

PASCO COUNTY, FLORIDA

FAX (813) 847-8084
DADE CITY (352) 521-4274
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NEW PORT RICHEY (813) 847-8132

GROWTH MANAGEMENT/ZONING DEPT.
WEST PASCO GOVT. CENTER, S-320
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654

April 1, 1997

Mr. J. Thomas Beck, Chief
Bureau of Local Planning
Florida Dept. of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Lake Padgett Pines, Development of Regional Impact

Dear Mr. Beck:

The purpose of this letter is to inform your agency that the Pasco County Board of County Commissioners held a public hearing to determine if proposed changes to the Lake Padgett Pines Development of Regional Impact Development Order created a substantial deviation. The Board met on March 25, 1997, and determined the proposed changes did not create a substantial deviation to the development order and did not require further Development of Regional Impact review.

A copy of Resolution No. 97-191 amending the Lake Padgett Pines Development of Regional Impact Development Order for the Phase I-A development approvals and the Notice of Adoption are enclosed for your records.

Please do not hesitate to call me if there are any questions or you need more information.

Sincerely,


Deborah J. Bolduc
Planner II

DJB/m040101/53:ltr

Enclosures

cc: ✓ Mr. Tim Butts, AICP, DRI Coordinator, Tampa Bay Regional Planning Council,
9455 Koger Boulevard, St. Petersburg, FL 33702-2491
Bipin Parikh, P.E., Assistant County Administrator (Development Services)
Samuel P. Steffey II, Growth Management Administrator

BY COMMISSIONER _____

RESOLUTION NO. 97-191

LAKE PADGETT PINES DEVELOPMENT OF REGIONAL IMPACT
DEVELOPMENT ORDER AMENDMENT

RESOLUTION AMENDING THE LAKE PADGETT PINES DEVELOPMENT
OF REGIONAL IMPACT DEVELOPMENT ORDER APPROVED
APRIL 23, 1974, AS PREVIOUSLY AMENDED, AMENDING THE
PHASE I-A DEVELOPMENT APPROVALS AND THE MASTER PLAN FOR
PHASE I-A

WHEREAS, on April 23, 1974, the Pasco County Board of County Commissioners adopted a Development Order (DO) for the Development of Regional Impact (DRI) known as Lake Padgett Pines; and,

WHEREAS, on May 15, 1984, the Pasco County Board of County Commissioners adopted Resolution No. 84-118 which rescinded Resolution No. 84-93 (which was never properly rendered to the Florida Department of Community Affairs [FDCA]), and transferred the portion of Parcel B not within Phase I, and all property south and west of Pines Parkway, including Parcel C, into Phase I of the Lake Padgett Pines DRI; and,

WHEREAS, on November 10, 1992, the Pasco County Board of County Commissioners adopted Resolution No. 93-60 which approved the development of forty-nine (49) single-family residential units on the C and J property and six (6) single-family residential units on the Tucciarone property, created Phase I-A, established the build-out date for Phase I-A, and established the expiration date for the DO; and,

WHEREAS, a corrective Notice of Adoption and amended exhibit for Resolution No. 93-60 was approved by the Pasco County Board of County Commissioners on January 19, 1993; and,

WHEREAS, Pasco County Government has been advised to amend the Lake Padgett Pines DRI to address the proposed plans for the veterans nursing home planned for development in Phase I-A; and,

WHEREAS, only limited development has occurred within the Lake Padgett Pines DRI, and most of the development has taken place in the southeastern portion of the DRI; and,

WHEREAS, Pasco County Government is proposing to amend the Development Order (DO) to reduce the residential density in Phase I-A from fifty-five (55) single-family units to twenty-seven (27) single-family units (twenty-one [21] single-family residential units on the Adams property and six [6] single-family residential units on the Tucciarone property), utilize 83,000 square feet of neighborhood commercial development entitlements in Phase I-A, and adopt a revised Master Plan for Phase I-A; and

WHEREAS, Pasco County Government has filed a Notice of Proposed Change to reflect the amendments to Phase I-A; and,

WHEREAS, these changes have been reviewed by the Pasco County Board of County Commissioners, the Tampa Bay Regional Planning Council, and the FDCA; and,

WHEREAS, the Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said DRI in accordance with Section 380.06, Florida Statutes; and,

WHEREAS, the Pasco County Board of County Commissioners has given fifteen (15) days notice and scheduled a public hearing for March 25, 1997; and,

WHEREAS, at the public hearing, all parties were afforded the opportunity to present evidence on all issues; and,

WHEREAS, at said public hearing, any member of the general public requesting to do so was given the opportunity to present oral or written comments; and,

WHEREAS, the Pasco County Board of County Commissioners has reviewed the amendment to the DO in accordance with Section 380.06, Florida Statutes, and determined that the amendment does not constitute a substantial deviation to the DO as approved on April 23, 1974, and as subsequently amended; and,

WHEREAS, the Board of County Commissioners of Pasco County makes the following finding of facts:

(twenty-one [21] single-family residential units on the Adams property and six [6] single-family residential units on the Tucciarone property), utilize 83,000 square feet of neighborhood commercial development entitlements for a veterans nursing home, and amend the Master Plan for Phase I-A.

3. All development within Phase I-A shall be reviewed in accordance with all applicable Federal, State, and local regulations.

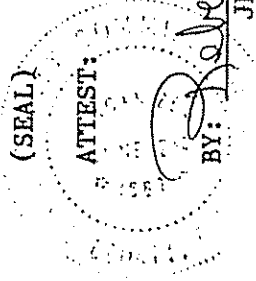
4. The build-out date for Phase I-A will remain December 31, 1997, and the expiration date of the DO will remain December 31, 1999, as approved and established in Resolution No. 93-60.

5. The Phase I-A development in the Lake Padgett Pines DRI is hereby amended to reflect such development authorization as shown on Exhibits "A" and "B" attached hereto and incorporated by reference herein.

6. The applicants shall record a Notice of Adoption of this Order, pursuant to Chapter 380, F.S.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled this 25 day of March, 1997, that pursuant to the authority granted in Section 380.06, Florida Statutes, the Lake Padgett Pines DRI DO is hereby amended as approved in Resolution No. 97-191.

DONE AND RESOLVED this 25th day of March, 1997.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Rebecca S. Hank / p.c.
JED PITTMAN, CLERK

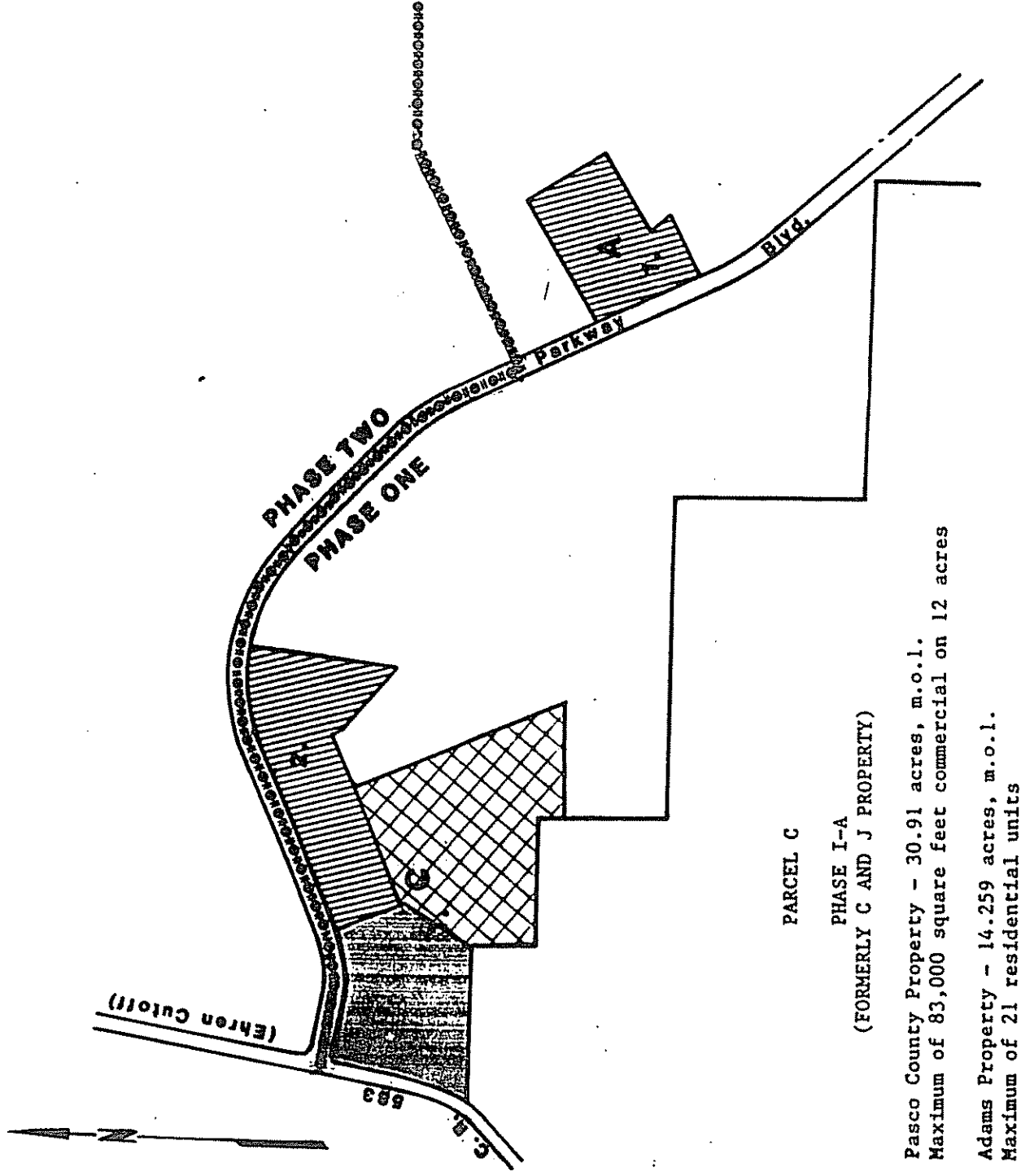
BY: David H. Clark, Jr.
DAVID H. CLARK, JR., CHAIRMAN

