

PASCO COUNTY, FLORIDA

FAX
DADE CITY
LAND O' LAKES
NEW PORT RICHEY

(813) 847-8084
(352) 521-4274
(813) 996-7341
(813) 847-8132

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

January 16, 1998

Mr. Tim Butts
DRI Coordinator
Tampa Bay Regional
Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: The Lakes Abandonment Development of Regional Impact Development Order Amendment

Dear Mr. Butts:

Enclosed please find for your records a certified copy of the The Lakes Abandonment Development of Regional Impact, Development Order Amendment (Resolution No. 98-68). The document was approved by the Pasco County Board of County Commissioners on January 6, 1998.

Sincerely,

Samuel P. Steffey II
Growth Management Administrator

SPS/ltr/j011502/67

Enclosure

cc: Mr. John Hudson, President, The Regency Organization, 6709 Ridge Road, Suite 200, Port Richey, FL
Ms. Marina Pennington, Community Program Administrator, Division of Resource Planning and Management, Florida Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, FL
Ms. Carol Collins, Planner IV, Bureau of Local Planning, Florida Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, FL
Mr. J. Ben Harrill, Figurski and Harrill, The Holiday Tower, 2435 U.S. 19 N., S-350, Holiday, FL
Ms. Maria Abadal Cahill, Growth Management Administrator, Florida Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, FL
File Copy

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING PASCO COUNTY RESOLUTION NO. 96-97, WHICH APPROVED THE ABANDONMENT OF THE LAKES DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, pursuant to Pasco County Resolution No. 81-64, Pasco County enacted the original development order for The Lakes DRI which authorized the construction of single-family units, multi-family units, and general commercial development; and,

WHEREAS, on January 9, 1996, the Board of County Commissioners approved a Resolution abandoning The Lakes Development of Regional Impact subject to certain specified conditions for future development; and,

WHEREAS, the conditions approved in conjunction with the abandonment provided that the maximum number of residential units approved would not exceed 130 multi-family units and the maximum gross leasable area for commercial development would not exceed 27,279 square feet for any remaining development within the project; and,

WHEREAS, the amendment contained no "trade-off" or conversion mechanism whereby the developer would be allowed to reduce the amount of commercial development available and increase residential densities provided none of the development exceeded 80% of any applicable DRI thresholds; and,

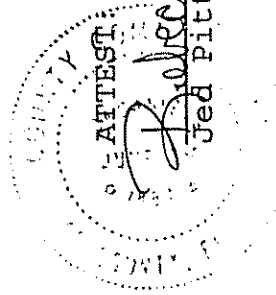
WHEREAS, the developer has filed its request to have the abandonment resolution amended in order to provide for an appropriate trade-off mechanism whereby the remaining authorized commercial development may be reduced to allow for an increase in residential units without exceeding 80% of any applicable thresholds for developments of regional impact; and,

WHEREAS, the Development Review staff has reviewed the developer's request and in response thereto has formulated an appropriate trade-off mechanism to allow for the reduction of commercial development and the increase in multi-family units upon the request of the developer.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, the said board hereby amends Exhibit "A", Conditions of Approval for Abandonment, Pasco County Resolution No. 96-97 to add an additional condition which shall read as follows:

8. The Developer, upon written request to the County, may reduce the remaining allowable commercial development and increase residential densities at a ratio of one (1) additional multi-family unit for each 56.25 gross square feet leasable area reduction in available commercial development provided that no trade-off hereunder shall result in any future development exceeding 80% of any applicable threshold for developments of regional impact.

DONE AND RESOLVED this 6th day of January, 1998.



BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

Jed Pittman, Clerk
Jed Pittman, Clerk

BY:

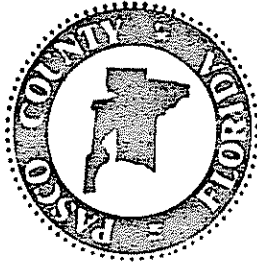
Sylvia Young, Chairman
Sylvia Young, Chairman

APPROVED

JAN 06 1998

APPROVED AS TO LEGAL FORM AND CONTENT
Office of County Attorney

By: _____



PASCO COUNTY, FLORIDA

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

January 18, 1996

Mr. J. Thomas Beck, Chief
Bureau of State Planning
Florida Department of
Community Affairs
2470 Centerview Drive
Tallahassee, FL 32399

RE: The Lakes Development of Regional Impact (DRI No. 70)

Dear Mr. Beck:

The purpose of this letter is to inform your agency that the Pasco County Board of County Commissioners approved the Abandonment of The Lakes Development of Regional Impact (DRI) with Conditions on January 9, 1996, in accordance with Chapter 380.06(26), Florida Statutes, and Rule 9J-2.0251, Florida Administrative Code.

The Notice of Adoption amending the development order for the abandonment and Resolution No. 96-97 approving the abandonment of the DRI are enclosed for your records. In addition, copies of the proof of publication advertising the public hearing are being provided.

Please contact me if you have any questions.

Sincerely,

Deborah J. Bolduc

Deborah J. Bolduc
Planner II

DJB/b011801:ltr

Enclosures

cc: ✓ Tim Butts, DRI Coordinator, Tampa Bay Regional Planning Council, 9455 Koger Boulevard, St. Petersburg, FL 33702
J. Ben Harrill, Esq., Figurski and Harrill, Attorneys at Law, The Holiday Tower, 2435 U.S. 19 North, Suite 350, Holiday, FL 34691
Samuel P. Steffey II, Growth Management Administrator
File

THE TAMPA TRIBUNE

Published Daily

Tampa, Hillsborough County, Florida

State of Florida
County of Hillsborough } ss.

Before the undersigned authority personally appeared R. Putney, who on oath says that he is Accounting Manager of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida: that the attached copy of advertisement being a

LEGAL NOTICE PASCO SECTION

in the matter of _____

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of _____

DECEMBER 30, 1995

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me, this _____ day
of JANUARY, A.D. 96

Personally Known _____ or Produced Identification _____
Type of Identification Produced _____

(SEAL)

Ima S. Kennedy



IMA S. KENNEDY
Notary Public, State of Florida
My comm. expires Mar. 22, 1999
No. 00187731

**NOTICE OF PUBLIC HEARING
ON THE APPLICATION FOR
ABANDONMENT OF THE
DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF
REGIONAL IMPACT (ORD)**
Public Notice is hereby given that the Pasco County Board of County Commissioners will hold a public hearing on January 9, 1996, at the West Pasco Government Center, Board Room, 7530 Little Road, New Port Richey, Florida, at 6:30 p.m. The purpose of the public hearing is to review the application for abandonment of the development order for The Lakes DRB and recommend whether the request to abandon should be granted, granted with conditions, or denied, in accordance with Rule 9J-2.025, Abandonment of Development Orders, Florida Administrative Code.

Any person desiring to appeal any decision made by the Planning Commission, Development Review Committee, or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which included the testimony and evidence upon which the appeal is to be based.

Information concerning the application for abandonment will be on file and available for examination in the Pasco County Development Services Branch, West Pasco Government Center, 7530 Little Road, Suite 320, New Port Richey, Florida 34654.
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
RECEIVED 12/30/95

Before the undersigned authority personally appeared _____
who on oath says that she/he is _____ Legal Clerk
of the _____ Pasco Times _____

a daily newspaper published at Port Richey, in Pasco County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Public Hearing

_____ in the _____ Count
_____ was published in said newspaper in the issues of _____ December 30, 1995

Alliant further says the said Pasco Times is a newspaper published at Port Richey, in said Pasco County, Florida, and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as second class mail matter at the post office in New Port Richey, in said Pasco County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and Alliant further says that she/he has neither paid nor promised any person, firm, or corporation any discounts, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before
me this 2nd day of

me this 2nd day of January 1996

January - April 1996

SEAL *Deanna L. Lundy* Notary Public



DIANA J. CAMP

MY COMMISSION # CC302855 EXPIRES

August 10, 1997

ANHEIM LIFE INSURANCE CO., INC.

Personally Known ☒ or Produced Identification	Type of Identification Produced
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5	5
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NOTICE OF PUBLIC HEARING ON THE APPLICATION FOR THE ABANDONMENT OF THE DEVELOPMENT ORDERS FOR THE LAKEVIEW REGIONAL INFILTRATION DEVELOPMENT CENTER, BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, TO BE HEARD AT THE PUBLIC HEARING TO BE HELD AT THE WEST PALM GOVERNMENT CENTER, BOARD OF COUNTY COMMISSIONERS, 7520 LITTLE ROAD, NEW PORT RICHER, FLORIDA, AT 6:30 P.M. THE PURPOSE OF THE HEARING IS TO REVIEW THE APPLICATION FOR ABANDONMENT OF THE DEVELOPMENT ORDER FOR THE LAKEVIEW REGIONAL INFILTRATION DEVELOPMENT CENTER, BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, AND TO DETERMINE WHETHER THE REQUESTED ABANDONMENT SHOULD BE GRANTED OR DENIED. ANY PERSON DESIRING TO BE HEARD ON THIS APPLICATION BY THE PLANNING COMMISSION, THE PLANNING REVIEW COMMITTEE, OR BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING MUST FILE A WRITTEN REQUEST WITH THE PLANNING COMMISSION AND MAY NEED TO PREPARE A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBAL RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDED THE TESTIMONY AND EVIDENCE UPON WHICH THE DECISION IS TO BE BASED. INFORMATION CONCERNING THE APPLICATION FOR ABANDONMENT WILL BE ON FILE AND AVAILABLE FOR EXAMINATION IN THE PALM BEACH COUNTY DEVELOPMENT SERVICES BRANCH, WEST PALM GOVERNMENT CENTER, 7520 LITTLE ROAD, SUITE 202, NEW PORT RICHER, FLORIDA 33404. 1/1

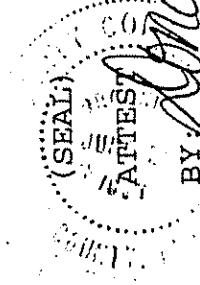
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 1/2/78

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT EFFECTING
THE ABANDONMENT OF THE DEVELOPMENT OF REGIONAL IMPACT
PURSUANT TO CHAPTER 380.06(28), FLORIDA STATUTES.

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners of Pasco County, Florida, by Resolution No. 96-97, dated January 9th, 1996, has adopted an amendment to the Development Order for a Development of Regional Impact knows as The Lakes which was originally approved pursuant to Pasco County Resolution No. 81-64 adopted on February 24, 1981.

The above referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "A" attached hereto and incorporated herein by reference. A copy of the Development Order may be examined upon request at the Office of the Pasco County Growth Management Director, located at Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit "A" nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Jed Pittman, Clerk

BY: Ed Collins, Chairman

Order No. 711581
Embassy Development
December 15, 1977

DESCRIPTION OF

All of Tracts 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 63, and 64 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO all of Tracts 21 and 22 of the Port Richey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14; thence run along the South line of said Section 14, South 89° 30' 04" East, 474.85 feet for a Point of Beginning; thence North 3° 27' 22" East, 991.31 feet; thence South 89° 30' 04" East, 376.39 feet; thence South 00° 21' 29" West, 990 feet to the South line of said Section 14; thence along the South line of said Section 14, North 89° 30' 04" West, 429.97 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 23 for a Point of Beginning; thence run along the North line of said Section 23, South 89° 24' 06" East, 1,311.27 feet; thence South 00° 19' 11" West, 1,645.10 feet; thence North 89° 24' 06" West, 874.18 feet; thence South 00° 19' 11" West, 480 feet; thence North 89° 24' 06" West, 437.09 feet to the West line of the Northeast Quarter (NE 1/4) of said Section 23; thence North 00° 19' 11" East, 2,125.10 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 23; thence run along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 2,007.01 feet for a Point of Beginning; thence continue along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 630 feet; thence South 89° 24' 06" East, 1,284.54 feet; thence South 35° 01' 27" West, 763.76 feet; thence North 89° 24' 06" West, 849.69 feet to the Point of Beginning.

All of the above described parcels being subject to rights-of-way and easements of record.

The above-described parcels contain a total of 377.53 acres more or less, including rights-of-way and easements, lying within said parcels.

ALSO

All of Tracts 20, 22, 61 and 62 in Section 23, Township 25 South, Range 16 East, Pasco County, Florida; said tracts being designated in accordance with the Plat of the Port Richey Company lands recorded in Plat Book 1 at Pages 60 and 61 of the Public Records of Pasco County, Florida.

LESS AND EXCEPT all of Tract 21 and 22 of the Port Nichey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61. of the Public Records of Pasco County, Florida;

ALSO LESS AND EXCEPT that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14;
thence run along the South line of said Section 14,
South 89° 30' 04" East, 474.85 feet for a Point of
Beginning; thence North 3° 27' 22" East, 991.31 feet;
thence South 89° 30' 04" East, 376.39 feet; thence
South 00° 21' 29" West, 990 feet to the South line of
said Section 14; thence along the South line of said
Section 14, North 89° 30' 04" West, 429.97 feet to
the Point of Beginning.

ALSO LESS AND EXCEPT:

A portion of Tract 22 of Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East, Pasco County, Florida, as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of Lot 227 of The Lakes Unit Two as shown on the plat recorded in Plat Book 17, pages 60 through 63, inclusive, for a POINT OF BEGINNING; thence along the West boundary line of said Lot 227, South 00°30'16" West, a distance of 100.00 feet to the North right-of-way line of Fox Hollow Drive as shown on the plat of said The Lakes Unit Two; thence along the North right-of-way line of said Fox Hollow Drive, North 09°29'44" West, a distance of 230.00 feet to the East right-of-way line of Highmoor Lane as shown on the plat of said The Lakes Unit Two; thence along the East right-of-way line of said Highmoor Lane, North 01°03'24" East, a distance of 100.00 feet to the North boundary line of said Section 23; thence along the North boundary line of said Section 23, South 09°29'44" East, a distance of 229.04 feet to the POINT OF BEGINNING.

The above described parcel contains 22,952 square feet, more or less.

ALSO LESS AND EXCEPT:

PARCEL "E-1C"

A portion of Tracts 49 and 52 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East, as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the Southwest 1/4 of said Section 23, North 00°19'11" East, a distance of 1,405.07 feet to the North right-of-way line of Hilltop Drive as it is now established, for a POINT OF BEGINNING; thence along the North right-of-way line of said Hilltop Drive, North 89°30'57" West, a distance of 453.96 feet to the Easterly right-of-way line of Plaza Drive extension as it is now established; thence along the Easterly right-of-way line of said Plaza Drive extension, North 00°19'08" East, a distance of 603.83 feet; thence South 89°24'06" East, a distance of 453.90 feet to the East boundary line of the Southwest 1/4 of said Section 23; thence along the East boundary line of the Southwest 1/4 of said Section 23, the same being the East boundary line of said Tracts 49 and 52, South 00°19'12" West, a distance of 601.87 feet to the POINT OF BEGINNING; the South 10 feet of the above described parcel being subject to an easement; the East 15 feet of said Tracts 49 and 52 being subject to the original Port Richey Land Company road right-of-way.

The above described parcel contains 6.203 acres more or less.

EXHIBIT "A"

Page 4 of 6

ALSO LESS AND EXCEPT:

Parcel "E-1D.1"

A portion of Tract 57 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the Southwest 1/4 of said Section 23, North 00° 19' 11" East, a distance of 908.06 feet to the Northeast corner of Crane's Roost Unit Four as shown on the plat recorded in Plat Book 21, pages 147 and 148 of the Public Records of Pasco County, Florida, for a POINT OF BEGINNING; thence along the North boundary line of said Crane's Roost Unit Four, North 89° 40' 48" West, a distance of 453.96 feet to the East right-of-way line of Plaza Drive as it is now established; thence along the East right-of-way line of said Plaza Drive, North 00° 19' 12" East, a distance of 156.45 feet; thence South 09° 30' 57" East, a distance of 200.00 feet; thence North 00° 19' 00" East, a distance of 200.00 feet to the South right-of-way line of Hilltop Drive as it is now established; thence along the South right-of-way line of said Hilltop Drive, South 89° 30' 57" East, a distance of 253.96 feet to the East boundary line of the Southwest 1/4 of said Section 23; thence along the East boundary line of the Southwest 1/4 of said Section 23, South 00° 19' 11" West, a distance of 356.21 feet to the POINT OF BEGINNING.

This legal description is based on the East boundary line of said Tract 57 being the same as the East boundary line of the Southwest 1/4 of said Section 23.

The above described parcel contains 2.795 acres more or less.

ALSO LESS AND EXCEPT:

Parcel "E-1D.2"

A portion of Tract 57 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the Southwest 1/4 of said Section 23, North 00° 19' 11" East, a distance of 908.06 feet to the Northeast corner of Crane's Roost Unit Four as shown on the plat recorded in Plat Book 21, pages 147 and 148 of the Public Records of Pasco County, Florida; thence along the North boundary line of said Crane's Roost Unit Four, North 89° 40' 48" West, a distance of 453.96 feet to the East right-of-way line of Plaza Drive as it is now established; thence along the East right-of-way line of said Plaza Drive, North 00° 19' 08" East, a distance of 156.45 feet for a POINT OF BEGINNING; thence continue along the East right-of-way line of said Plaza Drive, North 00° 19' 08" East, a distance of 200.00 feet to the South right-of-way line of Hilltop Drive as it is now established; thence along the South right-of-way line of said Hilltop Drive, South 89° 30' 57" East, a distance of 200.00 feet; thence South 00° 19' 08" West, a distance of 200.00 feet; thence North 09° 30' 57" West, a distance of 200.00 feet to the POINT OF BEGINNING.

The above described parcel contains 0.918 acres more or less.

ALSO LESS AND EXCEPT:

PARCEL "E-2"

A portion of the Northeast 1/4 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the West 1/4 of said Section 23, North 0° 19' 11" East, a distance of 2,961.39 feet to the Easterly boundary line of a 120.00 foot wide easement as described in Official Records Book 801, pages 144 through 151 of the Public Records of Pasco County, Florida; thence along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 241.14 feet for a POINT OF BEGINNING; thence continue along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 120.00 foot wide easement, North 41° 23' 30" East, a distance of 424.10 feet to the boundary line of the O. J. Harvey parcel as described in Official Records Book 101, pages 474 and 475 of the Public Records of Pasco County, Florida; thence along the boundary line of said O. J. Harvey parcel, South 0° 09' 11" West, a distance of 321.07 feet; thence continue along the boundary line of said O. J. Harvey parcel, North 89° 24' 06" West, a distance of 270.65 feet to the POINT OF BEGINNING.

The above described parcel contains 1.027 acres more or less.

ALSO LESS AND EXCEPT:

PARCEL "E-3"

A portion of the Northeast 1/4 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the West 1/2 of said Section 23, North 0° 19' 11" East, a distance of 2,961.39 feet to the Easterly boundary line of a 120.00 foot wide easement as described in Official Records Book 801, pages 144 through 151 of the Public Records of Pasco County, Florida; thence along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 875.17 feet to the boundary line of the O. J. Harvey parcel as described in Official Record Book 101, pages 474 and 475 of the Public Records of Pasco County, Florida; for a POINT OF BEGINNING; thence continue along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 1,120.54 feet to the East boundary line of said O. J. Harvey parcel; thence along the East boundary line of said O. J. Harvey parcel, South 0° 19' 11" West, a distance of 840.31 feet; thence continue along the boundary line of said O. J. Harvey parcel, North 89° 24' 06" West, a distance of 736.24 feet to the POINT OF BEGINNING.

The above described parcel contains 7.170 acres more or less.

RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF PASCO COUNTY, FLORIDA,
APPROVING THE ABANDONMENT OF THE LAKES
DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, pursuant to Pasco County Resolution No. 81-64, Pasco County enacted the original Development Order for The Lakes DRI authorizing 1,425 single family units, 196 multi-family residences, and 16.8 acres of C-2, general commercial development; and,

WHEREAS, pursuant to Pasco County Resolution No. 83-009, Pasco County, at the request of the developer, reduced the number of authorized residential units to 1,574 units, while increasing the original 84,000 square feet of gross leasable area for commercial to 167,000 square feet along with an increase in commercial acreage from 16.8 acres to 17.5 acres; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-134, an Amendment to Resolution 81-64, amending a portion of the conditions in Paragraphs A.14, B.1, B.2, B.6, B.7, B.11 VIII and B.17 to reflect changes in the Master Development Plan, the zoning, and access on Plaza Drive; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-152, an Amendment to Resolution 81-64, as amended, amending the conditions set forth in Paragraph 11 of said Development Order by adding a new paragraph at the end of Subparagraph I; providing for alternatives in the event an interim transportation improvement plan is not adopted, including the payment of a road impact fees; providing for a finding of notice of substantial deviation; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 84-68, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraphs A.14, B.2, B.6, and B.7 to reflect change in the Master Development Plan, the zoning and access on Plaza Drive; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 86-119, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraph A.14, to extend the period of time for the Boys and Girls Club Facility to February 1989; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-42, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraphs A.14 and B.1, VIII, and adding a new condition Paragraph B.11, IX, to provide for a church and private school on the west side of Plaza Drive; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted Resolution No. 87-141, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraph A.4 to allow for the Deaf Service Center Facility; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted Resolution No. 87-182, an Amendment to Resolution 81-64, as amended, amending the duration of the Development Order in Paragraph F.2 with a new termination date of December 30, 1989; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 88-213, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions to allow a Pasco County Branch Library in lieu of multi-family units; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-54, an Amendment to Resolution 81-64, as amended, amending and approving revisions to the Master Development Plan to allow an additional access cut onto Little Road from a portion of the Development of Regional Impact property; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-92, an Amendment to Resolution 81-64, was amended, to correct a scrivener's error in Resolution No. 90-54; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution 91-143, an amendment to Resolution 81-64, as amended, to extend the duration of the Development Order and to amend the boundaries of the Development of Regional Impact Property by deleting certain properties; and,

WHEREAS, the developer has filed its request to have the Development of Regional Impact abandoned based upon the fact that all residential units and commercial development completed to date, as well as all remaining incomplete residential and commercial development will not exceed eighty percent (80%) of any applicable threshold for developments of regional impact; and,

WHEREAS, it is anticipated that no substantial development will occur in the immediate future and, if such further development does in fact occur, the same may be addressed through the County's existing Land Development Code without any adverse impact; and,

WHEREAS, the Board of County Commissioners of Pasco County, Florida makes the following findings of fact:

1. Metro Communities of Pasco, Inc. has filed a request for the abandonment of a previously approved Development of Regional Impact.

2. The developer has submitted a request for abandonment to the Pasco County Growth Management Department for its review and consideration and recommendation to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs.

3. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.

4. The Board of County Commissioners of Pasco County has reviewed the above-referenced request of the developer and determined that the request complies with the requirements of Section 380.06(26), Florida Statutes, and applicable regulations of the Administration Commission.

5. The development is in compliance with all terms and conditions of the Development Order, including the required development schedule.

6. All required improvements and mitigation measures for the proposed development are in fact in place and available.

7. The developer has complied with all conditions of approval imposed by the terms of the Development Order upon The Lakes Development of Regional Impact.

8. Approximately 1,294 residential units have been constructed within the boundaries of the Development of Regional Impact which represents less than eighty percent (80%) of the applicable threshold.

9. Approximately 133,541 square feet of retail commercial area has been constructed which constitutes less than eighty percent (80%) of the applicable threshold for commercial development.

10. The combined retail and residential development which have been completed to date does not exceed eighty percent (80%) of the multi-use threshold for developments of regional impact.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that:

1. The determinations set forth above for The Lakes Development of Regional Impact are true and correct with respect to The Lakes DRI.

2. The Lakes Development of Regional Impact as originally approved by Pasco County Resolution No. 81-64 is hereby determined not to exceed eighty percent (80%) of any applicable threshold.

3. The developer is hereby found to have complied with all appropriate conditions of the resolution relative to said Development of Regional Impact.

4. The developer shall be allowed to proceed with any remaining development under the terms and conditions of the

County's Comprehensive Plan and Land Development Code without necessity for further development of regional impact, so long as ultimate development densities do not exceed those thresholds established for developments of regional impact. Development occurring after abandonment shall not exceed 130 residential units and 27,279 square feet of commercial development.

5. The developer shall no longer be required to file annual reports or other monitoring reports relative to activity within the development.

6. The new proposed plan of development (after abandonment) does not contemplate encroachment on any of the wetlands within the project area. The new proposed plan of development does not propose developments in any areas previously set aside or identified for preservation or protection in the Pasco County Comprehensive Plan, the Tampa Bay Regional Planning Council Regional Policy Plan, the State Land Development Plan, or State Comprehensive Plan. The new proposed plan of development does not have any significant regional impacts.

7. The developer has complied with all applicable conditions of the DRI development order which authorizes existing development.

8. The developer has not relied upon benefits granted to an authorized DRI, pursuant to Chapters 163.403, and 380, F.S., which would not otherwise be available after abandonment.

9. The proposed development after abandonment will be consistent with the State Comprehensive Plan, the Tampa Bay Regional Planning Council Regional Policy Plan, and the Pasco County Comprehensive Plan. Current development is consistent with the existing Pasco County Comprehensive Plan, the State Comprehensive Plan, the State Land Development Plan, and the Tampa Bay Regional Planning Council Policy Plan.

10. The development is eligible to request abandonment pursuant to Rule 9J-2.0251, FAC, and Subsection 380.06(26), F.S.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 9th day of January, 1996, that pursuant to

the authority granted in Subsection 380.06(26), F.S., and Rule 9J-2.0251, FAC, the development order approving The Lakes Development of Regional Impact is hereby abandoned with conditions (see Exhibit "A").

DONE AND RESOLVED this 9th day of January, 1996.

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA



Donald Schmitt
Jed Pittman, Clerk

By:

Ed Collins

Ed Collins, Chairman

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

By:

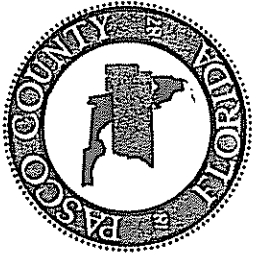
[Signature]

Attorney

"EXHIBIT A"

Conditions of Approval for Abandonment
The Lakes Development of Regional Impact

1. The developer/owners shall comply with the following zoning conditions of approval:
 - a. Parcel ID No. 23-25-16-0010-00100-0000, Rezoning Petition No. 4428, approved October 8, 1991.
 - b. Parcel ID No. 23-25-16-0010-01800-0000, Rezoning Petition No. 4429, approved October 8, 1991.
 - c. Parcel ID Nos. 23-25-16-0010-05200-0020, 23-25-16-0010-05700-0000, and 23-25-16-0010-05800-0000, Resolution No. 83-01RZ, approved October 22, 1982.
- Any further rezoning will be subject to the regulations in effect at the time of the rezoning.
2. The developers/owners (Metro Communities of Pasco, Inc.) agree to waive, relinquish, and release any vested rights under Subsection 163.3167(8), Florida Statutes, which may have arisen by virtue of the approved DRI. Future development will be subject to the goals, objectives, and policies in the Pasco County Comprehensive Plan, and all regulations within the Pasco County Land Development Code.
3. Future development on this property will not exceed 80 percent of any DRI threshold. The maximum number of residential units approved will not exceed 130, and the maximum gross leasable area will not exceed 27,279 square feet for the remaining development.
4. All development on this property will be done in compliance with the applicable Federal, State, local, and regional agency permitting requirements.
5. The developer shall donate \$100.00 per dwelling unit (unless modified by ordinance) to the County prior to each record plat approval or where no record plat is required prior to each Building Permit for each increment. The developer shall also provide to the County a \$50.00 per dwelling unit (unless modified by ordinance) park service fee prior to each record plat approval for each increment, or where no record plat is required, prior to each Building Permit for each increment.
6. The developer shall donate \$50.00 per dwelling unit for public education facilities in lieu of school site and pro rata construction costs. The 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 multifamily Building Permit.
7. The developer shall donate \$25.00 per dwelling unit for public safety facilities and equipment in lieu of fire station and pro rata construction costs. The 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 multifamily Building Permit.



