

STATE OF FLORIDA  
LAND AND WATER ADJUDICATORY COMMISSION

IN RE:

CENTENNIAL, (f/k/a RAMBLEWOOD), )  
a Development of Regional Impact )  
Proposed for Pinellas County, )  
Florida )

APPEAL NO. 75-  
CASE NO. 75-2142

*QSP*

RECEIVED  
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BUREAU OF  
ADMINISTRATIVE  
HEARINGS

JOINT STIPULATION FOR FINAL ORDER OF  
THE FLORIDA LAND AND WATER ADJUDICATORY  
COMMISSION AMENDING DEVELOPMENT ORDER  
AND DISMISSING APPEAL

1. The Charter Land and Housing Corporation (hereinafter Developer) filed an application through its agent, Cousins Construction Company, with Pinellas County for development approval for Centennial (f/k/a Ramblewood), a development of regional impact, pursuant to section 380.06, Florida Statutes. Following receipt of the report and recommendations of the Tampa Bay Regional Planning Council, the Board of County Commissioners adopted its development order on October 28, 1975, approving with conditions the Centennial development.
2. The Tampa Bay Regional Planning Council (hereafter TBRPC) and the Division of State Planning (hereafter Division) with the Florida Department of Administration, appealed the development order on the grounds that certain aspects of the development had not been adequately planned and that certain regional impacts had not been resolved.
3. The undersigned parties to the appeal have stipulated that the development order should be amended to approve the Centennial development subject to the following conditions:
  - A. Transportation  
The developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted as eighty (80) feet for the main spinal roadway, and sixty (60) feet for all collectors within the project as part of the site plan review.

*DEI #20*

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Prior to issuance of a Certificate of Occupancy, all roads within said section will have to be constructed according to Pinellas County Subdivision Regulations and/or the Pinellas County Zoning Regulations.

The capacity and loading of transportation facilities in the Centennial area, including but not limited to East Lake Road (between State Road 584 and State Road 586); State Road 586 (between East Lake Road and US 19); and State Road 584 (between East Lake Road and US 19); shall be a limiting factor in subsequent site plan approvals. No site plans shall be approved for Centennial unless it is determined by the County Administration in a written finding, that the above roadways are operating at level of service C or above, and that the expected trips to be generated by such approval would not cause the roadways to operate below level of service C. A site plan disapproval through this procedure may be appealed by the Developer to the Board of County Commissioners. [On appeal, the Board of County Commissioners may approve such site plan upon an affirmative finding that the aforesaid roadways shall not be unduly burdened and improvements or new roads deemed necessary to maintain level of service C or above, as determined by a transportation plan for northeast Pinellas County adopted by the appropriate Urban Area Transportation Study processes, shall be substantially completed by the expected date of completion for the development phase or portion under consideration. Determinations of the level of service of roadways shall be set forth in writing, and shall be based upon the most recent and best available transportation data, including but not limited to average daily traffic counts by the Florida Department of Transportation, and to the extent that appropriate data is available, shall utilize the methodology contained in the Highway Capacity Manual - 1965. In making any determinations pursuant to this provision, the county shall consider applying proportionate uniform treatment in relation to other proposed developments in the area.

#### B. Water Supply

The availability of an adequate, safe, potable water supply shall be a limiting factor in subsequent site plan approvals for Centennial. No site plans shall be approved for Centennial unless it is determined by the County

Administration in written findings of fact that the water demands generated by such approval would not cause the total anticipated demand to exceed the authorized supply of water available to the County system. Such written findings shall be a part of the authorization for any site plan approval for Centennial, and shall include: 1) the anticipated amount of water required, determined by multiplying the proposed number of dwelling units in the site plan by the standard impact factor utilized by the County Water System in accordance with the County's Managed Growth Program which factor shall not exceed 300 gallons per dwelling unit per day; 2) the date this anticipated demand will be reached, based on the developer's estimated buildout period for the development proposed in the site plan; 3) the specific wellfield or other water supply source from which the additional water demand generated by the site plan approval will be met; 4) the projected excess capacity of the County water system at the anticipated date of completion of the development proposed in the site plan, and any commitments that have been made for that excess capacity; 5) the regional impact of withdrawing water from the sources which are required to fulfill the additional water demand based on the data utilized in Findings 1 through 4 and documented by water use permit.