APPROVED

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

MAR 25 1997

BY: David H. Clark, Jr.
ATTORNEY



PARCEL C
PHASE I-A
(FORMERLY C AND J PROPERTY)

1. Pasco County Property - 30.91 acres, m.o.l.
 Maximum of 83,000 square feet commercial on 12 acres
2. Adams Property - 14.259 acres, m.o.l.
 Maximum of 21 residential units

PARCEL A (portion thereof)

	Single - Family Housing	PHASE I-A	No. to scale
	Commercial Land	TUCCIARONE PROPERTY	
	Remainder of Pasco County Property		
		1. Joseph Tucciarone - 8.90 acres, m.o.l. Maximum of 6 residential units	

LAKE PADGETT PINES MASTER PLAN
(INSET "A")

EXHIBIT "A"

LEGAL DESCRIPTION

PASCO COUNTY PROPERTY:

COM AT SE COR OF SEC TH ALG E LINE & EXTENSION OF E LINE OF SE $\frac{1}{4}$ OF SEC N01°05'56"E 2673.33 FT TH WEST 3166.55 FT FOR POB TH S21°48'05"E 1188.16 FT TH N88°47'49"W 606.06 FT TH N01°11'12"W 136.37 FT TH N88°45'09"W 667.78 FT TH N01°14'25"E 409.32 FT TH N87°26'48"W 753.46 FT TH N01°08'08"E 31.53 FT TO R/W LINE OF CR 583 TH ALG SAID R/W LINE N24°41'38"E 158.40 FT TO R/W LINE OF PINES PKY TH ALG SAID R/W LINE N19°02'58"E 216.38 FT TH N11°05'09"E 183 FT TH N09°58'42"E 36.12 FT TH 32.86 FT ALG ARC OF 41.50 FT RAD CURVE RIGHT CHD N78°00'17"E 32.01 FT TH S78°50'05"E 255.77 FT TH 373.29 FT ALG ARC OF 650 FT RAD CURVE LEFT CHD N84°40'20"E 368.18 FT TH LEAVING SAID R/W LINE S21°47'18"E 360 FT TH N68°12'42"E 659.04 FT TO POB OR 3218 PG 289 & 291
CONTAINING 30.91 ACRES OF LAND, MORE OR LESS

ADAMS PROPERTY:

THAT PART OF FOLLOWING LYING IN N $\frac{1}{2}$ SEC 6: COM AT SE COR OF SEC 6 TH N01°05'56"E ALG ELY BDY OF SAID SEC 6 3195.51 FT TH N90°00'00"W 2441.66 FT FOR POB TH S09°44'08"W 60.00 FT TH S08°12'11"W 700 FT TH N48°38'21"W 431.5 FT TH N21°43'05"W 60.00 FT TH S68°11'55"W 60.00 FT TH N21°48'05"W 360.00 FT TH N68°11'55"E 113.19 FT TO PC OF CURVE CONCAVE SELY RADIUS 1000.00 FT ARC 550.42 FT DELTA 31°32'13" TO POB OR 3501 PG 483
CONTAINING 14.259 ACRES OF LAND, MORE OR LESS.

TUCCIARONE PROPERTY:

COM SW COR SEC 5-26-19 TH N01°05'56"E 903.67 FT TH N90°00'00"W 502.12 FT FOR POB TH N24°19'11"W 570 FT TH N59°27'41"E 724.47 FT TH S30°32'19"E 465.67 FT TH S59°27'49"W 471.17' TH S43°51'41"E 142.73 FT TH S65°40'49"W 350 FT TO POB AKA PCL #6 OR 1594 PG 860
CONTAINING 8.90 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A"
Lake Padgett Pines Master Plan

EXHIBIT "B"

Lake Padgett Pines Master Plan Phase I-A

600
296,008 2900
27,000 w. paid
110.00

CORRECTIVE NOTICE OF ADOPTION OF AN AMENDMENT TO THE
DEVELOPMENT ORDER FOR THE LAKE PADGETT PINES DEVELOPMENT OF
REGIONAL IMPACT

This Corrective Notice of Adoption amends the exhibits attached to the original Notice of Adoption filed at Official Records Book 3086, Pages 1242-1245, of the Public Records of Pasco County, Florida.

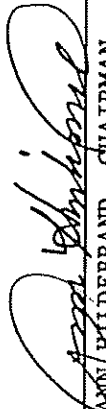
Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 93-60 dated November 10, 1992, has adopted an amendment to the Development Order for a Development of

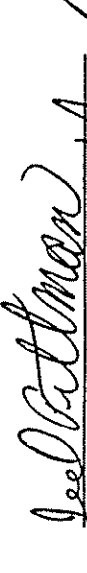
Regional Impact known as Lake Padgett Pines. The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "I" of the Development Order (copy attached hereto as Exhibit "A").

The Development Order, and this noticed amendment to it, 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 on above-referenced Exhibit "I", nor actual or constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

Record Verified
Jed Pittman
Clerk Circuit Court, Pasco County


ANN LILDEBRAND, CHAIRMAN
Board of County Commissioners
1-19-93


Jed Pittman
Clerk Circuit Court, Pasco County

 Bld Records.

93 JAN 21 PM 1:23
FILED FOR RECORDS
CLERK, CIRCUIT COURT
PASCO COUNTY, FLORIDA

969476

State of Florida
County of Pasco

The foregoing Corrective Notice of Adoption of Development Order was
acknowledged before me this 19th day of January, 1993 1993

Rubeca S. Hank
Deputy Clerk

Approved as to Legal Form and Content
Office of the County Attorney

[Signature]
Attorney

BY [Signature] D.C.
JED PITTMAN, CLERK TO THE BOARD

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE, WITNESS MY HAND AND THE COUN-
TY'S OFFICIAL SEAL THIS 21st day 1993

To Corrective Notice of Adoption

LAKE PADGETT PINES LEGAL DESCRIPTION

A tract of land lying Section 36, Township 25 South, Range 18 East and Section 31, Township 25 South, Range 19 East, in Pasco County, Florida. Said tract being described as follows: From the Northwest corner of Section 31, Township 25 South, Range 19 East as the Point of Beginning, run the following courses and bearings. Run South 89°25'21" East, a distance of 2661.15 feet; run thence South 89°19'05" East, a distance of 1170.11 feet; run thence South 42°06'00" West, a distance of 1982.32 feet; run thence on an arc to the right a distance of 844.52 feet, Radius = 5679.65 feet, Delta = 08°31'10", Tangent = 423.04 feet, Chord = 843.74, Chord Bearing, South 46°21'35" West; run thence South 50°37'10" West, a distance of 2489.81 feet; run thence North 00°31'41" East, a distance of 1025.52 feet; run thence North 00°30'39" East, a distance of 1324.10 feet; run thence North 89°12'32" West, a distance of 1322.59 feet; run thence North 00°35'13" East, a distance of 1326.40 feet; run thence South 89°06'33" East, a distance of 1320.80 feet; to the Point of Beginning.

