. In the event that the land use exchange results in a significant change in the ratio of productions to attractions, additional information as required by Pasco County, shall be submitted to include, but not be limited to, assessing intersection performance, trip distribution, or particular roadway segments designated by Pasco County.

3. Any amendments to the land use mix or proposed phasing schedule, other that those described herein, shall be approved pursuant to Notice of Proposed Change as required by Section 380.06(19), Florida Statutes, which approval shall not be withheld for mere acceleration of phases if otherwise there is compliance with the terms of the Development Order. Any departure in project buildout from the phasing schedule set forth in the Development Order shall be subject to review to determine if such departure constitutes a substantial deviation pursuant to Section 380.06(19), Florida Statutes.

4. The amounts of residential, retail, office and industrial uses shown in Table 2 above within the Project can be exchanged to allow flexibility in the exact land use mix shown in Columns B, C, and D of Table 2, above, and within each individual Phase shown in Table 1, provided that the following conditions are satisfied:

   a.) No land use category in the final Project shall contain more development than that reflected in Table 2 Columns B, C, and D, plus that

amount reflected in Column E.

b.) The following uses designated in Table 2 shall not be reduced by the Developer below the amounts set forth in Table 2, except as described elsewhere herein in specific provisions pertaining to those uses: lakes, recreation, wetlands/mitigation, and open space.

c.) The approved residential uses within an individual Phase shall not be increased. However, the approved residential uses may be decreased, provided they are not decreased by more than 500 residential units.

d.) The mix of approved uses within an individual Phase shall not be increased nor decreased by more than 400,000 square feet of Retail.

e.) The mix of approved uses within an individual Phase shall not be increased by more than 170,000 square feet nor decreased by more than 100,000 square feet of Office/Government Center.

f.) The mix of approved uses within an individual Phase shall not be increased by more than 200,000 square feet nor decreased by more than 100,000 square feet of Industrial.

g.) Notwithstanding paragraphs c.), d.), e.) and f.) above, any exchange of non-residential uses in Phase 1 shall not result in a reduction of total employment generated by the originally approved Phase 1 development mix. Any exchange of non-residential uses in Phases 1, 2 and/or 3 shall not result in a decrease of employment below that required in Conditions V.D.4. and V.D.5. of this Development Order.

D. <u>New Town Criteria</u>

CONNERTON shall be designed and developed to meet the Objectives and be consistent with the Policies contained in the NewTown provisions of the Pasco County Comprehensive Plan, appended as Exhibit E, including but not limited to the following:

1. The Project shall be designed to incorporate Villages, a Town Center and an Employment Center, consistent with Policy 8.5.1.
2. The Project shall provide a mix of uses as prescribed in Policy 8.5.2.
3. The Project shall provide internal connectivity between the Town Center, individual Villages and the Employment Center through design of the collector street system, bicycle and pedestrian facilities.
4. At buildout, 1.3 jobs per household shall be available within 0 to 5 miles of the Project.
5. No additional residential units shall receive final plat or final plan approval until an amount of non-residential development has been constructed within the project or within one mile of the project which will provide:

   (a) After the issuance of Certificates of Occupancy for the 2,000th residential unit:

   0.024 jobs per retirement unit (must be deed restricted)

0.24 jobs per non-retirement unit

(b) After the issuance of the 6,000th residential unit:

0.050 jobs per retirement unit (must be deed restricted)

0.50 jobs per non-retirement unit

(c) After the issuance of the 10,000th residential unit:

0.10 jobs per retirement unit (must be deed restricted)

1.0 jobs per non-retirement unit

Prior to the issuance of building permits for residential units which exceed the thresholds listed in (a) through (c) above, the Developer must demonstrate that an amount of non-residential development has been constructed which will generate adequate employment opportunities to meet the jobs to housing ratios provided in (a) through (c). The Developer must submit information which is specific as to type of business or industry (i.e. retail/office/industrial) and provide a map showing the location of each non-residential development which is included. Development which is under construction may be included, provided that vertical construction will be completed within 12 months of the date of submittal of the documentation to the reviewing agencies as specified below. The applicant may demonstrate that jobs have been provided by surveying existing businesses or by utilizing the following employment generation ratios:

250' of Office = 1 job

500' of Retail = 1 job

500' of Industrial = 1 job

1000' of Warehouse = 1 job

If an actual survey of existing non-residential is utilized, the documentation must include information on the name of the business, the date of contact, and the name, address and phone number of the individual supplying the information.

The required documentation or survey results must be provided to the FDCA, TBRPC, and Pasco County for review to determine compliance with the relevant conditions of this Development Order. If the results of the survey show that there has been insufficient employment created pursuant to this condition, the Development Order shall be amended to address the issue.

E. <u>Water Quality and Drainage</u>

1. Development of CONNERTON shall not lower Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and Land Development Code.

2. A homeowners/property owners association, CDD, or other entity with assessment powers and approved by Pasco County, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. Said entity shall be identified prior to approval of the final construction plans for any such facility. Further, said entity shall be identified and listed in the next Annual Report after the approval of the final construction plans.

3. Prior to the issuance of any final development plans, a stormwater management plan shall be incorporated into the applicable Village, Town Center or Employment Center Area Plan and submitted to Pasco County and other appropriate regulatory bodies for review and approval. This plan shall include a detailed hydrogeologic analysis for the area within each individual Area Plan. The analysis shall include review of aerial photography, field visits, and the use of hydrologic and hydrogeologic data and shall result in identification of areas which are at greater risk for groundwater contamination.

4. The Developer shall, to the maximum extent possible, locate the stormwater retention and detention areas within individual Area Plans away from areas that are identified with a higher risk of interaction with the groundwater system. Where these facilities may be constructed in areas of higher susceptibility, the Developer must conduct a higher level of geotechnical investigation including but not limited to ground penetrating radar and test borings to help determine specific design considerations.

   In the event that the higher level of geotechnical analysis identifies karst formations which provide interconnections between surface and groundwater sources, the developer shall, in coordination with SWFWMD implement stormwater design and management techniques such as the following:

   - lining stormwater ponds with a clay layer or synthetic liner;
   - designing shallower ponds;
   - ensuring that ponds and swales are properly grassed;
   - setting a maximum depth for stormwater storage;
   - maintaining a minimum distance between pond bottoms and the top of the limerock;
   - implementation of a more site specific groundwater quality monitoring system.

5. The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

   a. The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 17-25 and 40D-4, or 40D-40, F.A.C., and Pasco County stormwater

management requirements. Treatment shall be provided by biological filtration wherever feasible.

b. Best management practices for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies shall be implemented.

6. The Developer shall construct its stormwater retention/detention systems, according to state and local regulations, including, without limitation, SWFWMD's design requirements. In addition, the Developer shall, comply with the following design requirements:

a. All swales shall be fully vegetated and operational.

b. Dry stormwater retention/detention areas, including side slopes and bottoms, shall be fully vegetated as required.

c. The Developer or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management system to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit. The Developer shall include the results of the inspections in each Annual Report.

d. Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's annual inspections), the Developer shall within seven days, report such fact to the County, and shall promptly undertake any necessary repairs or modifications to the system. The Annual Report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous Annual Report.

7. To reduce the volume of stormwater runoff generated:

a. Pervious areas (including golf courses, open space, and recreational areas) throughout the Development shall be:

1) Residential - 40% minimum pervious area

2) Commercial - 25% minimum pervious area. For purposes of this provision only, lakes shall be considered to be pervious areas.

b. The Developer shall promote the use of native vegetation. The Developer shall identify, at the time it submits a plat for all or part of the Development, areas containing viable native vegetation, and shall endeavor to design the Area Plans to protect such areas.

c. Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

8. Landscape design and maintenance in the residential, ACLF, and multifamily areas of the Development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods.

9. The applicant shall formulate guidelines for the maintenance of CONNERTON golf courses that address the limited use of herbicides, pesticides, and fertilizers and includes best management practices. These guidelines shall be submitted to the appropriate regulatory bodies for approval in the form of an Integrated Pest Management Plan (IPMP) which meets the following criteria:

   a. No fertilizers, pesticides, or herbicides shall be used in the golf courses until:

      1) The Developer prepares and submits an Integrated Pest Management Plan (IPMP) to the County;

      2) The County has approved the IPMP. The County shall have 30 days after receipt of an IPMP to approve or disapprove it. If the County disapproves an IPMP, it shall advise the Developer of the reasons therefore.

   b. The IPMP shall address the use of inorganic, organic, and time-release fertilizers, and, at a minimum shall include the following provisions:

      1) Appropriate measures to reduce the impact to groundwater, wetlands and sinkhole areas and to prevent pesticide applications to these areas.

      2) Pesticide application standards shall allow only purposeful and minimal application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

      3) USDA-NRCS Soil Pesticide Interaction Rating guide shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

      4) All fertilizer shall be a minimum of 30% slow release.

   c. The Developer shall design, construct and maintain the golf courses in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain it certification thereunder. The Developer may substitute another environmentally sound set of standards for golf course design, construction and maintenance so long as these standards are determined to be equivalent.

   d. All golf courses shall be maintained in compliance with the IPMP. The Developer shall retain professionally trained and certified companies for such purposes.

   e. The Developer shall retain a qualified golf course superintendent to

manage the golf courses who is licensed by the state to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf courses.

f. The Developer shall keep a written record of each compound, nutrient and chemical applied to the golf courses, setting forth, at a minimum, the amount applied, the location and the date.

g. The Developer shall incorporate native vegetation or drought-tolerant grasses in non-play areas of the golf courses to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the tees, landing areas, and putting greens.

h. For golf courses, the applicant shall use reclaimed water or another alternative source (other than the Floridan aquifer), if available, to irrigate tee areas, fairways, greens and common areas.

i. Golf course irrigation systems shall be designed, installed and operated for maximum water use efficiency and be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system may include: (a) irrigation zones with differing water requirements with putting greens, tees, fairways and common areas separately irrigated, (b) low-volume irrigation system components, (c) high-frequency irrigation areas limited to tees and greens, (d) rain sensors with automatic rain shutoff devices and (e) maintenance to ensure optimum operating efficiency.

j. The golf course(s) will be designed, to the greatest extent possible, to only require the amount of irrigation that can be generated by the development's wastewater connections and stormwater detention areas.

10. Planning and development of CONNERTON shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area.

11. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The Developer shall develop a surface water quality monitoring program to be incorporated into Village, Town Center or Employment Center Area Plans. Monitoring shall be instituted before construction commences to provide background/baseline data and shall continue through project build-out. The following parameters shall be included within the water quality monitoring program:

a. Sampling locations and specific parameters, (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring and reporting, shall be

subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.

b. All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/Florida Department of Environmental Protection (EPA/FDEP) quality control standards and requirements.

c. The monitoring results shall be submitted to the FDEP, the Southwest Florida Water Management District (SWFWMD), and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the subbasin shall cease until the violation is corrected.

12. A groundwater quality monitoring program developed in coordination with FDEP and the SWFWMD to determine parameters, methodology and locations of monitoring sites shall be developed to include the collection of background/baseline data and parameters to detect any leaching of nutrients and/or pesticides into the aquifer systems. Said program shall be submitted to FDEP, SWFWMD for review and Pasco County for approval and shall be included in the next annual report and added as an exhibit to the Development Order during the next NOPC. The groundwater quality monitoring program shall be instituted before construction begins to provide background data and shall continue through project buildout. When reclaimed water for irrigation purposes is used in the future, a groundwater monitoring system will be required of and implemented by the Developer as part of the reuse of reclaimed water permit and should also be incorporated into this plan. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. The monitoring results shall be included in the annual report. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the area affected by the violation shall cease until the violation is corrected.

13. Should any noticeable soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County and Southwest Florida Water Management District (SWFWMD) and adopt one or more of the following procedures as determined to be appropriate by the County and the SWFWMD:

- if the slumping or sinkhole formation becomes evident before or

during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities;

- take immediate measures to ensure no surface water drains into the affected areas;
- visually inspect the affected area;
- excavate and backfill as required to fill the affected area and prevent further subsidence;
- use geotextile materials in the backfilling operation, when appropriate;
- maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay or karst connection; and/or
- if the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.

F. Wellfield Protection

1. Within 200 feet of any public supply well, a primary exclusion zone, the following uses are prohibited: New commercial or industrial uses; septic tanks; leaching fields, landfills; facilities for the bulk storage, handling, or processing of materials on the Florida Substance List; commercial or industrial uses of hazardous materials or wastes; junkyards or salvage operations; mines; wastewater treatment plants and similar facilities; pesticide storage facilities; and animal feed lots.
2. Within 1000 feet of any public supply well, a zone of secondary exclusion, the following uses are prohibited: Landfills; facilities for the bulk storage, handling or processing of materials of the Florida Substance List; commercial or industrial uses of hazardous materials or wastes; junkyards or salvage operations; mines; wastewater treatment plants and similar facilities; pesticide storage facilities; and animal feed lots.
3. All development must be consistent with Conditions V.F. 1. and 2. above until such time as the EAR based comprehensive plan amendments become effective and Pasco County's wellhead protection ordinance is amended to comply with the amended Comprehensive Plan policies. All development initiated subsequent to the EAR-based amendments becoming effective and the adoption of the revised wellhead protection ordinance shall comply with the ordinance.

G. Wetlands

1. All wetlands shall be protected in accordance with policies established in the New Town Plan Amendment attached as Exhibit E until such time as the EAR based comprehensive plan amendments become effective. When the EAR based comprehensive plan amendments become effective, all

wetlands shall be protected in accordance with policies in the then adopted Comprehensive Plan.

2. Area plans for Villages, the Town Center and Employment Center shall include specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with SWFWMD and other regulatory agencies as may be appropriate.

3. In order to protect the natural values of preserved/conserved wetland areas, prior to development plan approval for any Village, the Town Center or Employment Center, the Applicant shall submit a wetland/lake management plan to the TBRPC, the FDEP, and the SWFWMD for review, and to Pasco County for approval. The plan shall address, but not be limited to, control of exotic species, mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement. The wetland/lake management plan may be approved as part of the Master Drainage Plan and shall be included in the following Annual Report.

4. Existing annual hydroperiods, normal pool elevation, and seasonal high water elevations shall be substantially maintained. Hydroperiod maintenance will be in conformance with permitting by all appropriate jurisdictional entities.

5. Buffering around all wetland areas shall be as required, pursuant to Comprehensive Plan policies current at the time of this Development Order approval, or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impacts.

6. All mitigation areas and littoral shelves shall be monitored in accordance with the requirements of the appropriate permitting agency. Monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration, as well as exotic species encroachment control. Mitigation shall not be deemed complete, unless in conformance with regulations of the appropriate permitting agency. All monitoring reports required by permits issued by the appropriate regulatory bodies shall be submitted to the appropriate agencies and Pasco County for the previous year at the time of each Annual Report.

7. Wetland re-creation areas shall not be located in designated on-site upland habitat preserves.

H. Floodplain/Disaster Preparedness

1. Elevation for all habitable structures shall be at, or above, a 100-year floodplain elevation. All preliminary/site plan submittals shall show 100-year floodplain elevations. Roadways providing access to residential areas shall be at, or above, floodplain elevations as identified in the Pasco County Land Development Code.

2. No fill shall be added within the 100-year floodplain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year floodplain.

I. Vegetation and Wildlife

1. Upland Preserve Areas A, B, C, D, E and F (shown on Figures 12-2a, 12-2b, 12-2c and 12-2d of the ADA and depicted on Exhibit G) shall be preserved from future development through a recorded conservation easement. No dredging, filling, or development activities shall be allowed within these designated upland habitat preserves except for permitted activities, including but not limited to, underground utility crossings and piped drainage conveyances, which will be installed and maintained in such a manner so as to avoid adverse impacts to the preserve. Any proposal to modify the Upland Preserve Areas shall be subject to substantial deviation determination.
2. Maintenance of these habitat preserves may necessitate the use of controlled burns. Notice shall be provided to potential buyers that fire may be used for this purpose, as deemed necessary, for maintenance of the habitat.
3. Wildlife Corridors shall be provided as required in the NewTown provisions of the Pasco County Comprehensive Plan, Exhibit E, and as provided in Responses to Requests for Additional Information, Figure 12-1 dated 10/15/98 and attached as Exhibit H. These corridors shall remain free of structures inhibiting animal migration such as fences and buildings. Deed restrictions shall include specific language to ensure compliance with this condition.
4. In order to protect the natural values of upland preserve areas, prior to development plan approval for any Village which contains a designated Upland Preserve, the Applicant shall submit an Upland Preserve Management Plan to the TBRPC and FFWCC for review, and to Pasco County for approval.
5. Prior to the approval of Area Plans for Villages, the Town Center, and the Employment Center, the Developer shall conduct additional wildlife surveys for listed species, including nesting sandhill cranes, Florida scrub jay, and red-cockaded woodpeckers, consistent with applicable requirements of the Florida Fish and Wildlife Conservation Commission. The results of the survey shall be incorporated into Area Plans and shall undergo 380.06 review in accordance with condition V.B. above. In the event that any species listed in Rules 9J-2.041 or 39-27.003-.005, F.A.C., are observed, mitigation measures pursuant to Rule 9J-2.041, F.A.C., shall be incorporated into the development order through an amendment.