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

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

J. Ben Harrill, Esq.
County Attorney

Lisa C. Bennett, Esq.
Karla A. Stetter, Esq.
Edward B. Helvenston, Esq.

April 30, 1987

Suzanne Cooper
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702-2491

Dear Ms. Cooper:

Please find attached a resolution by the Pasco County Board of County Commissioners amending The Lakes Development of Regional Impact Development Order to extend and provide for a new termination date of December 30, 1989. This resolution was approved by the Board at the April 28, 1987 Commission meeting.

If you have any questions regarding this matter, please do not hesitate to call me or Douglas Uden at (813) 847-8132.

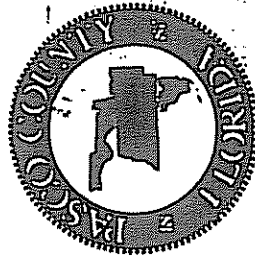
Sincerely yours,

Karla A. Stetter
Assistant County Attorney

KAS/jh
Attachment

cc: Douglas Uden

12-1-1987
100-1-1-1987



PASCO COUNTY, FLORIDA

DADE CITY (904) 521-4274
FAX (813) 847-8084
NEW PORT RICHEY (813) 847-8132

PLANNING AND ZONING DEPT.
PASCO COUNTY GOVT. COMPLEX
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654

February 12, 1991

Ms. Marina Gonzalez-Pennington
Department of Community Affairs
Division of Resource Planning
and Management
Bureau of State Planning
2740 Centerview Drive
Tallahassee, FL 32399-2100

CERTIFIED MAIL NO. P 503 036 832
RETURN RECEIPT REQUESTED

and

Ms. Suzanne Cooper, AICP
Tampa Bay Regional Planning Council
DRI Section
9455 Koger Boulevard
St. Petersburg, FL 33702

CERTIFIED MAIL NO. P 503 036 831
RETURN RECEIPT REQUESTED

Dear Ladies:

Please find enclosed certified copies of Resolution No. 91-143, dated February 5, 1991, adopting an amendment to The Lakes Development of Regional Impact Development Order.

Sincerely,

Dean R. Neal

Dean R. Neal
Senior Planner

DRN/b021102:wp

Enclosures

cc: Samuel P. Steffey II, Planning Director

mailed 2/13/91
received 2/14/91

THE LAKES DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION.

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 81-64, a Development of Regional Impact (DRI) Development Order; and

WHEREAS, the DRI Development Order authorized development of 1,621 residential units and 84,000 square feet of gross leasable area on 16.8 acres for a total of 418.75 acres and a termination date of February 17, 1987; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-009, an Amendment to Resolution No. 81-64, altering the boundaries of Units 3, 8, 9, and 10, and changed the transportation condition to allow one vehicular access roadway on Plaza Drive to serve the commercial center. The access was to be constructed as a four-lane, divided entrance road with acceleration/deceleration lanes and separate turn lanes on Plaza Drive. Additionally, the residential units were reduced to 1,574; the commercial square footage was increased to 167,000 gross leasable square feet on 17.5 acres; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-134, an Amendment to Resolution No. 81-64, amending a portion of the conditions in Paragraphs A.14, B.1, B.2, B.6, B.7, B.11, VIII, and B.17, to reflect change in the Master Development Plan, the zoning, and access on Plaza Drive. Specifically, the Resolution authorized a church east of Plaza Drive and subdivision of adjacent acreage into four residential lots; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-152, an Amendment to Resolution No. 81-64, as amended, amending the conditions set forth in Paragraph 11 of said Development Order by adding a new paragraph at the end of Subparagraph I; providing for alternatives in the event an interim transportation improvement plan is not adopted, including the payment of a road impact fee. The main effect of this Resolution was to authorize the developer, upon payment of impact fees, to go forward without the County's adoption of an Interim Transportation Improvements Plan; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 84-68, an Amendment to Resolution No. 81-64, as amended, amending the conditions in Paragraphs A.14, B.2, B.6, and B.7, to reflect change in the Master Development Plan, the

zoning, and access on Plaza Drive. Specifically, this Resolution authorized temporary use of a parcel west of Plaza Drive as the Boys and Girls Club of Pasco County; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 86-119, an Amendment to Resolution No. 81-64, as amended, amending a portion of the conditions in Paragraph A.14, to extend the period of time for The Boys and Girls Club facility to February 1989; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-42, an Amendment to Resolution No. 81-64, as amended, amending the conditions in Paragraphs A.13 and B.11, VIII, and adding a new condition, Paragraph B.11, IX, to provide for a church and private school in the west side of Plaza Drive in place of 117 patio homes; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-141, an Amendment to Resolution No. 81-64, as amended, amending a portion of the conditions in Paragraph A.14, to allow for the Deaf Service Center facility; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-182, an Amendment to Resolution No. 81-64, as amended, amending the duration of the Development Order in Paragraph F.2, with a new termination date of December 30, 1989; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 88-213, an Amendment to Resolution No. 81-64, as amended, amending a portion of the conditions to allow a Pasco County branch library in lieu of certain residential units; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-54, an Amendment to Resolution No. 81-64, as amended, amending and approving revisions to the Master Development Plan to allow an additional access cut on to Little Road from a portion of the Development of Regional Impact property and to extend the termination of the Development Order to complete construction on a lot; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-92, an Amendment to Resolution No. 81-64, as amended, to correct a scrivener's error in Resolution No. 90-54; and

WHEREAS, the Developer has filed a Notice of Proposed Change and an Application for an Amendment to the Development Order, as amended, to amend the boundaries of the Development of Regional Impact property by deleting therefrom the properties described on composite Exhibit "A" attached hereto, and to further relocate 9,000 square feet of allowable commercial uses onto 2.003 acres within the Development of Regional Impact property, and to further extend the termination date of The Lakes DRI through December 30, 1993; and

WHEREAS, the request by the Developer to relocate commercial uses does not increase the total square footage of commercial uses heretofore approved; and

WHEREAS, the DRI Development Order terminated on December 31, 1989, and has been revived by an Agreement entered into by the Developer, the Florida Department of Community Affairs, and Pasco County, Florida, attached hereto as Exhibit "B"; and

WHEREAS, the Notice of Proposed Change and Application for an Amendment to the Development Order includes a new Master Plan and legal description for the property, attached hereto as Composite Exhibit "C"; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

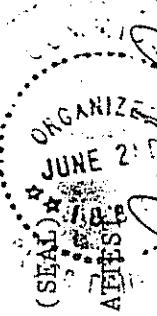
1. Metro Communities of Pasco, Inc., has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form No. DRM-08-86.
2. The Developer has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Planning and Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.
3. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.
4. The Board of County Commissioners of Pasco County has given 15 days notice, and held a public hearing considering the above-referenced request on February 5, 1991.
5. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.
6. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed changes to The Lakes Development of Regional Impact do not constitute a substantial deviation and, therefore, do not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes.
2. The property described on composite Exhibit "A" attached hereto is hereby deleted as a part of the Development of Regional Impact property.
3. Nine thousand square feet of presently allowable commercial use is hereby transferred to the property described on composite Exhibit "B" attached hereto.

4. The duration of the Development Order is hereby extended with a new buildout date of December 30, 1993.

DONE AND RESOLVED THIS 5th DAY OF February, 1991.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY:

Jed Pittman

JED PITTMAN, CLERK

BY:

Mike Wells

MIKE WELLS, CHAIRMAN

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

BY:

Debra M. McGehee

Attorney

THE ABOVE-REFERENCED AGREEMENT, ENTERED INTO BY THE DEVELOPER, PASCO COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS IS INCORPORATED HEREIN AND MADE A PART OF THIS AGREEMENT.

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 91-143 dated February 5, 1991, has adopted an amendment to the Development Order for a Development of Regional Impact known as The Lakes (Resolution No. 81-64). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "C" of the Development Order.

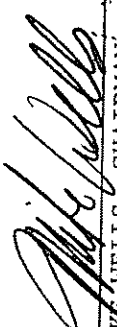
A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit "C" nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

State of Florida)

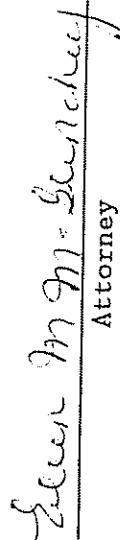
County of Pasco)

The foregoing Notice of Adoption of Development Order was acknowledged before me this 5th day of FEBRUARY, 1991.


MIKE WELLS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS


Notary Public
State of Florida at Large
My Commission Expires: 12/31/91
DEPUTY CLERK

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


Attorney



PASCO COUNTY, FLORIDA

PLANNING AND ZONING DEPARTMENT
PASCO COUNTY GOVERNMENT CENTER
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654
(813) 847-8193

March 20, 1990

Ms. Julia Greene
Executive Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard, Suite 219
St. Petersburg, FL 33702

Re: The Lakes Development Order Amendment
Development of Regional Impact
Substantial Deviation Determination

Dear Ms. Greene:

Please be advised that on February 27, 1990, the Pasco County Board of County Commissioners adopted Resolution No. 90-92. Said Development Order Amendment is enclosed and rendered to the Tampa Bay Regional Planning Council.

If you should require anything further, please contact me at the above number.

Sincerely,

Carlene R. Carson
Planner II

CRC/sj

Enclosure

cc: Daniel Martin Esquire, P.O. Box 786, New Port Richey, FL 34291-0786
Samuel P. Steffey II, Planning Director

BY COMMISSIONER

Safrenk

RESOLUTION NO.

90-92

THE LAKES DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, AND RESOLUTION NO. 90-54, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL AND TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER, AND

WHEREAS, on February 24, 1981, the Board of County Commissioners of Pasco County adopted by Resolution No. 81-64, a Development of Regional Impact Development Order approving, with conditions, The Lakes Development of Regional Impact consisting of 1,621 residential units and commercial/professional development totaling 16.8 acres.

WHEREAS, the Development Order for The Lakes Development of Regional Impact was subsequently amended on October 26, 1982 (Resolution No. 83-009), July 26, 1983 (Resolution No. 83-134), September 6, 1983 (Resolution No. 83-152), February 7, 1984 (Resolution No. 84-68), February 11, 1986 (Resolution No. 86-119), March 24, 1987 (Resolution No. 87-141), April 28, 1987 (Resolution No. 87-182), and June 7, 1988 (Resolution No. 88-213).

WHEREAS, on November 3, 1989, Cateret Savings Bank filed a notification requesting a change to an approved development order, pursuant to Section 380.06(19), Florida Statutes, to allow an additional access cut onto Little Road from the Commercial Parcel D of Unit 3, and the extension of the Development Order termination date for Parcel D of Unit 3 from December 30, 1989, to June 30, 1991.

WHEREAS, the culmination of that review resulted in the local government's determination that the proposed change was nonsubstantial, and on December 19, 1989, Resolution No. 90-54, approving said changes was adopted.

WHEREAS, Resolution No. 90-54 was found by the Tampa Bay Regional Planning Council to be inconsistent with Rule No. 9J-2, Florida Administrative Code, due to scrivener errors contained within the document.

WHEREAS, the Board of County Commissioners of Pasco County has made the following findings of fact:

1. A description of the real property encompassed by this Development Order amendment is attached hereto as Exhibit "A".

2. On November 3, 1989, Cateret Savings Bank has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form BRM-08-86.

3. The developer has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Planning and Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.

4. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.

5. The Board of County Commissioners of Pasco County has given 15 days notice and held a public hearing considering the above-referenced request on December 19, 1989.

6. The Tampa Bay Regional Planning Council has exercised their right to participate at the public hearing.

7. The Board of County Commissioners has received and considered the recommendations of the Pasco County Planning and Zoning Department and the Development Review Committee.

8. On February 15, 1990, during a regularly held meeting of the Tampa Bay Regional Planning Council, the Council voted to appeal the adopted Development Order for The Lakes due to errors of the scrivener within the document.

9. The Board of County Commissioners of Pasco County has given 15 days notice and held a public hearing considering corrections to the resolution approved on December 19, 1989.

10. At both public hearings, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.

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

WHEREAS, the Board of County Commissioners hereby finds the following conclusions of law:

1. This Development of Regional Impact Amendment will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the Application.

2. This Development of Regional Impact Amendment is consistent with the State Land Development Plan.

3. This Development of Regional Impact Amendment is consistent with the adopted Pasco County Comprehensive Plan and Local Land Development Regulations.

4. The above-referenced proposed change to The Lakes Development of Regional Impact is not a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that the proposed change to The Lakes Development of Regional Impact is approved and Resolution No. 81-64, as amended, and Resolution No. 90-54 are hereby amended incorporating the following changes:

B.11. Transportation

IV. Dedication, on appropriate record plats, of access rights to the County along Little Road (f/k/a Plaza Drive) with landscape berming. Only oneA total of two vehicular accessesroadway will be allowed on Plaza-DriveLittle Road, one of which will serves the existing commercial center and one which will serve commercial Parcel D of Unit 3. The commercial center access shall be constructed as a four-lane divided entrance road with FDOT Case IV acceleration/deceleration lanes and separate turn lanes on Plaza DriveLittle Road.

VIII. The developer shall construct a right-in/right-out, only access driveway onto Little Road, a deceleration lane east of the Embassy Boulevard entrance, and a median on Embassy Boulevard which substantially conforms to plans entitled Access Driveway Plan, Amoco Oil Company, Little Road and Embassy Boulevard dated November 1, 1989, and prepared by Greenhorne and O'Mara. Actual review and approval of stated improvements shall occur subsequent to site plan submittal, in accordance with Article III, Chapter 20, of the Pasco County Code of Laws and Ordinances.

D. General Conditions Restricting Development

4. All conditions of Resolution No. 81-64, as amended, shall remain in full force and effect unless specifically superseded by this development order amendment.

F. Duration

3. The amended Development Order deadline for commencing physical development on Parcel D of Unit 3 shall be June 30, 1990.

4. The amended Development Order termination date for Parcel D of Unit 3 shall be June 30, 1991.

5. The local government agrees that Parcel D of Unit 3 shall not be subject to down-zoning or intensity reduction through June 30, 1991.

DONE AND RESOLVED THIS 27th DAY OF February, 1990.

(SEAL)
ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Ted Pittman
CLERK
By: Elaine H. Mitchell, DC

BY: Curtis L. Law
CURTIS L. LAW, CHAIRMAN

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

BY: [Signature]
Attorney

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE. WITNESS MY HAND AND THE COUN-
TY'S OFFICIAL SEAL THIS 27th day of February, 1990.
JED PITTMAN, CLERK TO THE BOARD
BY: Elaine H. Mitchell, D.C.

EXHIBIT "A"

A portion of Tract 52 of the Port Richey Land Company subdivision of Section 23, Township 25 South, Range 16 East, as shown on plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 23; thence run along the south boundary line of said Section 23, South 89°46'21" East, a distance of 2,149.73 feet to the West right-of-way line of Plaza Drive extension as described in Official Record Book 881, pages 144 through 151, inclusive, of the Public Records of Pasco County, Florida; thence along the West right-of-way line of said Plaza Drive extension, North 0°19'08" East, a distance of 1,418.81 feet to the Northerly right-of-way line of Embassy Boulevard as shown on the Plat of The Lakes Unit Three recorded in Plat Book 18, pages 20, 21 and 22 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along the Northerly right-of-way line of said Embassy Boulevard, North 89°38'57" West, a distance of 129.38 feet; thence continue along the Northerly right-of-way line of said Embassy Boulevard, a distance of 80.66 feet along the arc of a curve to the left, said curve having a radius of 2,042.00 feet and a chord of 80.63 feet which bears South 88°51'52" West; thence North 0°19'08" East, a distance of 201.98 feet; thence South 89°40'52" East, a distance of 210.00 feet to the West right-of-way line of said Plaza Drive extension; thence along the West right-of-way line of said Plaza Drive extension, South 0°19'08" West, a distance of 200.00 feet to the POINT OF BEGINNING.

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 90-92 dated February 27, 1990, has adopted an amendment to the Development Order for a Development of Regional Impact known as The Lakes (Resolution 81-64). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit A of Resolution No. 90-92.

A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

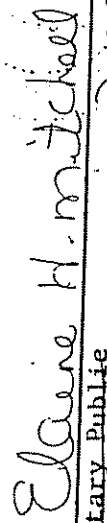
The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit A nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.


CURTIS L. LAW, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

State of Florida)

County of Pasco)

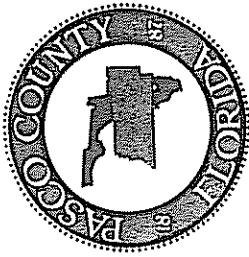
The foregoing Notice of Adoption of Development Order was acknowledged before me this 27th day of February, 1990.


Notary Public

State of Florida at Large
My Commission Expires:

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

Attorney



PASCO COUNTY, FLORIDA

DADE CITY (904) 521-4274
FAX (813) 847-8084
NEW PORT RICHEY (813) 847-8132

PLANNING AND ZONING DEPT.
PASCO COUNTY GOVT. COMPLEX
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654

January 18, 1989

Ms. Julia Greene
Executive Director
Tampa Bay Regional
Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: The Lakes Development of Regional Impact

Dear Ms. Greene:

Please be advised that on December 19, 1989, the Pasco County Board of County Commissioners adopted Resolution No. 90-54, approving with conditions The Lakes Development of Regional Impact Development Order amendment. Said Development Order amendment is enclosed and is hereby rendered to the Tampa Bay Regional Planning Council.

If you have any questions, please do not hesitate to call me.

Sincerely,

Tammy B. Vrana
Tammy B. Vrana
Planner II

TBV/t011803:wp

Enclosure

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 90-54 dated December 19, 1989, has adopted an amendment to the Development Order for a Development of Regional Impact known as The Lakes (Resolution 81-64). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit A of the Development Order.

A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit A nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

State of Florida)
County of Pasco)

Curtis L. Law
CURTIS L. LAW, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

The foregoing Notice of Adoption of Development Order was acknowledged before me this 19th day of December, 1989.

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING
TRUE AND CORRECT COPY OF THE DEVELOPMENT
ORDER HAS BEEN RECORDED IN THE
PUBLIC RECORDS OF THE COUNTY OF PASCO
JED RITTMAN, CLERK TO THE BOARD
BY Elaine H. Mitchell

Elaine H. Mitchell
~~Notary Public~~ Deputy clerk
State of ~~Florida~~ at Large
My Commission Expires: _____

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

Attorney

THE LAKES DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL AND TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on February 24, 1981, the Board of County Commissioners of Pasco County adopted by Resolution No. 81-64, a Development of Regional Impact Development Order approving, with conditions, The Lakes Development of Regional Impact.

WHEREAS, on November 6, 1989, Cateret Savings Bank filed a Notification Requesting a Change to an Approved Development Order, pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. Resolution No. 81-64 allowed development of 1,621 residential units and commercial/professional development totaling 16.8 acres.
2. Cateret Savings Bank has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form BRM-08-86.
3. The developer has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Planning and Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.
4. The proposed change would allow an additional access cut onto Little Road from the Commercial Parcel D and the extension of the Development Order termination date from December 30, 1989, to June 30, 1991.
5. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.
6. The Board of County Commissioners of Pasco County has given 15 days notice and held a public hearing considered the above-referenced request on December 19, 1989.
7. Neither the Tampa Bay Regional Planning Council nor the Florida Department of Community Affairs has exercised their right to participate at the public hearing.
8. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.
9. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

10. The Board of County Commissioners has received and considered the recommendations of the Pasco County Planning and Zoning Department and the Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed change to The Lakes Development of Regional Impact is not a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.

2. The proposed change to The Lakes Development of Regional Impact is approved and Resolution No. 81-64 hereby amended incorporating the following changes.

a. Dedication, on appropriate record plat, of access rights to the County along Little Road (f/k/a Plaza Drive) with landscape berm. A total of two vehicular accesses will be allowed on Little Road, one of which serves the existing commercial center and one of which will serve commercial Parcel D of Unit 3.

b. The developer will construct a right-in, right-out only access driveway onto Little Road, a deceleration lane east of the Embassy Boulevard entrance, and a median on Embassy Boulevard which substantially conforms to plans entitled Access Driveway Plan, Amoco Oil Company, Little Road and Embassy Boulevard dated November 1, 1989, and prepared by Greenhorne and O'Mara. Actual review and approval of stated improvements shall occur subsequent to site plan submittal, in accordance with Article III, Chapter 20, of the Pasco County Code of Laws and Ordinances.

c. The amended development order deadline for commencing physical development of the proposed change to Parcel D of Unit 3 to June 30, 1990.

d. The amended development order termination date for Parcel D of Unit 3 that reasonably reflects the time required to complete the changes is to June 30, 1991.

e. The local government agrees that the changes to Parcel D of Unit 3 shall not be subject to down-zoning or intensity reduction through June 30, 1991.

DONE AND RESOLVED THIS 19th DAY OF December, 1989.

(SEAL)

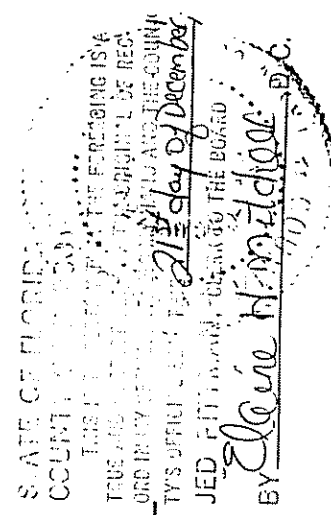
ATTEST:

BY: Jed Pittman
JED PITTMAN, CLERK
By: Elaine H. Mitchell, DC

BY: Curtis L. Law
CURTIS L. LAW, CHAIRMAN

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

BY: _____
Attorney

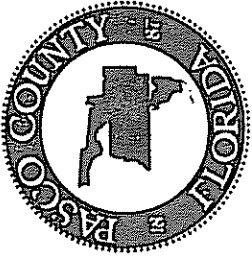


2)

EXHIBIT "A"

A portion of Tract 52 of the Port Richey Land Company subdivision of Section 23, Township 25 South, Range 16 East, as shown on plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 23; thence run along the south boundary line of said Section 23, South 89°46'21" East, a distance of 2,149.73 feet to the West right-of-way line of Plaza Drive extension as described in Official Records of Book 881, pages 144 through 151, inclusive, of the Public Records of Pasco County, Florida; thence along the West right-of-way line of said Plaza Drive extension, North 0°19'08" East, a distance of 1,418.81 feet to the Northerly right-of-way line of Embassy Boulevard as shown on the Plat of The Lakes Unit Three recorded in Plat Book 18, pages 20, 21 and 22 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along the Northerly right-of-way line of said Embassy Boulevard, North 89°38'57" West, a distance of 129.38 feet; thence continue along the Northerly right-of-way line of said Embassy Boulevard, a distance of 80.66 feet along the arc of a curve to the left, said curve having a radius of 2,042.00 feet and a chord of 80.63 feet which bears South 88°51'52" West; thence North 0°19'08" East, a distance of 201.98 feet; thence South 89°40'52" East, a distance of 210.00 feet to the West right-of-way line of said Plaza Drive extension; thence along the West right-of-way line of said Plaza Drive extension, South 0°19'08" West, a distance of 200.00 feet to the POINT OF BEGINNING.



PASCO COUNTY, FLORIDA

DADE CITY
NEW PORT RICHEY

(904) 521-4274
(813) 847-8132

PLANNING DEPARTMENT
PASCO COUNTY GOVT. CENTER
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654

July 8, 1988

Ms. Suzanne Cooper, DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: The Lakes and Beacon Woods East,
Substantial Deviation Determinations

Dear Ms. Cooper:

The purpose of this letter is to inform your agency that the Pasco County Board of County Commissioners held public hearings to determine if proposed changes to The Lakes and Beacon Woods East Development of Regional Impact Development Orders constitute substantial deviations. The Board met on May 24, 1988, and determined the proposed changes not to be substantial deviations to the Development Orders.

Copies of the resolutions amending the Development Orders are attached along with the Notices of Adoption.

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

Sincerely,

Elizabeth A. Eginton
Elizabeth A. Eginton
Senior Planner

EAE/v070802:wp

Attachments

cc: William G. Munz, Deputy Assistant County Administrator
Samuel P. Steffey, II, Planning Director
Frederick J. Lowndes, Acting Zoning Administrator

19/10/88
[Signature]

THE LAKES DEVELOPMENT ORDER AMENDMENT

DEVELOPMENT OF REGIONAL IMPACT

NONSUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION.

WHEREAS, on February 24, 1981, the Board of County Commissioners of Pasco County adopted, by Resolution No. 81-64, a Development of Regional Impact Development Order approving, with conditions, The Lakes Development of Regional Impact consisting of 11,621 residential units and commercial/professional development totaling 16.8 acres; and

WHEREAS, on April 15, 1988, The Pasco County Libraries Division filed an application requesting a nonsubstantial deviation determination pursuant to Section 380.06(19), Florida Statutes; and

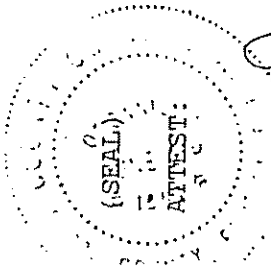
WHEREAS, the proposed change would substitute a branch library for multifamily dwelling units; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. The Pasco County Libraries Division has filed an application for a nonsubstantial deviation determination.
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 developer has submitted simultaneously to Pasco County, the Tampa Bay Regional Planning Council (TBRPC), and the State Department of Community Affairs (DCA) the request for approval of a proposed change.
4. Pasco County has given 15 days notice and scheduled a public hearing.
5. Neither the TBRPC or DCA has exercised their right to participate at the public hearing.
6. The Board of County Commissioners of Pasco County has held a public hearing on the above-referenced requests on June 7, 1988.
7. At the public hearing, 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 hearing, 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 recommendation of the Pasco County Planning Department.
- NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:
1. The above-referenced proposed change to The Lakes Development of Regional Impact does not constitute a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes.
 2. The proposed change to The Lakes Development of Regional Impact is approved and Resolution No. 81-64 hereby amended incorporating the approved changes.

DONE AND RESOLVED THIS 7th DAY OF June, 1988.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY:

JED PITTMAN, CLERK

By: Julie A. Hattzshouer, D.C.

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

BY:

SYLVIA YOUNG, CHAIRMAN

BY:

Attorney

9.00 N
1.50
10.50

NOTICE OF ADOPTION OF DEVELOPMENT ORDER

The Lakes 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. 88-23, dated June 7, 1988, has adopted an amendment to a Development Order for the Development of Regional Impact known as The Lakes. A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The 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)


SYLVIA YOUNG, Chairman
Board of County Commissioners
By: Mike Wells, Vice-Chairman

The foregoing Notice of Adoption of Development Order was acknowledged before me this 7th day of June, 1988.


