

#261



PASCO COUNTY, FLORIDA

NEW PORT RICHEY
DADE CITY
LAND O' LAKES
FAX

(727) 847-8193
(352) 521-4274
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GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVT. CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL NO. 7008 0150 0003 6535 4317
RETURN RECEIPT REQUESTED

February 10, 2012

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

RE: Ashley Glen Development of Regional Impact (DRI) #261
Rescission

Dear Mr. Meyer:

Enclosed please find an executed resolution of rescission for Ashley Glen Development of Regional Impact #261 (Resolution No. 12-91), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes and Chapter 9J-2.025 Florida Administrative Code. The Ashley Glen DRI was rescinded by the Pasco County Board of County Commissioners on January 24, 2012.

Please contact me with any questions at (727) 847-8193 or cspidell@pascocountyfl.net.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia D. Spidell".

Cynthia D. Spidell, MBA
Sr. Planner & DRI Coordinator

Enclosure

RESOLUTION NO. 12-91

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA RESCINDING THE DEVELOPMENT ORDER OF THE ASHLEY GLEN DEVELOPMENT OF REGIONAL IMPACT (DRI NO. 261), RESOLUTION 07-364, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 380.06, Florida Statutes as amended, JES Properties, Inc. filed an Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as Ashley Glen DRI No. 261 (Project);

WHEREAS, on September 25, 2007, the Pasco County Board of County Commissioners adopted the development order for the Ashley Glen DRI;

WHEREAS, the owner of the property, The Ashley Glen Land Trust, has requested that Pasco County rescind the DRI development order for the project pursuant to Florida Statutes section 380.115;

WHEREAS, the development order provided for development of the Ashley Glen DRI, and required that mitigation for impacts of development within the DRI be constructed;

WHEREAS, Florida Statutes section 380.115 allows for rescission of a development of regional impact development order upon showing that all required mitigation related to the amount of development that existed within the development of regional impact on the date of rescission has been completed;

WHEREAS, no development exists within the Ashley Glen DRI on this date; and therefore, in accordance with Florida Statutes section 380.115, all required mitigation related to the amount of development within the Ashley Glen DRI on this date has been completed;

WHEREAS, notice of the hearing on this resolution has been published in a newspaper of general circulation within Pasco County at least fifteen (15) days prior to the date set for the Pasco County Board of County Commissioners hearing on this resolution; and

WHEREAS, Pasco County is willing to rescind the development order for the Ashley Glen DRI.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida:

A. ORDER

1. The above recitals are hereby adopted and incorporated into the body of this resolution by reference.

2. The Board of County Commissioners of Pasco County hereby adopts this resolution and rescinds and terminates the Ashley Glen DRI development order previously adopted by the Board of County Commissioners based upon the findings below.

3. The request to Pasco County to rescind the Ashley Glen DRI development order was made in accordance with Florida Statutes section 380.115.

4. No development exists within the Ashley Glen DRI on this date; and therefore, in accordance with Florida Statutes section 380.115, all required mitigation related to the amount of development within the Ashley Glen DRI on this date has been completed.

5. The Project shall be governed by Pasco County's Comprehensive Plan, the MPUD Conditions of Approval, Pasco County's Land Development Code, and other applicable regulations.

6. This resolution shall become effective immediately upon adoption.

7. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

B. PROCEDURES

1. Notice of Rescission: A Notice of Rescission shall be filed and recorded in the Public Records of Pasco County, Florida.

2. Certified Resolution: The Clerk of the Circuit Court, Secretarial Services for the Board of County Commissioners shall return four (4) signed and certified copies of this

resolution, including all exhibits, and Notice of Rescission to the Pasco County Planning & Growth Management Department. The Pasco County Growth Management Department shall then send out copies to the Florida Department of Economic Opportunity, the Tampa Bay Regional Planning Council, and to the attorney of record in these proceedings.

3. Severability: Each provision of this Resolution is material to the Board of County Commissioners' approval of this Resolution. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Resolution shall be suspended until such time that the Board of County Commissioners modifies the this Resolution to address the illegal or invalid provision; provided, however, that such suspension shall not exceed nine (9) months in duration and such determination shall not affect the validity of any of the Project's entitlements for which a complete application has been submitted, or approval has been received, for a preliminary plan, preliminary site plan, plat, construction plan, Building Permit, or Certificates of Occupancy. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this Resolution and the challenged portion is subsequently declared illegal or invalid, this Resolution shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause, or provision of this Resolution is declared illegal or invalid as the result of a third party challenge, the Applicant/Developer shall cooperate with the County to amend this Resolution to address the portion which has been declared invalid or illegal.

DONE AND RESOLVED this 24th day of January, 2012.



Paula S. O'Neil

PAULA S. O'NEIL, Ph.D.
CLERK AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By: *Ann Hildebrand*
ANN HILDEBRAND, CHAIRMAN
APPROVED
IN SESSION

JAN 24 2012

PASCO COUNTY
BCC

#261



Civil Engineering • Surveying • Transportation Planning & Engineering • Land Planning • Environmental

October 12, 2007

VIA HAND DELIVERY

Mr. Michael LaSala, Senior Planner
Ms. Cynthia Spidell, Planner II
Pasco County Growth Management Department
7530 Little Road, Suite 320
New Port Richey, Florida 34654-5598

Re: Ashley Glen DRI 261
Request for Land Use Exchange

Dear Mr. LaSala and Ms. Spidell:

On behalf of my client, JES Properties, Inc., please consider this letter our formal request for a Land Use Exchange on Parcels 1 and 3 of the Ashley Glen Development of Regional Impact. This land use exchange is requested pursuant to Section 5b, Land Use Exchange, and Exhibit E, Land Use Equivalency Matrix of the Development Order adopted September 25, 2007.

The specific request on Parcels 1 and 3 is to exchange 420 dwelling units of townhomes for 300 dwelling units of apartments as shown in the table below. This exchange will result in a total of 600 dwelling units of apartments approved on Parcels 1 and 3 (300 originally approved apartment dwelling units plus the traded 300 apartments dwelling units).

The Development Order originally approved 433 townhomes of which 420 townhome units are needed for this exchange to apartments; therefore, there are 13 townhomes remaining from the original 433 units. We also request that these remaining 13 townhome units from Parcels 1 and 3 be transferred to Parcel 6, resulting in an increase in the condominium total on Parcel 6 from its originally approved 167 dwelling units to 180 dwelling units. Please note that the trip generation as adopted in the Development Order establishes that condominium and townhome dwellings have the same trip generation. Therefore, there is no transportation impact in relocating the remaining 13 townhomes to Parcel 6 and developing them as condominiums along with the existing approved condominium entitlement.

Ashley Glen DRI
Summary of Requested Land Use Exchange

Parcel	Existing Land Use	Proposed Use	Change (+/-)
1 and 3	433 townhomes and 300 apartments	600 apartments	+ 300 apartments - 433 townhomes
6	167 condominiums	180 condominiums	+ 13 condominiums

Exchange Calculation Per Exhibit E:

420 townhomes X .7138 conversion factor = 300 apartment dwelling units

In accordance with the review process of the adopted Development Order, we respectfully request that this item be scheduled for review by the Development Review Committee. As we have previously discussed, the Master Planned Unit Development (MPUD) is scheduled for review by the DRC on October 25, 2007 and we would like for this exchange request to be reviewed at the same public hearing. We further understand that this land use exchange will not receive final approval by Pasco County until the DRI appeal period has expired.

Please do not hesitate to contact me if you have any questions. Thank you for your assistance in this matter.

Sincerely,


by Cynthia Tarapani
Richard E. Davis, Esquire
Counsel for JES Properties, Inc.


Cynthia Tarapani, AICP
Vice President/Planning

K:\Ashley Glen\DRI\Letters\LaSala.01.doc

Attachments:

DRI Adopted Map H, Master Plan
Excerpt of Development Order, Section 5b
Exhibit E of Development Order, Table SR1-21-1, Trade-off Mechanism

- c: Brenda Winningham, Department of Community Affairs, w/ attach.
John Meyer, DRI Coordinator, Tampa Bay Regional Planning Council, w/ attach.
Dr. Douglas Weiland, President, JES Properties, Inc., w/ attach.
Thomas Sunderman, P.E., JES Properties, Inc., w/ attach.
Steven Wasson, P.E., Florida Design Consultants, w/ attach.
Roy Chapman, P.E., Florida Design Consultants, w/ attach.
David McDougall, P.E., Florida Design Consultants, Inc., w/attach.
Cyndi Tarapani, Florida Design Consultants, w/ attach.
FDC File 291-14-10.11

(2) Any delay in the build-out date beyond December 31, 2019, shall require a new transportation analysis, in accordance with applicable law as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The Administrator or BCC may waive any applicable transportation impact study requirement for any entitlements within the DRI that satisfy the Limited Exemptions criteria of Section 402.7 of the County's Concurrency Management Ordinance; however, build-out date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), F.S., as may be amended from time to time.

5. 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 as described in Table 1.

TABLE 1 DEVELOPMENT INFORMATION Ashley Glen				
<u>*Land Use</u>	Phase 1 (2012)	Phase 2 (2017)	Phase 3 (2019)	Total
Total Residential (Units)	900	0	0	900
Townhouse/Condominium	(600)	0	0	(600)
Apartments	(300)	0	0	(300)
Office (Square Feet)	290,000	410,000	1,100,000	1,800,000
Total Retail (Square Feet)	90,000	354,000	0	444,000
Shopping Center	(70,000)	(354,000)	0	(424,000)
Specialty Retail	(20,000)	0	0	(20,000)
Day Care	6,000	0	0	6,000

*Land uses may be exchanged in accordance with the Land Use Equivalency Matrix attached as Exhibit E. Land use exchanges from office to retail or residential shall be prohibited. Land use exchanges from apartments to condominium/townhouses shall be prohibited.

b. Land Use Exchange

(1) Development entitlements within the Project may be exchanged pursuant to the Land Use Equivalency Matrix attached hereto as Exhibit E. Land use exchange requests shall be provided to and approved by the DRC, with copies to the FDCA and the TBRPC for review and comment a minimum of fourteen (14) days prior to final authorization granted by the County, and the use thereof shall be reported in the next biennial report. Exhibit E represents the Land Use Equivalency Matrix, which is acceptable. Such approval shall not be unreasonably withheld if such request is consistent with the Land Use Equivalency Matrix, this DO, and the Comprehensive Plan as amended. Notwithstanding the foregoing, land use exchanges from office to residential or retail and land use exchanges from apartment to condominium/townhouse shall be prohibited.

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

EXHIBIT E

Table SR1-21-1 (Revised). Trade-off Mechanism

Trade-off Rates

Change from	Change To					
	Condo/ Townhome (DU)	Apartment (DU)	Specialty Retail (1K Sq. Ft.)	Shopping Center (1K Sq. Ft.)	Office (1K Sq. Ft.)	Day Care (1K Sq. Ft.)
Condo/Townhome	N/A	0.7138	0.0968	0.1137	0.3423	0.0384
Apartment	N/A	N/A	0.1356	0.1592	0.4796	0.0538
Specialty Retail Ctr	10.3349	7.377	N/A	1.1747	3.5377	0.3971
Shopping Ctr	8.8	6.2801	0.8513	N/A	3.0110	0.338
Office	N/A	N/A	N/A	N/A	N/A	N/A
Day Care	26.0286	18.5792	2.5185	2.9584	8.9072	N/A

Notes: Office uses may not be exchanged for other land uses.

DU = Dwelling Units, 1K = 1,000

Trade-off rates based on the following trip generation

Land Use	Size	Units	PM peak hr total	Rates (Trip/Unit)
Condominium/Townhome	600	DU	261	0.4354
Apartment	300	DU	183	0.6100
Specialty Retail Center	20	1,000 SF	90	4.50
Shopping Center	424	1,000 SF	1,624	3.83
Office	1800	1,000 SF	2,290	1.272
Day Care	6	1,000 SF	68	11.33

Minimums and Maximums

Land Use	Units	Analyzed Size	Minimum	Maximum
Condominium/Townhome	DU	600	0	600*
Apartment	DU	300	300	750
Specialty Retail Center	1,000 SF	20,000	0	22,000
Shopping Center	1,000 SF	424,000	0	466,400
Office	1,000 SF	1,800,000	1,800,000	3,406,242
Day Care	1,000 SF	6,000	0	12,000

* This maximum may be increased to 1000 units if the land use exchange includes a condition of approval that the type of unit being exchanged to is a multi-family condominium product and not Townhouses.

Notes: Prior to any approval of a land use exchange pursuant to this trade-off mechanism table, such land use exchange(s) must include assurance that any additional utility demands associated with the proposed exchange, can be accommodated. Additionally, prior to approval, such exchange(s) must mitigate for any additional park land and school impacts, as appropriate.

Example: Trade-off 20,000 S.F. of Shopping Center for Office

$$20,000 \times 3.011006289 = 60,220 \text{ Square Feet}$$

ASHLEY GLEN

Development of Regional Impact



scale: 1" = 600' +/-
0' 300' 600'

LEGEND

DRI Boundary



Existing Wetlands



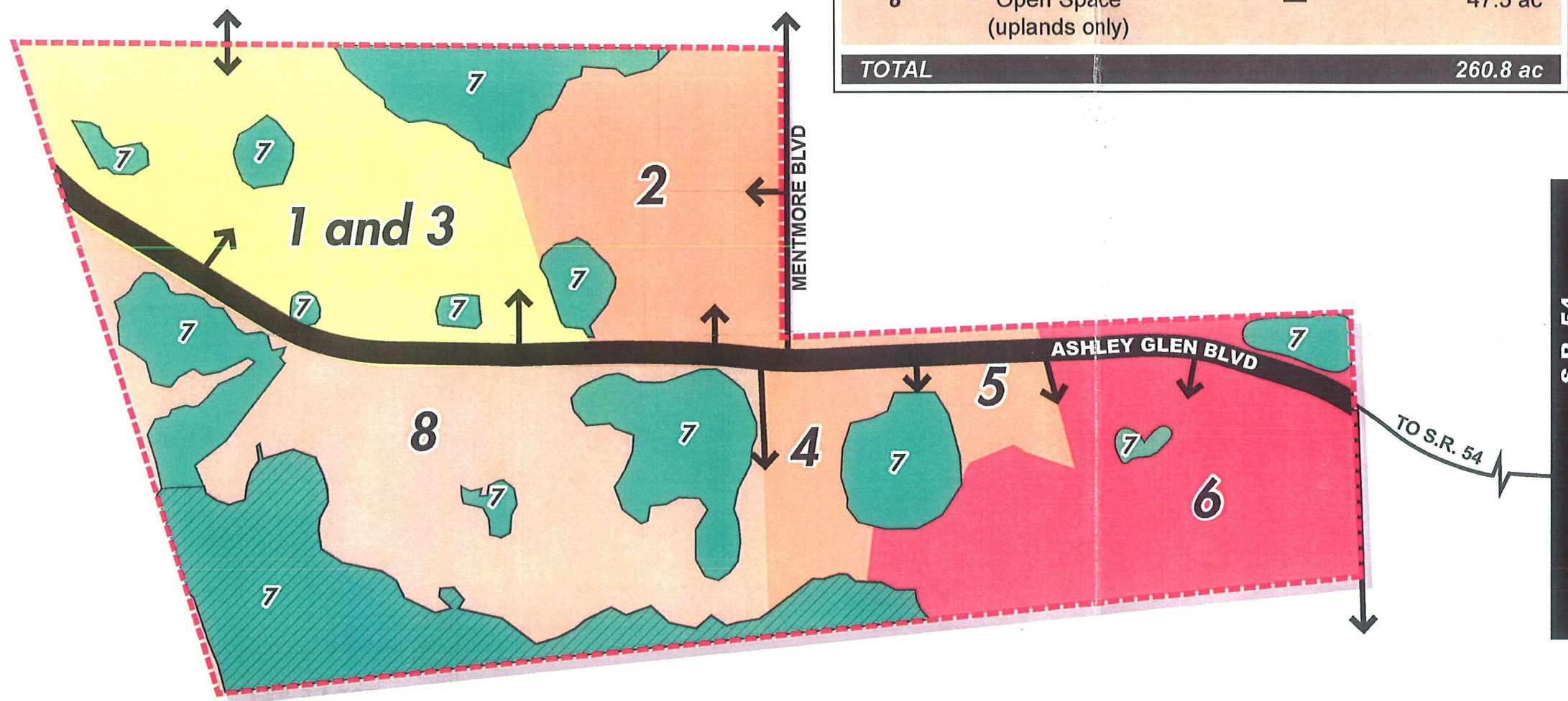
Category 1 Wetlands



Parcel Number

[2]

PARCEL	LAND USE	AMOUNT	SIZE
1	Residential	433 Townhomes and	51.3 ac
3	Residential	300 Apartments	
2	Office	750,000 sf	29.6 ac
4	Office	250,000 sf	12.0 ac
5	Office	100,000 sf	7.3 ac
6	Office	700,000 sf	44.5 ac
	Retail	20,000 sf Specialty	
		424,000 sf Shopping Center	
	Residential	167 Condominiums	
	Day Care	6,000 sf	
7	Wetlands	—	66.5 ac
8	Open Space (uplands only)	—	47.5 ac
TOTAL			260.8 ac



Master Development Plan Map H

FINAL
2ND SUFFICIENCY RESPONSE
1ST SUFFICIENCY RESPONSE
ADA SUBMITTAL

SEP 2007
NOV 2006
MAY 2006
OCTOBER 2005

#261



PASCO COUNTY, FLORIDA

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7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

CERTIFIED MAIL NO. 7004 1160 0000 4437 8335
RETURN RECEIPT REQUESTED

October 10, 2007

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

RE: Ashley Glen - Development of Regional Impact (#261)
Development Order

Dear Mr. Meyer:

Enclosed please find a certified copy of the Ashley Glen Development of Regional Impact #261 Development Order (Resolution No.07-364), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes and Chapter 9J-2.025 Florida Administrative Code. This development order was approved by the Pasco County Board of County Commissioners on September 25, 2007.

Sincerely,

Cynthia D. Spidell, MBA
Planner II

Enclosure

**A RESOLUTION ADOPTING A DEVELOPMENT ORDER
APPROVING, WITH CONDITIONS, THE ASHLEY GLEN
DEVELOPMENT OF REGIONAL IMPACT (DRI NO. 261).**

WHEREAS, in accordance with Section 380.06, Florida Statutes (F.S.), as amended, JES Properties, Inc. (Applicant/Developer) has filed an Application for Development Approval (ADA) for a Development of Regional Impact (DRI) for Ashley Glen, known as the Project; and,

WHEREAS, the Pasco County Board of County Commissioners (BCC) 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 Project was adopted by the Pasco County BCC on September 25, 2007.

NOW, THEREFORE, BE IT RESOLVED by the BCC, in regular session duly assembled that:

The ADA of the Project is approved with conditions, as set forth in the following DO, which is hereby adopted by the BCC:

PROJECT DEVELOPMENT ORDER

1. General Findings of Fact

The BCC makes the following general Findings of Fact:

- a. The Applicant/Developer has filed, in accordance with Section 380.06, F.S., as amended, the ADA for the Project and four (4) Responses to Request for Additional Information, collectively referred to as the Application.
- b. The nature, type, scope, intensity, density, costs, and general impact of the proposed Project, in part, are those which are summarized in Composite Exhibit A, the Application, and in attached Exhibit B, Specific Findings of Fact and Regional Impacts, contained in Pages 1-24 of the Tampa Bay Regional Planning Council (TBRPC) Final Report. Both Exhibits A and B are incorporated into this DO by reference and are on file with the Growth Management Department.
- c. The real property (Property) encompassed by the Project is owned by Standard Pacific of Tampa and a description of the said Property is attached hereto as Exhibit C which is made a part of this DO.
- d. The current Comprehensive Plan Future Land Use Map classification for the Property is RES-3 (Residential - 3 du/ga). Simultaneously with the adoption of this DO, the BCC shall be adopting a Comprehensive Plan Amendment amending the Future Land Use Map classifications for the Property from RES-3 (Residential - 3 du/ga) to ROR (Retail/Office/Residential) and CON (Conservation). The

proposed development is consistent with the applicable provisions of the ROR (Retail/Office/Residential) and CON (Conservation) classifications; the subarea policies; and other Goals, Objectives, and Policies of the Comprehensive Plan.

e. On May 9, 2007, the TBRPC notified Pasco County (County) that its sufficiency review was complete, that the TBRPC had initiated the preparation of its DRI Final Report, and that the local government should set a date for the public hearing on the pending Application. On July 9, 2007, the TBRPC notified the County that it adopted its Final Report for the Project, recommending approval of the Project with conditions.

f. The BCC scheduled and held a public hearing on the pending Application on September 25, 2007.