PLUS

A tract of land lying in Sections 4, 5, 8 and 9, Township 26 South, Range 19 East, and Sections 31 and 32, Township 25 South, Range 19 East, in Pasco County, Florida. Said tract being described as follows: From the Southwest corner of Section 8, Township 26 South, Range 19 East as the Point of Beginning, run the following courses and bearings. Run North 01°01'44" East, a distance of 5326.96 feet; run thence North 01°07'12" East, a distance of 1651.61 feet; run North 88°47'49" West, a distance of 990.11 feet; run thence North 01°11'12" East, a distance of 1659.23 feet; run thence North 01°11'12" East, a distance of 661.37 feet; run thence North 88°45'09" West, a distance of 330.95 feet; run thence North 01°14'25" East, a distance of 753.82 feet; run thence North 88°43'48", a distance of 125.13 feet; to the eastern right-of-way line of State Road No. 583; run thence North 24°40'12" East, a distance of 158.61 feet; run thence North 11°03'48" East, a distance of 397.47 feet; run thence North 09°57'21" East, a distance of 1202.60 feet; run thence on an arc to the left a distance of 496.32 feet, Radius = 791.35 feet, Delta = 35°56'07", Tangent = 256.63 feet, Chord = 488.23 feet, Chord Bearing = North 08°00'42" East; run thence North 25°58'46" West, a distance of 82.13 feet; run thence on an arc to the right a distance of 476.83 feet, Radius = 818.77 feet, Delta = 33°22'03", Tangent = 245.39 feet, Chord = 470.12 feet, Chord Bearing = North 59°17'44" East; run thence North 07°23'17" East, a distance of 2886.31 feet; run thence on an arc to the right a distance of 397.90 feet, Radius = 441.36 feet, Delta = 51°38'18", Tangent = 213.55 feet, Chord = 384.47 feet, Chord Bearing = North 33°12'26" East; run thence North 59°01'35" East, a distance of 930.10 feet; run thence on an arc to the

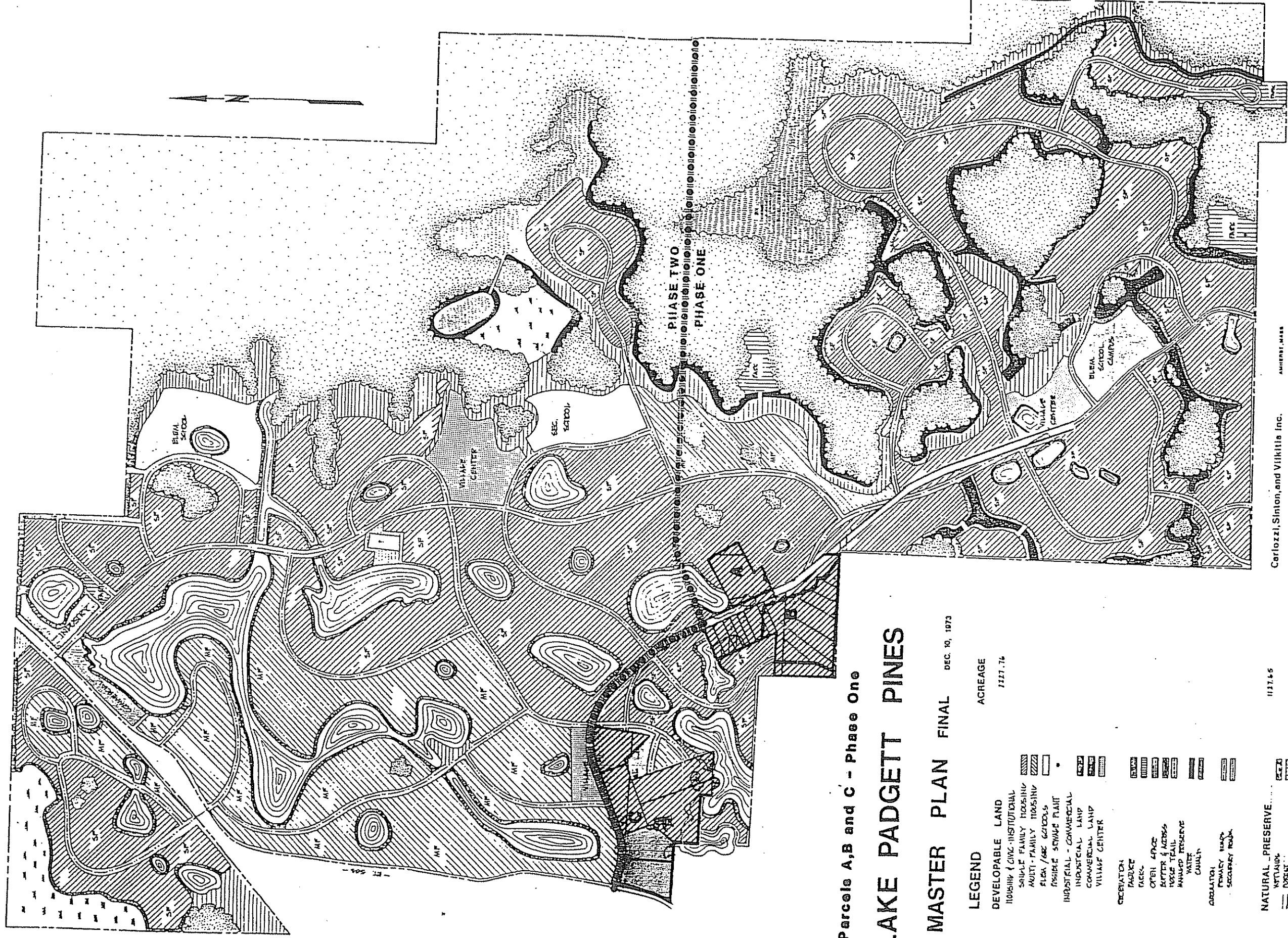
TAMPA, FLORIDA

left a distance of 391.41 feet, Radius = 783.43 feet, Delta = 28037'32", Tangent = 199.88 feet, Chord = 387.35 feet, Chord Bearing = North 44042'45" East; run thence North 30024'03" East, a distance of 464.01 feet; run thence on an arc to the right a distance of 294.52 feet, Radius = 1447.63 feet, Delta = 11039'25", Tangent = 147.77 feet, Chord = 294.01 feet, Chord Bearing = North 36013'46" East; run thence North 42003'28" East, a distance of 1747.80 feet; run thence South 89019'05" East, a distance of 1252.37 feet; run thence South 00029'19" West, a distance of 1323.58 feet; thence North 89024'46" East, a distance of 2648.83 feet; run thence North 00036'32" East, a distance of 1321.44 feet; run thence South 89031'16" East, a distance of 2673.29 feet; run thence South 00056'31" West, a distance of 5291.68 feet; run thence South 89032'52" East, a distance of 1475.91 feet; run thence South 00059'56" West, a distance of 5556.73 feet; run thence South 00043'36" West, a distance of 1987.02 feet; run thence South 89016'24" East, a distance of 655.07 feet; run thence South 00045'11" West, a distance of 3317.71 feet; run thence North 88051'45" West, a distance of 653.58 feet; run thence South 01003'05" West, a distance of 330.77 feet; run thence North 88052'06" West, a distance of 653.73 feet; run thence North 01004'40" East, a distance of 130.84 feet; run thence North 88051'45" West, a distance of 653.58 feet; run thence North 89024'40" West, a distance of 5303.48 feet to the Point of Beginning.

LESS

A tract of land lying in Section 31, and 32, Township 25 South, Range 19 East, in Pasco County, Florida. Said tract being described as follows: From the South East corner of said Section 31, Township 25 South, Range 19 East, run North 00037'30" East, a distance of 405.29 feet, to a Point of Beginning. From said Point of Beginning, run the following courses and distances. Run South 85028'40" West, a distance of 73.61 feet; run thence North 00028'20" West, a distance of 201.25 feet; run thence North 19058'05" East, a distance of 163.90 feet; run thence South 44000'10" East, a distance of 191.62 feet; run thence South 03017'17" East, a distance of 202.05 feet; run thence South 85028'40" West, a distance of 126.03 feet; to the Point of Beginning.

Said tract contains 8355.41 acres.