6. In accordance with applicable law, the Developer shall coordinate with the Florida Department of Agriculture and Consumer Services and the County for the conservation of any listed plant species found on-site.

7. The Developer shall preserve representative tracts of all major natural upland communities as defined in the ADA. Planning for this preservation shall be in accordance with the New Town Comprehensive Plan policies.

8. Approximately 450 acres of uplands (including wetland buffers, the upland buffer along SR 52, wildlife preserves, wildlife corridors, the community park, and other parks and open space required to comply with Comprehensive Plan Policy 8.5.2) and 3,000 acres of wetlands shall be set aside in an interconnected wildlife habitat system. Wetlands and wildlife preserves are depicted on Exhibit G.

9. Wildlife corridors shall be designed to provide: (1) additional green space in association with golf courses and wetland buffers; (2) transit and forage pathways for listed species; and (3) potential linkages to off-site systems, particularly the Cypress Creek system. Specific locations of wildlife corridors shall be determined at the time of approval of Village, Town Center and Employment Center Plans as required by New Town Comprehensive Plan policies 8.6.1, 8.6.2, 8.6.3 and 8.6.4 contained in Exhibit E. Corridors shall be consistent with Policy 8.4.2 also contained in Exhibit E.

10. Developer or its designee shall periodically provide information to residents, businesses and the Community College regarding Wildlife Preserves, Wildlife Corridors, and the need for Wildlife protection in these areas.

11. Wildlife shall be protected in accordance with the requirements established by this development order and any wildlife protection ordinance or plan amendment passed by the Pasco County Board of County Commissioners, provided however, the preserves and to the extent that the corridors are identified in this development order for Phase 1 are vested and shall not be subject to modification by any future Pasco County Ordinance.

J. Historical and Archaeological Sites

1. Prior to initiation of any project related land clearing or ground disturbing activities within any Village, the Town Center or Employment Center in CONNERTON, a professional archaeological resources and historic structures survey shall be performed in accordance with specifications of Chapter 1A-46, F.A.C., and forwarded to the DHR and TBRPC for review. A survey for each Village, the Town Center or Employment Center must be completed and submitted prior to approval of the Area Plan for that Village, the Town Center or Employment Center.

2. Should any historical or archaeological resources be encountered, measures shall be taken in coordination with the Division of Historic Resources to either protect and preserve the site(s) in place, or if that is not feasible, measures shall be taken to mitigate any adverse impacts

consistent with the requirements in Rule 9J-2.043, F.A.C., The Development Order shall be amended to incorporate any required mitigation consistent with 1A-46 F.A.C. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to requirements of the Land Development Code.

K. Land

1. Best management practices to reduce soil erosion and fugitive dust, as referenced on Page 15-3 and 15-4 of the ADA, shall be implemented.
2. Prior to commencing development, the Developer shall provide the Pasco County Survey/Engineering Services Department with two pair of Global Positioning Satellite (GPS) control points with twenty-four (24)-hour access. The location shall be mutually determined by the Developer and the County Surveyor. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point (F.A.C. 21HH-6). All GPS points shall be installed per F.A.C. 21HH-6.

L. Air Quality

1. Specific approval of Phases II and III of CONNERTON, as proposed in the Application, shall be contingent upon Chapter 380.06(6), Florida Statutes, as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Paragraph III.A. above and shall be consistent with the statutes and rules in effect at the time of specific approval. If any adverse air quality impacts are identified as being caused by traffic generated by CONNERTON, this Development Order shall be amended to incorporate conditions for curing or mitigating such impacts consistent with statutes and rules in effect at the time specific approval is granted.
2. Best management practices, as identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

M. Utilities: Water Supply, Reclaimed Water, Wastewater Treatment, and Electric Power Services

1. Water, wastewater, and reclaimed water services will be provided by Pasco County, in accordance with Chapter 110 of the Pasco County Code of Ordinances, as amended. The Developer shall construct all water, reclaimed water and wastewater facilities within the development to Pasco County standards, current when application is made for connection, in accordance with an approved Master Utility Plan and any utility service agreement(s) for CONNERTON.
2. Development of CONNERTON shall not lower delivery of water and wastewater utility service below the acceptable Levels of Service

established in the Pasco County Comprehensive Plan. Documentation of adequate capacity to serve the project shall be obtained from Pasco County and shall be reported in the Annual Report for the year in which application for service is made.

3. CONNERTON sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored by the Developer for leaks and ruptures at intervals as required by DEP.
4. An acceptable plan shall be submitted to Pasco County for approval, to the TBRPC, the FDEP, and the SWFWMD for review for the use of non-potable water on-site for irrigation. A plan shall be completed, submitted, and approved concurrent with the approval of each Village, Town Center and Employment Center Area Plan. The plan shall include an implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water (i.e., water that is treated and provided through a public distribution system) shall not be used for the irrigation of common areas if other more appropriate sources are available.
5. Water saving fixtures shall be required in the project, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes), and xeriscape type landscaping shall be encouraged within the project.
6. The Developer shall encourage the use of high-efficiency, low-volume plumbing fixtures, appliances and irrigation throughout the project through the establishment of an educational program.
7. Prior to construction of any phase or subphase, assurance of adequate water supply capacity and wastewater capacity for that phase or subphase must be provided. Said assurance shall include adequate water supply for firefighting purposes. Pasco County shall have the right to rely on assurances of adequate potable water supply from Tampa Bay Water.

N. <u>Solid/Hazardous/Biohazardous Waste and Recycling</u>

1. The collection, transportation, and disposal of solid waste is controlled by Chapter 90 of the County Code of Ordinances and shall take place in accordance with the terms thereof.
2. Development of CONNERTON shall not lower delivery of solid waste collection/disposal beyond the acceptable Levels of Services established in the Pasco County Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the Annual Report for the year in which application for service is made.
3. The Developer or his designee shall provide to businesses within the Employment Center information that:

a. Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in specially designated container/areas; and

b. Describes construction requirements for hazardous waste holding areas; and

c. Advises of applicable statutes and regulations regarding hazardous waste and materials including those listed in Rule 9J-2.044, F.A.C. If there is a significant hazardous materials usage impacts as defined in Rule 9J-2.044 F.A.C., mitigation for the impacts shall be consistent with the requirement of this rule.

4. Solid waste recycling shall be given a high priority and a specific plan shall be submitted to and approved by Pasco County to maximize solid waste recycling for all phases of and all types of development within Connerton.

O. Energy

1. The energy conservation measures referenced on Page 29-2 of the ADA shall be implemented.

2. All CONNERTON tenants, businesses, and residents shall be encouraged to:

a. Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration;

b. Use landscaping, building orientation and building construction and design to reduce heat gain;

c. Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses. Energy audits by the Withlacoochee River Electric Cooperative may fulfill part of this requirement;

d. Institute programs to promote energy conservation by employees, buyers, suppliers, and the public;

e. Institute recycling programs;

f. Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours;

g. Eliminate advertising requiring lighting after business hours; and

h. Install total energy systems where cost effective.

P. Transportation

1. Specific approval is provided for Phase I of CONNERTON, as defined herein, subject to the conditions outlined in sections 1 through 6 herein. Phases II and III of CONNERTON are subject to review pursuant to Chapter 380, Florida Statutes, as amended, for the transportation impacts of each phase and shall require review and approval of an Application for Development Approval (ADA) to establish the conditions for mitigating these impacts. A transportation methodology meeting shall be held prior to the

beginning of the revised transportation analysis for Phases II and III or by the year 2010, whichever comes first. Review of Phases II and III shall be consistent with the Statutes and Rules in effect at the time of the application.

2. Site Access - When roadways internal to CONNERTON (as shown on Map H) are connected to existing public roads, the following auxiliary turn lanes and traffic control devices shall be constructed.

   a. Ridge Road at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Ridge Road. Initially, control Ridge Road with a "STOP" sign, and signalize when warrants are met.

   b. Road 'T' at US 41. Construct a northbound right-turn lane and a southbound left-turn lane on US 41, and a westbound through/right-turn lane and westbound left-turn lane on Road 'T'. Initially, control Road 'T' with a "STOP" sign, and signalize when warrants are met.

   c. Road 'B' at SR 52. Construct an eastbound right-turn lane and a westbound left-turn lane on SR 52. Control Road 'B' with a "STOP" sign.

   d. Collier Parkway Extension at CR 583 (Ehren Road). Construct a northeast-bound left-turn lane and southwest-bound right-turn lane on CR 583 (Ehren Road), and a southeast-bound left-turn lane and a southeast-bound right-turn lane on Collier Parkway extension. Control Collier Parkway with a "STOP" sign and, when signal warrants are met, install a traffic signal.

Should Phase 1 development occur in locations which require project access other than those described above in a. through d., the Developer shall submit additional traffic studies to identify any other roadway and/or access improvements which may be needed. If additional improvements are needed, the Development Order shall be amended through the 380.06(19) process.

3. Traffic Monitoring

When Certificates of Occupancy have been issued for 1,500 residential units, or the equivalent thereof in terms of net external p.m. peak hour project trips, the Developer shall submit updated traffic counts and an analysis of the then operating level of service on SR 52 from Shady Hills to US 41 and on US 41 from SR 52 to the project entrance at Collector "T". Prior to undertaking this analysis, the Developer shall meet with representatives of Pasco County to agree upon methodologies and assumptions to be utilized. If the results of the analysis indicate that the specified roadway segments will be operating below the adopted Level of

Service, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO may be amended to reduce the approved development levels or reflect any additional transportation roadway improvements needed.

When Certificates of Occupancy have been issued for 2,000 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, an annual monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that the projected number of external trips for Phase I of the Project will not be exceeded. Counts shall continue on an annual basis through buildout of Phase 1. This information shall be supplied in the required Annual Report. If the Annual Report indicates the total trips exceed projected counts by more than 15%, Pasco County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. If an Annual Report is not submitted within thirty (30) days of its due date, Pasco County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), F.S. and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the Developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised traffic impact analysis required pursuant to Subsection 380.06(19), F.S. shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new traffic impact analysis.

To confirm that the residential trip generation rates are consistent with the ADA assumptions, the developer shall, prior to the issuance of a Certificate of Occupancy for the 3,000th dwelling unit, conduct a study of the actual vehicle trip generating characteristics of the residential components of CONNERTON. Prior to undertaking this study, the Developer shall meet with representatives of Pasco County and the Tampa Bay Regional Planning Council to determine the methodologies to be employed, including the nature and location of data collection. The results of this study will be compared with the ADA transportation analysis and, if determined to be appropriate, may be applied to analyses of future phases of CONNERTON. If the results of the study indicate that the trip generation rates exceed those used in the ADA traffic study by more than 15%, the applicant shall be required to submit an NOPC to update the traffic impact analysis and the DO shall be amended to reduce the approved development levels or reflect

any additional transportation roadway improvements needed.

Should any of above monitoring requirements result in revisions to the improvements listed in Tables 4 and 5, the proportionate share calculations contained in Table 6 shall also be revised through an amendment to the Development Order as appropriate, based on the updated traffic impact analysis.

4. Impact Fee Credits - The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06, Florida Statutes, and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the Ordinance and other Land Development Regulations. No impact fee credits which exceed the amounts shown in Table 6 shall be given for those improvements listed in Table 6.

   Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04, as amended), Pasco County hereby finds that transportation impacts resulting from CONNERTON proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with said Ordinance, as amended.

5. Access Management - Access for CONNERTON shall substantially conform to the conditions of MPUD zoning approval, as such conditions relate to median cuts and project entrances. However, in the plan approval process, the Developer may propose, and the County may approve, modifications to such access conditions provided the modifications enhance, or do not otherwise degrade, the adopted operating Level of Service of the affected roadway segment. Additional modifications may be proposed by the Developer, and approved by the County, upon demonstration that such modifications are consistent with good traffic engineering principles and will enhance the safety of the traveling public. Furthermore, any access to State roadways shall require the FDOT's approval.

6. Mitigation Options - The following options are established for purposes of mitigating Phase I impacts. Prior to Preliminary Plan or Preliminary Site Plan approval of 1,136 single family detached residential units or equivalent land uses which will result in 959 net external p.m. peak hour trips, the Developer, at its option, shall select one or a combination of the following alternatives to mitigate the project's transportation impacts, provided that the combination(s) selected achieves the required degree of mitigation and is approved by Pasco County. The Developer shall include the option selection in the next NOPC. Further, the status of the improvements shall

be included in each Annual Report. Issuance of development permits by the County for the project shall require a determination by the County of compliance with one of the options set forth below:

6.1 Option 1 - Funding Commitments. (For the purposes of this Order, funding commitments shall be as defined in Section 9J-2.045(7)1, F.A.C.) The improvements listed in Tables 4 and 5 and shown on Figure 6-1 include critical link and intersection improvements required for the development of Phase I.

TABLE 4

PHASE I (2005) REQUIRED LINK IMPROVEMENTS

Location	Required Improvement
U.S. 41: Pasco/Hernando County Line to Spring Hill Drive (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,136 single family detached residential units or a combination of residential and non-residential development that will generate 959 net external p.m. peak hour trips.
Collier Parkway Extension: C.R. 583 (Ehren Road) to Connerton Or U.S. 41 from Tower Road to Road T	Construct Collier Parkway as two-lane undivided prior to construction plan approval for 1,173 net external p.m. peak hour trips, or four-lane U.S. 41, from Tower Road to Road T.
U.S. 41: Spring Hill Drive to Powell Road (Hernando County)	Widen to four-lane divided prior to construction plan approval for 1,408 net external p.m. peak hour trips.

With the exception of the signalization of U.S. 41 and C.R. 583, the improvements listed in Table 5 below are considered project Phase I access connections and the Developer shall be fully responsible for the construction of these intersection improvements. The Developer shall not receive impact fee credits or proportionate share credits for the construction of these access improvements. These improvements shall be constructed by the Developer when the applicable internal road connects to the applicable public road.

TABLE 5

PHASE I (2005) REQUIRED INTERSECTION IMPROVEMENTS

Location	Required Improvement
U.S. 41/C.R. 583 (Ehren Road)	Signalize when warranted by MUTCD.
U.S. 41/Collector T	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Road T. Signalize when warranted by MUTCD.
U.S. 41/Ridge Road	Construct NB RT lane and SB LT lane on U.S. 41. Construct WB through/RT lane and WB LT lane on Ridge Road. Signalize when warranted by MUTCD
Collier Parkway Extension/C.R. 583 (Ehren Road)	Construct NeB LT lane and SwB RT lane on C.R. 583. Construct SeB LT lane and SeB RT lane on Collier Parkway. Signalize when warranted by MUTCD.
S.R. 52/Collector B	Construct EB RT lane and WB LT lane on S.R. 52.
ACRONYM LISTING: EB - East Bound WB - West Bound NB - North Bound NeB - Northeast Bound SB - South Bound SeB - Southeast Bound SwB - Southwest Bound	MUTCD - Manual of Uniform Traffic Control Devices LT - Left-Turn RT - Right Turn

With each Preliminary Plan or Preliminary Site Plan, the Developer shall submit a projection of net external PM peak hour trips anticipated to be generated by the development included in the Preliminary Plan or Preliminary Site Plan plus any development for which a Preliminary Plan or Preliminary Site Plan has been previously approved.

a. No building permits shall be issued for more than 1,136 single family detached residential units or equivalent land uses which will result in 959 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from the Hernando County line to Spring Hill Drive, or the Developer makes payment to the Florida DOT a proportionate share contribution of $286,472 to mitigate extra-jurisdictional impacts per the provisions of Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

b. No building permits shall be issued for development that generates more than 1,173 net external PM peak hour trips until funding commitments are in place for either:

1) the Collier Parkway extension from CR 583 (Ehren Road) northward to the southern boundary of Connerton and then northward to a westward connection from Collier Parkway to U.S. 41 to provide access from CONNERTON to CR 583 (Ehren Road) and U.S. 41, a southwest to east-bound left-turn lane on Ehren Road at Parkway Boulevard; and, if needed, signalization at the US 41/CR 583 (Ehren Road intersection); or

2) four-laning US 41 from Tower Road to Road'T'.

Should the Developer elect to construct the Collier Parkway extension, this connection must be consistent with the adopted Collier Parkway route study, or said study must be amended accordingly.

