

PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

4025 Moon Lake Road
New Port Richey, Florida 33552
PHONE (813) 847-8120

Scott L. Knox, Esq.
County Attorney

J. Ben Harrill, Esq.
Eloise Taylor, Esq.

William A. Ockunzzi
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

Dear Bill:

Enclosed please find a copy of a Resolution passed by the Board of County Commissioners on December 28, 1982, extending the Development Order for Sunset Lakes and Highlands Units 12 and 13.

If you have any questions or comments please feel free to contact me.

Sincerely,

Scott L. Knox
mjs

Scott L. Knox
County Attorney

mjs
Enclosure

RECEIVED

JAN 18 1983

TAMPA BAY REGIONAL
PLANNING COUNCIL

*1/19/83
for file*

SB -

41 416

6/3/85

PASCO COUNTY

FINAL RECOMMENDATIONS

FROM THE

DEVELOPMENT REVIEW COMMITTEE

Sunset Lakes, Highlands, Highlands Meadows
Development of Regional Impact Application
Developer Suncoast Highland Corporation

May 20, 1975

PASCO COUNTY PLANNING DEPARTMENT

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

February 12, 1974

MEMORANDUM

TO: THE BOARD OF COUNTY COMMISSIONERS
FROM: WILLIAM O. WILEY, JR., PLANNING DIRECTOR
RE: THE HIGHLANDS UNIT 10 - DEVELOPMENT OF REGIONAL IMPACT

In consultation with the Planning Department Staff, Suncoast Highland Corporation has agreed to meet the following requirements as recommended by the County Staff and Central Pasco Planning Commission.

1. The Developer agrees to provide recreational areas as delineated on the master plan. These areas will be maintained by the Developer or conveyed to the homeowners association.
2. The Developer agrees to upgrade the existing voluntary fire department to provide adequate service for the residents of the area.
3. The Developer agrees to pave Shady Hill Road from its existing pavement to County Line Road.
4. The Developer agrees to pave County Line Road from Shady Hill Road to the eastern boundary of the development.
5. The Developer agrees to install or pay for installation of traffic control signs and street signs.
6. The Developer agrees to provide adequate street lighting for the development as deemed necessary by the Board of County Commissioners.
7. The Developer agrees that no double frontage lots will face Shady Hills or County Line Road.
8. The Developer agrees to retain the north-west corner of the development as indicated on master plan for commercial use.

School Site

1. The developer agrees that approximately 107 acres will be dedicated to the Pasco County School Board for an educational park as indicated in the DRI.

D. Parks and Recreation

1. The developer agrees to maintain the recreational and open space areas of the project until a mandatory Home Owners' Association is formed in said areas.
2. The developer agrees to provide the following active recreational facilities within his development:

a.	Highland Unit 11	2.5 acres
	Highland Unit 12	2.3 acres
	Sunset Lakes	23.4 acres
3. The developer shall dedicate to Pasco County a public regional park as shown in the Pasco County Parks and Open Space Plan at the southwestern tip of Crews Lake. The park shall be approximately 25 contiguous acres and shall be deeded to the County prior to preliminary plan approval of any phase of the development.
4. The developer agrees to comply with Section 8.5 of the Pasco County Subdivision Ordinance.

5. The developer agrees to dedicate to Pasco County the recreational area as indicated on the preliminary plan for Highland Unit 13 to be used for a regional park as shown in the Pasco County's Parks and Open Space Plan.

IV. Transportation

1. The developer agrees to cooperate with the Florida Department of Transportation, Pasco County and the Regional Planning Council, in the development of a complete analysis of the transportation facility needs of the project including the required improvements to public transportation facility which are necessary to provide adequate access to the development, such as a possible re-aligning and paving of Coon-Hide to a four lane facility and the possible re-aligning and paving of Shady Hill Road west to Unit 13.

2. The developer agrees that commitments for necessary transportation system modifications, including scheduling and budgeting, shall be completed prior to final plan approval.

3. The developer agrees that approval of record plats will be in accordance with the completion of the necessary transportation facility improvement as scheduled in condition IV(1).

