

PARADISE POINTE WEST \ . OUP NO. 2:

Units 42A, 43A, 44A, 44B, 45A, 46B, 47B, 48A, 48B, 49B, 52B, 53B, 54A, 54B, 55B, 56B, 57B, 58B, 59A, 59B, 60A, 60B, 61A, 61B, 62A, 62B, 63A, 73A, 63B, 64B, 69B, 70A, 70B, 71B, 73A, and 73B, all from the condominium plat of Paradise Pointe West Group No. 2, according to Condominium Plat Book 12, Pages 40-43 and being further described in that certain Amendment to Declaration of Condominium filed September 17, 1973 in O.R. Book 710, Page 131 as Clerk's Instrument No. 361411, Public Records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 3:

Units 74B, 75A, 75B, 76B, 77A, 77B, 79A, 79B, 80A, 80B, 81A, 81B, 82A, 82B, 83A, 83B, 84A, 84B, 85A, 86A, 86B, 87A, 87B, 88A, 88B, 89A, 89B, 91A, 91B, 92B, 93B, 94A, 94B, 95A, 95B, 96B, 97A, 97B, 98A, 98B, 102A, 102B, 103B, 104B, 105A, 106B, 107A, 108A and 109A, all from the Condominium Plat of Paradise Pointe West Group No. 3, according to Condominium Plat Book 12, Pages 87-90 and being further described in that certain Amendment to Declaration of Condominium filed January 11, 1974 in O.R. Book 734, Page 1307 as Clerk's Instrument No. 376558, Public Records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 4:

Units 110A, 110B, 111A, 112A, 112B, 113B, 114A, 114B, 115A, 115B, 116A, 116B, 117B, 119A, 119B, 120B, 121A, 122A, 122B, 123A, 123B, 124B, 125A, 126B, 130B, 131A, 132B, 134B, 127A and 127B, all from the Condominium Plat of Paradise Pointe West Group No. 4, according to Condominium Plat Book 13, Pages 19-21 and being further described in that certain Amendment to Declaration of Condominium filed May 15, 1974 in O.R. Book 749, Page 1633 as Clerk's Instrument No. 394040, Public Records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 5:

Units 4GA, 4GB, 5GA, 5GB, 6GA, 6GB, 7GA, 7GB, 8GB, 10GB, 13GB, 15GB, 18GA, 18GB, 19GA, 22GB, 23GA, 23GB, 29GB, 32GB, 34GA, 34GB, 36GB, and 37GB, all from the Condominium Plat of Paradise Pointe West Group No. 5, according to Condominium Plat Book 13, Pages 50-51 and being further described in that certain Amendment to Declaration of Condominium filed June 28, 1974 in O.R. Book 756, Page 211 as Clerk's Instrument No. 401188, Public Records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 6:

Units 136B, 137A, 137B, 138A, 140A, 140B, 141A, 141B, 142A, 142B, 143B, 144B, 145A, 146A, 146B, 147B, 148B, 150B, 152A, 152B, 153B, 154A, 155B, 156B, 157B, 159B, 161B, 162A, 162B, 163A-1, 163A-2, 164A-1, 164A-2, 165A-1, 165A-2, 166A-1, 166A-2, 39GA, 39GB, 41GB, 42GA, 42GB, 43GA, 43GB, 44GA, 44GB and 46GB, all from the Condominium Plat of Paradise Pointe West Group No. 6, according to Condominium Plat Book 13, Pages 68-69 and being further described in that certain Amendment to Declaration of Condominium filed September 10, 1974 in O.R. Book 767, Page 1500 as Clerk's Instrument No. 414566, Public Records of Pasco County, Florida.

PARCEL II

COMMENCE at the Southwest corner of Section 8, Township 25 South, Range 17 East, Pasco County, Florida and run North 49°36'43" East a distance of 3962.27 feet to the Point of Beginning #2; thence run South 89°08'32" East a distance of 1495.00 feet; thence run North 2°32'46" East a distance of 4912.99 feet; thence run South 84°25'33" West a distance of 283.60 feet to a Point of Curvature; thence by a curve to the left having a radius of 1360.11 feet, a chord bearing of South 69°21'33" West a distance of 707.10 feet, run an arc distance of 715.32 feet to a point of tangency; thence run South 54°17'33" West a distance of 717.72 feet; thence run South 2°32'46" West a distance of 4194.20 feet to Point of Beginning No. 2.

COMMENCE at the Southwest corner of Section 8, Township 25 South, Range 17 East and run North 30°11'49" East a distance of 8567.16 feet to Point of Beginning #3; thence run North 09°25'19" West a distance of 500.25 feet to the southerly right-of-way of State Road #52; thence run along said right-of-way line by a curve to the right having a radius of 1860.11 feet, having a chord bearing of North 80°34'41" East a distance of 100 feet; run an arc distance of 100.01 feet; thence run South 09°25'19" East a distance of 500.25 feet; thence by a curve to the left having a radius of 1360.11 feet, having a chord bearing of South 80°34'41" West a distance of 100 feet run an arc distance of 100.02 feet; to Point of Beginning #3.

A portion of Section 8, Township 25 South, Range 17 East, Pasco County, Florida, more fully described as follows:

COMMENCE at the Southwest corner of Section 8, Township 25 South, Range 17 East, and run South 89°28'57" East a distance of 1,000 feet to the Point of Beginning; thence run North 0°51'28" East a distance of 3038.59 feet; thence run South 89°09'28" East a distance of 1991.78 feet; thence run South 02°32'46" West a distance of 3029.15 feet; thence run North 89°28'57" West a distance of 1902.57 feet to the Point of Beginning.

Tract No. 1: COMMENCE at the Southwest corner of Section 8, Township 25 South, Range 17 East, thence run North 19°02'41" East a distance of 3204.37 feet to the Point of Beginning #1; thence run South 89°09'28" East a distance of 1991.78 feet; thence run North 2°32'46" East, a distance of 3762.02 feet; thence run South 54°17'33" West a distance of 1325.78 feet to a Point of Curvature; thence by a curve to the right having a radius of 4369.72 feet; having a chord bearing of South 58°38'39" West a distance of 665.36 feet run an arc distance of 666.00 feet; thence run North 1°25'22" West a distance of 279.31 feet; thence by a curve to the left having a radius of 4119.46 feet having a chord bearing of North 59°33'07" East a distance of 258.55 feet; run an arc distance of 258.59 feet; thence run North 32°14'51" West a distance of 249.58 feet; to the Southerly right-of-way of State Road #52; thence along said right-of-way line by a curve to the right, having a radius of 3869.72 feet; having a chord bearing of South 59°39'38" West a distance of 257.62 feet run an arc distance of 257.66 feet to a Point of Tangency; thence run South 61°34'03" West a distance of 380.33 feet; thence run South 0°32'41" West a distance of 679.83 feet; thence run South 0°51'28" West a distance of 2239.11 feet to a Point of Beginning #1, including the sanitary sewer treatment plant, and LESS Cypress Creek Mobile Home Village Unit One, as recorded in Plat Book 11, Pages 47, 48 and 49 of the Public Records of Pasco County, Florida.

Tract No. 2: COMMENCE at the Southwest corner of Section 8, Township 25 South, Range 17 East and run North 25°22'10" East a distance of 7478.68 feet to the Point of Beginning #4; thence run South 54°17'33" West a distance of 1325.78 feet to a Point of Curvature; thence by a curve to the right having a radius of 4369.72 feet; having a chord bearing of South 58°38'39" West a distance of 665.36 feet run an arc distance of 666.00 feet; thence run North 1°25'22" West a distance of 279.31 feet; thence by a curve to the left having a radius of 4119.46 feet; having a chord bearing of North 59°33'07" East a distance of 258.55 feet; run an arc distance of 258.59 feet; thence run North 32°14'51" West a distance of 249.58 feet to the Southerly right-of-way of State Road #52; thence along said right-of-way line by a curve to the left having a radius of 3869.72 feet; having a chord bearing of North 55°56'32" East a distance of 233.68 feet; run an arc distance of 233.72 feet to a Point of Tangency; thence run North 54°17'33" East a distance of 1720.00 feet; thence run South 2°32'46" West a distance of 636.72 feet to Point of Beginning #4.

Tract No. 3: CYPRESS CREEK MOBILE HOME VILLAGE UNIT ONE, as recorded in Plat Book 11, Pages 47, 48 and 49 of the Public Records of Pasco County, Florida.

LESS all of the following:

Paradise Pointe West, Group No. 1, a condominium, according to Condominium Plat Book 12, Pages 9-10, Pasco County Records.

Paradise Pointe West Group No. 2, according to Condominium Plat Book 12, Pages 40-43, Pasco County Records.

Paradise Pointe West Group No. 3, according to Condominium Plat Book 12, Pages 87-90, Pasco County Records.

Paradise Pointe West Group No. 4, according to Condominium Plat Book 13, Pages 19-21, Pasco County Records.

Paradise Pointe West Group No. 5, according to Condominium Plat Book 13, Pages 50-51, Pasco County Records.

Paradise Pointe West Group No. 6, according to Condominium Plat Book 13, Pages 68-69, Pasco County Records.

AND INCLUDING the following condominium units and undivided share in the common elements appurtenant to each unit;

PARADISE POINTE WEST GROUP NO. 1:

Units 3B, 4A, 4B, 7B, 12A, 12B, 13B, 14B, 21A, 21B, 22B, 23B, 24B, 25B, 26B, 29B and 36B, all from the condominium plat of Paradise Pointe West Group No. 1, according to Condominium Plat Book 12, Pages 9-11 and being further described in that certain Declaration of Condominium filed July 31, 1973 in O.R. Book 700, Page 319 as Clerk's Instrument No. 356089, Public Records of Pasco County, Florida.

BE IT FURTHER RESOLVED that Resolution 81-176 and the Tri-lateral Agreement are hereby nullified.

BE IT FURTHER RESOLVED that Resolution 81-59, as amended, shall constitute a final Development Order for the Summertree (previously Pointe West) DRI.

DATE AND RESOLVED THIS 27th DAY OF January, 1987.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA.

ATTEST:

BY: Jed Pittman
By: Elaine N. Mitchell, Jr
Jed Pittman, Clerk

BY: Ann Hildebrand
Ann Hildebrand, Chairman

APPROVED AS TO LEGAL FORM AND CONTENT
OFFICE OF THE COUNTY ATTORNEY

BY: [Signature]
Attorney



Agenda Item #7.B.2
11/10/86

DRI FINAL REPORT

DRI #90

SUMMERTREE (formerly DRI #67-Pointe West)

PASCO COUNTY, FLORIDA

This report is prepared in accordance with the Florida Land and Water Management Act, Chapter 380, Florida Statutes (F.S.) and in compliance with this legislation addresses the development's efficient use or undue burdening of the transportation network of the region, as well as the positive and negative impacts of the development on economics and drainage patterns. The report presents the findings and recommendations of the Tampa Bay Regional Planning Council based upon data presented in the Development of Regional Impact (DRI) application as well as upon information obtained from local and state agencies, outside sources and comparisons with local and regional plans. Policies cited in this report are from the Council's adopted policy document, Future of the Region (F.R.) which was revised July 8, 1985.