Notary Public
State of Florida at Large
My Commission Expires

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

RECORDED VERIFIED
JED PITTMAN
Asst. Circuit Court, Pasco County

Attorney

FILED
JUN 20 4 22 PM '88
465436

See Mark
(See 1/1/1)

DESCRIPTION

Commence at the Northwest corner of said Section 23, Township 25 South, Range 16 East; thence run along the North boundary line of the Northwest $\frac{1}{4}$ of said Section 23, South $89^{\circ}29'41''$ East, a distance of 1,715.37 feet, to the Northerly extension of the West boundary line of The Lakes Unit Eight as shown on the plat recorded in Plat Book 22, Pages 120 and 121 of the Public Records of Pasco County, Florida; thence run along the Northerly extension of the West boundary line of said The Lakes Unit Eight and along the West boundary line of said The Lakes Unit Eight, South $00^{\circ}19'08''$ West, a distance of 1,930.00 feet to the Southwest corner of said The Lakes Unit Eight; thence along the Southerly and Easterly boundary line of said The Lakes Unit Eight, the following courses and distances: South $89^{\circ}29'44''$ East, 472.76 feet; 171.85 feet along the arc of a curve to the right, said curve having a radius of 215.00 feet and a chord of 171.16 feet which bears South $69^{\circ}03'03''$ East, South $43^{\circ}36'22''$ East, 175.57 feet; North $41^{\circ}23'33''$ East, 452.00 feet for a Point of Beginning; thence continue along the Easterly boundary line of said The Lakes Unit Eight and along the Easterly boundary line of The Lakes Unit Six as shown on the plat recorded in Plat Book 20, Pages 129, 130, and 131 of the Public Records of Pasco County, Florida, North $41^{\circ}23'33''$ East, a distance of 1,281.00 feet; thence South $43^{\circ}36'22''$ East, a distance of 190.00 feet to the Northwesterly Right-of-Way line of Plaza Drive as described in Official Record Book 381, Pages 141 through 151 inclusive, of the Public Records of Pasco County, Florida; thence along the Northwesterly Right-of-Way line of said Plaza Drive, South $41^{\circ}23'33''$ West, a distance of 1,281.00 feet; thence North $43^{\circ}36'22''$ West, a distance of 190.00 feet to the Point of Beginning.

Containing 5.587 Acres more or less.

NOTES

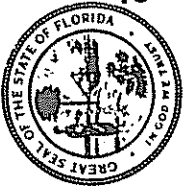
1. Bearings are by
Plat Book 22, i
Records of Pasco

BENCH MARK

P.C.B.M. No. 816, R.
150' Right of Int'l L.
ON 3/1/1

REMARKS

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99	Mon
100	Tue



JED PITTMAN

CLERK OF CIRCUIT COURT, PASCO COUNTY, DADE CITY, FLORIDA 33525

DADE CITY
(904) 521-4542
(813) 949-3654
SUNCOM: 595-4545
NEW PORT RICHEY
(813) 847-8181

March 21, 1989

Ms. Susan Cooper
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Fl. 33702-2491

Dear Ms. Cooper:

#70 Enclosed are copies of the DRI's that you requested for
#79 The Lakes and Beacon Woods East.

If you have any questions, please contact me at the below
listed telephone number.

Sincerely,

Jed Pittman
J. J. Pittman Eastman, Inc.

JED PITTMAN
CLERK TO THE BOARD

JP/nje

Enclosures

Collect -
Please incorporate
into Draft
Master Draft

#70

RESOLUTION AMENDING RESOLUTION

81-64, THE DEVELOPMENT ORDER
 APPROVING WITH CONDITIONS THE
 LAKES DEVELOPMENT OF REGIONAL
 IMPACT: AMENDING A PORTION OF
 THE CONDITIONS IN PARAGRAPHS
 A.14 AND B.14 TO REFLECT CHANGES
 IN THE WATER DEVELOPMENT PLAN
 TO LOTS AND ACCESS ON PLAZA DRIVE

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF PASCO

AND THE BOARD OF COUNTY COMMISSIONERS OF CLATSOP

DO HEREBY RESOLVE that the conditions in the following paragraphs

of Resolution 81-64, (and its development of Regional Impact Development)

be amended to read as follows:

Section 1. General Findings of Fact.

That the Board of County Commissioners of Clatsop and the Board of County Commissioners of Pasco

do hereby find that the conditions in the following paragraphs

of Resolution 81-64, (and its development of Regional Impact Development)

be amended to read as follows:

Section 2. General Findings of Fact.

That the Board of County Commissioners of Clatsop and the Board of County Commissioners of Pasco

do hereby find that the conditions in the following paragraphs

of Resolution 81-64, (and its development of Regional Impact Development)

be amended to read as follows:

Section 3. Transportation

Conditions

1. Pedestrian, or appropriate record plans, of access
 right to the County along Plaza Drive with landscape

berming. Only one vehicular access roadway will be

allowed on Plaza Drive which will serve the commercial

center, this access shall be constructed as a four-

lane divided entrance road with FDOT Case IV access

ration/deceleration lanes and separate turn lanes

on Plaza Drive.

DONE AND RESOLVED this 26th day of October, 1987.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

ATTEST:

[Signature]
JAN FLETCHER, CLERK

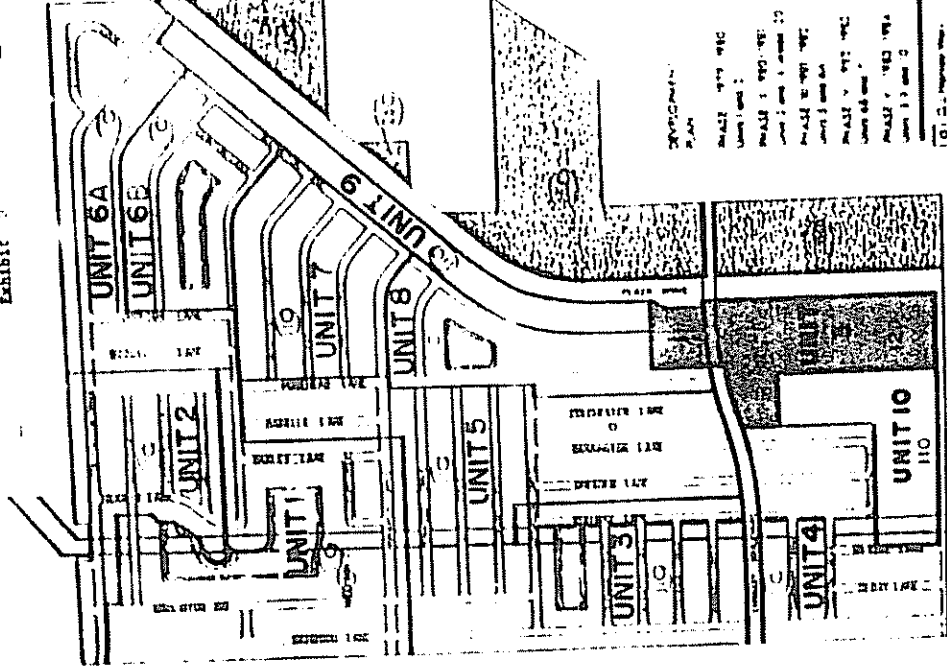
[Signature]
JAN FLETCHER, CLERK

APPROVED AS TO FORM AND SUBSTANCE
OFFICE OF THE COUNTY SHERIFF

[Signature]

60463

Exhibit 707



DEVELOPMENT PLAN

Phase 1: 1979-1980
 Phase 2: 1981-1982
 Phase 3: 1983-1984
 Phase 4: 1985-1986
 Phase 5: 1987-1988
 Phase 6: 1989-1990
 Phase 7: 1991-1992
 Phase 8: 1993-1994
 Phase 9: 1995-1996
 Phase 10: 1997-1998

LAND USE CLASSIFICATION

110 - RESIDENTIAL
 120 - COMMERCIAL AND SERVICES
 130 - OTHER AGRICULTURE

110 - 2,110,000 sq. ft.
 120 - 1,110,000 sq. ft.
 130 - 1,110,000 sq. ft.

UPDATED: SEPT. 22, 1982

THE LAKES

Master Development Plan

Landmark Consultants

MASTER DEVELOPMENT PLAN

MAP H



00464

CONFIDENTIAL - Not for Release Without Consent of Puerto County

that the findings of fact and conditions in the following paragraph to be inserted in the report as requested by Resolution No. 83-002, (The Latin Development of Regional Impact Development Order) are hereby requested to read as follows:

is subject to the ADA to A-C, D-1, D-3,

- The Master Development Plan (Map H) of the ADA is amended from the original October 20, 1982, revised plan to a July 20, 1983, revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary for Units 8 (4004) to 9 and 14 and will hereby become a part of the Amended Development Order boundary for Unit 8B hereby adding 30 acres and allowing a church and four 1-acre single family lots within Unit 8B and will hereby become a part of this Amended Development

Neuzeitliche Fräsmaschinen von Linnert sind Capabilities-Entwickler. Die neuzeitlichen

- Underground**
- Water supply for The Lakes Development will be provided by the Holiday Lakes Water System, Inc. which will own and maintain the private utility supply system. Connections from the Holiday Lakes Water System, Inc. which receives water from the State Water Authority, Inc. will be made to the Holiday Lakes Water System, Inc. and to the Holiday Lakes Development.

THE OLD BROWNE HOME IS NOW OPENING TO THE PUBLIC

The area east of Plaza Drive is not currently served with central water. Plans private water's and a water tank and a wellhead are approved for the property east of Plaza Drive.

Conditions

None

Individual private wells may be allowed for the church facility and the four 1-acre lots on the 23 acres east of Plaza Drive, located on portions of Units 6B, provided that the wells meet all Pecos County regulations. In the event that central water lines become available in an adjacent area or within the fastener established in state regulations, the church shall tap in to such facility.

Water Quality

Conditions

None

The church and four 1-acre lots located east of Plaza Drive on a portion of Unit 6B must provide on-site retention/treatment according to Pecos County regulations providing for a 24-hour frequency storm of 1-hour duration. A site plan for the church and the 4 lots must show these retention areas.

Drainage

Conditions

None

The church and four 1-acre lots located east of Plaza Drive on a portion of Unit 6B shall provide on-site retention/treatment according to Pecos County regulations providing for a 24-hour frequency storm of 1-hour duration. Prior to application approval, a site plan for the church and the 4 lots must be submitted to the County showing these retention areas.

The Lakes at Pines served by the Holiday Lakes Water System Treatment plant. This plant is presently operating under DWR permits which require a flow of 1.5 million gallons per day. The Lakes development has been permitted for approximately 1,500 equivalent residential capacity. Correspondence provided by Pecos County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development obligating the present permittee to provide additional and has requested an exemption from DWR regulations to include an alternate discharge into FORD Creek in Waters, at a point adjacent to an environmental center of the Pecos County School System. However, a letter from DWR dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pecos County. DWR further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water System, Inc., including the expanded percolation ponds and that the Lakes subdivision has been approved and permitted for approximately 1,500 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,651. Therefore, building permits should not be issued for the approximately 200 units above those currently permitted by DWR, until assurances are provided that additional wastewater treatment capacity has received DWR approval. The 22 acres east of Plaza Drive, where the church facility and four horse lots are proposed to be located, are not currently served with central sewage. The east portion of this area, however, and Centerline Road, should adequately handle a septic system on a one-acre lot. Neither existing nor proposed sewage lines are in the immediate area.

Conclusions

Assurances shall be provided to Pecos County that DWR-approved wastewater treatment facilities are on file to accommodate any additional connections over the 1,500 currently approved and permitted by the Department of Environmental Regulation. Building permits for approximately 1,500 shall not be issued without these wastewater assurances.

Private mobile units may be allowed for the church facility and for
1-acre lots in the 22 acre east of Plaza Drive located on a portion of
Unit 66, provided that each vehicle must have and shall maintain in
the event that central space be not available in an adjacent area of
within the fortification in state regulations, the church shall not
in to such facilities. A daily full-time unit with a food service is sub-
ject to review by the Health Department and the County as for its
additional land on the mobile system.

11.

Transportation

Conditions

VIII. A minimum of an FDOT Case II-type Intersection Improvement
shall be constructed for the church entrance on Plaza Drive.
There shall be no other entrance/exit to the church facility
along Plaza Drive nor along Hilltop Drive, unless specifically
approved by the County. In the event a full-time school is
proposed on the church property, the County may require re-
evaluation of the transportation impacts of such a school.

Historical and Archaeological Site

Findings

The project site was initially cleared for development by the State Division of Archives, History and Records Management after an archaeological site survey had not revealed any significant evidences of cultural remains. This survey, however, only examined the land which. Initially was to be developed. After being alerted to this fact, the Florida Division of Archives, History and Records Management recommended that the eastern portion of the tract be subjected to a systematic site assessment survey prior to initiating any project-related land clearance or other ground disturbing activities. The eastern portion of the tract was subsequently surveyed by a private firm (Cultural Resources Management, Inc.) in May of this year and found to contain one prehistoric site (8 Pa 57) - a small hunting camp represented by flint waste debris. The survey firm recommended that portions of the identified site be stripped with power equipment to search for further artifacts. It was recommended that the project could be cleared for development, with the exception of this site.

00947

The applicant has stated that Historic Communities of Florida has no other
volunteers other than the present ones. However,
if in the future the firm desires to develop this project, the applicant
has agreed that "the appropriate entity" will be taken in cooperation with
all policies and procedures of the Florida Department of State."

Recent correspondence dated April 11, 1983, from George W. Perry,
Chief of the Bureau of Historic Sites and Properties, stated that the his-
toric sites are no longer considered significant and that "it is the opinion
of this office that the proposed project (the church and four house lots)
will have no effect on significant archeological and historic sites (8 Pa.
57). Project activities may proceed without further involvement with
this agency."

Conditions

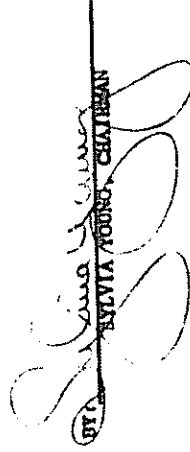
Genealogical records as outlined in the ABA documents shall be given to the
one participating site prior to any land clearing activities on the site

None.

DONE AND RESOLVED this 26th day of July, 1983.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA


SYLVIA YOUNG, CHAIRMAN

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

ATTENT:


Jose Altamirano, Clerk Attorney

00519

PLATE 10 1979-1980
Lines 1 and 2
PLATE 11 1982-1983
Lines 3 and 4 Lines 720
PLATE 12 1985-1986
Lines 5 and 6A
PLATE 13 1987-1988
Lines 6B and 7
PLATE 14 1988-1989
Lines 8, 9 and 10

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[illegible]

Q What are the symptoms of a stroke?

RECEIVED July 16, 1963

110 - MEDICAL
120 - FINANCIAL AND SERVICES
240 - OTHER AGRICULTURE

THE LAKES

Landford Consultants

MASTER
DEVELOPMENT
PLAN

Lowthford Consultants



1967 JUL 16 1983

2000

RESOLUTIONS AMENDING RESOLUTION NO. 01-04, AS AMENDED BY RESOLUTIONS NO. 00-08, 00-104, AND 00-102, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LATER DEVELOPMENT OF BEACHVIEW TRACT, THE LATER DEVELOPMENT OF THE CONDITIONS IN PARAGRAPHS A.M., B.L., B.A. AND L. TO REFLECT CHANGES IN THE MASTER DEVELOPMENT PLAN, THE ZONING, AND ACCESS ON FLAIA DRIVE.

BE IT RESOLVED by the Board of County Commissioners of Duval County, Florida, in regular session duly assembled this 14th day of February, 1964, that the Findings of Fact and Conditions in the following paragraphs of Resolution RA-01-04, as amended by Resolutions Nos. 00-08, 00-104, and 00-102, (The Later Development of Beachview Tract Development Order) are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, B-1, B-3, B-4, PUD, and C-2, and E-1.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D". This plan alters a portion of the boundaries for Units 3 (10), 5, 6, and 10 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended by a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary for Unit 60 hereby adding 20 acres and altering a church and four 1-acre, single family lots within Unit 60 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary of Unit 60 hereby adding approximately one-third acre and altering 50 acres of a temporary use from February 1964 to February 1964, as a residential development facility by the Duval and City Club of Duval County and will hereby become a part of this Amended Development Order.

B. Specific Findings on Form and Conditional Master Plan Development

1. Water Quality

Condition

SEVERE WEATHER

AND FLOODING

None

and Development

The church, four 1-acre lots, and Boys and Girls Club facility located east of Pecos Road on a portion of Unit 43 shall provide on-site retention/retention equivalent to Pecos

County regulations providing for a 24-hour frequency storm of 1-hour duration. ADA shall

for the church, the 4 lots, and the Boys and Girls Club facility must show these retention

a. Findings

Conditions

Place

The church, four 1-acre lots, and the Boys and Girls Club facility located east of Pecos Road on a portion of Unit 43 shall provide on-site retention/retention equivalent to Pecos County regulations providing for a 24-hour frequency storm of 1-hour duration. Prior to construction approval, a site plan(s) for the church, the 4 lots, and the Boys and Girls Club facility must be submitted to the County which show these retention areas.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DMR permits which authorized an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,333 equivalent residential units. Correspondence provided by Pecos County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development calling for present pretreatment pond facilities and has requested an exemption from DMR regulations to include an alternate discharge into DMR Class II Waters, at a point adjacent to an environmental center of the Pecos County School System. However, a letter from DMR dated November 3, 1988, states that the results of the proposed discharge pipe has been altered and that a "letter of intent" has been received from the District School Board of Pecos County. DMR further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water System, including the expanded pretreatment pond, and that the Lakes subdivision has been approved and permitted for approximately 1,333 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,441. Therefore, building permits should not be issued for the approximately 208 units shown there currently permitted by DMR, until measures are provided that additional wastewater treatment capacity has been obtained from DMR approval. The 208 units east of Pecos Road, where the church, four 1-acre lots and the Boys and Girls Club facility are located, are not

currently served with a sewage. The soil types of this area, Fresno and Clayton, should adequately handle a septic system on a one-acre lot. Neither existing nor proposed sewage lines are in the immediate area.

Conditions

Assurances shall be provided to Pasco County that (1) approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,375 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,375 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility, the first 1-acre lot, and the temporary boys and girls club facility in the 20 acres east of Pines Drive, located on a portion of Unit 6B, provided that such systems meet local and state regulations. In the event that central sewer becomes available in an adjacent area or within the facility established in state regulations, the church and the Club facility shall tap to such facilities. A daily full-time school with a food service is subject to re-review by the Health Department and the County as for its additional load on the septic system.

DONE AND RESOLVED this 7th day of February, 1964.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

by: James L. McArthur
JAMES L. McARTHUR, Ph.D., Chairman

ATTEST:

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

Ed Pittman
Ed Pittman, Clerk
by: Sherry Dwyer D.C.

W. O. Smith
Attorney

11673

RESOLUTION AMENDING RESOLUTION NO. 84-88, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, 83-152, AND 88-119, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT, AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPH A-14, TO ALLOW FOR THE DEAF SERVICE CENTER FACILITY.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 24th day of MARCH, 1987, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 84-88, as amended by Resolution Nos. 81-64, 83-009, 83-134, 83-152, and 88-119 (The Lakes Development of Regional Impact/Development Order), are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4,

PUD, C-2, and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D." This plan alters a portion of the boundaries for Units 3 (120), 8, 9, and 10 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary for Unit 6B hereby adding 22 acres, allowing a church and four one-acre, single family lots within Unit 6B, and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately one-third acre and allowing the same as a temporary use from February 1984 to February 1989 as a noncommercial, recreational facility by the Boys and Girls Club of Pasco County and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately six acres and allowing for a Gulf Coast Deaf Service Center as a noncommercial, quasi-public facility as a temporary use (two years - March 1989) and will hereby become a part of this Amended Development Order.

B. Specific Findings on Impact and Conditions Restricting Development

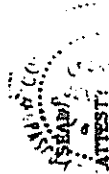
7. Wastewater

Conditions

Assurances shall be provided to Pasco County that PER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility, the four one-acre lots, the Gulf Coast Deaf Service Center, and the temporary Boys and Girls Club facility in the 28 acres east of Plaza Drive, located on a portion of Unit 6B, provided that such systems meet local and state regulations. In the event that central sewer becomes available in an adjacent area or within the footage established in state regulations, the church, the Deaf Center, and the Club facility shall tap into such facilities. A daily full-time school with a food service is subject to re-review by the Health Department and the County as for its additional load on the septic system.

DONE AND RESOLVED this 24th day of MARCH, 1987.



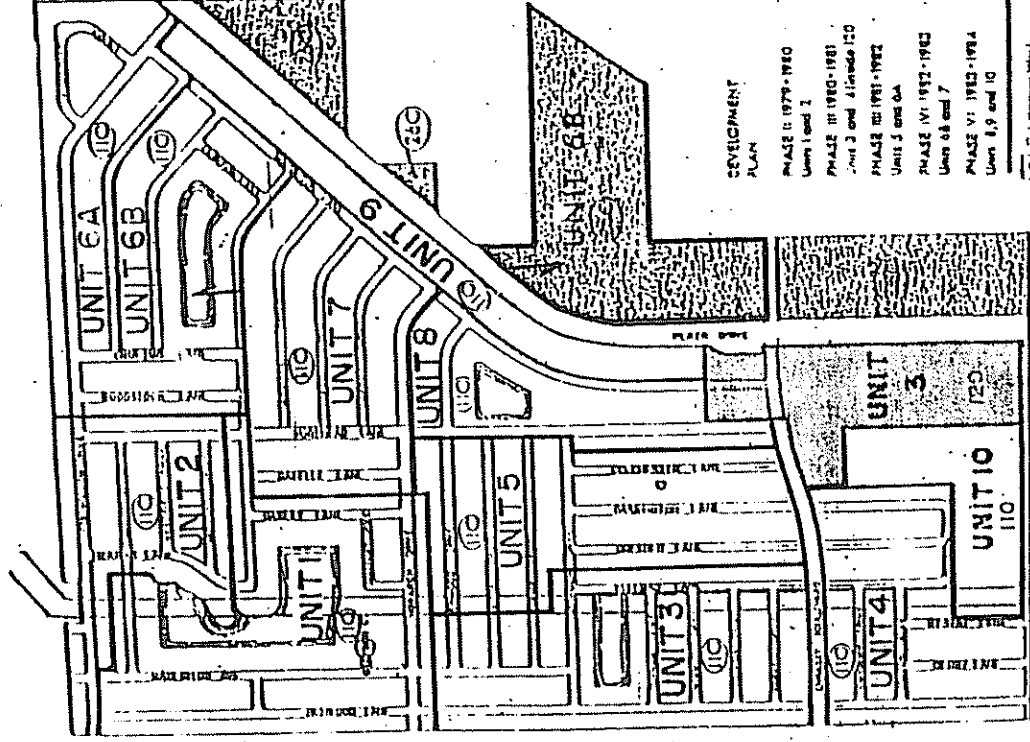
BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Jed Pittman, Jr.
JED PITTMAN, JR., CLERK
By: Elaine H. Mitchell, DC

BY: Ann Hildebrand
ANN HILDEBRAND, CHAIRMAN

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

[Signature]
Attorney



DEVELOPMENT PLAN

PHASE II: 1979-1980
Units 1 and 2
PHASE III: 1980-1981
Units 3 and 4
PHASE IV: 1981-1982
Units 5 and 6A
PHASE V: 1982-1983
Units 6B and 7
PHASE VI: 1983-1984
Units 8, 9 and 10

110 - RESIDENTIAL
120 - COMMERCIAL AND SERVICES
240 - OTHER AGRICULTURE

LAND USE CLASSIFICATION

110 - RESIDENTIAL
120 - COMMERCIAL AND SERVICES
240 - OTHER AGRICULTURE

THE LAKES

Master Communities of Florida
Landscape Consultants

MASTER
DEVELOPMENT
PLAN

MAP H

UPDATED March 24, 1987



0200

BY COMMISSIONER _____

RESOLUTION NO. 81-121

RESOLUTION AMENDING RESOLUTION NO. 87-141, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, 83-152, 84-68, AND 86-119, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING THE DURATION OF THE DEVELOPMENT ORDER IN PARAGRAPH F.2.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled: 28th day of April, 1987, that the duration in the following paragraphs of Resolution No. 87-141, as amended by Resolution Nos. 81-64, 83-009, 83-134, 83-152, 84-68, and 86-119 (The Lakes Development of Regional Impact/Development Order) is hereby amended to read as follows:

F. Duration

1. The duration of the development order shall be a period of six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order ~~shall~~ was terminated on February 17, 1987, with an extension granted to provide for a new termination date of

December 30, 1989.

DONE AND RESOLVED this 28th day of April, 1987.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

BY:

J. Pittman
JED PITTMAN, CLERK

by Quint D. Gutierrez, P.C.

BY:

Ann Hilderrand
ANN HILDEBRAND, CHAIRMAN

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

BY:

[Signature]
Attorney

346392
FILED FOR RECORD
APR 29 4 43 PM '87
CLERK OF PASCO COUNTY, FL

RECORD VERIFIED

[Signature]

10-100-000004

D

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RESOLUTION AMENDS SOLUTION NO. 83-119, AS AMENDED BY RESOLUTION NO. 81-64, 83-069, 83-134, 83-132, and 84-40, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT, AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.13 AND B.11, VII, AND ADDING A NEW CONDITION PARAGRAPH B.11, IX, TO PROVIDE FOR A CHURCH AND PRIVATE SCHOOL ON THE WEST SIDE OF PLAZA DRIVE

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 14th day of July, 1986, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 83-119, as amended by Resolution Nos. 81-64, 83-069, 83-134, 83-132, and 84-40 (The Lakes Development of Regional Impact Development Order), are hereby amended to read as follows:

- A. General Findings of Fact
13. The land use designation for the area, subject to the ANA, is single family/multifamily residential, commercial, churches with related facilities, a private school (grades K-8; 37's students), and agricultural.
- B. Specific Findings on Impact and Conditions Restricting Development
11. Transportation

Conditions

VIII. A minimum of an FDOT Case II-type Intersection improvement shall be constructed for the Greek Church entrance on Plaza Drive. There shall be no other entrance/exit to the Greek Church facility along Plaza Drive nor along Hilltop Drive, unless specifically approved by the County. In the event a full-time school is proposed on the Greek Church property, the County may require evaluation of the transportation impacts of such a school.

IX. A. The developer may extend Monarch Drive through to Little Road (Plaza Drive) with intersection configurations to be coordinated with the Pasco County Engineering Services Department; improvements on Monarch Drive from Mapleton Lane eastward to Little Road shall be constructed by the developer. Improvements and right-of-way shall be dedicated to Pasco County.

B. With the construction of the Catholic school to the West of Plaza Drive, there shall be the installation of:

1. School zone markings and/or flashers (as determined by the DRC) on Morehead Lane and, if needed, on Embassy Boulevard.
2. A crosswalk plan must be submitted to and approved by the DRC prior to the approval of the preliminary site plan for the school. This crosswalk plan shall show the surrounding street and sidewalk system and the location and design (markings and/or signage) of the proposed school crosswalks. The crosswalks shall be installed prior to any Certificate of Occupancy of the school.

DONE AND RESOLVED, in regular session duly assembled, this 14th day of July, 1986.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

ATTEST: Ann Hildebrand, Clerk BY: Ann Hildebrand, Chairman

APPROVED AS TO LEGAL FORM & CONTENT

Office of the County Attorney

BY: Ann Hildebrand Attorney

8-0-0 BY COMMISSIONER 77-42

RESOLUTION NO.

1. Background

DONE AND RESOLVED this 11th day of Feb, 1986.

Abstract

BY COMMISSIONER

RESOLUTION NO. 81-64

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

FEB 26 9 39 AM

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RECORD VERIFIED

WHEREAS, Minieri Communities of Florida, 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:

The Lakes DRI Development Order

A. General Findings of Fact

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

1. Minieri Communities of Florida, Inc., hereinafter referred to as Minieri Communities, in accordance with Section 380.06 Florida Statutes has filed with Pasco County an ADA for the Lakes Development of Regional Impact (DRI No. 5-80-70).
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.