STATE OF FLORIDA)
COUNTY OF PASCO)

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL ON
FILE IN MY OFFICE. WITNESS MY HAND AND OFFICIAL
SEAL THIS 16th day of June 1975

MILLER NEWTON, CLERK OF COURTS

BY *William B. Miller*

blic Facilities

A. Sewage Facilities

1. The developer agrees to provide prior to preliminary plan approval for Highland Units 11, 12 and 13, scientific proof which is acceptable to Pasco County Pollution Control Department and the State Department of Pollution Control, that the use of septic tank sewage disposal methods will not cause an adverse effect on the ground water system in the vicinity of the project site. In the case of the lack of such proof, the developer will provide an alternate sewage disposal method for the Highlands Units 11, 12 and 13 portion of the DRI which is acceptable to the Pasco County Pollution Control and Utilities Departments.
2. The developer agrees that the effluent discharge from the sewage treatment facility at Sunset Lakes will be to the standards as defined in Chapter 17-3.04(2) (b) of the Florida Administrative Code.
3. The developer agrees to coordinate with the Pasco County Pollution Control Department in the proper removal of sludge from the sewage treatment system.
4. The developer agrees to establish a water and sewer district for Sunset Lakes under Florida Statute 153, Part II.
5. The developer agrees that the sewage treatment facility at Sunset Lakes will become the nucleus of the North Central Pasco Regional Sewage System and the developer agrees to cooperate in the Central Pasco 201 Public Facilities Plan.
6. The developer agrees to cooperate with the Pasco County Utilities Department in the location and staging of his proposed 750,000 gallons per day regional sewage treatment plant in order to insure adequate expansion capabilities by the County at a future date.

B. Fire Protection

1. The developer agrees to provide adequate fire protection for the development, which will include the provision of at least a one acre site.
2. The developer agrees to create a Fire Tax District for the future funding of fire protection in the project area, which shall include a permanent fire protection headquarters and equipment storage facility. The headquarter site will be located on a major access route of the development and the location of the site will be such as to minimize the emergency response time for the entire DRI.

II. Environmental

1. The developer agrees to comply with the environmental quality maintenance criteria provided in the DRI application with regard to the following:

A. Preservation in a natural state of all areas lying below the mean annual flood elevation of Crews Lake and its tributary waters.

B. All man-made drainage created by the development on the property shall not outfall directly into Crews Lake or its tributary waters without passing through a sediment pond or retention pond, where environmentally feasible.

2. The developer agrees to provide a detailed plan for the control of siltation and sedimentation of Crews Lake, cypress and mixed hydric hardwoods at the time of final plat approval for Highlands Unit 11, 12, 13 and Sunset Lakes.

3. The developer agrees that the only vegetation removal occurring as a consequence of the development in areas lying below the mean annual flood elevation of Crews Lake and its tributary waters, shall be for the purpose of providing minimum access to open water bodies. In addition, environmental restrictions shall be incorporated into the preliminary plans through legal instruments, to insure adequate protection of environmental sensitive areas.

4. The developer agrees to cooperate with the Pasco County Engineering Department in the prevention of significant increases in the velocity of flow of surface water, due to construction in drainage canals or natural waterways.

5. The developer shall consult with the Southwest Florida Water Management District and other appropriate local, State and Federal agencies with regard to the possible stabilization of water levels within Crews Lake.

6. The developer will cooperate with the Pasco County Parks and Recreation Department in the protection of, and/or subsequent removal to suitable off-site habitats, where practicable, of any endangered species of animals for which the DRI project is a natural habitat.

7. Notwithstanding the references to water and flood elevations and their comparison to those of Crews Lake contained herein above, the developer is hereby placed on notice that the specific elevations and the natural flow of water in the area which has been designated as Proposed Highlands Unit 11 has not yet been determined. The Board specifically reserves its right to make such determinations at the time that the preliminary plat for said Unit 11 is submitted for review by Pasco County and the Board has not granted any rights with regard to said elevations and the flow of water either specifically or by inference.

STAFF REPORT

SUMMARY

This D.R.I. is consistent with the current development activities in the north central portion of Pasco County. However, it should be noted that the present development occurring in this area of the county is isolated from adequate recreational, commercial and employment activities and also lacks sufficient public facilities. Although this development does attempt to provide minimum levels of service for the project area, its total impact on existing conditions in the area will be minimal. Continuation of the current development trend in this area of one acre parcels with minimal services is not in the best interest of the citizens of Pasco County. It is with this goal in mind that the Development Review Committee recommends approval of the Sunset Lakes, Highlands, and Highland Meadows with the following conditions:

GENERAL RECOMMENDATIONS

I. General

1. The developer agrees to comply with the recommendations of the Tampa Bay Regional Planning Council as approved by the Executive Committee on April 14, 1975 with the exception of item 3(D).
2. The developer agrees to comply with the National Flood Insurance requirements for Pasco County with regard to development within the 100 year frequency flood elevation.
3. The developer agrees to comply with all local, State and Federal agency regulations pertaining to this development.
4. The developer shall agree to re-submit the preliminary plans for Highlands Unit 11, 12 and 13 and Sunset Lakes for a more detailed review by the Development Review Committee.
5. The Development Review Committee recommends approval of the preliminary plan for Highland Meadows Unit 4, with the stipulations that any changes made will have to be re-submitted to the Development Review Committee.
6. This development order shall stay in effect for a period of five (5) years from and after the date of its rendition provided that the effective period is not extended by the Board of County Commissioners upon a finding of excusable delay in any approved development activity.

D. R. I. DEVELOPMENT ORDER

Let it be known that pursuant to Section 380.06 (7), Florida Statutes the Pasco County Board of County Commissioners has heard at a public hearing held on May 20, 1975 the application for development

approval for Sunset Lakes, Highlands, Highland Meadows, a development of 2782 units to be located in Pasco County on May 20, 1975.

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

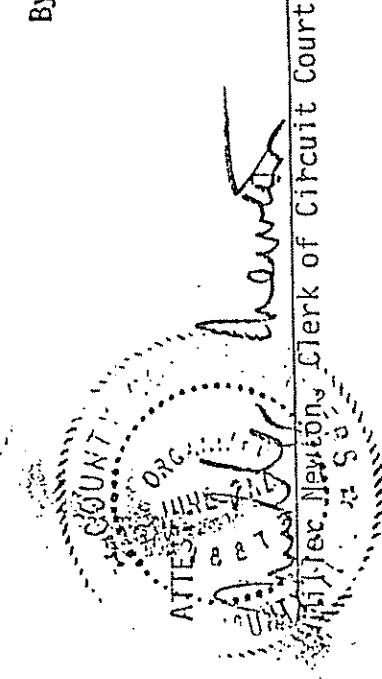
Approval with conditions (see attached recommendations).

Copies of this order are to be sent immediately to the Division of State Planning, to Tampa Bay Regional Planning Council, and to Suncoast Highland Corporation, Suite 100, 300 South Duncan Avenue, Clearwater, Florida 33515.

PASSED AND ADOPTED THIS 3rd day of June, 1975.

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

By: K. M. MIKE OLSON, CHAIRMAN



School Site

1. The developer agrees that approximately 107 acres will be dedicated to the Pasco County School Board for an educational park as indicated in the DRI.

D. Parks and Recreation

1. The developer agrees to maintain the recreational and open space areas of the project until a mandatory Home Owners' Association is formed in said areas.
2. The developer agrees to provide the following active recreational facilities within his development:

a.	Highland Unit 11	2.5 acres
	Highland Unit 12	2.3 acres
	Sunset Lakes	23.4 acres
3. The developer shall dedicate to Pasco County a public regional park as shown in the Pasco County Parks and Open Space Plan at the southwestern tip of Crews Lake. The park shall be approximately 25 contiguous acres and shall be deeded to the County prior to preliminary plan approval of any phase of the development.
4. The developer agrees to comply with Section 8.5 of the Pasco County Subdivision Ordinance.
5. The developer agrees to dedicate to Pasco County the recreational area as indicated on the preliminary plan for Highland Unit 13 to be used for a regional park as shown in the Pasco County's Parks and Open Space Plan.

IV. Transportation

1. The developer agrees to cooperate with the Florida Department of Transportation, Pasco County and the Regional Planning Council, in the development of a complete analysis of the transportation facility needs of the project including the required improvements to public transportation facility which are necessary to provide adequate access to the development, such as a possible re-alignment and paving of Coon-Hide to a four lane facility and the possible re-aligning and paving of Shady Hill Road west to Unit 13.
2. The developer agrees that commitments for necessary transportation system modifications, including scheduling and budgeting, shall be completed prior to final plan approval.
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STATE OF FLORIDA)
COUNTY OF PASCO)

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF
FILE IN MY OFFICE, UNLESS MY HAND AND SEAL
SEAL THIS 15th day of June 1975
MILLER NEWTON, CLERK OF SUPERIOR COURT