APPLICATION INFORMATION

APPLICANT:

Radice - Pasco, Inc.
600 Corporate Drive
Ft. Lauderdale, FL 33334
(305) 493-5003

AUTHORIZED AGENT:

Steve Booth
Richmond, Booth & Cook, P.A.
7510 Ridge Road
Port Richey, FL 33568
(813) 842-9105

Gary Jahraus
Radice Development Corp.
600 Corporate Drive
Ft. Lauderdale, FL 33334
(305) 493-5003

DATES OF INFORMATION/RECEIPT:

Preapplication Conference - November 25, 1985

ADA Submittal - May 30, 1986

Request for Additional Information - June 27, 1986

Receipt of Additional Information - August 26, 1986

Notice to Local Government of Sufficiency - September 23, 1986

Notice from Local Government of Public Hearing Date -
October 7, 1986

TBRPC Final Report - November 10, 1986

Local Government Public Hearing Dates - January 14, 1987,
January 27, 1987

tampa bay regional planning council

9455 Koger Boulevard, St. Petersburg, FL 33702 • (813) 577-5151/Tampa 224-9380

PROJECT SUMMARY

TYPE OF DEVELOPMENT: Residential

LOCATION: South side of SR 52, west of Moon Lake Road in western Pasco County

TOTAL DEVELOPMENT AREA: 467 Acres

Residential
Condominium 266.7 Acres
ACLF 22.2 Acres
Single Family 123.3 Acres
Recreation 54.8 Acres

PROPOSED PHASING SCHEDULE:

<u>Years</u>	<u>Condominium</u>	<u>ACLF</u>	<u>Single Family</u>
Phase 1 (1986)			
Increment I	425	-	-
Increment II	-	-	289
Increment III	-	252	-
Phase 2 (1987-1988)			
Increment IV	223	-	-
Increment V	471	-	100
TOTALS	1119	252	389

LAND DEVELOPMENT AND
CONSTRUCTION EXPENDITURES:

Estimated Total Construction
Expenditures:
Within Region:

\$ 48,122,000
approximately (95 percent)

AD VALOREM TAX YIELD:

Estimated Annual Ad Valorem
Tax Yield After Build-out:

\$ 710,000

NUMBER OF DWELLING UNITS:

1,760

PRIMARY TRANSPORTATION NETWORK:

SR 52
Little Rd./Fivay Road
US 19
Moon Lake Road

TRANSPORTATION:

Average Daily Trips (ADT):
Peak Hour Trips:

10,668
689 (A.M.)

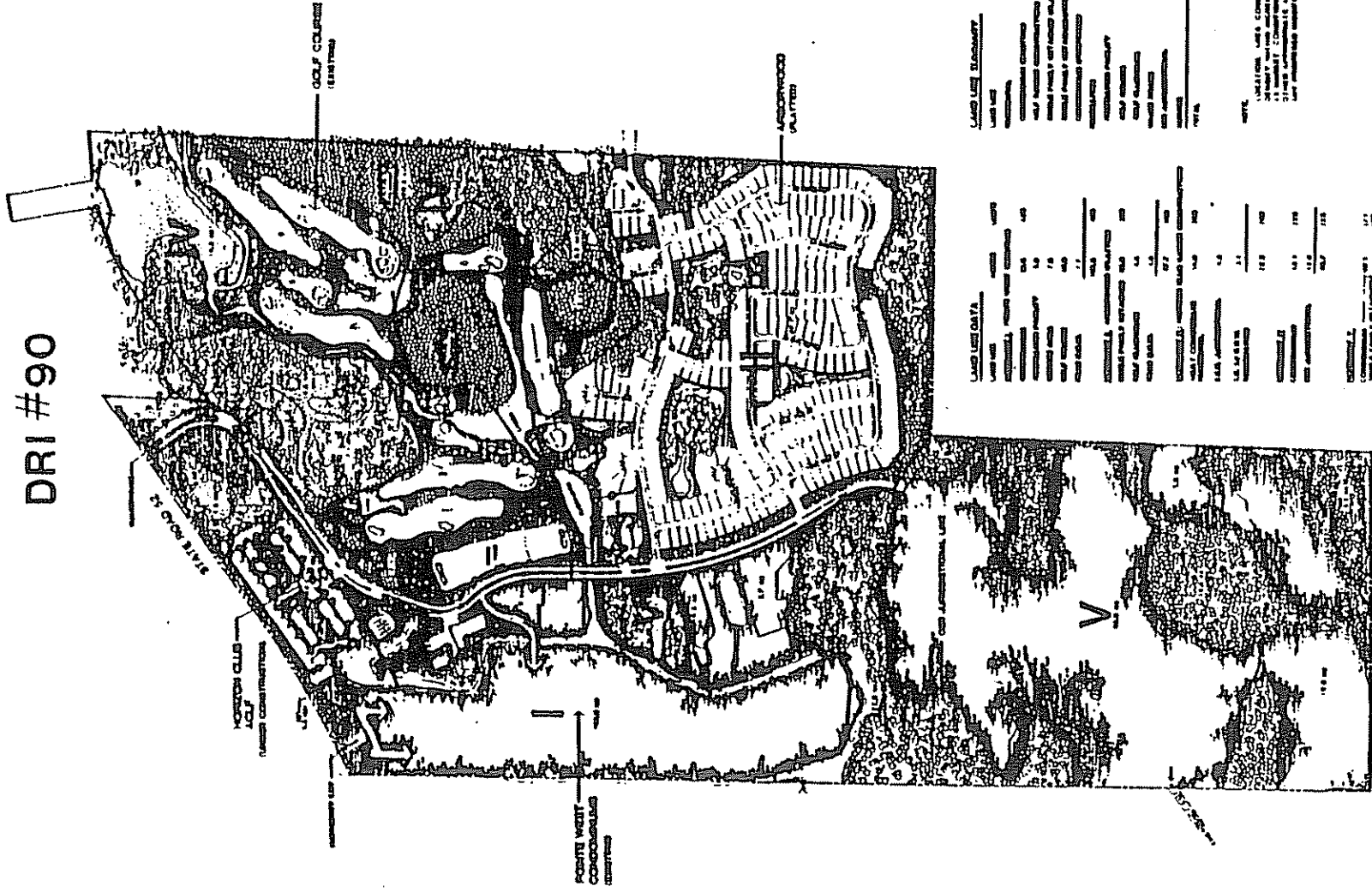
BUILD-OUT:

1988

[illegible]

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DRI #90



LAND USE DATA	
LAND USE	ACRES
RESIDENTIAL	1,000
COMMERCIAL	100
INDUSTRIAL	100
OPEN SPACE	100
WATER	100
ROADS	100
UTILITIES	100
LAND TOTAL	1,400
LAND USE SUMMARY	
LAND USE	ACRES
RESIDENTIAL	1,000
COMMERCIAL	100
INDUSTRIAL	100
OPEN SPACE	100
WATER	100
ROADS	100
UTILITIES	100
LAND TOTAL	1,400

MAP H

SUMMERTREE PASCO COUNTY DEVELOPMENT PLAN

PROJECT DESCRIPTION

Radice-Pasco, Inc. is seeking revised Development of Regional Impact (DRI) approval for Summertree, a residential retirement project of 1,760 units proposed for construction in West Pasco County on SR 52.

On February 17, 1981, the Board of County Commissioners of Pasco County adopted Resolution No. 81-59, a Development of Regional Impact Development Order approving, with conditions, Pointe West-DRI #67. P.P.W. Inc., owned the real property in the Pointe West DRI and subsequently sold the real property to Radice-Pasco Inc. in August of 1982. Radice-Pasco Inc. renamed this 467-acre project Summertree.

The Pointe West DRI was approved for a total of 1,760 dwelling units of which 425 units (Increment I) existed, with the remaining residential units consisting of Increment II (298 units), Increment III (347 units), Increment IV (345 units), and Increment V (345 units). Since issuance of the Development Order and revision of the phasing schedule, 289 single family units (Increment II) have been platted and 208 of the 252 adult congregate living facility (ACLP) units have been permitted (Increment III).

The proposed phasing consists of two chronological periods for analysis purposes. The first analysis period (Phase 1) includes all existing and proposed development through Increment III (1986). The Phase 2 analysis period includes Increments IV and V (1987-88). Actual development rates may fluctuate according to changing market conditions.

On July 29, 1982, a tri-lateral agreement was executed between Pasco County, the Tampa Bay Regional Planning Council, and Radice Development Corporation. The agreement specified that the initial Development Order issued by Pasco County and the Pointe West Application for Development Approval shall constitute a Master Development Order. The agreement further established a procedure for revising the Master Development Order via the incremental development review procedure. Pursuant to the agreement, Radice Development Corporation agreed to file an Application for Master Development Approval which revises the initial Application for Development Approval with respect to transportation, drainage, and economic impacts of the project. This will result in the issuance of a revised final Development Order.

Total construction expenditures for the Summertree project are expected to be \$48.1 million of which approximately 95 percent will be spent in the region. The project is expected to yield approximately \$710,000 in annual ad valorem taxes at project build-out. During construction of the development, an average of 126 construction jobs per year will be generated. Upon completion, projected for 1988, the development is expected to generate 373 permanent job opportunities with an estimated annual payroll of \$1.9 million. Approximately 95 percent of the permanent employees are expected to be drawn from the local labor market.

SUMMARY OF BENEFITS

If the remaining increments of Summertree are approved, the Tampa Bay region will derive the following benefits from the proposed residential development.

- Summertree will add 1,760 residential units to the region.
- Summertree will make the following positive contributions to the economy of the region.
 1. A total estimated construction expenditure of \$48.1 million will be spent for development of this project, 95 percent of which will be spent in the Tampa Bay region.
 2. The construction of Summertree will provide employment for an average of 126 construction workers for the two-year build-out period.
 3. Summertree is expected to result in approximately 373 full-time employment opportunities with an estimated annual payroll of approximately \$1.9 million. Approximately 95 percent of the full-time employment position are expected to be drawn from the local labor market.
 4. The estimated annual ad valorem tax yield from Summertree is expected to be \$710,000.

SUMMARY OF NEGATIVE IMPACTS

The positive benefits to be derived from the proposed construction of Summertree must be weighed against any potential adverse impacts which might result from the completion of this development. The primary concern with the completion of Summertree, pursuant to the issues set forth in the July 29, 1982 tri-lateral agreement, will be the transportation network.

Based on the review of drainage, transportation, and economic impacts, the following negative impact has been identified:

- Approximately 10,668 average daily vehicle trips generated on the region's highways.

Summertree

RECOMMENDED REGIONAL CONDITIONS

INTRODUCTION

Subsection 380.06(15), F.S. requires that the local government render a decision on the development proposal within 30 days after a public hearing, and issue a development order containing, at minimum:

- findings of fact
- conclusions of law
- conditions of approval
- monitoring responsibility
- expiration dates for commencing development, compliance with conditions or phasing requirements and termination date of the order
- annual report requirements
- substantial deviation determinations
- legal description of the property

Any approval of Summertree shall include the above-referenced Section 380.06, F.S. requirements and shall address the following recommended regional conditions.

REGIONAL CONDITIONS

BASED ON THE FINDINGS AND THE ISSUES RAISED IN THIS REPORT, IT IS THE RECOMMENDATION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL THAT THE DEVELOPMENT ORDER FOR SUMMERTREE BE AMENDED TO ACCORD APPROVAL OF PHASE 2 (INCREMENT IV AND V), AS PRESENTED IN THE ADA, ONLY AT SUCH TIME AS THE CONDITIONS CITED HEREIN TO MITIGATE PHASE 2 (INCREMENT IV AND V) AS WELL AS ADDITIONAL CONDITIONS TO MITIGATE PHASE 1 (INCREMENTS I, II AND III) OR SUFFICIENT MEASURES TO MITIGATE AND CURE THE ADVERSE IMPACTS TO BE GENERATED BY THIS DEVELOPMENT, CITED HEREIN, ARE COMMITTED TO BY THE APPROPRIATE ENTITIES OR JURISDICTIONS. ANY APPROVAL OF THIS DEVELOPMENT, OR PORTION THEREOF, MUST PROVIDE COMMITMENTS FOR UPGRADING LEVELS OF SERVICE ON REGIONAL FACILITIES AND CURING AND MITIGATING THE ADVERSE IMPACTS LISTED IN THIS REPORT.

1. Transportation Improvements. The Summertree development will have a negative impact on several regionally significant highway facilities within the primary impact area. Transportation system improvements required to mitigate the negative impact of this proposed development have been identified in the ADA and by TBRPC in this report. It is unreasonable to expect that necessary roadway improvements, to meet the needs generated by this development, can be implemented within the existing funding and capital improvements programs for this section of the region. Impact fees, coupled with other revenue sources, are appropriate funding sources for capital improvements of this magnitude. To approve this development, the significant transportation system deficiencies (enumerated as Option I) must be cured and mitigated.