The Developer shall be entitled to apply for impact fee credit for these improvements in accordance with 4. above.

c. No building permits shall be issued for development that generates more than 1,408 net external PM peak hour trips until funding commitments are in place for four-laning US 41 from Spring Hill Drive to Powell Road in Hernando County, or the Developer makes payment of the proportionate share contribution of $27,504 to FDOT to mitigate extra jurisdictional impacts per Section 9J-2.045 of the Florida Administrative Code. The Developer shall not be entitled to impact fee credit for this payment.

An agreement to accept proportional share payments shall be attached as an exhibit to the Development Order through an amendment and shall be in the form of either a clearly identified, executed and recorded local government development agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate.

The agreement shall require the FDOT to apply the contributed monies towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Development Order. If the contributed money is sufficient to fully construct one or more of the required improvements, FDOT shall agree, as a condition of acceptance, to expeditiously apply the

receiving monies for the construction of the improvement. The proportional share payments have been calculated in year 2000 dollars; these amounts shall be updated at the time of payment in accordance with the FDOT Construction Cost Index.

In the event that funding commitments for the above transportation improvements are not in place, the Developer shall have the option to submit an NOPC to the County, the State, and the TBRPC pursuant to Section 380.06(19), Florida Statutes, with updated traffic counts on the impacted roadways, which do not have commitments for required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next portion of development for which the Developer is seeking approval and future background traffic.

The funding commitments shall be assessed and reported in the required annual report. Pasco County shall cease issuance of any further building permits if the annual report shows that any of the required improvements is no longer funded as defined above.

6.2 Option 2 - Proportionate Share. This option shall only be available if the Pasco County Comprehensive Plan authorizes payment of a proportionate share contribution for local and regionally significant traffic impacts in accordance with Section 163.3180(12), F.S. and Rule 9J-2.045(7)3, FAC. With Pasco County and FDOT approval, the Developer may pay a proportionate share contribution, pursuant to Section 9J-2.045, F.A.C., of those improvement projects listed in Section 6.1, for which funding remains uncommitted, provided that the proportionate share contribution is greater than or equal to the cost of any one of the listed improvement projects for which funding remains uncommitted, and pursuant to a roadway construction agreement to be entered into between the Developer, Pasco County and the responsible government agency(ies), subject to the following terms and conditions:

a. No further building permits shall be issued by Pasco County subsequent to the triggering of a need for an improvement shown in Table 4 which will be mitigated by the selection of Option 2, until the roadway construction agreement is executed. Further, should the Developer default in the payment of the proportionate share in accordance with the Agreement, no further building permits shall be issued until the Developer is in compliance with the Agreement.

b. The agreement shall be in the form of either a clearly identified, executed and recorded local government development agreement, consistent with Sections 163.3220 through 163.3243, F.S.; an Interlocal agreement; a FDOT joint participation agreement; or a written acceptance by the affected local government board or the FDOT, as appropriate. The agreement to accept proportionate share payments shall be attached as an exhibit to the Development Order through a 380.06(19)e(2) amendment following the selection of this option and the execution of the Agreement at the time of the next Development Order amendment.

The agreement shall require the receiving local governmental agency to apply the contributed monies only towards the construction of one or more of the roadway improvements listed in Tables 4 and 5 of this Development Order. If the contributed money is sufficient to fully construct one or more of the required improvements, the receiving governmental agency shall agree, as a condition of acceptance, to expeditiously apply the receiving monies for the construction of the improvement.

c. The specific nature and scope of the selected improvement(s) shall be set forth in the roadway construction agreement.

d. The roadway construction agreement shall address the timing of the Developer's payments toward design, right-of-way acquisition, and construction of the selected improvement(s).

e. The proportionate share amount is as set forth in Table 6 below. The proportionate share payment for the project shown on Table 6, in accordance with 9J-2.045(7)3, FAC, has been calculated in year 2000 dollars; this amount shall be updated at the time of payment in accordance with the FDOT Price Trends Index. The proportionate share calculation does not include the improvements listed in Table 5 as the Developer is fully responsible for these improvements. The proportionate share mitigates all development for Phase I. If any of the required improvements have been completed prior to Developers election to pay the proportionate share, then the amount shall be reduced by deleting the completed road improvement from the proportionate share computation.

TABLE 6

Connerton DRI

Proportionate Share Summary

Revised 07-06-00

On	From	To	Length (miles)	Road Type Existing	Road Type Improved	ROW Width Existing	ROW Width Improved
US-41	Pasco/Hernando CL	Ayers Road	1.50	2U	4D	100	200
US-41	Ayers Road	Spring Hill	2.17	2U	4D	100	200
US-41	Spring Hill	Powell	0.84	2U	4D	100	200
US-41	Tower Road	Collector "T"	1.40	2U	4D	200	200
Collier Parkway	CR-583 (Ehren Road)	US 41	3.46	None	2D	0	100

On	From	To	ROW as % or Cost/SF	1998 Const Cost/mile	Area/ Section	FDOT Price Trend	2000 Const Cost/mile	Design/ Const.
US-41	Pasco/Hernando CL	Ayers Road	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Ayers Road	Spring Hill	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Spring Hill	Powell	44%	$1,091,600	Rural	1.0745	$1,172,924	31%
US-41	Tower Road	Collector "T"	n/a	$1,091,600	Rural	1.0745	$1,172,924	31%
Collier Parkway	CR-583 (Ehren Road)	US 41	$0.35	$820,000	Urban	1.0000	$820,000	17%
CR 583 (Ehren Rd) @ Pines Parkway Intersection SW to E LT lane								17%

On	From	To	Cost of Improvement ROW	Design	Construction	Total
US-41	Pasco/Hernando CL	Ayers Road	$774,130	$545,410	$1,759,386	$3,078,926
US-41	Ayers Road	Spring Hill	$1,119,908	$789,026	$2,545,246	$4,454,180
US-41	Spring Hill	Powell	$433,513	$305,429	$985,256	$1,724,199
US-41	Tower Road	Collector "T"	$0	$509,049	$1,642,094	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US 41	$639,408	$482,324	$2,837,200	$3,958,932
CR 583 (Ehren Rd) @ Pines Parkway Intersection			$0	$7,214	$42,435	$49,649

On	From	To	Service Capacity Existing	Service Capacity Improved	DRI Trips	Proportionate Share %	Proportionate Share $$$
US-41	Pasco/Hernando CL	Ayers Road	860	4,300	132	3.84%	$118,145
US-41	Ayers Road	Spring Hill	860	4,300	130	3.78%	$168,327
US-41	Spring Hill	Powell	1,320	2,510	88	7.39%	$127,504
US-41	Tower Road	Collector "T"	2,289	3,330	1,261	100.00%	$2,151,143
Collier Parkway	CR-583 (Ehren Road)	US 41	0	1,410	1,166	82.70%	$3,273,840
CR 583 (Ehren Rd) @ Pines Parkway Intersection						100.0%	$49,649

Improve US 41 option: $2,565,118
Connect to CR 583 (Ehren Rd) option: $3,737,464

Notes:
1. Design costs include CEI and are 31% of construction for State roads, 17% for County.
2. Right of way costs for roads in Hernando Co are 44% of construction per LRTP guidance from FDOT.
3. Right of way cost for Collier Pkwy within Connerton is $0.35 per SF per owner.
4. Construction costs for State roads are from Florida DOT 1998 Transportation Costs booklet.
5. Construction costs for non-State roads are from Pasco County's "Cost-per-Lane-Mile" worksheet, 01-10-91.
6. Above costs shall be adjusted for inflation in accordance with the Florida DOT's Price Trends Index, published periodically in their "Transportation Costs" booklet.
7. Site access improvements in Table 5 are not included in the proportionate share computation. Unless otherwise implemented, the developer will be responsible for their cost.

f. Any delay or change of the proportionate share payment due to a change in the development schedule shall require a re-analysis of the proportionate share amount as part of any amendment to the buildout date of the development.

g. Payment of the proportionate share does not release the Developer from the obligation to pay impact fees as provided for in the County's New Development Fair Share Contribution for Road Improvements Ordinance. In addition, any proportionate share payments for facilities within Pasco

County shall be creditable against impact fees as provided in said Ordinance and other Land Development Regulations, and as provided in P.4 above.

6.3 Option 3 - Level of Service Monitoring/*Modeling*.

a. In the event that funding commitments for needed transportation improvements within Pasco County are adequate to permit only the development of a portion of the phase or subphase of Connerton, the Developer shall have the option to submit a Traffic Impact Analysis (TIA). The TIA shall conform to professional standards, including monitoring/modeling and analysis of the cumulative traffic impacts of the Development, and serve to verify the results of the ADA traffic analysis. The TIA shall be prepared using the most recent traffic data available including the Development and surrounding area traffic counts and shall be submitted to the TBRPC, DOT, Pasco County and DCA. Following completion of the TIA, the Developer shall be responsible for updating and revising the TIA on a schedule tied to incremental development approval and submitting the completed TIA to the reviewing agencies.

b. Prior to conducting the initial, and any subsequent TIA, a methodology meeting shall be held to determine appropriate TIA professional standards, monitoring and modeling assumptions and roadway links and intersections to be included in the TIA. If the reviewing agencies cannot agree on approval of the methodology, the final decision shall be the sole responsibility of the DCA. Subsequently, the TIA methodology shall be reviewed and revised as necessary subject to policies and level of service standards in effect at the time the methodology is updated.

c. Each TIA shall include, at a minimum, analysis of the existing conditions and projected conditions to the next TIA for the following:
Minimum roadway segments to be included in the study are those contained in Table 4 and S.R. 52 from Shady Hills to US 41, and US 41 from S.R. 52 to Collector 'T" at the project entrance. Roadway segments may be added or removed as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above. Minimum signalized/unsignalized intersections to be included in the study are contained in Table 5. Intersections may be added or eliminated as indicated by the TIA, or as conditions change, as agreed to by the reviewing agencies at the joint methodology meeting set forth above.

d. The completed TIA shall be submitted to the TBRPC and FDOT, for review and comment and to Pasco County and DCA for review and approval. If the reviewing agencies cannot agree with the results of the TIA, final determination for roadways maintained by Pasco County shall be by Pasco County and the final determination on all other roadways shall be made by DCA.

e. Based on the documents submitted during the review, transportation improvements which may be identified by the TIA results may include, but shall not be limited to, the roadway improvements listed in Tables 4 and 5 of the DO.

f. Pasco County shall not issue building permits beyond any point where levels of service ("LOS") are below the adopted peak hour LOS, as determined by the results of the TIA, and where the Development consumes 5% or greater of the adopted LOS capacity of the facility, unless the Development Order is amended to contain a binding commitment to provide the needed roadway mitigation measures/improvements consistent with Rule 9J-2.045(7).1,2.,3.,FAC. Mitigation measures/improvements shall be included in the Development Order by the filing and processing of a Notice of Proposed Change for a Development Order amendment pursuant to s.380.06(19),FS.

Q. Educational Facilities

1. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed which will include an assessment of the need for elementary, middle and high school facilities. If it is determined that development within a Village or adjacent Villages will generate unmitigated demand, appropriate school sites may be designated and set aside or other mitigation alternatives as approved by the Pasco County School Board.
2. Whenever possible, school sites shall be located within the Village Center.
3. The Applicant shall coordinate with the Pasco County School Board to determine the size and location of all school sites which shall be subject to final approval by the Pasco County School Board.

R. Recreation and Open Space

1. The project shall contain, at a minimum, 185.1 acres of upland open space, and 454.8 acres for recreational purposes. The acreage designated for recreation purposes shall include an 80.0 acre community park and 374.8 acres of golf. The community park site must be dedicated to Pasco County or the C.D.D. if approved by Pasco County prior to the initiation of Phase 2. The location of the community park shall be mutually agreed upon by the

Pasco County Parks and Recreation Department and the Developer. Alternatively, with the approval of the County, the community park may be dedicated to a C.D.D.

2. Prior to the initiation of development within each Village, a Village Area Plan (VAP) will be developed and recreation needs assessed. Proposed recreation facilities will be located and defined within each VAP. An amount equal to a minimum of 5% of the useable acreage within each Village Center must be developed as parks and/or open space.
3. Any required park sites donated to the County shall include a minimum of forty (40) acres and shall consist entirely of non-jurisdictional upland areas. Land dedications shall occur prior to the first record plat approval within each Village, or, if no record plat is required, prior to the issuance of the first building permit within the Village. Park location shall be mutually agreed upon by the Pasco County Parks and Recreation Department and the Developer.
4. The Developer shall also provide to the County a $50.00 (Fifty Dollars and 00/100) per unit (unless modified by Ordinance) Park Service Fee, at the time of building permit for each residential unit.
5. Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.
6. Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first Annual Report following each phase or subphase approval.
7. Prior to construction permits being issued to the Developer for any phase or subphase which contains any public or private parks, open space, or golf courses designated by the Developer on the Village, Town Center or Employment Center Area Plans, those open space uses shall be restricted to remain as an active or passive recreational open space amenity unless otherwise approved by the BOCC consistent with the requirements of 380.06(19), F.S.
8. All golf cart and pedestrian golf course ways shall incorporate bridges to cross wetlands in a manner so as to maintain the desired wetland hydroperiod and flow.

S. <u>Health Care/Police/Fire</u>

1. Pasco County shall provide Fire, Police, and EMS service to the Development. The Developer shall be required to dedicate no more than 10 buildable acres within the Town Center shall be dedicated to Pasco County for the provision of Fire, EMS, Sheriff and/or Library facilities. This

dedication shall be made no later than the time of approval of the Town Center Area Plan. The Developer shall cooperate with Pasco County to determine the need for, plan for, and provide any additional sites to accommodate emergency and other community services at the time of preparation and approval of Village, Town Center and Employment Center Area Plans.

2. CONNERTON shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of building permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered) will be supplied with sprinkler systems and that functioning fire hydrants, in sufficient number and appropriate locations to accommodate the fire fighting operations, will be provided.

T. Housing

1. The Developer has completed an Affordable Housing Analysis for the non-residential component of CONNERTON and determined that the existing housing supply is adequate to meet the anticipated Phase 1 demand for Very Low, Low and Moderate Income housing units.
2. Specific approval of Phases II and III is conditioned on further Section 380.06(6) F.S. review for affordable housing. The Developer shall conduct an affordable housing analysis based on a methodology agreed to pursuant to said review. If the study indicates that the additional development for which approval is being requested will create the need for affordable housing that is not being provided within the Project, or within an area proximate (as determined by the approved methodology), the Development Order shall be amended to include appropriate mitigation in accordance with rules and regulations in effect at the time of the amendment, including 9J-2.048 F.A.C.

U. General Conditions

1. Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with the rule. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, F.A.C.
2. Should the Developer divest himself of all interest in the project prior to the expiration of this Development Order, the Developer shall designate the successor entity to be responsible for preparation of the Annual Report.
3. If there is an internal conflict between provision(s) of this Development Order, then the more stringent provision(s) shall prevail.

4. In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding schools, solid waste, public safety, parks/recreation, or libraries, the developer shall be required to pay said fee pursuant to that ordinance/resolution.

VI. PROCEDURES

A. Annual Reports

1. Monitoring of CONNERTON by the County shall be the responsibility of the County Administrator or his designee at the time of Annual Report submittal.
2. The Developer shall provide an Annual Report on the required form to the Development Services Branches, the TBRPC, and the DCA on the anniversary date of final adoption of this Development Order each year during the term of this Development Order. The contents of the Annual Report shall meet the requirements of Section 380.06(18), Florida Statutes, and shall include all additional data and information, as required in this Development Order.
3. If the Annual Report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Development Order. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of building permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), Florida Statutes, as amended, until a public hearing has been held, pursuant to Section 380.06(19), Florida Statutes, as amended, to determine if a Substantial Deviation has occurred.
4. In addition to the required elements of the Annual Report, the Developer shall include:
   a. The cumulative number of units developed through the land use tradeoff mechanism;
   b. The cumulative number of units (du's by type, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed and occupied;
   c. A synopsis of all DRI and zoning amendments;
   d. A synopsis of ownership (major parcels);
   e. A list of DRI development order and zoning conditions of approval met by the developer.
   f. A copy of any Village, Town Center or Employment Center Area Plan approved during the reporting period and an analysis of how the approved Plan meets all of the applicable New Town Criteria contained in Exhibit E.

B. Amendments/Substantial Deviations

1. Proposed or necessary changes to the Development Order or departures from the approvals set forth in this D.O. must undergo a review by the Commission. Application to amend any provision of this Development Order shall be made on the required form (Notice of a Proposed Change to a Previously Approved DRI), and shall be provided by the Developer to the TBRPC, the DCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes.

2. Any amendment to the New Town Future Land Use Map designation and/or implementing objectives and policies, as contained in the adopted Future Land Use Element of the Pasco County Comprehensive plan, shall be subject to a substantial deviation determination.