BY Miller Newton

III. Public Facilities

A. Sewage Facilities

1. The developer agrees to provide prior to preliminary plan approval for Highland Units 11, 12 and 13, scientific proof which is acceptable to Pasco County Pollution Control Department and the State Department of Pollution Control, that the use of septic tank sewage disposal methods will not cause an adverse effect on the ground water system in the vicinity of the project site. In the case of the lack of such proof, the developer will provide an alternate sewage disposal method for the Highlands Units 11, 12 and 13 portion of the DRI which is acceptable to the Pasco County Pollution Control and Utilities Departments.
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6. The developer agrees to cooperate with the Pasco County Utilities Department in the location and staging of his proposed 750,000 gallons per day regional sewage treatment plant in order to insure adequate expansion capabilities by the County at a future date.

B. Fire Protection

1. The developer agrees to provide adequate fire protection for the development, which will include the provision of at least a one acre site.
2. The developer agrees to create a Fire Tax District for the future funding of fire protection in the project area, which shall include a permanent fire protection headquarters and equipment storage facility. The headquarter site will be located on a major access route of the development and the location of the site will be such as to minimize the emergency response time for the entire DRI.

PASCO COUNTY

FINAL RECOMMENDATIONS

FROM THE

DEVELOPMENT REVIEW COMMITTEE

Sunset Lakes, Highlands, Highlands Meadows
Development of Regional Impact Application
Developer Suncoast Highland Corporation

May 20, 1975

ORIGINAL
TELETYPE UNIT
CITY OF PASCO

(#40)

STAFF REPORT

SUMMARY

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II. Environmental

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 - A. Preservation in a natural state of all areas lying below the mean annual flood elevation of Crews Lake and its tributary waters.
 - B. All man-made drainage created by the development on the property shall not outfall directly into Crews Lake or its tributary waters without passing through a sediment pond or retention pond, where environmentally feasible.
2. The developer agrees to provide a detailed plan for the control of siltation and sedimentation of Crews Lake, cypress Highlands Unit 11, 12, 13 and Sunset Lakes.
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6. The developer will cooperate with the Pasco County Parks and Recreation Department in the protection of, and/or subsequent removal to suitable off-site habitats, where practicable, of any endangered species of animals for which the DRI project is a natural habitat.
7. Notwithstanding the references to water and flood elevations and their comparison to those of Crews Lake contained herein above, the developer is hereby placed on notice that the specific elevations and the natural flow of water in the area which has been designated as Proposed Highlands Unit 11 has not yet been determined. The Board specifically reserves its right to make such determinations at the time that the preliminary plat for said Unit 11 is submitted for review by Pasco County and the Board has not granted any rights with regard to said elevations and the flow of water either specifically or by inference.

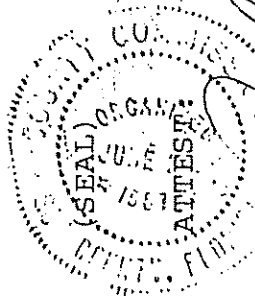
BY COMMISSIONER _____

RESOLUTION NO. 83-41A

RESOLUTION EXTENDING THE DEVELOPMENT
ORDER APPROVING WITH CONDITIONS A
PORTION OF THE SUNSET LAKES, HIGHLANDS
AND HIGHLAND MEADOWS DEVELOPMENT OF
REGIONAL IMPACT

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 28th day of December, 1982, that the Development Order for Sunset Lakes and Highlands Units 12 and 13 is hereby extended and shall be deemed to remain in full force and effect from June 3, 1982, to June 3, 1984. The Development Order extension is not active for those portions of the Development of Regional Impact known as Highlands Unit II and Highland Meadows.

DONE AND RESOLVED this 28th day of December, 1982.



BY Jed Pittman
JED PITTMAN, Clerk

W. J. Mardian Moore, Jr.
APPROVED AS TO LEGAL FORM AND CONTENT
Office of the County Attorney

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY Sylvia Young
SYLVIA YOUNG, Chairman

Attorney

D. R. I. DEVELOPMENT ORDER

Let it be known that pursuant to Section 380.06 (7), Florida Statutes the Pasco County Board of County Commissioners has heard at a public hearing held on May 20, 1975 the application for development approval for Sunset Lakes, Highlands, Highland Meadows, a development of 2782 units to be located in Pasco County on May 20, 1975.