- A. It is recommended that Pasco County allow, in its Development Order, that the applicant, his successors, or assigns to prepare and implement a Transportation Systems Management (TSM) program at such future time as mass transit is available to the project site. The plan shall be reviewed by Pasco County, the TBRPC and the FDOT.
- B. To assure that the transportation impacts of this development have been accurately projected by the ADA traffic analysis, field surveys and a report of findings shall be conducted to determine actual vehicle trips and any transit trips generated by Summertree every year through project build-out as part of the annual report. This survey and report shall be conducted by the applicant and shall be approved by Pasco County, the Pasco County MPO, the FDOT and the TBRPC. After review of the survey and report findings, the reviewing agencies or developer may request that the Development Order be revised accordingly.
- C. Two options are included in this report for consideration by Pasco County. The first option requires funding commitments for the necessary improvements prior to approval of each project phase. The second option requires continued traffic analysis of regionally significant roadways throughout the development period with subsequent approvals conditioned to the maintenance of an adequate Level of Service (LOS C daily, D at peak hours). These options are outlined as follows:

Option I

- A. Any Development Order for this development shall require funding commitments for the following roadway improvements. Without funding commitments for these roadway improvements, no Development Order for development beyond that approved under Phase 1 (Increments I, II & III) shall be granted.
1. At the intersection of SR 52 and Paradise Point Way signalize when warranted by the Manual of Uniform Traffic Control Devices (MUTCD). This improvement will be of primary benefit to project traffic.
 2. At the intersection of SR 52 and Hicks Road signalize when warranted by MUTCD. Project traffic will contribute in excess of five percent of LOS D peak-hour capacity at the end of Phase 1 and 23 percent at buildout.
 3. At the intersection of SR 52 and Illinois Road signalize when warranted by MUTCD. Project traffic will contribute in excess of five percent of LOS D peak-hour capacity at the end of Phase 1.
 4. At the intersection of SR 52 and Little Road construct a second through lane for northbound, southbound, eastbound, and westbound traffic, an independent right-turn lane for northbound traffic, and a second left-turn lane for westbound traffic. Project traffic will contribute nine percent of LOS D peak-hour capacity at the end of Phase 1.

5. Construct a four-lane divided arterial on SR 52 between Hicks Road and Illinois Avenue. Project traffic will contribute 14.7 percent of existing LOS D peak-hour capacity at the end of Phase 1 and 21 percent at buildout.
 6. Construct a four-lane divided arterial on SR 52 between Illinois Avenue and Little Road. Project traffic will contribute 11 percent of existing LOS D peak-hour capacity at the end of Phase 1 and 16.3 percent at buildout.
 7. Construct a four-lane divided arterial on SR 52 between Little Avenue and U.S. 19. Project traffic will contribute 5.4 percent of existing LOS D peak-hour capacity at the end of Phase 1 and 8.4 percent at buildout.
- B. Any approval of Phase 2 (Increments IV & V) of this development shall stipulate that funding commitments from the responsible entities for the following roadway improvements, in addition to those required for Phase 1, have been secured as part of approval. Without funding commitments for these improvements, approvals shall not be issued for Phase 2.
1. At the intersection of SR 52 and Illinois Road construct independent left-turn lanes for eastbound and westbound traffic. Project traffic will contribute 15.4 percent of existing LOS D peak-hour capacity at buildout.
 2. At the intersection of SR 52 and Little Road add right-turn lanes for southbound, eastbound, and westbound traffic. Project traffic will contribute 16.6 percent of existing LOS D peak-hour capacity at buildout.
 3. Construct a four-lane divided arterial on SR 52 between the project entrance and Hicks Road. Project traffic will contribute 31.3 percent of existing LOS D peak-hour capacity at buildout.
 4. Construct a four-lane divided arterial on Little Road between SR 52 and Moon Lake Road. Project traffic will contribute 6.8 percent of existing LOS D peak-hour capacity at buildout.

Option II

In the event that commitments for transportation improvements are only adequate to permit approval of a portion of the development, the capacity and loading of transportation facilities in the Summertree transportation area, including but not limited to the regional roadways and intersections referenced in Option I, shall be limiting factors in any subsequent approvals. Accordingly, the developer shall generate and provide Pasco County, the Pasco County MPO, the FDOT and the TBRPC pursuant to the provisions of Section 380.06, F.S., with updated current traffic counts on the above roadways and projections of traffic volumes that will result from the completion of the currently approved project construction plus that to be generated by the next portion of which the

developer is seeking approval. Each updated traffic analysis shall serve to verify the findings of the DRI traffic analysis (referenced in this report as Option I) or shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the roadways referenced in Option I at a satisfactory daily level of Service C, D at peak hours. Both the traffic counts and the projection of traffic volume shall be prepared consistent with generally accepted traffic engineering practices. Prior to any specific approval beyond initial approval, the County or its designee shall ensure in written findings of fact that the above roadways are operating at or above an average daily level of Service C, D at peak hours, and that the expected trips to be generated by such approval would not cause the roadways to operate below an average daily level of Service C, D at peak hours.

2. In order to protect water quality, the following parameters shall be included in the Summertree drainage plan.

A. The developer shall implement a vacuum street cleaning program for the parking and roadway areas within the development.

B. The drainage system shall be designed to provide retention, or detention with filtration/assimilation treatment for the first "flush" of runoff generated from the site. The drainage system shall be designed so that the post-development peak flows shall not exceed pre-development peak flows for the 25-year, 24-hour storm.

C. The proposed retention/detention wetland systems shall be designed, constructed, and maintained pursuant to the guidelines of the Stormwater and Lake Systems Maintenance and Design Guidelines (TBRPC, 1978).

D. Best Management Practices recommended by Pasco County shall be adhered to.

3. The Development Order shall stipulate the entity to maintain and operate the water management systems.

4. Any change to the project which meets the criteria set forth in Subsection 380.06(19)(b), F.S. shall constitute a substantial deviation.

5. Any approval of the Summertree shall at minimum, satisfy the provisions of Subsection 380.06(15), F.S.

6. Any approval of this development shall require that all of the developer's commitments set forth in the ADA, and as summarized at the conclusion of this report, be honored, except as they may be superseded by specific terms of the Development Order.

7. All conditions of the existing Development Order shall remain in effect, except as they may be superseded by these revisions.

Westwood H. Fletcher, Jr., Chairman

ATTEST:

Robert G. Prior
Secretary-Treasurer

These comments and recommendations were approved by a majority vote of the Tampa Bay Regional Planning Council this 10th day of November, 1986.

DEVELOPER COMMITMENTS

The following are developer commitments set forth in the ADA and Sufficiency Response which shall be honored by the developer, except as they may be superceded by specific terms of the Development Order.

General

1. Access will be provided by extending Paradise Point Way southward. Emergency access will be provided by establishing an emergency ingress-egress point along the western property line abutting an existing 50-foot right-of-way. (ADA, pg. 12-6, SR Part I - A(1))*
2. Wetland areas will be incorporated with sensitivity within future site plans for Increment V with only minor encroachment anticipated as a result of providing site access. (ADA pg. 12-6, SR Part I - A(1))
3. An analysis of market demands and the type, size and value of units appropriate to meet those demands will be performed prior to site plan preparation for Increments IV and V. (ADA pg. 20-8, SR Part I-A (1))
4. The developer will pay on-site drainage costs. (ADA pg. 20-11, SR Part I-A(1)).

Drainage

5. Positive outfall is provided for all detention facilities. Design low water and high water levels of the detention facilities are staged to maintain the viability of existing on-site wetland areas planned for conservation and to prevent adverse impact to off-site properties. All control structures will be non-adjustable in order to prevent the artificial fluctuation of surface water levels. (ADA pgs. 22-3 and 22-4)
6. All crossings of Deer Creek and Buckhorn Creek will be designed for the 100-year flood event. (ADA pgs. 22-5)
7. The design of a typical tract will begin with an on-site inspection of the tract with FDER field inspectors and determination by survey of stain lines and other data indicative of existing hydroperiods and seasonal high and low water elevations. Stormwater treatment lakes upstream of wetlands will be provided if required, and the developer will work with FDER staff in determining the control elevations of these lakes.

Typically, the normal water level of the upstream lake would be set a few tenths of a foot below the seasonal high water level (SHWL) of the wetland, with the lake's overflow elevation above the SHWL. Also, treated stormwater runoff will be directed to, rather than around, on-site wetlands, so as to maintain the flow to these. Where necessary to maintain existing hydroperiods, outfall structures will be constructed on the downstream side of on-site wetlands. Wetlands will be barricaded during construction to prevent damage, and flow connections between wetlands and upstream and downstream wetlands will be maintained during construction. Existing wetland habitat will be protected by

the preservation and protection of existing wetlands and by the maintenance of the wetlands' existing hydroperiods. (SR Part II - #3)

Transportation

8. If a public transit system is implemented in Pasco County in the future, the developer would be interested in providing bus information and schedules, and would be interested in working with the transit authority to provide service to Summertree. (ADA, pg. 31-35, SR Part I-A(1))

9. ...the developer will pay his fair share after costs for roadway improvements required because of Summertree. (ADA, pg. 31-35)

* ADA - Application for Development Approval
SR - Sufficiency Response

IMPACT ON TRANSPORTATION

It shall be the policy of the Council that the costs of new growth be borne primarily by those responsible for that growth. (7.303, F.R.)

Highways - It shall be the policy of the Council that the region's highway system be planned, developed and maintained to provide and preserve a stable traffic flow (Level of Service C). (4.202, F.R.)

Transportation system planning shall give consideration to reducing the dependency upon the private automobile through the provision of an adequate mass transit system. (4.102, F.R.)

- (i) The analysis of improvements for highway links and intersections needed as a result of the impacts of a Development of Regional Impact (DRI) shall address all needed modifications on roadway links and intersections when the daily level of service drops to worse than "C", or when the peak hour level of service drops to worse than "D".

If a proposed project contributes five percent or more of daily level of service "C" capacity, or five percent or more of peak hour level of service "D" capacity of a regionally significant facility, the needed modifications to mitigate the project's impacts shall be contained in the regional report as recommended conditions. (4.202, F.R.)

Summertree is proposed for construction in Pasco County.

The project will generate a total of 10,688 average daily vehicle trips of which 689 will operate during the AM peak hour at buildout in 1988. Primary transportation impacts will occur on SR 52, Little Road/Fivay Road, U.S. 19, Moon Lake Road.

In cases where a roadway facility will require an improvement to bring it to a satisfactory LOS, it is TBRPC policy to identify, during regional review, the regional roadway facilities to which the project will contribute five percent or more of the existing LOS C daily capacity for roadway links and LOS D capacity at peak hour for intersections. If the project contributes five percent or more of the existing LOS C capacity daily or LOS D capacity at peak hour and the link or intersection is projected to operate at an unacceptable LOS, then specific improvements are identified and such identification becomes a specific recommendation for project approval. These identified improvements are included in the Recommended Regional Conditions section of this report along with other appropriate transportation conditions and options.

The level of highway link improvements projected for Summertree for the build-out condition, the current and buildout year Level of Service, and the percentages of project traffic contribution to existing LOS D peak hour capacities are set forth in the attached chart.

TRAFFIC IMPACT TABLE I

LOCATION	LOS EXISTING (1986)	LOS AT BUILD-OUT WITH PROJECT (PRIOR TO IMPROVEMENT)	AT BUILD-OUT, DEVELOPMENT TRAFFIC AS % OF EXISTING LEVEL OF SERVICE D PEAK HOUR CAPACITY
Links			
SR 52 (Project Entrance to Hicks Road)	D	E	31.3
SR 52 (Hicks Road to Illinois Avenue)	E	E	21.0
SR 52 (Illinois Avenue to Little Road)	E	F	16.3
SR 52 (Little Road to U.S. 19)	E	E	8.4
Little Road (SR 52 to Moon Lake Road)	E	E	6.8

IMPACT ON NATURAL RESOURCES

WATER QUALITY AND DRAINAGE

Surface waters shall be protected as economic and recreational resources and as existing and potential sources of potable water supply and aquifer recharge (3.101, F.R.)

Water Quality - Land use planning and development decisions should consider the impact on water quality of all development activities. Comprehensive and functional plans should include mechanisms and procedures to abate and mitigate water quality problems. (3.102, F.R.)

(c) The use of natural drainage systems is encouraged.

(e) Natural wetland systems and drainageways shall be utilized wherever feasible for stormwater treatment and storage to provide maximum retention and percolation before discharge to surface waters.