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 BCC hearing.

h. At the said public hearing, all parties were afforded the opportunity to present evidence and argument on all issues, and submit rebuttal evidence.

i. Additionally, at the said public hearings, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

j. The BCC has received and considered the TBRPC Final Report on the Application.

k. The BCC has received and considered various other reports and information including, but not limited to, the recommendation of the Growth Management Department and the Development Review Committee (DRC).

2. Conclusions of Law

The BCC hereby finds as follows:

a. This Project 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 DO addresses issues raised consistent with the TBRPC Final Report.

c. As conditioned, this DO is consistent with the applicable provisions of the Land Development Code (LDC).

d. As conditioned, this DO is consistent with the applicable provisions of the adopted Comprehensive Plan.

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

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

3. Approval Stipulations

a. The requirements of and conditions contained in this DO shall regulate the development of the Property. Following the adoption of this DO, all plans for development on the Property shall be consistent with the conditions and restrictions recited therein. Such conditions shall be binding upon all Applicant/Developer's successors in interest to the Property.

In the event the 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 the noncompliance is not cured by the date stated in the Notice of Noncompliance, the Administrator may require that all development related to the violation cease until the violation has been corrected. The Applicant/Developer may appeal the determination to the BCC pursuant to the LDC, Section 317. Notwithstanding the foregoing, violations of the Development Agreement (DA) hereinafter described, if required, shall be addressed in accordance with the provisions of the DA.

b. All development specifically authorized by this DO shall be carried out in accordance with the provisions hereof.

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

(2) The Applicant/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 DO.

c. Development of the Project shall also be governed by the applicable standards and procedural provisions of the Comprehensive Plan. Land development regulations shall be applied in a manner that is consistent with Section 163.3194(1)(b), F.S., and the land development regulations, including the LDC. Conflicts between the land development regulations and this DO shall be resolved in accordance with applicable law.

d. The approved DRI shall not be subject to downzoning, unit-density reduction, or intensity reduction until December 21, 2024, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the DO have occurred; or that the DO was based on substantially inaccurate information provided by the Applicant/Developer; or that the change is clearly established by the local government to be essential to the public health, safety, or welfare. Compliance with this DO, the associated DA, MPUD Master Planned Unit Development conditions, Comprehensive Plan, and LDC shall not constitute downzoning, unit-density reduction, or intensity reduction for purposes of the prohibition contained in this paragraph.

e. As provided in Chapter 190, F.S., and subject to the BCC 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 DO. Further, any obligations of the Applicant/Developer contained in this DO may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County.

f. 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. No silvicultural or agricultural activities shall be initiated on land not currently under such use.

4. Phasing and Duration

a. Phasing Schedule

This Project is specifically approved as a three (3) phase Project. Specific approval shall not be a reservation or guarantee of concurrency capacity for any public facility other than transportation. The reservation/guarantee of concurrency capacity for transportation shall be through December 31, 2019, for Phases 1-3, subject to compliance with the transportation conditions of this DO and the DA. Notwithstanding the entitlement limitations for each phase as set forth herein, the Applicant/Developer may advance any office Limited Exemption entitlements under Section 402.7 of the County's Concurrency Management Ordinance to an earlier phase without the requirement of a Notice of Proposed Change (NOPC), MPUD Master Planned Unit Development amendment, or other amendment to this DO or the approved zoning for the DRI property. Any such advancement shall be reported to the County prior to such advancement and then shall also be reported in the next biennial report for the Project.

b. Effective Date and Duration

(1) The DO for the Project shall not be effective until the Florida Department of Community Affairs (FDCA) has issued its Notice of Intent and the appeal period has passed for all Comprehensive Plan amendments if any associated with the Project.

(2) The effective period of this DO shall be until December 31, 2024. The effective period may be extended by the BCC. Application for such an extension shall be made at least sixty (60) days prior to the expiration date. All extensions shall be subject to a substantial deviation determination pursuant to Chapter 380.06(19), F.S.

(3) Development of the Project shall proceed in accordance with the phasing schedule indicated in Table 1 below.

Except as provided for herein, excess infrastructure capacity constructed to potentially serve latter phases of the development shall be at the Applicant/Developer's risk and shall not vest latter phases development rights.

c. Commencement of Development

Commencement of development of the Project shall occur within three (3) years of the effective date of this DO. For the purpose of this DO, "commencement of development" shall mean the commencement of development of infrastructure, roadways, or other vertical development, unless otherwise approved by the County.

d. Build-Out of Project

(1) The build-out date of the Project shall be December 31, 2019.

(2) Any delay in the build-out date beyond December 31, 2019, shall require a new transportation analysis, in accordance with applicable law as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The Administrator or BCC may waive any applicable transportation impact study requirement for any entitlements within the DRI that satisfy the Limited Exemptions criteria of Section 402.7 of the County’s Concurrency Management Ordinance; however, build-out date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), F.S., as may be amended from time to time.

5. 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 as described in Table 1.

TABLE 1 DEVELOPMENT INFORMATION Ashley Glen				
*Land Use	Phase 1 (2012)	Phase 2 (2017)	Phase 3 (2019)	Total
Total Residential (Units)	900	0	0	900
Townhouse/Condominium	(600)	0	0	(600)
Apartments	(300)	0	0	(300)
Office (Square Feet)	290,000	410,000	1,100,000	1,800,000
Total Retail (Square Feet)	90,000	354,000	0	444,000
Shopping Center	(70,000)	(354,000)	0	(424,000)
Specialty Retail	(20,000)	0	0	(20,000)
Day Care	6,000	0	0	6,000

*Land uses may be exchanged in accordance with the Land Use Equivalency Matrix attached as Exhibit E. Land use exchanges from office to retail or residential shall be prohibited. Land use exchanges from apartments to condominium/townhouses shall be prohibited.

b. Land Use Exchange

- (1) Development entitlements within the Project may be exchanged pursuant to the Land Use Equivalency Matrix attached hereto as Exhibit E. Land use exchange requests shall be provided to and approved by the DRC, with copies to the FDCA and the TBRPC for review and comment a minimum of fourteen (14) days prior to final authorization granted by the County, and the use thereof shall be reported in the next biennial report. Exhibit E represents the Land Use Equivalency Matrix, which is acceptable. Such approval shall not be unreasonably withheld if such request is consistent with the Land Use Equivalency Matrix, this DO, and the Comprehensive Plan as amended. Notwithstanding the foregoing, land use exchanges from office to residential or retail and land use exchanges from apartment to condominium/townhouse shall be prohibited.
- (2) The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

(3) Prior to approval of any land use exchange, the proposed exchange must include assurance that any additional utility demands associated with the proposed exchanged can be accommodated.

(4) Prior to approval of any land use exchange, the proposed exchange must mitigate for any additional park or school impact requirements as appropriate.

(5) 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.

c. Water Quality and Drainage

(1) Development of the Project shall not lower the Level of Service (LOS) for off-site drainage structures below acceptable standards as established in the adopted Comprehensive Plan and LDC as may be amended from time to time.

(2) The Project's stormwater-management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25 and 40D-4 or 40D-40, Florida Administrative Code (FAC), and County stormwater-management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices (BMP) for reducing adverse water-quality impacts as required by the regulations of the County and other appropriate regulatory bodies shall be implemented, including those which prevent construction-related turbidity. In addition, the Applicant/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 vegetated as required.

(c) The Applicant/Developer or other responsible entities shall ensure that the stormwater-management 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, or as established by the County, whichever is most stringent.

(d) Should the Applicant/Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the Applicant/Developer shall, within seven (7) days after such discovery, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The biennial 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 biennial report.

(e) Landscape and irrigation shall be in conformance with the LDC in effect at the time of preliminary plan/preliminary site plan approval.

(f) The Applicant/Developer should advise future residents of seasonal variations within created water features and should not be perceived as lakes with constant water levels.

(g) Appropriate subsurface investigations shall be performed prior to construction of stormwater management and floodplain compensation ponds to determine proper development scenarios to protect against sinkhole formation.

(3) The predevelopment hydrologic/hydraulic properties of on-site and off-site wetlands shall not be adversely impacted by the development, as defined by the Southwest Florida Water Management District (SWFWMD) rules regulating wetlands. Additionally, the historic average, surface-water volume discharged from the Project shall be, at a minimum, maintained. The Applicant/Developer shall develop a detailed hydrologic/hydraulic model, including surface water and groundwater-level monitoring, to evaluate the postdevelopment conditions for review and recommendation by Tampa Bay Water (TBW). Prior to approval of the overall stormwater-management plan, the Applicant/Developer shall, in cooperation with TBW, the County, and SWFWMD, propose stormwater-design techniques that achieve the intent of this paragraph. The SWFWMD shall have review and approval authority for the model and stormwater design, and the County shall have final review and approval authority for the model and stormwater design.

(4) No wetland outlet or conveyance, either natural or manmade, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless to restore artificially connected or drained wetlands to a more natural state, such that historic wetland water levels and flow quantities are restored, except as permitted by the County and SWFWMD.

(5) The development activities shall not breach the clay-confining layer (aquiclude). A breach of the aquiclude shall be defined as any excavation into the confining layer that degrades the integrity of that confining layer as determined by the SWFWMD or the County on a site-by-site basis. In those geographical areas of the County where there is no aquiclude present, excavation shall not proceed to within four (4) feet of the underlying limestone which is part of a groundwater aquifer. It shall be assumed that excavation which exceeds either of these criteria shall constitute groundwater effects. The Applicant/Developer's responsibilities to prevent this occurrence and any remedial actions that are required, should it occur, shall be required to be addressed by the Applicant/Developer prior to development.

(6) The stormwater-management system shall be designed to maintain the natural hydroperiod of the receiving wetlands, except as permitted by the County and SWFWMD.

(7) Other infiltration techniques shall be used, such as low-impact development techniques to maintain wetland hydroperiods as approved by the County. These techniques may include, but are not limited to: retention of the maximum amount of native vegetation; shallow, vegetated swales in all areas including parking, appropriate Florida-friendly plant selections, small recessed garden areas

throughout landscaped areas, porous pavement, and other previous pavement technologies; and stabilized grass areas for overflow parking.

(8) In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water-quality standards.

(9) Environmental Monitoring Plan (EMP): Groundwater and Surface Water

(a) An EMP shall be developed to include a groundwater-monitoring program and a surface-water monitoring program. The Applicant/Developer shall ensure the EMP is developed in accordance with Rule 62-4.246(3) and Chapter 62-522.600, FAC, and in coordination with the Florida Department of Environmental Protection (FDEP), SWFWMD, and TBW to establish parameters, methodology, sampling frequency, establishment of baseline data, and locations of monitoring sites. Any such program shall be submitted by the Applicant/Developer to the FDEP, SWFWMD, TBW, and the County for review and shall be approved by the County's Engineering Services Department prior to any construction activities within the Project. Implementation of the EMP shall commence within 180 days of approval of the DO for the Project, shall not be deferred until or contingent upon approval of a Management and Storage of Surface Waters Permit by SWFWMD to provide background data, and shall continue to the Project build-out. If reclaimed water for irrigation purposes is used in the future, the EMP will be amended as required by the permit for use of reclaimed water.

(b) The EMP shall also include a surface-water component to include sampling of those stormwater-discharge points exiting the site and upstream and downstream-sampling points within surface-water systems adjacent to the site as described in the EMP.

(c) The EMP shall include methods to implement signage and resident education advocating surface water protection.

(d) The EMP shall include a plan and schedule for implementation detailing the operation and maintenance of the stormwater management system. The plan, shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism, and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. Failure to implement the approved plan shall constitute a violation of this DO.

(e) The EMP shall include a plan for the Applicant/Developer, CDD, homeowners' association (HOA), or other entity approved by the County to conduct annual inspections of the stormwater management systems on the Project site to ensure that the system is being properly maintained, in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended.

(f) The monitoring results of the EMP shall be submitted to the FDEP, SWFWMD, TBW, and the County at least annually, or more often as may be required in the EMP and

shall be included in the biennial report. Should the monitoring results indicate that applicable State water-quality standards are not being met; the results shall be reported to the FDEP, TBW, the County, and other appropriate regulatory bodies designated by the County immediately. In the event the FDEP, SWFWMD, or the County determines 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.

(g) Should the Applicant/Developer wish to add new land areas to the Project which have no EMP for groundwater and surface-water monitoring in place at the time of an NOPC submittal, the Applicant/Developer shall update the EMP and such an update shall be submitted to the County, TBW, FDEP, and SWFWMD unless the FDEP or SWFWMD and the County determine that the additional EMP is not necessary.

(10) The Applicant/Developer shall convey, at no cost to the County, a drainage easement within the Project for an uninterrupted south-to-north flow through the Project sufficient to accommodate a 100-year/five (5) day and 100-year/one (1) day storm event within the limits of the easement without any increase in the predevelopment upstream stages. The Applicant/Developer and the County agree to address the specific drainage-easement language and timing of the easement conveyance as a condition of the MPUD Master Planned Unit Development zoning amendment required by this DRI.

d. Wellfield Protection and Sinkhole Response

(1) The Applicant/Developer shall comply with the current Wellhead Protection Ordinance (LDC, Section 612, as amended).

(2) Should any noticeable soil slumping or sinkhole formation become evident, the Applicant/Developer shall immediately notify the County, TBW, 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 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.

(d) Excavate and backfill as required to fill the affected area and prevent further subsidence.

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

(f) If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.

(g) 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.

(3) Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer shall be prohibited.

(4) Test or foundation holes as defined in Rule 40D-3.021(8), FAC, shall be drilled by an appropriately bonded, licensed test or foundation-hole contractor.

(5) All existing wells which have no future use, attempted wells, or foundation holes shall be cement plugged by a licensed water well contractor (under the SWFWMD Well Abandonment Permit[s]) or by a test or foundation-hole contractor in accordance with Rule 40D-3.041(1), FAC.

(6) An integrated pest-management program shall be implemented to minimize the use of fertilizers and pesticides.

e. Wetlands

(1) This DO does not authorize impacts to Category 1 wetlands. At the time of preliminary plan/preliminary site plan approval, the County may decide to authorize impacts to Category 1 wetlands, but only in accordance with the provisions of the Conservation Element, Policy Nos. 2.7.2, 2.7.4, and 2.7.6.

(2) The postdevelopment wetlands on site shall be protected and buffered by natural habitat, swales, and stormwater ponds that are created for stormwater attenuation and treatment. Buffers around on-site, postdevelopment Category 1 wetlands shall be maintained and enhanced with native vegetation where appropriate.

(3) The Applicant/Developer shall adhere to twenty-five (25) foot minimum buffers around Category 1 wetlands.

(4) The Applicant/Developer shall minimize the use of wetlands for stormwater treatment consistent with the SWFWMD rules.

(5) Wetland mitigation shall be in accordance with the State of Florida Uniform Mitigation Assessment Methodology regulations.

f. Flood Plains/Disaster Preparedness

(1) Elevation for all habitable structures shall be at, or above, a 100-year floodplain elevation. All preliminary plan/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 LDC.

(2) No fill shall be added within the 100-year floodplain without approval by the County and SWFWMD.

(3) The Applicant/Developer shall provide compensation for the loss of 100-year flood storage capacity, but such capacity shall not be provided by excavation within existing wetlands as identified on Map H.

g. Vegetation and Wildlife

(1) Impacts to Natural Resources of Regional Significance in excess of those reflected in the Application shall only occur if justified pursuant to the Future of the Region, a Strategic Regional Policy Plan for the Tampa Bay Region, Policy No. 4.5.2. Mitigation for justifiable impacts to Natural Resources of Regional Significance should meet the ratios set forth in that policy and Policy 4.5.6.

(2) The Applicant/Developer shall comply with the rules and regulations, including the adopted Comprehensive Plan, and Rule 9J-2.041, FAC, of all applicable agencies regarding the protection of listed wildlife and plant species found on site. In the event any State or Federally listed species, nesting colonies of wading birds, or nesting Florida sandhill cranes are discovered on site during Project development that are not identified and addressed in the Application, the Applicant/Developer shall immediately notify the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service, if applicable, and implement the recommended measures for species protection in accordance with the requirements of Section 68A-27, FAC.

(3) Predevelopment breeding season surveys shall be conducted for all listed species within and adjacent to any parcel which contains suitable habitat and is planned for development immediately preceding or coinciding with the breeding season of these listed species. If the surveys indicate breeding or nesting activity, the FFWCC shall be contacted and measures taken to avoid the nesting and support habitat for the species.

h. Air Quality

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

i. Land

(1) BMP, including those identified in the Application, to reduce soil erosion and fugitive dust, shall be implemented and shall be employed during site preparation and construction to prevent wind and water-borne erosion.

(2) Prior to commencing development, the Applicant/Developer shall provide the County's Engineering Services Department, Survey Division, with two (2) pair of Global Positioning System (GPS) control points with twenty-four (24) hour access. The Applicant/Developer and the County Surveyor shall mutually determine the location. The Applicant/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 in accordance with Rule 61G17-6, FAC. All the GPS points shall be installed in accordance with standards contained in Rule 61G17-6, FAC.

j. Utilities

(1) Water Supply and Wastewater Treatment

(a) The County has determined that the Project is within the County service area and that the County intends to serve the Project.

(b) The County has determined that capacity exists, subject to the County receiving all the necessary permits and approvals to implement and construct the planned system improvements and plant expansions needed to serve the Project, and water and wastewater services will be provided by the County in accordance with Section 110 of the Pasco County Code of Ordinances as amended. The Applicant/Developer shall construct all water and wastewater facilities within the development to County standards in effect when construction drawings are approved by the Utilities Services Branch.

(c) The Applicant/Developer shall provide the Utilities Services Branch with water, wastewater, reclaimed water, and Master Utility Plan prior to the first preliminary plan/preliminary site plan approval or any permit approvals by the Utilities Services Branch.

(d) Development of the Project shall not result in LOS for water and wastewater services below the acceptable LOS established in the Comprehensive Plan.

(e) The Applicant/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. Water conservation educational materials shall be distributed to all homeowners, other landowners, and businesses.

(f) The Project shall utilize the lowest quality water reasonably available, suitable, and appropriate for a particular use.

(g) The use and potential use of reclaimed water shall be maximized where available and as determined by the Utilities Services Branch.

(h) Separate lines for irrigation shall be installed in the Project during construction unless otherwise established in the Utilities Service Agreement with the County. Reuse connections shall also be metered when they occur.

(i) Local water resources are very limited and to the maximum extent practical, the Applicant/Developer shall minimize water demand. Water-saving fixtures shall be required in the

Project as mandated by the Florida Water Conservation Act, Section 553.14, F.S. The Applicant/Developer shall comply with the LDC, Section 603. The Applicant/Developer shall encourage the following at the time of construction:

(i) Low-volume irrigation systems in all nonturf areas and all irrigation (turf and nonturf) in accordance with the irrigation design standards described in Appendix J of the Florida Building Code. Rainfall sensors that are correctly installed, correctly set, open to rainfall, and connected to the irrigation system shall be included on all irrigation systems.

(ii) Common-area laundry rooms versus separate laundry hookups in each multifamily unit, or require/install low-volume laundry machines and dishwashers where individual hookups are allowed.

(iii) Water meters on all irrigation-system clocks.

(j) Florida-friendly landscaping materials and techniques shall be used throughout the Project so that, once established, the landscape will be prepared for more extreme weather conditions. The Applicant/Developer shall work with Florida Yards and Neighborhoods to implement integrated pest management, landscape design, plant material selection, and irrigation-system installation.

(k) Total water use for the Project shall meet the compliance per capita use rate required in the Northern Tampa Bay Water Use Caution Area of 150 gallons per capita per day.

(l) As committed, all wastewater flows from the Project will be collected and directed to the public, wastewater-treatment plant. Consequently, wastewater shall not be treated on site or by a private utility unless approved by the County.

(m) No septic tanks shall be installed on the Project. For the temporary disposal of sewage or wastewater from temporary construction trailers during the interim period before central sewer is installed, the Applicant/Developer shall comply with applicable Florida Department of Health and FDEP regulations. These temporary measures shall be abandoned when central sewer becomes available.

(2) Solid/Hazardous/Biohazardous Waste and Recycling

(a) The collection, transportation, and disposal of solid waste are controlled by the Pasco County Code of Ordinances, Section 90, and shall take place in accordance with the terms thereof.