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

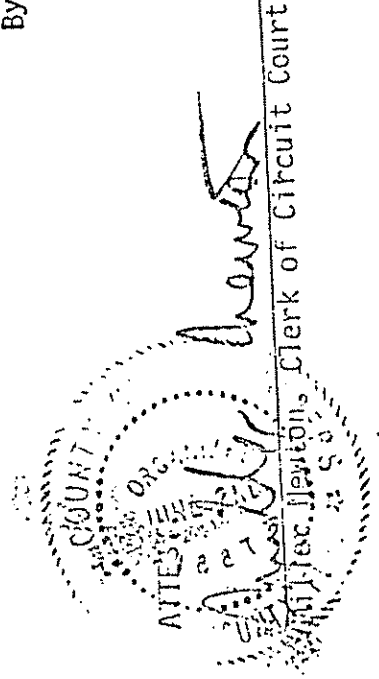
Approval with conditions (see attached recommendations).

Copies of this order are to be sent immediately to the Division of State Planning, to Tampa Bay Regional Planning Council, and to Suncoast Highland Corporation, Suite 100, 300 South Duncan Avenue, Clearwater, Florida 33515.

PASSED AND ADOPTED THIS 3rd day of June, 1975.

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

By: K. M. MIKE OLSON, CHAIRMAN



PASCO COUNTY PLANNING DEPARTMENT

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

February 12, 1974

MEMORANDUM

TO: THE BOARD OF COUNTY COMMISSIONERS
FROM: WILLIAM O. WILEY, JR., PLANNING DIRECTOR
RE: THE HIGHLANDS UNIT 10 - DEVELOPMENT OF REGIONAL IMPACT

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School Site

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BY *Walter B. Miller*

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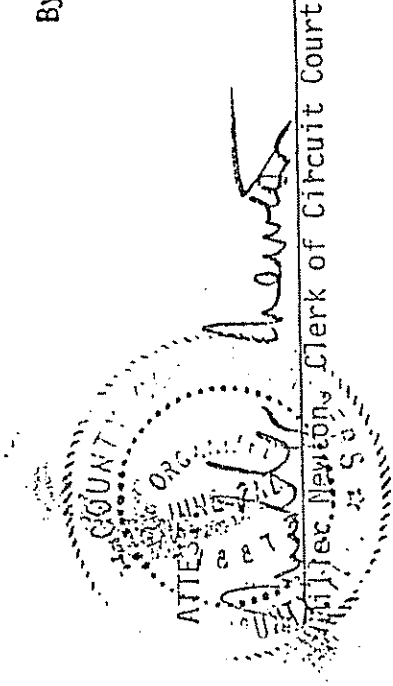
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PASSED AND ADOPTED THIS 3rd day of June, 1975.

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

By: _____

K. M. MIKE OLSON, CHAIRMAN



School Site

1. The developer agrees that approximately 107 acres will be dedicated to the Pasco County School Board for an educational park as indicated in the DRI.

D. Parks and Recreation

1. The developer agrees to maintain the recreational and open space areas of the project until a mandatory Home Owners' Association is formed in said areas.
2. The developer agrees to provide the following active recreational facilities within his development:

a.	Highland Unit 11	2.5 acres
	Highland Unit 12	2.3 acres
	Sunset Lakes	23.4 acres
3. The developer shall dedicate to Pasco County a public regional park as shown in the Pasco County Parks and Open Space Plan at the southwestern tip of Crews Lake. The park shall be approximately 25 contiguous acres and shall be deeded to the County prior to preliminary plan approval of any phase of the development.
4. The developer agrees to comply with Section 8.5 of the Pasco County Subdivision Ordinance.
5. The developer agrees to dedicate to Pasco County the recreational area as indicated on the preliminary plan for Highland Unit 13 to be used for a regional park as shown in the Pasco County's Parks and Open Space Plan.

IV. Transportation

1. The developer agrees to cooperate with the Florida Department of Transportation, Pasco County and the Regional Planning Council, in the development of a complete analysis of the transportation facility needs of the project including the required improvements to public transportation facility which are necessary to provide adequate access to the development, such as a possible re-aligning and paving of Coon-Hide to a four lane facility and the possible re-aligning and paving of Shady Hill Road west to Unit 13.
2. The developer agrees that commitments for necessary transportation system modifications, including scheduling and budgeting, shall be completed prior to final plan approval.
3. The developer agrees that approval of record plats will be in accordance with the completion of the necessary transportation facility improvement as scheduled in condition IV(1).