OR 1114 PG 0120
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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, 1981 and January 27, 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 Minieri Communities of Florida, Metro Communities, and Carl Minieri, 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 composite Exhibit "B" attached hereto and incorporated by reference herein. (TRPC impact synopsis)
13. The land use designation for the area subject to the ADA is single-family/multi-family residential.

commercial and agricultural.

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, MF-1 and C-2.

B. Specific Findings on Impact and Conditions Restricting Development

1. Water Quantity

Findings

Water supply for The Lakes Development will be provided by the Holiday Lakes Water System, Inc. which will own and maintain the private utility supply system.

Correspondence from the Holiday Lakes Water System, Inc., which receives water from the Pasco Water Authority, Inc. indicates that it has adequate capacity to serve The Lakes Development.

The O.J. Harvey Well is the only production well field on the site of The Lakes development. The well was previously used as a source of water for irrigation for the surrounding citrus groves. The maximum production capacity of the well is estimated at 725 gallons per minute. There are no plans for using the O.J. Harvey Well as a source of water for The Lakes development.

Conditions

None.

2. Water Quality

Findings

Two land-locked lakes (Lake Lorraine, 9.8 acres, and Lake "G", 1.9 acres) are presently found on the site of The Lakes development. No surface water bodies abut the site. Lake Lorraine and Lake "G" are part of the stormwater drainage/retention system which will serve The Lakes development and are hydraulically linked to Lake Christina in the adjacent Regency Park developments. Lake Lorraine and Lake "G" were found to penetrate the water table and are filled by ground water. Both lakes appear to be rich in oxygen and have excellent water

O.R. 1114 PG 0122

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quality. The site of The Lakes Development is not an important recharge area; however, some local aquifer recharge via the stormwater retention lakes can be expected. It was noted during the site inspection and also by Pasco County that there is fugitive dust coming from the clearing operations and is entering the water bodies.

Conditions

None.

3. Land

Findings

The soils found within The Lakes development are predominantly urban soils, with an association of Narcoossee, Candler, and Adamsville fine sands. These soils are characterized by slight to moderate limitations for structures and a permeability rate of six to twenty inches per hour. Drainage

characteristics range from poor to excessively drained. The limitations imposed by these soils will be overcome by grading and filling the sight as well as the construction of retention ponds and storm sewers. Wind and water erosion will be minimized during construction by such methods as grassing, wetting, and soil binding. Once construction is completed, the land surface will be covered by dwellings, paved surfaces, lawns, environmental vegetation, and stormwater retention basins.

Conditions

None.

4. Wetlands and Flood Plains

Findings

No wetland areas exist on the development site. Several low-lying areas which did appear on the topographic map were not water filled. As refer-

O.P. 1114 PG 0123

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enced in the ADA, these depressions were, however, taken into consideration in the location of storm-water retention areas.

The Lakes development does not lie within the 100-year flood-prone area. The possibility of flooding caused by topography, and the increased surface runoff due to development, have been adequately considered in the construction of retention ponds and storm sewers which are capable of handling the runoff which may occur from a 25-year storm.

Conditions

None.

5. Air Quality

Findings

Automobile exhaust emissions and short-term fugitive dust associated with construction will be the only significant source of air pollution from The Lakes. Less significant air pollution will result from use of insecticides and fire-places. No complex source permit will be required pursuant to Chapter 17-2.04, Rules of the Department of Environmental Regulation, as referenced in the ADA. Since The Lakes development, as proposed, should not significantly degrade air quality, no measures will be taken to reduce emissions.

Conditions

None.

6. Drainage

Findings

The primary drainage system for The Lakes development consists of a series of lakes connected by large storm sewers. The system is designed to

temporarily store excess storm waters at controlled depths and limit out all discharge rates to values that would not create problems downstream. Except for the southern tip of The Lakes development, the site was divided into four catchment basins. Storm waters of each basin would be drained into respective lakes; the lakes in turn are interconnected by storm sewers for discharge into an existing 34" and 60" diameter storm sewer that conveys the flood flows through Unit 10 at Regency Park into Lake Christina. Lake Christina is an 80-acre primary lake facility designed to receive "The Lakes" storm flows, as well as the flows from the Embassy Hills - Regency Park development. Lake Christina discharges into the Jasmine Lakes Canal and hence to the Gulf of Mexico. Pasco County requires that a two-year maintenance bond be posted on all streets, storm sewers, storm water inlets, etc. At the end of this two-year period, the developer is required to make any necessary repairs, and then the County places said improvements on its maintenance list. This is accomplished by action of the Board of County Commissioners upon recommendation of the County Engineer.

The maintenance of lakes varies depending on the size and the individual circumstances. Small lakes of up to approximately five acres are generally included within the adjoining private property (lots) within the County requiring a drainage easement on each lot within the lake area. All of the lakes within The Lakes development will be included within the adjoining lots with the exception of Lake Lorraine. It encompasses approximately 10 acres, which makes it impractical to include all of the area in the

adjoining lots. Therefore, the bordering 50' of Lake Lorraine is included in the adjoining lots and the center is dedicated to the County. It is anticipated that this center portion of the lake will not require maintenance since the depth is sufficient to discourage aquatic plants of the type normally found along the edges of the lake where a high degree of maintenance is required. Analysis of the ADA and supplemental information including a comparison with lakes in the area that have been constructed in the same manner and have been in existence since 1972, permits the conclusion that no adverse impact will result from the present construction of The Lakes development. However, it is recommended that the developer attempt to incorporate swale drainage to mitigate the impact loadings from suburban development which will include heavy metals.

Conditions

None.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorizes an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its

present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into WDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water System, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

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8. Solid Waste

Findings

The collection of solid waste generated by the proposed Lakes development will be disposed at a County-operated landfill facility located on Ridge Road. Pasco County has made application to the Florida Department of Environmental Regulation to acquire a permit for expanding the Ridge Road Landfill to include a 10-acre site which lies adjacent to the existing landfill. This expansion would increase the capacity of the landfill by approximately 126,900 cubic yards sufficient to accommodate The Lakes.

Conditions

None.

9. Energy

Findings

Energy needs for the proposed Lakes development will be met by the Withlacoochee River Electric Cooperative, Inc. The total average daily demand projected for The Lakes is 59,520 kwh.

The ADA acknowledges the energy crisis and notes that exterior sidewall insulation, ceiling insulation, common wall insulation between conditioned space and garage, caulking and sealing of all crevice type openings to the conditioned spaces, and energy conserving mechanical systems are included in Minier Communities Design Package. Additional optional energy efficient ideas can be incorporated into home designs. These additional features will add approximately 5.5% to the initial cost of the dwelling unit, but it is projected that the consumer can realize a savings up to \$275 per year (1,200 sq.ft. of living area.)

0R 1114 PG 0128

1486

As of October 1, 1980, the Florida Energy Efficiency Code was adopted as law by the Florida Legislature. Any new building starts after that date must adhere to this new energy code. The location of commercial and recreational facilities in close proximity will also permit additional energy conservation. This is consistent with the Council's adopted energy review criteria.

Conditions

None.

10. Educational Facilities

Findings

The school age population (7 through 12) generated by The Lakes development is estimated to be 480. The Lakes is within the attendance area of Calusa Elementary School which is currently experiencing over capacity enrollment. The District School Board of Pasco County has indicated the construction of The Lakes development will further aggravate the existing problem of overcrowded schools in the general service area surrounding the development. Currently, this problem is most pronounced in the elementary grade level schools. The School Board has recommended that in order to accommodate the students residing in the general area of The Lakes development, that the following capital improvement projects occur:

- acquisition of at least a 15-acre elementary school site
- construction of a new elementary school

The ADA states that no school facilities or sites will be dedicated on the site of The Lakes development, nor has the developer been contacted by Pasco County regarding the donation of a school

site. The developer, however, is willing to discuss any additional impact on the Pasco County School System, generated by the development. TBRPC recommends that Minieri Communities of Florida dedicate a 15-acre elementary school site and provide pro rata share of construction costs of one school to the Pasco County School Board.

Conditions

Donation of \$50 per dwelling unit for public education facilities in lieu of school site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

11. Transportation

Findings

The Lakes is located in an area of Pasco County experiencing rapid residential development. Three other recent Minieri-built residential developments - Embassy Hills, Regency Park and Orchid Lake - are located within The Lakes primary transportation impact area. Embassy Hills and Regency Park are presently generating 12% of the traffic using U.S. 19 in the primary impact area. These two developments also generate 22% of the existing traffic on Ridge Road, 18% of the existing traffic on Plaza Drive north of Ridge Road, 16% of the existing traffic on Congress Street, and 100% of the existing traffic on Embassy Boulevard and Regency Park Boulevard.

Presently, the roadways in The Lakes primary transportation impact area are operating at a satisfactory level of service (C or better), with the exception of U.S. 19. It presently operates at a level of service ranging between D and E which is not satisfactory. The Orchid Lake development, presently on 10% constructed, will add to the traffic on U.S. 19 and other roadways surrounding The Lakes.

The Lakes DRI-ADA includes an analysis of transportation impacts in the primary impact area for the year 1984, the year The Lakes is scheduled for build-out. The analysis assumes that U.S. 19 and its intersections with other roadways will be upgraded by the end of 1984. 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 intersections along it, the level of service will be E in 1984.

The Lakes will add to the traffic on U.S. 19 and S.R. 52 and will substantially impact Embassy Boulevard and Plaza Drive. Thirty percent of the Embassy Boulevard traffic and 16% of that on Plaza Drive will be generated by The Lakes development. Plaza Drive presently operates at level of service C or better, but will operate at D and E in 1984 without improvements. The intersections of Embassy Boulevard with Regency Park Boulevard and with Plaza Drive will operate at level of service E in 1984 as opposed to C and A presently.

OL 1114 PG 0131

1489

It should be noted that 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 the rapidly developing area and to ensure that 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.

The ADA indicates that Project STAR in Pasco County provides existing transit service. It should be noted that this Older Americans Act funded program is extremely over-burdened with current service demands. Increasing operating costs have had an adverse affect on the program's ability to meet the needs of Pasco's elderly. This program concentrates on supporting the congregate dining and adult day care programs while providing minimal transportation service for shopping and medical appointments. While it is true that Project STAR will experience a vehicular expansion during 1980-81, service demands and rising operating costs will diminish the effect of this expansion. Therefore, caution should be taken in considering Project STAR as a resource to resolve public transit needs of the residents of The Lakes.

The ADA indicates that another transportation-related service is "Meals on Wheels." By definition, this Older Americans Act funded service utilizes volunteers to deliver meals to homebound elderly. Therefore, it is not a transportation resource.

Conditions

- I. An interim transportation improvement plan shall be developed by Pasco County's newly-formed Metropolitan Planning Organization (MPO), in cooperation with the Florida Department of Transportation, TBEP, and the developers in the study area prior to approval of Unit 7, Phase IV of the Lakes.^a 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 improvement 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. The plan should address the following roadway improvements, at a minimum:
 - A. 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, Stone Road, Embassy Boulevard, Regency Park Boulevard, Jasmine Boulevard and S.R. 52.
 - B. Widen Ridge Road (C-587-A) from two lanes to four lanes and from U.S. 19 (S.R. 55) to Congress Street.

^aExcavation and drainage improvements will be allowed in Unit 7 before this study is complete.

- C. Widen Plaza Drive from two lanes to four lanes from Ridge Road (C-187-A) to Schrader Memorial Highway (S.R. 52).
 - D. 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.
 - E. Construction of a two-lane access roadway with appropriate acceleration and deceleration lanes on Embassy Boulevard opposite Morehead Lane. Separate left turn lanes should be provided.
 - F. Construction of a four-lane divided access roadway with appropriate acceleration and deceleration lanes and separate turn lanes on Plaza Drive serving the proposed Community/Commercial Center.
 - G. Extension of Fox Hollow Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on Fox Hollow Drive (extended) and Plaza Drive.
 - H. Extension of San Miguel Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on San Miguel Drive (extended) and Plaza Drive.
 - I. Determine the necessary improvements to the intersection of Embassy Boulevard.
- II. Construct Case III intersection improvements at:
- A. Plaza Drive and Embassy Boulevard (prior to Unit 7, Phase IV subdivision construction improvements; however, drainage improvements shall be allowed)
 - 1. With left and right turn lanes on Embassy Boulevard, west of Plaza Drive
 - 2. Donation of funds for the total cost of traffic signalization
 - B. Plaza Drive and San Miguel Drive (prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)
 - 1. With left and right turn lanes on San Miguel Drive, west of Plaza Drive
 - C. Plaza Drive and Fox Hollow Drive (during construction of Unit 6A, Phase III)
 - 1. With left and right turn lanes on Fox Hollow Drive, west of Plaza Drive
- III. Construct San Miguel Drive to Plaza Drive (prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)

IV. Dedication, on appropriate record plats, of access rights to the County along Plaza Drive with landscape berming.

V. Donate funds for the total cost of traffic signalization of the Regency Boulevard/Embassy Boulevard intersection prior to record plat approval of Unit 6A, Phase III.

VI. A master site plan of the commercial and multi-family areas must be approved prior to construction of either area.

A. No entrance/exit cuts shall be allowed on Plaza Drive for the commercial and multi-family areas

B. A service road shall be constructed through these sites from San Miguel Drive to Embassy Boulevard

C. Four-lane Embassy Boulevard, in addition to stack and turning lanes at the main entrance into the commercial site, adjacent to the commercial site

D. Construct left turn lane on Embassy Boulevard at Morehead Lane.

VII. Construct a bike path along:

A. Plaza Drive from Grove Drive to San Miguel Drive (prior to record plat approval of Unit 9)

B. San Miguel Drive to the landfill park site (prior to Unit 10 construction or the opening of the park, whichever comes first)

C. Embassy Boulevard

1) From Crabtree Lane to U.S. Hwy. 19 (prior to December 31, 1981)

2) From Plaza Drive to Colchester Lane (at the time of home construction upon the adjoining lots)

3) The north sidewalks in the remaining area between these bike paths shall be connected as homes are constructed upon the adjoining lots

12. Parks & Recreation

Findings

The Lakes ADA states that no recreation facilities or parks are to be constructed on the site. There are no water bodies on the site that are conducive to fishing or swimming. However, the developer has provided a community center as part of the Regency Park development which will be available for use by the residents

of The Lakes. The developer also pays the first year membership dues to a homeowner's association.

The developer has donated to Pasco County a 20-acre site which is presently a landfill south of the development for the development by Pasco County of a proposed 50-acre recreational area. All financing costs and maintenance for the proposed recreational facility will be provided by the County, as acknowledged in a letter from Pasco County Parks and Recreation Administrator. The overall facility will be constructed in four phases. Facilities will include: lighted soccer/football fields, lighted softball fields, lighted tennis courts, racquetball courts, activity center, aquatic center, shuffleboard courts, and a jogging path. The County will provide several facilities and programs that are expressly oriented towards the elderly.

Conditions

None.

13. Health Care

Findings

No health care or medical facilities will be provided on the site of The Lakes development. The available health care facilities is a significant factor when a development is projected to be 80% populated by the elderly, as is The Lakes.

Based on information received from various government agencies, it is estimated that 50% of The Lakes population will at some time require social services, such as transportation, congregate dining, and adult day care; and that The Lakes will generate a need for 81 additional nursing home beds by

build-out in 1984. It should be noted that the community resources cited in the ADA supplemental information are now experiencing waiting lists and strong service demand levels. Therefore, although such resources exist within the area, their availability to residents of The Lakes may be very limited. The developer has indicated a willingness to discuss measures which could be provided to reduce the impact of The Lakes on the existing social service capabilities.

Conditions

None.

14. Fire Protection

Findings

There are no on-site fire protection services or facilities (other than fire hydrants) in The Lakes development. The Lakes development will be served by Pasco County Fire Service Station 110, located in the Embassy Hills area. Automatic backup support is available from the County's main Fire Service Station, Station 100, located in the Hudson area. In addition, a support unit of 34 volunteer fire fighters is available to assist Station 110, which is manned by two fire-fighter personnel and two Emergency Medical Services personnel, working a 24-hour shift.

The developer has acknowledged that a new fire station will be required to serve The Lakes development by build-out in 1984 and is willing to discuss assisting Pasco County with the acquisition and construction of a fire station in The Lakes development. It is recommended that Minier Communities of Florida donate a site for a future fire station and a pro rata share of the construction cost.

Conditions

Donation of \$25 per dwelling unit for public safety facilities and equipment, in lieu of fire station site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

15. Police Protection

Findings

No on-site, private security system is planned to support The Lakes development. The developer does not intend to dedicate a site for the construction of police protection facilities. Primary police protection services will be provided by the Pasco County Sheriff's Department and the Florida Highway Patrol. Assurances have been obtained from the County Sheriff's Department for continuing adequate police protection services for The Lakes development.

Conditions

None.

16. Natural Vegetation and Wildlife

Findings

Approximately 70% of The Lakes development had been cleared prior to the submittal of the ADA and is without any dominant community of vegetation at this time. Prior to clearing, the land was predominantly nonproductive citrus groves. The remaining 30% (118 acres) is still maintained as citrus groves of which 30 acres is still productive. The Lake development intends to leave the remaining

citrus trees in the A-C zoned areas. Citrus trees in areas slated for development will be removed. No rare or endangered animals presently occupy The Lakes site.

Conditions

None.

17. Historical and Archaeological Sites

Findings

The project site was initially cleared for development by the State Division of Archives, History and Records Management after an archaeological site survey had not revealed any significant evidence of cultural remains. This survey, however, only examined the land which initially was to be developed. After being alerted to this fact, the Florida Division of Archives, History and Records Management recommended that the eastern portion of the tract be subjected to a systematic site assessment survey prior to initiating any project-related land clearance or other ground disturbing activities. The eastern portion of the tract was subsequently surveyed by a private firm (Cultural Resource Management, Inc.) in May of this year and found to contain one prehistoric site (8 Pa 57) - a small hunting camp represented by flint waste flakes. The survey firm recommended that portions of the identified site be stripped with power equipment to search for further artifacts. It was recommended that the project could be cleared for development, with the exception of this site.

The applicant has stated that Minieri Communities of Florida has no development plans for this portion of land at the present time. However, if in the future the firm decides to develop this portion, the developer has agreed that "the appropriate

action will be taken in conjunction with all policies and procedures of the Florida Department of State."

Conditions

Considerations, as outlined in the ADA documents, shall be given to the one prehistoric site prior to any land disturbing activities on the site.

18. Housing

Findings

The developer of The Lakes proposed to build 1,621 residential units on 393.2 acres with built-out scheduled for 1984. One thousand six hundred twenty-one (1,621) single-family units will be constructed and will be in the \$25,000 to \$69,999 price range of which the majority will be moderately priced and will help meet the area's need for moderately-priced housing particularly for the elderly, as identified in the Future of the Region, Housing Opportunity Plan, and Regional Housing Plan Guide. One hundred ninety-six (196) multi-family attached rental units will be in the range of \$230 to \$349 per month. No lots will be sold without constructed dwelling units. All infrastructure improvements (streets, water, sewer, fire hydrants, etc.) will be completed prior to occupancy. Approximately 12% of the units will be occupied by families, the remainder will be senior citizens. It should be noted that the primary target market for The Lakes development is retired persons now residing in the northeast United States, and all dwelling units are intended to fulfill needs in the retired category. It is estimated that as much as 15% of the units sold will be used as second homes.

19. Economy

Findings

The total estimated construction costs for The Lakes is projected to be \$71,000,000 of which less than one percent is expected to be spent outside of the region. The project is estimated to employ an average of 114 construction workers annually and meet an average construction payroll of \$3.08 million for the five years. The development is expected to generate 122 permanent jobs at build-out and will exceed \$800,000 in annual payroll (1979 dollars). The Lakes development will contain a neighborhood commercial site of approximately 16 acres. This site will contain approximately 84,000 sq.ft. of gross leasable area. At build-out, the annual ad valorem tax yield is estimated to be approximately \$860,000.

To accommodate this development, capital improvements will be necessary in the areas of roadways, schools and wastewater treatment. This development will also require expansion of the services of local fire protection agencies.

Conditions

None.

C. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

1. The Lakes 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.
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 Lakes Development of Regional Impact shall be the Director of Community Development.
2. A master site plan for the multi-family and commercial areas must be approved prior to construction of these areas and in accordance with these conditions.

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 six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order shall terminate on February 17, 1987.

G. Annual Report

1. Minier Communities of Florida, Inc. shall provide an annual report to the official responsible for monitoring the DRI, the Tampa Bay Regional Planning Council, and the state land planning agency on February 17 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) 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.

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 plans for 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 Minieri Communities of Florida, Inc., unless otherwise modified by the provisions of this development order. Said ADA is attached hereto as Exhibit "C".

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 S.380.06(14)(a) Florida Statute and the development order contained herein shall govern the development of The Lakes 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 Minieri Communities of Florida, Inc.
3. 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 the development order.

K. Severability

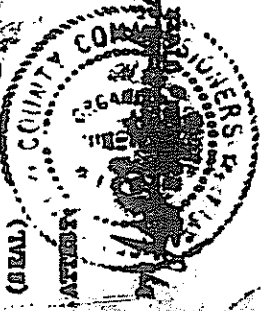
It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause or provision of this Resolution is held invalid, the remainder of the Resolution shall be construed as not having contained said section, subsection, sentence,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

ORL 1114 PG 0144

01502

DONE AND RESOLVED this 24th day of February, 1981.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA



By: Barry M. Doyle, Chairman

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

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

By: [Signature]
Attorney

OR 1114 PG 0145

EXHIBIT "A"

Order No. 711581
Embassy Development
December, 15, 1977

DESCRIPTION OF

All of Tracts 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 63, and 64 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO all of Tracts 21 and 22 of the Port Richey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14;
thence run along the South line of said Section 14,
South 89° 30' 04" East, 474.85 feet for a Point of
Beginning; thence North 3° 27' 22" East, 991.31 feet;
thence South 89° 30' 04" East, 376.39 feet; thence
South 00° 21' 29" West, 990 feet to the South line of
said Section 14; thence along the South line of said
Section 14, North 89° 30' 04" West, 429.97 feet to
the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast
Quarter (NE 1/4) of said Section 23 for a Point of
Beginning; thence run along the North line of said
Section 23, South 89° 24' 06" East, 1,311.27 feet;
thence South 00° 19' 11" West, 1,645.10 feet; thence
North 89° 24' 06" West, 874.18 feet; thence South 00°
19' 11" West, 480 feet; thence North 89° 24' 06" West,
437.09 feet to the West line of the Northeast Quarter
(NE 1/4) of said Section 23; thence North 00° 19' 11"
East, 2,125.10 feet to the Point of Beginning.

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Also that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described hereinafter as follows:

Commence at the Southwest corner of the Southeast

Quarter (SE 1/4) of said Section 23; thence run along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 2,007.01 feet for a Point of Beginning; thence continue along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 630 feet; thence South 89° 24' 06" East, 1,284.54 feet; thence South 35° 01' 27" West, 763.76 feet; thence North 89° 24' 06" West, 849.69 feet to the Point of Beginning.

All of the above described parcels being subject to rights-of-way and easements of record.

The above-described parcels contain a total of 377.53 acres more or less, including rights-of-way and easements, lying within said parcels.

ALSO

All of Tracts 20, 22, 61 and 62 in Section 23, Township 25 South, Range 16 East, Pasco County, Florida; said tracts being designated in accordance with the plat of the Port Richey Company lands recorded in Plat Book 1 at Pages 60 and 61 of the Public Records of Pasco County, Florida.

OL 1114 PG 0147

01505

EXHIBIT B

Summary of Impacts

Total Development Area:

393.35 acres

Residential Area
 Single-family
 Multi-family
 Commercial
 Open Space
 Agricultural
 Other

185.60
 14.10
 16.80
 -0-
 53.20
 123.65

47.180
 3.580
 4.270
 -0-
 13.520
 31.440

Total Population:

3,697

Number Dwelling Units:

1,621

Single-family
 Multi-family

1,425
 196

(87.90%)
 (12.10%)

Phase I (79-80)
 Phase II (80-81)
 Phase III (81-82)
 Phase IV (82-83)
 Phase V (83-84)

314
 340
 405
 240
 322

Note: As of July 1, 1980, 65 per cent of this development was cleared and 335 homes had been sold of which 195 are occupied.

Average Price/Range:

Single-family

\$25,000 - \$34,999 105 units
 \$35,000 - \$49,999 974 units
 \$50,000 - \$64,999 326 units

Multi-family

\$250 - \$299 78 units
 \$300 - \$349 118 units

Estimated Project Construction

Expenditures:

\$71,000,000

Estimated Cumulative

Ad Valorem Tax Yield:

Phase I (79-80)
 Phase II (80-81)
 Phase III (81-82)
 Phase IV (82-83)
 Phase V (83-84)

\$178,000
 \$350,000
 \$574,000
 \$697,000
 \$860,000

Estimated Annual Ad
 Valorem Tax Yield
 After Build-out

\$860,000

OL 1114 PG 0148

01506

EXHIBIT B

Water Supply:

Estimated Daily Water
 Requirements at Build-out

Phase I

.110

EXHIBIT B

Water Supply:

Estimated Daily Water
Requirements at Build-out

Phase I	.110
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Wastewater Treatment:

Estimated Average Daily
Flow at Build-out

Phase I	.110 MGD
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Solid Waste:

Estimated Average Daily
Generation at Build-out

Phase I	3.10 Tons/Day
Phase II	2.64
Phase III	2.64
Phase IV	2.64
Phase V	4.14
Total	15.16 Tons/Day

Energy:

Projected Average Daily
Electrical Requirement
at Build-out

59,520 KWH

Average (KWH/Day)

Phase I	14,030 KWH
Phase II	11,940
Phase III	11,940
Phase IV	11,940
Phase V	9,670
Total	59,520

Primary Transportation Network
Servicing Site:

U.S. 19, SR 52, Moon Lake Road,
Massachusetts-Moon Lake Road

Build-out Period:

1980-1984

0.R. 1114 PG 0149

01537

BY COMMISSIONER _____

RESOLUTION NO. 87-182

RESOLUTION AMENDING RESOLUTION NO. 87-141, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, 83-152, 84-68, AND 86-119, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING THE DURATION OF THE DEVELOPMENT ORDER IN PARAGRAPH F.2.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this _____ day of _____, 1987, that the duration in the following paragraphs of Resolution No. 87-141, as amended by Resolution Nos. 81-64, 83-009, 83-134, 83-152, 84-68, and 86-119 (The Lakes Development of Regional Impact/Development Order) is hereby amended to read as follows:

F. Duration

2. The duration of the development order shall be a period of six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order ~~shall~~ was terminated on February 17, 1987, with an extension granted to provide for a new termination date of
December 30, 1989.

DONE AND RESOLVED this 28th day of April, 1987.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

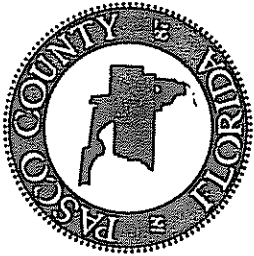
ATTEST:

BY: Jed Pittman
JED PITTMAN, CLERK
Jordan Eastern-D.C.