(b) Development and operation of the Project shall not cause the LOS for solid-waste collection/disposal to fall below 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 the County or other appropriate entities.

(c) As stated in the Application, it is not anticipated that hazardous or toxic waste will be generated by the Project. The Applicant/Developer shall advise businesses within the Project of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC.

(d) Solid-waste recycling shall be given a high priority and a specific recycling plan consistent with Countywide policy shall be submitted prior to the first record plat for the first dwelling unit (du), or construction plan where no plat is required, and shall be approved by the Utilities Services Branch to maximize solid-waste recycling for all types of development within the Project. The implementation and progress of such recycling plan shall be annually and jointly reviewed by the Utilities Services Branch and the Applicant/Developer, HOA, CDD, or other entity approved by the Utilities Services Branch.

(e) In the event that businesses use or produce hazardous materials or medical waste located within the Project, these materials shall be handled in a manner consistent with applicable Federal, State, and local regulations.

k. Energy

(1) The energy conservation measures referenced in the Applicant/Developer's Commitments, attached hereto as Exhibit D, shall be implemented.

(2) All Project tenants, businesses, and residents in the Project 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) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public.

(d) Institute recycling programs.

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

l. Transportation

(1) Proportionate Share: Pursuant to Section 163.3180(12), F.S., and Section 9J-2.045, FAC, the Applicant/Developer's proportionate-share contribution for those improvement projects listed in Exhibit G is Seventy-One Million Eight Hundred Fifty-Eight Thousand Six Hundred and 00/100 Dollars (\$71,858,600.00) (Proportionate Share), which is expressed in August 2007 dollars as set out in Exhibit G. Pursuant to Section 402.7 of the County's Concurrency Management Ordinance, the County and the Applicant/Developer agree that the Project shall be granted a Proportionate-Share credit for the Corporate Business Park/Employment Center (EC) entitlements (1,800,000 square feet of office and 135,000 square feet of

accessory retail, which shall be located within the office buildings) (Corporate Business Park/EC Entitlements) in the amount of Fifty-One Million Five Hundred Seventy-Five Thousand Five Hundred Seventy-Six and 21/100 Dollars (\$51,575,576.21) (EC Credit). The EC Credit assumes that the Corporate Business Park/EC Entitlements shall be developed generally consistent with the development standards for Corporate Business Park in the MPUD Master Planned Unit Development Ordinance as amended and as determined by the Zoning/Code Compliance Administrator. The portion of the Corporate Business Park/EC Entitlements that comply with such criteria is responsible only for the payment of transportation impact fees (TIF) to address their Proportionate-Share obligation and shall not be subject to any of the required transportation mitigation requirements set forth in this DO, except for site-related improvements to accommodate the Corporate Business Park/EC Entitlements as depicted on Map H. The County shall address the Proportionate-Share obligation for compliant Corporate Business Park/EC Entitlements through the application of the TIF or other revenue sources toward one or more of the following segments: S.R. 54, the Suncoast Parkway/S.R. 54 interchange, Tower Road, or other parallel facility or mobility improvements that benefit the impacted facilities set forth in Exhibit G as determined by the County. Failure to develop any portion of the Corporate Business Park/EC Entitlements as listed above and in accordance with such criteria shall require payment of a pro rata share of (or identification of a mitigation pipeline project for) the EC Credit to the County. Such payment shall be adjusted by the most recent construction and right-of-way indices as adopted by the County TIF Ordinance as amended. Such payments shall be utilized for facility or mobility improvements in the County, including, but not limited to, Tower Road, that benefit one or more of the following roadway segments: a) S.R. 54 at the S.R. 54 and Suncoast Parkway interchange or b) S.R. 54 from the Suncoast Parkway interchange to U.S. 41. Such improvements shall be included in the schedule of capital improvements in the Comprehensive Plan if they are not already in the schedule.

(2) The Proportionate Share less the EC Credit, which equates to Twenty Million Two Hundred Eighty-Three Thousand Twenty-Four and 00/100 Dollars (\$20,283,024.00) (the Non-EC Proportionate Share), shall be a) adjusted by the most recent construction and right-of-way indices as adopted by the TIF Ordinance as amended and b) shall be reduced by any Voluntary Advance Proportionate-Share Payments as defined below.

(3) The County and the Applicant/Developer agree that the mitigation for the Project (Phases 1-3) and the satisfaction of the Proportionate Share shall be as follows:

(a) Payments

(i) The Applicant/Developer or its successors shall make the payments set forth below. The Applicant/Developer or its successors may make voluntary Proportionate Share payments (Voluntary Advance Proportionate-Share Payments) in advance of the deadlines set below, however, at the time of each applicable deadline, the Applicant/Developer or its successors shall provide the County the applicable cash payment or evidence to the satisfaction of the County that such Voluntary Advance

Proportionate Share-Payments have been made. The Voluntary Advance Proportionate-Share Payments shall be creditable toward the Non-EC Proportionate Share obligation and toward TIF if allowed pursuant to the terms set forth below; however, in no event shall such TIF credit be transferable outside of the Project. The Proportionate Share payments shall be utilized for facility or mobility improvements (Improvements) in the County, including, but not limited to, Tower Road, that benefit one or more of the following roadway segments: a) S.R. 54 at the S.R. 54 and Suncoast Parkway interchange or b) S.R. 54 from the Suncoast Parkway interchange to U.S. 41. Prior to the County authorizing the commencement of development beyond the entitlements that generate 923 Non-EC net external trips, the Improvements shall be identified through the filing of a Notice of Proposed Change and DO amendment. The Improvements shall be consistent with Section 163.3180(12), F.S., and the schedule of capital improvements in the Comprehensive Plan shall be amended at the next regularly scheduled update to include the Improvements if they are not already in the schedule.

1) Payment No. 1: Prior to July 1, 2008, the Applicant/Developer shall pay Three Hundred Thousand and 00/100 Dollars (\$300,000.00) (August 2007 dollars) adjusted by the most recent construction and right-of-way indices as adopted by the TIF Ordinance as amended and, if applicable, reduced by any Voluntary Advance Proportionate-Share Payments (Payment No. 1). Any TIF paid for the Project prior to this date shall not be creditable toward Payment No. 1; however, such payment shall be creditable toward the Non-EC Proportionate Share.

2) Payment No. 2: Prior to January 1, 2009, the Applicant/Developer shall pay One Million Seven Hundred Thousand and 00/100 Dollars (\$1,700,000.00) (August 2007 dollars) adjusted by the most recent construction and right-of-way indices as adopted by the TIF Ordinance as amended and, if applicable, reduced by any Voluntary Advance Proportionate-Share Payments (Payment No. 2). Any TIF paid for the Project prior to this date shall not be creditable toward Payment No. 2; however, such payment shall be creditable toward the Non-EC Proportionate Share.

3) Payment No. 3: Prior to December 31, 2010, the Applicant/Developer shall pay One Million and 00/100 Dollars (\$1,000,000.00) (August 2007 dollars) adjusted by the most recent construction and right-of-way indices as adopted by the TIF Ordinance as amended and, if applicable, reduced by any Voluntary Advance Proportionate-Share Payments (Payment No. 3). Any TIF paid for the Project prior to this date shall not be creditable toward such Payment No. 3; however, such payment shall be creditable toward the Non-EC Proportionate Share.

4) Payment No. 4: Prior to October 1, 2015, or prior to the issuance of the plat or construction plan approvals for entitlements that generate 923 Non-EC net external trips, whichever occurs first, the Applicant/Developer shall pay the remaining balance of the Non-EC Proportionate Share a) adjusted by the most recent construction and right-of-way indices as adopted by the TIF Ordinance as amended; b) if applicable, reduced by any Voluntary Advance Proportionate-Share

Payments (evidence of such must be in a form acceptable to the County such as receipts); c) if applicable, reduced by Payment Nos. 1-3 set forth above, assuming such payments have been made and evidence acceptable to the County of such payments has been provided; and d) any TIF paid for the Project prior to this date. The Applicant/Developer shall provide a Performance Guarantee for Payment No. 4 in accordance with Subsection 5.I.(5) of this DO.

The completion of all payments, once made and subject to compliance with the EC requirements set forth in Section 5.I(1) above, shall vest the Applicant/Developer for transportation concurrency up to 3,270 total net external trips as depicted on Exhibit J through December 31, 2019. The Applicant/Developer shall include a summary of all Voluntary Advance Proportionate-Share Payments made in the biennial report.

(4) Site-Access Improvements

(a) The Applicant/Developer shall, at its sole expense and regardless of cost, design, permit, construct, and acquire or donate right-of-way (where necessary) for the following improvements (collectively referred to as the Site-Access Improvements):

(i) Ashley Glen Boulevard, Segment No. 1: Prior to the approval of the first record plat of the first dwelling unit or the first Certificate of Occupancy (CO) for any non-residential entitlements, whichever occurs first, the Applicant/Developer shall design and permit Ashley Glen Boulevard as a six (6) lane divided, urban roadway and construct four (4) lanes (with applicable turn-lanes and provision for the future turn-lanes required at the S.R. 54 intersection) from S.R. 54 to the southern boundary of the Project (Ashley Glen Boulevard, Segment No. 1).

(ii) Ashley Glen Boulevard, Segment No. 2: The segment of Ashley Glen Boulevard commencing at the southern boundary of the Project to Mentmore Boulevard shall be designed, permitted, and constructed as a four (4) lane divided, urban roadway expandable to six (6) lanes (to preserve the previously constructed lanes) (Ashley Glen Boulevard, Segment No. 2) prior to December 31, 2015, or earlier, if required pursuant to Subsection 5.I.(3)(c) of this DO.

(iii) Ashley Glen Boulevard, Segment No. 3: The segment of Ashley Glen Boulevard commencing at Mentmore Boulevard to the northernmost driveway into Parcel 1 as generally depicted on Map H shall be designed and permitted as a four (4) lane divided, urban roadway, expandable to six (6) lanes (to preserve the previously constructed lanes) and constructed as two (2) lanes (Ashley Glen Boulevard Segment No. 3) prior to December 31, 2015, or earlier, if required pursuant to Subsection 5.I.(3)(c) of this DO.

(iv) Ashley Glen Boulevard, Segment No. 4: The segment of Ashley Glen Boulevard commencing at the northernmost driveway in Parcel 1 as generally depicted on Map H to Tower Road shall be designed and permitted as a four (4) lane divided, urban roadway, expandable to six (6) lanes (to preserve the previously constructed lanes) and constructed as two (2) lanes (Ashley Glen

Boulevard Segment No. 4), prior to December 31, 2015, or earlier, if required pursuant to Subsection 5.1.(3)(c) of this DO.

(v) Mentmore Boulevard: The segment of Mentmore Boulevard from the eastern boundary of the Project to Ashley Glen Boulevard shall be designed and permitted as a four (4) lane divided, urban roadway and constructed, at a minimum, as a two (2) lane divided, urban roadway (offset) as necessary to serve adjacent or nearby Project development or prior to December 31, 2015, whichever occurs first.

(b) The Applicant/Developer understands and agrees that all Site-Access Improvements described herein are not eligible for or entitled to TIF credits pursuant to the terms of the TIF Ordinance as amended; therefore, all design, permitting, right-of-way donations/acquisitions, and construction expenses incurred by the Applicant/Developer are not eligible for TIF credits or County reimbursement.

(c) All access improvements, number of access points, spacing, and geometry of access points shown on Map H and on Exhibit H, shall be subject to compliance with the provisions of the County's and the Florida Department of Transportation's (FDOT) access-management regulations. The Applicant/Developer shall design, permit, construct, and acquire right-of-way for such improvements at its sole expense. The Applicant/Developer shall be responsible for construction of all access improvements for the Project, unless otherwise approved by the DRC, prior to or concurrent with construction of infrastructure improvements to serve 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 the issuance of Access Permits for the Project except where the DA, if required, provides a different deadline for such construction. At each preliminary plan/preliminary site plan approval, the DRC or Development Review Division may also require further site-access/site-related intersection improvements and site-access/site-related roadway improvements. The need and analysis for turn lanes, traffic signals, turn-lane lengths, and other site-access/site-related improvements shall also consider future DRI and non-DRI traffic that will utilize the same site-access/site-related improvements. Except where specifically allowed pursuant to this DO or DA, if required, these improvements are not creditable against the proportionate-share dollar amount, mitigation obligation of the development, or creditable against the TIF requirements of the development.

(5) Transportation Impact Fees and Credits

(a) The Applicant/Developer and Project shall be assessed TIFs in accordance with the County's adopted TIF Ordinance as amended and this DO. The Voluntary Advance Proportionate-Share Payments may be creditable toward the TIFs; however, in no event, shall any unused TIF credit balance as a result of such payments be transferable outside of this Project.

(b) Other Impact Fees

Nothing contained in this DO shall excuse the payment of any other non-TIFs required to be paid in accordance with the laws and ordinances of the County as may be amended.

(6) Performance Guarantees by Applicant/Developer

(a) Conditions for Letter(s) of Credit (LOC)

(i) The institution issuing the LOC must be issued by a bank, savings association, or other financial institution (LOC Issuer) unless otherwise approved by the Risk manager and the County Attorney's office (CAO).

(ii) The LOC Issuer shall be 1) organized and existing under the laws of Florida, or 2) organized under the laws of the United States and have a principal place of business in Florida, and 3) have a branch office which is authorized under the laws of Florida or of the United States to receive deposits in Florida.

(iii) The LOC must provide for draws made on it at an office within one hundred (100) miles from Pasco County.

(iv) The LOC must be signed by the President or Vice President of the LOC Issuer.

(v) The LOC Issuer must have and maintain:

1) An average financial condition ranking of thirty-five (35) or more from two (2) nationally recognized, financial-rating services compiled quarterly by the Florida Department of Financial Services, Division of Treasury, unless otherwise approved by the Risk Manager and CAO.

2) A minimum rating of at least AA/Aa/AA by Standard & Poor's, Moody's, or Fitch.

3) Downgrade Provision

In the event the LOC Issuer does not maintain the average financial condition in Paragraph 5.m(4)(a)(i) above or is downgraded below the minimum in Paragraph 5.m(4)(a)(ii) above, the LOC Issuer must notify the County and the Applicant/Developer within five (5) days and the Applicant/Developer must provide a substitute LOC in substantially the same form and containing the same terms as the original LOC from a bank or financial institution with the minimum ratings set forth above within fifteen (15) days of such downgrade event or the County will draw on the original LOC.

(b) An LOC shall be provided as follows:

(i) One (1) LOC shall be posted in favor of and provided to the County prior to March 1, 2012, to guarantee Payment No. 4 of the Non-EC Proportionate-Share obligation. The LOC shall be acceptable to and approved by the County to guarantee the remaining balance of the Non-

EC Proportionate Share a) adjusted by the most recent construction and right-of-way indices as adopted by the TIF Ordinance as amended; b) if applicable, reduced by any Voluntary Advance Proportionate-Share Payments; c) if applicable, reduced by Payment Nos. 1-3 set forth above, assuming such payments have been made in accordance with the deadlines set forth in Subsection 5.1.(2)(a)(i) of this DO; and d) any TIF paid for the Project prior to this date. Failure to post, revise, update, and keep effective the required LOC until completion, as determined by the Engineering Services Director or his designee, of the Project being guaranteed by such LOC shall be considered a default of this DO and shall entitle the County to suspend any TIF credits or reimbursements due pursuant to Section 5.1.(4) above and/or stop the issuance of Building Permits and other development approvals. The Applicant/ Developer shall post the LOC in the amount of 125 percent of the outstanding Non-EC Proportionate-Share obligation to guarantee Payment No. 4. The Applicant/Developer may annually post a revised LOC that is reduced by the total amount of Voluntary Advance Proportionate-Share Payments and any TIF payments during the prior year. The LOC shall be returned to the Applicant/Developer upon fulfillment of the obligation guaranteed by the LOC.

(7) Trip Generation Monitoring

(a) Eighteen (18) months following construction plan approval for vertical construction of fifty (50) percent of the DRI entitlements in terms of the p.m. peak-hour Project trip generation, or prior to construction plan approval for vertical construction of sixty-five (65) percent of the DRI entitlements in terms of p.m. peak-hour Project trip generation, the Applicant/Developer shall institute a monitoring program to provide external p.m. peak-hour counts and projected counts at the Project entrances as set forth below. Monitoring shall continue on an annual basis until Project build-out, shall be submitted to the Metropolitan Planning Organization (MPO) annually from the date of commencement, and shall also be included in the biennial report. Each monitoring event shall be conducted within a six (6) month period from the due date of each biennial report to ensure that the counts are relatively current.

(b) The monitoring program shall consist of weekday, p.m. peak-hour directional counts from 4:00 to 6:00 p.m., with subtotals at fifteen (15) minute increments at all Project driveways. The sum of the Project-entrance trips will be totaled in fifteen (15) minute increments and the highest four (4) consecutive fifteen (15) minute totals will be summed to determine the Project's total p.m. peak-hour traffic volume. The total p.m. peak-hour Project traffic at the Project-entrance driveways was estimated to be 4,516 trips (1,535 inbound and 2,981 outbound trips), which included 448 pass-by and 798 internal trips.

(c) If monitoring results demonstrate that the Project is generating more than five (5) percent above the number of trips estimated in the original analysis (as stated above) or a biennial report is not submitted within thirty (30) days of its due date, the County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the DO to require additional

roadway improvements. Any required transportation analysis shall be subject to review by all appropriate review entities.

(d) The results of each monitoring event shall be submitted to the County, TBRPC, and FDOT.

(8) Public Transit

The Applicant/Developer shall comply with applicable County and the Public Transportation Division (PCPT) requirements to accommodate mass transit service to and within the Project. In addition, the County and Applicant/Developer shall enter into an agreement which shall be approved by the BCC prior to or concurrent with preliminary plan/preliminary site plan approval. The agreement shall set forth the terms and conditions governing the dedication and construction of public-transit easements and amenities within the Project, including but not limited to: a) ingress and egress route(s) for buses; b) bus-stop amenities to service the Project, such as benches, bicycle racks, shelters, lighting, pedestrian walkways, and landscaping; c) locations for bus-stop pads along both sides (within the right-of-way) of all major roadways and frontage roadways at appropriate intervals; and d) along any major activity locations to be determined in conjunction with PCPT and all of which shall be shown on the Project's Master Roadway Alignment and Construction Phasing Plan, unless otherwise approved by the PCPT, DRC, or BCC. Major roadways and frontage roadways shall be designed and constructed to accommodate bus-stop amenities without retrofit to existing roadway cross-section improvements; i.e., sidewalk, landscaping, drainage, etc., at the time when installation of bus-stop amenities is required by the PCPT. The Applicant/Developer shall incur the cost for purchase, installation, and maintenance of all shelters and accompanying concrete pads as required by the PCPT, DRC, or BCC. The Applicant/Developer will be entitled to a credit for any land areas dedicated to transit against any future-transit infrastructure, transit concurrency mitigation, or the land portion of any future transit impact fee requirements and for the cost of all facilities provided by the Applicant/Developer against the facilities portion of any such future transit impact fee requirements. The amount of transit impact fee credit for the land portion shall be limited to 115 percent of the County Property Appraiser's value of the land at the time of conveyance, which shall not exceed Thirty-Five Thousand and 00/100 Dollars (\$35,000.00) per upland acre actually conveyed by easement or deed, to the County. Transit impact fee credits shall not begin to accrue until such conveyance is complete. The Applicant/Developer and/or their successors agree to maintain the transit accommodations facilities in good working condition as determined by the PCPT. The Applicant/Developer and their successors shall not refuse the PCPT, any other transit authority, or any of their users/patrons access to such facilities.

(9) Transportation Demand Management (TDM) Program

In the first year following the completion of development in Phase 1, the Applicant/Developer or its successor shall initiate a TDM Program to divert vehicle trips from the p.m. peak-hour. The TDM Program shall include a biennial assessment of the actual achievement of trips diverted from

the p.m. peak-hour as a result of the program using a methodology approved by the County. Results of the TDM Program shall be included in each biennial report. If the County-approved methodology is utilized, the Applicant/Developer or its successor shall be entitled to a credit for any documented trips diverted from the p.m. peak-hour as a result of the TDM Program in any future traffic analysis or monitoring requirement for the Project.

(10) Internal Road Network

Approval of this DO and Map H shall not constitute County approval of the internal road network which shall be subject to review for compliance with the County's arterial and collector spacing and design standards at the time of rezoning and/or preliminary plan/preliminary site plan approval. Modifications to the internal road network to comply with such standards shall not require an amendment to Map H.