STATE OF FLORIDA)
COUNTY OF PASCO)

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF
FILE IN MY OFFICE, UNLESS MY HAND IS SET
SEAL THIS 10th day of June 1975
MILLER NEWTON, Clerk of Court

BY W. H. Miller

III. Public Facilities

A. Sewage Facilities

1. The developer agrees to provide prior to preliminary plan approval for Highland Units 11, 12 and 13, scientific proof which is acceptable to Pasco County Pollution Control Department and the State Department of Pollution Control, that the use of septic tank sewage disposal methods will not cause an adverse effect on the ground water system in the vicinity of the project site. In the case of the lack of such proof, the developer will provide an alternate sewage disposal method for the Highlands Units 11, 12 and 13 portion of the DRI which is acceptable to the Pasco County Pollution Control and Utilities Departments.
2. The developer agrees that the effluent discharge from the sewage treatment facility at Sunset Lakes will be to the standards as defined in Chapter 17-3.04(2) (b) of the Florida Administrative Code.
3. The developer agrees to coordinate with the Pasco County Pollution Control Department in the proper removal of sludge from the sewage treatment system.
4. The developer agrees to establish a water and sewer district for Sunset Lakes under Florida Statute 153, Part II.
5. The developer agrees that the sewage treatment facility at Sunset Lakes will become the nucleus of the North Central Pasco Regional Sewage System and the developer agrees to cooperate in the Central Pasco 201 Public Facilities Plan.
6. The developer agrees to cooperate with the Pasco County Utilities Department in the location and staging of his proposed 750,000 gallons per day regional sewage treatment plant in order to insure adequate expansion capabilities by the County at a future date.

B. Fire Protection

1. The developer agrees to provide adequate fire protection for the development, which will include the provision of at least a one acre site.
2. The developer agrees to create a Fire Tax District for the future funding of fire protection in the project area, which shall include a permanent fire protection headquarters and equipment storage facility. The headquarter site will be located on a major access route of the development and the location of the site will be such as to minimize the emergency response time for the entire DRI.

PASCO COUNTY

FINAL RECOMMENDATIONS

FROM THE

DEVELOPMENT REVIEW COMMITTEE

Sunset Lakes, Highlands, Highlands Meadows
Development of Regional Impact Application
Developer Suncoast Highland Corporation

May 20, 1975

STAFF REPORT

SUMMARY

This D.R.I. is consistent with the current development activities in the north central portion of Pasco County. However, it should be noted that the present development occurring in this area of the county is isolated from adequate recreational, commercial and employment activities and also lacks sufficient public facilities. Although this development does attempt to provide minimum levels of service for the project area, its total impact on existing conditions in the area will be minimal. Continuation of the current development trend in this area of one acre parcels with minimal services is not in the best interest of the citizens of Pasco County. It is with this goal in mind that the Development Review Committee recommends approval of the Sunset Lakes, Highlands, and Highland Meadows with the following conditions:

GENERAL RECOMMENDATION

I. General

1. The developer agrees to comply with the recommendations of the Tampa Bay Regional Planning Council as approved by the Executive Committee on April 14, 1975 with the exception of item 3(D).
2. The developer agrees to comply with the National Flood Insurance requirements for Pasco County with regard to development within the 100 year frequency flood elevation.
3. The developer agrees to comply with all local, State and Federal agency regulations pertaining to this development.
4. The developer shall agree to re-submit the preliminary plans for Highlands Unit 11, 12 and 13 and Sunset Lakes for a more detailed review by the Development Review Committee.
5. The Development Review Committee recommends approval of the preliminary plan for Highland Meadows Unit 4, with the stipulations that any changes made will have to be re-submitted to the Development Review Committee.
6. This development order shall stay in effect for a period of five (5) years from and after the date of its rendition provided that the effective period is not extended by the Board of County Commissioners upon a finding of excusable delay in any approved development activity.