Parcels A,B and C - Phase One

LAKE PADGETT PINES

MASTER PLAN FINAL DEC 10, 1973

LEGEND

DEVELOPABLE LAND	ACREAGE
HOUSING - SINGLE FAMILY	1127.74
HOUSING - MULTI-FAMILY	
HOUSING - FLEX / ONE	
HOUSING - FLEX / TWO	
HOUSING - FLEX / THREE	
HOUSING - FLEX / FOUR	
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HOUSING - FLEX / NINETY-NINE	
HOUSING - FLEX / ONE HUNDRED	

NATURAL PRESERVE

WETLANDS

FOREST

1127.65

TOTAL 3355.41

Carlozzi, Sinton, and Vilkita Inc.

ARCHITECT, MARCH

Revision Date: 3/25/97

Not to scale

*MAP ON LITERATURE, DEVELOPED BY
W. CARLOZZI & ASSOCIATES, INC.

EXHIBIT 1

LEGAL DESCRIPTIONS

C AND J PROPERTIES PROPERTY

1.

A parcel of land lying within Section 6, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Section 6; thence N 89°13'51" W along the southern line of the southeast ¼ of Section 6; thence N 00°45'12" E, a distance of 990.22 feet; thence N 89°09'49", a distance of 1659.07 feet; thence N 00°48'54" E, a distance of 660.86 feet, to the POINT OF BEGINNING; thence N 89°07'29" W, a distance of 667.75 feet; thence N 00°52'26" E, a distance of 330.95 feet; thence N 89°05'47" W, a distance of 753.82 feet; thence N 00°45'12" E, a distance of 125.13 feet; thence N 24°18'12" E, a distance of 158.61 feet; thence N 18°39'37" E, a distance of 216.54 feet; thence N 10°41'48" E, a distance of 183.00 feet; thence N 09°35'21" E, a distance of 36.12 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 41.50 feet and a central angle of 45°29'22", thence Northeasterly along the arc of said curve to the right, from which the local tangent at the beginning point bears N 55°14'52" E, a distance of 32.95 feet, said arc subtended by a chord which bears N 77°59'33" E, a distance of 32.09 feet to the curve's end; thence S 79°15'46" E, a distance of 255.78 feet; to the beginning of a curve concave Northerly, having a radius of 650.00 feet and a central angle of 32°54'19", thence Easterly along the arc of said curve to the left, a distance of 373.30 feet, said arc subtended by a chord which bears N 84°17'05" E, a distance of 368.19 feet to the curve's end; thence N 67°49'55" E, a distance of 1013.19 feet; to the beginning of a curve, concave Southerly, having a radius of 1000.00 feet and a central angle of 31°32'13", thence Easterly along the arc of said curve to the right, a distance of 550.42 feet, said arc subtended by a chord which bears N 83°36'02" E, a distance of 543.50 feet to the point of intersection with a non-tangent line; thence S 09°22'08" W, a distance of 60.00 feet; thence S 07°50'11" W, a distance of 699.97 feet; thence N 49°00'21" W, a distance of 431.53 feet; thence N 22°10'05" W, a distance of 60.00 feet; thence S 67°49'55" W, a distance of 300.00 feet; thence S 22°10'05" E, a distance of 1187.65 feet; thence N 89°09'49" W, a distance of 606.06 feet; thence N 00°49'00" E, a distance of 136.37 feet, to the POINT OF BEGINNING; Containing 46.642 acres of land, more or less.

2. JOSEPH TUCCIARONE PROPERTY

For a point of reference, commence at the SE corner of Sec. 6, TWP. 26 S, Rng. 19 E, Pasco Co. Fla.; thence run N 1°05'56" E along the East line of said Sec. 6, 63.49'; thence N 40°17'04" W, 568.77'; thence N 49°42'56" E, 100.' to the easterly R/W line of Parkway Blvd.; thence run S 40°17'04" E along said R/W, 400.'; thence leaving said R/W line run N 59°27'41" E, 354.69'; thence N 30°32'19" W, 460'; thence N 43°51'41" W, 360.93 to the point of beginning; thence continue N 43°51'41" W, 79.07'; thence N 59°27'41" E, 471.17'; thence N 30°32'19" W, 465.67'; thence S 59°27'41" W, 724.47' to said R/W line of Parkway Blvd.; thence S 24°19'11" E, 510.00' along said R/W line; thence leaving said R/W line N 65°40'49" E, 328.70' to the P.O.B. containing 8.43 acres more or less.

EXHIBIT 2

PHASE I-A DEVELOPMENT

1. C AND J PROPERTIES

A. Residential - up to 49 single family units

2. TUCCiarONE PROPERTY

A. Residential - up to 6 single family units

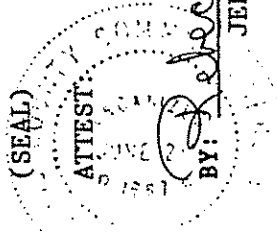
31773065	VE466856	01/21/73	11:38 AM
REFERENCE #	115002		
RECORDING/INDEXING			29.00
RECORDS MODERNIZATION FEE			4.00
COPIES-RECORDED			77.00
		TOTAL:	110.00
CECINO	115002	CHARGED:	110.00
	01-A	AMT PAID:	.00

NOTICE OF ADOPTION OF AMENDMENT OF THE
DEVELOPMENT ORDER FOR THE LAKE PADGETT PINES
DEVELOPMENT OF REGIONAL IMPACT (PHASE I-A)

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners by Resolution No. 97-191 dated March 25, 1997, has adopted an amendment to the Development Order (DO) for the Lake Padgett Pines Development of Regional Impact. The above-referenced DO, as amended, constitutes a land development regulation applicable to the property described in Exhibit "A" attached herein.

A legal description of the property concerned, the DO and resolution amending the DO 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 the above-mentioned Exhibit "A", or actual or constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.



BY: Rebecca S. Hawk D.C.
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

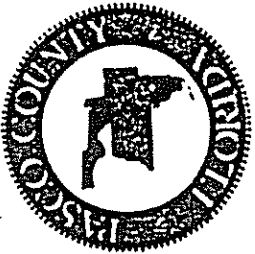
BY: David H. Clark, Jr.
DAVID H. CLARK, JR., CHAIRMAN

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

BY: [Signature]
ATTORNEY

APPROVED

MAR 25 1997



PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT
DEVELOPMENT SERVICES ADM.
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654
(813) 847-8132

November 19, 1992

CERTIFIED: P 146 931 990

Suzanne Cooper, AICP
Tampa Bay Reg. Planning Council
9455 Koger Blvd.
St. Petersburg, FL 33702-2491

RE: Lake Padgett Pines DRI Amendment

Dear Ms. Cooper:

Please find enclosed a certified copy of Resolution 93-60 amending the Lake Padgett Pines DRI development order along with the requisite Notice of Adoption.

Sincerely,

Dean R. Neal

Dean R. Neal
Senior Planner

DRN/ca

CERTIFIED cc to:

Marina Gonzalez-Pennington (P 146 931 989)
Dept. of Community Affairs

Ken Graves, Esq. (P 146 931 991)
Carlton, Fields et al

Samuel P. Steffey II, Growth Management Administrator

mailed 11/20/92
received 11/23/92

RESOLUTION NO. 93-60

RESOLUTION AMENDING THE LAKE
PADGETT PINES DRI DEVELOPMENT
ORDER OF APRIL 23, 1974, AS PREVIOUSLY
AMENDED, INCLUDING THE CREATION OF
PHASE I-A, THE AMENDMENT OF THE
MASTER PLAN, PROVIDING FOR A
BUILDOUT DATE OF PHASE I-A, AND
PROVIDING A TERMINATION DATE

WHEREAS, on April 23, 1974, the Pasco County Board of County Commissioners adopted a Development Order for the Development of Regional Impact (DRI) known as Lake Padgett Pines DRI; and

WHEREAS, on May 15, 1984, the Pasco County Board of County Commissioners adopted Resolution No. 84-118, which was an Amended Development and Preliminary Plan for Phase I; and

WHEREAS, the Development Order, as amended, (hereafter "Development Order") does not contain an expiration date or a buildout date, however, the Application for Development Approval indicated that development would be completed in ten years; and

WHEREAS, Pasco County has been advised that no development within the Lake Padgett Pines DRI can be authorized under the current Development Order; and

WHEREAS, only limited development has occurred, and most of the development has taken place in the southeastern portion of the DRI; and

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE. WITNES MY HAND AND THE COUNT-
Y'S SEAL THIS 18th day of May, 1992
J.E.D.

CLERK TO THE BOARD
E. Rebecca S. [Signature] D.C.