Stormwater run-off from all new upland development or redevelopment shall not exceed pre-development conditions in quantity and shall equal or exceed pre-development quality conditions. (3.103, F.R.)

The Summertree development is located within the Bear Creek drainage basin. The main channel of Bear Creek flows from east to west through the central-southerly portion of the site. Buckhorn Creek, a tributary of Bear Creek, flows through the northern portion of the site, entering at the site's northeast corner. Buckhorn Creek flows southwesterly and connects to Bear Creek near the center of the site. Portions of Buckhorn Creek within the site have been channelized as a result of previous development.

Surface water runoff from the site is either contained on-site or drains to the Buckhorn or Bear Creek channels. The Bear and Buckhorn Creek floodways and the numerous unconnected low lying land areas (mostly cypress heads) provide a substantial amount of natural storage. A considerable portion of the undeveloped land area drains to these cypress heads which overflow to either Bear or Buckhorn Creek only during severe rainfall events.

South of Bear Creek and adjacent to the east boundary of the site, an off-site ditch hydraulically connects Bear Creek to a large wetland area at the southeast corner of the site. This ditch may have been constructed in conjunction with the existing residential development to the east of the site and has altered natural drainage patterns.

The Master Drainage Plan was prepared in October 1982 and submitted with the Pointe West Master Site Plan to Pasco County in accordance with the Master Development Order. The Master Drainage Plan established criteria for the design of the Summertree drainage system.

The primary objectives of the Master Drainage Plan are to satisfactorily accommodate existing stormwater runoff from lands upstream of the project, to provide means for controlling high water levels within the project and to minimize the drainage impact of development on lands downstream from the project.

It is anticipated that maintenance of the drainage facilities within the site will be the responsibility of the developer/owner, or its successors in interest. It is anticipated that Pasco County could request drainage easements incorporating those facilities into which surface water runoff from public roads will be routed.

It is recommended that the following be development conditions:

1. Conditions on the required parameters of the necessary drainage plan appear in the Recommended Regional Conditions section of this report.
2. The Development Order stipulates the entity to maintain and operate the stormwater management systems.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT



2379 BROAD STREET, BROOKSVILLE, FLORIDA 33512-9712
PHONE (904) 796-7211 SUNCOM 684-0111



MICHAEL ZAGORAC, JR., Chairman, Bellear Wm O STUBBS, JR., Vice Chairman, Dade City
MARY A. KUMPE, Secretary, Sarasota WALTER H. HARKALA, Treasurer, Plant City
HORACE F. HERNDON, Line Wiles ROY G. HARRELL, JR., St. Petersburg
ROBERT T. BRAMSON, H.O. Tampa WILLIAM H. WILCOX, Ph.D., Port Charlotte

GARY W. KUHL, Executive Director DANIEL P. FERNANDEZ, General Counsel
WILLIAM K. HENNESSEY, Deputy Executive Director PETER G. HUBBELL, Deputy Executive Director

October 23, 1986

Ms. Suzanne T. Cooper
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard, Suite 219
St. Petersburg, FL 33702-2491

RE: SUMMERTREE ADA/DRI FINAL REVIEW
Pasco County, Coastal Rivers Basin

Dear Ms. Cooper:

The staff of the Southwest Florida Water Management District (SWFWMD) has completed its final review of the Application for Development Approval for the Summertree Development of Regional Impact. Based on the information provided, the following comments and recommendations are hereby submitted to assist the Tampa Bay Regional Planning Council (TBRPC) in the assessment of the potential water and related land impacts.

PROJECT DESCRIPTION SUMMARY

The Radice Development Corporation has proposed to revise the existing Summertree Development Order (formerly Pointe West) with respect to drainage, economic and transportation impacts of the project, located in Pasco County, Section 8, Township 25 South, Range 17 East.

The project site is located within the Bear Creek watershed. There are two streams that intersect the Summertree development. Bear Creek, flows east to west and is located in the southerly portion of the property. Buckhorn Creek, a tributary of Bear Creek, enters at the northeasterly portion of the site and flows in a southwesterly direction until it connects to Bear Creek on-site.

DRAINAGE

Before commencement of construction, a responsible entity whom is acceptable to the District should be established in order to maintain and operate the water management systems. Verification of a responsible entity shall be by a submittal of satisfactory

CONSERVE WATER TODAY FOR TOMORROW

evidence to the District.

The District staff recommends that the typical swale for conveyance of the overland flow have a 6H:1V minimum slope and the typical retention ponds/lakes have a 4H:1V minimum slope.

During the construction period the developer should undertake all necessary measures to protect and preserve the water quality on and abutting the site.

As District staff has previously noted, the Summertree development must be shown to meet water quality standards, as specified within Chapter 17-25, Florida Administrative Code (F.A.C.), at the point of discharge into Waters of the State. In those instances where wetlands are utilized for stormwater treatment, the Florida Department of Environmental Regulation (FDER) will be the agency responsible for reviewing the permit application for Chapter 17-25, F.A.C. Thus, District staff recommends that a copy of all Chapter 17-25, F.A.C, applications be forwarded to the SWFWMD Planning staff in order to ensure that the drainage plans for each phase or increment are consistent with the master drainage plan.

The Summertree project (formerly Pointe West) has obtained exemption status under Subsection 40D-40.51 (6), F.A.C. The staff has determined that the Summertree substantial deviation project, as presented, is still exempt from the requirements of Chapter 400-4, F.A.C. However, as specified within Subsection 40D-4.054, F.A.C., "a permit may be required for alteration of a previously exempt surface water management system." Therefore, staff recommends that prior to the commencement of construction of each future tract or increment of the Summertree development, the developer submit to the District Planning staff the respective drainage design for verification.

If the project does meet the requirements of Subsection 40D-4.05 (6), F.A.C., a Works of the District Permit under Chapter 40D-6, F.A.C., may be required.

WATER QUANTITY

In regard to the overall drainage scheme, the developer should ensure all elevations, storage quantities, and discharge rates are properly supported by data and employ acceptable methodologies.

Discharge rates should be based on the pre-development versus post-development conditions for the 25-year/24-hour storm event. Post-development drainage basin and discharge points should not be significantly altered from the pre-development basins and points of discharge. All outfall points should limit peak discharge through non-operable gravity structures.

Prior to dewatering any portion of the site, plans shall be submitted to the District. Information regarding the plans shall include at a minimum: pump sizes, locations and hours of operation for each pump. If off-site discharge is proposed, or if off-site adverse impacts are evident, an individual water use permit may be required.

A water quantity monitoring program should be established prior to and during construction to ensure that the water table is not adversely impacted.

GENERAL COMMENTS

The Summertree DRI project is not located adjacent to District-owned lands, nor is the project in an area currently proposed for land acquisition. The development project would therefore appear to have no impact on compatibility with District-owned lands or land acquisition plans.

The staff recommendations and comments stated above have not been presented to the District Governing Board. This review has been performed by the staff of the SWFWMD to provide the Tampa Bay Regional Planning Council with a regional assessment of potential water resource related impacts regarding the proposed St. Petersburg DRI project.

It should be noted that this review does not stand in lieu of normal permitting procedures, nor does it necessarily represent the position or opinion of the Governing Board.

The staff of the District appreciates this opportunity to comment. Should you have any questions regarding the above comments or recommendations, please contact the undersigned.

Sincerely,



STEVEN A. MINNIS
Water Resource Planner
Planning Department

SAM:cde

cc: Steve Polen, SWFWMD
Richard Dutter, Post, Buckley, Schuh & Jernigan, Inc.

BY COMMISSIONER _____

RESOLUTION NO. _____

RESOLUTION AMENDING RESOLUTION NO. 81-59 BY DELETING PARAGRAPH J.1. OF RESOLUTION NO. 81-59 AND ADDING A NEW PARAGRAPH J.1. PROVIDING FOR THE FILING OF A NOTICE OF ADOPTION OF THE POINTE WEST DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Resolution 81-59 establishes a Development Order for the Pointe West Development of Regional Impact, and

WHEREAS, Section J.1. of that Development Order requires the filing and recording of Resolution 81-59; and

WHEREAS, the filing and recording of that Resolution and Application for Development Approval incorporated by reference in the Resolution would be prohibitively expensive and unnecessary; and

WHEREAS, Florida Statutes requires that only a Notice of Adoption be filed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, duly assembled in regular session, this 3 day of March, 1981, that paragraph J.1. of Resolution 81-59 is amended to read as follows:

"J. MISCELLANEOUS PROVISIONS

1. A notice of adoption of this Resolution shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(14)(a) Florida Statutes and the Development Order contained herein shall govern the development of the Pointe West DRI."

DONE AND RESOLVED this 3 day of March, 1981.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

SEAL OF PASCO COUNTY, FLORIDA
ATTEST:
JED PITTMAN, Clerk

[Signature]
JED PITTMAN, Clerk
APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

[Signature]
BARRY M. DOYLE, Chairman

[Signature]
Attorney

NOTICE OF ADOPTION OF DEVELOPMENT ORDER

Pointe West DRI

Pursuant to Section 380.06(14)(d) Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 81-59, dated February 17, 1981, has adopted a Development Order for the Development of Regional Impact known as "Pointe West". A legal description of the property covered by the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The above referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "A".

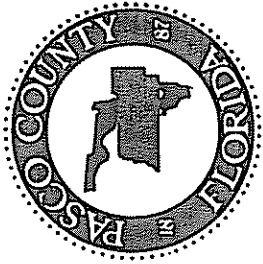
THE RECORDING OF THIS NOTICE SHALL NOT CONSTITUTE A LIEN, CLOUD, OR ENCUMBRANCE ON THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" NOR ACTUAL NOR CONSTRUCTIVE NOTICE OF ANY OF THE SAME UNDER THE AUTHORITY OF SECTION 380.06(14)(d) FLORIDA STATUTES.

STATE OF FLORIDA
COUNTY OF PASCO
THE FOLLOWING IS A
TRUE AND CORRECT
COPY OF THE
JED FTTHAM, CLERK TO THE BOARD
BY Cindy Williams D.G.

Bam M. Doh 3/3/81
Chairman, Board of County Commissioners

Jed C. Doh
By J. C. Doh





PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

Gerald A. Figurski, Esq.
County Attorney

Scott L. Knox, Esq.
James B. Harrill, Esq.

Tampa Bay Regional Planning Council
c/o Scott Wilson, Executive Director
9455 Cogar Boulevard
St. Petersburg, FL 33702

Dear Mr. Wilson:

Pursuant to Paragraph J-2 of Pasco County Resolution No. 81-59, and Florida Statutes, this office is hereby transmitting a Certified Copy of Pasco County's Development Order on the Pointe West Development of Regional Impact.

It is the understanding of this office that you are in possession of a copy of the Application for Development Approval for this Development of Regional Impact, which ADA is incorporated by reference in this Development Order as Exhibit "C". Consequently, the Application for Development Approval has been omitted from the copy of the Development Order being transmitted to you since the size of that ADA would make the expense of copying and mailing prohibitive. If the assumption that you are in possession of the ADA is incorrect, please advise us and we will be happy to try to procure a copy for you.

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

Sincerely,

Scott L. Knox
Chief Assistant County Attorney

SLK:mjs

4025 Moon Lake Road
New Port Richey, FL 33552
PHONE: (813) 847-8120
February 24, 1981

RESOLUTION ADOPTING A DEVELOPMENT
ORDER APPROVING, WITH CONDITIONS,
THE POINTE WEST DEVELOPMENT OF
REGIONAL IMPACT

WHEREAS, P.P.W., Inc. has filed an Application for Development Approval (ADA) with the Pasco County Planning and Zoning staff; and

WHEREAS, the ADA has been received in accordance with Chapter 380.06 Florida Statutes; and

WHEREAS, the culmination of that review requires the approval, denial, or approval with conditions of the above-referenced ADA;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session, duly assembled, this 17th day of February, 1981, that:

The above referenced ADA is approved with conditions as set forth in the following Development Order which is hereby adopted by the Board of County Commissioners:

Pointe West DRI Development Order

A. General Findings of Fact

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

1. P.P.W., Inc., hereinafter referred to as P.P.W., in accordance with Section 380.06 Florida Statutes has filed with Pasco County an ADA for Pointe West Development of Regional Impact (DRI No. 67).
2. The Board of County Commissioners of Pasco County is the local government governing body having jurisdiction over the review and approval of said DRI in accordance with Section 380.06 Florida Statutes.
3. The Board of County Commissioners is in receipt of a sufficiency notification from the Tampa Bay Regional Planning Council, dated December 8, 1980.
4. The Board of County Commissioners has scheduled public hearings on the above referenced ADA before the Pasco County Planning Commission and before the Board.