II. Environmental

1. The developer agrees to comply with the environmental quality maintenance criteria provided in the DRI application with regard to the following:
 - A. Preservation in a natural state of all areas lying below the mean annual flood elevation of Crews Lake and its tributary waters.
 - B. All man-made drainage created by the development on the property shall not outfall directly into Crews Lake or its tributary waters without passing through a sediment pond or retention pond, where environmentally feasible.
2. The developer agrees to provide a detailed plan for the control of siltation and sedimentation of Crews Lake, cypress and mixed hydric hardwoods at the time of final plat approval for Highlands Unit 11, 12, 13 and Sunset Lakes.
3. The developer agrees that the only vegetation removal occurring as a consequence of the development in areas lying below the mean annual flood elevation of Crews Lake and its tributary waters, shall be for the purpose of providing minimum access to open water bodies. In addition, environmental restrictions shall be incorporated into the preliminary plans through legal instruments, to insure adequate protection of environmental sensitive areas.
4. The developer agrees to cooperate with the Pasco County Engineering Department in the prevention of significant increases in the velocity of flow of surface water, due to construction in drainage canals or natural waterways.
5. The developer shall consult with the Southwest Florida Water Management District and other appropriate local, State and Federal agencies with regard to the possible stabilization of water levels within Crews Lake.
6. The developer will cooperate with the Pasco County Parks and Recreation Department in the protection of, and/or subsequent removal to suitable off-site habitats, where practicable, of any endangered species of animals for which the DRI project is a natural habitat.
7. Notwithstanding the references to water and flood elevations and their comparison to those of Crews Lake contained herein above, the developer is hereby placed on notice that the specific elevations and the natural flow of water in the area which has been designated as Proposed Highlands Unit 11 has not yet been determined. The Board specifically reserves its right to make such determinations at the time that the preliminary plat for said Unit 11 is submitted for review by Pasco County and the Board has not granted any rights with regard to said elevations and the flow of water either specifically or by inference.

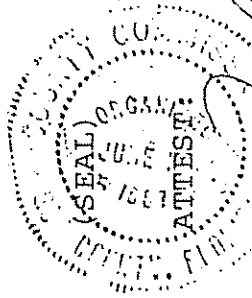
BY COMMISSIONER _____

RESOLUTION NO. 83-41A

RESOLUTION EXTENDING THE DEVELOPMENT
ORDER APPROVING WITH CONDITIONS A
PORTION OF THE SUNSET LAKES, HIGHLANDS
AND HIGHLAND MEADOWS DEVELOPMENT OF
REGIONAL IMPACT

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 28th day of December, 1982, that the Development Order for Sunset Lakes and Highlands Units 12 and 13 is hereby extended and shall be deemed to remain in full force and effect from June 3, 1982, to June 3, 1984. The Development Order extension is not active for those portions of the Development of Regional Impact known as Highlands Unit II and Highland Meadows.

DONE AND RESOLVED this 28th day of December, 1982.



BY Jed Pittman
JED PITTMAN, Clerk

W. J. Meredith Moore, Jr.
APPROVED AS TO LEGAL FORM AND CONTENT
Office of the County Attorney

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By Sylvia Young
SYLVIA YOUNG, Chairman
[Signature]
Attorney

D. R. I. DEVELOPMENT ORDER

Let it be known that pursuant to Section 380.06 (7), Florida Statutes the Pasco County Board of County Commissioners has heard at a public hearing held on May 20, 1975 the application for development approval for Sunset Lakes, Highlands, Highland Meadows, a development of 2782 units to be located in Pasco County on May 20, 1975.

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

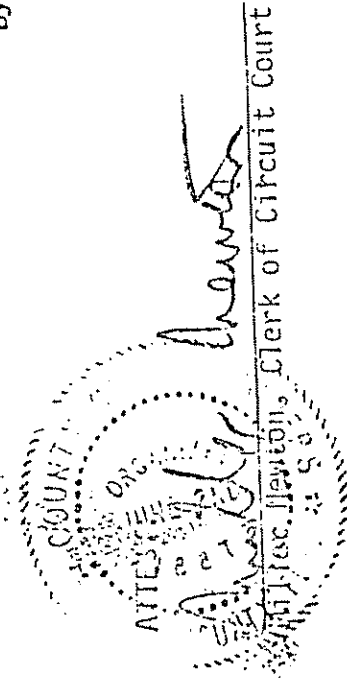
Approval with conditions (see attached recommendations).

Copies of this order are to be sent immediately to the Division of State Planning, to Tampa Bay Regional Planning Council, and to Suncoast Highland Corporation, Suite 100, 300 South Duncan Avenue, Clearwater, Florida 33515.

PASSED AND ADOPTED THIS 3rd day of June, 1975.