WHEREAS, under the current master plan, there are 135 residential units (75 single family and 60 multi-family units) and 8.54 acres of commercial planned for the C & J Properties; and

WHEREAS, C & J Properties owns 46 acres in the DRI and proposes development of 49 single family units for its property (a decrease of 26 single family units and a total reduction of 86 residential units), and plans to eliminate the commercial land use on its property; and

WHEREAS, the Tucciarone property includes less than 9 acres of the DRI, and the current master plan authorizes up to 3 units/acre (or 27 units) on the Tucciarone property, and Mr. Tucciarone proposes to build only up to six (6) single family units on his property; and

WHEREAS, the development proposed by C & J Properties and Mr. Tucciarone shall constitute Phase I-A; and

WHEREAS, Phase I-A will have a buildout date of December 31, 1997 and the Development Order will have an expiration date of December 31, 1999.

WHEREAS, C & J Properties, and Mr. Tucciarone have filed a Notice of Proposed Change to accurately reflect these amendments; and

WHEREAS, these changes have been reviewed by the staff of the Pasco County Commission, the Tampa Bay Regional Planning Council (TBRPC), and by the Department of Community Affairs (DCA); and

WHEREAS, the TBRPC and the DCA are in agreement with these amendments, and

WHEREAS, these amendments do not constitute a substantial deviation to the Development Order of April 23, 1974, as amended; and

WHEREAS, a duly noticed public hearing was held on November 10, 1992.

NOW, THEREFORE, BASED ON THE FOREGOING, it is hereby ordered that the Lake Padgett Pines DRI Development Order of April 23, 1974, as amended, is hereby further amended as follows:

- (1) The Lake Padgett Pines DRI Development Order is hereby amended to authorize the development of the C & J Properties and the Tucciarone properties as described above, and all of which properties are more completely described in Exhibit 1 attached hereto and incorporated by reference herein. Further, the Development Order and any geographic phasing exhibits are amended to define Phase I-A as including only the development of the C & J Properties' and Tucciarone's lands as described herein.
- (2) The Lake Padgett Pines DRI Development Order is hereby amended to reflect such development authorization of Phase I-A.
- (3) Phase I-A will have a completion date of December 31, 1997 and the Lake Padgett Pines Development Order is amended to have an expiration date of December 31, 1999.
- (4) The master development plan of the Lake Padgett Pines DRI is hereby amended to reflect such development authorization as shown on Exhibit 2 attached hereto and incorporated by reference herein. No development amendment of the Master Plan is required for the proposed Tucciarone development.
- (5) No other development, other than the Phase I-A development described herein, shall be authorized within the Lake Padgett Pines DRI until such time that the development has undergone a substantial deviation determination pursuant to

Section 380.06(19), Florida Statutes, and the development order has been amended authorizing any other development.

- (6) The applicants shall record a Notice of Adoption of this Order, pursuant to Chapter 380, Florida Statutes, and shall furnish the head of the Pasco County Department of Planning and Zoning a copy of the recorded notice.
- (7) The County Attorney is hereby directed to send copies of this Order, within five days of the effective date of this Resolution, to the Applicants, TBRPC and DCA by certified mail. This Order shall be deemed rendered upon transmittal of copies of this Order to the recipients specified in Chapter 380, Florida Statutes.

DONE AND RESOLVED this 10th day of November 1992.

(SEAL)
ATTEST

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: Jed Pittman

JED PITTMAN, CLERK

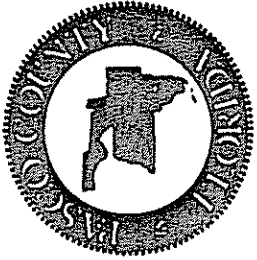
By: R. Rivera S. Hank

BY: Mike Wells

MIKE WELLS, CHAIRMAN

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

BY: _____
Attorney



PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT
DEVELOPMENT SERVICES ADM.
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654

January 25, 1993

CERTIFIED P 146 931 995

Marina Gonzalez-Pennington
Dept. of Community Affairs
Bureau of State Planning, Rhýne Blvd.
DRI Section
2740 Centerview Drive
Tallahassee, FL 32399-2100

RE: Lake Padgett Pines DRI Corrective
Notice of Adoption

Dear Ms. Pennington:

Please find enclosed the above referenced for Resolution 93-60, approved by the Board of County Commissioners on November 10, 1992.

Sincerely,

Dean R. Neal

Dean R. Neal
Senior Planner

DRN/ca

CERTIFIED

cc: Suzanne Cooper, AICP, Tampa Bay Regional Planning Council
Ken Graves, Esq., Carlton, Fields, et al

Enclosure

11/13/92

948575

92 NOV 13 PM 3:17

FILED FOR RECORD

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKE PADGETT PINES DEVELOPMENT OF REGIONAL IMPACT
CL. PASCO COUNTY, FL.

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 93-60 dated November 10, 1992, has adopted an amendment to the Development Order for a Development of Regional Impact known as Lake Padgett Pines. The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "I" 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 "I" nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

RECORD VERIFIED

CLERK OF COURT, PASCO COUNTY

[Signature]

[Signature]

MIKE WELLS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

State of Florida)

County of Pasco)

The foregoing Notice of Adoption of Development Order was acknowledged before me this

10th day of November, 1992.

R. B. Lee, Clerk

[Signature]

Notary Public Deputy Clerk
State of Florida
My Commission Expires:

Office of the County Clerk
RECORDS AND CONTENTS
RECORDING/INDEXING
RECORDS MODERNIZATION FEE
TOTAL:
CHARGED:
AMT PAID:

Attorney

CRANJO

EXHIBIT 1

LEGAL DESCRIPTIONS

1. C AND J PROPERTIES PROPERTY

A parcel of land lying within Section 6, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Section 6; thence N 89°13'51" W along the southern line of the southeast 1/4 of Section 6; thence N 00°45'12" E, a distance of 990.22 feet; thence N 89°09'49", a distance of 1659.07 feet; thence N 00°48'54" E, a distance of 660.86 feet, to the POINT OF BEGINNING; thence N 89°07'29" W, a distance of 667.75 feet; thence N 00°52'26" E, a distance of 330.95 feet; thence N 89°05'47" W, a distance of 753.82 feet; thence N 00°45'12" E, a distance of 125.13 feet; thence N 24°18'12" E, a distance of 158.61 feet; thence N 18°39'37" E, a distance of 216.54 feet; thence N 10°41'48" E, a distance of 183.00 feet; thence N 09°35'21" E, a distance of 36.12 feet; to a point of intersection with a non-tangent curve, concave Southerly, having a radius of 41.50 feet and a central angle of 45°29'22", thence Northeasterly along the arc of said curve to the right, from which the local tangent at the beginning point bears N 55°14'52" E, a distance of 32.95 feet, said arc subtended by a chord which bears N 77°59'33" E, a distance of 32.09 feet to the curve's end; thence S 79°15'46" E, a distance of 255.78 feet; to the beginning of a curve concave Northerly, having a radius of 650.00 feet and a central angle of 32°54'19", thence Easterly along the arc of said curve to the left, a distance of 373.30 feet, said arc subtended by a chord which bears N 84°17'05" E, a distance of 368.19 feet to the curve's end; thence N 67°49'55" E, a distance of 1013.19 feet; to the beginning of a curve, concave Southerly, having a radius of 1000.00 feet and a central angle of 31°32'13", thence Easterly along the arc of said curve to the right, a distance of 550.42 feet, said arc subtended by a chord which bears N 85°30'04" E, a distance of 543.50 feet to the point of intersection with a non-tangent line; thence S 09°22'08" W, a distance of 60.00 feet; thence S 07°50'11" W, a distance of 699.97 feet; thence N 49°00'21" W, a distance of 431.53 feet; thence N 22°10'05" W, a distance of 60.00 feet; thence S 67°49'55" W, a distance of 300.00 feet; thence S 22°10'05" E, a distance of 1187.65 feet; thence N 89°09'49" W, a distance of 606.06 feet; thence N 00°49'00" E, a distance of 136.37 feet, to the POINT OF BEGINNING; Containing 46.642 acres of land, more or less.

2. DALLAS MONTGOMERY PROPERTY

Parcels 4, 6, and 7 of Lake Padgett Pines, Unit No. 1, as recorded in Plat book 14, Pages 20 through 26 of the Public Records of Pasco County, Florida.