Approval of a site plan pursuant to this provision does not constitute a binding commitment by the County for water supply. Water shall be supplied by Pinellas County pursuant to its adopted Managed Growth Program, and no building permits shall be issued when anticipated demands are equal to or greater than the actual supply of water available to the County system. Water for nonpotable needs shall be obtained from sewage effluent, shallow wells or the retention lake system. The distribution system for irrigation shall not be connected to any county or municipal water source. The existing irrigation wells may be used for general irrigation so long as the impact on County water system does not exceed the present impact, if any.

4. The Development Order, as amended by this Stipulation, shall stay in effect for a period of ten (10) years from and after the date hereof. During this period, the developer shall annually provide Pinellas County, the Tampa Bay Regional Planning Council and the Division of State Planning with a summary of completed construction and an estimate of proposed construction over the remaining life of the development order.

5. The approval granted by this development order is conditional and such approval shall not be construed as granting automatic approval of subsequent phases of the development. Site plan approval shall be required for any development in Centennial (formerly Ramblewood). All requests for site plan approval shall include the proposed buildout period for the area covered by the proposed site plan. A copy of all final site plans approved for Centennial, together with any written findings made pursuant to this development order, shall be transmitted by Pinellas County to the Division of State Planning.

6. This development order shall not encompass or approve any proposed development which constitutes a substantial deviation from the terms of this order, from the representations contained in the application for Development Approval (ADA), or which is commenced after the expiration of the period of effectiveness of this order. The Application for Development Approval submitted by Cousins Construction Company to Pinellas County on or about September 27, 1973, is hereby incorporated by reference and made a part of this development order.

7. This Stipulation shall be binding upon the Developer, its successors and assigns. This Stipulation is supplementary to the development order adopted on October 28, 1975, by Pinellas County. In the event of any conflict between the terms of that order and this Stipulation, the terms of this Stipulation shall be controlling. All conditions, restrictions, and Stipulations contained in this Stipulation may be enforced by any party hereto by action at law or in equity.

8. The Parties to this Stipulation hereby acknowledge that the development order of Pinellas County dated October 28, 1975, as modified by this Stipulation, shall be made effective by final order of the Florida Land and Water Adjudicatory Commission and that this appeal may be thereafter dismissed.

PINELLAS COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: [Signature]  
Authorized Signature

CHARTER LAND AND HOUSING  
CORPORATION.

BY: [Signature]  
Authorized Signature

TAMPA BAY REGIONAL  
PLANNING COUNCIL

BY: [Signature]

DIVISION OF STATE PLANNING

BY: [Signature]  
R. G. Whittle, Jr.  
Director

CENTENNIAL - DEVELOPMENT ORDER #20

SUMMARY

The following is a clarification of the Centennial  
DRI development of Regional Impact issued May, 1974.

This Development Order specifically sets out the conditions of the proposed construction which are as follows. This project is consistent with current development activities in northern Pinellas County and the adopted County Land Use Plan, which provides for urban development in the Lake Tarpon Area under the RPD zoning (Pinellas County Zoning Regulations Section XXXIII). Since the Centennial project is compatible with existing plans of the development for that area, it is the recommendation of the Planning Department that this development order be issued by the Board of County Commissioners, subject to the following conditions:

DRI DEVELOPMENT ORDER FOR CENTENNIAL

Let it be known that pursuant to Section 380.06(7), Florida Statutes,  
the Board of County Commissioners of Pinellas County has heard  
at a public hearing held on April 15, 1974, the application for  
development approval for Centennial, a development of  
regional impact consisting of a residential development of 5,700  
units, to be located in Pinellas County on  
through 2005.

Pursuant to Section 380.06 and after due consideration of the consistency of this development with the regulations, and the regional report, this body took the following action:

approval with the attached conditions.

of this development.

DRI DEVELOPMENT ORDER

Let it be known that pursuant to Section 380.06(7), Florida Statutes the Hearing Examiner, acting in behalf of the Board of County Commissioners of Pinellas County has heard at a public hearing on April 15, 1974, the application for Centennial, (formerly Ramblewood), a development of regional impact consisting of a residential project of over 3,000 units, to be located in Pinellas County with proposed construction through the year 2005.