17th Feb 1981

5. Notice of such notice has been published at least sixty (60) days prior to the date set for the Board hearing.
6. Both the Pasco County Planning Commission and the Board of County Commissioners have held public hearings on the above-referenced ADA on January 14 and 28, 1981 and February 3, 1981, respectively.
7. At said public hearings, all parties were afforded the opportunity to present evidence and argument on all issues, conduct cross examination, and submit rebuttal evidence.
8. Additionally, at said public hearings, any member of the general public requesting to do so was given the opportunity to present written or oral communications.
9. The Board of County Commissioners has received and considered the Tampa Bay Regional Planning Council report on the above referenced ADA.
10. The Board of County Commissioners has received and considered the recommendation of the Pasco County Planning Commission and various other reports and information, including but not limited to, the recommendation of the Pasco County Planning and Zoning staffs.
11. The real property involved in this proposed DRI is owned by P.P.W., Inc., and a description of said real property is attached hereto as Exhibit "A" and made a part hereof by reference.
12. The nature, type, scope, intensity, density, costs, and general impact of the proposed Development of Regional Impact is that which is summarized on composit Exhibit "B" attached hereto and incorporated by reference herein. (TBRPC impact synopsis)
13. The land use designation for the area subject to the ADA is Multi-family residential.
14. Zoning on the property which is subject to the ADA is MF-1.

B. Specific Findings on Impact and Conditions Restricting Development

1. Land

Findings

As referenced in the ADA, "The soils found in the Pointe West show moderate to severe limitations for low buildings principally due to a high water table and a lack of drainage. This limitation will be overcome by using fill as a building pad material so as to raise the building several feet above the high water table elevation." As a further measure, "drainage channels would be used to enhance the drainage systems." If such channels were used on the site, they would consist of perforated pipe wrapped in a water permeable fitter cloth, both placed in the soil. The location of any drainage channels would be shown on final design drawings for this project. The ADA does not cover detail design drawings of the project.

The drainage storm water dissipation structures will consist of a combination of sand filter berm and percolation trench with coarse gravel wrapped in permeable fitter cloth. Those structures will be placed on the roads and around retention ponds and wetland areas including Bear and Buckhorn Creeks to prevent silt turbid storm water from discharging into the waterways during and after construction. Because of this innovative method of handling storm water drainage, soil porosity and yearly fluctuations of the water table will be critical to the development of this property. Surficial investigation of the project site revealed no indication of mineral deposits. Wind and water soil erosion will be minimized by a series of abatement methods including: revegetation, water-sprinkling, and pond settling basins.

Conditions

1. A Master Site Plan must be approved before any site plan or preliminary plan, for any individual phase will be approved. The development shall adhere to the same requirements and standards as those established in the Subdivision Ordinance. The Master Site Plan shall include as a minimum the following:

- A. Phasing Plan showing number of units, acreage, and the major street system

B. Street design and typical cross section

- 1) In addition to ownership and maintenance

C. Typical lot and/or unit orientation and layout

- 1) Show and explain orientation for energy conservation
- 2) Typical landscaping and responsibility of maintenance

D. Minimum setbacks

E. Designation of wetlands

- 1) Ownership
- 2) Restrictions
- 3) Maintenance responsibilities
- 4) Acreages
- 5) Phase in which to be included

F. Emergency exits (stubouts) to the east, south and west

G. A major road to the southeast connecting this project with Moon Lake Road

H. Park facilities (See Item 13)

I. A boundary survey

J. The proposed land use for the area adjacent to S.R. 52

K. Landscape berming along S.R. 52 and the interior major roads

L. Master utilities systems

- 1) Water
 - a) Include a secondary system if required by the Utilities Department
- 2) Sewer
- 3) Electric
- 4) Street lights

M. The basic organization and responsibilities of the condominium association

- 1) Including the maintenance of roads, open space, recreation facilities, and drainage structures

N. Any other requirement outlined in this Development Order.

The County shall have the right to revise the master site plan and place additional requirements upon it as deemed necessary.

2. Upon approval by all reviewing entities, the Master Drainage Plan shall be deemed to be incorporated in this Development Order and shall have the same effect as all other restrictions, requirements, and conditions set forth in this Development Order.
3. Each individual phase shall receive site plan approval, prior to construction, complying with this Development Order, the Master Site Plan, the Master Drainage Plan, and the current

2. Water Quality, Drainage, Wetlands and Flood Plains

Findings

A. Water Quality

The subsurface water flow in the project area is generally east to west discharging into Bear and Buckhorn Creeks. The ground water in the project area is in either the shallow overlying aquifer or in the deeper Floridan aquifer. The local recharge areas are contiguous or isolated wetlands. These areas will act as impoundment sites to store excess storm water runoff flow from the developed area and will replenish the water table and underlying aquifer and reduce the possibility of increased flows into Bear Creek. This will be accomplished by utilizing the drainage storm water dissipation structures discussed previously.

To ensure that the ground water and Bear Creek are not polluted during construction silt barriers will be used to minimize turbidity siltation. Periodic water quality sampling on Bear Creek and ground water should be performed by the Florida Department of Environmental Regulation or by the Pasco County Environmental Control Section. If these agencies do not have facilities or manpower to monitor the Bear Creek stream, a private laboratory should be contacted and used by the development to obtain the data from the stream.

The utilization of drainage/stormwater dissipation structures, as described in the Addendum to the ADA, for temporary retention of storm water, flows in wetland areas, provides conceptual protection to Bear Creek, Buckhorn Creek, and surrounding wetlands. However, since it is understood that the present owners of the Pointe West Development will sell this property to another developer, it is recommended that commitments to utilize the drainage structures shown in the Addendum to the ADA must be obtained from the developer prior to the expansion of the development.

B. Drainage

The drainage system for Pointe West will consist of utilizing the existing wetland areas for storm water retention. Plans have been made to maintain flows at the present original values by using

percolation trenches and filtration berms which will also filter and dissipate the runoff into the ground water system. The development will not have an unregulated direct discharge to Bear Creek, Buckhorn Creek, or any of the interim wetland lakes. In addition, there will be drainage trenches along the roadways to remove the storm water.

There will be no channelized flows and no flows will be discharged directly to the wetlands at the site. The Pointe West development will maintain all the storm water dissipation structures. The utilization of storm water dissipation structures and wetlands to store and release storm water flows is conceptually sound.

However, the success of these structures and the disposal technique rests on the ability of soils underlying the wetland areas to transmit large quantities of flow over a very short period of time. The application does not contain sufficient information to insure that this drainage concept is actually feasible on this site. During high water table conditions, it may not be possible for such dissipation to take place. Therefore, prior to approval of the outlined drainage and disposal system, a more detailed analysis of the capability of area soils to transmit flow under high water table conditions must be undertaken.

C. Wetlands and Flood Plains

The development is located within the 100-year flood zone of Buckhorn and Bear Creeks as designated by the Federal Emergency Management Agency's Federal Flood Insurance Program and is within a conservation area as designated in the Council's adopted Regional Comprehensive Plan Guide. The elevation of the development is between 24 and 36 feet. The existing homes lie at a ground level of 27 to 28 feet. The Southwest Florida Water Management District in its study "Flood Plain Information on Bear Creek from Beacon Woods to S.R. 587, Pasco County" indicates a 100-year flood stage on the property at 24.5 to 25.5 feet. Flood hazard occurs within the site from a combination of factors including: lack of adequate surface drainage, high water table, and soil drainage problems. The wetland areas on the project site consists of 104.5 acres of contiguous wetlands and 21 acres of non-contiguous wetland area

for a total of 125.6 acres or 26.90 percent of the total development site.

The majority of these wetlands are comprised of cypress heads and mixed hardwood forest. The contiguous wetland areas are comprised of the natural drainage areas of Buckhorn and Bear Creek, while the non-contiguous wetlands are the isolated cypress heads, freshwater marsh and ponds. Almost all of these wetland areas will be preserved in their natural state to serve as retention areas for storm water runoff.

No storm water will be discharged directly into wetlands. A filtration berm composed of permeable sand will be constructed so that storm water will percolate through the soil into the wetlands.

The preservation of these wetland areas, while a positive feature of this development, should be carefully considered in light of the degree of flood protection afforded the residents. All future housing units will have their floor elevations above the 100-year flood level. Pasco County is currently participating in the emergency phase of the Federal Flood Insurance Program and coverage is available to Pointe West property owners. However, Pasco County has not adopted a flood ordinance nor has it established base flood elevations for specific areas.

It should be noted that the floodplain of the Bear Creek basin could be seriously affected by the continuous development occurring downstream from the Pointe West development. Final approval of this project should consider the overall impact of this development on the drainage basin.

Detailed information regarding how the development will be constructed adjacent to the wetland areas such as the height of fill and details of storm sewer must be shown on the final detail design, but is not included as part of this ADA.

Conditions

1. A Master Drainage Plan must be approved by the County, FDER, and SWFWMD, in conjunction with the Master Site Plan, before any site plan, preliminary plan, construction improvements or

land clearing will be approved for any individual phase or increment. The Master Drainage Plan shall include as a minimum the following:

- A. A detailed analysis of the capability of the area's soils to transmit flow under high water table conditions. The findings of this analysis and the developer's appropriate alleviations shall meet with FDER approval. Rate of flow through berms and the detention capacity and area required before flow through berms shall be discussed.
 - B. Major drainage channels/structures and maintenance responsibilities
 - C. General location of retention ponds (if ponds are required).
 - D. Typical preconstruction storm water facilities
 - E. A water quality monitoring program for Bear Creek
 - 1) The responsibility of this monitoring shall be that of the developer, unless officially accepted by the County or FDER
 - F. Method of disallowing any increased storm water runoff into Bear and Buckhorn Creeks
2. There shall be no direct storm water discharge into Bear Creek, Buckhorn Creek or any interior wetlands as provided for in the ADA.
 3. Storm water discharge rates shall be maintained at predevelopment levels, as referenced in the ADA
 - A. Design shall be for 25-year storm retention
 - B. No increased runoff shall be allowed into Bear Creek
 4. Drainage structures as described in the ADA Addendum shall be utilized unless specifically altered by the County in agreement with SWFWMD and FDER.
 - A. Each site plan shall show the location and the storm water retention capability of the drainage structures and retention areas
 - B. The storm water dissipation structures shall not be built within the 100-year flood elevation and shall not have a slope greater than 4:1.
 5. All wetlands identified in the ADA shall be retained in their present state, as referenced in the ADA. The designation of these areas as conservation areas (or similar designation) and the maintenance responsibilities shall be assigned prior to the issuance of building permits in the adjoining phase.
 6. All first floor elevations shall be placed above the 100-year flood elevation. The elevations as stated in the ADA shall be

used until which time as the Federal Flood Insurance

Program establishes base flood elevations for this area.

7. Upon approval by all reviewing entities, the Master

Drainage Plan shall be deemed to be incorporated in this development order and shall have the same effect as all other restrictions, requirements, and conditions set forth in this Development Order.

3. Water Quantity

Findings

The water supply presently serving Pointe West complex is received from an on-site well having a capacity of 165,000 GPD.

A second well with a capacity of 576,000-720,000 GPD has been constructed, but is not in operation at this time. SWFWMD has issued a public use water well permit for Pointe West Development of 501,500 GPD average water use and 880,000 GPD maximum water use for the period September 1977 through September 1983. Present water consumption is 102,000 to 105,000 GPD maximum.

The ADA indicates that Pasco County intends to construct two water wells near the intersection of S.R. 52 and Moon Lake Road in the year 1980. These wells will be capable of supplying 2.6 MGD average water use and 4.0 MGD peak water use. A new 12" water line along S.R. 52 has been installed that will connect these new wells with the water line to the west along S.R. 52. Pasco County has indicated that there is sufficient water capacity to supply the development at its ultimate capacity.