C. Notice of Adoption

1. A notice of Adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended.

2. The Clerk of the Commission shall return eight (8) signed and certified copies of this Development Order and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the DCA and the TBRPC, and to attorneys of record of these proceedings.

D. Severability

If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remains of the resolution shall be construed as not having contained said section, subsection, clause, or other provision, and shall not be affected by such holding.

DONE AND RESOLVED this 18th day of July, 2000.

(SEAL) COUNTY COMMISSIONERS ORGANIZED JUNE 2ND 1887 PASCO COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

BY: _____
CLERK

BY: _____
CHAIRMAN

APPROVED
JUL 18 2000

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: _____
ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND THE COUNTY'S OFFICIAL SEAL THIS 26th day of July 2000
JED PITTMAN, CLERK TO THE BOARD
BY Elaine H. Phillips D.C.

COUNTY COMMISSIONERS ORGANIZED JUNE 2ND 1887 PASCO COUNTY, FLORIDA

EXHIBITS

A. ADA, Sufficiency Response, Traffic Appendices* & Map H

B. TBRPC Final Report*

C. Legal Description

D. Developer's Commitments

E. New Town Comprehensive Plan Provisions

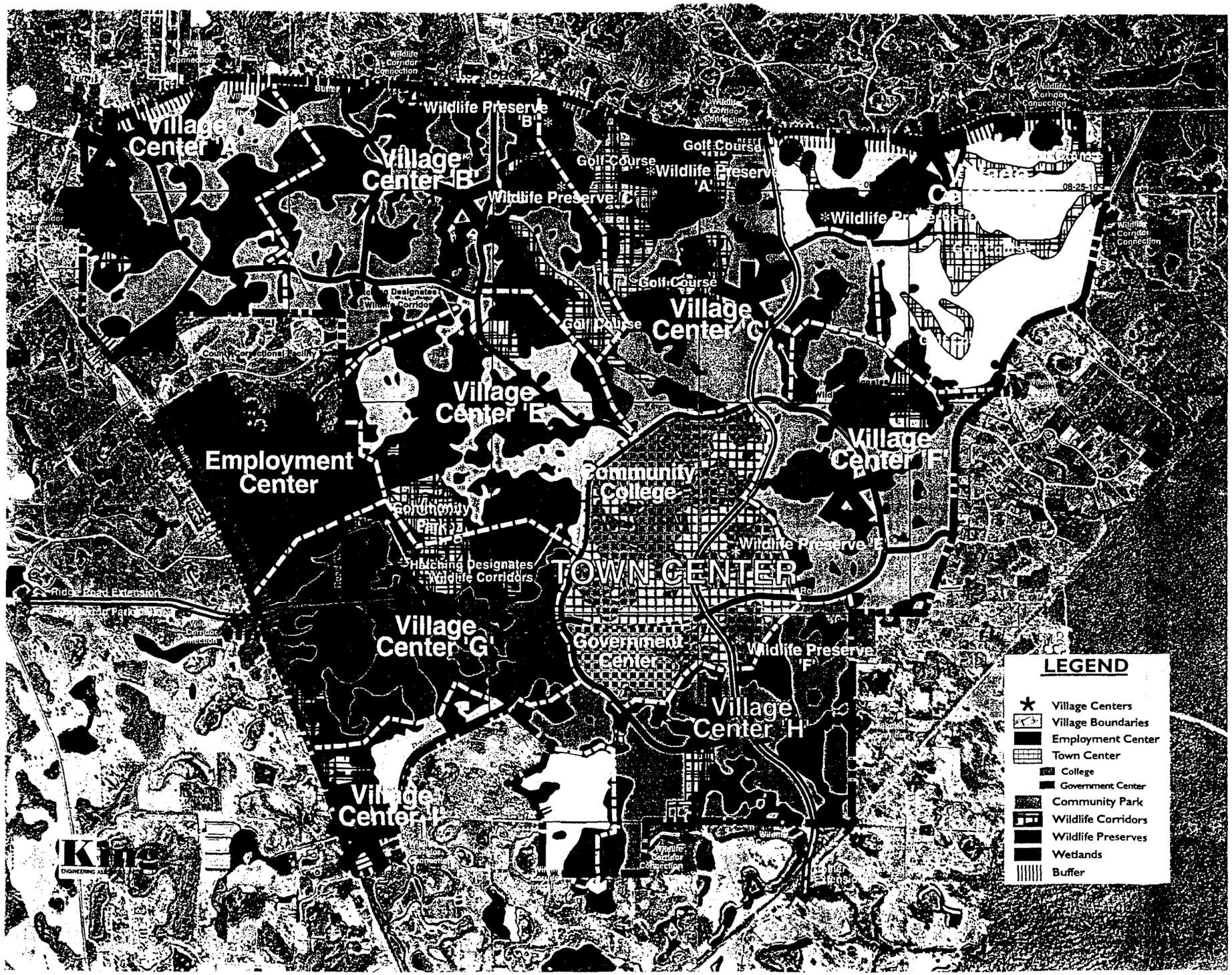
F. Map of Potential Regionally Significant Resources

G. Wildlife Preserves and Wetlands

H. Wildlife Corridors

I. Comprehensive Plan Water and Wetland Maps 2-5 a, b, c

*These exhibits are not attached but are incorporated by reference into the Development Order. Copies are on file at the Clerk's office.



Connerton

NORTH
Scale: NTS
Revised: 10-15-98

Master Development Plan

Revised Map H

Exhibit A

EXHIBIT C
LEGAL DESCRIPTION

Overall Legal Description

All of Section 7 lying S of SR-52; and all of Section 8 lying S of SR-52 less the ten (10) acres commencing at the intersection of the Southerly right-of-way line of SR-52 and the Westerly right-of-way line of CR-583 for a point of reference, thence S 88°21'13" E, 525.00 feet to the Point of Beginning; and all of Section 17 lying S of SR-52 and W of CR-583; and all of Section 18; and all of Section 19; and that part of Section 20 lying W of CR-583; and the W 3/4 of Section 30; all lying in Township 25S, Range 19E in Pasco County, Florida;

AND

All of Section 10 lying S of SR-52; and all of Section 11 lying S of SR-52; and all of Section 12 lying S of SR-52; and all of Section 13; and all of Section 14, less Pasco County's parcel to be retained; and all of Section 15 E of SR-45, less Pasco County's parcel to be retained; and all of Section 22 lying E of SR-45, less Pasco County's parcel to be retained; and all of Section 23, less Pasco County's parcel to be retained; and all of Section 24; and all of Section 25 except the W1/2 of the SW1/4; and all of Section 26 lying E of SR-45 except for the SE 1/4 of the SE1/4 and the E1/2 of the SW1/4 of the SE1/4 and the SE1/4 of the NW1/4 of the SE1/4 and the E1/2 of the NE1/4 of the SE1/4 and the SW 1/4 o f the NE1/4 of the SE1/4 of said Section 26; and all of Section 27 lying E of SR-45; and the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 36; and the NE 1/4 of the NW 1/4 Section 35 lying E of SR-45, all lying in Township 25S, Range 18E in Pasco County, Florida.

Containing 8,036 acres, more or less.

EXHIBIT "D"

DEVELOPER COMMITMENTS
DRI #233 - CONNERTON
PASCO COUNTY

The following are developer commitments set forth in the Application for Development Approval ("ADA"), three Sufficiency Responses ("SR #1", "SR #2" and "SR #3), as amended to be consistent with the current Development Order. These commitments shall be honored by the developer, except as they may be superseded by specific terms of the Development Order and/or Policies or Objectives of the "New Town" Pasco County Comprehensive Plan Amendment and specific permits obtained from agencies exercising jurisdiction over the project.

GENERAL

1. Appropriate land will be set aside in the Connerton Master Development Plan for schools and other public service facilities. (SR2/Page 12)

2. The location of public facilities will be governed and regulated by the goals, policies, objectives and specific development standards adopted by Pasco County for Village, Town Center and Village Center development. (SR1/Page 9-3) *(Amended).*

3. Development of Villages, Village Centers, Town Center, Employment Center and other identified uses on Revised Map H will occur in a manner consistent with existing land development regulations mandated by Pasco County, SWFWMD, ACOE, DEP, EPA and other applicable regulatory agencies that commonly issue development permits and approvals. (SR1/Page 9-4)

4. Development within Connerton will be required to be: more compact, creating a sense of place; mixed use, providing a greater variety of uses closer to home and work; more pedestrian oriented, reducing reliance on the automobile; environmentally sensitive, providing wildlife corridors, upland habitat preservation; and able to provide a balance between jobs and housing. (ADA/Page 10-2)

5. At buildout, the New Town will contain nine Villages around central Town Center, with an Employment Center providing additional employment. (ADA/Page 10-3)

6. Villages will range from 300 to 1,000 acres and be composed of 5 or more distinctly identified neighborhoods of 25 to 100 acres each. Planning for the Village will include complete and integrated neighborhoods and a Village Center. The Village must have useable open space in the form of squares, greens and parks and a well-defined, designated edge which may be established through greenbelts or natural areas protected from development, or other physical separation. Local and collector streets, pedestrian paths and bike paths will contribute to a system of fully-connected routes from individual neighborhoods to the Village Center, to other Villages, and to the Town Center. (ADA/Page 10-3)

7. Village Centers will contain a mix of uses including residential, commercial and office uses, personal, and household service establishments, institutional uses, public facilities, parks, playgrounds and other similar services designed to meet the needs of adjoining neighborhoods. (ADA/Page 10-3)

8. A Town Center will be developed in support of the Villages in Connerton. (ADA/Page 10-3)

9. The Town Center will contain an educational campus, a central Pasco County Government Center, a hospital-medical complex, and higher density residential development. The Town Center will be located to provide access to the major road network while also designed to be integrated with the collector streets, pedestrian and bicycle path systems provided within individual Villages. (ADA/Page 10-3) *(Amended).*

10. A 120 acre educational campus will be centrally located within Connerton. (ADA/Page 10-3) *(Amended).*

11. Connerton will also contain a designated Employment Center. The Employment Center will have access to U.S. 41 while providing internal access to the Villages and Town Center. (ADA/Page 10-3)

12. Approximately 3,000 acres of wetlands on-site will remain undisturbed and will be protected in accordance with the newly proposed policies for wetland preservation contained in the updated Conservation Element of the Pasco County Comprehensive Plan. (ADA/Page 10-4) *(Amended).*

13. It is estimated that approximately 27 acres (of wetlands) will need to be disturbed in order to construct the major arterial and collectors required to provide access and internal circulation. (ADA/Page 10-4)

14. An estimated 45% of the project total will remain in a natural state. (ADA/Page 10-5)

15. A community serving park will be provided near the Town Center on the Ridge Road Extension. Each Village will provide neighborhood serving recreational opportunities and facilities. (ADA/Page 10-5)

16. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and to other Villages, the Town Center and the Employment. (ADA/Page 10-5)

17. At buildout, the project will contain an estimated 2,090,000 square feet of retail, 1,485,950 square feet of office/government center, and 1,052,350 square feet of industrial. (ADA/Page 10-5)

18. Three 18-hole golf courses, over 175 acres as community parks, and neighborhood parks within each Village will provide active recreational opportunities for Connerton residents. (ADA/Page 10-5)

19. Parking will be governed by the Pasco County Land Development Codes at the time the Village Area Plan (VAP) is prepared. (SR1/Page 10-2)

20. The provisions of the New Town Comprehensive Plan amendment, coupled with the Development Order conditions, will provide assurance that the concept is implemented. (SR1/Page 10-13)

21. Detailed Area Plans for New Town components will be prepared and reviewed for compliance with Plan policies and standards, Land Development Code requirements, as well as with applicable Development Order conditions. (SR1/Page 10-13)

22. The proposed New Town Future Land Use Element contains goals and policies regarding pedestrian access that must be met prior to Pasco County's approval of any site plans for a Village. (SR1/Page 10-12)

23. Pedestrian paths and bicycle trails will be required in the design of each Village to ensure that neighborhoods are connected to other neighborhoods, to the Village Center, and other Villages, the Town Center and the Employment Center. (SR1/Page 10-12)

24. The exact route of future pedestrian walks and bicycle paths will be determined at the site planning phase when wetland jurisdictional limits will be defined as well as the Village road layouts. (SR1/Page 10-12)

25. These policies will be applicable to development in all future land use categories including the proposed New Town classification. (SR1/Page 10-12)

26. Internal roadway design will consider wildlife movement in corridors. (SR1/Page 10-12)

27. Stormwater management is a design component that will be addressed at a more detailed design stage, usually at site plan preparation for a PUD zoning request for the Preliminary Site Plan. (SR1/Page 10-12)

28. The Village Center boundaries will be determined in the future and in conjunction with the specific site planning of each Village. (SR1/Page 10-13) *(Amended).*

29. As described in the draft New Town Future Land Use Element (Exhibit 10-10 of the ADA), Village Centers must meet locational and size criteria and meet all applicable Land Development Code requirements, Subdivision Regulations, zoning and other regulatory agency requirements to receive

site plan approvals by Pasco County. (SR1/Page 10-13)

30. Specific site planning issues, such as setbacks, buffers, building and local street location, etc. will be addressed at the time of site design for each individual Village. (SR1/Page 10-13)

VEGETATION AND WILDLIFE

1. The harvesting of *royal fern* is not known to occur in the vicinity of Connerton and will not be undertaken or permitted by the Applicant. (ADA/Page 12-24)

2. Many of the existing pine trees on Connerton will be preserved in the post-development stage and much of the most desirable habitat has been set aside in the upland/wetland preserves. (ADA/Page 12-25)

3. The vast upland/wetland preserve system, golf courses and wetland buffers on site will provide an assurance of continued suitable habitat for this species [Southeastern American Kestrel] after development. (ADA/Page 12-27)

4. During any phase of future development, should any endangered species be discovered in areas not proposed for conservation or preservation, the known habitat will be isolated, the proper authorities shall be contacted and the appropriate measures implemented to preserve the habitat. (SR1/Page 12-1)

5. At the time that easement dedication language is developed, the FFWCC will be consulted as to their then-current recommendation for habitat management activities that can be pursued coincident with a conservation easement. (SR1/Page 12-2)

6. Future jurisdictional determinations will ultimately define the exact locations and quantity of wetlands to be preserved in Connerton. (SR1/Page 12-8)

7. The applicant will undertake maintenance and management actions that are permitted by the FFWCC to accommodate for listed species within the development or to mitigate for them. (SR1/Page 12-9)

WETLANDS

1. Opportunities to restore hydroperiods by judicious capture of stormwater runoff will be evaluated as construction plans are developed for each parcel. Finally, there will be no effort to further drain the site by way of off-site conveyance at lowered flow inverts. (ADA/Page 13-2)

2. As has been previously mentioned, the opportunities for enhancing hydroperiods abound on this site; however, the precise location and design of these facilities will not be completed until later in Connerton's evolution and this will be the primary method of mitigating wetland impacts associated with the development plan. (ADA/Page 13-3)

3. Minor wetland impacts are associated with roadway crossings of wetlands and will be mitigated for. (ADA/Page 13-3) *(Amended).*

4. Attempting to "rehydrate" wetlands by using them for stormwater treatment and incorporating them into the surface water collection system will be the first mitigation option that will be investigated during the design of each village in Connerton. (ADA/Page 13-3)

5. Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (required by the agencies) and the provision of wetland buffers consisting of native plant communities. (ADA/Page 13-5)

6. Any minor discrepancy in ADA mapping will be resolved prior to development. (SR1/Page 13-1)

7. If additional wetland impacts become necessary during preparation of Village Area Town Center or Employment Center plans, they will be presented with full justification to the appropriate agencies as permit applications. (SR1/Page 13-2) *(Amended).*

8. Residents will be encouraged to protect adjacent wetland and wildlife areas with educational materials, and informational signage. (SR1/Page 13-3) *(Amended).*

9. Future jurisdictional determinations, performed at a later stage in the development process, will ultimately define the exact locations and quantities of wetlands. (SR1/Page 13-4)

10. This information will then be used in the final design and of Connerton's infrastructure and building development. (SR1/Page 13-4)

11. If mitigation is required for these additional impacts, such sites will be reviewed and approved also as part of permit applications. (SR1/Page 13-4)

12. Wetland encroachments and site planning details will be further identified at the permitting stage. (SR1/Page 13-7)

WATER QUALITY

1. The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met by using accepted methods including: (1) creation of wetland systems and construction of littoral zones to be vegetated by aquatic species; (2) utilization of existing isolated wetland systems to provide biological treatment to maintain water quality. The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 14-3)

2. Accepted engineering practices will be utilized within on-site retention, detention and filtration stormwater management facilities. Wetland and transitional areas will be utilized for stormwater management, where appropriate. (ADA/Page 14-4)