3. JOSEPH TUCCIARONE PROPERTY

For a point of reference, commence at the SE corner of Sec. 6, TWP. 26 S, Rng. 19 E, Pasco Co. Fla.; thence run N 1°05'56" E along the East line of said Sec. 6, 63.49'; thence N 40°17'04" W, 568.77'; thence N 49°42'56" E, 100.' to the easterly R/W line of Parkway Blvd.; thence run S 40°17'04" E along said R/W, 400.'; thence leaving said R/W line run N 59°27'41" E, 354.69'; thence N 30°32'19" W, 460'; thence N 43°51'41" W, 360.93 to the point of beginning; thence continue N 43°51'41" W, 79.07'; thence N 59°27'41" E, 471.17'; thence N 30°32'19" W, 465.67'; thence S 59°27'41" W, 724.47' to said R/W line of Parkway Blvd.; thence S 24°19'11" E, 510.00' along said R/W line; thence leaving said R/W line N 65°40'49" E, 328.70' to the P.O.B. containing 8.43 acres more or less.

EXHIBIT 2

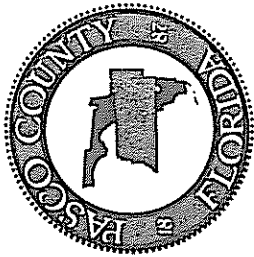
PHASE I-A DEVELOPMENT

1. C AND J PROPERTIES

- A. Residential - up to 43 single family units
- B. Commercial - up to 5.15 acres

2. TUCCIARONE PROPERTY

- A. Residential - up to 6 single family units



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

7530 Little Road
New Port Richey, Florida 33553
PHONE (813) 847-8120

J. Ben Harrill, Esq.
County Attorney

Eloise Taylor, Esq.
David Smolker, Esq.
Lisa C. Bennett, Esq.

May 24, 1984

Mr. William A. Ockunzzi
Executive Director
Tampa Bay Regional Planning Council
9455 Koger Blvd., Suite 219
St. Petersburg, FL 33702

Re: Lake Padgett Pines DRI/Phase Amendment

Dear Mr. Ockunzzi:

Please find enclosed a copy of Resolution No. 84-118, rescinding Resolution No. 84-93 and amending the preliminary plan for Phase I of the Lake Padgett Pines DRI to transfer to Phase I of the Lake Padgett Pines DRI certain properties or portions thereof previously included within Phase II.

The Pasco County Planning Staff has determined that amendment of the phasing of Lake Padgett Pines DRI will not constitute a substantial deviation and therefore, on May 15, 1984, the Board of County Commissioners passed Resolution No. 84-118.

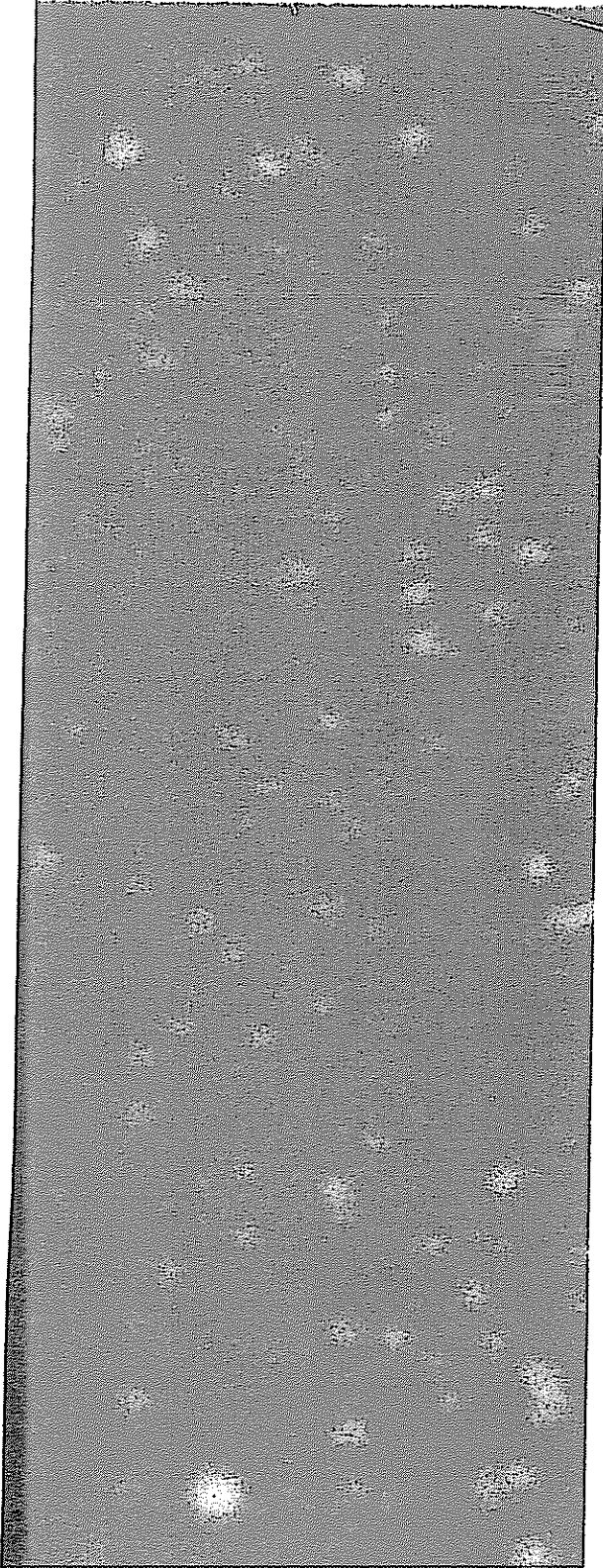
If I can be of further service in this matter, please do not hesitate to contact me.

Very truly yours,

David Smolker
Assistant County Attorney

DS/lrg
Enclosure

Handwritten notes:
DRI
June 1, 1984
J.B.H.



RESOLUTION RESCINDING RESOLUTION NO. 84-93;
TRANSFERRING TO PHASE I OF THE LAKE
PADGETT PINES DRI CERTAIN PROPERTIES
OR PORTIONS THEREOF CURRENTLY OUTSIDE
PHASE I; AMENDING THE PRELIMINARY PLAN
FOR PHASE I OF THE LAKE PADGETT PINES DRI
TO REFLECT SUCH TRANSFER

WHEREAS, on April 23, 1974, the Pasco County Board of County Commissioners approved a development order for development of regional impact (DRI) known as Lake Padgett Pines DRI, and

WHEREAS, on September 16, 1975, a preliminary plan for Phase I of the Lake Padgett Pines DRI was approved by the Board of County Commissioners, and

WHEREAS, said preliminary plan approval required major road improvements prior to construction of subsequent phases of The Lake Padgett Pines DRI, and

WHEREAS, Eden Nurseries Inc. owns three parcels of land within Lake Padgett Pines DRI: Parcel A consisting of 16.95 acres, Parcel B consisting of 35.37 acres, and Parcel C consisting of 46.64 acres, all of which are more particularly described in Exhibit A attached hereto. All of Parcel A and most of Parcel B are within Phase I of the Lake Padgett Pines DRI. A small portion of Parcel B is outside Phase I. All of Parcel C is outside Phase I.

WHEREAS, although the Lake Padgett Pines DRI is approximately 10 years old, only one plat containing 121 lots has been recorded and no housing units have been constructed to date, and

WHEREAS, Eden Nurseries Inc. is proposing to develop one-half acre or greater in size single family lots on parcels A and B and commence development on Parcel C and intends to utilize either central water and sewer or private well and septic systems on said properties, and

WHEREAS, Eden Nurseries Inc.'s proposed development encompasses the aforementioned properties or portions thereof located outside Phase I of Lake Padgett Pines DRI, the development of which would appear to trigger the aforementioned requirements for major external road improvements. Said road improvements would be far beyond the extent and scope of the impact of Eden Nurseries Inc.'s proposed development since construction of said improvements was predicated upon the development within and completion of Phase I, which has not occurred to date.

WHEREAS, the Lake Padgett Pines DRI is within a special Taxing District which is responsible for providing central water and sewer within the Lakes Padgett Pines DRI, including Eden Nurseries Inc.'s properties, and

WHEREAS, as a result of the aforementioned circumstances, Eden Nurseries Inc. is seeking transfer to Phase I of the aforementioned properties or portions thereof currently outside of Phase I in order to facilitate timely and economical development thereof, and

WHEREAS, on March 27, 1984, the Board of County Commissioners of Pasco County passed Resolution No. 84-93 withdrawing Parcels A and B from the Lake Padgett Pines DRI, and amending the Lake Padgett Pines DRI Development Order, Master Development Plan and Preliminary Plan for Phase I to reflect said withdrawal, and

WHEREAS, the Tampa Bay Regional Planning Council Staff has recommended that said amendment withdrawing said lands be appealed to the Land and Water Adjudicatory Commission, and

WHEREAS, Pasco County has determined that transfer to Phase I of that portion of Parcel B not within Phase I and all property south and west of Pines Parkway not within Phase I, including Parcel C, does not constitute a change which substantially deviates from the previously approved Lake Padgett Pines DRI including the Master Development Plan and Preliminary Plan for Phase I.