BY: Ann Hildebrand
ANN HILDEBRAND, CHAIRMAN

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

BY: [Signature]
Attorney



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

4025 Moon Lake Road
New Port Richey, Florida 33553
PHONE (813) 847-8120

August 9, 1983

Scott L. Knox, Esq.
County Attorney

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

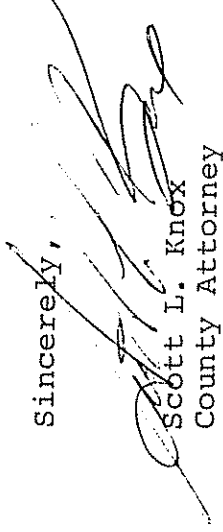
Mr. William Ockunzzi
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

Dear Bill:

Enclosed please find a certified copy of a Development Order (amended Resolution) for The Lakes Development of Regional Impact, approved by the Board of County Commissioners on July 26, 1983. This copy is being transmitted to you in accordance with Chapter 380, Florida Statutes.

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

Sincerely,



SCOTT L. KNOX
County Attorney

SLK:mjs
Enclosure

cc: Mr. Robert Hopkins
Mr. John Hudson

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED BY RESOLUTION NO. 83-009, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.14, B.1, B.2, B.6, B.7, B.11 VIII, AND B.17 TO REFLECT CHANGE IN THE MASTER DEVELOPMENT PLAN, THE ZONING, AND ACCESS ON PLAZA DRIVE.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 26th day of July, 1983, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 81-64, as amended by Resolution No. 83-009, (The Lakes Development of Regional Impact Development Order) are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD, and C-2, and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original October 26, 1982, revised plan to a July 26, 1983, revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundaries for Units 3 (120), 6, 9 and 10, and will hereby become a part of this Amended Development Order: boundary for Unit 6B hereby adding 22 acres and allowing a church and four 1-acre single family lots within Unit 6B and will hereby become a part of this Amended Development Order.

B. Specific Findings on Impact and Conditions Restricting Development

1. Water Quantity

Findings

Water supply for The Lakes Development will be provided by the Holiday Lakes Water System, Inc. which will own and maintain the private utility supply system. Correspondence from the Holiday Lakes Water System, Inc., which receives water from the Pasco Water Authority, Inc. indicates that it has adequate capacity to serve The Lakes Development.

The O.J. Harvey Well is the only production well field on the site of The Lakes development. The well was previously used as a source of water

for irrigation for the surrounding citrus groves. The maximum production capacity of the well is estimated at 725 gallons per minute. There are no plans for using the O.J. Harvey Well as a source of water for The Lakes development.

The area east of Plaza Drive is not currently served with central water. Five private potable wells (1 church and 4 residences) are proposed for the property east of Plaza Drive.

Conditions

~~None:~~

Individual private wells may be allowed for the church facility and the four 1-acre lots on the 22 acres east of Plaza Drive, located on portions of Units 6B, provided that the wells meet all Pasco County regulations. In the event that central water lines become available in an adjacent area or within the footage established in state regulations, the church shall tap in to such facility.

2.

Water Quality

Conditions

~~None:~~

The church and four 1-acre lots located east of Plaza Drive on a portion of Unit 6B must provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. A site plan for the church and the 4 lots must show these retention areas.

6.

Drainage

Conditions

~~None:~~

The church and four 1-acre lots located east of Plaza Drive on a portion of Unit 6B shall provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. Prior to construction approval, a site plan(s) for the church and the 4 lots must be submitted to the County which show these retention areas.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorized an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water Systems, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval. The 22 acres east of Plaza Drive, where the church facility and four 1-acre lots are proposed to be located, are not currently served with central sewage. The soil types of this area, Tavares and Candler fine sand, should adequately handle a septic system on a one-acre lot. Neither existing nor proposed sewage lines are in the immediate area.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility and four 1-acre lots in the 22 acres east of Plaza Drive, located on a portion of Unit 6B, provided that such systems meet local and state regulations. In the event that central sewer becomes available in an adjacent area or within the footage established in state regulations, the church shall tap in to such facilities. A daily full-time school with a food service is subject to re-review by the Health Department and the County as for its additional load on the septic system.

11. Transportation

Conditions

VIII. A minimum of an FDOT Case II-type intersection improvement shall be constructed for the church entrance on Plaza Drive. There shall be no other entrance/exit to the church facility along Plaza Drive nor along Hilltop Drive, unless specifically approved by the County. In the event a full-time school is proposed on the church property, the County may require re-evaluation of the transportation impacts of such a school.

17. Historical and Archaeological Sites

Findings

The project site was initially cleared for development by the State Division of Archives, History and Records Management after an archaeological site survey had not revealed any significant evidence of cultural remains. This survey, however, only examined the land which initially was to be developed. After being alerted to this fact, the Florida Division of Archives, History and Records Management recommended that the eastern portion of the tract be subjected to a systematic site assessment survey prior to initiating any project-related land clearance or other ground disturbing activities. The eastern portion of the tract was subsequently surveyed by a private firm (Cultural Resource Management, Inc.) in May of this year and found to contain one prehistoric site (8 Pa 57) - a small hunting camp represented by flint waste flakes. The survey firm recommended that portions of the identified site be stripped with power equipment to search for further artifacts. It was recommended that the project could be cleared for development, with the exception of this site.

The applicant has stated that Minieri Communities of Florida has no development plans for this portion of land at the present time. However, if in the future the firm decides to develop this portion, the developer has agreed that "the appropriate action will be taken in conjunction with all policies and procedures of the Florida Department of State."

Recent correspondence dated April 11, 1983, from George W. Percy, Chief of the Bureau of Historic Sites and Properties, stated that the historic sites are no longer considered significant and that "it is the opinion of this office that the proposed project (the church and four 1-acre lots) will have no effect on significant archaeological and historic sites (8 Pa. 57). Project activities may proceed without further involvement with this agency."

Conditions

Considerations, as outlined in the ADA documents, shall be given to the one prehistoric site prior to any land disturbing activities on the site:

None.

DONE AND RESOLVED this 26th day of July, 1983.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Sylvia Young
SYLVIA YOUNG, CHAIRMAN

ATTEST:

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

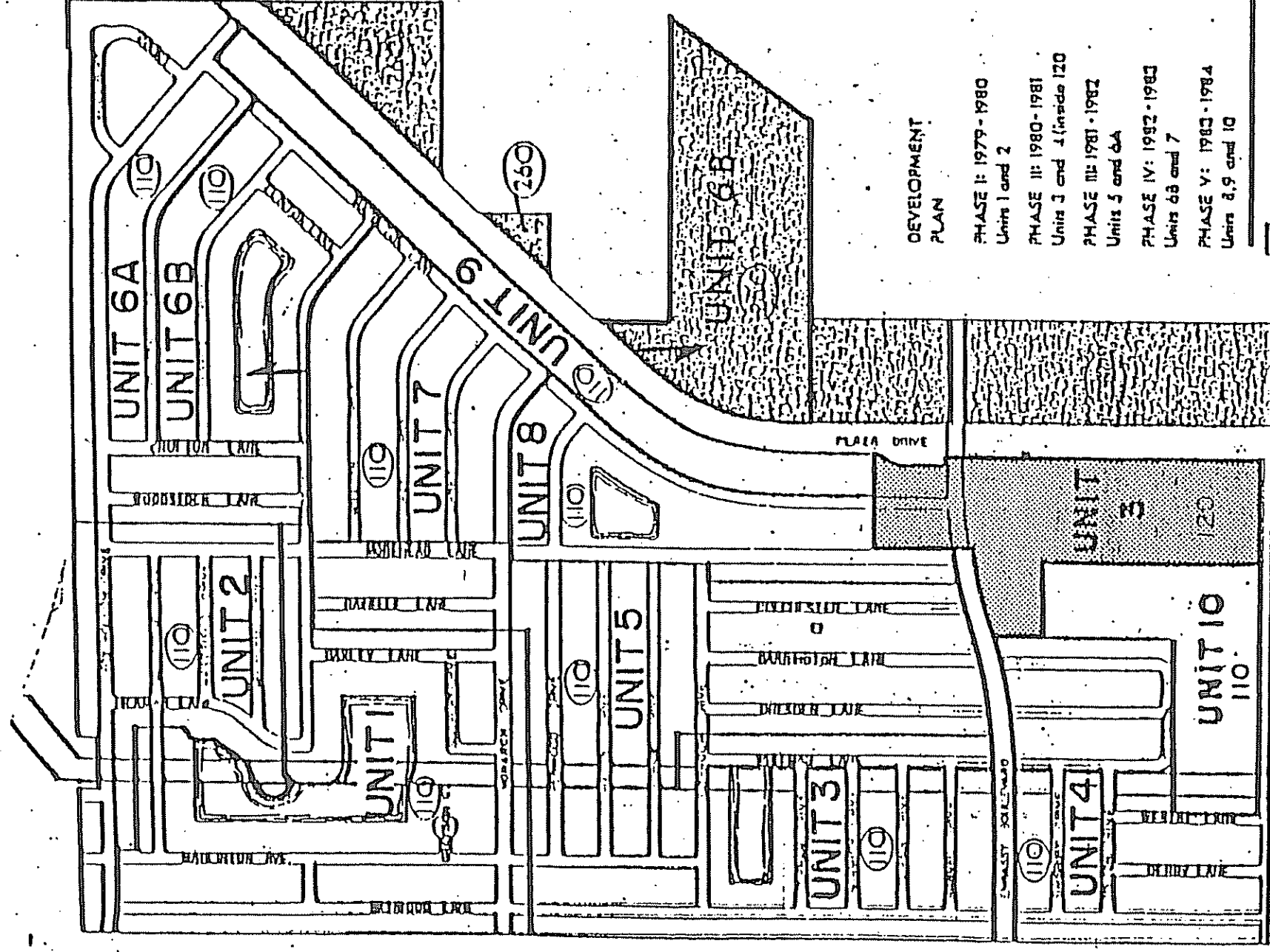
By: Mercedes Moore, Jr.
Jed Pittman, Clerk

Attorney

STATE OF FLORIDA
COUNTY OF PASCO.

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD
AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY
OF PASCO, FLORIDA, ON JUNE 26, 1983.

JED PITTMAN, CLERK OF THE BOARD
BY Sylvia Young D.C.



DEVELOPMENT
PLAN

Unit 1 and 2
DB61-6261:1 25VHE

UNIT 3 PAGES 1-7
1980-1981

PHASE III: 1981 - 1982
Units 5 and 6A

PHASE IV: 1992-1993
Units 63 and 7

PHASE V: 1983-1984
Units 3.9 and 10

FROM DOMESTIC TRD

Unit 12, 456A.6E.78 & 9
SINGLE FAMILY RESIDENCE

Unit ID MULTI FAMILY RESIDENCE.

UNIT 1 COMMERCIAL

Florida Power & Light Company

UPDATED July 26, 1983

350

CLASSIFICATION

II. C. - RESIDENTIAL

120-COMMERCIAL AND SERVICES

28Q - OTHER AGRICULTURE

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Minor Communities of Florida

Lenkford Consultants

MASTER

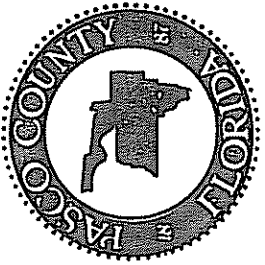
DEVELOPMENT

29

MAQ



— 51 —



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

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

November 2, 1982

Scott L. Knox, Esq.
County Attorney

J. Ben Harrill, Esq.
Christopher G. Miller, Esq.

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

Dear Bill:

Enclosed please find a certified copy of an Amendment to The Lakes Development Order, County Resolution 81-64. The Amendment is being transmitted to you in accordance with the requirements of Chapter 380.06 Florida Statutes.

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

Sincerely,


Scott L. Knox
County Attorney

SLK:mjs
Enclosure

Handwritten note:
SLK:mjs
Enclosure
11/10/82
J. Ben Harrill, Esq.
Christopher G. Miller, Esq.

RESOLUTION AMENDING RESOLUTION
NO. 81-64, THE DEVELOPMENT ORDER
APPROVING WITH CONDITIONS THE
LAKES DEVELOPMENT OF REGIONAL
IMPACT; AMENDING A PORTION OF
THE CONDITIONS IN PARAGRAPH
A.14 AND 11.IV TO REFLECT CHANGES
IN THE MASTER DEVELOPMENT PLAN
THE ZONING AND ACCESS ON PLAZA DRIVE

BE IT RESOLVED by the Board of County Commissioners of Pasco
County, Florida, in regular session duly assembled this 26th day of
October, 1982, that the conditions in the following paragraphs
of Resolution 81-64, (THE LAKES Development of Regional Impact Develop-
ment Order) are hereby amended to read as follows:

"A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is
A-C, R-1, R-3, R-4, ~~MF-1~~ PUD and C-2.

The Master Development Plan (Map H) of the ADA is
amended from the original plan to a revised plan to
be known as Exhibit "D". This revised plan alters
a portion of the boundaries for Units 3 (120), 8,
9 and 10, and will hereby become a part of this
Amended Development Order.

11. Transportation

Conditions

- IV. Dedication, on appropriate record plats, of access
rights to the County along Plaza Drive with landscape
berming. Only one vehicular access roadway will be
allowed on Plaza Drive which will serve the commercial
center, this access shall be constructed as a four-
lane divided entrance road with FDOT Case IV accele

ration/deceleration lanes and separate turn lanes
on Plaza Drive.

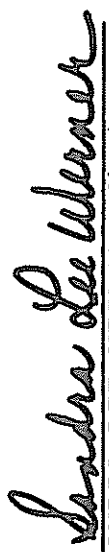
DONE AND RESOLVED this 26th day of October, 1982.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

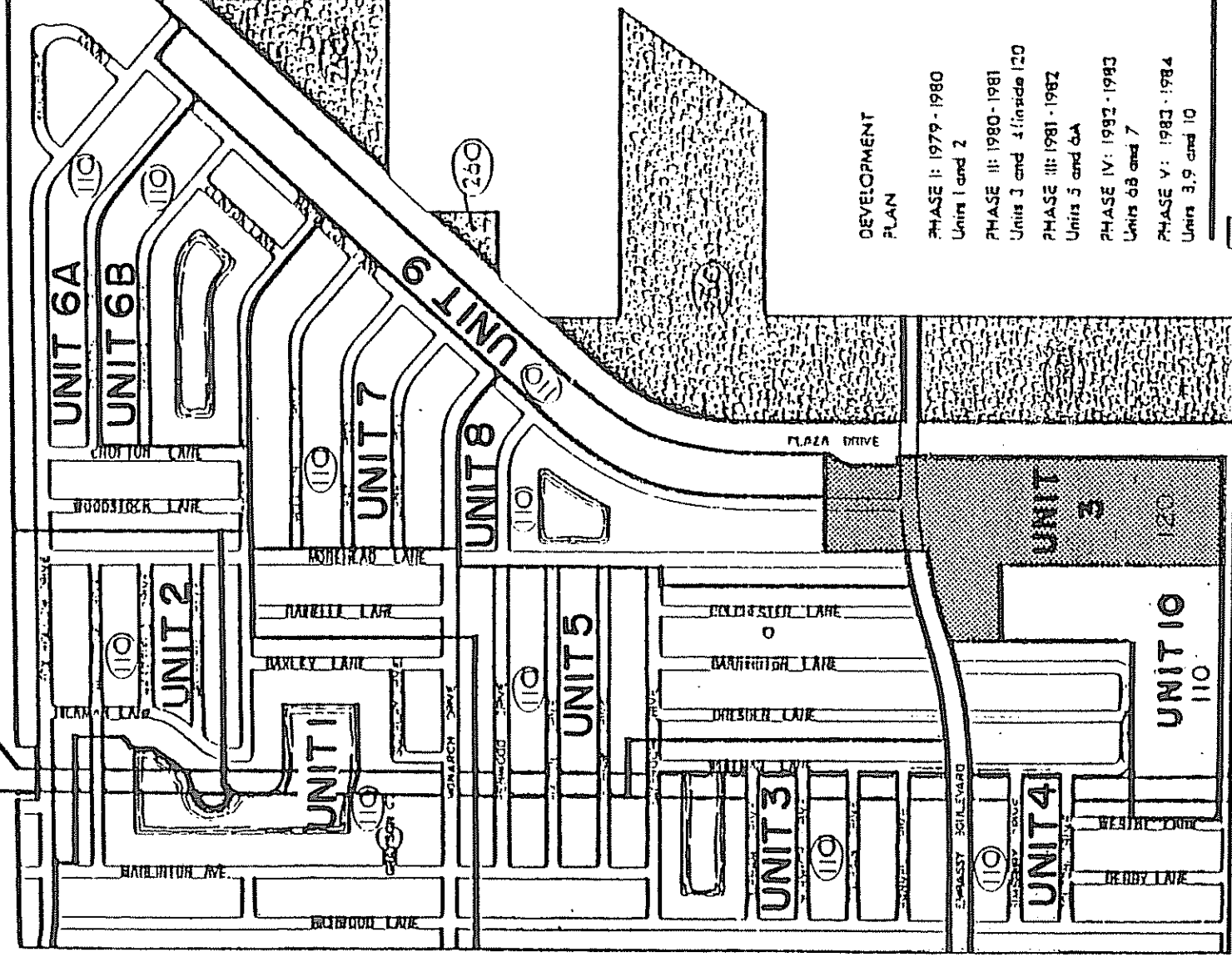
By: 
JED PITTMAN, Clerk

By: 
SANDRA LEE WERNER, Chairman

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney


Attorney

Exhibit "D"



DEVELOPMENT
PLAN

- PHASE I: 1979 - 1980
Units 1 and 2
- PHASE II: 1980 - 1981
Units 3 and 4 inside 120
- PHASE III: 1981 - 1982
Units 5 and 6A
- PHASE IV: 1982 - 1983
Units 6B and 7
- PHASE V: 1983 - 1984
Units 8, 9 and 10

☐ C.J. Harvey Map

- Units 1, 2, 4, 5, 6A, 6B, 7, 8, 9
SINGLE FAMILY RESIDENCE
- Unit 10, MULTI FAMILY RESIDENCE
- Unit 3, COMMERCIAL

☐ Florida Power Easement

UPDATED SEPT. 22, 1982

LAND USE
CLASSIFICATION

- 110 - RESIDENTIAL
- 120 - COMMERCIAL AND SERVICES
- 260 - OTHER AGRICULTURE

THE LAKES

Miner Communities of Florida

Lankford Consultants

MASTER
DEVELOPMENT
PLAN

MAP H





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

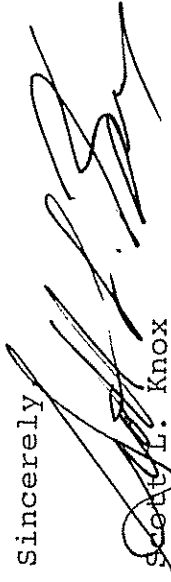
Dear Mr. Wilson:

Pursuant to Paragraph J.2 of Pasco County Resolution No. 81-64, and Floride Statutes, this office is hereby transmitting a Certified Copy of Pasco County's Development Order on "The Lakes" 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
March 6, 1981

Water Supply:

Estimated Daily Water
Requirements at Build-out

Phase I	.110
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Sewage Treatment:

Estimated Average Daily
Flow at Build-out

Phase I	.110 MGD
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Solid Waste:

Estimated Average Daily
Generation at Build-out

Phase I	3.10 Tons/Day
Phase II	2.64
Phase III	2.64
Phase IV	2.64
Phase V	4.14
Total	15.16 Tons/Day

Energy:

Projected Average Daily
Electrical Requirement
at Build-out

59,520 KWH

Average (KWH/Day)

Phase I	14,030 KWH
Phase II	11,940
Phase III	11,940
Phase IV	11,940
Phase IV	9,670
Total	59,520

Primary Transportation Network
Servicing Site:

U.S. 19, SR 52, Moon Lake Road,
Massachusetts-Moon Lake Road

Build-out Period:

1980-1984

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

WHEREAS, Minieri Communities of Florida, 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:

The Lakes DRI Development Order

A. General Findings of Fact

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

1. Minieri Communities of Florida, Inc., hereinafter referred to as Minieri Communities, in accordance with Section 380.06 Florida Statutes has filed with Pasco County an ADA for The Lakes Development of Regional Impact (DRI No. 5-80-70).
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.

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, 1981 and January 27, 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 Minieri Communities of Florida, Metro Communities, and Carl Minieri, 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 single-family/multi-family residential.

commercial and agricultural.

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, MF-1 and C-2.

B. Specific Findings on Impact and Conditions Restricting Development

1. Water Quantity

Findings

Water supply for The Lakes Development will be provided by the Holiday Lakes Water System, Inc. which will own and maintain the private utility supply system.

Correspondence from the Holiday Lakes Water System,

Inc., which receives water from the Pasco Water

Authority, Inc. indicates that it has adequate capacity to serve The Lakes Development.

The O.J. Harvey Well is the only production well field on the site of The Lakes development. The well was previously used as a source of water for irrigation for the surrounding citrus groves. The maximum production capacity of the well is estimated at 725 gallons per minute. There are no plans for using the O.J. Harvey Well as a source of water for The Lakes development.

Conditions

None.

2. Water Quality

Findings

Two land-locked lakes (Lake Lorraine, 9.8 acres, and Lake "G", 1.9 acres) are presently found on the site of The Lakes development. No surface water bodies abut the site. Lake Lorraine and Lake "G" are part of the stormwater drainage/retention system which will serve The Lakes development and are hydraulically linked to Lake Christina in the adjacent Regency Park developments. Lake Lorraine and Lake "G" were found to penetrate the water table and are filled by ground water. Both lakes appear to be rich in oxygen and have excellent water

quality. The site of The Lakes Development is not an important recharge area; however, some local aquifer recharge via the stormwater retention lakes can be expected. It was noted during the site inspection and also by Pasco County that there is fugitive dust coming from the clearing operations and is entering the water bodies.

Conditions

None.

3. Land

Findings

The soils found within The Lakes development are predominantly urban soils, with an association of Narcoossee, Candler, and Adamsville fine sands. These soils are characterized by slight to moderate limitations for structures and a permeability rate of six to twenty inches per hour. Drainage

characteristics range from poor to excessively drained. The limitations imposed by these soils will be overcome by grading and filling the sight as well as the construction of retention ponds and storm sewers. Wind and water erosion will be minimized during construction by such methods as grassing, wetting, and soil binding. Once construction is completed, the land surface will be covered by dwellings, paved surfaces, lawns, environmental vegetation, and stormwater retention basins.

Conditions

None.

4. Wetlands and Flood Plains

Findings

No wetland areas exist on the development site. Several low-lying areas which did appear on the topographic map were not water filled. As refer-

enced in the ADA, these depressions were, however, taken into consideration in the location of storm-water retention areas.

The Lakes development does not lie within the 100-year flood-prone area. The possibility of flooding caused by topography, and the increased surface runoff due to development, have been adequately considered in the construction of retention ponds and storm sewers which are capable of handling the runoff which may occur from a 25-year storm.

Conditions

None.

5. Air Quality

Findings

Automobile exhaust emissions and short-term fugitive dust associated with construction will be the only significant source of air pollution from The Lakes. Less significant air pollution will result from use of insecticides and fire-places. No complex source permit will be required pursuant to Chapter 17-2.04, Rules of the Department of Environmental Regulation, as referenced in the ADA. Since The Lakes development, as proposed, should not significantly degrade air quality, no measures will be taken to reduce emissions.

Conditions

None.

6. Drainage

Findings

The primary drainage system for The Lakes development consists of a series of lakes connected by large storm sewers. The system is designed to

temporarily store excess storm waters at controlled depths and limit out all discharge rates to values that would not create problems downstream. Except for the southern tip of The Lakes development, the site was divided into four catchment basins. Storm waters of each basin would be drained into respective lakes; the lakes in turn are interconnected by storm sewers for discharge into an existing 54" and 60" diameter storm sewer that conveys the flood flows through Unit 10 at Regency Park into Lake Christina. Lake Christina is an 80-acre primary lake facility designed to receive "The Lakes" storm flows, as well as the flows from the Embassy Hills - Regency Park development. Lake Christina discharges into the Jasmine Lakes Canal and hence to the Gulf of Mexico. Pasco County requires that a two-year maintenance bond be posted on all streets, storm sewers, storm water inlets, etc. At the end of this two-year period, the developer is required to make any necessary repairs, and then the County places said improvements on its maintenance list. This is accomplished by action of the Board of County Commissioners upon recommendation of the County Engineer.

The maintenance of lakes varies depending on the size and the individual circumstances. Small lakes of up to approximately five acres are generally included within the adjoining private property (lots) within the County requiring a drainage easement on each lot within the lake area. All of the lakes within The Lakes development will be included within the adjoining lots with the exception of Lake Lorraine. It encompasses approximately 10 acres, which makes it impractical to include all of the area in the

adjoining lots. Therefore, the bordering 50' of Lake Lorraine is included in the adjoining lots and the center is dedicated to the County. It is anticipated that this center portion of the lake will not require maintenance since the depth is sufficient to discourage aquatic plants of the type normally found along the edges of the lake where a high degree of maintenance is required. Analysis of the ADA and supplemental information including a comparison with lakes in the area that have been constructed in the same manner and have been in existence since 1972, permits the conclusion that no adverse impact will result from the present construction of The Lakes development. However, it is recommended that the developer attempt to incorporate swale drainage to mitigate the impact loadings from suburban development which will include heavy metals.

Conditions

None.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorizes an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its

present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water System, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

8. Solid Waste

Findings

The collection of solid waste generated by the proposed Lakes development will be disposed at a County-operated landfill facility located on Ridge Road. Pasco County has made application to the Florida Department of Environmental Regulation to acquire a permit for expanding the Ridge Road Landfill to include a 10-acre site which lies adjacent to the existing landfill. This expansion would increase the capacity of the landfill by approximately 126,900 cubic yards sufficient to accommodate The Lakes.

Conditions

None.

9. Energy

Findings

Energy needs for the proposed Lakes development will be met by the Withlacoochee River Electric Cooperative, Inc. The total average daily demand projected for The Lakes is 59,520 kwh.

The ADA acknowledges the energy crisis and notes that exterior sidewall insulation, ceiling insulation, common wall insulation between conditioned space and garage, caulking and sealing of all crevice type openings to the conditioned spaces, and energy conserving mechanical systems are included in Minieri Communities Design Package. Additional optional energy efficient ideas can be incorporated into home designs. These additional features will add approximately 5.5% to the initial cost of the dwelling unit, but it is projected that the consumer can realize a savings up to \$275 per year (1,200 sq.ft. of living area.)

As of October 1, 1980, the Florida Energy Efficiency Code was adopted as law by the Florida Legislature. Any new building starts after that date must adhere to this new energy code. The location of commercial and recreational facilities in close proximity will also permit additional energy conservation. This is consistent with the Council's adopted energy review criteria.

Conditions

None.

10. Educational Facilities

Findings

The school age population (K through 12) generated by The Lakes development is estimated to be 480. The Lakes is within the attendance area of Calusa Elementary School which is currently experiencing over capacity enrollment. The District School Board of Pasco County has indicated the construction of The Lakes development will further aggravate the existing problem of overcrowded schools in the general service area surrounding the development. Currently, this problem is most pronounced in the elementary grade level schools. The School Board has recommended that in order to accommodate the students residing in the general area of The Lakes development, that the following capital improvement projects occur:

- acquisition of at least a 15-acre elementary school site
- construction of a new elementary school

The ADA states that no school facilities or sites will be dedicated on the site of The Lakes development, nor has the developer been contacted by Pasco County regarding the donation of a school

site. The developer, however, is willing to discuss any additional impact on the Pasco County School System, generated by the development. TBRPC recommends that Minieri Communities of Florida dedicate a 15-acre elementary school site and provide pro rata share of construction costs of one school to the Pasco County School Board.