(11) Right-of-Way

(a) Subject to the provisions of the Right-of-Way Preservation Ordinance, the Applicant/Developer shall convey, at no cost to the County, 1) a total of 142 feet of right-of-way for Ashley Glen Boulevard (out of the 142-foot right-of-way, eleven [11] feet on each side of the roadway may be an eleven [11] foot nonexclusive easement) and 2) seventy-one (71) feet from the centerline of Mentmore Boulevard (out of the seventy-one (71) feet, eleven [11] feet on the northern side of the road may be a non-exclusive easement) (Table 7-4, Pasco County Corridor Preservation Table, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

(b) In addition, the Applicant/Developer shall at no cost to the County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention and wetland and floodplain mitigation facilities on the Property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned; i.e., in the current Comprehensive Plan Transportation Element or MPO Long-Range Plan, improvements of the Project within, or adjacent to the boundaries of the Property, including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multi-modal paths, medians, and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the Project adjacent to the Project, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a DA approved pursuant to LDC, Section 403.

(c) All conveyances shall occur prior to the first CO or within ninety (90) days of the County's request, whichever occurs first. All conveyances shall be by deed or easement and shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions. All stormwater-management plans, reports, or calculations for the Project shall include a detailed scope of design and

permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

m. Educational Facilities

(1) Payment of Impact Fees: The Applicant/Developer shall pay school impact fees to the District School Board of Pasco County in accordance with the terms of the School Impact Fee Ordinance, No. 01-06, adopted February 27, 2001, as amended.

(2) School concurrency requirements as may be adopted by the County in the future are not waived nor satisfied by this DO approval. The Applicant/Developer shall be required to comply with all provisions of a subsequently adopted School Concurrency Ordinance and the requirements to provide for school capacity as mandated by the said ordinance, unless the Project is vested pursuant to the ordinance.

n. Health Care/Police/Fire

(1) The County shall provide fire and emergency medical services to the Project. The County Sheriff's Office shall provide law enforcement services to the Project. The Applicant/Developer shall be required to pay impact fees for all such services as required by County ordinance.

(2) The Project shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of Building Permits, the Applicant/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.

(3) The Applicant/Developer shall review the concepts of "Firewise Communities" (<http://www.firewise.org/>), as provided by the Florida Division of Forestry, and implement all applicable measures to the extent such requirements do not conflict with the LDC, Sections 602 and 603, as amended.

o. Hurricane Preparedness

The Applicant/Developer shall coordinate with the Pasco County Emergency Services Department regarding incorporation of hurricane and wind-resistant technology into the design criteria of all development. The Applicant/Developer shall comply as applicable with the Pasco County Hurricane Mitigation for New Development in the Hurricane Vulnerability Zone and for New Mobile Homes Ordinance, No. 04-42, adopted September 21, 2004.

p. Housing

(1) With respect to the various buildings actually constructed within Phases 1-3 of the Project, the following cash-mitigation payments shall be required to voluntarily address the affordable housing needs of the County:

- \$100.00 Per Single-Family Residential Unit
- \$ 80.00 Per Multifamily Residential Unit
- \$ 0.35 Per Gross Square Foot of Retail Space
- \$ 0.25 Per Gross Square Foot of Office Space

No cash mitigation shall be required for affordable-housing units provided in accordance with Subsections p.(5) or p.(8).

(2) The cash-mitigation payments shall follow the same procedure for payment of TIFs in the TIF Ordinance.

(3) The cash-mitigation payments shall be applied to County-approved, affordable-housing projects or programs within the Traffic Impact Fee Zone in which the Project is located.

(4) The cash-mitigation payments are reflected in 2007 dollars and shall be increased by two (2) percent annually.

(5) In lieu of the cash-mitigation payments required above, either in whole or in part, the Project may propose for TBRPC and County approval, one (1) or more "on-site" affordable-housing programs to satisfy such obligation by one (1) or more of the following types of programs: provision of affordable rental or for-sale housing; provision of land for other affordable-housing programs; provision of affordable rental or purchase-subsidy assistance; provision of down payment, closing cost, or other acquisition-cost assistance; provision of financial assistance; or other affordable-housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC and the County. If one (1) or more such "on-site" programs are approved, the funds in the mitigation special revenue fund above shall be utilized for such program(s).

(6) The terms "affordable" or "affordable price" for purposes of Subsection p.(5) above, shall mean a price that is affordable to a family with a median income that does not exceed 120 percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area (SMSA). For a housing unit to qualify as "affordable," the housing unit, or the larger development that includes the housing unit, must be designated as affordable by the County's Community Development Manager consistent with the foregoing definition and applicable Federal, State, and local income and expense criteria for affordable housing and the housing unit must be sold to a family that satisfies the foregoing income criteria as determined by the County's Community Development Manager.

(7) The County will proceed diligently and in good faith with development of an ordinance to adopt mandatory affordable-housing requirements throughout its jurisdiction, including DRI-level and sub-DRI level development projects, and to apply substantially consistent requirements as set forth herein to all other pending or future DRI projects within Pasco County, Florida, on a nondiscriminatory basis. If the County adopts affordable-housing requirements and the required contributions are higher than the contributions required in this DO, development within the Project that 1) has not already paid the contribution

amounts set forth in Subsection p.(1) above, 2) has not been mitigated for pursuant to Subsection p.(5) above or p.(8) below, or 3) is not otherwise exempt pursuant to the County Affordable Housing Ordinance shall thereafter pay the higher ordinance amount instead of the cash-mitigation requirements in Subsection p.(1).

(8) Without limiting programs which may be approved pursuant to Subsection p.(5) above, the Applicant/Developer may satisfy such obligations and receive credits against the required payments as follows:

(a) Assumable Equity Mortgage for Affordable Units Provided On-Site

(i) Any entity within the Project that sells a housing unit at an affordable price with an assumable equity mortgage satisfying the requirements of this subsection shall be entitled to a credit against the required cash mitigation requirement at the time the assumable equity mortgage is assigned to and accepted by the County. An assumable equity mortgage is a mortgage equivalent to the difference in value between the affordable price for the housing unit and the appraised market price for the housing unit at the time it is sold and provided to the seller of the housing unit in consideration for the seller agreeing to sell the housing unit at a reduced affordable price, which is sometimes referred to as an equity mortgage. To qualify for a credit against the required affordable housing cash payment, the assumable equity mortgage must 1) be a recorded, assignable, and assumable first or second mortgage on the Property; 2) require repayment at closing in the event the housing unit is resold at a price that is not affordable; 3) have a value that is no less than the value of the credit for one housing unit, as calculated pursuant to the formula set forth below; and 4) is sold to a household that earns less than 120 percent of the adjusted median income for the Tampa-St. Petersburg-Clearwater SMSA. In the event of a repayment of an assumable equity mortgage, the County shall utilize the repayment proceeds in accordance with Subsection p.(3).

(ii) Unless the Countywide Affordable Housing Ordinance discussed in Subsection p.(7) allows for a different credit amount, the amount of the credit for each assumable equity mortgage assigned to the County shall be determined in accordance with the following formula: $\$100.00 \times \text{specifically approved, single-family units} + \$80.00 \times \text{specifically approved multifamily units} + \$0.35 \times \text{specifically approved retail square footage} + \$0.25 \times \text{specifically approved office square footage} \div (0.10 \times \text{specifically approved total dwellings for the Project})$. For example, as the Project is specifically approved for the following entitlements: 900 multifamily units, 450,000 square feet of retail, and 1,800,000 square feet of office, the amount of the credit for each assumable equity mortgage assigned to the County would be Seven Thousand Five Hundred Fifty and 00/100 Dollars (\$7,550.00), computed as follows: $\$80.00 \times 900 + 0.35 \times 450,000 + 0.25 \times 1,800,000 \div (0.1 \times 900)$.

(b) Donation or Reduced Sale of Land or Lots to a County-Sponsored Affordable Housing Nonprofit

(i) Any entity within the Project that donates or sells for a reduced price land or lots to a County-sponsored affordable housing, nonprofit corporation to construct

affordable-housing units (Nonprofit), shall be entitled to a credit against the required cash-mitigation requirement at the time the land or lot is conveyed to the Nonprofit and the value and unit yield of the land or lot(s) is confirmed in writing by the County's Community Development Manager consistent with the credit calculation set forth below. To be eligible for credit, the land or lot(s) conveyed to the Nonprofit must be acceptable to the County's Community Development Manager.

Unless the Countywide Affordable Housing Ordinance discussed in Subsection p.(7) allows for a different credit amount, the amount of the credit for land or lots donated or sold for a reduced price to a Nonprofit shall be the actual appraised market value of the land or lots conveyed less the price paid by the Nonprofit, not to exceed Thirty Thousand and 00/100 Dollars (\$30,000.00) per lot. In the event the conveyance involves land for more than one (1) lot or more than one (1) dwelling unit and can be built on the land conveyed, the maximum credit shall be Thirty Thousand and 00/100 Dollars (\$30,000.00) multiplied by the maximum number of units that can be built on the Property pursuant to the applicable DRI, Comprehensive Plan, zoning, and LDC requirements as determined by the Community Development Manager after consultation with the County Development Director.

(ii) Credits shall be issued to the entity that either assigns the assumable equity mortgage in accordance with Subsection p.(8)(a), donates, or sells for a reduced price, the land or lot(s) in accordance with Subsection p.(8)(b). Credits shall be issued by the County's Community Development Manager. Credits, once established and issued, are assignable in accordance with the procedures set forth in the TIF Ordinance. Credits are only assignable within the Project, unless the Countywide Affordable Housing Ordinance discussed in Subsection p.(7) allows for assignment of credits to developments outside the Project. Development in the Project shall make the cash payments set forth in Subsections p.(1) or p.(7) whenever it does not have County-approved credits pursuant to Subsection p.(8) sufficient to cover the required cash payments when they are due. Cash payments and credits may only be used to satisfy the affordable housing obligations set forth in this Subsection p and are not refundable or eligible for exchange for cash from the County, except to the extent the Countywide Affordable Housing Ordinance discussed in Subsection p.(7) allows for refunds.

q. Historical and Archaeological

Should any historical or archaeological resources be encountered within the Project, measures shall be taken in coordination with the Florida Department of State, Division of Historical Resources, and the County to either protect and preserve the site(s) in place or to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, FAC. This DO shall be amended to incorporate any required mitigation consistent with Rule 1A-46, FAC. If any significant resources are found and it is determined that such resources qualify for designation on the County Register of Historic Resources, the Applicant/Developer shall initiate the designation process pursuant to the LDC, Section 315.

r. General Conditions

(1) Any outstanding amount for initial review by the TBRPC shall be paid within thirty (30) 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 Applicant/Developer in accordance with the Rule 9J-2.0252, FAC.

(2) Should the Applicant/Developer divest himself of all or substantially all of its interest in the Project prior to the expiration of this DO, the Applicant/Developer shall designate the successor entity to be responsible for preparation of the biennial report.

(3) All conveyances pursuant to this DO shall be in a form acceptable to the Real Estate Division, free and clear of all liens, excluded from the boundaries of all special districts, and exempt from all covenants and deed restrictions.

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

(5) In the event ordinances or resolutions are adopted by the BCC establishing County impact fees for the purpose of funding solid waste, public safety, and/or wildlife mitigation, the Applicant/Developer shall be required to pay the fees, subject to applicable credits, in accordance with the terms of the ordinance(s) or resolutions(s).

(6) Should development significantly depart from the parameters set forth in the Application to an extent that such departure or change creates a reasonable likelihood of additional regional impact, or creates any type of regional impact not previously reviewed by the TBRPC, the Project will be subject to substantial deviation review pursuant to Section 380.06, F.S.

(7) Approval of the Project shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the FAC: Rule 9J-2.041, Listed Plant and Wildlife Resources Uniform Standard Rule; Rule 9J-2.044, Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule; Rule 9J-2.043, Archaeological and Historical Resources Uniform Standard Rule; Rule 9J-2.045, Transportation Uniform Standard Rule; and Rule 9J-2.048, Adequate Housing Uniform Standard Rule.

(8) Approval of this development shall require that all of the Applicant/Developer's commitments set forth in Exhibit D be honored, except as they may be superseded by specific terms of the DO.

s. Procedures

(1) Biennial Reports

(a) Monitoring of the Project by the County shall be the responsibility of the Administrator.

(b) The Applicant/Developer shall provide a biennial report on the required form to the Growth Management Department, TBRPC, and FDCA on the two (2) year anniversary date of the effective date of this DO and every two (2) years during the term of this DO. The contents of the biennial report shall meet the requirements of Section 380.06(18), F.S., and Rule 9J-2.025(7), FAC, and shall include all additional data and information, as required in this DO.

(c) If the biennial report is not submitted within sixty (60) days after the due date, the County shall notify the Applicant/Developer and shall declare the Project not to be in compliance with this DO. Should the report not be submitted within thirty (30) days after such notification, all ongoing development activity, the further issuance of Building Permits, and the 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.

(d) In addition to the required elements of the biennial report, the Applicant/Developer shall include:

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

(f) The cumulative number of units (dus by type, square feet of retail, etc.) with site plan approval (preliminary plan, construction plan, and site plan), final plat approval, and COs.

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

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

(i) A list of DRI/DO conditions of approval and whether the Applicant/Developer has met the conditions.

(j) All applicable monitoring reports as identified in this DO for groundwater, stormwater, transportation, and environmental issues.

(2) Amendments/Substantial Deviations

Proposed changes to this DO are subject to review pursuant to the provisions of Section 380.06(19), F.S., as amended, prior to implementation of such changes. Application to amend any provision of this DO shall be made on the required form (NOPC to a Previously Approved DRI), and shall be provided by the Applicant/Developer to the TBRPC, FDCA, and the County.

(3) Notice of Adoption

(a) 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(14)(a), F.S., as amended.

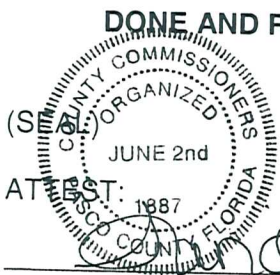
(b) The Clerk of the BCC shall return five (5) signed and certified copies of this DO and the Notice of Adoption to the Growth Management Department. The Growth Management Department shall then send copies of each document to the FDCA, TBRPC, and to attorneys of record in these proceedings.

(c) The DO shall be deemed rendered upon transmittal of copies to all recipients identified in Chapter 380, F.S.

(4) Severability

Each provision of this DO is material to the BCC approval of this DO. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of the resolution shall be void until such time that the BCC modifies the DO to address the illegal or invalid provision; provided, however, such determination shall not affect the validity of DRI entitlements that have received preliminary, preliminary site plan, plat, construction plan, Building Permit, CO approval, or any DRI mitigation committed to or performed as of the date the determination is made.

DONE AND RESOLVED this 25th day of September, 2007.



JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

ANN HILDEBRAND, CHAIRMAN

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

APPROVED

SEP 25 2007

ATTORNEY

EXHIBITS

- A. Application for Development Approval Sufficiency Responses (on File with the Growth Management Department)
- B. Tampa Bay Regional Planning Council Report (on File with the Growth Management Department)
- C. Legal Description
- D. Applicant/Developer's Commitments
- E. Land Use Equivalency Matrix
- F. Map H
- G. Proportionate-Share Calculations
- H. Site-Access Related Improvements
- I. FDOT Costs
- J. Ashley Glen Net External Trip Generation for Phases 1, 2, and 3

EXHIBIT A

Application for Development Approval
Sufficiency Responses

(on File with the Growth Management Department)

EXHIBIT B

Tampa Bay Regional Planning Council Report
(on File with the Growth Management Department)

chg 115-002

EXHIBIT C

OR BK **7655** PG **716**
2 of 11

Legal Description

R B.L. Rec.

LEGAL DESCRIPTION

R 130.00
A PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; RUN THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARIES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BY THE FOLLOWING FOUR (4) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1402.70 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF S.C.L. RAILROAD RIGHT-OF-WAY, (3) S72°53'46"W, A DISTANCE OF 3020.44 FEET ALONG SAID RIGHT OF WAY, (4) S05°41'24"E, A DISTANCE OF 5129.33 FEET; THENCE DEPARTING SAID BOUNDARY, N87°35'31"E, 1170.88 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445; THENCE ALONG SAID EAST BOUNDARY BY THE FOLLOWING TWO (2) COURSES: (1) N02°24'20"W, A DISTANCE OF 2543.51 FEET, (2) N89°59'26"E, A DISTANCE OF 1279.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 260.872 ACRES, MORE OR LESS.

AMENDED EXHIBIT "C"

OFFICIAL RECORD BOOK 5225, PAGE 48: COLLECTOR ROAD EASEMENT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; RUN THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARIES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY BY THE FOLLOWING FOUR (4) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1402.70 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF S.C.L. RAILROAD RIGHT OF WAY, (3) S72°53'46"W, A DISTANCE OF 3020.44 FEET ALONG SAID RIGHT OF WAY, (4) S05°41'24"E, A DISTANCE OF 6792.34 FEET TO A POINT OF

R Bel.

INTERSECTION WITH THE NORTH RIGHT OF WAY OF STATE ROAD 54 - PARCEL 108 AS RECORDED IN OFFICIAL RECORD BOOK 3814, PAGE 1328 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE ALONG SAID RIGHT OF WAY, N65°12'22"E, A DISTANCE OF 446.02 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, THENCE 75.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 03°26'16", A CHORD BEARING OF N19°50'41"W, A CHORD DISTANCE OF 74.99 FEET; THENCE S30°08'56"W A DISTANCE OF 10.72 FEET; THENCE N24°47'38"W A DISTANCE OF 194.62 FEET TO A POINT OF CURVE TO THE RIGHT, CONCAVE EASTERLY; THENCE 1,189.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 63°22'41", A CHORD BEARING OF N06°53'42"E, A CHORD DISTANCE OF 1,129.41 FEET; THENCE N38°35'03"E A DISTANCE OF 97.31 FEET TO A POINT OF CURVE TO THE LEFT, CONCAVE NORTHWESTERLY; THENCE 76.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 04°36'31", A CHORD BEARING OF N36°16'47"E, A CHORD DISTANCE OF 76.80 FEET TO THE NORTH LINE OF PARCEL "A"; THENCE N87°35'31"E ALONG SAID NORTH LINE A DISTANCE OF 144.79 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY; THENCE 172.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 09°11'28", A CHORD BEARING OF S33°59'19"W, A CHORD DISTANCE OF 172.26 FEET; THENCE S38°35'03"W A DISTANCE OF 97.31 FEET TO A POINT OF CURVE TO THE LEFT, CONCAVE EASTERLY; THENCE 1,056.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 63°22'41", A CHORD BEARING OF S06°53'42"W, A CHORD DISTANCE OF 1,003.34 FEET; THENCE S24°47'38"E A DISTANCE OF 189.37 FEET; THENCE S59°41'44"E A DISTANCE OF 14.20 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY; THENCE 132.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 06°42'58", A CHORD BEARING OF S21°24'49"E, A CHORD DISTANCE OF 132.38 FEET TO SAID NORTH RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY S65°12'22"W A DISTANCE OF 13.79 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY; THENCE CONTINUING ALONG SAID RIGHT OF WAY 125.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 73°50'18", A CHORD BEARING OF N77°52'30"W, A CHORD DISTANCE OF 116.53 FEET; THENCE S65°12'22"W A DISTANCE OF 11.05 FEET TO THE POINT OF BEGINNING.

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CONTAINING 4.4931 ACRES, MORE OR LESS.

EXHIBIT "F"

OFFICIAL RECORD BOOK 5458, PAGE 1723: ENTRYWAY EASEMENT
PARCEL 1

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET; THENCE ALONG THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BY THE FOLLOWING TWO (2) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1371.11 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST BOUNDARY S62°39'38"W A DISTANCE OF 155.57 FEET TO A POINT ON A CURVE; THENCE 24.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 28°30'52", SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, SUBTENDED BY A CHORD BEARING N63°02'17"W, 24.63 FEET TO THE END OF CURVE; THENCE N62°39'38"E A DISTANCE OF 180.55 FEET; THENCE S00°35'46"W A DISTANCE OF 22.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (3180 SQUARE FEET) MORE OR LESS.