Let it be known that pursuant to Section 380.06(7), Florida Statutes the Board of County Commissioners following a public hearing and appropriate consideration of the Hearing Examiner's recommendation, this governing body took official action October 28, 1975 on the application for development approval for Centennial (formerly Ramblewood), a development of regional impact consisting of a residential development of over 3,000 units to be located in Pinellas County through the year 2005.

Pursuant to Section 380.06 and after due consideration of the consistency of this development with established regulations, and the regional report the following official action was taken:  
approval with conditions  
of this development.

## I. ENVIRONMENTAL

### 1. Air Quality.

The developer shall provide eleven percent (11%) of the projected total cost of a Lake Tarpon area air quality monitoring station to be owned, operated and maintained by Pinellas County. Estimated capital costs of this station are \$13,600 and will include at least the following equipment:

- (a) Hi Vol. Sampler
- (b) Ozone Electronic Sampler
- (c) SO<sub>2</sub> Electronic Sampler
- (d) NO<sub>x</sub> Bubbler
- (e) Wind & Direction Instrument

These monies will be paid to Pinellas County on or before the date of Certificate of Occupancy issuance for fifty percent (50%) of the units of the first residential phase of development.

### 2. Lake Management.

The developer shall provide to Pinellas County before final site plan approval of the master drainage plan a lake management plan prepared by a qualified firm, agency or individual which indicates maintenance of Lake St. George in at least its present quality.

In addition, this lake management plan shall indicate full consideration of the secondary proposed retention lakes as biological viable aquatic systems and as recreational resource. Proposed retention lakes will be designed to function in such a manner as to prevent direct discharge of stormwater runoff into Lake St. George and to provide maximum ground water recharge as required by Pinellas County Ordinance 73-7 (Water Preservation).

### 3. Natural Environment.

The developer shall preserve in an unaltered condition a minimum of eighteen percent (18%) of the total site as designated on the enclosed master site plan. This area includes various wetland communities surrounding Lake St. George, as well as representative portions of dominant vegetation types found on the property.

Additionally, the developer and his agents shall provide future guarantees for the long-term protection and management of these areas in their natural state. These guarantees may include but are not limited to proper planning of buffer zones, restrictive covenants on the land's future use, and Home Owner's Association maintenance responsibilities. In no case shall these areas be subject to the elimination of native plant and animal species presently found within these areas including understory and overstory plants.

## II. IMPACT ON PUBLIC FACILITIES

### 1. Water Supply.

Water for non-potable needs shall be obtained from sewage effluent, shallow wells or the retention lake system. Except, however, that if the quality or quantity of the water from the shallow wells or the retention lake system is insufficient to meet the irrigation needs of the golf course, then the developer may construct one deep well, approved by the appropriate agencies. The distribution system for irrigation shall not be connected to any county or municipal water source.

Pinellas County will supply this development with the necessary water as per their Managed Growth Program, based primarily on the availability of sources.

### 2. Sewer System.

The developer will be required to connect to the Pinellas County sewer system and pay all necessary hookup fees when said system becomes available to that area. Until such time as the County system becomes available, the applicant will be required to provide an interim system operated by Pinellas County and redeemable by said County.

### 3. Fire Protection.

This development is within a special fire district known as the Ozona-Palm Harbor District.

The developer must subscribe to the fire protection from the Ozona - Palm Harbor Fire District as set forth by the Pinellas County Board of County Commissioners, dated 1962.

#### 4. Transportation.

The developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted as eighty (80) feet for the main spinal roadway, and sixty (60) feet for all collectors within the project as part of the site plan review.

Prior to issuance of a Certificate of Occupancy, all roads within said section will have to be constructed according to Pinellas County Subdivision Regulations and/or the Pinellas County Zoning Regulations.

#### 5. Schools.

The developer will provide adequate school sites not exceeding 48 acres that is agreed upon by the School Board of Pinellas County.

#### 6. Police Protection.

Under the new Dual Taxation Plan recently adopted by the Board of County Commissioners, the Pinellas County Sheriff Department's new budget for 1975-76 has allocated the required monies for the hiring of additional deputies to serve the unincorporated areas of the County, primarily the northern portion of the County.