3. Water quality treatment ponds will be designed and constructed in accordance with approved surface water and stormwater management permits issued through the appropriate regulatory agencies. These water quality treatment ponds will attenuate and treat stormwater runoff before discharging to the existing wetlands/waterways internal and adjacent to the proposed development areas. (ADA/Page 14-4)

4. Drainage swales will also provide for filtration of pollutants prior to discharge in stormwater management ponds. (ADA/Page 14-4)

5. Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible and mitigation will be provided in ratios determined during permit review. (ADA/Page 14-4)

6. On-site surface waters within Connerton will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences, reducing both erosion and sediment transport into wetland areas. (ADA/Page 14-4)

SOILS

1. Any limitations to development which may occur due to undesirable soil characteristics will be overcome in much the same way as for other development in the area. (ADA/Page 15-2)

2. Stormwater runoff throughout the project will be managed through an appropriate Master Drainage Plan, which will route runoff into lakes for stormwater retention/detention and/or treatment before being discharged to any existing waterways. (ADA/Page 15-3)

3. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation. (ADA/Page 15-3)

4. The disposition of any displaced soils will be based on plans approved by applicable government agencies. (ADA/Page 15-4)

5. Future site-specific soil borings will determine to what extent adverse soils exist on-site. (SR1/Page

15-1)

6. Any proposed development in Connerton will undergo the same types of site-specific detailed analysis to determine floodplain limits as any other project and be subject to the same state, regional and local regulations governing floodplain encroachment. (SR1/Page 15-2)

7. Future verification to determine the extent of the floodplain limits is required. (SR1/Page 15-3)

FLOODPLAINS/DISASTER PREPAREDNESS

1. Future flood elevations will be determined and verified in accordance with accepted site planning practices and where required for permit issuance. (SR1/Page 16-1)

WATER SUPPLY/WASTEWATER MANAGEMENT

1. No on-site wells are proposed for potable use in the Connerton development. (ADA/Page 17-4)

2. The current permitted pumping quantities will not be exceeded. (ADA/Page 17-4)

3. Specific provisions detailing developer and County responsibilities will be set forth in a future service agreement as required by Pasco County Codes and Ordinances. (ADA/Page 17-4)

4. The members of the Connerton community will be encouraged to practice water conservation in both residential and non-residential development. (ADA/Page 17-5)

5. Any business owner/operator locating within Connerton will be required to comply with all applicable local, state and federal regulatory and licensing criteria. (ADA/Page 18-2)

STORMWATER MANAGEMENT

1. Conveyance of stormwater runoff will be accomplished by open swales and closed storm sewers. Internal drainage systems, such as storm sewers and inlets, will be sized based upon a 10-year storm event in accordance with Pasco County Subdivision Regulations. Major conveyance systems will be designed for the 25-year, 24-hour storm occurrence. (ADA/Page 19-1)

2. The proposed stormwater management system will incorporate several forms of detention/retention in accordance with the requirements of Chapter 40D-4 and 40D-40 F.A.C., including created wetland systems, lakes and retention/detention ponds. (ADA/Page 19-1)

3. The 24-hour, 25-year peak discharge rate from system outfalls will be regulated by SWFWMD to control post-development discharge. Control structures will be provided and sized pursuant to the appropriate SWFWMD criteria. (ADA/Page 19-2) *(Amended).*

4. The requirements of Chapter 17-25 F.A.C. for stormwater will be met using accepted methods as required by the permitting agencies. (ADA/Page 19-2) *(Amended).*

5. The drainage system that is proposed for each individual development area will regulate the volume and capacity of runoff so that no unpermitted increase in the rate of discharge from the existing conditions will occur following development of each development area. (ADA/Page 19-3) *(Amended).*

6. Storage facilities will provide attenuation of the post-development to maintain the pre-development levels in accordance with the SWFWMD design criteria. (ADA/Page 19-3) *(Amended).*

7. In accordance with Chapter 17-25.027, F.S., legal entities will be charged with the operation and maintenance of the stormwater systems(s). The developer and/or his assigns, including possible purchasers of individual tracts, will assume the responsibilities to manage the system at full development. (ADA/Page 19-4)

SOLID/HAZARDOUS/BIOHAZARDOUS WASTE

1. The proposed hospital will generate medical "bio-hazard" wastes and, in accordance with applicable

federal and state laws, will have distinct and specific safety policies and plans for it's employees and customers. (ADA/Page 20-4)

2. Any businesses locating within the Connerton development which may produce hazardous waste will be required to comply with all federal, state and local regulations contained in the Code of Federal Regulations - Title 40, Parts 260 to 270 and the state regulations contained in the Administrative Code, Chapters 17-30 and 17-31, F.A.C. (ADA/Page 20-4)

TRANSPORTATION

1. Collector road design standards will be appropriate for these roads ["U" and "C"]. (SR1/Page 21-3)

2. The applicant will consider dedication of right-of-way to accommodate future expansions of US 41, SR 52 and Ehren Road (CR 583) at the time road improvement projects are advanced for transportation funding. (SR1/Page 21-25)

3. When each Village Area Plan is reviewed for consistency with the criteria and standards contained in the New Town Comprehensive Plan amendment, it will be reviewed to ensure the bike/pedestrian paths have been incorporated and designed to ensure continuity (actual or potential) with adjacent Villages and the Town Center. (SR1/Page 21-26)

AIR QUALITY

1. The design of parking facilities and ingress and egress for vehicles will be such that queuing and related Carbon Monoxide "hot spots" will be avoided. (ADA/Page 22-1)

RECREATION AND OPEN SPACE

1. The total area to be set aside for recreation and open space is over 4,000 acres, 50% of the total site. Included in this acreage are areas identified on Connerton's Master Development Plan (Map H) as preservation/conservation, wildlife preserves, park and golf courses. In addition, significant amounts of open space and recreational areas will be available throughout the various residential communities, in association with the proposed schools and college campus, as greenbelts surrounding the edges of the various Villages and within the Town and Village Centers. (ADA/Page 26-1)

2. Over 3,000 acres of on-site wetlands will be preserved in their natural state and provide a major visual amenity for the Connerton community. (ADA/Page 26-1)

3. These preserves will provide suitable habitat for wildlife in the area and act as natural buffer areas between development parcels. (ADA/Page 26-1)

4. Bicycle paths, pedestrian walks and nature trails will contribute to a system of fully-connected routes from individual neighborhoods to other Villages as well as the Town and Village Centers. (ADA/Page 26-1)

5. Small, neighborhood sized recreational areas will be developed in conjunction with individual villages. (ADA/Page 26-1)

6. Wildlife preserves will either be dedicated to an appropriate public entity or retained by the developed. These preserve lands will be maintained by the entity owning them. (ADA/Page 26-2) *(Amended).*

7. At the appropriate time, the Applicant will meet all applicable County land development regulations, including those governing County park standards and design. (SR1/Page 26-2) *(Amended).*

EDUCATION

1. Connerton's development plans will include three school sites; two 20-acre sites to be used for elementary schools and one 30-acre site to be used for a middle school. (ADA/Page 27-1)]

EXHIBIT E

PROPOSED CHANGES TO THE PASCO COUNTY COMPREHENSIVE PLAN CHAPTER 2 - FUTURE LAND USE

NEW TOWN FUTURE LAND USE CLASSIFICATION

November 23, 1998
(Amended July 24, 2000)

GOAL 8: To create a compact urban center in central Pasco County providing an alternative to the County's historically scattered, low density development pattern.

OBJECTIVE 8.1 Direct 20% of the growth which will occur in Pasco County between 2000 and 2015 into a centrally located urban center.

8.1.1 Adopt a New Town Future Land Use Classification which will facilitate the development of an urban center.

8.1.2 Prioritize the provision of infrastructure necessary to support the New Town through amendments to the Transportation, Infrastructure and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County Local Government, Pasco County Metropolitan Planning Organization (MPO), the Florida Department of Transportation (FDOT) and other state agencies.

8.1.3 Develop, by the year 2010, a central Pasco Government Center.

OBJECTIVE 8.2 Encourage economic development while creating a functional balance between residential and non-residential land uses as quantified in Policy 8.2.1.

8.2.1 Require that the New Town provide a minimum of 1.3 jobs per household within a 3 to 5 mile radius.

8.2.2 Require the phasing of residential development within the New Town to assure the coordination of jobs and housing.

OBJECTIVE 8.3 Reduce reliance on the automobile as the primary mode of transportation for New Town residents.

8.3.1 Require a mix of land uses within close proximity to work and home as specified in Policy 8.5.2.

8.3.2 Develop, by the year 2010, a central Pasco Government Center to meet the needs of New Town residents.

8.3.3 Provide a network of pedestrian trails and bicycle paths which are as good as the network for

motorists.

8.3.4 Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

8.3.5 Incorporate transit-oriented design features such as:

- Mix of land uses vertically as well as horizontally;
- Inclusion of civic uses;
- Placement of higher density and senior housing near commercial centers and civic uses;
- Design of street networks with multiple connections and relatively direct routes.

8.3.6 Require, as appropriate, new non-residential development within the NewTown to provide TDM programs for local employees which may include such programs as:

- Car and Van pools;
- Ride-sharing;
- Staggered work hours;
- Telecommuting.

OBJECTIVE 8.4 Require a systems approach to environmental planning and design within the New Town.

8.4.1 Channel development into areas that are already disturbed.

8.4.2 Preserve high-quality habitat connected by wildlife corridors of an average 100' width.

8.4.3 Design around significant wetlands, preserving the wetlands on-site consistent with the following policies:

1. Category I conservation areas shall mean those wetland areas which meet at least one of the following criteria:

   (a) Any wetland of any size that has a hydrological connection to natural surface water bodies or Floridan Aquifer; or

   (b) Any wetland of any size that is within a lake littoral zone; or

   (c) Any large isolated uninterrupted wetlands one hundred (100) acres or larger; or

   (d) Any wetland of any size that provides critical habitat for federal and/or state listed threatened or endangered species.

   Category II conservation areas shall mean those wetland areas which meet any of the following criteria:

   a) Consist of isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage; and are greater or equal to five (5) acres; or

(b) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Category III conservation areas shall mean those wetland areas which meet all of the following criteria:

(a) Isolated wetlands less than five (5) acres: and
(b) Do not otherwise qualify as a Category I or Category II conservation area.

2. Limit the removal, alteration and encroachment within Category I Conservation Areas to cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land. The protection, preservation and continuing viability of Category I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas.

Removal, encroachment and alteration for Category II conservation areas should be presumed to be allowed unless removal, encroachment or alteration is contrary to the public interest. Removal, encroachment and alteration may be allowed in Category III conservation areas.

3. Wetlands shall be identified on any proposed development site prior to the issuance of development orders which permit site alteration.

4. When Category I wetlands which provide critical habitat for listed species are proposed for alteration, the proposal shall be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) for review and recommendations.

5. No development shall occur in a Category I, II, or III wetland or wetland setback except as follows:
   (1) Clearing and/or construction of walking trails;

   (2) Construction of timber boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement;

   (3) Dredging and filling within wetlands if:
      (a) Such activity is consistent with 5.2. above; and,
      (b) Such activity complies with requirements of all Federal, State and regional agencies claiming jurisdiction over wetland alteration; and,
      (c) Appropriate justification for alterations is provided to the County.

6. Maximum gross residential density calculations shall be based on pre-development upland and wetland acreages. Where proposed residential acreage contains wetlands, density credit will be allowed for those wetlands as follows:
   (a) Density credit will be allowed for Category I wetlands provided that the areas so classified do not exceed 10% of the developable residential acreage.

(b) Density credit will be allowed for Category II wetlands provided that the areas so classified do not exceed 25% of the developable residential acreage.

(c) Density credit will be allowed for 100 percent of Category III wetlands.

7. Maximum gross non-residential intensity calculations shall be based on pre-development upland and wetland acreages. Where proposed non-residential acreage contains wetlands, intensity credit for F.A.R. calculations will be allowed for those wetlands as follows:

(a) Intensity credit will be allowed for Category I wetlands provided that the areas so classified do not exceed 10% of the developable non-residential acreage.

(b) Intensity credit will be allowed for Category II wetlands provided that the areas so classified do not exceed 25% of the developable non-residential acreage.

(c) Intensity credit will be allowed for 100 percent of Category III wetlands.

8.4.4 Require upland buffers around post development wetlands consistent with Conservation Element policies.

8.4.5 Preserve significant upland habitat, consistent with policies contained in the Conservation Element the amount and location of which will be determined through on-site surveys of wildlife and wildlife habitat.

8.4.6 Encourage restoration and enhancement of ecological functions damaged by prior activities.

8.4.7 Minimize runoff by clustering development and using infiltration facilities.

8.4.8 Detain runoff with open, natural drainage systems.

8.4.9 Design man-made lakes and stormwater ponds for maximum environmental value.

8.4.10 Use reclaimed water and integrated pest management on large landscaped areas.

8.4.11 Use and require the use of Xeriscape landscaping.

OBJECTIVE 8.5 Implement policies which ensure that development within the New Town will be:

- compact, discouraging urban sprawl and building a sense of place and community;
- mixed use, providing a greater variety of uses closer to home and work;
- pedestrian oriented, reducing reliance on the automobile;
- environmentally sensitive, providing wildlife corridors and upland habitat preservation;
- able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries; and
- able to provide a reasonable balance between jobs and housing.

8.5.1 Require the New Town to utilize Neighborhoods, Villages and Village Centers as building blocks around a central Town Center.

8.5.2 Require the implementation of the following Principles and Standards:

(1) **Town Center Principles and Standards**

a. A Town Center shall be developed in support of the Villages in the New Town. The purpose of the Town Center will be to provide a place for civic, public, residential, office, retail and business land uses with a more community-wide market base, the scale and intensity of which shall not be permitted in the villages. The Town Center shall be planned and located so that it has access to the major road network. The Town Center must be designed to be integrated with the collector streets, pedestrian and bike path systems provided in individual villages.

b. The following standards shall be used in designing the Town Center:

Minimum Size: 300 net developable acres
Minimum Density: 2.0 units/gross residential acre and 8.0 units/net residential acre
Maximum FAR: 3.0

LAND USE MIX	MINIMUM LAND AREA REQUIRED**
1. Residential*	15%
2. Retail and Personal Services	20%
3. Regional Office	10%
4. Public and Civic	20%
5. Public Parks/Open Space	5%

*Residential dwellings are permitted above ground floor commercial uses.
**Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

(2.) **Village Principles and Standards**

Each Village must adhere to the following planning principles:

a. Each Village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and Village Centers.

b. The minimum average gross density within the Village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the Village gross land area. The minimum average net density for all residential

development within the New Town shall be four units per net residential acre.

c. The Village shall be composed of 5 or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space and institutional uses.

d. Planning for the Village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the Village residents.

e. Village size shall be such that housing is generally within a 1.0 mile radius of the Village Center (shops, services and other activities). The radius may be relaxed where natural or community facilities and services interrupt the design.

f. Each Village must contain a central public focal point consisting of an elementary school (if Village demographics require school facilities), and any, all, or a combination of parks, public facilities such as churches or community centers and neighborhood commercial uses as described below.

g. The Village shall contain useable open space in the form of squares, greens and parks whose use is encouraged through placement and design.

h. Each Village shall have a well defined, designated edge, which will be established through greenbelts or natural areas permanently protected from development, or other physical separation.

i. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully-connected routes from individual neighborhoods to the Village Center and to other villages.

j. The natural terrain, drainage and vegetation of the area shall be preserved with examples contained within parks or greenbelts.

(3.) **Village Center Principles and Standards**

a. Commercial development shall be permitted in conjunction with a Village Center. The Village Center shall function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The Village Center shall provide for a mix of residential and non-residential uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods.

b. The following standards shall be used in designing the Village Center:

Maximum Size:	60 net developable acres
Minimum Density:	2.0 units/gross acre and 6.0 units/net acre
Maximum FAR:	2.0

LAND USE MIX	MINIMUM LAND AREA REQUIRED**
1. Residential*	30%
2. Retail and Personal Services	20%
3. Office	5%
4. Public and Civic	10%
5. Public Parks/Open Space	5%

* Residential dwellings are permitted above ground floor commercial uses.
** Vertical integration of uses is encouraged. Where more than one use occurs within a structure, the acreage associated with that structure may be counted toward the minimum land requirement for each use.

c. The Village Center shall be located on a road which functions as a collector serving the Village or at the junction of two such collector roads. The collector road may not split the Village Center unless the posted speed is reduced to 25 mph.

d. The Village Center may not be consolidated into a larger commercial complex serving more than one Village.

e. The Village Center shall maintain a separation of approximately 3,960 feet (3/4 mile) from another Village Center.

f. School sites, if required, shall not be included in the computation for maximum size of the Village Center.