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

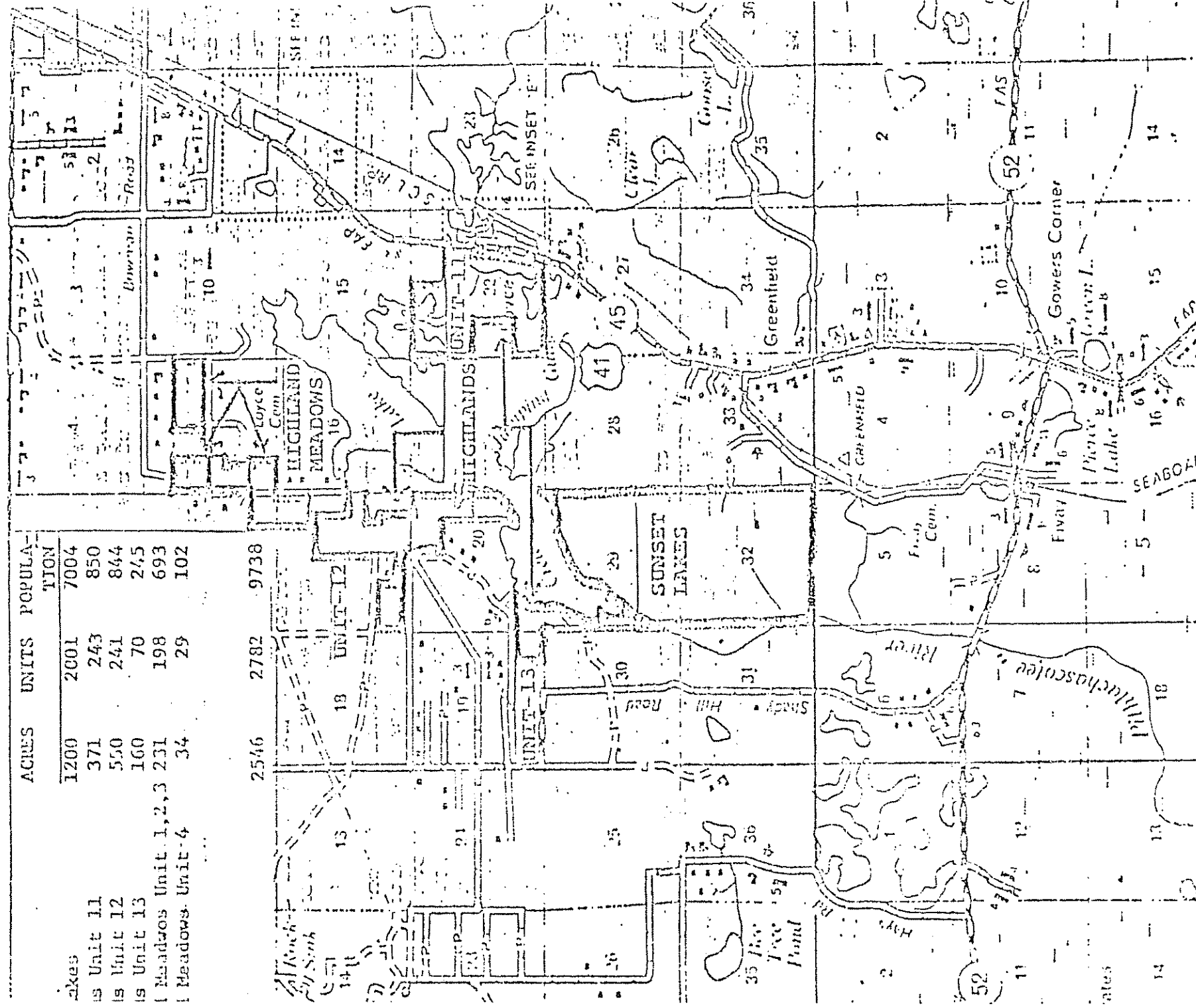
By: K. M. MIKE OLSON, CHAIRMAN



SUNSET LAKES-HIGHLANDS- HIGHLAND MEADOWS DRI NO. 40

	ACRES	UNITS	POPULATION
Lakes	1200	2001	7004
Unit 11	371	243	850
Unit 12	550	241	844
Unit 13	160	70	245
Meadows Unit 1,2,3	231	198	693
Meadows Unit 4	34	29	102

2546 2782 9738



PASCO COUNTY

FINAL RECOMMENDATIONS

FROM THE

DEVELOPMENT REVIEW COMMITTEE

Sunset Lakes, Highlands, Highlands Meadows
Development of Regional Impact Application
Developer Suncoast Highland Corporation

May 20, 1975