However, review of the supplemental information indicates that the Department of Environmental Regulation had questioned the construction of the two water wells referenced in the ADA at S.R. 52 and County Road 587 that would provide water supply to the Pointe West development. DER has not received any plans for these two wells nor have they received a firm commitment from the County to supply potable water to the development. Therefore, prior to issuance of approval, it will be necessary to obtain a commitment from Pasco County as well as DER approval to insure that an

adequate water supply is available to serve Pointe West beyond the 165,000 gallons per day current on-site well capacity.

Conditions

If the two wells proposed to supply water to Pointe West are not constructed by Pasco County, the developer shall provide written assurance to Pasco County that an adequate DER approved supply of potable water to serve the development is on-line prior to the County's issuance of any building permits which will generate a demand to exceed the currently approved 165,000 gallons per day capacity. Water supply facilities to serve the development should be consistent with West Coast Regional Water Supply Authority plans.

4. Air Quality

Findings

Emission pollutants derived from automobile use are the only air quality pollutants associated with the Pointe West development. No industrial development will occur within the site. There will be some dust particulate matter blown into the air during construction; however, this should be minimal as the moisture content of the soils is high. In addition, during construction all disturbed areas will be restored to their previous condition as soon as possible. Landscaping will be done quickly after the construction work is finished.

A complex source permit will not be required as the state road affected by the project (S.R. 52) will have a traffic load of less than 1,000 vehicles per hour.

Conditions

None.

5. Wastewater

Findings

According to the ADA, Pasco County intends to construct a three- to four-MGD sewage treatment plant in 1981 to be located north of S.R. 52 and east of Hays Road. Detail engineering design is to start in the fall of 1980 with construction to begin in 1981.

The plant would have sufficient capacity to handle all of the sewage flow emanating from Pointe West at build-out. The ADA further states that "With the construction of a new sewage treatment plant so close to the project, there will be no need to expand the existing sewage treatment plant on the property site. A tap into the new sewage line to be built along S.R. 52 by Pasco County would be required to discharge all the sewage flow from the project site toward the new treatment plant. Therefore, disposal of treated wastewater effluents on the project site is not considered nor discussed in the application."

However, it should be noted that Pasco County is currently reassessing the approach to be taken in the design of the West Pasco 201 Facility Plan which will serve the project. In addition, the Florida Department of Environmental Regulation has requested a firm commitment from Pasco County with respect to the proposed treatment plant's capabilities to handle the flows from the Pointe West development. It is therefore recommended that prior to approval of the Pointe West project, a firm commitment be obtained from Pasco County as to the County's ability to treat the sewage flow generated by latter stages of this development. If such a commitment cannot be obtained, then the developer of the Pointe West project should indicate that steps are being taken to increase the capacity of the package treatment facility located on the site, to meet the future needs of the project and receive DER approval beyond the currently approved 166,000 gallons per day.

Conditions

1. If Pasco County's wastewater treatment facility is not operational, the developer shall provide written assurance to Pasco County that adequate DER-approved wastewater facilities are on-line prior to the County's issuance of any building permits which will generate a demand to exceed the currently approved 166,000 gallons per day capacity.
2. The Pasco County Utilities Department shall have the right to use the golf course for a spray irrigation area for

treated wastewater affluent. In addition, prior to the Master Site Plan approval, the County may require a secondary water system for lawn sprinkling and/or fire protection purposes to be installed throughout the project.

6. Solid Waste

Findings

The collection of solid waste generated by the proposed Pointe West development will be awarded to a private franchised contractor. The supplemental information contains a letter from Waste Aid Systems, Inc. which confirms its capability to meet the needs generated by Pointe West. The letter suggests that once capacity has been reached, a "different means of refuse collection" might be adopted to reduce the monthly cost." The development will be served by the Pasco County landfill located off Ridge Road west of the intersection with Plaza Drive.

Conditions

None.

7. Energy

Findings

Energy needs for the proposed Pointe West development will be met by the Withlacoochee River Electric Cooperative, Inc. The total average daily demand projected for the Pointe West project is 2.3 megawatts. The projected peak hour demand would be 3.4 megawatts.

The proposed Pointe West development will adhere to the Florida Energy Efficiency Code. The adequate insulation and the option of solar panels placed on the roofs as proposed by Pointe West are items described and utilized in the Florida Energy Efficiency Code. The 40-passenger bus operated by Pointe West is a great asset since a large percentage of the residents are elderly and will be dependent on this service.

Conditions

None.

8. Education Facilities

Findings

Pointe West is a planned retirement development. Since there are no school age children in the development at the present time nor are any anticipated in the future, this development's impact on the Pasco County School System will be indirect. The labor generated from construction and services on this development will produce jobs for the family-oriented labor force and subsequently create an indirect impact on the school system. There is ongoing education program at Pointe West whereby adult education courses are offered on the site by Pasco-Hernando Community College. As Pointe West expands, the number of classes offered will also expand, as referenced in the ADA.

Conditions

Donation of \$50 per dwelling unit for public education facilities. This rate shall remain until such time as the County establishes such impact fees. These funds shall be donated prior to record plat or issuance of a multi-family building permit.

9. Fire Protection and Health Care

Findings

1. No fire protection facilities or sites will be dedicated or otherwise provided on site. Fire protection will be provided by the Highway 52 Volunteer Fire Department, located 1.5 miles from the development. The supplemental information stated that the department would be able to provide fire fighting manpower and equipment capable of dealing with the development when it is fully developed. The County Fire Service will provide secondary fire assistance if requested by the Highway 52 Volunteer Fire Department. A one-acre fire station site is to be donated to the County in the Sugar Creek DRI which is approximately one mile from Pointe West. A better fire rating could be obtained if the development became a part of the County fire district.
2. The Pointe West development will have no medical or health care facilities on site. The nearest medical facility to the development is the Community Health Center located at

Plaza Drive and Ponderosa Avenue. The nearest hospital to the site is the Community Hospital located on School Road in New Port Richey. For those residents who do not have their own means of transportation, the Pointe West development has a bus that is available to transport residents to nearby medical facilities. The proposed development will be serviced by County Emergency Medical Services crews and equipment; however, the staff, facilities, and equipment will be further burdened by the proposed number of units. It is recommended, however, that Pointe West explore with the County the coordination of their vehicle with Project STAR vehicles in a movement toward a comprehensive and coordinated transportation system in Pasco County. Additional measures should be taken to mitigate the impact of this development on the social services for the elderly in Pasco County.

Conditions

Donation of \$25 per dwelling unit for public safety facilities and equipment. This rate shall remain until such time as the County establishes such impact fees. These funds shall be donated prior to record plat or issuance of a multi-family building permit.

10. Police Protection

Findings

No police protection facilities or sites will be provided on site. A letter of commitment from Sheriff John Short stated that the Pasco County Sheriff's Department will be able to provide a satisfactory level of police service to the Pointe West development.

Conditions

None.

11. Natural Vegetation and Wildlife

Findings

The predominant vegetation communities found on the Pointe West site include pine flatwoods, xeric oak, cypress heads, and mixed

forest. The pine flatwoods and xeric oak communities occupy the well-drained upland areas while the cypress heads and mixed forest occur in the lowland areas around Bear and Buckhorn Creeks, and isolated lowland areas found throughout the site. The soil and drainage characteristics of the site have established these vegetative communities. Wildlife inhabiting the Pointe West site are characteristic of those types which would normally be found within a typical Florida community. Most species utilize more than one type of habitat by roaming freely between wetland and upland areas. Several species of wildlife that are currently considered threatened or endangered could occur on the Pointe West site. These species include: woodstock; southeastern kestrel; American alligator; gopher tortoise; sand skink and Florida gopher frog. Only the gopher tortoise, American alligator and southeastern kestrel have been seen on site.

The preservation of the 125 acres of wetland communities will go far to facilitate the continuation of the vegetative and wildlife species found within the Pointe West development.

The preservation of these areas will not only preserve a vital wildlife habitat, but will also add amenities to the project site.

Conditions

None.

12. Transportation

Findings

Pointe West will have traffic impact on S.R. 52, S.R. 587 (Moon Lake Road), S.R. 587-A, U.S. 19 and Plaza Drive.

The small volume of traffic currently generated by Pointe West has little impact on the roadway system in the primary impact area. But, by 1984 (the scheduled build-out for the Pointe West development), the impact of the Pointe West traffic will be substantial on S.R. 52 with up to 46% of the 24-hour average daily traffic on S.R. 52 being generated by the Pointe West development. Presently, the roadways in the Pointe West primary

transportation impact area are operating at a satisfactory level of service (C or better). The one exception is U.S. 19. It presently operates at a level of service ranging between D and F which is not satisfactory. U.S. 19 is scheduled for upgrading to a six-lane highway through the impact area. The work is in the Florida Department of Transportation's work program to begin during the 1981-1983 period. Even with the addition of two lanes to U.S. 19 and improvements to the inter-sections along it, the level of service will be E in 1984. It is important to note that the traffic generation analysis is based on the assumption that Pointe West will be a retirement community (as stated in the DRI-ADA). If Pointe West was not to be a retirement community, the trip generation rate would change and may increase by as much as 50%. This would result in a major increase in traffic over the projections noted in the DRI-ADA.

Pointe West will add traffic to many of the roadways in the primary impact area, but the only substantial impact will be on S.R. 52 from U.S. 19 (S.R. 55) east to the Pointe West development. Traffic generated from Pointe West in 1984 (the year Pointe West is scheduled for build-out) will comprise 14 - 22% of the 24-hour average daily traffic on S.R. 52 from U.S. 19 east to Plaza Drive, and 46% of the 24-hour average daily traffic on S.R. 52 from Plaza Drive east to the Pointe West development. S.R. 52 presently operates at level of service C or better except in the vicinity of U.S. 19, and by 1984, S.R. 52 will operate at level of service E to F without improvements. The unsignalized intersection of S.R. 52 at the Pointe West development currently operates at level of service C or better, but will operate at level of service E to F by 1984 without improvements.

The existing highway network in the west central Pasco County area will soon be overburdened by the construction of this and other developments in the surrounding area if commitments are not established to provide for upgraded facilities to accommodate the

County's growth rate. Pasco County has been working to develop a transportation circulation element as part of its overall comprehensive planning process. To date, however, no interim transportation plan has been provided for this area. In order to accommodate this rapidly developing area and to ensure that an adequate level of service (C) exists within the traffic impact area, an interim transportation plan as described in the conditions for approval must be developed by the area Metropolitan Planning Organization (MPO).

Conditions

- A. An interim transportation improvements plan for the west central Pasco County area shall be developed by Pasco County's Metropolitan Planning Organization (MPO) in cooperation with the Florida Department of Transportation, TBRPC, and the developers in the study area prior to site plan approval of Phase Three of Pointe West. The plan shall consider all approved developments in the area as well as large-scale developments approved in south Pasco and north Pinellas Counties impacting the area's transportation facilities. The primary intent of the interim transportation improvements plan for the west central Pasco area is to maintain (or upgrade) a transportation level of service "C" during normal hours and level of service "D" during peak hours. Commitments and time scheduling for implementation of the improvements shall also be determined by this interim study. Upon adoption, the policies set forth in the interim transportation improvements plan shall be applied against or in favor of the subject DRI in the same manner as said policies are applied to any other affected developer or development.

The plan shall address the following roadway improvements at a minimum:

1. Widen U.S. 19 (S.R. 55) to six lanes from Ridge Road (C-587-A) to Schrader Memorial Highway (S.R. 52). Intersection improvements shall be required at Ridge Road and S.R. 52.