EXHIBIT "F":

OFFICIAL RECORD BOOK 5458, PAGE 1723: ENTRYWAY EASEMENT
PARCEL 2

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET; THENCE ALONG THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BY THE FOLLOWING TWO (2) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1371.11 FEET TO THE POINT OF BEGINNING;

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THENCE DEPARTING SAID EAST BOUNDARY N89°23'59"W A DISTANCE OF 149.81 FEET; THENCE N00°28'43"W A DISTANCE OF 276.49 FEET; THENCE N00°35'46"E A DISTANCE OF 489.69 FEET; THENCE N16°08'32"W A DISTANCE OF 122.69 FEET; THENCE N16°08'32"W A DISTANCE OF 122.69 FEET; THENCE N62°39'38"E A DISTANCE OF 34.89 FEET TO A POINT ON A CURVE; THENCE 24.88' ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°30'52", SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, SUBTENDED BY A CHORD BEARING S63°02'17"E, 24.63 FEET TO THE END OF CURVE; THENCE 62°39'38"W A DISTANCE OF 32.83 FEET; THENCE S16°08'32"E A DISTANCE OF 109.21 FEET; THENCE S00°35'46"W A DISTANCE OF 492.45 FEET; THENCE S00°28'43"E A DISTANCE OF 256.67 FEET; THENCE S89°23'59"E A DISTANCE OF 130.19 FEET; THENCE S00°35'46"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES (21,006 SQUARE FEET) MORE OR LESS.

EXHIBIT "A"

OFFICIAL RECORD BOOK 5053, PAGE 345: EAST ENTRANCE PARCEL

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; RUN THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARIES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY BY THE FOLLOWING FOUR (4) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1402.70 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF S.C.L. RAILROAD RIGHT OF WAY, (3) S72°53'46"W, A DISTANCE OF 3020.44 FEET ALONG SAID RIGHT OF WAY, (4) S05°41'24"E, A DISTANCE OF 6792.34 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF STATE ROAD 54 - PARCEL 108 AS RECORDED IN OFFICIAL RECORD BOOK 3814, PAGE 1328 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE ALONG SAID RIGHT OF WAY, N65°12'22"E, A DISTANCE OF 457.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 125.01 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 73°50'17" AND A CHORD BEARING S77°52'30"E, A DISTANCE OF 116.53 FEET TO THE

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SOUTHEAST CORNER OF SAID PARCEL 108, SAID POINT BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 54 PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION No.1457-250; THENCE ALONG SAID RIGHT-OF-WAY, N65°12'22"E, A DISTANCE OF 13.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N65°12'22"E, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N59°41'44"W, A DISTANCE OF 161.13 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 132.46 FEET ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 6°42'58", AND A CHORD WHICH BEARS S21°24'50"E, A DISTANCE OF 132.38 FEET TO THE POINT OF BEGINNING CONTAINING 0.156 ACRES, MORE OR LESS

TOGETHER WITH

EXHIBIT "A"
OFFICIAL RECORD BOOK 5629, PAGE 161-164: ADDITIONAL BENEFITED AREA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED AS "AMENDED EXHIBIT C" IN OFFICIAL RECORD BOOK 5225, PAGE 48 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; RUN THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARIES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY BY THE FOLLOWING FOUR (4) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1402.70 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF S.C.L. RAILROAD RIGHT OF WAY, (3) S72°53'46"W, A DISTANCE OF 3020.44 FEET ALONG SAID RIGHT OF WAY, (4) S05°41'24"E, A DISTANCE OF 6792.34 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF STATE ROAD 54 - PARCEL 108 AS RECORDED IN OFFICIAL RECORD BOOK 3814, PAGE 1328 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE

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ALONG SAID RIGHT OF WAY, N65°12'22"E, A DISTANCE OF 457.08 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY 125.01 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 73°50'17", A CHORD BEARING OF S77°52'30"E, AND A CHORD DISTANCE OF 116.53 FEET; THENCE N65°12'22"E CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 13.47 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT OF WAY, N24°47'38"W A DISTANCE OF 143.80 FEET; THENCE S59°41'44"E A DISTANCE OF 14.20 FEET TO THE NORTHERN-MOST CORNER OF THOSE LANDS DESCRIBED AS THE "EAST ENTRANCE PARCEL" IN OFFICIAL RECORD BOOK 5053, PAGE 345 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE 132.46 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL BY THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 6°42'58", A CHORD BEARING OF S21°24'50"E, AND A CHORD DISTANCE OF 132.38 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD 54 (SECTION NO. 1457-250); THENCE S65°12'22"W ALONG SAID RIGHT OF WAY A DISTANCE OF 0.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 434 SQUARE FEET MORE OR LESS

EXHIBIT "A"

OFFICIAL RECORD BOOK 5053, PAGE 345: WEST ENTRANCE PARCEL

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; RUN THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARIES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY BY THE FOLLOWING FOUR (4) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1402.70 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF S.C.L. RAILROAD RIGHT OF WAY, (3) S72°53'46"W, A DISTANCE OF 3020.44 FEET ALONG SAID RIGHT OF WAY, (4) S05°41'24"E, A DISTANCE OF 6792.34 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF STATE ROAD 54 - PARCEL 108 AS RECORDED IN OFFICIAL RECORD BOOK 3814, PAGE

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1328 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE ALONG SAID RIGHT OF WAY, N65°12'22"E, A DISTANCE OF 346.02 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, N30°08'56"E, FOR 130.07 FEET TO A POINT ON A CURVE; THENCE 75.00 FEET ALONG THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 3°26'16", A CHORD BEARING S19°50'41"E AND A CHORD DISTANCE OF 74.99, TO A POINT ON THE AFOREMENTIONED RIGHT OF WAY; THENCE S65°12'22"W, FOR 100.00 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING CONTAINING 0.085 ACRES MORE OR LESS

LESS AND EXCEPT

EXHIBIT "A"

OFFICIAL RECORD BOOK 5629, PAGE 157-160: ADDITIONAL ACCESS AREA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED AS "WEST ENTRY PARCEL" IN OFFICIAL RECORD BOOK 5053, PAGE 345 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; RUN THENCE N00°35'31"E, ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST BOUNDARIES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1969, PAGE 1445 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY BY THE FOLLOWING FOUR (4) COURSES: (1) N00°36'12"E, A DISTANCE OF 1999.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19, (2) N00°35'46"E, A DISTANCE OF 1402.70 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF S.C.L. RAILROAD RIGHT OF WAY, (3) S72°53'46"W, A DISTANCE OF 3020.44 FEET ALONG SAID RIGHT OF WAY, (4) S05°41'24"E, A DISTANCE OF 6792.34 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF STATE ROAD 54 - PARCEL 108 AS RECORDED IN OFFICIAL RECORD BOOK 3814, PAGE 1328 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE ALONG SAID RIGHT OF WAY, N65°12'22"E, A DISTANCE OF 443.72 FEET; TO THE POINT OF BEGINNING;

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THENCE DEPARTING SAID RIGHT OF WAY, N24°47'38"W A DISTANCE OF 68.55 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AS THE WEST ENTRANCE PARCEL IN OFFICIAL RECORD BOOK 5053, PAGE 345 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY; THENCE N30°08'56"E A DISTANCE OF 10.72 FEET TO THE NORTHEAST CORNER OF SAID WEST ENTRANCE PARCEL; THENCE 75.00 FEET ALONG THE EAST BOUNDARY OF SAID WEST ENTRANCE PARCEL BY THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 3°26'16", A CHORD BEARING OF S19°50'41"E, AND A CHORD DISTANCE OF 74.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S65°12'22"W ALONG THE SOUTH BOUNDARY OF SAID PARCEL A DISTANCE OF 2.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 359 SQUARE FEET, MORE OR LESS

EXHIBIT "3"

OFFICIAL RECORD BOOK 5629, PAGE 165-174: COLLECTOR ROAD DRAINAGE EASEMENT PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 18 EAST; RUN THENCE N00°35'31"E ALONG THE EAST BOUNDARY OF SAID SECTION 19, A DISTANCE OF 668.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AS THE "RESIDENTIAL PARCEL" IN OFFICIAL RECORD BOOK 5053, PAGE 345 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID "RESIDENTIAL PARCEL" BY THE FOLLOWING THREE (3) COURSES: (1) S89°59'26"W, A DISTANCE OF 1,279.57 FEET, (2) S02°24'20"E, A DISTANCE OF 2,543.51 FEET, (3) S87°35'31"W, A DISTANCE OF 289.81 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID BOUNDARY, S09°54'27"W, A DISTANCE OF 351.48 FEET; THENCE N90°00'00"W, A DISTANCE OF 218.03 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS AMENDED EXHIBIT "C" IN OFFICIAL RECORD BOOK 5225, PAGE 48 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE ARC OF A CURVE; THENCE ALONG SAID EASTERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES; (1) 151.96 FEET ALONG THE ARC OF SAID CURVE

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THROUGH A CENTRAL ANGLE OF $09^{\circ}07'00''$, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 955.00 FEET SUBTENDED BY A CHORD BEARING $N34^{\circ}01'33''E$, 151.80 FEET, (2) $N38^{\circ}35'03''E$, A DISTANCE OF 97.31 FEET TO A POINT OF CURVATURE, (3) 172.45 FEET ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}11'28''$, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1,075.00 FEET SUBTENDED BY A CHORD BEARING $N33^{\circ}59'19''E$, 172.26 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY BOUNDARY OF THE "RESIDENTIAL PARCEL"; THENCE $N87^{\circ}35'31''E$ ALONG THE SOUTH BOUNDARY OF SAID "RESIDENTIAL PARCEL", A DISTANCE OF 36.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.003 ACRES (43,678 SQUARE FEET), MORE OR LESS

EXHIBIT D

Applicant/Developer's Commitments

SECTION III - DEVELOPER COMMITMENTS
DRI #261 - ASHLEY GLEN
PASCO COUNTY

The following commitments have been made in the Application for Development Approval (ADA), the First Sufficiency Response (SR1), the Second Sufficiency Response (SR2), the Third Sufficiency Response (SR3) and/or the Fourth Sufficiency Response (SR4).

GENERAL

1. *No manufacturing, laboratories, storage facilities, or warehousing are planned uses for the Ashley Glen DRI. (ADA/Page 20-2)*
2. *At the southwest end of the project (Parcel 6 shown on Map H as contained in the Second Sufficiency Response), retail and specialty retail would be located on the ground floors with parking, offices and condominiums provided on the higher levels. In the middle of the site west of Ashley Glen Boulevard (Parcels 4 & 5 on Map H), two separate office towers would be constructed. In the middle of the site east of Ashley Glen Boulevard (Parcel 2 on Map H), the office component would consist of three office towers on top of shared parking for all structures. (SR3/Page 9-1)*
3. *Neither the proposed future land use category nor the proposed MPUD zoning district for the site have maximum height restrictions. The specific heights for the DRI will be determined in conjunction with Pasco County during the rezoning (MPUD) process. (SR4/Page 9-1)*

VEGETATION AND WILDLIFE

1. *As indicated in Table 12-3 and on Map G-2, there are ten State and Federally listed animal species that were observed on the property. The majority of these observations were within or adjacent to wetlands to be protected. The proposed development will provide wetland preservation and upland buffers that are anticipated to provide both wildlife corridors and foraging areas for the listed wetland dependent species. (ADA/Page 12-19)*
2. *Map H has been revised to indicate that the referenced hardwood-conifer acreage will remain undeveloped, [Developer clarification: per USACOE permit, this acreage will become wetland mitigation.] (SR1/Pages 9-2 & 10-1)*
3. *The detailed mitigation designs provided during the permitting phases of the project will include shallow areas for Wood Storks and other wading birds to feed. Although Wood Stork rookeries were not found on the property, forested wetlands that provide nesting habitat will remain on site. (SR1/Page 12-1)*
4. *Since the detailed project designs and permitting have not been completed for the property and construction dates for the project have not been determined, additional Sherman's Fox Squirrel surveys should and will occur during the breeding season prior to scheduled construction dates... This survey will be forwarded to Pasco County and FFWCC for further review. (SR1/Page 12-3)*

5. *Coordination with the FFWCC regarding management plans for the Sherman's Fox Squirrel will occur following the preconstruction seasonal survey. (SR1/Page 12-3)*
6. *Additional surveys [for sandhill cranes] will be conducted during the breeding season prior to construction activities. (SR1/Page 12-3)*
7. *An Exotic Plant Management Plan will be provided for the entire project during the permitting phase. (SR1/Page 12-4)*
8. *The proposed wildlife corridor will be provided on future plan submittal following further coordination with appropriate agencies. (SR1/Page 12-4)*
9. *Small mammal crossings will be proposed during the final project design stages where feasible. (SR1/Page 12-4)*
10. *The ERP currently under review for the Ashley Glen development includes preservation and enhancement of 3.60± acres of uplands located immediately east of the Sandy Branch forested floodplain (Wetland A3). This upland area is currently pasture land which will be planted with a forested component of slash pine, laurel and live oaks and various shrubs which would provide a desirable buffer to the existing forested wetland and would also provide a desirable wildlife corridor. Maintenance activities will occur periodically to remove exotic or nuisance plant species. (SR2/Page 10-1)*
11. *The proposed mitigation/upland enhancement plan and preservation areas currently under SWFWMD review will result in protection of listed species including Sherman's Fox Squirrel, Southeastern American Kestrel, Woodstork, Sandhill Cranes and Limpkin in addition to numerous non-listed species. Management of these areas will be required and coordinated with the SWFWMD during the permitting process. (SR3/Page 12-1)*
12. *Pasco County routinely requires updated surveys for the referenced listed species to ensure protection of nests and adjacent buffers. (SR3/Page 12-2)*
13. *If construction phasing conflicts with the fall/winter nesting season [for Sherman's fox squirrel] pre-construction nest surveys will be conducted as required by State protocol. Any active nest located will be protected with the required 125 foot buffer until the young leave the nest. (SR3/Page 12-2)*
14. *A Sherman's Fox Squirrel breeding season survey will be conducted in accordance with FFWCC prior to construction activities and forwarded to Pasco County and the FFWCC. (SR4/Page 12-2)*
15. *A Florida Sandhill Crane breeding season survey will be conducted in accordance with FFWCC survey guidelines prior to construction and forwarded to Pasco County and the FFWCC. (SR4/Page 12-2)*
16. *An Exotic Management Plan for the entire project including conservation areas will be provided during the construction plan approval process. The plan will include maintenance and monitoring*

of the 8.62-acre upland enhancement area located within the northwest section of the property as required by SWFWMD. This enhancement area and the remaining areas excluded from the conservation easement will ultimately be the responsibility of the Homeowners and Business Management Association. (SR4/Page 12-2)

WETLANDS

1. *... these wetland impacts are limited to those necessary to accommodate onsite roads that provide access to developable uplands. (ADA/Page 10-7)*
2. *The natural resources within the Ashley Glen property are primarily limited to the forested wetland communities, which are proposed for preservation as depicted on the Master Development Plan - Map H... The proposed preservation of 60+ acre or 93% of on-site wetlands and protection of upland buffers as indicated on Map H will ensure implementation of wildlife corridors and preservation of natural habitats. In addition, the proposed wetland creation and adjacent upland preservation will improve the existing disturbed upland habitat within this area. (ADA/Page 10-9)*
3. *No site development will occur until final SWFWMD review and approval of the required ERP permit, which may require modification to accommodate DRI development parameters, ensuring that wetland hydroperiods will not be adversely affected. (ADA/Page 13-1)*
4. *Opportunities to restore hydroperiods by capture of stormwater runoff will be incorporated into final project design. (ADA/Page 13-1)*
5. *Wetland areas that are to remain during construction are protected by a combination of Best Management Practices and provisions of wetland buffers consisting of native plant communities. (ADA/Page 13-5)*
6. *The previously issued Environmental Resource Permit will not be used for this project. The detailed base data such as wetland surveys, seasonal high water elevations and approved UMAM coordination will be referenced in a future ERP application. (SR1/Page 13-1)*
7. *Best Management Practices will include erosion control, including silt screens and hay bales at project limits and adjacent to wetland habitats, to prevent siltation and turbidity during construction activities. In addition, as discussed previously, wetland buffers are proposed where feasible to prevent secondary wetland impacts during construction. (SR1/Page 13-2)*
8. *The preserved and created wetlands will be maintained/protected from encroachment or impacts from surrounding residents and commercial property owners by including a conservation easement in the Homeowners Association (HOA) Documents and Merchants Association. In addition, signs will be posted to denote Conservation Areas. (SR1/Page 13-2)*
9. *Wetland areas and buffer areas will be maintained and protected by the Homeowners Association and Merchants Association. (SR1/Page 26-1)*
10. *Map H has been revised to show all Category I wetlands on the site. The Comprehensive Plan Amendment application currently pending will also be revised to reflect the Category I wetlands to*

be designated as Conservation with the balance of the site designated as Residential-Office-Retail as shown in the original request. (SR2/Pages 9-1 & 10-2)

11. *The wetland areas will be posted with signs that indicate these areas are protected and trespassing is prohibited. (SR2/Page 26-1)*
12. *The applicant does propose connecting Ashley Glen with the existing Suncoast Trail (SR2/Page 26-1). The proposed method of connection is described in detail on SR2/Page 26-2.*
13. *The proposed development is providing an average of 25 foot buffer adjacent to the majority of wetlands. The minor encroachments will be offset by providing additional buffer adjacent to Wetland C-2. There are no buffer impacts required for Category 1 wetlands on-site and the proposed upland buffer enhancement located adjacent to this wetland is 150 feet in width, substantially larger than the minimum 25 foot buffer required. (SR3/Page 13-1)*

WATER QUALITY

1. *Best Management Practices will be implemented in the collection, conveyance, treatment, storage and attenuation of stormwater runoff. (ADA/Page 14-3)*
2. *The Homeowners Association and Merchants Association will educate the resident population concerning this matter [i.e. vulnerability of site to sinkholes and appropriate use of pesticides and fertilizers]. (SR1/Page 14-2)*
3. *Appropriate [groundwater and surface] water sampling will be prepared as required by the approving authority at the time of design phase. (SR1/Pages 14-4 & 14-9)*
4. *Geotechnical borings will be taken within each stormwater management area so that appropriate elevations are provided. (SR1/Section 2/Page "General-3")*
5. *A groundwater-quality monitoring program will be developed in coordination with the FDEP, SWFWMD and TBW to establish parameters, methodology, and locations of monitoring sites. Any such program will be submitted to FDEP, SWFWMD, TBW and Pasco County for review. The approved groundwater-quality monitoring program will be instituted before commencement of development begins as defined by the Pasco County Land Development Code, to provide background data and will continue until project buildout. (SR2/Pages 14-1, 14-2 & 14-3)*
6. *A minimum of 4 feet will be provided between the clay-confining layer and the aquifer. (SR2/Page 14-4)*

SOILS

1. *Stormwater runoff from the project will be managed through an appropriate Master Drainage Plan, which at this stage of the design process includes runoff being routed to ponds for stormwater retention/detention and/or treatment before being discharged to any existing wetland areas. (ADA/Page 15-2)*

2. *The following steps will be adhered to in order to prevent or control wind and water erosion (ADA/Page 15-2):*
- *Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.*
 - *Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.*
 - *The installation of temporary erosion control barriers shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.*
 - *Where pumps are to be used to remove turbid waters from construction areas, the water shall be treated prior to discharge to the wetlands. Treatment methods include, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Quality Standards.*
 - *The Developer shall schedule operations such that the area of unprotected erodible earth exposed at any one time is not larger than the minimum areas necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.*
 - *Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydro mulching to provide a temporary or permanent grass cover. Mulch blankets, fabric filters, etc., can be employed to provide vegetative cover.*
 - *Energy dissipators (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.*
 - *Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.*
 - *If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.*

3. *On-site fill derived from pond excavation will be used to grade the roadways, lots and commercial areas... Unsuitable soils such as clay or muck will be disposed in landscape areas, open space, and other non-structural areas. (ADA/Page 15-3)*
4. *Lake banks will be sodded while the littoral zones will be planted with native vegetation. (SR1/Page 15-1)*
5. *Mucky soils will be placed in the littoral zones as appropriate. (SR1/Page 15-1)*
6. *[The Developer shall]... notify Tampa Bay Water should a sinkhole occur in the future. Sinkhole remediation will be done on a case to case basis and Tampa Bay Water will be informed as to the remediation measures performed at that time. (SR2/Page 15-1)*

FLOODPLAINS

1. *Finished floor elevations of habitable buildings will be located at or above the determined 100-year flood elevation... Any construction which affects floodplain areas will be subject to review and approval by all appropriate review agencies. (ADA/Page 16-1)*
2. *Any loss of floodplain storage due to fill placed within floodplain areas must be compensated for. (ADA/Page 16-1)*
3. *The developer is in agreement that there will not be any habitable development in the northwest section of the site, generally described as being west of Ashley Glen Boulevard and north of Wetland B-6 continuing to the north border of the DRI. (SR1/Page 10-3)*