### III. ARCHAEOLOGY SURVEY

The developer shall show proof of contract for an archaeological survey of the archaeological site by a qualified firm or individual approved by Pinellas County before any major land alteration occurs on that site.

IV

This Development Order shall stay in effect for a period of thirty (30) years from and after date hereof. During this period, the developer shall annually provide Pinellas County and the Division of State Planning with a summary of completed construction and an estimate of proposed construction over the remaining life of the Development Order.

If circumstances occur that justify or require an amendment to this Development Order, then that amendment shall be processed in accordance with the procedure of State Statute Chapter 380.

V

The approval granted by this development order is conditional and such approval shall not be construed as granting automatic approval of subsequent phases of the development. Site plan approval shall be required for any development in Centennial (formerly Ramblewood). All requests for site plan approval shall include the proposed build-out period for the area covered by the proposed site plan. Upon approval by Pinellas County, a copy of all final site plans approved for Centennial (formerly Ramblewood) shall be transferred by the developer to the Division of State Planning.

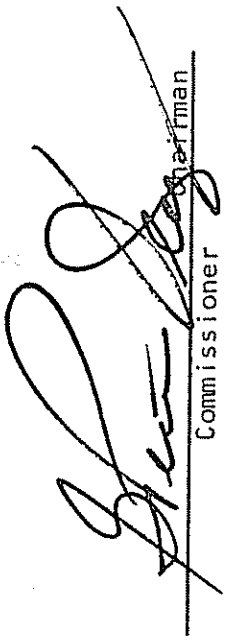
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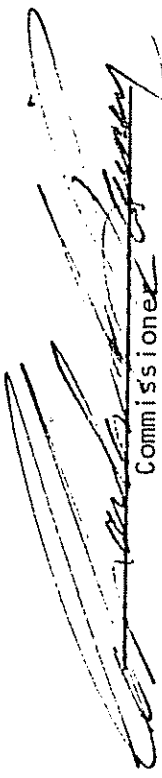
In the event the applicant does not conform to any portion of the heretofore mentioned development order, the Board of County Commissioners has the authority to rescind said order terminating all construction and retriggering the DRI process on the undeveloped portion of the Centennial (formerly Ramblewood) Development.

VII

The terms set forth in this development order shall be binding upon the developer, his heirs, successors and assigns.

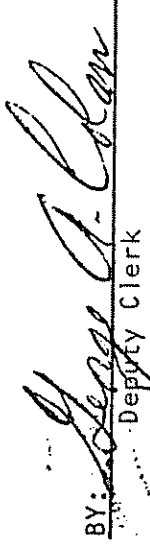
Copies of this order are to be sent immediately to the Division of State  
Planning, to Tampa Bay Regional Planning Council, and to Charter Land  
and Housing, Inc..

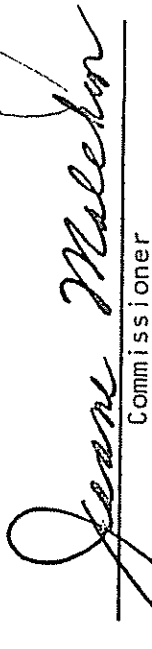
  
Commissioner

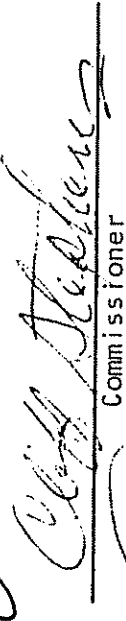
  
Commissioner

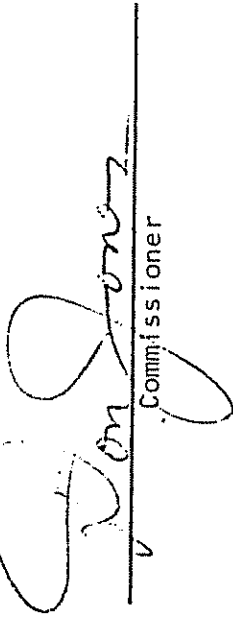
October 28, 1975  
Date

ATTEST: Harold Mullendore, Clerk

BY:   
Deputy Clerk

  
Commissioner

  
Commissioner

  
Commissioner