2. Widen S.R. 52 from two to four lanes from U.S. 19 east to the Pointe West development
 3. Construction of intersection improvements at the Pointe West development entrance onto S.R. 52. On the eastbound approach, a right turn lane shall be provided, and left and right turn lanes shall be provided on the northbound approach.
 4. Widen Ridge Road (C-587-A) from two lanes to four lanes from U.S. 19 (S.R. 55) to Congress Street.
 5. Widen Plaza Drive from two lanes to four lanes from Ridge Road (C-587-A) to Schrader Memorial Highway (S.R. 52).
 6. Construction of intersection improvements at Embassy Boulevard and Plaza Drive consisting of the addition of left turn lanes on the eastbound and northbound approaches and a right turn lane on the southbound approach. The intersection should also be signalized.
 7. Determine if a traffic signal is warranted at the intersection of Pointe West and S.R. 52.
- B. All intersections within the project and intersections at all entrance roads shall be adequately designed for projected traffic volumes, prior to Master Site Plan approval. Common Florida engineering standards, such as FDOT standards and the Manual on Uniform Traffic Control Devices, shall be used as guidelines in design. In order to adequately handle projected volumes, the required improvements shall be installed (or the cost donated to the County) by the developer, in correspondence with a County-approved phasing plan of the Master Site Plan. The County has the authority in determining when these improvements will be installed. Such improvements may include at a minimum Case II intersection improvements, left and right turn lanes, stack lanes and traffic signalization.
- C. Prior to Master Site Plan approval, the County shall determine whether a major road is to be constructed from the east property line to Moon Lake Road (C.R. 578). If the County deems this road feasible and desirable, it is the developer's responsibility to construct such improvements. The road and intersection shall be adequately designed, as defined in Item B above. The time of construction of this road shall be coordinated in the phasing schedule in the Master Site Plan. If this road is not required, the developer agrees to coordinate with the County on a major revision of the interior

transportation network including relocation of entrance roads.

- D. All major roads, within the project as designated by the County on the Master Site Plan, shall be constructed to County Subdivision Regulation standards. These major roads shall be of limited access with appropriate landscape berming along residential areas. Individual driveway cuts shall not be allowed unless specifically approved by the Pasco County Development Review Committee (DRC). The construction of these roads shall be coordinated with the phasing schedule in the Master Site Plan.
- E. The streets, if not dedicated to the public, shall be owned by the condominium association with provisions for public service and safety vehicle usage.
- F. Access rights along S.R. 52 shall be donated or dedicated to the County.
- G. The developer shall dedicate or donate to the County (or the State) 100' of right-of-way from the center line of S.R. 52. The interim transportation improvements plan may require donation of more right-of-way.

13. Parks and Recreation

Findings

The Pointe West development will include a number of recreational facilities on site. Two tennis courts, 12 shuffleboard courts, one swimming pool, one whirlpool, and a recreation building which includes an exercise room, steam baths, and a sauna are part of the existing development and are presently in use. A nine-hole golf course is being constructed. These facilities are intended solely for the use of Pointe West residents and will be maintained by the management. The addendum to the ADA stated that bicycle paths and nature trails will be developed as the development grows. In order to continue to meet adopted state standards, additional shuffleboard courts will also be provided. The existing recreational facilities and planned future expansions appear to be sufficient to meet the needs of the expected total population of 3,700 at build-out.

Conditions

The development shall meet the same park requirements as outlined in the Pasco County Subdivision Ordinance. The Master Site Plan shall specifically outline those park facilities provided by each phase.

14. Historical and Archaeological Sites

Findings

An archaeological and historical study conducted in April 1980 on the Pointe West development site provided no sites of archaeological or historical significance. This assessment is consistent with the State of Florida Master Site File. Therefore, no preservation efforts will be necessary.

Conditions

None.

15. Housing

The Pointe West development will consist of 1,760 multi-family residential units constructed in a phased manner with build-out anticipated in 1984. Dwelling units will be priced between \$55,000 (1981) to \$73,000 (1984).

It is anticipated that purchasers will be second or retirement home buyers. Anticipate average density will be 6.6 units per acre. The project will be segmented into "theme oriented villages" with various elevation designs to give the neighborhoods individuality.

The Pointe West development will supply a much needed housing resource for the retirement community in Pasco County. As more people tend to migrate from outside the state and also from Pinellas and Hillsborough Counties, Pasco County will continue to experience growth in retirement communities. Pointe West will be an adequate community to meet the housing needs of the elderly of Pasco County.

Conditions

None.

16. Economy

Findings

The total estimated construction costs for Pointe West is projected to be \$62,500,000 of which 85% is expected to be spent in the region. The project is estimated to employ 290 workers in the second phase and increase to 400 in the final phase, and meet an estimated annual construction cost of from \$4.8 to \$7.4 million dollars. Since this is a residential development only, no permanent employment is anticipated. The demand for goods and services by the residents of this community will be satisfied by economic activities outside the development. At build-out the annual ad valorem tax yield is estimated to be approximately \$240,000. To accommodate this development, capital improvements will be necessary in the areas of highways, power transmission facilities, and wastewater.

Conditions

None.

C. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

1. The Pointe West DRI will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan, if any, applicable to the area encompassed in ADA;
2. The development is consistent with local land development regulations;
3. The development is consistent with the report and recommendations of the Regional Planning Agencies.
4. The development is not in an area of critical state concern.

D. General Conditions Restricting Development

1. Development of the area embraced by the ADA shall be governed by the standards and procedural provisions of adopted comprehensive plans, elements thereof, and land development regulations including the Pasco County Subdivision and Zoning Ordinances.

2. Construction of all improvements shall be governed by applicable County building, plumbing, electrical, energy, and other codes or regulations.
3. Installation of public facilities shall conform to regulations established in County codes or ordinances establishing such regulations.

E. Monitoring Procedures

1. The local official responsible for monitoring the Pointe West Development of Regional Impact shall be the Director of Community Development.

F. Duration

1. This development order shall take effect on February 17, 1981.
2. The duration of the development order shall be a period of 6 years. The development order shall terminate on February 17, 1987.

G. Annual Report

1. P.P.W. shall provide an annual report to the official responsible for monitoring the DRI on February 17th of each year during the term of the development order. The report shall include, at a minimum, the following information:
 - (a) Any changes in the proposed plan of development;
 - (b) Description of the development activities which have occurred over the previous year including a summary of the number, type and location of residential units and commercial structures;
- (c) A description of development activity proposed for the next year;
- (d) The following information with regard to the implementation of conditions established in the development order:
 - (1) P.P.W., Inc. shall notify the Pasco County Director of Community Development in writing thirty (30) days prior to submittal of Phase III preliminary/site plan of such an intent to submit.
- (e) A statement setting forth names and addresses of any assignees or successors in interest to this development order.

H. Substantial Deviations

All proposed substantial and material changes to a development of regional impact for which a development order has been approved shall be submitted to the Board of County Commissioners for a substantial deviation determination prior to implementation of such changes by the developer. As used in this paragraph, the term substantial deviation means any change to a previously approved development of regional impact which creates a reasonable likelihood of additional significant adverse regional impacts or any other significant regional impact which was not previously reviewed by the Board of County Commissioners or the Regional Planning Agency. The following types of changes to the approved DRI development shall require submission for a substantial deviation determination:

- (1) Any proposed plans which differ substantially from an approved Master Site Plan or Master Drainage Plan.
- (2) Any plan which does not substantially conform to or implement the conditions set forth in this development order.

I. Effect of Development Order/ADA

1. The requirements of and conditions imposed by this development order shall constitute regulations or restrictions which restrict the development of the property described in Exhibit "A" attached hereto. Following the adoption of this development order, all development on the referenced property shall be consistent with the conditions and restrictions recited in this development order. Such regulations and restrictions shall be binding upon all successors in interest to any of the parties hereto.
2. All development of the property subject to this development order shall substantially conform to the ADA filed by P.P.W., unless otherwise modified by the provisions or conditions of this development order. Said ADA is attached hereto as Exhibit "C".

J. Miscellaneous Provisions

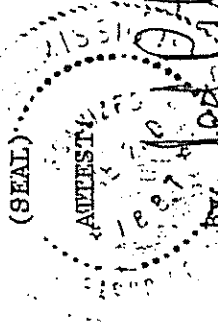
1. A certified copy of this Resolution shall be filed and recorded in the Public Records of Pasco County, Florida, and the development order contained herein shall govern the development of the Pointe West DRI.

2. The County Attorney is hereby authorized and directed to cause a certified copy hereof to be served on the State Land Planning Agency, the Tampa Bay Regional Planning Council, and upon attorneys of record in these proceedings for P.P.W., Inc.
3. Site or preliminary plans for any phase or increment of development may be denied approval if:
 - a. Such plans do not substantially conform to or implement the conditions set forth in this Development Order
 - b. The Master Drainage Plan does not set forth sufficient data or design concepts to assure conformity with or the implementation of the conditions in this Development Order relating to drainage
 - c. The Master Drainage Plan required by this Development Order is not approved by FDER or SWFWMD.
4. Funds collected from fees imposed under this Development Order shall be placed in separate trust accounts for each type of capital improvement for which the fee was collected, including education facilities and public safety facilities. Thereafter, monies collected shall be used solely for the expansion of such capital improvements necessitated by the impacts of the development approved in this Development Order.

K. Severability

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause or provision of this Resolution is held invalid, the remainder of the Resolution shall be construed as not having contained said section, subsection, sentence, clause or provision, and shall not be effected by such holding.

DONE AND RESOLVED this 17th day of February, 1981.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By: Thomas R. Williams D.C.
CLERK

By: Barry M. Doyle
BARRY M. DOYLE, Chairman

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

By: [Signature]
Attorney

STATE OF FLORIDA
COUNTY OF PASCO

I DO HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL
AND I HAVE ATTACHED HERETO MY HAND AND SEAL
THIS 26th DAY OF FEBRUARY, 1981

JULIA J. CHAPMAN, CLERK TO THE BOARD

By: Cindy Williams D.C.

Exhibit "A"

LEGAL DESCRIPTION POINTE WEST

A portion of Section 8, Township 25 South, Range 17 East, Pasco County, Florida, more fully described as follows:

Commence at the southwest corner of Section 8, Township 25 South, Range 17 East, and run south 89°28'57" east a distance of 1,000 feet to the Point of Beginning; thence run north 0°51'28" east a distance of 3038.59 feet; thence run south 89°09'28" east a distance of 1991.78 feet; thence run south 02°32'46" west a distance of 3029.15 feet; thence run north 89°28'57" west a distance of 1902.57 feet to the Point of Beginning.

Tract No. 1: Commence at the Southwest corner of Section 8, Township 25 South, Range 17 East, thence run North 19 02'41" East a distance of 3204.37 feet to the Point of Beginning #1, thence run South 89°09'28" East a distance of 1991.78 feet; thence run North 2°32'46" East, a distance of 3762.02 feet; thence run South 54 17'33" West a distance of 1325.78 feet to a Point of Curvature; thence by a curve to the right having a radius of 4369.72 feet; having a chord bearing of South 58°38'39" West a distance of 665.36 feet run an arc distance of 666.00 feet; thence run North 1°25'22" West a distance of 279.31 feet; thence by a curve to the left having a radius of 4119.46 feet having a chord bearing of North 59°33'07" East a distance of 258.55 feet; run an arc distance of 258.59 feet; thence run North 32°14'51" West a distance of 249.68 feet; to the Southerly right-of-way of State Road #52; thence along said right-of-way line by a curve to the right, having a radius of 3869.72 feet; having a chord bearing of South 59°39'38" West a distance of 257.62 feet run an arc distance of 257.66 feet to a Point of Tangency; thence run South 61°34'03" West a distance of 380.33 feet; thence run South 0°32'41" West a distance of 679.83 feet; thence run South 0°51'28" West a distance of 2239.11 feet to Point of Beginning #1, including the sanitary sewer treatment plant, and LESS Cypress Creek Mobile Home Village Unit One, as recorded in Plat Book 11, pages 47, 48 and 49 of the Public Records of Pasco County, Florida.

Tract No. 2: Commence at the southwest corner of Section 8, Township 25 South, Range 17 East and run North 25°22'10" East a distance of 7478.68 feet to the Point of Beginning #4, thence run South 54°17'33" West a distance of 1325.78 feet to a Point of Curvature; thence by a curve to the right having a radius of 4369.72 feet; having a chord bearing of South 58°38'39" West a distance of 665.36 feet run an arc distance of 666.00 feet; thence run North 1°25'22" West a distance of 279.31 feet; thence by a curve to the left having a radius of 4119.46 feet; having a chord bearing of North 59°33'07" East a distance of 258.55 feet; run an arc distance of 258.59 feet; thence run North 32°14'51" West a distance of 249.68 feet to the Southerly right-of-way of Stato Road #52; thence along said Right-of-way line by a curve to the left having a radius of 3869.72 feet; having a chord bearing of North 55°56'32" East a distance of 233.68 feet; run an arc distance of 233.72 feet to a Point of Tangency; thence run North 54°17'33" East a distance of 1720.00 feet; thence run South 2°32'46" West a distance of 636.72 feet to Point of Beginning #4.