(4) **Employment Center Principles and Standards**

a. In order to further ensure that the New Town achieves a functional balance between jobs and housing as specified in Policy 8.2.1, a designated Employment Center will be established. The Employment Center shall have good access to the major road network while providing internal access to the Villages and Town Center. New Town residents shall be able to make the trip from home to the Employment Center without leaving the New Town.

b. The following standards and criteria shall be used in designing the Employment Center:

- local and collector streets, pedestrian paths and bike paths which contribute to a system of fully-connected routes between Villages,

Village Centers and the Town Center;

- useable open space for employees and visitors; and
- preservation of the natural terrain, drainage and vegetation with examples contained within parks, open space or greenbelts.

c. Uses permitted for consideration within the Employment Center include retail, office, service, light industrial, warehouse/distribution, and public.

d. The Maximum FAR in the Employment Center shall be .75.

OBJECTIVE 8.6 Replace piecemeal planning which reacts to development on a project by project basis with a long range vision.

8.6.1 Require the preparation, submission and approval of detailed area plans for each Village, the Town Center and the Employment Center prior to the initiation of construction within individual Villages, the Town Center or the Employment Center. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with policy 8.7.1 below.

8.6.2 Village Area Plans must meet the following criteria:

1.) Detailed village boundaries must be established through the adoption of a Village Area Plan (VAP). No development shall be permitted within a Neighborhood or Neighborhood Village Center until a VAP for the entire village has been approved by the Pasco County Board of County Commissioners. A VAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

2.) The VAP must include at a minimum the following information:

a.) Identification of Preliminary VAP Boundaries.

Preliminary boundaries will be based on the criteria contained in Policies 8.5.1. and 8.5.2. of the New Town Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

b.) Site Analysis.

(1.) Identification of extent and location of natural features in the VAP area. The preparation of any VAP shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town DRI ADA.

(2.) Identification of the environmental opportunities and constraints to development within the area.

(3.) Identification of the gross and net usable land area.

(4.) Identification of the preliminary areas suitable to address stormwater management requirements.

(5.) Identification of public facilities and services available to the area; capacity available; and any deficiencies.

c.) Master Development Plan. A Village Master Development Plan must be prepared and include the following elements:

(1.) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of the net and gross density shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the Village Center, a computation of net and gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy 8.5.2.(3).

(2.) Circulation routes for automobiles, pedestrians and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the VAP, design criteria shall be included addressing:

- Right-of-Way width;
- On-street parking (if applicable);
- Design cross section;
- Streetscape.

(3.) The proposed location, size or capacity of major infrastructure components including wastewater, effluent reuse, water, stormwater and solid waste.

(4.) Preliminary design criteria for each land use proposed for the village including, but not limited to:

- Minimum lot size;
- Setbacks;
- Height;
- Density;
- Floor Area Ratio;
- Signage.

8.6.3 The **Town Center Area Plan** must meet the following criteria:

a. Detailed Town Center boundaries must be established through the adoption of a Town Center Area Plan (TCAP). No development shall be permitted within the Town Center until an Area Plan for the Town Center has been approved by the Pasco County Board of County Commissioners. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the

Town Center Area Plan consistent with policy 8.7.1 below. A TCAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The TCAP must include at a minimum the following information:

1.) Identification of Preliminary TCAP Boundaries.

Preliminary boundaries will be based on the criteria contained in Policy 8.5.2(1) of the New Town Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

2.) Site Analysis.

a.) Identification of extent and location of natural features in the TCAP area. The preparation of any TCAP shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town DRI ADA.

b.) Identification of the environmental opportunities and constraints to development within the area.

(c.) Identification of the gross and net usable land area.

(d.) Identification of the preliminary areas suitable to address stormwater management requirements.

(e.) Identification of public facilities and services available to the area; capacity available; and any deficiencies.

3.) Master Development Plan. A Town Center Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the Town Center, a computation of net and gross residential density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy 8.5.2.(1).

(b) Circulation routes for automobiles, pedestrians and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the TCAP, design criteria shall be included addressing:

- Right-of-Way width;
- On-street parking (if applicable);
- Design cross section;
- Streetscape.

(c) The proposed location, size or capacity of major infrastructure components including wastewater, effluent reuse, water, stormwater and solid waste.

(d) Preliminary design criteria for each land use proposed for the Town Center including, but not limited to:
- Minimum lot size;
- Setbacks;
- Height;
- Density;
- Floor Area Ratio;
- Signage.

8.6.4 The **Employment Center Area Plan** must meet the following criteria:

a. Detailed Employment Center boundaries must be established through the adoption of an Employment Center Area Plan (ECAP). No development shall be permitted within the Employment Center until an Area Plan for the Employment Center has been approved by the Pasco County Board of County Commissioners. A ECAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The ECAP must include at a minimum the following information:

1.) Identification of Preliminary ECAP Boundaries.

Preliminary boundaries will be based on the criteria contained in Policy 8.5.2.(4) of the New Town Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

2.) Site Analysis.

(a.) Identification of extent and location of natural features in the ECAP area. The preparation of any ECAP shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town DRI ADA.

(b.) Identification of the environmental opportunities and constraints to development within the area.

(c.) Identification of the gross and net usable land area.

(d.) Identification of the preliminary areas suitable to address stormwater management requirements.

(e.) Identification of public facilities and services available to the area; capacity available; and any deficiencies.

3.) Master Development Plan. An Employment Center Master Development Plan must be prepared and include the following elements:

(a.) A computation of non-residential intensity shall be provided along with permitted uses and the character of proposed uses.

(b.) Circulation routes for automobiles, pedestrians and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the ECAP, design criteria shall be included addressing:

- Right-of-Way width;
- On-street parking (if applicable);
- Design cross section;
- Streetscape.

(c.) The proposed location, size or capacity of major infrastructure components including wastewater, effluent reuse, water, stormwater and solid waste.

(d.) Preliminary design criteria for each land use proposed for the Employment Center including, but not limited to:

- Minimum lot size;
- Setbacks;
- Height;
- Floor Area Ratio;
- Signage.

OBJECTIVE 8.7 To ensure that development within the New town is in conformance with the Objectives, Policies, Principles, standards and criteria contained herein.

8.7.1 Require review and approval of New Town Development as follows:

a. The New Town must receive approval as a DRI as specified in Chapter 380, F.S.

b. Subsequent to approval of a DRI Development Order (DO), the New Town must be rezoned to Master Planned Unit Development (MPUD)as specified in the Pasco County Land Development Code.

c. No development or land alteration is permitted within Villages, the Town Center or the Employment Center until a Village Area Plan (VAP), Town Center Area Plan (TCAP) or Employment Center Area Plan (ECAP) is completed and approved. Each VAP, TCAP and the ECAP must be approved as an amendment to the Master Development Plan and will be subject to additional agency review through the submittal of a notification of proposed change, pursuant to Section 380.06, F.S. The 380.06 review of said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area, and an archaeological and historical resources survey of the

area including coordination with the Department of State, Division of Historical Resources, and shall take into consideration the Map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan and a modification to Map H provided identifying general development land uses, preservation and wetland areas within the Area Plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan, provided the limited review described above for wetlands, listed species and archaeological and historic resources for those tracts on which the collge and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, F.S. VAPs, TCAP and the ECAP will be submitted with the DRI Annual Report for the reporting period in which they were approved. Annual Reports will also monitor and report on development within approved Area Plans and compliance with applicable policies.

TABLE 2-3

COMPREHENSIVE PLAN FOR UNINCORPORATED PASCO COUNTY
FUTURE LAND USE CLASSIFICATION SYSTEM

FUTURE LAND USE CLASSIFICATION	MAP SYMBOL	DENSITY/INTENSITY RESTRICTIONS (Units/acre, FAR)	REQUIRED LAND USE MIX		NOTES
20) NewTown	NT	Overall 2.0 units/gross acre Minimum. Town Center: Minimum Size: 300 acres 2.0 units/gross acre Minimum 8.0 units/net acre Minimum 3.0 FAR Maximum Village Center: Maximum Size - 60 acres 2.0 units/gross acre Minimum 6.0 units/net acre Minimum 2.0 FAR Maximum Employment Center: 0.75 FAR Maximum		Minimum Land Area	Intent - To create a compact urban center in central Pasco County providing an alternative to the County's historically scattered, low density development pattern. The NewTown must be: • More compact, creating a sense of place; • Mixed Use, providing a greater variety of uses closer to home and work; • Pedestrian-oriented, thereby reducing reliance on the automobile; • Able to achieve a balance between jobs and housing; and, • Environmentally sensitive, providing wildlife corridors and upland habitat preservation. See Future Land Use Goal 8 and associated Objectives and Standards for development guidelines and criteria. This land use classification must be implemented in context with an approved DRI Application for Development Approval. See Future Land Use Objective 8.5, Policy 8.5.1 for Area Plan requirements.
			Town Center:		
			Residential	15%	
			Retail & Personal Services	20%	
			Office	10%	
			Public and Civic	20%	
			Public Parks/Open Space	5%	
			Village Center:		
			Residential	30%	
			Retail & Personal Services	20%	
			Office	5%	
			Public & Civic	10%	
			Public Parks/Open Space	5%	
			Employment Center: The general range of permitted uses include retail, office, service, light industrial, warehouse/distribution, and public.	No minimum land area restrictions apply.	

Connerton

NEW TOWN

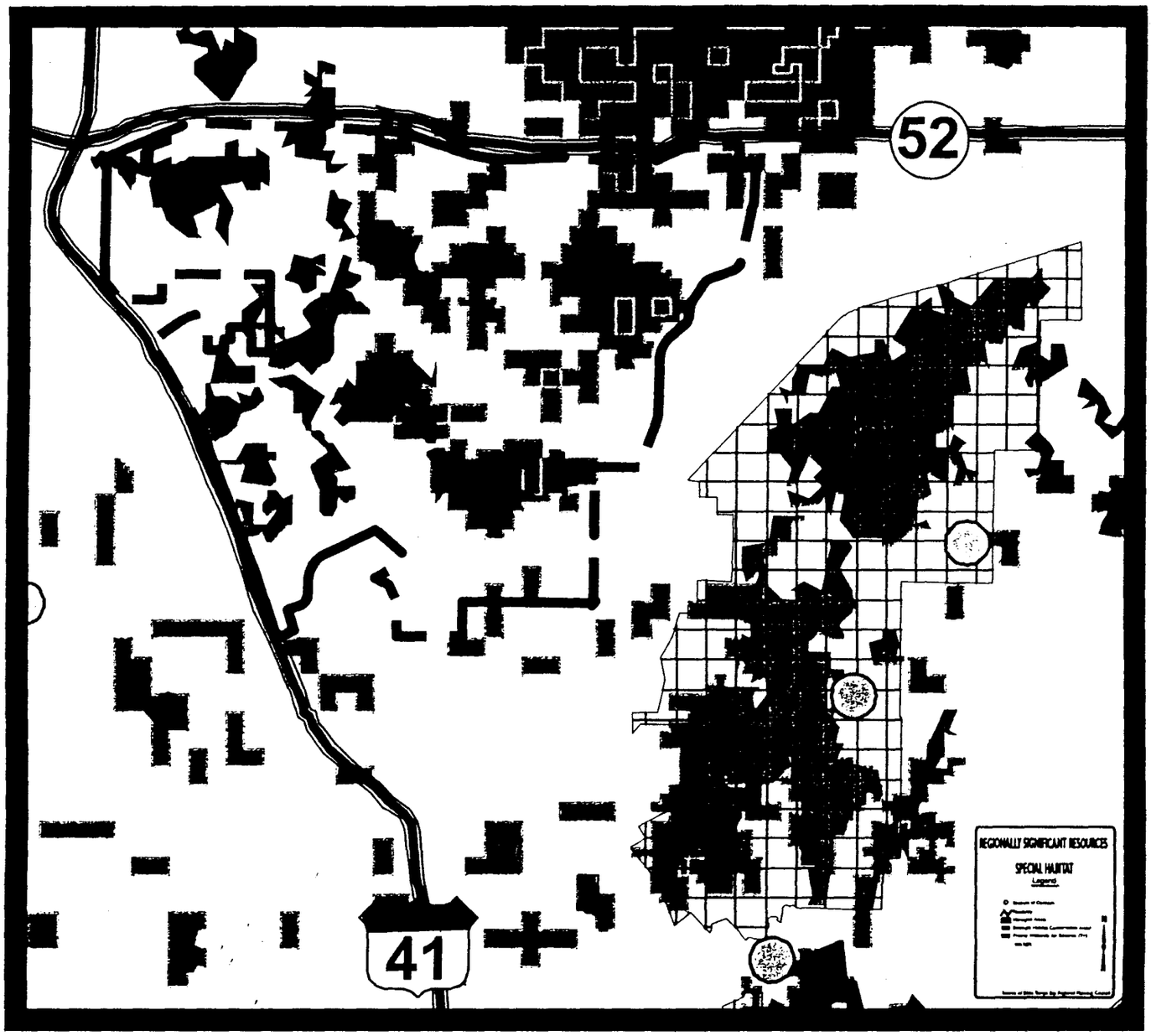


Exhibit F
Potential Regionally Significant Resources,
TBRPC

King
ENGINEERING ASSOCIATES, INC
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
(813) 880 8881
www.kingengineering.com

Note:
(1.) TBRPC graphic was intended to be used for Planning Purposes Only
(2.) ■ Each small square equals approximately 37 Acres