Conditions

Donation of \$50 per dwelling unit for public education facilities in lieu of school site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

11. Transportation

Findings

The Lakes is located in an area of Pasco County experiencing rapid residential development. Three other recent Minieri-built residential developments - Embassy Hills, Regency Park and Orchid Lake - are located within The Lakes primary transportation impact area. Embassy Hills and Regency Park are presently generating 12% of the traffic using U.S. 19 in the primary impact area. These two developments also generate 22% of the existing traffic on Ridge Road, 18% of the existing traffic on Plaza Drive north of Ridge Road, 16% of the existing traffic on Congress Street, and 100% of the existing traffic on Embassy Boulevard and Regency Park Boulevard.

Presently, the roadways in The Lakes primary transportation impact area are operating at a satisfactory level of service (C or better), with the exception of U.S. 19. It presently operates at a level of service ranging between D and E which is not satisfactory. The Orchid Lake development, presently on 10% constructed, will add to the traffic on U.S. 19 and other roadways surrounding The Lakes.

The Lakes DRI-ADA includes an analysis of transportation impacts in the primary impact area for the year 1984, the year The Lakes is scheduled for build-out. The analysis assumes that U.S. 19 and its intersections with other roadways will be upgraded by the end of 1984. 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 intersections along it, the level of service will be E in 1984.

The Lakes will add to the traffic on U.S. 19 and S.R. 52 and will substantially impact Embassy Boulevard and Plaza Drive. Thirty percent of the Embassy Boulevard traffic and 16% of that on Plaza Drive will be generated by The Lakes development. Plaza Drive presently operates at level of service C or better, but will operate at D and E in 1984 without improvements. The intersections of Embassy Boulevard with Regency Park Boulevard and with Plaza Drive will operate at level of service E in 1984 as opposed to C and A presently.

It should be noted that 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 the rapidly developing area and to ensure that 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.

The ADA indicates that Project STAR in Pasco County provides existing transit service. It should be noted that this Older Americans Act funded program is extremely over-burdened with current service demands. Increasing operating costs have had an adverse affect on the program's ability to meet the needs of Pasco's elderly.

This program concentrates on supporting the congregate dining and adult day care programs while providing minimal transportation service for shopping and medical appointments. While it is true that Project STAR will experience a vehicular expansion during 1980-81, service demands and rising operating costs will diminish the effect of this expansion. Therefore, caution should be taken in considering Project STAR as a resource to resolve public transit needs of the residents of The Lakes.

The ADA indicates that another transportation-related service is "Meals on Wheels." By definition, this Older Americans Act funded service utilizes volunteers to deliver meals to homebound elderly. Therefore, it is not a transportation resource.

Conditions

- I. An interim transportation improvement plan shall be developed by Pasco County's newly-formed Metropolitan Planning Organization (MPO), in cooperation with the Florida Department of Transportation, TBRPC, and the developers in the study area prior to approval of Unit 7, Phase IV of the Lakes.^a
- 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 improvement 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. The plan should address the following roadway improvements, at a minimum:
- A. 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, Stone Road, Embassy Boulevard, Regency Park Boulevard, Jasmine Boulevard and S.R. 52.
 - B. Widen Ridge Road (C-587-A) from two lanes to four lanes and from U.S. 19 (S.R. 55) to Congress Street.

^aExcavation and drainage improvements will be allowed in Unit 7 before this study is complete.

- C. Widen Plaza Drive from two lanes to four lanes from Ridge Road (C-587-A) to Schrader Memorial Highway (S.R. 52).
- D. 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.
- E. Construction of a two-lane access roadway with appropriate acceleration and deceleration lanes on Embassy Boulevard opposite Morehead Lane. Separate left turn lanes should be provided.
- F. Construction of a four-lane divided access roadway with appropriate acceleration and deceleration lanes and separate turn lanes on Plaza Drive serving the proposed Community/Commercial Center.
- G. Extension of Fox Hollow Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on Fox Hollow Drive (extended) and Plaza Drive.
- H. Extension of San Miguel Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on San Miguel Drive (extended) and Plaza Drive.
- I. Determine the necessary improvements to the intersection of Embassy Boulevard.
- II. Construct Case III intersection improvements at:
 - A. Plaza Drive and Embassy Boulevard (prior to Unit 7, Phase IV subdivision construction improvements; however, drainage improvements shall be allowed)
 - 1. With left and right turn lanes on Embassy Boulevard, west of Plaza Drive
 - 2. Donation of funds for the total cost of traffic signalization
 - B. Plaza Drive and San Miguel Drive (prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)
 - 1. With left and right turn lanes on San Miguel Drive, west of Plaza Drive
 - C. Plaza Drive and Fox Hollow Drive (during construction of Unit 6A, Phase III)
 - 1. With left and right turn lanes on Fox Hollow Drive, west of Plaza Drive
- III. Construct San Miguel Drive to Plaza Drive (prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)

- IV. Dedication, on appropriate record plats, of access rights to the County along Plaza Drive with landscape berming.
- V. Donate funds for the total cost of traffic signalization of the Regency Boulevard/Embassy Boulevard intersection prior to record plat approval of Unit 6A, Phase III.
- VI. A master site plan of the commercial and multi-family areas must be approved prior to construction of either area.
- A. No entrance/exit cuts shall be allowed on Plaza Drive for the commercial and multi-family areas
- B. A service road shall be constructed through these sites from San Miguel Drive to Embassy Boulevard
- C. Four-lane Embassy Boulevard, in addition to stack and turning lanes at the main entrance into the commercial site, adjacent to the commercial site
- D. Construct left turn lane on Embassy Boulevard at Morehead Lane.
- VII. Construct a bike path along:
- A. Plaza Drive from Grove Drive to San Miguel Drive (prior to record plat approval of Unit 9)
- B. San Miguel Drive to the landfill park site (prior to Unit 10 construction or the opening of the park, whichever comes first)
- C. Embassy Boulevard
- 1) From Crabtree Lane to U.S. Hwy. 19 (prior to December 31, 1981)
- 2) From Plaza Drive to Colchester Lane (at the time of home construction upon the adjoining lots)
- 3) The north sidewalks in the remaining area between these bike paths shall be connected as homes are constructed upon the adjoining lots

12. Parks & Recreation

Findings

The Lakes ADA states that no recreation facilities or parks are to be constructed on the site. There are no water bodies on the site that are conducive to fishing or swimming. However, the developer has provided a community center as part of the Regency Park development which will be available for use by the residents

of The Lakes. The developer also pays the first year membership dues to a homeowner's association.

The developer has donated to Pasco County a 20-acre site which is presently a landfill south of the development for the development by Pasco County of a proposed 50-acre recreational area. All financing costs and maintenance for the proposed recreational facility will be provided by the County, as acknowledged in a letter from Pasco County Parks and Recreation Administrator. The overall facility will be constructed in four phases. Facilities will include: lighted soccer/football fields, lighted softball fields, lighted tennis courts, racquetball courts, activity center, aquatic center, shuffleboard courts, and a jogging path. The County will provide several facilities and programs that are expressly oriented towards the elderly.

Conditions

None.

13. Health Care

Findings

No health care or medical facilities will be provided on the site of The Lakes development. The available health care facilities is a significant factor when a development is projected to be 80% populated by the elderly, as is The Lakes.

Based on information received from various government agencies, it is estimated that 50% of The Lakes population will at some time require social services, such as transportation, congregate dining, and adult day care; and that The Lakes will generate a need for 81 additional nursing home beds by

build-out in 1984. It should be noted that the community resources cited in the ADA supplemental information are now experiencing waiting lists and strong service demand levels. Therefore, although such resources exist within the area, their availability to residents of The Lakes may be very limited. The developer has indicated a willingness to discuss measures which could be provided to reduce the impact of The Lakes on the existing social service capabilities.

Conditions

None.

14. Fire Protection

Findings

There are no on-site fire protection services or facilities (other than fire hydrants) in The Lakes development. The Lakes development will be served by Pasco County Fire Service Station 110, located in the Embassy Hills area. Automatic backup support is available from the County's main Fire Service Station, Station 100, located in the Hudson area. In addition, a support unit of 34 volunteer fire fighters is available to assist Station 110, which is manned by two fire-fighter personnel and two Emergency Medical Services personnel, working a 24-hour shift.

The developer has acknowledged that a new fire station will be required to serve The Lakes development by build-out in 1984 and is willing to discuss assisting Pasco County with the acquisition and construction of a fire station in The Lakes development. It is recommended that Minieri Communities of Florida donate a site for a future fire station and a pro rata share of the construction cost.

Conditions

Donation of \$25 per dwelling unit for public safety facilities and equipment, in lieu of fire station site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

15. Police Protection

Findings

No on-site, private security system is planned to support The Lakes development. The developer does not intend to dedicate a site for the construction of police protection facilities. Primary police protection services will be provided by the Pasco County Sheriff's Department and the Florida Highway Patrol. Assurances have been obtained from the County Sheriff's Department for continuing adequate police protection services for The Lakes development.

Conditions

None.

16. Natural Vegetation and Wildlife

Findings

Approximately 70% of The Lakes development had been cleared prior to the submittal of the ADA and is without any dominant community of vegetation at this time. Prior to clearing, the land was predominantly nonproductive citrus groves. The remaining 30% (118 acres) is still maintained as citrus groves of which 30 acres is still productive. The Lakes development intends to leave the remaining

citrus trees in the A-C zoned areas. Citrus trees in areas sited for development will be removed. No rare or endangered animals presently occupy The Lakes site.

Conditions

None.

17. Historical and Archaeological Sites

Findings

The project site was initially cleared for development by the State Division of Archives, History and Records Management after an archaeological site survey had not revealed any significant evidence of cultural remains. This survey, however, only examined the land which initially was to be developed. After being alerted to this fact, the Florida Division of Archives, History and Records Management recommended that the eastern portion of the tract be subjected to a systematic site assessment survey prior to initiating any project-related land clearance or other ground disturbing activities. The eastern portion of the tract was subsequently surveyed by a private firm (Cultural Resource Management, Inc.) in May of this year and found to contain one prehistoric site (8 Pa 57) - a small hunting camp represented by flint waste flakes. The survey firm recommended that portions of the identified site be stripped with power equipment to search for further artifacts. It was recommended that the project could be cleared for development, with the exception of this site. The applicant has stated that Minieri Communities of Florida has no development plans for this portion of land at the present time. However, if in the future the firm decides to develop this portion, the developer has agreed that "the appropriate

action will be taken in conjunction with all policies and procedures of the Florida Department of State."

Conditions

Considerations, as outlined in the ADA documents, shall be given to the one prehistoric site prior to any land disturbing activities on the site.

18. Housing

Findings

The developer of The Lakes proposed to build 1,621 residential units on 393.2 acres with built-out scheduled for 1984. One thousand six hundred twenty-one (1,621) single-family units will be constructed and will be in the \$25,000 to \$69,999 price range of which the majority will be moderately priced and will help meet the area's need for moderately-priced housing particularly for the elderly, as identified in the Future of the Region, Housing Opportunity Plan, and Regional Housing Plan Guide. One hundred ninety-six (196) multi-family attached rental units will be in the range of \$230 to \$349 per month. No lots will be sold without constructed dwelling units. All infrastructure improvements (streets, water, sewer, fire hydrants, etc.) will be completed prior to occupancy. Approximately 12% of the units will be occupied by families, the remainder will be senior citizens. It should be noted that the primary target market for The Lakes development is retired persons now residing in the northeast United States, and all dwelling units are intended to fulfill needs in the retired category. It is estimated that as much as 15% of the units sold will be used as second homes.

19. Economy

Findings

The total estimated construction costs for The Lakes is projected to be \$71,000,000 of which less than one percent is expected to be spent outside of the region. The project is estimated to employ an average of 114 construction workers annually and meet an average construction payroll of \$3.08 million for the five years. The development is expected to generate 122 permanent jobs at build-out and will exceed \$800,000 in annual payroll (1979 dollars). The Lakes development will contain a neighborhood commercial site of approximately 16 acres. This site will contain approximately 84,000 sq.ft. of gross leasable area. At build-out, the annual ad valorem tax yield is estimated to be approximately \$860,000.

To accommodate this development, capital improvements will be necessary in the areas of roadways, schools and wastewater treatment. This development will also require expansion of the services of local fire protection agencies.

Conditions

None.

C. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

1. The Lakes 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.
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 Lakes Development of Regional Impact shall be the Director of Community Development.
2. A master site plan for the multi-family and commercial areas must be approved prior to construction of these areas and in accordance with these conditions.

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 six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order shall terminate on February 17, 1987.

G. Annual Report

1. Minieri Communities of Florida, Inc. shall provide an annual report to the official responsible for monitoring the DRI, the Tampa Bay Regional Planning Council, and the state land planning agency on February 17 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) 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.

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 plans for 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 Minieri Communities of Florida, Inc., unless otherwise modified by the provisions of this development order. Said ADA is attached hereto as Exhibit "C".

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 S.380.06(14)(a) Florida Statute and the development order contained herein shall govern the development of The Lakes 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 Minieri Communities of Florida, Inc.
3. 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 the 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 24th day of February, 1981.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By: Nette Church, D.C.
JED FITHMAN, 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

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE, WITNESSED BY ME AND AN ATTY IN CON-
JED FITHMAN, CLERK TO THE BOARD

BY Nette Church D.C.

Order No. 11581
 Embassy Development
 December 15, 1977

DESCRIPTION OF

All of Tracts 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 63, and 64 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO all of Tracts 21 and 22 of the Port Richey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14; thence run along the South line of said Section 14, South 89° 30' 04" East, 474.85 feet for a Point of Beginning; thence North 3° 27' 22" East, 991.31 feet; thence South 89° 30' 04" East, 376.39 feet; thence South 00° 21' 29" West, 990 feet to the South line of said Section 14; thence along the South line of said Section 14, North 89° 30' 04" West; 429.97 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 23 for a Point of Beginning; thence run along the North line of said Section 23, South 89° 24' 06" East, 1,311.27 feet; thence South 00° 19' 11" West, 1,645.10 feet; thence North 89° 24' 06" West, 874.18 feet; thence South 00° 19' 11" West, 480 feet; thence North 89° 24' 06" West, 437.09 feet to the West line of the Northeast Quarter (NE 1/4) of said Section 23; thence North 00° 19' 11" East, 2,125.10 feet to the Point of Beginning.

Also that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 23; thence run along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 2,007.01 feet for a Point of Beginning; thence continue along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 630 feet; thence South 89° 24' 06" East, 1,284.54 feet; thence South 35° 01' 27" West, 763.76 feet; thence North 89° 24' 06" West, 849.69 feet to the Point of Beginning.

All of the above described parcels being subject to rights-of-way and easements of record.

The above-described parcels contain a total of 377.53 acres more or less, including rights-of-way and easements, lying within said parcels.

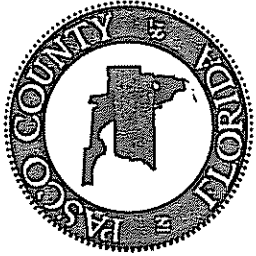
ALSO

All of Tracts 20, 22, 61 and 62 in Section 23, Township 25 South, Range 16 East, Pasco County, Florida; said tracts being designated in accordance with the plat of the Port Richey Company lands recorded in Plat Book 1 at Pages 60 and 61 of the Public Records of Pasco County, Florida.

EXHIBIT B

Summary of Impacts

Total Development Area:		393.35 acres
Residential Area		
Single-family	185.60	47.18%
Multi-family	14.10	3.58%
Commercial	16.80	4.27%
Open Space	-0-	-0-
Agricultural	53.20	13.52%
Other	123.65	31.44%
Total Population:		3,697
Number Dwelling Units:		1,621
Single-family		1,425 (87.90%)
Multi-family		196 (12.10%)
Phase I (79-80)	314	Note: As of July 1, 1980, 65 per cent of this development was cleared and 335 homes had been sold of which 195 are occupied.
Phase II (80-81)	340	
Phase III (81-82)	405	
Phase IV (82-83)	240	
Phase V (83-84)	322	
Average Price/Range:		
Single-family		\$25,000 - \$34,999 105 units
		\$35,000 - \$49,999 974 units
		\$50,000 - \$64,999 326 units
Multi-family		\$250 - \$299 78 units
		\$300 - \$349 118 units
Estimated Project Construction Expenditures:		\$71,000,000
Estimated Cumulative Ad Valorem Tax Yield:		
Phase I (79-80)	\$178,000	
Phase II (80-81)	\$350,000	
Phase III (81-82)	\$574,000	
Phase IV (82-83)	\$697,000	
Phase V (83-84)	\$860,000	
Estimated Annual Ad Valorem Tax Yield After Build-out		\$860,000



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

7530 Little Road
New Port Richey, Florida 33553
PHONE (813) 847-8120
November 24, 1986

J. Ben Harrill, Esq.
County Attorney

David Smolker, Esq.
Lisa C. Bennett, Esq.
Karla A. Stetter, Esq.
Edward B. Helvenston, Esq.

Ms. Suzanne Cooper
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702

Dear Ms. Cooper:

This letter is to notify you that at a public hearing held on November 18, 1986, the Pasco County Board of County Commissioners determined that the proposed change (Catholic Church and School) was not a substantial deviation from The Lakes DRI Development Order.

Enclosed please find a copy of the memorandum which went before the board and a signed Resolution Amending the Development Order.

If you have any questions, please feel free to contact this office or Douglas Uden with the Pasco County Planning Department at (813) 847-8152.

Sincerely,

Karla A. Stetter
Assistant County Attorney

KAS/DU/eem
Enclosures

RESOLUTION AMENDING "THE LAKES" DRI DEVELOPMENT ORDER, RESOLUTION NO. 81-64 AS AMENDED BY RESOLUTION NO. 83-009; AMENDING THE CONDITIONS SET FORTH IN PARAGRAPH 11 OF SAID DEVELOPMENT ORDER BY ADDING A NEW PARAGRAPH AT THE END OF SUBPARAGRAPH I; PROVIDING FOR ALTERNATIVES IN THE EVENT AN INTERIM TRANSPORTATION IMPROVEMENT PLAN IS NOT ADOPTED, INCLUDING THE PAYMENT OF A ROAD IMPACT FEE; PROVIDING FOR A FINDING OF NOTICE OF SUBSTANTIAL DEVIATION.

WHEREAS, Minieri Communities of Florida, Inc., has proposed a change to Paragraph 11 of the Development Order adopted by Pasco County for "The Lakes" Development of Regional Impact, as embodied in Resolution No. 81-64 as amended by Resolution No. 83-009; and

WHEREAS, said change relates to alternatives which would allow the developer to proceed with development in the event an Interim Transportation Improvements Plan is not adopted by Pasco County or the Pasco County Metropolitan Planning Organization prior to January 1, 1983; and

WHEREAS, the continuation of development in The Lakes is an absolute necessity in order to implement a Settlement Agreement reached between Pasco County and Holiday Lakes Water System, et. al., in Pasco County v. Minieri Communities of Florida, Inc., and Pasco County v. Holiday Lakes Water System, Inc., et. al.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that Seciton I, Paragraph 11, Subparagraph I of The Lakes DRI Development Order, Resolution No. 81-64 as amended by Resolution No. 83-009, is hereby amended by adding two additional new paragraphs at the end of said subparagraph to read as follows:

"In the event the Interim Transportation Improvements

Plan referenced aboce has not been completed by January 1, 1983,

(a) The Developer shall be allowed to develop and build out Unit 7 of Phase IV of The Lakes pro-

vided that an incremental traffic study assessing the transportation impact of Unit 7 is prepared and submitted to the Board and TBRPC. No further development beyond Unit 7 will be permitted unless approved by the Board and TBRPC or unless an interim transportation plan has been adopted.

- (b) the developer shall be required to pay a road transportation impact fee in the amount of Five Hundred (\$500.00) Dollars per unit for each unit commencing with Unit 7, Phase IV of "The Lakes". If the County at a subsequent time passes an ITIP Ordinance establishing transportation improvement funding commitments, or a Road Impact Fee Ordinance, the developer shall pay, as to each unit for which a Five Hundred (\$500.00) Dollar impact fee has already been paid, an amount equal to the fee established by said Ordinance less Five Hundred (\$500.00) Dollars. For any remaining units in The Lakes, the developer shall pay the established impact fee. In the event the fee established in said Ordinance is less than Five Hundred (\$500.00) Dollars, the developer shall be credited with the difference by not having to pay road impact fees for the total number of units represented by the total dollars of credit (\$500.00 less amount of impact fee times the number of units for which the \$500.00 impact fee has been paid) divided by the amount of the established impact fee. In the event no Road Impact Fee Ordinance is passed, the Five Hundred (\$500.00) Dollars per unit paid by the developer shall be credited to any proportionate share identified by the Interim Transportation Improvements Plan which is required to be paid by the developer for improvements necessitated by the development.

Section II. The Board of County Commissioners of Pasco County

hereby determines and finds that the proposed change to The Lakes Development of Regional Impact Development Order, as reflected in the above referenced paragraph, does not constitute a substantial deviation for the purposes of Chapter 380.06(17) Florida Statutes.

DONE AND RESOLVED this 6th day of September 1983.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

BY Jed Pittman
JED PITTMAN, Clerk

By: Norma Eustance

BY Sylvia Young
SYLVIA YOUNG, Chairman

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

Attorney

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF
ORD IN MY OFFICE WITH
MY OFFICIAL SEAL THIS 6th day of September, 1983
JED PITTMAN, Clerk

BY Norma Eustance

3. A Master Drainage Plan and Report for the entire site shall be submitted for approval by the County Engineer prior to construction drawing submittal. Said Master Drainage Plan shall consist of a Master Drainage Report and Master Drainage Plan drawings and all items specified within the "Master Drainage Plan Preparation Guidelines for Proposed Developments in Pasco County," as amended.
4. Additional right-of-way along Little Road shall be dedicated per the right-of-way reservation maps (when adopted by the Board).
5. The developer shall show on the preliminary site plan, a landscape plan for the perimeter of the entire site.
6. There shall be no vehicular cuts onto Little Road.
7. Structures shall conform to the following setbacks from the right-of-way line:
 - a. Forty-five feet (45') along Morehead Lane and Monarch Drive.
 - b. Fifty feet (50') along Little Road.
8. The developer shall install school zone markings and crosswalks per the FDOT roadway traffic design standards, the Manual on Uniform Traffic Control Devices, and the referenced crosswalk plan (Condition No. 9).
9. Submit a crosswalk plan for review and approval by the Engineering Services Department prior to the construction drawing approval for the school site. School crosswalks, side-walks, and zone signs shall be constructed prior to the Certificate of Occupancy for the school.
10. Submit a sidewalk plan for review and approval by the Engineering Services Department during the first preliminary site plan submittal.
11. The developer shall comply with all conditions of The Lakes DRI Development Order.
- *12. The developer may extend Monarch Drive through to Little Road with intersection configurations to be coordinated with Engineering Services, improvements on Monarch Drive from Mapleton Lane eastward to Little Road shall be constructed by the developer. Improvements and right-of-way shall be dedicated to Pasco County.

KB/DU/p11/05/07g

APPROVED AGENDA ITEM

FOR _____

BY _____

*The Board of County Commissioners approved conditions (November 18, 1986) with the addition of Condition 12.

PASCO COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of
County Commissioners

THRU: *Samuel P. Steffey, II*
Samuel P. Steffey, II
Planning Director

FROM: *Kenneth W. Bajinski*
Kenneth W. Bajinski
Zoning Administrator

DATE: 11/7/86 FILE: PL87-138

SUBJECT: The Lakes PUD Amendment -
Catholic Church and School

REFERENCES: Commission District 4

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners.

Commission District: Honorable Allan G. Safranek, Jr.
Project Name: Little Road Catholic Center (The Lakes PUD Amendment)
Developer's Name: Diocese of St. Petersburg
Location: Section 23, Township 25 South, Range 16 East, approximately 1
mile north of the intersection of Little Road and Ridge Road.
Zoning District: PUD
Acreage: 19.6
Water/Sewage: Central/Central

BACKGROUND:

The subject property was previously approved for 120 patio cluster units (see Attachment No. 1). The County has been requested to amend the land use designation of this portion of the PUD to replace the patio homes with a church and related facilities, including a grades K-8 school with a maximum of 375 students. Attachment No. 2 shows a concept plan of the proposed use.

Since this property is in The Lakes DRI and this proposed use was not indicated in original DRI submissions, a substantial deviation determination is also being undertaken (see Memorandum PL87-139).

Single family homes are located to the west (across Morehead Lane) and north (across Monarch Drive) of this subject site, with The Lakes Civic Center directly to the south and the Greek Church to the east (across Little Road).

ANALYSIS:

A church and church school are substantially different than 120 patio homes; consequently, an amendment to the PUD is needed. The proposed use would appear less intense than the already approved patio cluster homes and, thus, more compatible with the surrounding residential area. The Regency Park/Embassy Hills/The Lakes area lacks sufficient quasi-public facilities such as churches and schools; this proposal will help make this area a more complete neighborhood. The traffic generated will be less than what would be expected from the patio homes. The site is located approximately 500 feet from Embassy Boulevard and 2,500 feet from Fox Hollow Drive (which traffic signals will be/are installed on both streets at Little Road). Morehead Lane, to the west of this property, has 60 feet of right-of-way, a limited number of homes facing on it, and connects Fox Hollow Drive with Embassy Boulevard; consequently, the location will not only allow close pedestrian access to the neighborhood, but also north/south and east/west vehicular access.

RECOMMENDATION:

The Planning Department, in coordination with the DRC, recommends the amended PUD plan be approved with the following conditions:

1. The submitted plan is conceptual only. The developer shall submit a preliminary site plan for review in accordance with the Pasco County Development Review Procedures Ordinance.
2. The developer shall show a phasing plan on the preliminary site plan for the entire project delineating the phases to be constructed.

RESOLUTION AMENDING RESOLUTION NO. 86-119, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, 83-132, and 84-68, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.13 AND B.11, VIII, AND ADDING A NEW CONDITION PARAGRAPH B.11, IX, TO PROVIDE FOR A CHURCH AND PRIVATE SCHOOL ON THE WEST SIDE OF PLAZA DRIVE

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 18th day of November, 1986, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 86-119, as amended by Resolution Nos. 81-64, 83-009, 83-134, 83-152, and 84-68 (The Lakes Development of Regional Impact Development Order), are hereby amended to read as follows:

A. General Findings of Fact

13. The land use designation for the area, subject to the ADA, is single family/multifamily residential, commercial, churches with related facilities, a private school (grades K-8; 375 students), and agricultural.

B. Specific Findings on Impact and Conditions Restricting Development

11. Transportation

Conditions

VIII. A minimum of an FDOT Case II-type intersection improvement shall be constructed for the Greek Church entrance on Plaza Drive. There shall be no other entrance/exit to the Greek Church facility along Plaza Drive nor along Hilltop Drive, unless specifically approved by the County. In the event a full-time school is proposed on the Greek Church property, the County may require evaluation of the transportation impacts of such a school.

IX.

A. The developer may extend Monarch Drive through to Little Road (Plaza Drive) with intersection configurations to be coordinated with the Pasco County Engineering Services Department; improvements on Monarch Drive from Mapleton Lane eastward to Little Road shall be constructed by the developer. Improvements and right-of-way shall be dedicated to Pasco County.

B. With the construction of the Catholic school to the West of Plaza Drive, there shall be the installation of:

1. School zone markings and/or flashers (as determined by the DRC) on Morehead Lane and, if needed, on Embassy Boulevard.