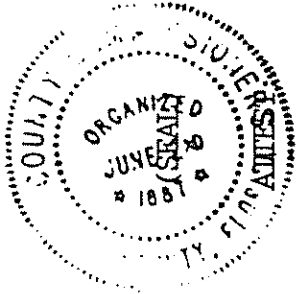
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session, duly assembled, that Resolution No. 84-93 is hereby rescinded and that the portion of Parcel B not within Phase I of the Lake Padgett Pines DRI and all property south and west of Pines Parkway as now existing and not within Phase I, including Parcel C, are hereby transferred to Phase I of the Lake Padgett Pines DRI, and

BE IT FURTHER RESOLVED that the Preliminary Plan for Phase I of the Lake Padgett Pines DRI is hereby amended to reflect said transfer of said properties or portions thereof to Phase I of the Lake Padgett Pines DRI, as more particularly shown on Exhibit "B" attached hereto and incorporated by reference herein.

BE IT FURTHER RESOLVED that prior to any development within any of the aforementioned parcels, development plans for such parcel or parcels must be submitted to the County by the Developer for its review under its applicable

land development regulations and/or, where appropriate, any other development reviews by other agencies authorized under Chapter 380.

DONE AND RESOLVED this 15th day of May, 1984.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By: James L. Hollingsworth
JAMES L. HOLLINGSWORTH, Ph.D

By: Jed Pittman
JED PITTMAN, Clerk
by: Sherry Dargatzis
D.C.

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

By: [Signature]
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 OF THE COUNTY CLERK AND THE COUNTY
JED PITTMAN, Clerk to the Board

BY: Sherry Dargatzis D.C.

Parcel B

EXHIBIT "A"

Begin at the Southeast corner of Section 6, Township 26 South, Range 19 East, Pasco County, Florida, run thence N. 88 degrees 51 minutes 51 seconds W. a distance of 1651.61 feet to the Southeast corner of the W 3/4 of the S 3/4 of the SW 1/4 of the SE 1/4 of said Section 6, run thence N.1 degree 07 minutes 12 seconds E. along the West line of said W 3/4 of S 3/4 of SW 1/4 of SE 1/4, a distance of 809.98 feet, thence S.88 degrees 52 minutes 48 seconds E. a distance of 590.00 feet, thence N.24 degrees 19 minutes 11 seconds W. a distance of 890.00 feet, thence N.65 degrees 40 minutes 49 seconds E. a distance of 440.86 feet to the Westerly right-of-way line of Pines Parkway, run thence S.24 degrees 19 minutes 11 seconds E. along said right-of-way line a distance of 1184.92 feet to the P.C. of a curve concave Northeasterly, having a radius of 1050.00 feet, and an angle of 15 degrees 57 minutes 53 seconds, thence to the left along the arc of said curve an arc distance of 292.57 feet to the Point of Tangency, thence continuing along said right of way line, S.40 degrees 17 minutes 04 seconds E. a distance of 568.77 feet to the East line of said Section 6, thence leaving said right-of-way line, S.1 degree 05 minutes 56 seconds W. along the East line of said Section 6 a distance of 63.49 feet to the P.O.B.

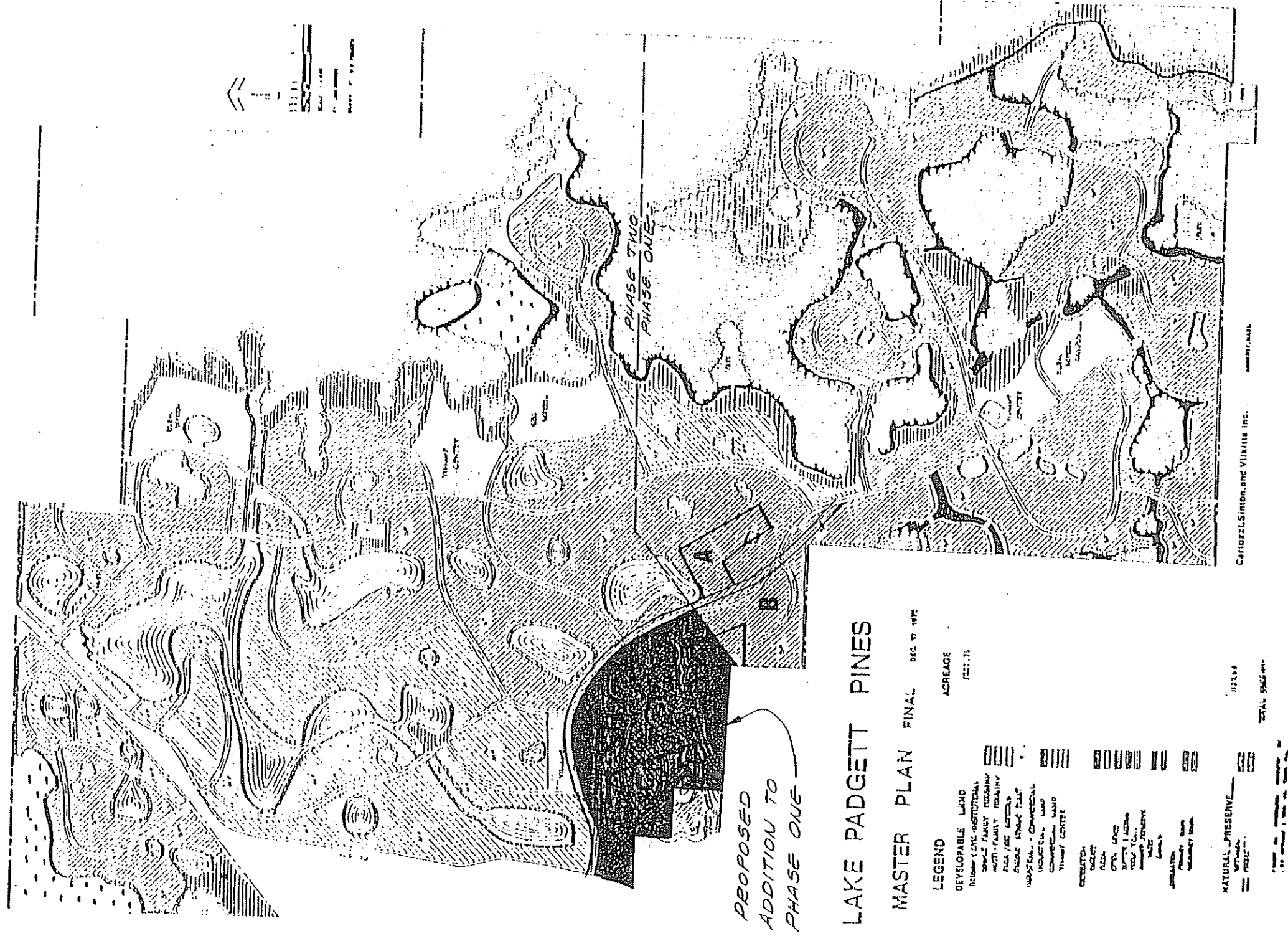
And

Parcel A

Commence at the Southeast corner of Section 6, Township 26 South, Range 19 East, Pasco County, Florida, run thence N.1 degree 05 minutes 56 seconds E. along the East line of said Section 6, a distance of 63.49 feet, thence N.40 degrees 17 minutes 04 seconds W. a distance of 568.77 feet, thence N.49 degrees 42 minutes 56 seconds E. a distance of 100.00 feet to the Easterly right of way line of Pines Parkway, run thence S.40 degrees 17 minutes 04 seconds E. along said right of way line a distance of 400.00 feet, thence leaving said right of way line, run N.59 degrees 27 minutes 41 seconds E. a distance of 354.69 feet to the Point of Beginning. Thence continue N.59 degrees 27 minutes 41 seconds E. a distance of 369.78 feet, thence N.30 degrees 32 minutes 19 seconds W. a distance of 1353.83 feet, thence S.59 degrees 27 minutes 41 seconds W. a distance of 724.47 feet to the Easterly right of way line of Pines Parkway, thence S.24 degrees 19 minutes 11 seconds E. along said right of way line a distance of 570.00 feet, thence leaving said right of way line, run N.65 degrees 40 minutes 49 seconds E. a distance of 350.00 feet, thence S.43 degrees 51 minutes 41 seconds E. a distance of 297.27 feet, thence S.30 degrees 32 minutes 19 seconds E. a distance of 460.00 feet to the P.O.B.