WATER SUPPLY

1. *No on-site water wells are proposed for use during any phase of this development. (ADA/Page 17-2)*
2. *Florida friendly landscaping principles and water-saving irrigation systems will be incorporated in the design of the landscape and irrigation systems as appropriate. (SR1/Page 17-2)*

WASTEWATER MANAGEMENT

1. *The proposed development contains no plans for industrial uses. (ADA/Page 18-2)*
2. *Septic tanks will not be used within the Ashley Glen DRI. (ADA/Page 18-2)*

STORMWATER MANAGEMENT

1. *The 24-hour, 25-year peak discharge rate from system outfalls will be regulated by water control structures that will limit the post-development discharge to the pre-development rate. Control*

structures will be baffled to preclude the discharge of oil-grease and to be provided with bleed down orifices or V-notches sized to the appropriate Southwest Florida Water Management District criteria. (ADA/Page 19-1)

2. *The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met using accepted methods including (ADA/Page 19-1):*
 - *creation of wetland systems, and construction of littoral zones to be vegetated by native aquatic species; and*
 - *utilization of existing isolated wetland system to provide biological treatment to maintain water quality.*
3. *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 19-1)*
4. *Where stormwater is routed through an isolated wetland system, a sedimentation basin will be provided on the upstream side of the isolated system. Where lakes or ponds are to be constructed adjacent to isolated systems, littoral zones area, as well as a deeper sump area, will be constructed as part of the new system. (ADA/Page 19-2)*
5. *The developer and/or his assigns, including possible purchasers of individual development tracts, will assume the responsibilities to manage the system at full development buildout. (ADA/Page 19-3)*
6. *Low impact development techniques appropriate to the site will be considered during the design phase. (SR1/Pages 19-1 & 19-3)*
7. *The existing ditch will be moved to the east side of Ashley Glen Boulevard from Mentmore Road south to the property line. The section of the ditch from north of Mentmore Road to the DRI north boundary will be relocated to the west side of Ashley Glen Boulevard. (SR1/Page 19-2)*
8. *The stormwater detention systems will be comprised of open water components with either a natural or manmade littoral zone vegetated by native aquatic species to provide biological treatment. (SR2/Section 2/Page 14-2)*
9. *The applicant agrees to provide a conservation easement over the portion of Sandy Branch within the project area owned by the applicant (Wetland A-3 as shown on Figure 13-1 in the Second Sufficiency Response). (SR3/Page 19-1)*
10. *The applicant agrees with Pasco County's request to provide a drainage easement over the relocated man-made channel within the DRI that runs from Wetland A-3 south to the DRI southern boundary and ultimately to State Road 54. Upon final road design, an easement will be provided over the relocated man-made channel or the area will be located within the Ashley Glen Boulevard right-of-way. (SR4/Pages 19-1 & 19-2)*

TRANSPORTATION

1. *The applicant has met with Mike Carroll, Pasco County Public Transportation, and has agreed to provide two bus stops/bays within the project: one in the residential area east of Ashley Glen Boulevard and the second in the commercial/office areas west of Ashley Glen Boulevard. (SR2/Page 21-4 & SR3/Page 21-4)*
2. *The applicant understands and agrees that the construction of Ashley Glen Boulevard from S.R. 54 north to the northern boundary of the DRI site will be a development order condition. (SR3/Page 10-1)*
3. *A 'raised curb' median will be constructed along Ashley Glen Boulevard. (SR3/Page 21-7)*

AIR QUALITY

These short term (temporary) construction phase impacts on air quality will be mitigated by the contractor by employing approved dust control measures to minimize wind erosion and particulate air pollution. Such measures include grassing or mulching cleared areas that are awaiting building activities, covering open-top haul trucks during transit, and maintaining internal haul routes. Watering trucks and/or other dust suppressing measures will be used to water construction access roads and other open areas to control fugitive dust. (SR1/Section 2/Page 22-1 & SR3/Section 2/Page 22-1)

AFFORDABLE HOUSING

The applicant proposes a voluntary housing mitigation program composed of the following elements (SR4/Exhibit 24-1):

- **Cash Mitigation Payment**

The following cash mitigation is proposed based on each land use allowed within the Ashley Glen DRI. This cash mitigation is in lieu of developing affordable housing within the DRI. The payment in lieu for each land use is as follows:

- *\$80 per multi-family dwelling [unit];*
- *35¢ per gross building sq. ft. of retail development; and*
- *25¢ per gross building sq. ft. of office development.*

- **Timing of Payment**

For the multi-family residential development, the cash mitigation payment shall be due and payable to Pasco County prior to issuance of a Certificate of Occupancy. For the retail and office development, the cash mitigation payment shall be due and payable to Pasco County prior to the issuance of permits for the tenant/occupant's interior built-out improvements.

- **Restricted Nature of Funds**

The developer requests that Pasco County place the cash mitigation payment in a restricted account to be used only for affordable housing programs within the County.

- **Applicant's Option to build Affordable Housing on site**

At the Developer's option, affordable housing units may be built on site within the DRI and this construction shall be instead of the cash mitigation described in Item #1 above. Construction of 10% of the DRI's total residential units shall constitute full mitigation for affordable housing units constructed under this provision shall be consistent with the Low and Moderate income ranges for Pasco County, as annually adjusted for inflation. The developer shall confirm compliance with this condition through annual documentation of the sale price of the residential units which documentation shall continue until the developer has met the 10% limit of affordable housing sales.

POLICE & FIRE PROTECTION

The applicant is willing to work with the Pasco County Sheriff's office and consider their professional advise on this subject [i.e. environmental design criteria] during the design phase. (SR2/Page 25-1)

RECREATION AND OPEN SPACE

1. *As part of the Master Planned Unit Development approved previously for this site, Ashley Glen Boulevard will include a minimum 8-foot wide bicycle trail along the entire length of the roadway from S.R. 54 to the northern border of the DRI. (SR1/Page 26-2)*
2. *Wetlands and conservation areas will not be open to the residents and tenants. (SR2/Page 26-1)*
3. *The developer will meet the County's parkland requirement with the park(s) location to be determined through the MPUD zoning and preliminary plat processes. (SR2/Page 26-1)*
4. *The wetland areas will be posted with signs that indicate these areas are protected and trespassing is prohibited. (SR2/Page 26-1)*

ENERGY

1. *Ashley Glen is expected to be an energy efficient development, incorporating modern energy efficient appliances and equipment, lighting fixtures, building materials and insulation. (ADA/Page 29-2)*
2. *If available from the appropriate gas utility, natural gas will be utilized in the project. (SR1/Page 29-1)*

EXHIBIT E

Land Use Equivalency Matrix

EXHIBIT E

Table SR1-21-1 (Revised). Trade-off Mechanism

Trade-off Rates

Change from	Change To					
	Condo/ Townhome (DU)	Apartment (DU)	Specialty Retail (1K Sq. Ft.)	Shopping Center (1K Sq. Ft.)	Office (1K Sq. Ft.)	Day Care (1K Sq. Ft.)
Condo/Townhome	N/A	0.7138	0.0968	0.1137	0.3423	0.0384
Apartment	N/A	N/A	0.1356	0.1592	0.4796	0.0538
Specialty Retail Ctr	10.3349	7.377	N/A	1.1747	3.5377	0.3971
Shopping Ctr	8.8	6.2801	0.8513	N/A	3.0110	0.338
Office	N/A	N/A	N/A	N/A	N/A	N/A
Day Care	26.0286	18.5792	2.5185	2.9584	8.9072	N/A

Notes: Office uses may not be exchanged for other land uses.
DU = Dwelling Units, 1K = 1,000

Trade-off rates based on the following trip generation

Land Use	Size	Units	PM peak hr total	Rates (Trip/Unit)
Condominium/Townhome	600	DU	261	0.4354
Apartment	300	DU	183	0.6100
Specialty Retail Center	20	1,000 SF	90	4.50
Shopping Center	424	1,000 SF	1,624	3.83
Office	1800	1,000 SF	2,290	1.272
Day Care	6	1,000 SF	68	11.33

Minimums and Maximums

Land Use	Units	Analyzed Size	Minimum	Maximum
Condominium/Townhome	DU	600	0	600*
Apartment	DU	300	300	750
Specialty Retail Center	1,000 SF	20,000	0	22,000
Shopping Center	1,000 SF	424,000	0	466,400
Office	1,000 SF	1,800,000	1,800,000	3,406,242
Day Care	1,000 SF	6,000	0	12,000

* This maximum may be increased to 1000 units if the land use exchange includes a condition of approval that the type of unit being exchanged to is a multi-family condominium product and not Townhouses.

Notes: Prior to any approval of a land use exchange pursuant to this trade-off mechanism table, such land use exchange(s) must include assurance that any additional utility demands associated with the proposed exchange, can be accommodated. Additionally, prior to approval, such exchange(s) must mitigate for any additional park land and school impacts, as appropriate.

Example: Trade-off 20,000 S.F. of Shopping Center for Office
20,000 x 3.011006289 = 60,220 Square Feet

EXHIBIT F

Map H

ASHLEY GLEN

Development of Regional Impact



LEGEND

DRI Boundary	
Existing Wetlands	
Category 1 Wetlands	
Parcel Number	2

Master Development Plan Map H

FINAL
2ND SUFFICIENCY RESPONSE
1ST SUFFICIENCY RESPONSE
ADA SUBMITTAL

SEP 2007
NOV 2006
MAY 2006
OCTOBER 2005

PARCEL	LAND USE	AMOUNT	SIZE
1	Residential	433 Townhomes and 300 Apartments	51.3 ac
2	Office	750,000 sf	29.6 ac
4	Office	250,000 sf	12.0 ac
5	Office	100,000 sf	7.3 ac
6	Office	700,000 sf	
	Retail	20,000 sf Specialty 424,000 sf Shopping Center	44.5 ac
	Residential	167 Condominiums	
	Day Care	6,000 sf	
7	Wetlands	—	66.5 ac
8	Open Space (uplands only)	—	47.5 ac
TOTAL			260.8 ac

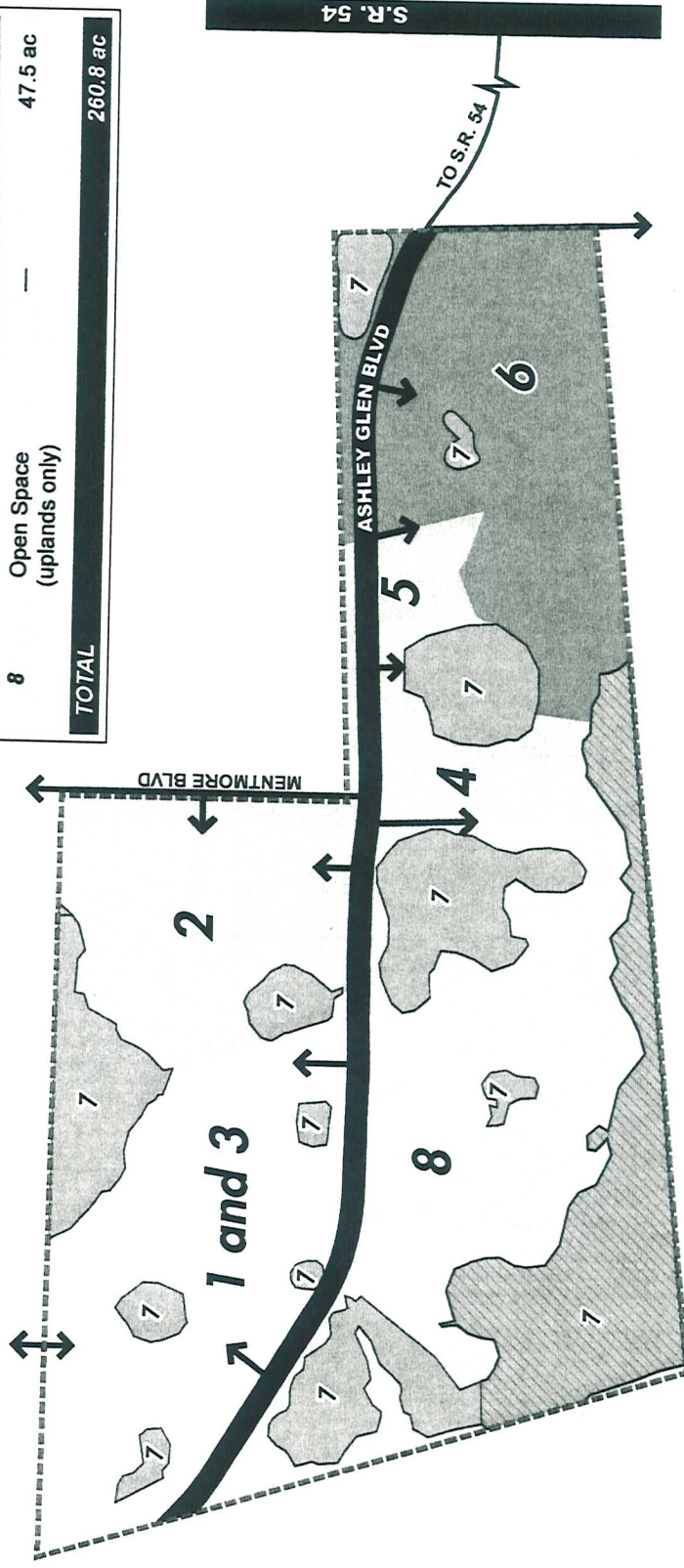


EXHIBIT G

Proportionate-Share Calculations

Table SR2-21-7 (Revised). Phase 1 Proportionate Share Calculation for Intersections

Road / Intersection		Improvement		Impr No.	Project Traffic	Before Capacity	After Imp. Capacity	Capacity Increase	Cost		Percent Contribution	Intersection Proportionate Share
SR 54 at Suncoast Pkwy SB Ramp		WB left turn lane (2)		8	319	8053	8056	3	\$ 147,230		100%	\$ 147,230
SR 54 at Suncoast Pkwy NB Ramp		WB through lane (3)							In Link Impr.			\$ -
SR 54 at Ashley Glen Blvd		EB through lane (3)			840	7154	9087	1933	In Link Impr.		43.5%	\$ -
		WB through lane (3)							In Link Impr.			\$ -
		NB right turn lane (1)		4a						\$ 191,989		
									Subtotal Intersections			\$ 230,700

Note: Parenthesis following improvement = number of lanes after improvement
Impr No. = Number from Table SR2-21-16 (Revised). Construction Costs

Table SR2-21-8 (Revised). Phase 1 Proportionate Share Calculation for Links, with Intersections and Total

Road	From	To	Improvement	Impr		Cost per		Dist		Total Impr.		Exist		Impr		Capacity		Project		Proportionate Share
				Direction	No.	Units		Units		Cost		Cap		Cap		Increase		Traffic	Percent	
SR 54	Suncoast Pkwy SB Ramps	Suncoast Pkwy NB Ramps	Widen from 4 LD to 6 LD	WB	11	\$ 6,584,588		0.16	mi	\$ 1,053,534	1,860	2,790		930		122	13.1%	\$	138,200	
				EB	11	\$ 6,584,588		0.48	mi	\$ 3,160,602	1,530	2,290		760		113	14.9%	\$	469,900	
SR 54	Suncoast Pkwy NB Ramps	East of Ashley Glen Blvd	Widen from 4 LD to 6 LD	WB	11	\$ 6,584,588		0.48	mi	\$ 3,160,602	1,860	2,790		930		235	25.3%	\$	798,600	
																Subtotal Links		\$	1,406,700	

Subtotal Intersections \$ 230,700

Total Phase 1 Proportionate Share \$ 1,637,400

Table SR2-21-9 (Revised). Phase 1 Proportionate Share Project Impact Percent

Road / Intersection	Time Period	Intersection Capacity		Capacity Increase	Project Traffic	Percent of Increase	Notes
		Before Impr	After Impr				
SR 54 at Suncoast Pkwy SB Ramp	PM	8053	8056	3	319	10633.3%	
	AM	8275	7851	-424	279	-65.8%	
SR 54 at Ashley Glen Blvd	PM	7154	9087	1933	840	43.5%	
	AM	6631	9058	2427	775	31.9%	

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Table SR2-21-10 (Revised). Total (Phase1 + Phase 2) Proportionate Share Calculation for Intersections

Road / Intersection		Improvement		Impr No.	Project Traffic	Before Capacity	After Imp. Capacity	Capacity Increase	Cost		Percent Contribution	Intersection Prop Share Ph 1 & 2
Gunn Hwy at SR 54	NB left turn lane (2)*	EB through lane 0.16 mi long (3)		3a	234	7686	8264	578	\$ 230,224	40.5%		\$ 93,205
		WB through lane 0.16 mi long (3)							In Link Impr.			\$ -
		WB left turn lane (2)		8	771	8053	8557	504	In Link Impr.	100%		\$ -
SR 54 at Suncoast Pkwy SB Ramp	WB through lane (3)								\$ 147,230			\$ 147,230
		EB through lane (3)							In Link Impr.			\$ -
		EB left turn lane (2)		8	955	8345	8452	107	In Link Impr.	100%		\$ 147,230
SR 54 at Suncoast Pkwy NB Ramp	NB right turn lane (2)			4					\$ 311,050			\$ 311,050
		EB through lane (3)							In Link Impr.			\$ -
		WB through lane (3)							In Link Impr.			\$ -
SR 54 at Ashley Glen Blvd	NB right turn lane (1)			4a	2034	7154	9529	2375	\$ 191,989	85.6%		\$ 164,424
		Construct grade seperation			560	13005	22380	9375	\$ 160,000,000	6.0%		\$ 9,557,333
SR 54 at US 41	Construct grade seperation				345	7953	24129	16176	\$ 162,000,000	2.1%		\$ 3,455,119
SR 54 at Collier Pkwy									Subtotal Intersections			\$ 13,875,600

Notes: Parenthesis following improvement = number of lanes after improvement

*Gunn Hwy at SR 54 add NB right turn lane and convert existing right turn lane into second left turn lane

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Table SR2-21-12 (Revised). Total (Phase 1 + Phase 2) Proportionate Share Project Impact Percent

Road / Intersection	Time Period	Int Capacity		Cap Inc	Tot Proj Traffic	Percent Increase	Notes
		Before	After				
SR 54 at Gunn Hwy	PM	6853	7780	927	347	37.4%	
	AM	7686	8264	578	234	40.5%	
SR 54 at Suncoast Pkwy SB Ramp	PM	8053	8557	504	771	153.0%	
	AM	8275	8252	-23	487	-2117.4%	
SR 54 at Suncoast Pkwy NB Ramp	PM	8345	8452	107	955	892.5%	
	AM	8297	8401	104	646	621.2%	
SR 54 at Ashley Glen Blvd	PM	7154	9529	2375	2034	85.6%	
	AM	6631	8573	1942	1377	70.9%	
SR 54 at US 41 *	PM	13005	22380	9375	560	6.0%	Only PM peak hour analyzed
SR 54 at Collier Pkwy*	PM	7953	24129	16176	345	2.1%	Only PM peak hour analyzed

Note: *Overpass lanes capacity based on Max LOS D for peak direction, uninterrupted flow highway from FDOT Q/LOS Handbook for both directions of travel

Table SR2-21-13 (Revised). Total (Ph 1 + Ph 2 + Ph 3) Proportionate Share Calculation for Intersections