2. A crosswalk plan must be submitted to and approved by the DRC prior to the approval of the preliminary site plan for the school. This crosswalk plan shall show the surrounding street and sidewalk system and the location and design (markings and/or signage) of the proposed school crosswalks. The crosswalks shall be installed prior to any Certificate of Occupancy of the school.

DONE AND RESOLVED, in regular session duly assembled, this 18th day of November, 1986.

(SEAL)

ATTEST:

BY: Kay Church Deputy Clerk
DEED PITTMAN, CLERK

BY:

Ann Hildebrand
ANN HILDEBRAND, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

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

BY:

Lisa Bennett
Attorney

BY COMMISSIONER _____

RESOLUTION NO. 86-119

RESOLUTION AMENDING RESOLUTION NO. 84-68, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, AND 83-152, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPH A.14, TO EXTEND THE PERIOD OF TIME FOR THE BOYS AND GIRLS CLUB FACILITY TO FEBRUARY 1989.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 11th day of February, 1986, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 84-68, as amended by Resolution Nos. 81-64, 83-009, 83-134, and 83-152 (The Lakes Development of Regional Impact Development Order), are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD, C-2, and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D." This plan alters a portion of the boundaries for Units 3 (120), 8, 9, and 10, and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary for Unit 6B hereby adding 22 acres, allowing a church and four 1-acre, single family lots within Unit 6B, and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately one-third acre and allowing the same as a temporary use from February 1984 to February 1986 ⁴ 1989 as a noncommercial, recreational facility by the Boys and Girls Club of Pasco County, and will hereby become a part of this Amended Development Order.

DONE AND RESOLVED this 11th day of February, 1986.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Jed Pittman
Jed Pittman, Clerk
By: Sherry Dungen D.C.

BY: Curtis L. Law
CURTIS L. LAW, CHAIRMAN

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

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN THE OFFICE OF THE CLERK OF THE BOARD AND THE COUNTY CLERK.
JED PITTMAN, CLERK TO THE BOARD
February 19, 1986

Attorney
BY: Sherry Dungen D.C.



OFFICE OF THE COUNTY ATTORNEY

February 16, 1984

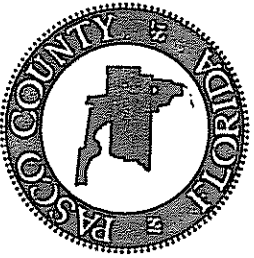
Eloise Taylor, Esq.
David Smolker, Esq.

Re: Lakes DRI - Development Order Amendment

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

D. D. Donahue

DS/lrg
Enclosure



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

4025 Moon Lake Road
New Port Richey, Florida 33553
PHONE (813) 847-8120

September 9, 1983

Scott L. Knox, Esq.
County Attorney

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

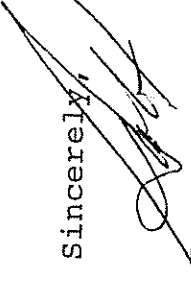
Mr. William A. Ockunzzi
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

Dear Bill:

Enclosed is a certified copy of the Resolution amending
The Lakes DRI Development Order, which is authorized under
Chapter 380.06 Florida Statutes.

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

Sincerely,


Scott L. Knox
County Attorney

SLK:mjs
Enclosure

Handwritten note:
See W 8.10
Knox

The church, four 1-acre lots, and Boys and Girls Club facility located east of Plaza Drive on a portion of Unit 6B must provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. Site plans for the church, the 4 lots, and the Boys and Girls Club facility must show these retention areas.

6. Drainage

Conditions

~~None-~~

The church, four 1-acre lots, and the Boys and Girls Club facility located east of Plaza Drive on a portion of Unit 6B shall provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. Prior to construction approval, a site plan(s) for the church, the 4 lots, and the Boys and Girls Club facility must be submitted to the County which show these retention areas.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorized an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water Systems, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval. The 22 acres east of Plaza Drive, where the church facility and four 1-acre lots are proposed to be located, are not

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED BY RESOLUTION NO. 83-009, 83-134, and 83-152, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.14, B.2, B.6, AND B.7 TO REFLECT CHANGE IN THE MASTER DEVELOPMENT PLAN, THE ZONING, AND ACCESS ON PLAZA DRIVE.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 7th day of February, 1984, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 81-64, as amended by Resolution Nos. 83-009, 83-134, and 83-152, (The Lakes Development of Regional Impact Development Order) are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD₁ and C-2₁ and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D". This plan alters a portion of the boundaries for Units 3 (120), 8, 9, and 10 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary for Unit 6B hereby adding 22 acres and allowing a church and four 1-acre, single family lots within Unit 6B and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately one-third acre and allowing the same as a temporary use from February 1984 to February 1986, as a noncommercial, recreational facility by the Boys and Girls Club of Pasco County and will hereby become a part of this Amended Development Order.

B. Specific Findings on Impact and Conditions Restricting Development

2. Water Quality

Conditions

None

FILED FOR RECORD
CLERK OF PASCO COUNTY, FL
FEB 9 11 45 AM '84
043801

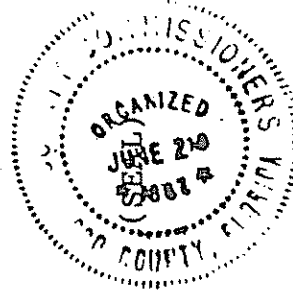
currently served with central sewage. The soil types of this area, Tavares and Candler fine sand, should adequately handle a septic system on a one-acre lot. Neither existing nor proposed sewage lines are in the immediate area.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility, the four 1-acre lots, and the temporary Boys and Girls Club facility in the 28 acres east of Plaza Drive, located on a portion of Unit 6B, provided that such systems meet local and state regulations. In the event that central sewer becomes available in an adjacent area or within the footage established in state regulations, the church and the Club facility shall tap in to such facilities. A daily full-time school with a food service is subject to re-review by the Health Department and the County as for its additional load on the septic system.

DONE AND RESOLVED this 7th day of February, 1984.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: James L. Hollingsworth
JAMES L. HOLLINGSWORTH, Ph.D., CHAIRMAN

ATTEST:

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

Jed Pittman Attorney
Jed Pittman, Clerk
by: Sherry Durgan D.C.

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE. WITNESS MY HAND AND THE COUN-
TY'S OFFICIAL SEAL THIS February 9, 1984
JED PITTMAN, CLERK TO THE BOARD

BY: Sherry Durgan D.C.

As of October 1, 1980, the Florida Energy Efficiency Code was adopted as law by the Florida Legislature. Any new building starts after that date must adhere to this new energy code. The location of commercial and recreational facilities in close proximity will also permit additional energy conservation. This is consistent with the Countil's adopted energy review criteria.

Conditions

None.

10. Educational Facilities

Findings

The school age population (5 through 12) generated by The Lakes development is estimated to be 480. The Lakes is within the attendance area of Calusa Elementary School which is currently experiencing over capacity enrollment. The District School Board of Pasco County has indicated the construction of The Lakes development will further aggravate the existing problem of overcrowded schools in the general service area surrounding the development. Currently, this problem is most pronounced in the elementary grade level schools. The School Board has recommended that in order to accommodate the students residing in the general area of The Lakes development, that the following capital improvement projects occur:

- acquisition of at least a 15-acre elementary school site
- construction of a new elementary school

The ADA states that no school facilities or sites will be dedicated on the site of The Lakes development, nor has the developer been contacted by Pasco County regarding the donation of a school

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING PASCO COUNTY RESOLUTION NO. 96-97, WHICH APPROVED THE ABANDONMENT OF THE LAKES DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, pursuant to Pasco County Resolution No. 81-64, Pasco County enacted the original development order for The Lakes DRI which authorized the construction of single-family units, multi-family units, and general commercial development; and,

WHEREAS, on January 9, 1996, the Board of County Commissioners approved a Resolution abandoning The Lakes Development of Regional Impact subject to certain specified conditions for future development; and,

WHEREAS, the conditions approved in conjunction with the abandonment provided that the maximum number of residential units approved would not exceed 130 multi-family units and the maximum gross leasable area for commercial development would not exceed 27,279 square feet for any remaining development within the project; and,

WHEREAS, the amendment contained no "trade-off" or conversion mechanism whereby the developer would be allowed to reduce the amount of commercial development available and increase residential densities provided none of the development exceeded 80% of any applicable DRI thresholds; and,

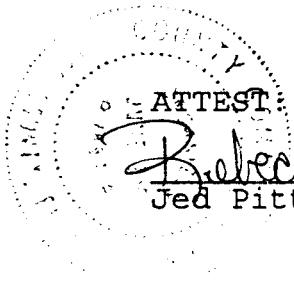
WHEREAS, the developer has filed its request to have the abandonment resolution amended in order to provide for an appropriate trade-off mechanism whereby the remaining authorized commercial development may be reduced to allow for an increase in residential units without exceeding 80% of any applicable thresholds for developments of regional impact; and,

WHEREAS, the Development Review staff has reviewed the developer's request and in response thereto has formulated an appropriate trade-off mechanism to allow for the reduction of commercial development and the increase in multi-family units upon the request of the developer.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, the said board hereby amends Exhibit "A", Conditions of Approval for Abandonment, Pasco County Resolution No. 96-97 to add an additional condition which shall read as follows:

8. The Developer, upon written request to the County, may reduce the remaining allowable commercial development and increase residential densities at a ratio of one (1) additional multi-family unit for each 56.25 gross square feet leasable area reduction in available commercial development provided that no trade-off hereunder shall result in any future development exceeding 80% of any applicable threshold for developments of regional impact.

DONE AND RESOLVED this 6th day of January, 1998.



ATTEST:

Rebecca S. Hauke/p.c.
Jed Pittman, Clerk

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

BY:

Sylvia Young
Sylvia Young, Chairman

APPROVED

JAN 06 1998

APPROVED AS TO LEGAL FORM AND CONTENT
Office of County Attorney

By: _____



PASCO COUNTY, FLORIDA

FAX (813) 847-8084
DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (813) 847-8132

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

January 18, 1996

Mr. J. Thomas Beck, Chief
Bureau of State Planning
Florida Department of
Community Affairs
2470 Centerview Drive
Tallahassee, FL 32399

RE: The Lakes Development of Regional Impact (DRI No. 70)

Dear Mr. Beck:

The purpose of this letter is to inform your agency that the Pasco County Board of County Commissioners approved the Abandonment of The Lakes Development of Regional Impact (DRI) with Conditions on January 9, 1996, in accordance with Chapter 380.06(26), Florida Statutes, and Rule 9J-2.0251, Florida Administrative Code.

The Notice of Adoption amending the development order for the abandonment and Resolution No. 96-97 approving the abandonment of the DRI are enclosed for your records. In addition, copies of the proof of publication advertising the public hearing are being provided.

Please contact me if you have any questions.

Sincerely,

Deborah J. Bolduc
Deborah J. Bolduc
Planner II

DJB/b011801:ltr

Enclosures

cc: ✓ Tim Butts, DRI Coordinator, Tampa Bay Regional Planning Council, 9455 Koger Boulevard, St. Petersburg, FL 33702
J. Ben Harrill, Esq., Figurski and Harrill, Attorneys at Law, The Holiday Tower, 2435 U.S. 19 North, Suite 350, Holiday, FL 34691
Samuel P. Steffey II, Growth Management Administrator
File

THE TAMPA TRIBUNE
Published Daily
Tampa, Hillsborough County, Florida
State of Florida
County of Hillsborough } ss.

Before the undersigned authority personally appeared R. Purney, who on oath says that he is Accounting Manager of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida, that the attached copy of advertisement being a

LEGAL NOTICE PASCO SECTION

in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of
DECEMBER 30, 1995

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Subscribed and sworn to before me this
JANUARY 2, 1996 A.D. at

Personally Known _____ or Produced Identification _____
Type of Identification Produced _____

(SEAL)

IMA S. Kennedy



IMA S. KENNEDY
Notary Public, State of Florida
My Comm. Expires Mar. 22, 1999
No. SC187731

NOTICE OF PUBLIC HEARING ON THE APPLICATION FOR ABANDONMENT OF THE DEVELOPMENT ORDER FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT (ORD)
Public Notice is hereby given that the Pasco County Board of County Commissioners will hold a public hearing on January 9, 1996, at the West Pasco Government Center, Board Room, 7530 Little Road, New Port Richey, Florida, at 6:30 p.m. The purpose of the public hearing is to review the application for abandonment of the development order for the Lakes Ord and recommend whether the request for abandonment should be granted, granted with conditions, or denied in accordance with Rule 9J-2.0251, Abandonment of Development Order, Florida Administrative Code.
Any person desiring to appeal any decision made by the Planning Commission, Development Review Committee, or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which included the testimony and evidence upon which the appeal is to be based.
Information concerning the application for abandonment will be on file and available for examination in the Pasco County Development Services Branch, West Pasco Government Center, 7530 Little Road, Suite 320, New Port Richey, Florida 34654.
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
12/30/95

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

pasco times
Published Daily
Port Richey, Pasco County, Florida

Before the undersigned authority personally appeared G. Zawulich
who on oath says that she/he is Legal Clerk
of the Pasco Times
a daily newspaper published at Port Richey, in Pasco County, Florida; that the
attached copy of advertisement, being a Legal Notice
in the matter RE: Notice of Public Hearing
_____ in the _____ Court
was published in said newspaper in the issues of December 30, 1995

Affiant further says the said Pasco Times is a newspaper
published at Port Richey, in said Pasco County, Florida, and that the said news-
paper has heretofore been continuously published in said Pasco County, Florida,
each day and has been entered as second class mail matter at the post office in
New Port Richey, in said Pasco County, Florida, for a period of one year next
preceding the first publication of the attached copy of advertisement; and affiant
further says that she/he has neither paid nor promised any person, firm, or cor-
poration any discounts, rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

Diana J. Camp
Sworn to and subscribed before
me this 2nd day of
January, 1996
Diana J. Camp
SEAL Notary Public



DIANA J. CAMP
MY COMMISSION # CC302855 EXPIRES
August 10, 1997
BORNHOLD TRUCK TRAILER RENTALS, INC.

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

NOTICE OF PUBLIC HEARING ON THE APPLICATION FOR ABANDONMENT OF THE DEVELOPMENT ORDER FOR THE LAKES REGIONAL IMPACT (LRI) Public Notice is hereby given that the Pasco County Board of County Commissioners will hold a public hearing on January 9, 1996, at the West Pasco Government Center, Board Room, 7530 Little Road, New Port Richey, Florida, at 6:30 p.m. The purpose of the public hearing is to review the application for abandonment of the development order for the Lakes DRI and recommend whether the request to abandon should be granted, granted with conditions, or denied, in accordance with Rule 1J-2.225, ABANDONMENT OF DEVELOPMENT ORDERS, Florida Administrative Code. **Notice:** Any person desiring to appeal any decision made by the Planning Commission, Development Review Committee, or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which included the testimony and evidence upon which the appeal is to be based. **Information concerning the application for abandonment will be on file and available for examination in the Pasco County Development Services Branch, West Pasco Government Center, 7530 Little Road, Suite 208, New Port Richey, Florida 34654. LA**
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
(FSA1992) 12/29

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT EFFECTING
THE ABANDONMENT OF THE DEVELOPMENT OF REGIONAL IMPACT
PURSUANT TO CHAPTER 380.06(28), FLORIDA STATUTES.

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners of Pasco County, Florida, by Resolution No. 96-97, dated January 9th, 1996, has adopted an amendment to the Development Order for a Development of Regional Impact known as The Lakes which was originally approved pursuant to Pasco County Resolution No. 81-64 adopted on February 24, 1981.

The above referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "A" attached hereto and incorporated herein by reference. A copy of the Development Order may be examined upon request at the Office of the Pasco County Growth Management Director, located at Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit "A" nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY:

Ed Collins
Ed Collins, Chairman

(SEAL)

ATTEST

BY:

Jed Pittman
Jed Pittman, Clerk

Order No. 711581
Embassy Development
December 15, 1977

DESCRIPTION OF

All of Tracts 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 63, and 64 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO all of Tracts 21 and 22 of the Port Richey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14; thence run along the South line of said Section 14, South 89° 30' 04" East, 474.85 feet for a Point of Beginning; thence North 3° 27' 22" East, 991.31 feet; thence South 89° 30' 04" East, 376.39 feet; thence South 00° 21' 29" West, 990 feet to the South line of said Section 14; thence along the South line of said Section 14, North 89° 30' 04" West, 429.97 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 23 for a Point of Beginning; thence run along the North line of said Section 23, South 89° 24' 06" East, 1,311.27 feet; thence South 00° 19' 11" West, 1,645.10 feet; thence North 89° 24' 06" West, 874.18 feet; thence South 00° 19' 11" West, 480 feet; thence North 89° 24' 06" West, 437.09 feet to the West line of the Northeast Quarter (NE 1/4) of said Section 23; thence North 00° 19' 11" East, 2,125.10 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 23; thence run along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 2,007.01 feet for a Point of Beginning; thence continue along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 630 feet; thence South 89° 24' 06" East, 1,284.54 feet; thence South 35° 01' 27" West, 763.76 feet; thence North 89° 24' 06" West, 849.69 feet to the Point of Beginning.

All of the above described parcels being subject to rights-of-way and easements of record.

The above-described parcels contain a total of 377.53 acres more or less, including rights-of-way and easements, lying within said parcels.

ALSO

All of Tracts 20, 22, 61 and 62 in Section 23, Township 25 South, Range 16 East, Pasco County, Florida; said tracts being designated in accordance with the plat of the Port Richey Company lands recorded in Plat Book 1 at Pages 60 and 61 of the Public Records of Pasco County, Florida.

LESS AND EXCEPT all of Tract 21 and 22 of the Port Richey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida;

ALSO LESS AND EXCEPT that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14;
thence run along the South line of said Section 14,
South 89° 30' 04" East, 474.85 feet for a Point of
Beginning; thence North 3° 27' 22" East, 991.31 feet;
thence South 89° 30' 04" East, 376.39 feet; thence
South 00° 21' 29" West, 990 feet to the South line of
said Section 14; thence along the South line of said
Section 14, North 89° 30' 04" West, 429.97 feet to
the Point of Beginning.

ALSO LESS AND EXCEPT:

A portion of Tract 22 of Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East, Pasco County, Florida, as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of Lot 227 of The Lakes Unit Two as shown on the plat recorded in Plat Book 17, pages 60 through 63, inclusive, for a POINT OF BEGINNING; thence along the the West boundary line of said Lot 227, South 00°30'16" West, a distance of 100.00 feet to the North right-of-way line of Fox Hollow Drive as shown on the plat of said The Lakes Unit Two; thence along the North right-of-way line of said Fox Hollow Drive, North 89°29'44" West, a distance of 230.00 feet to the East right-of-way line of Highmoor Lane as shown on the plat of said The Lakes Unit Two; thence along the East right-of-way line of said Highmoor Lane, North 01°03'24" East, a distance of 100.00 feet to the North boundary line of said Section 23; thence along the North boundary line of said Section 23, South 89°29'44" East, a distance of 229.04 feet to the POINT OF BEGINNING.

The above described parcel contains 22,952 square feet, more or less.

ALSO LESS AND EXCEPT:

PARCEL "E-1C"

A portion of Tracts 49 and 52 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East, as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the Southwest 1/4 of said Section 23, North 00° 19' 11" East, a distance of 1,405.07 feet to the North right-of-way line of Hilltop Drive as it is now established, for a POINT OF BEGINNING; thence along the North right-of-way line of said Hilltop Drive, North 89° 38' 37" West, a distance of 453.96 feet to the Easterly right-of-way line of Plaza Drive extension as it is now established; thence along the Easterly right-of-way line of said Plaza Drive extension, North 00° 19' 08" East, a distance of 603.83 feet; thence South 89° 24' 06" East, a distance of 453.98 feet to the East boundary line of the Southwest 1/4 of said Section 23; thence along the East boundary line of the Southwest 1/4 of said Section 23, the same being the East boundary line of said Tracts 49 and 52, South 00° 19' 12" West, a distance of 601.87 feet to the POINT OF BEGINNING; the South 10 feet of the above described parcel being subject to an easement; the East 15 feet of said Tracts 49 and 52 being subject to the original Port Richey Land Company road right-of-way.

The above described parcel contains 6.283 acres more or less.

EXHIBIT "A"

Page 4 of 6

ALSO LESS AND EXCEPT:

Parcel "E-1D.1"

A portion of Tract 57 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the Southwest 1/4 of said Section 23, North 00° 19' 11" East, a distance of 988.86 feet to the Northeast corner of Crane's Roost Unit Four as shown on the plat recorded in Plat Book 21, pages 147 and 148 of the Public Records of Pasco County, Florida, for a POINT OF BEGINNING; thence along the North boundary line of said Crane's Roost Unit Four, North 89° 40' 48" West, a distance of 453.96 feet to the East right-of-way line of Plaza Drive as it is now established; thence along the East right-of-way line of said Plaza Drive, North 00° 19' 12" East, a distance of 156.45 feet; thence South 09° 38' 57" East, a distance of 200.00 feet; thence North 00° 19' 08" East, a distance of 200.00 feet to the South right-of-way line of Hilltop Drive as it is now established; thence along the South right-of-way line of said Hilltop Drive, South 89° 38' 57" East, a distance of 253.96 feet to the East boundary line of the Southwest 1/4 of said Section 23; thence along the East boundary line of the Southwest 1/4 of said Section 23, South 00° 19' 11" West, a distance of 356.21 feet to the POINT OF BEGINNING.

This legal description is based on the East boundary line of said Tract 57 being the same as the East boundary line of the Southwest 1/4 of said Section 23.

The above described parcel contains 2.795 acres more or less.

ALSO LESS AND EXCEPT:

Parcel "E-1D.2"

A portion of Tract 57 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the Southwest 1/4 of said Section 23, North 00° 19' 11" East, a distance of 988.86 feet to the Northeast corner of Crane's Roost Unit Four as shown on the plat recorded in Plat Book 21, pages 147 and 148 of the Public Records of Pasco County, Florida; thence along the North boundary line of said Crane's Roost Unit Four, North 89° 40' 48" West, a distance of 453.96 feet to the East right-of-way line of Plaza Drive as it is now established; thence along the East right-of-way line of said Plaza Drive, North 00° 19' 08" East, a distance of 156.45 feet for a POINT OF BEGINNING; thence continue along the East right-of-way line of said Plaza Drive, North 00° 19' 08" East, a distance of 200.00 feet to the South right-of-way line of Hilltop Drive as it is now established; thence along the South right-of-way line of said Hilltop Drive, South 89° 38' 57" East, a distance of 200.00 feet; thence South 00° 19' 08" West, a distance of 200.00 feet; thence North 89° 38' 57" West, a distance of 200.00 feet to the POINT OF BEGINNING.

The above described parcel contains 0.918 acres more or less.

ALSO LESS AND EXCEPT:

PARCEL "E-2"

A portion of the Northeast 1/4 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the West 1/4 of said Section 23, North 0° 19' 11" East, a distance of 2,961.39 feet to the Easterly boundary line of a 120.00 foot wide easement as described in Official Records Book 881, pages 144 through 151 of the Public Records of Pasco County, Florida; thence along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 241.14 feet for a POINT OF BEGINNING; thence continue along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 424.10 feet to the boundary line of the O. J. Harvey parcel as described in Official Record Book 181, pages 474 and 476 of the Public Records of Pasco County, Florida; thence along the boundary line of said O. J. Harvey parcel, South 0° 09' 11" West, a distance of 321.07 feet; thence continue along the boundary line of said O. J. Harvey parcel, North 89° 24' 06" West, a distance of 278.65 feet to the POINT OF BEGINNING.

The above described parcel contains 1.027 acres more or less.

ALSO LESS AND EXCEPT:

PARCEL "E-3"

A portion of the Northeast 1/4 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 23; thence run along the East boundary line of the West 1/2 of said Section 23, North 0° 19' 11" East, a distance of 2,961.39 feet to the Easterly boundary line of a 120.00 foot wide easement as described in Official Record Book 881, pages 144 through 151 of the Public Records of Pasco County, Florida; thence along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 875.17 feet to the boundary line of the O. J. Harvey parcel as described in Official Record Book 181, pages 474 and 476 of the Public Records of Pasco County, Florida, for a POINT OF BEGINNING; thence continue along the Easterly boundary line of said 120.00 foot wide easement, North 41° 23' 30" East, a distance of 1,120.54 feet to the East boundary line of said O. J. Harvey parcel; thence along the East boundary line of said O. J. Harvey parcel, South 0° 19' 11" West, a distance of 848.31 feet; thence continue along the boundary line of said O. J. Harvey parcel, North 89° 24' 06" West, a distance of 736.24 feet to the POINT OF BEGINNING.

The above described parcel contains 7.170 acres more or less.

RESOLUTION BY THE BOARD OF COUNTY
COMMISSIONERS OF PASCO COUNTY, FLORIDA,
APPROVING THE ABANDONMENT OF THE LAKES
DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, pursuant to Pasco County Resolution No. 81-64, Pasco County enacted the original Development Order for The Lakes DRI authorizing 1,425 single family units, 196 multi-family residences, and 16.8 acres of C-2, general commercial development; and,

WHEREAS, pursuant to Pasco County Resolution No. 83-009, Pasco County, at the request of the developer, reduced the number of authorized residential units to 1,574 units, while increasing the original 84,000 square feet of gross leasable area for commercial to 167,000 square feet along with an increase in commercial acreage from 16.8 acres to 17.5 acres; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-134, an Amendment to Resolution 81-64, amending a portion of the conditions in Paragraphs A.14, B.1, B.2, B.6, B.7, B.11 VIII and B.17 to reflect changes in the Master Development Plan, the zoning, and access on Plaza Drive; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-152, an Amendment to Resolution 81-64, as amended, amending the conditions set forth in Paragraph 11 of said Development Order by adding a new paragraph at the end of Subparagraph I; providing for alternatives in the event an interim transportation improvement plan is not adopted, including the payment of a road impact fees; providing for a finding of notice of substantial deviation; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 84-68, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraphs A.14, B.2, B.6, and B.7 to reflect change in the Master Development Plan, the zoning and access on Plaza Drive; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 86-119, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraph A.14, to extend the period of time for the Boys and Girls Club Facility to February 1989; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-42, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraphs A.14 and B.1, VIII, and adding a new condition Paragraph B.11, IX, to provide for a church and private school on the west side of Plaza Drive; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted Resolution No. 87-141, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions in Paragraph A.4 to allow for the Deaf Service Center Facility; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted Resolution No. 87-182, an Amendment to Resolution 81-64, as amended, amending the duration of the Development Order in Paragraph F.2 with a new termination date of December 30, 1989; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 88-213, an Amendment to Resolution 81-64, as amended, amending a portion of the conditions to allow a Pasco County Branch Library in lieu of multi-family units; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-54, an Amendment to Resolution 81-64, as amended, amending and approving revisions to the Master Development Plan to allow an additional access cut onto Little Road from a portion of the Development of Regional Impact property; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-92, an Amendment to Resolution 81-64, was amended, to correct a scrivener's error in Resolution No. 90-54; and,

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution 91-143, an amendment to Resolution 81-64, as amended, to extend the duration of the Development Order and to amend the boundaries of the Development of Regional Impact Property by deleting certain properties; and,

WHEREAS, the developer has filed its request to have the Development of Regional Impact abandoned based upon the fact that all residential units and commercial development completed to date, as well as all remaining incomplete residential and commercial development will not exceed eighty percent (80%) of any applicable threshold for developments of regional impact; and,

WHEREAS, it is anticipated that no substantial development will occur in the immediate future and, if such further development does in fact occur, the same may be addressed through the County's existing Land Development Code without any adverse impact; and,

WHEREAS, the Board of County Commissioners of Pasco County, Florida makes the following findings of fact:

1. Metro Communities of Pasco, Inc. has filed a request for the abandonment of a previously approved Development of Regional Impact.