Parcel C

Commence at the Southwest corner of the N 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 6, Township 26 South, Range 19 East, Pasco County, Florida, run thence N.1 degree 11 minutes 12 seconds E. along said fractional section line a distance of 525.00 feet to the Point of Beginning. Thence continue N.1 degree 11 minutes 12 seconds E. a distance of 136.37 feet to the Southeast corner of the N 1/2 of the SW 1/4 of the NE 1/4 of the SW 1/4 of said Section 6, run thence N.88 degrees 45 minutes 09 seconds W. a distance of 667.78 feet to the Southwest corner of said N 1/2 of SW 1/4 of NE 1/4 of SW 1/4, run thence N.1 degree 14 minutes 25 seconds E. a distance of 330.95 feet to the Southeast corner of the N 1/2 of the SW 1/4 of the NE 1/4 of the SW 1/4 of said Section 6, run thence N.88 degrees 43 minutes 48 seconds W. a distance of 753.82 feet to the Southwest corner of the NE 1/4 of the NW 1/4 of the SW 1/4 of said Section 6, run thence N.1 degree 07 minutes 12 seconds E. along the West line of said NE 1/4 of NW 1/4 of SW 1/4 a distance of 125.13 feet to the Easterly right of way line of State Road 583, run thence along said right of way line, N. 24 degrees 40 minutes 12 seconds E. a distance 158.61 feet, N.19 degrees 01 minutes 37 seconds E. a distance of 216.54 feet, N.11 degrees 03 minutes 48 seconds E. a distance of 183.00 feet, thence N.9 degrees 57 minutes 21 seconds E. a distance of 36.12 feet to a point on a curve concave Southeasterly, having a radius of 41.50 feet and an angle of 45 degrees 29 minutes 21 seconds, thence to the right along the arc of said curve (through said angle) an arc distance of 32.95 feet to the Point of Tangency, said point also being on the Southerly and Westerly right of way line of Pines Parkway, thence along said right of way line with the following courses: S.78 degrees 53 minutes 46 seconds E. a distance of 255.78 feet to the P.C. of a curve concave Northwesterly, having a radius of 650.00 feet, and an angle of 32 degrees 54 minutes 19 seconds, thence to the left along the arc of said curve an arc distance of 373.30 feet to the Point of Tangency, thence N.68 degrees 11 minutes 55 seconds E. a distance of 1013.19 feet to the P.C. of a curve concave Southerly having a radius of 1000.00 feet, and an angle of 31 degrees 32 minutes 13 seconds, thence to the right along the arc of said curve (through said angle) an arc distance of 550.42 feet, thence leaving said right of way line, run S.9 degrees 44 minutes 08 seconds W. a distance of 60.00 feet, thence S.8 degrees 12 minutes 11 seconds W. a distance of 700.00 feet, thence N.48 degrees 38 minutes 21 seconds W. a distance of 431.50 feet, thence N.21 degrees 48 minutes 05 seconds W. a distance of 60.00 feet, thence S.68 degrees 11 minutes 55 seconds W. a distance of 300.00 feet, thence S.21 degrees 48 minutes 05 seconds E. a distance of 1187.65 feet, thence N.88 degrees 47 minutes 49 seconds W. a distance of 606.06 feet to the P.O.B.



D. R. I. DEVELOPMENT ORDER

Let it be known that pursuant to Section 380.06 (7), Florida Statutes the Pasco County Board of County Commissioners has heard at a public hearing held on April 23, 1974, the application for development approval for Lake Padgett Pines, a development of 8,000 units to be located in Pasco County on April 23, 1974.

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

Approval with conditions (see attached memo).

Copies of this order are to be sent immediately to the Division of State Planning, to Tampa Bay Regional Planning Council, and to Covington Development Company.

PASSED AND ADOPTED THIS 23rd day of April, 1974.

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

By: Walter M. Voorhees
Walter M. Voorhees, Chairman

ATTEST:

Miller Newton, Clerk of Circuit Court

May 8, 1974

BY Leigh McClelland, D.C.

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PASCO COUNTY PLANNING DEPARTMENT

1109 1/2 North 14th Street, (904) 567-5271 Ext. 43 or 66
Dade City, Florida 33525 (904) 567-3535

April 23, 1974

MEMORANDUM

TO: The Board of County Commissioners
FROM: William O. Wiley, Jr., Planning Director
RE: Lake Padgett Pines, Covington Development Co. - Development of
Regional Impact Review

Recommendation:

The Planning Department recommends approval of the Lake Padgett Pines development with the following stipulations:

1. That the developer agree to designate the Lake Padgett Pines sewage treatment facility as the regional wastewater treatment facility for the Pasco South Central Regional Zone, and that the facility be owned by Pasco County if the county after consideration does designate this facility as a regional facility.
2. That any sewage effluent on the site be treated to the standards as defined in Advanced Waste Treatment, Chapter 17-304, of the Florida Administrative Code, rules of the Department of Pollution Control, with approval of the Department of Pollution Control.
3. That the developer, in cooperation with the Florida Department of Transportation, the Tampa Bay Regional Planning Council and Pasco County, agree to establish a time schedule for construction and financing of the following transportation improvements. The scheduling shall be in accordance with the trips generated by various phases of the development and the capacity of existing and proposed transportation facilities.
 - A. The four-laning of State Road 583 from the developer's project to U.S. 41.
 - B. The realignment and up-grading of the existing two lane Hales Road from U.S. 41 to the development or proposed Black Lake Road.

- C. The realignment and four-laning of Bell Lake Road from U.S. 41 to the proposed Black Lake Road.
- D. The four-laning of the proposed Black Lake Road or other acceptable route from State Road 583 south to State Road 54.
- E. The four-laning of State Road 54 from the proposed Black Lake Road extension to U.S. 41.
- 4. That approval of preliminary plans for each phase of the development be in accordance with the completion of the above transportation improvements.
- 5. That the developer agree to provide adequate fire protection for the development in accordance with the International Association of Firemen Standards through the development of facilities by the developer or other appropriate means such as a fire tax district.
- 6. That the developer agree to dedicate and donate appropriate areas for public services such as fire and police protection and schools as shown on the conceptual master plan.
- 7. That the developer agree to establish a sanitary land fill off the site in cooperation with Pasco County to accommodate the projected 88,000 cubic feet of solid waste per week generated by the development upon completion.
- 8. That any significant deviation from the terms of the development order or plans as described in the D.R.I. Application for Development Approval by the developer or pursuant to any state agency shall require additional review by the County and possible retriggering of the D.R.I. process.

Comments:

The review of the hydrological aspects of the development by Mr. William F. Guyton, indicate that the development will probably not have any adverse effects on the surrounding areas; but that the effects of the regional well field on the development and of the regional wastewater treatment plant need to be analyzed carefully. Consideration might be given to the requirement of monitoring devices by the appropriate agencies to minimize any potential problems.

THE PASCO COUNTY BOARD
(COUNTY SEAL PASCO)

May 8, 1974

NEWTON, CLERK OF COURT

BY: *Paul McCalland*, D.C.

D. R. I. DEVELOPMENT ORDER

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

Approval with conditions (see attached memo).

Copies of this order are to be sent immediately to the Division of State Planning, to Tampa Bay Regional Planning Council, and to Covington Development Company.

PASSED AND ADOPTED THIS 23rd day of April, 1974.

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

By: Walter M. Voorhees
Walter M. Voorhees, Chairman

ATTEST:

Charles Newton
Miller Newton, Clerk of Circuit Court

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN MY OFFICE WITH THE CLERK AND OFFICIAL SEAL THIS May 8, 1974

MILLER NEWTON, CLERK CIRCUIT COURT

BY: Leigh McClelland, D.C.

Handwritten notes:
- ME
- 7:20 AM
- *by*
- *Miller Newton*
- *May 8, 1974*
- *not yet*

Handwritten: 04-174-26

PASCO COUNTY PLANNING DEPARTMENT

1109 1/2 North 14th Street, (904) 567-5271 Ext. 43 or 66
Dade City, Florida 33525 (904) 567-3535

April 23, 1974

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STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY THAT THE FOREGOING IS
TRUE AND CORRECT COPY OF THE ORIGINAL ON
FILE IN MY OFFICE, WHERE IT MAY BE EXAMINED.
SEAL THIS

May 8, 1974

MILLER NEWTON, CLERK CIRCUIT COURT

By *Paul McCalland*, D.C.