Road / Intersection										Improvement		Impr No.		Project Traffic		Before Capacity		After Imp. Capacity		Capacity Increase		Cost		Percent Contribution		Intersection Prop Share Ph 1 & 2 & 3	
SR 54 at Little Rd										EB right turn lane (2)		1		197		9740		9740		0		\$ 711,718		100%		\$ 711,718	
SR 54 at Starkey Blvd										SB left turn lane (2)		6a		295		7735		8805		1070		\$ 114,567		27.6%		\$ 31,586	
SR 54 at Gunn Hwy										NB left turn lane (2)*		3a		511		7686		8264		578		\$ 230,224		88.4%		\$ 203,537	
SR 54 at Suncoast Pkwy SB Ramp										EB through lane 0.16 mi long (3)										770		In Link Impr.				\$ -	
										WB through lane 0.16 mi long (3)												In Link Impr.		100%		\$ 147,230	
										SB left turn lane (2)		8										\$ 147,230				\$ 147,230	
										WB through lane (3)												In Link Impr.				\$ -	
SR 54 at Suncoast Pkwy NB Ramp										EB through lane (3)												In Link Impr.				\$ -	
										EB left turn lane (2)		8		1668		8345		9793		1448		\$ 147,230		100%		\$ 147,230	
										NB right turn lane (2)		4										\$ 311,050				\$ 311,050	
										NB left turn lane (3)		8										\$ 147,230				\$ 147,230	
										EB through lane (3)												In Link Impr.				\$ -	
										EB through lane (4)												In Link Impr.				\$ -	
SR 54 at Ashley Glen Blvd										WB through lane (3)												In Link Impr.				\$ -	
										WB through lane (4)												In Link Impr.				\$ -	
										WB through lane (5)				3272		7154		12480		5326		In Link Impr.		61.4%		\$ -	
										WB left turn lane (2)		8										\$ 147,230				\$ 90,450	
										NB right turn lane (1)		4a										\$ 191,989				\$ 117,948	
										NB left turn lane (2)		7a										\$ 90,875				\$ 55,828	
SR 54 at US 41										Construct grade seperation				883		13005		22380		9375		\$ 160,000,000		9.4%		\$ 15,040,000	
SR 54 at Collier Pkwy										Construct grade seperation				558		7953		24067		16114		\$ 162,000,000		3.5%		\$ 5,670,000	
SR 54/SR 56 at CR 54										EB left turn lane with receiveing lane 0.25 mi long (2)		10										\$ 795,043				\$ 83,648	
										WB through lane 0.6 mi long (4)		11										\$ 3,950,753		10.5%		\$ 415,668	
										SB right turn lane (2)		4a										\$ 191,989				\$ 20,200	
CR 54 at Old Pasco Rd										SB through lane (2)				64		4013		4990		977		In Link Impr.		6.6%		\$ 38,548	
SR 56 at I-75 SB Ramp										NB left turn lane with receiveing lane 0.25 mi long (2)		9a										\$ 588,453				\$ 14,997	
										SB left turn lane (2)		8		197		8823		10757		1934		\$ 147,230		10.2%		\$ 23,394,100	
																						Subtotal Intersections				\$ 23,394,100	

Note: Parenthesis following improvement = number of lanes after improvement

*Gunn Hwy at SR 54 add NB right turn lane and convert existing right turn lane into second left turn lane

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Table SR2-21-14 (Revised). Total (Ph 1 + Ph 2 + Ph 3) Proportionate Share Calculation for Links, with Intersections and Total

Road	From	To	Improvement	Impr		Dist	Cost		Exist	Impr	Capacity	Project	Project	Proportionate	
				Direction	No.		Cost per Units	Cap							Cap
SR 54	Suncoast Pkwy SB Ramps	Suncoast Pkwy NB Ramps	Widen from 4 LD to 6 LD	EB	11	\$ 6,584,588	0.16	mi	\$ 1,053,534	1,530	2,290	760	344	45.3%	\$ 476,900
				WB	11	\$ 6,584,588	0.16	mi	\$ 1,053,534	1,860	2,790	930	656	70.5%	\$ 743,100
SR 54	Suncoast Pkwy NB Ramps	East of Ashley Glen Blvd	Widen from 4 LD to 8 LD*	EB	12	\$ 16,814,303	0.48	mi	\$ 8,633,365	1,530	4,250	1,370	473	34.5%	\$ 2,980,700
				WB	13	\$ 21,017,878	0.48	mi	\$ 10,651,081	1,860	4,425	2,565	1,195	46.6%	\$ 4,962,200
SR 54	E of Ashley Glen	W of US 41	Widen from 4 LD to 6 LD	EB	11	\$ 6,584,588	4.15	mi	\$ 27,326,039	1,860	2,790	930	856	92.0%	\$ 25,137,000
				WB	11	\$ 6,584,588	4.15	mi	\$ 27,326,039	1,530	2,290	760	339	44.5%	\$ 12,170,900
CR 54	Cypress Creek Drive 1	Old Pasco Rd	Widen from 2L to 4 LD**	NB		\$ 11,209,224	4.0	mi	\$ 44,836,895	1,300	3,670	2,370	71	3.0%	\$ 1,343,200
				SB		\$ 11,209,224	4.0	mi	\$ 44,836,895	1,070	3,000	1,930	28	1.5%	\$ 650,500
Suncoast Pkwy	Hutchison Rd	Veterans Expwy Ramp	Widen from 4 LD to 6 LD	NB	11		0.92	mi		3,260	5,030	1,770	81	4.6%	
				SB	11		0.70	mi		3,980	6,150	2,170	205	9.4%	
													Subtotal Links		\$ 48,464,500

Subtotal Intersections \$ 23,394,100

Total Phase 1 + 2 + 3 Proportionate Share \$ 71,858,600

Notes: * Includes 1/2 of pond right-of-way cost for additional stormwater treatment

** Includes Pasco County widening cost from S.R. 54 to Magnolia Ln (\$81,000,000) and Cost 12a from Magnolia Ln to Old Pasco Rd. (0.95 mi)

Table SR2-21-15 (Revised). Total (Phase 1 + Phase 2 + Phase 3) Proportionate Share Project Impact Percent

Road / Intersection	Time Period	Int Capacity		Cap Inc	Tot Proj Traffic	Percent Increase	Notes
		Before	After				
SR 54 at Little Rd	PM	9740	9740	0	197	0.0%	Only PM peak hour analyzed
SR 54 at Starkey Blvd	PM	7735	8805	1070	295	27.6%	Only PM peak hour analyzed
SR 54 at Gunn Hwy	PM	6853	7777	924	588	63.6%	
	AM	7686	8264	578	511	88.4%	
SR 54 at Suncoast Pkwy SB Ramp	PM	8053	8823	770	1328	172.5%	
	AM	8275	8940	665	1080	162.4%	
SR 54 at Suncoast Pkwy NB Ramp	PM	8345	9793	1448	1668	115.2%	
	AM	8297	9726	1429	1447	101.3%	
SR 54 at Ashley Glen Blvd	PM	7154	12480	5326	3272	61.4%	
	AM	6631	12160	5529	2837	51.3%	
SR 54 at US 41*	PM	13005	22380	9375	883	9.4%	Only PM peak hour analyzed
SR 54 at Collier Pkwy*	PM	7953	24067	16114	558	3.5%	Only PM peak hour analyzed
SR 54/SR 56 at CR 54	PM	7143	10251	3108	327	10.5%	Only PM peak hour analyzed
CR 54 at Old Pasco Rd	PM	4013	4990	977	64	6.6%	Only PM peak hour analyzed
SR 56 at I -75 SB Ramp	PM	8823	10757	1934	197	10.2%	Only PM peak hour analyzed

Note: *Overpass lanes capacity based on Max LOS D for peak direction, uninterrupted flow highway from FDOT Q/LOS Handbook for both directions of travel

Table SR2-21-16 (Revised). Proportionate Share Construction Costs

Improvements to FDOT Roads

Item	Impr No.	Constn Less Scope Cont	Construction*	Design & CEI (30%)		R/W	Total (FDOT Roads)	Cost per Direction	Note
Right Turn Lane	1	\$ 251,936	\$ 314,919	\$ 94,476		\$ 302,323	\$ 711,718		Urban w/ROW
Right Turn Lane	2		\$ 314,919	\$ 94,476			\$ 409,395		Urban w/ROW
Right Turn Lane	3	\$ 191,415	\$ 239,269	\$ 71,781		\$ 229,698	\$ 540,748		Rural w/ROW
Right Turn Lane	4		\$ 239,269	\$ 71,781			\$ 311,050		Rural w/ROW
Left Turn Lane	5	\$ 114,224	\$ 142,760	\$ 42,834		\$ 137,069	\$ 322,683		Urban w/ROW
Left Turn Lane	6		\$ 142,760	\$ 42,834			\$ 185,614		Urban w/ROW
Left Turn Lane	7	\$ 90,603	\$ 113,254	\$ 33,976		\$ 108,724	\$ 255,954		Rural w/ROW
Left Turn Lane	8		\$ 113,254	\$ 33,976			\$ 147,230		Rural w/ROW
Left Turn Lane with 0.25 mi Receiving Lane	9	\$ 489,256	\$ 611,572	\$ 183,471		\$ 587,107	\$ 1,382,151		Rural w/ROW
Left Turn Lane with 0.25 mi Receiving Lane	10		\$ 611,572	\$ 183,471			\$ 795,043		Rural w/ROW
Add Lanes (4 to 6 lanes)	11		\$ 10,130,135	\$ 3,039,041			\$ 13,169,176	\$ 6,584,588	Rural wo/ROW
Reconstruct 8 lanes*	12		\$ 25,868,158	\$ 7,760,448			\$ 33,628,606	\$ 16,814,303	Rural wo/ROW
Reconstruct 10 lanes*	13		\$ 20,366,601	\$ 6,109,980			\$ 42,035,756	\$ 21,017,878	Rural wo/ROW
Add Lanes (4 to 6 lanes)	14	\$ 8,104,108	\$ 10,130,135	\$ 3,039,041		\$ 9,724,930	\$ 22,894,105	\$ 11,447,053	Rural w/ROW
Bridge Widening (Overpass)	15						\$ 170		cost per Sq.Ft.

Improvements to County Roads

Item	Impr No.	FDOT Subtotal**	Construction	Design & CEI (8%)	Contingency (10% of Const)	R/W	Total (County Roads)	Cost per Direction	Note
Right Turn Lane	1a	\$ 251,936	\$ 214,146	\$ 17,132	\$ 21,415	\$ 50,324	\$ 303,016		Urban w/ROW
Right Turn Lane	2a	\$ 251,936	\$ 214,146	\$ 17,132	\$ 21,415		\$ 252,692		Urban w/ROW
Right Turn Lane	3a	\$ 191,415	\$ 162,703	\$ 13,016	\$ 16,270	\$ 38,235	\$ 230,224		Rural w/ROW
Right Turn Lane	4a	\$ 191,415	\$ 162,703	\$ 13,016	\$ 16,270		\$ 191,989		Rural wo/ROW
Left Turn Lane	5a	\$ 114,224	\$ 97,090	\$ 7,767	\$ 9,709	\$ 22,816	\$ 137,383		Urban w/ROW
Left Turn Lane	6a	\$ 114,224	\$ 97,090	\$ 7,767	\$ 9,709		\$ 114,567		Urban wo/ROW
Left Turn Lane	7a	\$ 90,603	\$ 77,013	\$ 6,161	\$ 7,701	\$ 18,098	\$ 108,973		Rural w/ROW
Left Turn Lane	8a	\$ 90,603	\$ 77,013	\$ 6,161	\$ 7,701		\$ 90,875		Rural wo/ROW
Left Turn Lane with 0.25 mi Receiving Lane	9a	\$ 489,256	\$ 415,868	\$ 33,269	\$ 41,587	\$ 97,729	\$ 588,453		Rural w/ROW
Add Lanes (4 to 6 lanes)	10a	\$ 8,104,108	\$ 6,888,492	\$ 551,079	\$ 688,849		\$ 8,128,420	\$ 4,064,210	Rural wo/ROW
Add Lanes (4 to 8 lanes)	11a	\$ 10,862,187	\$ 9,232,859	\$ 738,629	\$ 923,286		\$ 10,894,774	\$ 5,447,387	Rural wo/ROW
Add Lanes (2 to 4 lanes)	12a	\$ 7,591,192	\$ 6,452,513	\$ 516,201	\$ 645,251	\$ 1,516,341	\$ 9,130,306	\$ 4,565,153	Rural w/ROW
Add Lanes (4 to 6 lanes)	13a	\$ 8,104,108	\$ 6,888,492	\$ 551,079	\$ 688,849	\$ 1,618,796	\$ 9,747,216	\$ 4,873,608	Rural w/ROW

Notes: *From URS (10 lane cost based on 5/4 of 4 lane cost)

**From FDOT cost estimate

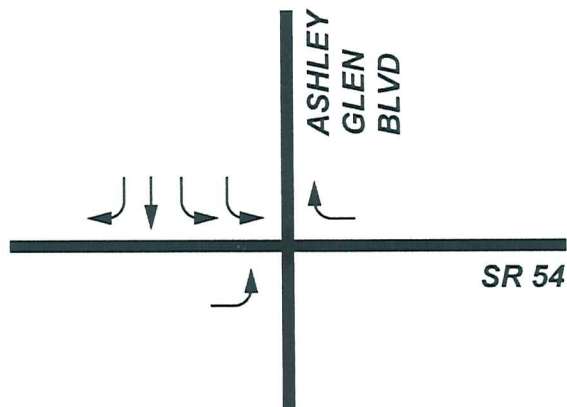
Sources: FDC, FDOT District 7 Costs, August 2007

Date: 8/22/07

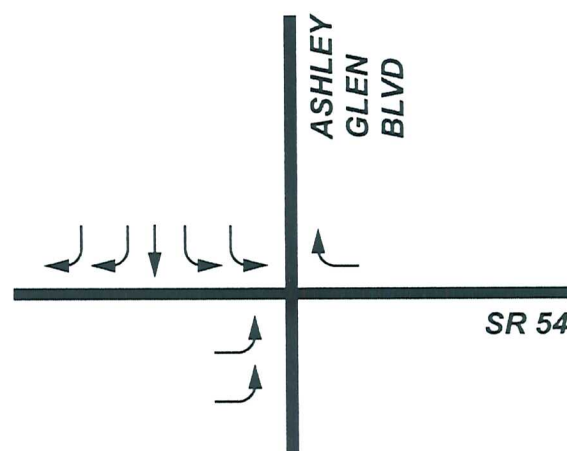
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EXHIBIT H