Connerton

NEW TOWN

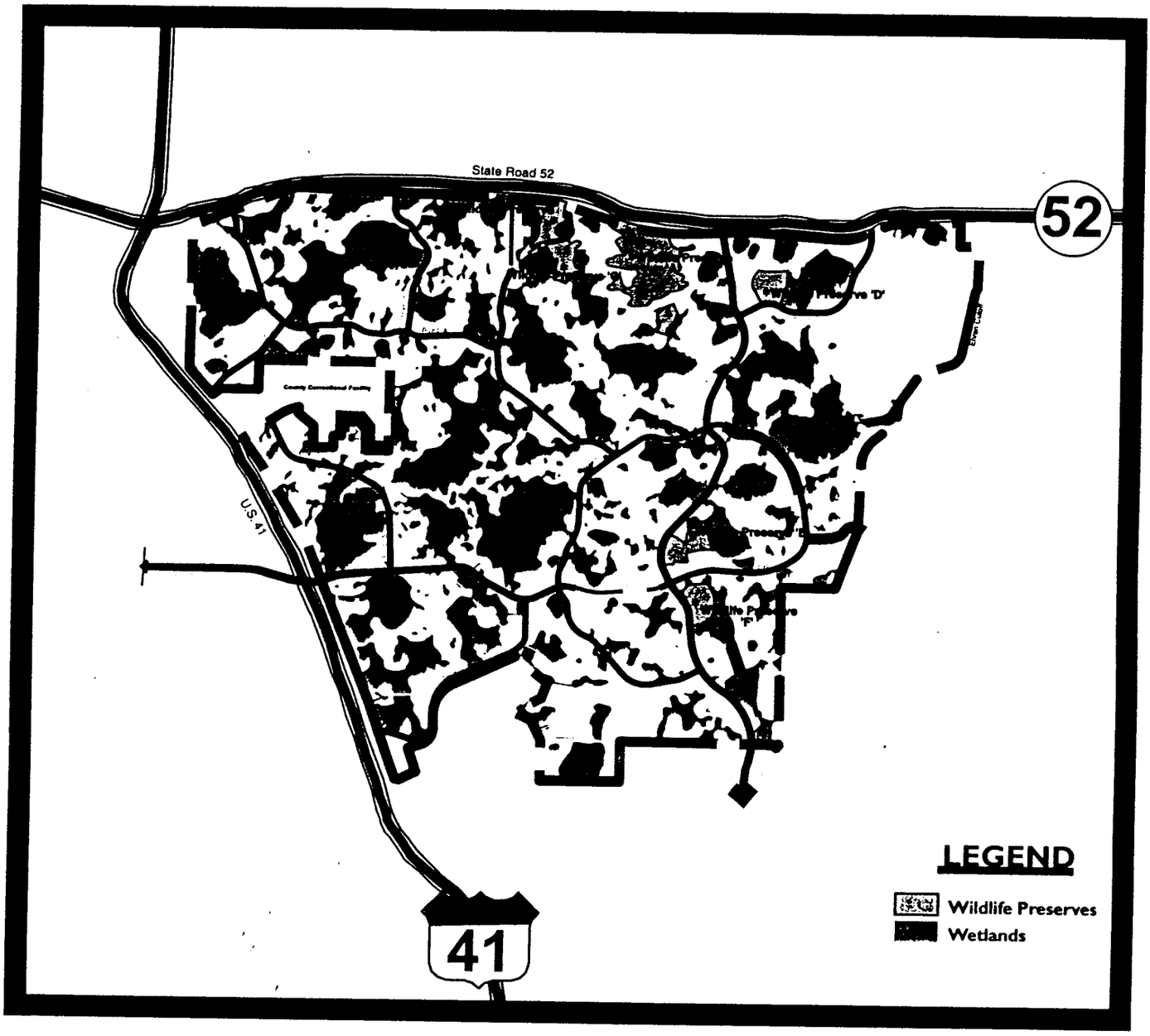
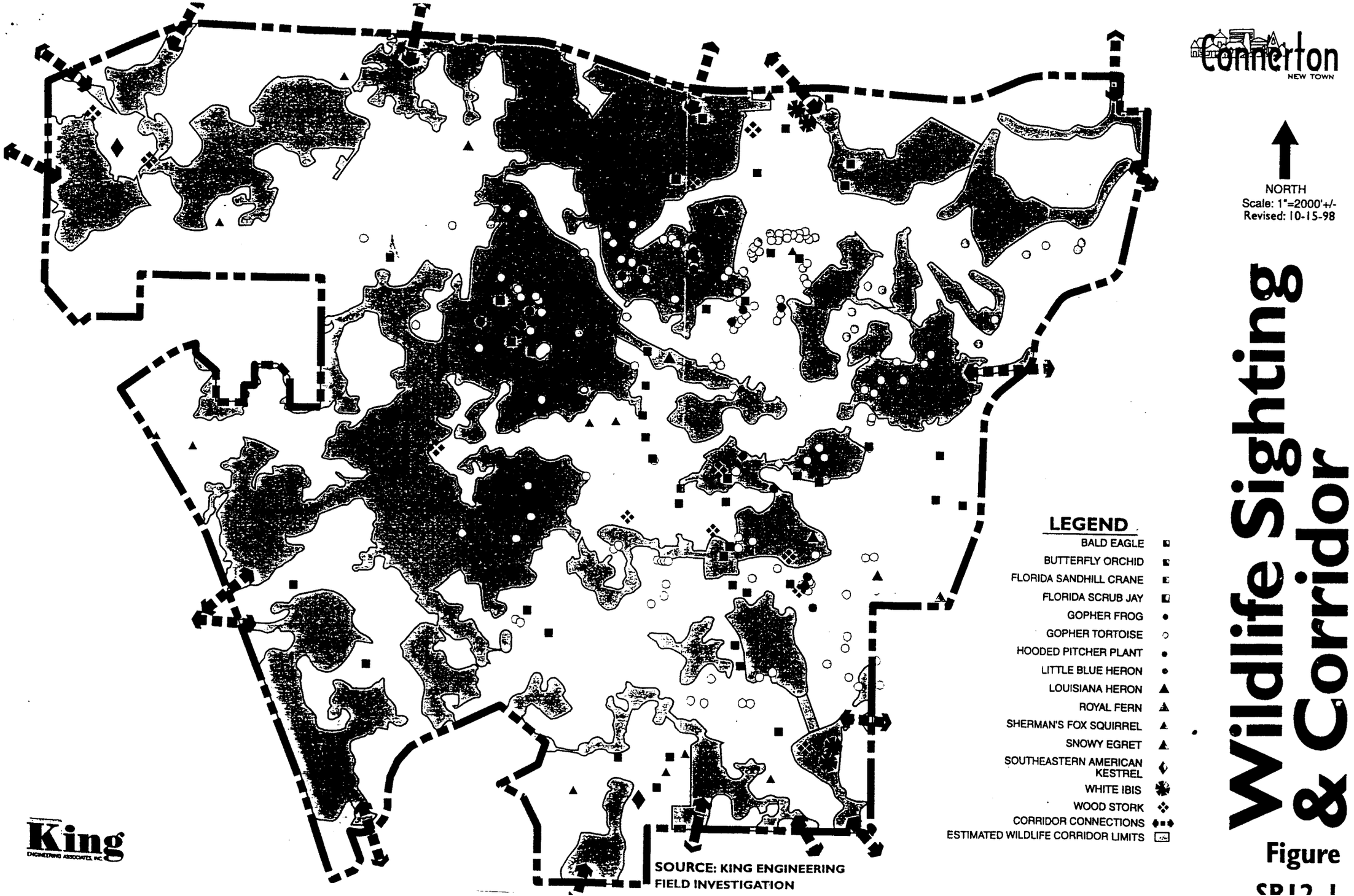


Exhibit G
Wildlife Preserves
and Wetlands

King
ENGINEERING ASSOCIATES INC
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
(813) 880 8881
www.kingengineering.com

map board as

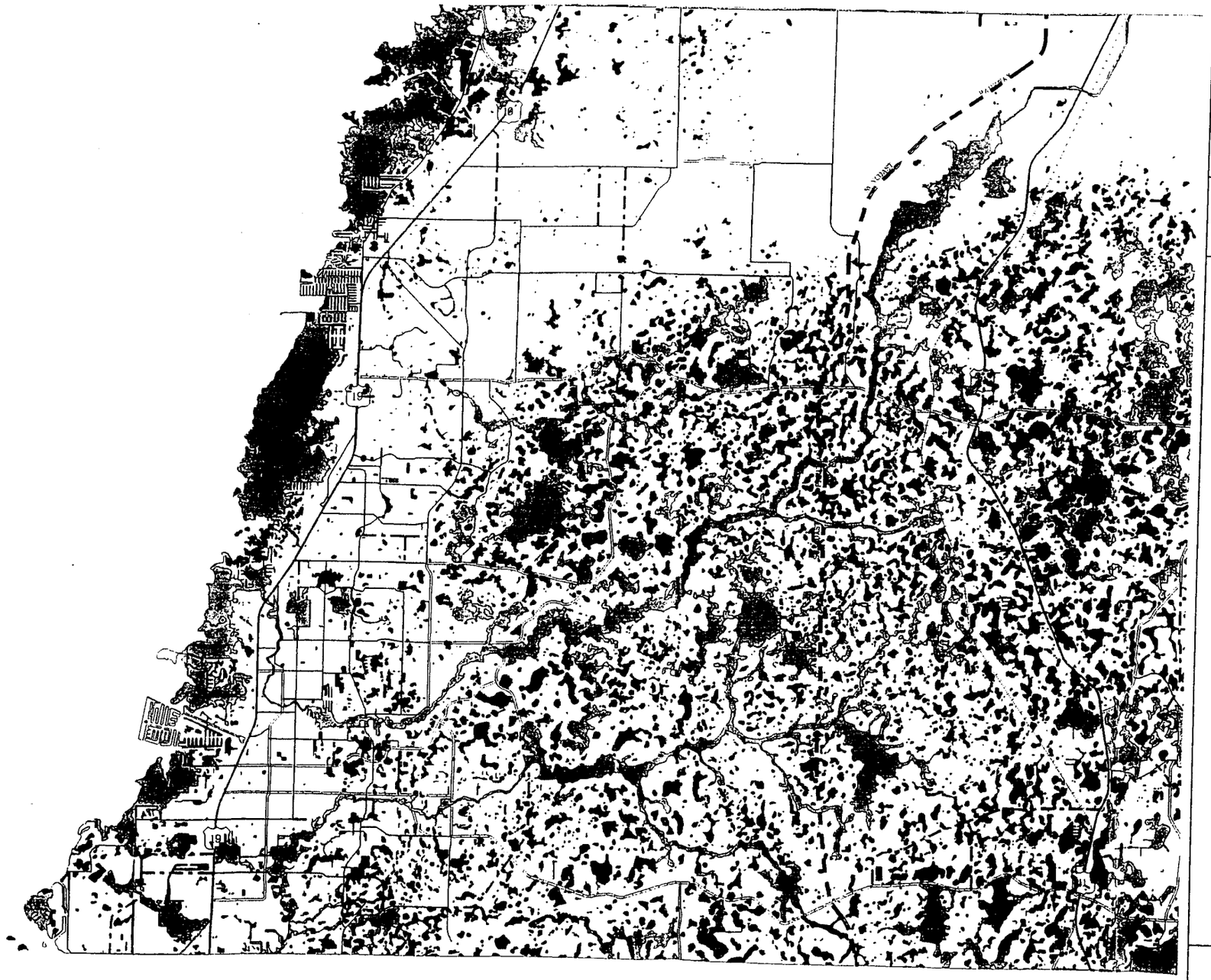


Wildlife Sighting & Corridor

Figure

SP12.1

EXHIBIT H



THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

MAP # 2 - 5a

WATER AND
WETLANDS

CATEGORY I
WETLANDS

CATEGORY II
WETLANDS

CATEGORY III
WETLANDS

SOURCE:
SWFWMD - 1997
FEMA MAPS - 1995

PRINT DATE 07/99

EXHIBIT I - PAGE 1 OF 3

THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

MAP # 2 - 5b

WATER AND
WETLANDS

CATEGORY I
WETLANDS

CATEGORY II
WETLANDS

CATEGORY III
WETLANDS

SOURCE:
SWFWMD - 1997
FEMA MAPS - 1995

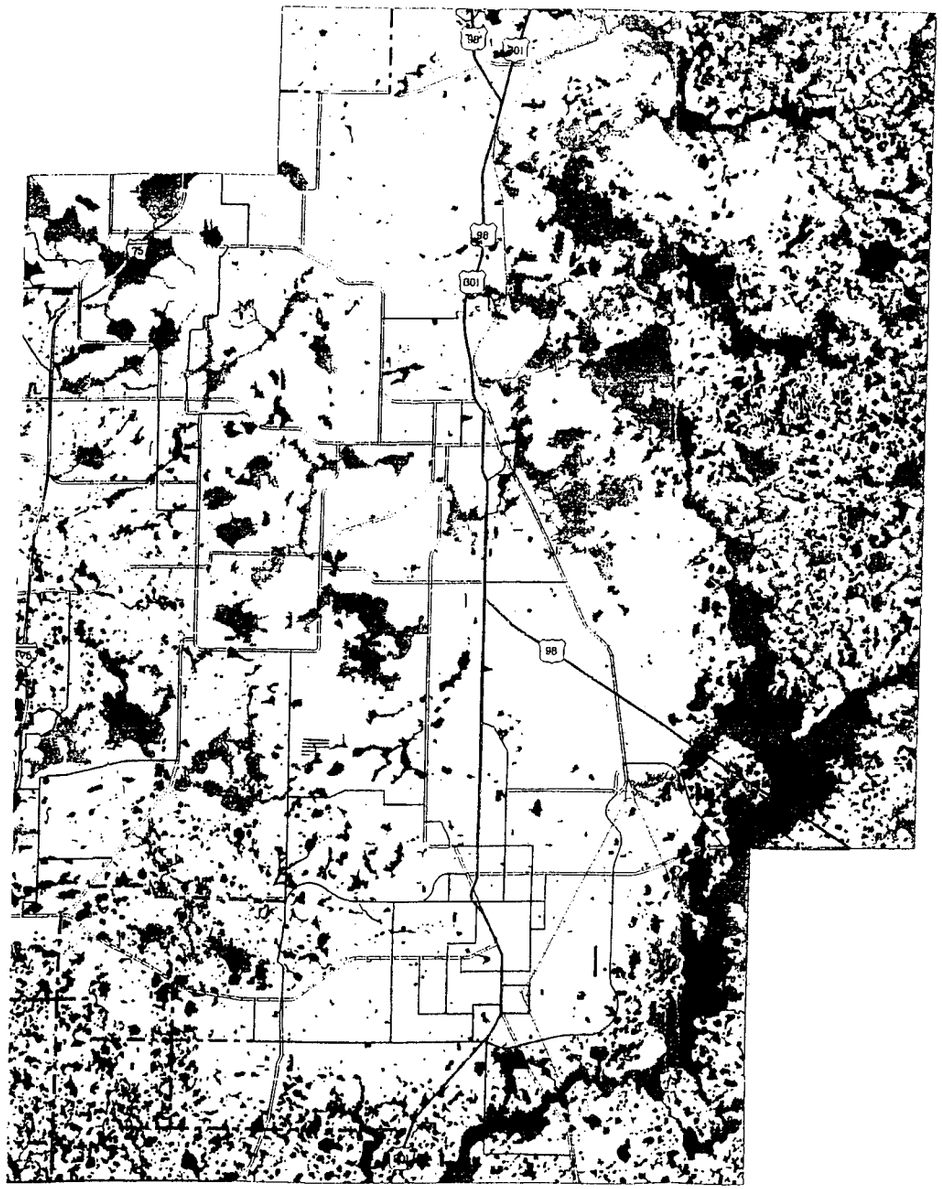
0 1 mi 2 mi

NORTH

PRINT DATE 07/99

EXHIBIT I - PAGE 2 OF 3

R 20 E | R 21 E | R 22 E



THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

MAP # 2 - 5c

WATER AND
WETLANDS

CATEGORY I
WETLANDS

CATEGORY II
WETLANDS

CATEGORY III
WETLANDS

SOURCE:
SWFWMD - 1997
FEMA MAPS - 1995

0 1.25 mi 2.5 mi NORTH

PRINT DATE: 07/99

EXHIBIT I - PAGE 3 OF 3

NOTICE OF ADOPTION OF THE DEVELOPMENT ORDER FOR THE CONNERTON DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 00-252 dated this 18th day of July, 2000, has adopted the development order for a Development of Regional Impact known as Connerton (Resolution No. 00-252). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibit C of the development order.

A legal description of the property covered and the development order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit C nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

Pat Mulieri

PAT MULIERI, Ed.D., CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

APPROVED
JUL 18 2000

State of Florida)
County of Pasco)

The foregoing Notice of Adoption of Development Order was acknowledged before me this 18th day of July, 2000.

Elaine H. Phelps
~~Notary Public~~ Deputy Clerk
State of Florida at Large
My Commission Expires:

PASCO COUNTY COMMISSIONERS ORGANIZED JUNE 2ND 1887 FLORIDA

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the County Attorney

BY: Robert S. Sumner
ATTORNEY

gm/conner08/41

EXHIBIT E

PROPOSED CHANGES TO THE PASCO COUNTY COMPREHENSIVE PLAN CHAPTER 2 - FUTURE LAND USE

NEW TOWN FUTURE LAND USE CLASSIFICATION

November 23, 1998
(Amended July 24, 2000)

GOAL 8: To create a compact urban center in central Pasco County providing an alternative to the County's historically scattered, low density development pattern.

OBJECTIVE 8.1 Direct 20% of the growth which will occur in Pasco County between 2000 and 2015 into a centrally located urban center.

8.1.1 Adopt a New Town Future Land Use Classification which will facilitate the development of an urban center.

8.1.2 Prioritize the provision of infrastructure necessary to support the New Town through amendments to the Transportation, Infrastructure and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County Local Government, Pasco County Metropolitan Planning Organization (MPO), the Florida Department of Transportation (FDOT) and other state agencies.

8.1.3 Develop, by the year 2010, a central Pasco Government Center.

OBJECTIVE 8.2 Encourage economic development while creating a functional balance between residential and non-residential land uses as quantified in Policy 8.2.1.

8.2.1 Require that the New Town provide a minimum of 1.3 jobs per household within a 5 mile radius.

8.2.2 Require the phasing of residential development within the New Town to assure the coordination of jobs and housing.

OBJECTIVE 8.3 Reduce reliance on the automobile as the primary mode of transportation for New Town residents.

8.3.1 Require a mix of land uses within close proximity to work and home as specified in Policy 8.5.2.

8.3.2 Develop, by the year 2010, a central Pasco Government Center to meet the needs of New Town residents.

8.3.3 Provide a network of pedestrian trails and bicycle paths which are as good as the network for

motorists.

8.3.4 Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

8.3.5 Incorporate transit-oriented design features such as:

- Mix of land uses vertically as well as horizontally;
- Inclusion of civic uses;
- Placement of higher density and senior housing near commercial centers and civic uses;
- Design of street networks with multiple connections and relatively direct routes.

8.3.6 Require, as appropriate, new non-residential development within the NewTown to provide TDM programs for local employees which may include such programs as:

- Car and Van pools;
- Ride-sharing;
- Staggered work hours;
- Telecommuting.

OBJECTIVE 8.4 Require a systems approach to environmental planning and design within the New Town.

8.4.1 Channel development into areas that are already disturbed.

8.4.2 Preserve high-quality habitat connected by wildlife corridors of an average 100' width.

8.4.3 Design around significant wetlands, preserving the wetlands on-site consistent with the following policies:

1. Category I conservation areas shall mean those wetland areas which meet at least one of the following criteria:

   (a) Any wetland of any size that has a hydrological connection to natural surface water bodies or Floridan Aquifer; or

   (b) Any wetland of any size that is within a lake littoral zone; or

   (c) Any large isolated uninterrupted wetlands one hundred (100) acres or larger; or

   (d) Any wetland of any size that provides critical habitat for federal and/or state listed threatened or endangered species.