Tract No. 3: CYPRESS CREEK MOBILE HOME VILLAGE UNIT ONE, as recorded in Plat Book 11, pages 47, 48 and 49 of the Public Records of Pasco County, Florida.

LESS all of the following:

Paradise Pointe West, Group No. 1, a condominium, according to Condominium Plat Book 12, pages 9-10, Pasco County Records.

Paradise Pointe West Group No. 2, according to Condominium Plat Book 12, pages 40-43, Pasco County Records.

Paradise Pointe West Group No. 3, according to Condominium Plat Book 12, pages 87-90, Pasco County Records.

Paradise Pointe West Group No. 4, according to Condominium Plat Book 13, pages 19-21, Pasco County Records.

Paradise Pointe West Group No. 5, according to Condominium Plat Book 13, pages 50-51, Pasco County Records.

Paradise Pointe West Group No. 6, according to Condominium Plat Book 13, pages 68-69, Pasco County Records.

AND INCLUDING the following condominium units and undivided share in the common elements appurtenant to each unit:

PARADISE POINTE WEST GROUP NO. 1:

Units 3B, 4A, 4B, 7B, 12A, 12B, 13E, 14E, 21A, 21B, 22B, 23B, 24B, 25B, 26E, 29B and 36B, all from the condominium plat of Paradise Pointe West Group No. 1, according to Condominium Plat Book 12, pages 9-11 and being further described in that certain Declaration of Condominium filed July 31, 1973 in O.R. Book 700, page 319 as Clerk's Instrument No. 356089, public records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 2:

Units 42A, 43A, 44A, 44B, 45A, 46B, 47B, 48A, 48B, 49E, 52B, 53B, 54A, 54B, 55B, 56E, 57B, 58B, 59A, 59B, 60A, 60B, 61A, 61E, 62A, 62B, 63A, 63B, 64B, 69B, 70A, 70B, 71B, 73A, and 73B, all from the condominium plat of Paradise Pointe West Group No. 2, according to Condominium Plat Book 12, pages 40-43 and being further described in that certain Amendment to Declaration of Condominium filed September 17, 1973 in O.R. Book 710, page 131 as Clerk's Instrument No. 361411, public records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 3:

Units 74B, 75A, 75B, 76B, 77A, 77D, 79A, 79B, 80A, 80B, 81A, 81B, 82A, 82B, 83A, 83B, 84A, 84B, 85A, 86B, 87A, 87B, 88A, 88B, 89A, 89B, 91A, 91B, 92E, 93E, 94A, 94B, 95A, 95B, 96B, 97A, 97B, 98A, 98E, 102A, 102B, 103B, 104B, 105A, 106B, 107A, 108A and 109A, all from the condominium Plat of Paradise Pointe West Group No. 3, according to Condominium Plat Book 12, pages 87-90 and being further described in that certain Amendment to Declaration of Condominium filed January 11, 1974 in O.R. Book 734, page 1307 as Clerk's Instrument No. 376558, public records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 4:

Units 110A, 110B, 111A, 112A, 112B, 113B, 114A, 114B, 115A, 115B, 116A, 116B, 117B, 119A, 119B, 120B, 121A, 122A, 122B, 123A, 123B, 124B, 125A, 126B, 130E, 131A, 132B, 134B, 127A and 127B, all from the condominium Plat of Paradise Pointe West Group No. 4, according to Condominium Plat Book 13, pages 19-21 and being further described in that certain Amendment to Declaration of Condominium filed May 15, 1974 in O.R. Book 749, page 1633 as Clerk's Instrument No. 394040, public records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 5:

Units 4GA, 4GB, 5GA, 5GB, 6GA, 6GB, 7GA, 7GB, 8GB, 10GB, 13GB, 15GB, 18GA, 18GB, 19GA, 22GB, 23GA, 23GB, 29GB, 32GB, 34GA, 34GB, 36GB, and 37GB, all from the condominium plat of Paradise Pointe West Group No. 5, according to Condominium Plat Book 13, pages 50-51 and being further described in that certain Amendment to Declaration of Condominium filed June 28, 1974 in O.R. Book 756, page 211 as Clerk's Instrument No. 401188, public records of Pasco County, Florida.

PARADISE POINTE WEST GROUP NO. 6:

Units 136B, 137A, 137B, 138A, 140A, 140D, 141A, 141B, 142A, 142B, 143B, 144B, 145A, 146A, 146B, 147B, 148B, 150B, 152A, 152B, 153B, 154A, 155B, 156B, 157B, 159E, 161B, 162A, 162B, 163A-1, 163A-2, 164A-1, 164A-2, 165A-1, 165A-2, 166A-1, 166A-2, 39GA, 39GB, 41GB, 42GA, 42GB, 43GA, 43GB, 44GA, 44GB and 46GB, all from the Condominium plat of Paradise Pointe West Group No. 6, according to Condominium Plat Book 13, pages 68-69 and being further described in that certain Amendment to Declaration of Condominium filed September 10, 1974 in O.R. Book 767, page 1500 as Clerk's Instrument No. 414566, public records of Pasco County, Florida.

PARCEL II

Commence at the Southwest corner of Section 8, Township 25 South, Range 17 East, Pasco County, Florida and run North 49°36'43" East a distance of 3962.27 feet to the Point of Beginning #2; thence run South 89°08'32" East a distance of 1495.00 feet; thence run North 2°32'46" East a distance of 4912.99 feet; thence run South 84°25'33" West a distance of 283.60 feet to a Point of Curvature; thence by a curve to the left having a radius of 1360.11 feet, a chord bearing of South 69°21'33" West a distance of 707.10 feet, run an arc distance of 715.32 feet to a point of tangency; thence run South 54°17'33" West a distance of 717.72 feet; thence run South 2°32'46" West a distance of 4194.20 feet to Point of Beginning No. 2.

Commence at the southwest corner of Section 8, Township 25 South, Range 17 East and run north $30^{\circ}11'49''$ east a distance of 8567.16 feet to Point of Beginning #3; thence run north $09^{\circ}25'19''$ west a distance of 500.25 feet to the southerly right-of-way of State Road #52; thence run along said right-of-way line by a curve to the right having a radius of 1860.11 feet, having a chord bearing of north $80^{\circ}34'41''$ east a distance of 100 feet; run an arc distance of 100.01 feet; thence run south $09^{\circ}25'19''$ east a distance of 500.25 feet; thence by a curve to the left having a radius of 1360.11 feet, having a chord bearing of south $80^{\circ}34'41''$ west a distance of 100 feet run an arc distance of 100.02 feet; to Point of Beginning #3.

Water Supply:

Estimated Daily Water Requirement at Build-out	555,000 GPD
Existing (1980)	133,500 GPD (24.05%)
Phase 2 (1981)	94,500 GPD (17.03%)
Phase 3 (1982)	109,500 GPD (19.73%)
Phase 4 (1983)	108,000 GPD (19.46%)
Phase 5 (1984)	109,500 GPD (19.73%)
Total	555,000 GPD (100.00%)

Sewage Treatment:

Estimated Average Daily Flows at Build-out	647,500 GPD
Existing (1980)	155,750 GPD (24.05%)
Phase 2 (1981)	110,250 GPD (17.03%)
Phase 3 (1982)	127,750 GPD (19.73%)
Phase 4 (1983)	126,000 GPD (19.46%)
Phase 5 (1985)	127,750 GPD (19.73%)
Total	647,500 GPD (100.00%)

Solid Waste:

Estimated Average Daily Generation at Build-out	273 Cubic Yards/Week
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Energy:

Projected Average Daily Electrical Requirements at Build-out

Average	2.3 Megawatts
Peak	3.4 Megawatts

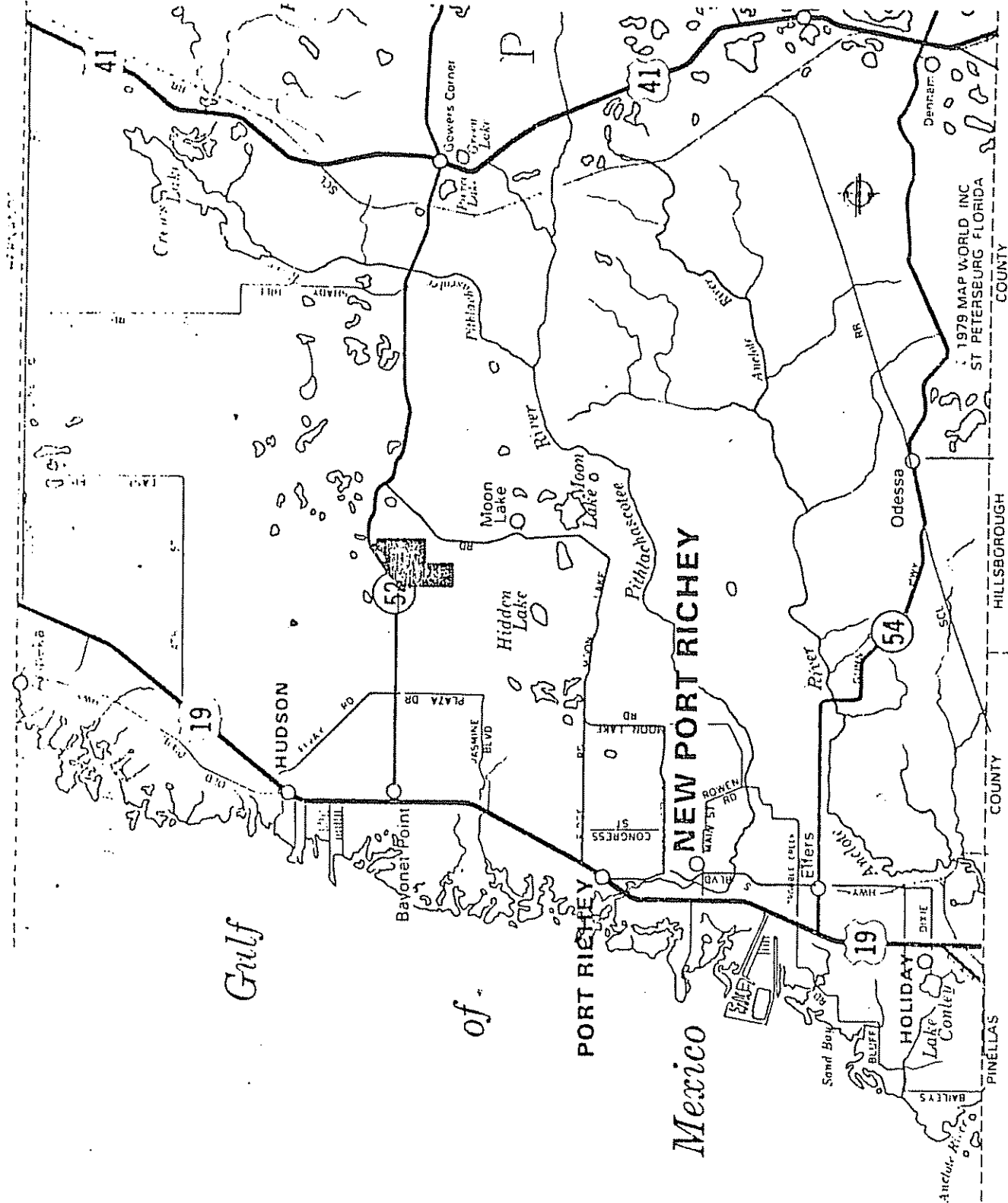
Phase	Average (MW)
Existing (1980)	.5 (21.74%)
Phase 2 (1981)	.5 (21.74%)
Phase 3 (1982)	.4 (17.39%)
Phase 4 (1983)	.5 (21.74%)
Phase 5 (1984)	.4 (17.39%)
Total	2.3 (100.00%)

Primary Transportation Network Serving Site:

SR 52, SR 587, US 19, Plaza Drive,
SR 587A

Build-out Period:

1981-1984



DRI #67 POINTE WEST
LOCATION MAP