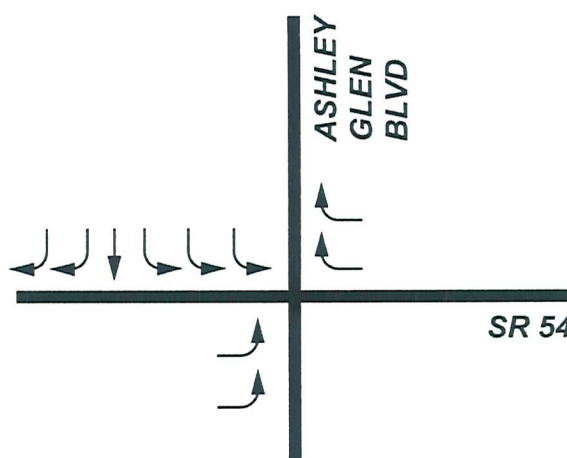
Site-Access Related Improvements



Phase 1 - 2012



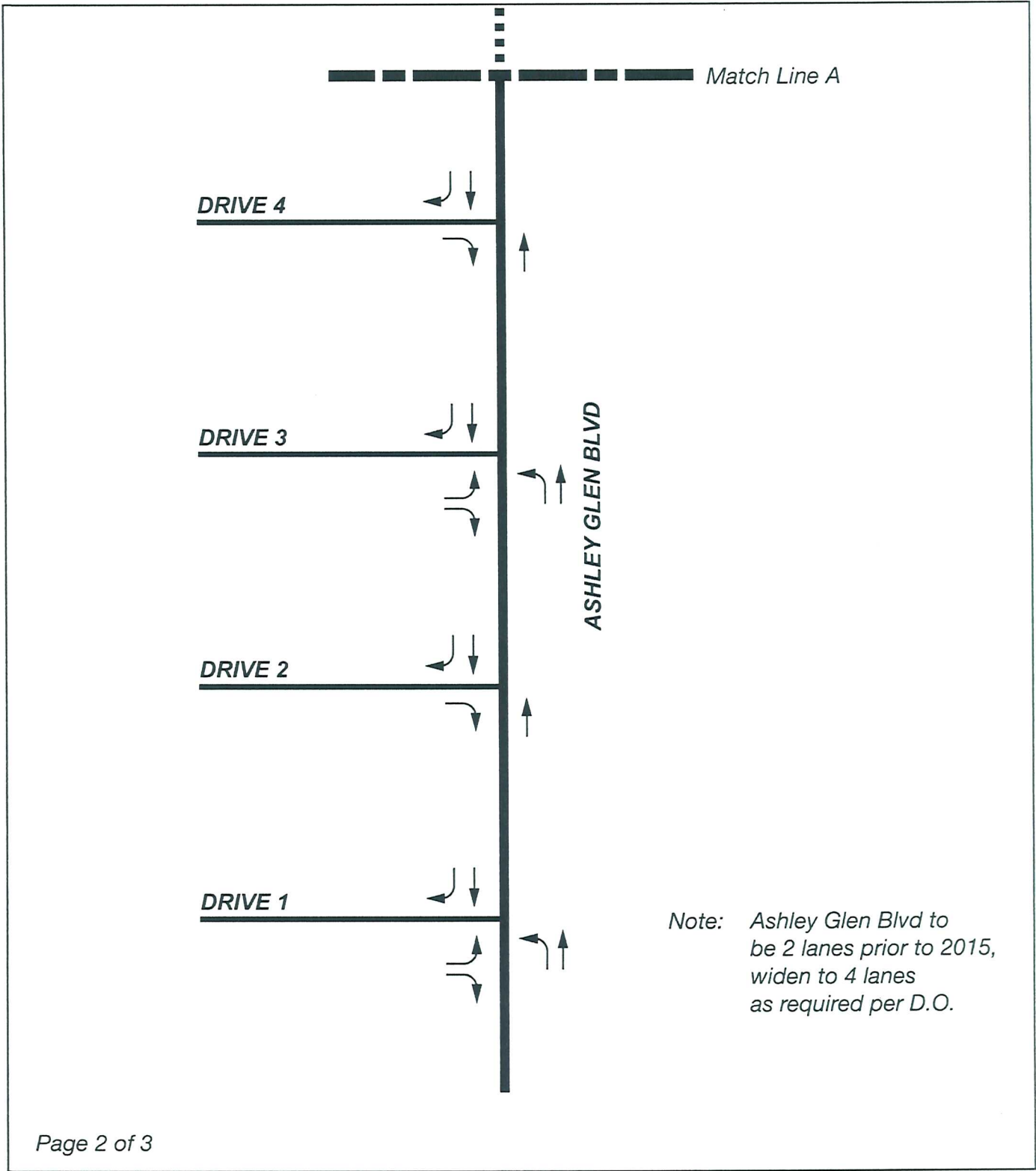
Phase 2 - 2017



Phase 3 - 2019

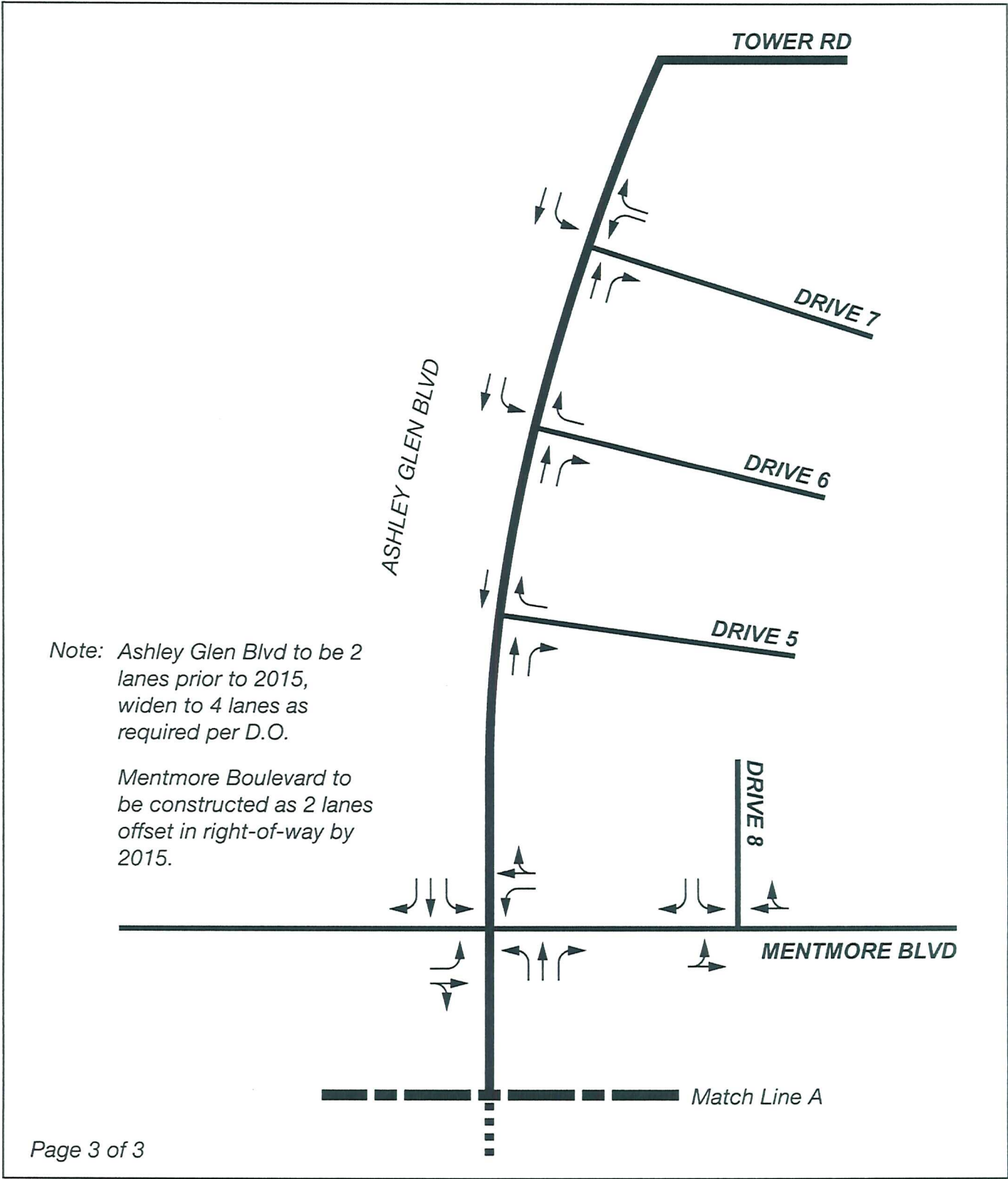
Ashley Glen DRI Turn Lane Requirements





Ashley Glen DRI
Turn Lane Requirements





Ashley Glen DRI
Turn Lane Requirements



EXHIBIT I

FDOT Costs

Roadway Cost Per Centerline Mile
Revised August 2007

	Construction Cost From LRE	MOT *	Mobilization *	Subtotal	Scope Contingency (25%)	Total Construction Cost	PE Design (15%)	CEI (15%)	Total Project Cost **
Rural Arterial									
New Construction (2-Lane Roadway) with 5' Paved Shoulders	\$6,885,346	\$688,535	\$757,368	\$8,331,268	\$2,082,817	\$10,414,085	\$1,562,113	\$1,562,113	\$13,538,311
New Construction (4-Lane Roadway) with 5' Paved Shoulders	\$10,435,915	\$1,043,592	\$1,147,951	\$12,627,458	\$3,156,864	\$15,784,322	\$2,367,648	\$2,367,648	\$20,519,619
New Construction (6-Lane Roadway) with 5' Paved Shoulders	\$12,888,225	\$1,288,823	\$1,417,705	\$15,594,752	\$3,898,688	\$19,493,440	\$2,924,016	\$2,924,016	\$26,341,472
Milling and Resurfacing (4-Lane Roadway) with 5' Paved Shoulders	\$1,407,175	\$140,718	\$154,789	\$1,702,682	\$425,670	\$2,128,352	\$319,253	\$319,253	\$2,766,858
Milling and Resurfacing (6-Lane Roadway) with 5' Paved Shoulders	\$2,107,462	\$210,746	\$231,821	\$2,550,029	\$637,507	\$3,187,536	\$478,130	\$478,130	\$4,143,797
Add Lanes (2 to 4 Lanes) with 5' Paved Shoulders (Includes milling and resurfacing of existing pavement)	\$6,273,712	\$627,371	\$690,108	\$7,591,192	\$1,897,798	\$9,488,990	\$1,423,348	\$1,423,348	\$12,336,687
Add Lanes (4 to 6 Lanes) with 5' Paved Shoulders (Includes milling and resurfacing of existing pavement)	\$6,697,610	\$669,761	\$736,737	\$8,104,108	\$2,026,027	\$10,130,135	\$1,519,520	\$1,519,520	\$13,169,176
Add Lanes (6 to 8 Lanes) with 5' Paved Shoulders (Includes milling and resurfacing of existing pavement)	\$8,977,014	\$897,701	\$987,472	\$10,862,187	\$2,715,547	\$13,577,734	\$2,036,660	\$2,036,660	\$17,651,054
Add Lanes (6 to 8 Lanes) with 5' Paved Shoulders (Includes milling and resurfacing of existing pavement)	\$8,385,494	\$838,549	\$922,404	\$10,146,448	\$2,536,612	\$12,683,060	\$1,902,456	\$1,902,456	\$16,487,978
Add 1 Through Lane on Inside (To Existing) with 5' Paved Shoulders	\$1,467,587	\$146,789	\$161,435	\$1,775,780	\$443,945	\$2,219,725	\$332,959	\$332,959	\$2,886,643
Add 1 Through Lane on Outside (To Existing) with 5' Paved Shoulders	\$2,092,850	\$209,285	\$230,214	\$2,532,349	\$633,087	\$3,165,436	\$474,815	\$474,815	\$4,116,067
Add 300' Exclusive Left Turn Lane	\$68,509	\$10,276	\$11,818	\$90,603	\$22,651	\$113,254	\$16,988	\$16,988	\$147,230
Add 300' Exclusive Right Turn Lane	\$144,737	\$21,711	\$24,967	\$191,415	\$47,854	\$239,269	\$35,890	\$35,890	\$311,050
Urban Arterial									
New Construction (2-Lane Roadway) with 5' Sidewalk, and Curb & Gutter	\$10,007,673	\$1,000,767	\$1,100,844	\$12,109,284	\$3,027,321	\$15,136,606	\$2,270,491	\$2,270,491	\$19,677,587
New Construction (4-Lane Roadway) with 5' Sidewalk, and Curb & Gutter	\$13,241,675	\$1,324,167	\$1,456,564	\$16,022,427	\$4,005,607	\$20,028,033	\$3,004,205	\$3,004,205	\$26,036,443
New Construction (6-Lane Roadway) with 5' Sidewalk, and Curb & Gutter	\$15,714,461	\$1,571,446	\$1,728,591	\$19,014,497	\$4,753,624	\$23,768,122	\$3,565,218	\$3,565,218	\$30,898,558
Milling and Resurfacing (4-Lane Roadway) with 5' Sidewalk, and Curb & Gutter	\$1,550,212	\$155,021	\$170,523	\$1,875,757	\$468,939	\$2,344,696	\$351,704	\$351,704	\$3,048,104
Milling and Resurfacing (6-Lane Roadway) with 5' Sidewalk, and Curb & Gutter	\$2,195,587	\$219,559	\$241,515	\$2,656,660	\$664,165	\$3,320,826	\$498,124	\$498,124	\$4,317,073
Add Lanes (2 to 4 Lanes) with 5' Sidewalk, and Curb & Gutter (Includes milling and resurfacing existing pavement)	\$7,102,642	\$710,264	\$781,291	\$8,594,197	\$2,148,549	\$10,742,746	\$1,611,412	\$1,611,412	\$13,965,570
Add Lanes (4 to 6 Lanes) with 5' Sidewalk, and Curb & Gutter (Includes milling and resurfacing existing pavement)	\$7,771,231	\$777,123	\$854,835	\$9,403,189	\$2,350,797	\$11,753,987	\$1,763,098	\$1,763,098	\$16,280,183
Add Lanes (4 to 8 Lanes) with 5' Sidewalk, and Curb & Gutter (Includes milling and resurfacing existing pavement)	\$10,373,766	\$1,037,377	\$1,141,114	\$12,552,257	\$3,138,064	\$15,690,321	\$2,353,548	\$2,353,548	\$20,397,418
Add Lanes (6 to 8 Lanes) with 5' Sidewalk, and Curb & Gutter (Includes milling and resurfacing existing pavement)	\$9,245,287	\$924,529	\$1,016,982	\$11,186,797	\$2,796,699	\$13,983,497	\$2,097,524	\$2,097,524	\$18,178,548
Add 1 Through Lane on Inside (To Existing) with 5' Sidewalk, and Curb & Gutter	\$1,463,935	\$146,393	\$161,033	\$1,771,361	\$442,840	\$2,214,201	\$332,130	\$332,130	\$2,878,462
Add 1 Through Lane on Outside (To Existing) with 5' Sidewalk, and Curb & Gutter	\$3,666,987	\$366,699	\$403,369	\$4,437,054	\$1,109,263	\$5,546,317	\$831,948	\$831,948	\$7,210,212
Add 300' Exclusive Left Turn Lane	\$86,370	\$12,955	\$14,899	\$114,224	\$28,556	\$142,780	\$21,417	\$21,417	\$185,614
Add 300' Exclusive Right Turn Lane	\$190,489	\$28,575	\$32,861	\$251,936	\$62,984	\$314,919	\$47,238	\$47,238	\$409,395

* A 15% MOT and Mobilization factor was used for exclusive left and right turn lanes. A 10% factor was used for all other figures.
** Total cost shown is derived from a standard typical section. Costs will need to be adjusted to account for signals, bridges, or any additional item not deemed typical.

Note:

1. Estimates were derived from FDOT LRE system
2. These figures exclude costs for intersections/interchanges, improvements to cross streets, bridges over 20', right-of-way, landscaping, ITS, and traffic signals.
3. The figures are based on market costs for Hillsborough County.
4. Costs shown are present day costs.
5. The costs developed for this report are not project-specific and should be used for preliminary estimating purposes only.

Roadway Cost Per Centerline Mile

Revised August 2007

Sample Cost Estimates Inclusive of Traffic Signals, Lighting, Bridges, and Fiber Communication Backbone

	Construction Cost From LRE	MOT (10%)	Mobilization (10%)	Subtotal	Scope Contingency (25%)	Total Construction Cost	PE Design (15%)	CEI (15%)	Total Project Cost
Rural Arterial									
Add Lanes (4 to 6 Lanes) with 5' Paved Shoulders, 2 Traffic Signals, Highway Lighting, Fiber Based Communication Backbone, Widening 150' Low Level Bridge, and Milling & Resurfacing Existing 4 Lanes									
	\$8,934,975	\$893,497	\$982,847	\$10,811,320	\$2,702,830	\$13,514,150	\$2,027,122	\$2,027,122	\$17,568,394
Urban Arterial									
Add Lanes (4 to 6 Lanes) with 5' Sidewalk, Bike Lanes, 2 Traffic Signals, Highway Lighting, Fiber Based Communication Backbone, Widening 150' Low Level Bridge, and Milling & Resurfacing Existing 4 Lanes									
	\$9,295,344	\$929,534	\$1,022,488	\$11,247,367	\$2,811,842	\$14,059,208	\$2,108,881	\$2,108,881	\$18,276,971

- Note:
1. Estimates were derived from FDOT LRE system
 2. These figures exclude costs for Intersections/Interchanges, cross street improvements, right-of-way, ITS, and landscaping.
 3. The figures are based on market costs for Hillsborough County.
 4. Costs shown are present day costs.
 5. The costs developed for this report are not site-specific and should be used for preliminary estimating purposes only.

Bridge Cost Per Square Foot
Revised August 2007

	Cost Per Foot	Square
New Construction		
Low Level	\$110	
Mid Level	\$130	
High Level	\$155	
Overpass (Over Roadway)	\$140	
Bascule	\$1,725	
Pedestrian Overpass	\$400	
Widening		
Low Level	\$160	
Mid Level	\$195	
High Level	\$220	
Overpass (Over Roadway)	\$170	
Bridge Removal		
Concrete Bridge	\$50	

Note:

- 1. Figures are for 2007 construction costs per square foot of deck area.
- 2. All figures exclude costs for right-of-way, bridge approaches, and approach slabs.
- 3. Figures account for recent increases in concrete and steel, and the effects of labor and material shortages in the construction industry.
- 4. The costs developed for this report are not site-specific and should be used for preliminary estimating purposes only.

Other Roadway Related Costs
Revised August 2007

	Construction Cost From LRE	MOT *	Mobilization (15%)	Subtotal	Scope Contingency (25%)	Total Construction Cost	PE Design (15%)	CEI (15%)	Total Project Cost
Intersection Traffic Signalization (Mast Arm Assembly)**									
2-Lane Roadway Intersecting 2-Lane Roadway	\$186,183	\$27,928	\$32,117	\$246,228	\$61,557	\$307,785	\$46,168	\$46,168	\$400,120
2-Lane Roadway Intersecting 4-Lane Roadway	\$228,106	\$34,216	\$39,348	\$301,670	\$75,417	\$377,087	\$56,563	\$56,563	\$490,214
6-Lane Roadway Intersecting 6-Lane Roadway	\$264,560	\$39,684	\$45,637	\$349,881	\$87,470	\$437,351	\$65,603	\$65,603	\$568,556
Bicycle and Pedestrian Facilities									
Sidewalks Per Mile (5' Width - 1 Side)	\$186,765	\$9,338	\$29,416	\$225,519	\$56,380	\$281,899	\$42,285	\$42,285	\$366,468
Sidewalks Per Mile (6' Width - 1 Side)	\$224,118	\$11,206	\$35,299	\$270,623	\$67,656	\$338,279	\$50,742	\$50,742	\$439,762
Multi-Use Trail Per Mile (12' Width - 1 Side)	\$271,814	\$13,591	\$42,811	\$328,216	\$82,054	\$410,270	\$61,540	\$61,540	\$533,351
Stormwater Retention Facilities									
1 Acre Pond Site (6' Depth)	\$395,634	\$19,782	\$62,312	\$477,728	\$119,432	\$597,160	\$89,574	\$89,574	\$776,308
Median Retrofit									
Convert 14' Center Turn Lane to 14' Raised Median (Per Mile)	\$338,587	\$50,788	\$58,406	\$447,781	\$111,945	\$559,726	\$83,959	\$83,959	\$727,644
Cross Street Improvements									
Widen 1-Leg of Existing Rural 2-Lane Cross Street to Accommodate 2 Receiving Lanes, Dual Left Turn Lanes, and Exclusive Right Turn Lane (Approximate Length of 0.25 Miles)	\$1,724,941	\$258,741	\$297,552	\$2,281,234	\$570,308	\$2,851,542	\$427,731	\$427,731	\$3,707,005

* A 15% MOT factor was used for Traffic Signals, Median Retrofit, and Cross Street Improvements. A 5% factor was used for all other figures.

**The cost of traffic signalization assumes the installation of mast arms on all four legs of an intersection. To obtain the cost of signalizing a four-lane roadway intersecting a two-lane roadway, divide the signal cost of a four-lane roadway by two and add this figure to the signal cost of the two-lane roadway divided by two.

Notes:

1. Estimates were derived from FDOT LRE system
2. The figures are based on market costs for Hillsborough County.
3. Costs shown are present day costs.
4. The costs developed for this report are not site-specific and should be used for preliminary estimating purposes only.

Interchange Cost
Revised August 2007

	Construction Cost From LRE	MOT (10%)	Mobilization (10%)	Subtotal	Scope Contingency (25%)	Total Construction Cost	PE Design (15%)	CEI (15%)	Subtotal Project Cost
Single Point Urban Interchange (SPUI)	\$ 36,383,575.03	\$3,638,358	\$4,002,193	\$44,024,126	\$11,006,031	\$55,030,157	\$8,254,524	\$8,254,524	\$71,539,204

Note:

1. Cost was derived from an LRE estimate to modify the existing diamond interchange at I-75/SR 54 to a single point urban interchange.
2. Cost shown is for construction only. Does not include Design, CEI, and right-of-way.

Construction Cost Assumptions

RURAL		
New Construction	Widening	Milling and Resurfacing
12' Travel Lanes 40' Depressed Median 10' Outside Shoulders with 5' Paved 8' Inside Shoulders (grassed) 5' Sidewalks (Both Sides) Additional Pavement for Turnouts, Crossovers, Turn Lanes Earthwork (Clearing and Grubbing, Embankment) Signing & Pavement Markings 1 Acre Pond/Lane/Mile (4 Lanes = 4 Acres) Drainage Features (Pipes, Endwalls, MES) Lighting	12' Travel Lanes 40' Depressed Median 10' Outside Shoulders with 5' Paved 8' Inside Shoulders (grassed) 5' Sidewalks (Both Sides) Milling and Resurfacing of Existing Pavement Additional Pavement for Turnouts, Crossovers, Turn Lanes Earthwork (Clearing and Grubbing, Borrow) Signing & Pavement Markings 2 Acre Pond/Additional Lane (2 New Lanes = 4 Acres) Drainage Features (Pipes, Endwalls, MES) Lighting	12' Travel Lanes 40' Depressed Median 10' Outside Shoulders with 5' Paved 8' Inside Shoulders (grassed) Milling and Resurfacing of Existing Pavement Additional Pavement for Turnouts, Crossovers, Turn Lanes Signing & Pavement Markings Drainage Features (Pipe Desilting)
URBAN		
New Construction	Widening	Milling and Resurfacing
12' Travel Lanes 30' Raised Median 4' Bike Lanes (Both Sides) Curb and Gutter 5' Sidewalks (Both Sides) Additional Pavement for Turnouts, Crossovers, Turn Lanes Earthwork (Clearing and Grubbing, Embankment) Signing & Pavement Markings 1 Acre Pond/Lane/Mile (4 Lanes = 4 Acres) Drainage Features (Pipes, Inlets, Manholes) Conventional Lighting	12' Travel Lanes 30' Raised Median 4' Bike Lanes (Both Sides) Curb and Gutter 5' Sidewalks (Both Sides) Milling and Resurfacing of Existing Pavement Additional Pavement for Turnouts, Crossovers, Turn Lanes Earthwork (Clearing and Grubbing, Borrow) Signing & Pavement Markings 2 Acre Pond/Additional Lane (2 New Lanes = 4 Acres) Drainage Features (Pipes, Inlets, Manholes) Conventional Lighting	12' Travel Lanes 30' Raised Median 4' Bike Lanes (Both Sides) Curb and Gutter Milling and Resurfacing of Existing Pavement Additional Pavement for Turnouts, Crossovers, Turn Lanes Signing & Pavement Markings Drainage Features (Pipe Desilting, Manhole Adjustments)

EXHIBIT J

Ashley Glen Net External Trip Generation for Phases 1, 2, and 3

Ashley Glen Net External Trip Generation for Total Project (Phases 1, 2, + 3)

Land Use	ITE LUC	Size	Units	Trip Generation			Internal Capture			Pass-by Capture			Net External Trips		
				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Condominium / Townhome	230	600	DU	175	86	261	65	42	107			0	110	44	154
Apartment	220	300	DU	119	64	183	44	32	76			0	75	32	107
Specialty Retail Center	814	10,000	SF	20	25	45	11	14	25	8	9	17	1	2	3
Specialty Retail Center	814	10,000	SF	20	25	45	11	14	25	8	9	17	1	2	3
Shopping Center	820	424,000	SF	780	845	1,624	129	170	299	199	215	414	452	459	911
Office	710	700,000	SF	147	716	863	34	29	63			0	113	687	800
Office	710	250,000	SF	61	298	359	25	28	53			0	36	270	306
Office	710	750,000	SF	156	763	919	34	29	63			0	122	734	856
Office	710	100,000	SF	25	124	149	12	23	35			0	13	101	114
Day Care Center	565	6,000	SF	32	36	68	27	25	52			0	5	11	16
Total				1,535	2,981	4,516	392	406	798	215	233	448	928	2,342	3,270

Source: ITE Trip Generation, Seventh Edition, 2003
Date: 8/22/07
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Share of Ashley Glen DRI Traffic Attributable to Employment Center Uses

Land Use	ITE LUC	Size	Units	Total	Non-EC		EC		Non-EC		EC-Like	
					Size		Size		PM Trips		PM Trips	
Condominium / Townhome	230	600	DU	154	600				154			
Apartment	220	300	DU	107	300				107			
Day Care Center	565	6,000	SF	16	6,000				16			
Specialty Retail Center	814	10,000	SF	3	10,000				3			
Shopping Center	820	424,000	SF	911	299,000				643		269	
Shopping Center	820		SF								3	
Specialty Retail Center	814	10,000	SF	3			10,000				800	
Office	710	700,000	SF	800			700,000				306	
Office	710	250,000	SF	306			250,000				856	
Office	710	750,000	SF	856			750,000				114	
Office	710	100,000	SF	114			100,000					
			Total	3,270					923		2,347	

Percent 28.2% 71.8%

Phase 3 Proportionate Share \$ 71,858,600

Shares \$ 20,280,592 \$ 51,578,008

Note: Shopping Center was split between Non-EC and EC-Like categories.

Date: 8/22/07

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COUNTY OF PASCO
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JED PITTMAN, CLERK TO THE BOARD
BY K M S Canuck D.C.