   Category II conservation areas shall mean those wetland areas which meet any of the following criteria:

   a) Consist of isolated wetlands or formerly isolated wetlands which by way of man's

activities have been directly connected to other surface water drainage; and are greater or equal to five (5) acres; or

(b) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Category III conservation areas shall mean those wetland areas which meet all of the following criteria:

(a) Isolated wetlands less than five (5) acres; and
(b) Do not otherwise qualify as a Category I or Category II conservation area.

2. Limit the removal, alteration and encroachment within Category I Conservation Areas to cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land. The protection, preservation and continuing viability of Category I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas.

   Removal, encroachment and alteration for Category II conservation areas should be presumed to be allowed unless removal, encroachment or alteration is contrary to the public interest. Removal, encroachment and alteration may be allowed in Category III conservation areas.

3. Wetlands shall be identified on any proposed development site prior to the issuance of development orders which permit site alteration.

4. When Category I wetlands which provide critical habitat for listed species are proposed for alteration, the proposal shall be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) for review and recommendations.

5. No development shall occur in a Category I, II, or III wetland or wetland setback except as follows:
   (1) Clearing and/or construction of walking trails;

   (2) Construction of timber boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement;

   (3) Dredging and filling within wetlands if:
      (a) Such activity is consistent with 5.2. above; and,
      (b) Such activity complies with requirements of all Federal, State and regional agencies claiming jurisdiction over wetland alteration; and,
      (c) Appropriate justification for alterations is provided to the County.

6. Maximum gross residential density calculations shall be based on pre-development upland

and wetland acreages. Where proposed residential acreage contains wetlands, density credit will be allowed for those wetlands as follows:

(a) Density credit will be allowed for Category I wetlands provided that the areas so classified do not exceed 10% of the developable residential acreage.

(b) Density credit will be allowed for Category II wetlands provided that the areas so classified do not exceed 25% of the developable residential acreage.

(c) Density credit will be allowed for 100 percent of Category III wetlands.

7. Maximum gross non-residential intensity calculations shall be based on pre-development upland and wetland acreages. Where proposed non-residential acreage contains wetlands, intensity credit for F.A.R. calculations will be allowed for those wetlands as follows:

(a) Intensity credit will be allowed for Category I wetlands provided that the areas so classified do not exceed 10% of the developable non-residential acreage.

(b) Intensity credit will be allowed for Category II wetlands provided that the areas so classified do not exceed 25% of the developable non-residential acreage.

(c) Intensity credit will be allowed for 100 percent of Category III wetlands.

8.4.4 Require upland buffers around post development wetlands consistent with Conservation Element policies.

8.4.5 Preserve significant upland habitat, consistent with policies contained in the Conservation Element the amount and location of which will be determined through on-site surveys of wildlife and wildlife habitat.

8.4.6 Encourage restoration and enhancement of ecological functions damaged by prior activities.

8.4.7 Minimize runoff by clustering development and using infiltration facilities.

8.4.8 Detain runoff with open, natural drainage systems.

8.4.9 Design man-made lakes and stormwater ponds for maximum environmental value.

8.4.10 Use reclaimed water and integrated pest management on large landscaped areas.

8.4.11 Use and require the use of Xeriscape landscaping.

OBJECTIVE 8.5 Implement policies which ensure that development within the New Town will be:

- compact, discouraging urban sprawl and building a sense of place and community;
- mixed use, providing a greater variety of uses closer to home and work;
- pedestrian oriented, reducing reliance on the automobile;
- environmentally sensitive, providing wildlife corridors and upland habitat preservation;
- able to provide a diversity of housing types to enable citizens from a wide range

of economic levels and age groups to live within its boundaries; and

- able to provide a reasonable balance between jobs and housing.

8.5.1 Require the New Town to utilize Neighborhoods, Villages and Village Centers as building blocks around a central Town Center.

8.5.2 Require the implementation of the following Principles and Standards:

(1) **Town Center Principles and Standards**

a. A Town Center shall be developed in support of the Villages in the New Town. The purpose of the Town Center will be to provide a place for civic, public, residential, office, retail and business land uses with a more community-wide market base, the scale and intensity of which shall not be permitted in the villages. The Town Center shall be planned and located so that it has access to the major road network. The Town Center must be designed to be integrated with the collector streets, pedestrian and bike path systems provided in individual villages.

b. The following standards shall be used in designing the Town Center:

Minimum Size: 300 net developable acres
Minimum Density: 2.0 units/gross residential acre and 8.0 units/net residential acre
Maximum FAR: 3.0

LAND USE MIX	MINIMUM LAND AREA REQUIRED**
1. Residential*	15%
2. Retail and Personal Services	20%
3. Regional Office	10%
4. Public and Civic	20%
5. Public Parks/Open Space	5%

*Residential dwellings are permitted above ground floor commercial uses.
**Vertical integration of uses is encouraged. Where more than one use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

(2.) **Village Principles and Standards**

Each Village must adhere to the following planning principles:

a. Each Village shall be designed so that it includes no less than 300 and no greater

than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and Village Centers.

b. The minimum average gross density within the Village shall be 2.0 units/acre. Gross density refers to the total number of dwelling units divided by the Village gross land area. The minimum average net density for all residential development within the New Town shall be four units per net residential acre.

c. The Village shall be composed of 5 or more residential neighborhoods of approximately 25 to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space and institutional uses.

d. Planning for the Village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the Village residents.

e. Village size shall be such that housing is generally within a 1.0 mile radius of the Village Center (shops, services and other activities). The radius may be relaxed where natural or community facilities and services interrupt the design.

f. Each Village must contain a central public focal point consisting of an elementary school (if Village demographics require school facilities), and any, all, or a combination of parks, public facilities such as churches or community centers and neighborhood commercial uses as described below.

g. The Village shall contain useable open space in the form of squares, greens and parks whose use is encouraged through placement and design.

h. Each Village shall have a well defined, designated edge, which will be established through greenbelts or natural areas permanently protected from development, or other physical separation.

i. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully-connected routes from individual neighborhoods to the Village Center and to other villages.

j. The natural terrain, drainage and vegetation of the area shall be preserved with examples contained within parks or greenbelts.

(3.) **Village Center Principles and Standards**

a. Commercial development shall be permitted in conjunction with a Village Center. The Village Center shall function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The Village Center shall provide for a mix of residential and non-residential uses. Non-residential uses include

commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods.

b. The following standards shall be used in designing the Village Center:

Maximum Size:	60 net developable acres
Minimum Density:	2.0 units/gross acre and 6.0 units/net acre
Maximum FAR:	2.0

LAND USE MIX	MINIMUM LAND AREA REQUIRED**
1. Residential*	30%
2. Retail and Personal Services	20%
3. Office	5%
4. Public and Civic	10%
5. Public Parks/Open Space	5%

* Residential dwellings are permitted above ground floor commercial uses.
** Vertical integration of uses is encouraged. Where more than one use occurs within a structure, the acreage associated with that structure may be counted toward the minimum land requirement for each use.

c. The Village Center shall be located on a road which functions as a collector serving the Village or at the junction of two such collector roads. The collector road may not split the Village Center unless the posted speed is reduced to 25 mph.

d. The Village Center may not be consolidated into a larger commercial complex serving more than one Village.

e. The Village Center shall maintain a separation of approximately 3,960 feet (3/4 mile) from another Village Center.

f. School sites, if required, shall not be included in the computation for maximum size of the Village Center.

(4) **Employment Center Principles and Standards**

a. In order to further ensure that the New Town achieves a functional balance between jobs and housing as specified in Policy 8.2.1, a designated Employment Center will be established. The Employment Center shall have good access to the major road network while providing internal access to the Villages and Town

Center. New Town residents shall be able to make the trip from home to the Employment Center without leaving the New Town.

b. The following standards and criteria shall be used in designing the Employment Center:

- local and collector streets, pedestrian paths and bike paths which contribute to a system of fully-connected routes between Villages, Village Centers and the Town Center;
- useable open space for employees and visitors; and
- preservation of the natural terrain, drainage and vegetation with examples contained within parks, open space or greenbelts.

c. Uses permitted for consideration within the Employment Center include retail, office, service, light industrial, warehouse/distribution, and public.

d. The Maximum FAR in the Employment Center shall be .75.

OBJECTIVE 8.6 Replace piecemeal planning which reacts to development on a project by project basis with a long range vision.

8.6.1 Require the preparation, submission and approval of detailed area plans for each Village, the Town Center and the Employment Center prior to the initiation of construction within individual Villages, the Town Center or the Employment Center. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with policy 8.7.1 below.

8.6.2 Village Area Plans must meet the following criteria:

1.) Detailed village boundaries must be established through the adoption of a Village Area Plan (VAP). No development shall be permitted within a Neighborhood or Village Center until a VAP for the entire village has been approved by the Pasco County Board of County Commissioners. A VAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

2.) The VAP must include at a minimum the following information:

a.) Identification of Preliminary VAP Boundaries.

Preliminary boundaries will be based on the criteria contained in Policies 8.5.1. and 8.5.2. of the New Town Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

b.) Site Analysis.

(1.) Identification of extent and location of natural features in the VAP area. The preparation of any VAP shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town DRI ADA.

(2.) Identification of the environmental opportunities and constraints to development within the area.

(3.) Identification of the gross and net usable land area.

(4.) Identification of the preliminary areas suitable to address stormwater management requirements.

(5.) Identification of public facilities and services available to the area; capacity available; and any deficiencies.

c.) Master Development Plan. A Village Master Development Plan must be prepared and include the following elements:

(1.) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of the net and gross density shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the Village Center, a computation of net and gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy 8.5.2.(3).

(2.) Circulation routes for automobiles, pedestrians and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the VAP, design criteria shall be included addressing:
- Right-of-Way width;
- On-street parking (if applicable);
- Design cross section;
- Streetscape.

(3.) The proposed location, size or capacity of major infrastructure components including wastewater, effluent reuse, water, stormwater and solid waste.

(4.) Preliminary design criteria for each land use proposed for the village including, but not limited to:
- Minimum lot size;
- Setbacks;
- Height;
- Density;

- Floor Area Ratio;
- Signage.

8.6.3 The **Town Center Area Plan** must meet the following criteria:

a. Detailed Town Center boundaries must be established through the adoption of a Town Center Area Plan (TCAP). No development shall be permitted within the Town Center until an Area Plan for the Town Center has been approved by the Pasco County Board of County Commissioners. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with policy 8.7.1 below. A TCAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The TCAP must include at a minimum the following information:

1.) Identification of Preliminary TCAP Boundaries.

Preliminary boundaries will be based on the criteria contained in Policy 8.5.2(1) of the New Town Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

2.) Site Analysis.

a.) Identification of extent and location of natural features in the TCAP area. The preparation of any TCAP shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town DRI ADA.

b.) Identification of the environmental opportunities and constraints to development within the area.

(c.) Identification of the gross and net usable land area.

(d.) Identification of the preliminary areas suitable to address stormwater management requirements.

(e.) Identification of public facilities and services available to the area; capacity available; and any deficiencies.

3.) Master Development Plan. A Town Center Master Development Plan must be prepared and include the following elements:

(a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of

proposed uses, and proposed lot sizes. For the Town Center, a computation of net and gross residential density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy 8.5.2.(1).

(b) Circulation routes for automobiles, pedestrians and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the TCAP, design criteria shall be included addressing:
- Right-of-Way width;
- On-street parking (if applicable);
- Design cross section;
- Streetscape.

(c) The proposed location, size or capacity of major infrastructure components including wastewater, effluent reuse, water, stormwater and solid waste.

(d) Preliminary design criteria for each land use proposed for the Town Center including, but not limited to:
- Minimum lot size;
- Setbacks;
- Height;
- Density;
- Floor Area Ratio;
- Signage.

8.6.4 The **Employment Center Area Plan** must meet the following criteria:

a. Detailed Employment Center boundaries must be established through the adoption of an Employment Center Area Plan (ECAP). No development shall be permitted within the Employment Center until an Area Plan for the Employment Center has been approved by the Pasco County Board of County Commissioners. A ECAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The ECAP must include at a minimum the following information:

1.) Identification of Preliminary ECAP Boundaries.

Preliminary boundaries will be based on the criteria contained in Policy 8.5.2.(4) of the New Town Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

2.) Site Analysis.

(a.) Identification of extent and location of natural features in the ECAP area. The preparation of any ECAP shall utilize, but not be limited to, the baseline environmental mapping prepared for the New Town DRI ADA.

(b.) Identification of the environmental opportunities and constraints to development within the area.

(c.) Identification of the gross and net usable land area.

(d.) Identification of the preliminary areas suitable to address stormwater management requirements.

(e.) Identification of public facilities and services available to the area; capacity available; and any deficiencies.

3.) Master Development Plan. An Employment Center Master Development Plan must be prepared and include the following elements:

(a.) A computation of non-residential intensity shall be provided along with permitted uses and the character of proposed uses.

(b.) Circulation routes for automobiles, pedestrians and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the ECAP, design criteria shall be included addressing:

- Right-of-Way width;
- On-street parking (if applicable);
- Design cross section;
- Streetscape.

(c.) The proposed location, size or capacity of major infrastructure components including wastewater, effluent reuse, water, stormwater and solid waste.

(d.) Preliminary design criteria for each land use proposed for the Employment Center including, but not limited to:

- Minimum lot size;
- Setbacks;
- Height;
- Floor Area Ratio;
- Signage.

OBJECTIVE 8.7 To ensure that development within the New town is in conformance with the Objectives, Policies, Principles, standards and criteria contained herein.

8.7.1 Require review and approval of New Town Development as follows:

a. The New Town must receive approval as a DRI as specified in Chapter 380, F.S.

b. Subsequent to approval of a DRI Development Order (DO), the New Town must be rezoned to Master Planned Unit Development (MPUD)as specified in the Pasco County Land Development Code.

c. No development or land alteration is permitted within Villages, the Town Center or the Employment Center until a Village Area Plan (VAP), Town Center Area Plan (TCAP) or Employment Center Area Plan (ECAP) is completed and approved. Each VAP, TCAP and the ECAP must be approved as an amendment to the Master Development Plan and will be subject to additional agency review through the submittal of a notification of proposed change, pursuant to Section 380.06, F.S. The 380.06 review of said plans shall be limited to a consideration of wetland boundaries for the area, additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed species in the area, and an archaeological and historical resources survey of the area including coordination with the Department of State, Division of Historical Resources, and shall take into consideration the Map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan and a modification to Map H provided identifying general development land uses, preservation and wetland areas within the Area Plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan, provided the limited review described above for wetlands, listed species and archaeological and historic resources for those tracts on which the collge and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, F.S. VAPs, TCAP and the ECAP will be submitted with the DRI Annual Report for the reporting period in which they were approved. Annual Reports will also monitor and report on development within approved Area Plans and compliance with applicable policies.

TABLE 2-3

COMPREHENSIVE PLAN FOR UNINCORPORATED PASCO COUNTY
FUTURE LAND USE CLASSIFICATION SYSTEM

FUTURE LAND USE CLASSIFICATION	MAP SYMBOL	DENSITY/INTENSITY RESTRICTIONS (Units/acre, FAR)	REQUIRED LAND USE MIX		NOTES
20) NewTown	NT	Overall 2.0 units/gross acre Minimum. Town Center: Minimum Size: 300 acres 2.0 units/gross acre Minimum 8.0 units/net acre Minimum 3.0 FAR Maximum Village Center: Maximum Size - 60 acres 2.0 units/gross acre Minimum 6.0 units/net acre Minimum 2.0 FAR Maximum Employment Center: 0.75 FAR Maximum		Minimum Land Area	Intent - To create a compact urban center in central Pasco County providing an alternative to the County's historically scattered, low density development pattern. The NewTown must be: • More compact, creating a sense of place; • Mixed Use, providing a greater variety of uses closer to home and work; • Pedestrian-oriented, thereby reducing reliance on the automobile; • Able to achieve a balance between jobs and housing; and, • Environmentally sensitive, providing wildlife corridors and upland habitat preservation. See Future Land Use Goal 8 and associated Objectives and Standards for development guidelines and criteria. This land use classification must be implemented in context with an approved DRI Application for Development Approval. See Future Land Use Objective 8.5, Policy 8.5.1 for Area Plan requirements.
			Town Center: Residential Retail & Personal Services Office Public and Civic Public Parks/Open Space Village Center: Residential Retail & Personal Services Office Public & Civic Public Parks/Open Space Employment Center: The general range of permitted uses include retail, office, service, light industrial, warehouse/distribution, and public.	15% 20% 10% 20% 5% 30% 20% 5% 10% 5% No minimum land area restrictions apply.	