2. The developer has submitted a request for abandonment to the Pasco County Growth Management Department for its review and consideration and recommendation to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs.

3. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.

4. The Board of County Commissioners of Pasco County has reviewed the above-referenced request of the developer and determined that the request complies with the requirements of Section 380.06(26), Florida Statutes, and applicable regulations of the Administration Commission.

5. The development is in compliance with all terms and conditions of the Development Order, including the required development schedule.

6. All required improvements and mitigation measures for the proposed development are in fact in place and available.

7. The developer has complied with all conditions of approval imposed by the terms of the Development Order upon The Lakes Development of Regional Impact.

8. Approximately 1,294 residential units have been constructed within the boundaries of the Development of Regional Impact which represents less than eighty percent (80%) of the applicable threshold.

9. Approximately 133,541 square feet of retail commercial area has been constructed which constitutes less than eighty percent (80%) of the applicable threshold for commercial development.

10. The combined retail and residential development which have been completed to date does not exceed eighty percent (80%) of the multi-use threshold for developments of regional impact.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that:

1. The determinations set forth above for The Lakes Development of Regional Impact are true and correct with respect to The Lakes DRI.

2. The Lakes Development of Regional Impact as originally approved by Pasco County Resolution No. 81-64 is hereby determined not to exceed eighty percent (80%) of any applicable threshold.

3. The developer is hereby found to have complied with all appropriate conditions of the resolution relative to said Development of Regional Impact.

4. The developer shall be allowed to proceed with any remaining development under the terms and conditions of the

County's Comprehensive Plan and Land Development Code without necessity for further development of regional impact, so long as ultimate development densities do not exceed those thresholds established for developments of regional impact. Development occurring after abandonment shall not exceed 130 residential units and 27,279 square feet of commercial development.

5. The developer shall no longer be required to file annual reports or other monitoring reports relative to activity within the development.

6. The new proposed plan of development (after abandonment) does not contemplate encroachment on any of the wetlands within the project area. The new proposed plan of development does not propose developments in any areas previously set aside or identified for preservation or protection in the Pasco County Comprehensive Plan, the Tampa Bay Regional Planning Council Regional Policy Plan, the State Land Development Plan, or State Comprehensive Plan. The new proposed plan of development does not have any significant regional impacts.

7. The developer has complied with all applicable conditions of the DRI development order which authorizes existing development.

8. The developer has not relied upon benefits granted to an authorized DRI, pursuant to Chapters 163.403, and 380, F.S., which would not otherwise be available after abandonment.

9. The proposed development after abandonment will be consistent with the State Comprehensive Plan, the Tampa Bay Regional Planning Council Regional Policy Plan, and the Pasco County Comprehensive Plan. Current development is consistent with the existing Pasco County Comprehensive Plan, the State Comprehensive Plan, the State Land Development Plan, and the Tampa Bay Regional Planning Council Policy Plan.

10. The development is eligible to request abandonment pursuant to Rule 9J-2.0251, FAC, and Subsection 380.06(26), F.S.

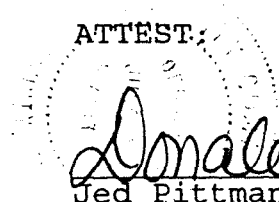
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 9th day of January, 1996, that pursuant to

the authority granted in Subsection 380.06(26), F.S., and Rule 9J-2.0251, FAC, the development order approving The Lakes Development of Regional Impact is hereby abandoned with conditions (see Exhibit "A").

DONE AND RESOLVED this 9th day of January, 1996.

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

ATTEST:

 Donald Schmidt/dc
Jed Pittman, Clerk

By: Ed Collins

Ed Collins, Chairman

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

By: [Signature]

Attorney

"EXHIBIT A"

Conditions of Approval for Abandonment
The Lakes Development of Regional Impact

1. The developer/owners shall comply with the following zoning conditions of approval:
 - a. Parcel ID No. 23-25-16-0010-00100-0000, Rezoning Petition No. 4428, approved October 8, 1991.
 - b. Parcel ID No. 23-25-16-0010-01800-0000, Rezoning Petition No. 4429, approved October 8, 1991.
 - c. Parcel ID Nos. 23-25-16-0010-05200-0020, 23-25-16-0010-05700-0000, and 23-25-16-0010-05800-0000, Resolution No. 83-01RZ, approved October 22, 1982.

Any further rezoning will be subject to the regulations in effect at the time of the rezoning.

2. The developers/owners (Metro Communities of Pasco, Inc.) agree to waive, relinquish, and release any vested rights under Subsection 163.3167(8), Florida Statutes, which may have arisen by virtue of the approved DRI. Future development will be subject to the goals, objectives, and policies in the Pasco County Comprehensive Plan, and all regulations within the Pasco County Land Development Code.
3. Future development on this property will not exceed 80 percent of any DRI threshold. The maximum number of residential units approved will not exceed 130, and the maximum gross leasable area will not exceed 27,279 square feet for the remaining development.
4. All development on this property will be done in compliance with the applicable Federal, State, local, and regional agency permitting requirements.
5. The developer shall donate \$100.00 per dwelling unit (unless modified by ordinance) to the County prior to each record plat approval or where no record plat is required prior to each Building Permit for each increment. The developer shall also provide to the County a \$50.00 per dwelling unit (unless modified by ordinance) park service fee prior to each record plat approval for each increment, or where no record plat is required, prior to each Building Permit for each increment.
6. The developer shall donate \$50.00 per dwelling unit for public education facilities in lieu of school site and pro rata construction costs. The 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 multifamily Building Permit.
7. The developer shall donate \$25.00 per dwelling unit for public safety facilities and equipment in lieu of fire station and pro rata construction costs. The 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 multifamily Building Permit.



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

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

J. Ben Harrill, Esq.
County Attorney

Lisa C. Bennett, Esq.
Karla A. Stetter, Esq.
Edward B. Helvenston, Esq.

April 30, 1987

Suzanne Cooper
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702-2491

Dear Ms. Cooper:

Please find attached a resolution by the Pasco County Board of County Commissioners amending The Lakes Development of Regional Impact Development Order to extend and provide for a new termination date of December 30, 1989. This resolution was approved by the Board at the April 28, 1987 Commission meeting.

If you have any questions regarding this matter, please do not hesitate to call me or Douglas Uden at (813) 847-8132.

Sincerely yours,

Karla A. Stetter
Assistant County Attorney

KAS/jh
Attachment

cc: Douglas Uden

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m...
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PASCO COUNTY, FLORIDA

DADE CITY (904) 521-4274
FAX (813) 847-8084
NEW PORT RICHEY (813) 847-8132

PLANNING AND ZONING DEPT.
PASCO COUNTY GOVT. COMPLEX
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654

February 12, 1991

Ms. Marina Gonzalez-Pennington
Department of Community Affairs
Division of Resource Planning
and Management
Bureau of State Planning
2740 Centerview Drive
Tallahassee, FL 32399-2100

and

Ms. Suzanne Cooper, AICP
Tampa Bay Regional Planning Council
DRI Section
9455 Koger Boulevard
St. Petersburg, FL 33702

CERTIFIED MAIL NO. P 503 036 832
RETURN RECEIPT REQUESTED

CERTIFIED MAIL NO. P 503 036 831
RETURN RECEIPT REQUESTED

Dear Ladies:

Please find enclosed certified copies of Resolution No. 91-143, dated February 5, 1991, adopting an amendment to The Lakes Development of Regional Impact Development Order.

Sincerely,

Dean R. Neal

Dean R. Neal
Senior Planner

DRN/b021102:wp

Enclosures

cc: Samuel P. Steffey II, Planning Director

mailed 2/13/91
received 2/14/91

THE LAKES DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION.

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 81-64, a Development of Regional Impact (DRI) Development Order; and

WHEREAS, the DRI Development Order authorized development of 1,621 residential units and 84,000 square feet of gross leasable area on 16.8 acres for a total of 418.75 acres and a termination date of February 17, 1987; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-009, an Amendment to Resolution No. 81-64, altering the boundaries of Units 3, 8, 9, and 10, and changed the transportation condition to allow one vehicular access roadway on Plaza Drive to serve the commercial center. The access was to be constructed as a four-lane, divided entrance road with acceleration/deceleration lanes and separate turn lanes on Plaza Drive. Additionally, the residential units were reduced to 1,574; the commercial square footage was increased to 167,000 gross leasable square feet on 17.5 acres; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-134, an Amendment to Resolution No. 81-64, amending a portion of the conditions in Paragraphs A.14, B.1, B.2, B.6, B.7, B.11, VIII, and B.17, to reflect change in the Master Development Plan, the zoning, and access on Plaza Drive. Specifically, the Resolution authorized a church east of Plaza Drive and subdivision of adjacent acreage into four residential lots; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 83-152, an Amendment to Resolution No. 81-64, as amended, amending the conditions set forth in Paragraph 11 of said Development Order by adding a new paragraph at the end of Subparagraph I; providing for alternatives in the event an interim transportation improvement plan is not adopted, including the payment of a road impact fee. The main effect of this Resolution was to authorize the developer, upon payment of impact fees, to go forward without the County's adoption of an Interim Transportation Improvements Plan; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 84-68, an Amendment to Resolution No. 81-64, as amended, amending the conditions in Paragraphs A.14, B.2, B.6, and B.7, to reflect change in the Master Development Plan, the

zoning, and access on Plaza Drive. Specifically, this Resolution authorized temporary use of a parcel west of Plaza Drive as the Boys and Girls Club of Pasco County; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 86-119, an Amendment to Resolution No. 81-64, as amended, amending a portion of the conditions in Paragraph A.14, to extend the period of time for The Boys and Girls Club facility to February 1989; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-42, an Amendment to Resolution No. 81-64, as amended, amending the conditions in Paragraphs A.13 and B.11, VIII, and adding a new condition, Paragraph B.11, IX, to provide for a church and private school in the west side of Plaza Drive in place of 117 patio homes; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-141, an Amendment to Resolution No. 81-64, as amended, amending a portion of the conditions in Paragraph A.14, to allow for the Deaf Service Center facility; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 87-182, an Amendment to Resolution No. 81-64, as amended, amending the duration of the Development Order in Paragraph F.2, with a new termination date of December 30, 1989; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 88-213, an Amendment to Resolution No. 81-64, as amended, amending a portion of the conditions to allow a Pasco County branch library in lieu of certain residential units; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-54, an Amendment to Resolution No. 81-64, as amended, amending and approving revisions to the Master Development Plan to allow an additional access cut on to Little Road from a portion of the Development of Regional Impact property and to extend the termination of the Development Order to complete construction on a lot; and

WHEREAS, the Board of County Commissioners of Pasco County adopted by Resolution No. 90-92, an Amendment to Resolution No. 81-64, as amended, to correct a scrivener's error in Resolution No. 90-54; and

WHEREAS, the Developer has filed a Notice of Proposed Change and an Application for an Amendment to the Development Order, as amended, to amend the boundaries of the Development of Regional Impact property by deleting therefrom the properties described on composite Exhibit "A" attached hereto, and to further relocate 9,000 square feet of allowable commercial uses onto 2.003 acres within the Development of Regional Impact property, and to further extend the termination date of The Lakes DRI through December 30, 1993; and

WHEREAS, the request by the Developer to relocate commercial uses does not increase the total square footage of commercial uses heretofore approved; and

WHEREAS, the DRI Development Order terminated on December 31, 1989, and has been revived by an Agreement entered into by the Developer, the Florida Department of Community Affairs, and Pasco County, Florida, attached hereto as Exhibit "B"; and

WHEREAS, the Notice of Proposed Change and Application for an Amendment to the Development Order includes a new Master Plan and legal description for the property, attached hereto as Composite Exhibit "C"; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. Metro Communities of Pasco, Inc., has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form No. BRM-08-86.

2. The Developer has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Planning and Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.

3. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.

4. The Board of County Commissioners of Pasco County has given 15 days notice, and held a public hearing considering the above-referenced request on February 5, 1991.

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed changes to The Lakes Development of Regional Impact do not constitute a substantial deviation and, therefore, do not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes.

2. The property described on composite Exhibit "A" attached hereto is hereby deleted as a part of the Development of Regional Impact property.

3. Nine thousand square feet of presently allowable commercial use is hereby transferred to the property described on composite Exhibit "B" attached hereto.

4. The duration of the Development Order is hereby extended with a new buildout date of December 30, 1993.

DONE AND RESOLVED THIS 5th DAY OF February, 1991.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Jed Pittman
JED PITTMAN, CLERK

BY: Mike Wells
MIKE WELLS, CHAIRMAN

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

BY: Lee M. Seachey
Attorney

THE ABOVE-REFERENCED AGREEMENT, ENTERED INTO BY THE DEVELOPER, PASCO COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS IS INCORPORATED HEREIN AND MADE A PART OF THIS AGREEMENT.

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT

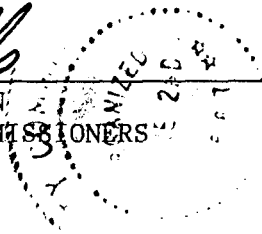
Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 91-143 dated February 5, 1991, has adopted an amendment to the Development Order for a Development of Regional Impact known as The Lakes (Resolution No. 81-64). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "C" of the Development Order.

A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit "C" nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.



MIKE WELLS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

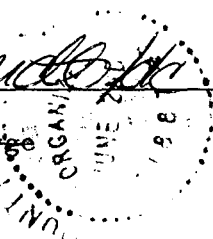


State of Florida)
County of Pasco)

The foregoing Notice of Adoption of Development Order was acknowledged before me this 5TH day of FEBRUARY, 1991.

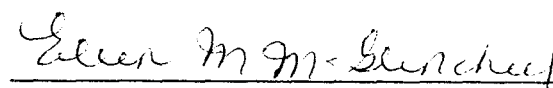


Notary Public
State of Florida at Large
My Commission Expires: JUNE 1991



DEPUTY CLERK

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



Attorney



PASCO COUNTY, FLORIDA

PLANNING AND ZONING DEPARTMENT
PASCO COUNTY GOVERNMENT CENTER
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654
(813) 847-8193

March 20, 1990

Ms. Julia Greene
Executive Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard, Suite 219
St. Petersburg, FL 33702

Re: The Lakes Development Order Amendment
Development of Regional Impact
Substantial Deviation Determination

Dear Ms. Greene:

Please be advised that on February 27, 1990, the Pasco County Board of County Commissioners adopted Resolution No. 90-92. Said Development Order Amendment is enclosed and rendered to the Tampa Bay Regional Planning Council.

If you should require anything further, please contact me at the above number.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlene R. Carson", with a long horizontal flourish extending to the right.

Carlene R. Carson
Planner II

CRC/sj

Enclosure

cc: Daniel Martin Esquire, P.O. Box 786, New Port Richey, FL 34291-0786
Samuel P. Steffey II, Planning Director

BY COMMISSIONER

Safranek

RESOLUTION NO.

90-92

THE LAKES DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, AND RESOLUTION NO. 90-54, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL AND TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER, AND

WHEREAS, on February 24, 1981, the Board of County Commissioners of Pasco County adopted by Resolution No. 81-64, a Development of Regional Impact Development Order approving, with conditions, The Lakes Development of Regional Impact consisting of 1,621 residential units and commercial/professional development totaling 16.8 acres.

WHEREAS, the Development Order for The Lakes Development of Regional Impact was subsequently amended on October 26, 1982 (Resolution No. 83-009), July 26, 1983 (Resolution No. 83-134), September 6, 1983 (Resolution No. 83-152), February 7, 1984 (Resolution No. 84-68), February 11, 1986 (Resolution No. 86-119), March 24, 1987 (Resolution No. 87-141), April 28, 1987 (Resolution No. 87-182), and June 7, 1988 (Resolution No. 88-213).

WHEREAS, on November 3, 1989, Cateret Savings Bank filed a notification requesting a change to an approved development order, pursuant to Section 380.06(19), Florida Statutes, to allow an additional access cut onto Little Road from the Commercial Parcel D of Unit 3, and the extension of the Development Order termination date for Parcel D of Unit 3 from December 30, 1989, to June 30, 1991.

WHEREAS, the culmination of that review resulted in the local government's determination that the proposed change was nonsubstantial, and on December 19, 1989, Resolution No. 90-54, approving said changes was adopted.

WHEREAS, Resolution No. 90-54 was found by the Tampa Bay Regional Planning Council to be inconsistent with Rule No. 9J-2, Florida Administrative Code, due to scrivener errors contained within the document.

WHEREAS, the Board of County Commissioners of Pasco County has made the following findings of fact:

1. A description of the real property encompassed by this Development Order amendment is attached hereto as Exhibit "A".

2. On November 3, 1989, Cateret Savings Bank has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form BRM-08-86.

3. The developer has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Planning and Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.

4. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.

5. The Board of County Commissioners of Pasco County has given 15 days notice and held a public hearing considering the above-referenced request on December 19, 1989.

6. The Tampa Bay Regional Planning Council has exercised their right to participate at the public hearing.

7. The Board of County Commissioners has received and considered the recommendations of the Pasco County Planning and Zoning Department and the Development Review Committee.

8. On February 15, 1990, during a regularly held meeting of the Tampa Bay Regional Planning Council, the Council voted to appeal the adopted Development Order for The Lakes due to errors of the scrivener within the document.

9. The Board of County Commissioners of Pasco County has given 15 days notice and held a public hearing considering corrections to the resolution approved on December 19, 1989.

10. At both public hearings, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.

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

WHEREAS, the Board of County Commissioners hereby finds the following conclusions of law:

1. This Development of Regional Impact Amendment will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the Application.

2. This Development of Regional Impact Amendment is consistent with the State Land Development Plan.

3. This Development of Regional Impact Amendment is consistent with the adopted Pasco County Comprehensive Plan and Local Land Development Regulations.

4. The above-referenced proposed change to The Lakes Development of Regional Impact is not a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that the proposed change to The Lakes Development of Regional Impact is approved and Resolution No. 81-64, as amended, and Resolution No. 90-54 are hereby amended incorporating the following changes:

B.11. Transportation

IV. Dedication, on appropriate record plats, of access rights to the County along Little Road (f/k/a Plaza Drive) with landscape berming. ~~Only one~~A total of two vehicular ~~accesses~~roadway will be allowed on ~~Plaza Drive~~Little Road, one of which will serve the existing commercial center and one which will serve commercial Parcel D of Unit 3. The commercial center access shall be constructed as a four-lane divided entrance road with FDOT Case IV acceleration/deceleration lanes and separate turn lanes on Plaza DriveLittle Road.

VIII. The developer shall construct a right-in/right-out, only access driveway onto Little Road, a deceleration lane east of the Embassy Boulevard entrance, and a median on Embassy Boulevard which substantially conforms to plans entitled Access Driveway Plan, Amoco Oil Company, Little Road and Embassy Boulevard dated November 1, 1989, and prepared by Greenhorne and O'Mara. Actual review and approval of stated improvements shall occur subsequent to site plan submittal, in accordance with Article III, Chapter 20, of the Pasco County Code of Laws and Ordinances.

D. General Conditions Restricting Development

4. All conditions of Resolution No. 81-64, as amended, shall remain in full force and effect unless specifically superseded by this development order amendment.

F. Duration

3. The amended Development Order deadline for commencing physical development on Parcel D of Unit 3 shall be June 30, 1990.

4. The amended Development Order termination date for Parcel D of Unit 3 shall be June 30, 1991.

5. The local government agrees that Parcel D of Unit 3 shall not be subject to down-zoning or intensity reduction through June 30, 1991.

DONE AND RESOLVED THIS 27th DAY OF February, 1990.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY:

Jed Pittman

JED PITTMAN, CLERK

By: Elaine H. Mitchell, DC

BY:

Curtis L. Law

CURTIS L. LAW, CHAIRMAN

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

BY:

[Signature]
Attorney

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE, WITNESS MY HAND AND THE COUN-
TY'S OFFICIAL SEAL THIS 9th day of March, 1990
JED PITTMAN, CLERK TO THE BOARD
BY Elaine H. Mitchell D.C.

EXHIBIT "A"

A portion of Tract 52 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East, as shown on plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

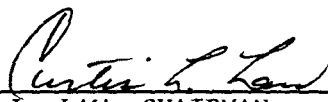
Commence at the Southwest corner of the Southwest 1/4 of said Section 23; thence run along the South boundary line of said Section 23, South $89^{\circ}46'21''$ East, a distance of 2,149.73 feet to the West right-of-way line of Plaza Drive extension as described in Official Record Book 881, pages 144 through 151, inclusive, of the Public Records of Pasco County, Florida; thence along the West right-of-way line of said Plaza Drive extension, North $0^{\circ}19'08''$ East, a distance of 1,418.81 feet to the Northerly right-of-way line of Embassy Boulevard as shown on the Plat of The Lakes Unit Three recorded in Plat Book 18, pages 20, 21 and 22 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along the Northerly right-of-way line of said Embassy Boulevard, North $89^{\circ}38'57''$ West, a distance of 129.38 feet; thence continue along the Northerly right-of-way line of said Embassy Boulevard, a distance of 80.66 feet along the arc of a curve to the left, said curve having a radius of 2,042.00 feet and a chord of 80.65 feet which bears South $88^{\circ}51'52''$ West; thence North $0^{\circ}19'08''$ East, a distance of 201.98 feet; thence South $89^{\circ}40'52''$ East, a distance of 210.00 feet to the West right-of-way line of said Plaza Drive extension; thence along the West right-of-way line of said Plaza Drive extension, South $0^{\circ}19'08''$ West, a distance of 200.00 feet to the POINT OF BEGINNING.

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 90-92 dated February 27, 1990, has adopted an amendment to the Development Order for a Development of Regional Impact known as The Lakes (Resolution 81-64). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit A of Resolution No. 90-92.

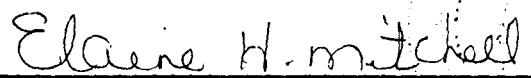
A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit A nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.


CURTIS L. LAW, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

State of Florida)
County of Pasco)

The foregoing Notice of Adoption of Development Order was acknowledged before me this 27th day of February, 1990.


Notary Public
~~State of Florida at Large~~ Deputy Clerk
~~My Commission Expires:~~

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

Attorney



PASCO COUNTY, FLORIDA

DADE CITY (904) 521-4274
FAX (813) 847-8084
NEW PORT RICHEY (813) 847-8132

PLANNING AND ZONING DEPT.
PASCO COUNTY GOVT. COMPLEX
7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654

January 18, 1989

Ms. Julia Greene
Executive Director
Tampa Bay Regional
Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: The Lakes Development of Regional Impact

Dear Ms. Greene:

Please be advised that on December 19, 1989, the Pasco County Board of County Commissioners adopted Resolution No. 90-54, approving with conditions The Lakes Development of Regional Impact Development Order amendment. Said Development Order amendment is enclosed and is hereby rendered to the Tampa Bay Regional Planning Council.

If you have any questions, please do not hesitate to call me.

Sincerely,

Tammy B. Vrana
Tammy B. Vrana
Planner II

TBV/t011803:wp

Enclosure

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 90-54 dated December 19, 1989, has adopted an amendment to the Development Order for a Development of Regional Impact known as The Lakes (Resolution 81-64). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit A of the Development Order.

A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in above-mentioned Exhibit A nor actual nor constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

Curtis L. Law
CURTIS L. LAW, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

State of Florida)

County of Pasco)

The foregoing Notice of Adoption of Development Order was acknowledged before me this 19th day of December, 1989.

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS
TRUE AND CORRECT COPY OF THE ORIGINAL OF THE
ORDINARY OF THE BOARD OF COUNTY COMMISSIONERS
TWO OFFICIAL SEALS
JED RITTMAN, CLERK TO THE BOARD

BY Elaine H. Mitchell

Elaine H. Mitchell
~~Notary Public~~ Deputy Clerk
State of Florida at Large
~~My Commission Expires:~~

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

Attorney

THE LAKES DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL AND TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN FOR THE LAKES DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on February 24, 1981, the Board of County Commissioners of Pasco County adopted by Resolution No. 81-64, a Development of Regional Impact Development Order approving, with conditions, The Lakes Development of Regional Impact.

WHEREAS, on November 6, 1989, Cateret Savings Bank filed a Notification Requesting a Change to an Approved Development Order, pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. Resolution No. 81-64 allowed development of 1,621 residential units and commercial/professional development totaling 16.8 acres.
2. Cateret Savings Bank has filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact Development Order on Florida Department of Community Affairs Form BRM-08-86.
3. The developer has submitted the Request for Approval of a Proposed Change simultaneously to Pasco County Planning and Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs.
4. The proposed change would allow an additional access cut onto Little Road from the Commercial Parcel D and the extension of the Development Order termination date from December 30, 1989, to June 30, 1991.
5. The Pasco County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of said Development of Regional Impact in accordance with Section 380.06, Florida Statutes.
6. The Board of County Commissioners of Pasco County has given 15 days notice and held a public hearing considered the above-referenced request on December 19, 1989.
7. Neither the Tampa Bay Regional Planning Council nor the Florida Department of Community Affairs has exercised their right to participate at the public hearing.
8. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.
9. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

10. The Board of County Commissioners has received and considered the recommendations of the Pasco County Planning and Zoning Department and the Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed change to The Lakes Development of Regional Impact is not a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes, as amended.

2. The proposed change to The Lakes Development of Regional Impact is approved and Resolution No. 81-64 hereby amended incorporating the following changes.

a. Dedication, on appropriate record plat, of access rights to the County along Little Road (f/k/a Plaza Drive) with landscape berm. A total of two vehicular accesses will be allowed on Little Road, one of which serves the existing commercial center and one of which will serve commercial Parcel D of Unit 3.

b. The developer will construct a right-in, right-out only access driveway onto Little Road, a deceleration lane east of the Embassy Boulevard entrance, and a median on Embassy Boulevard which substantially conforms to plans entitled Access Driveway Plan, Amoco Oil Company, Little Road and Embassy Boulevard dated November 1, 1989, and prepared by Greenhorne and O'Mara. Actual review and approval of stated improvements shall occur subsequent to site plan submittal, in accordance with Article III, Chapter 20, of the Pasco County Code of Laws and Ordinances.

c. The amended development order deadline for commencing physical development of the proposed change to Parcel D of Unit 3 to June 30, 1990.

d. The amended development order termination date for Parcel D of Unit 3 that reasonably reflects the time required to complete the changes is to June 30, 1991.

e. The local government agrees that the changes to Parcel D of Unit 3 shall not be subject to down-zoning or intensity reduction through June 30, 1991.

DONE AND RESOLVED THIS 19th DAY OF December, 1989.

(SEAL) BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA
ATTEST:

BY: Jed Pittman
JED PITTMAN, CLERK
By: Elaine H. Mitchell, DC

BY: Curtis L. Law
CURTIS L. LAW, CHAIRMAN

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

BY: _____
Attorney

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD
IN THE OFFICE OF THE CLERK OF THE BOARD OF COUNTY
COMMISSIONERS OF PASCO COUNTY, FLORIDA
JED PITTMAN, CLERK TO THE BOARD
BY: Elaine H. Mitchell, DC

2)

EXHIBIT "A"

A portion of Tract 52 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East, as shown on plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southwest 1/4 of said Section 23; thence run along the South boundary line of said Section 23, South 89°46'21" East, a distance of 2,149.73 feet to the West right-of-way line of Plaza Drive extension as described in Official Record Book 881, pages 144 through 151, inclusive, of the Public Records of Pasco County, Florida; thence along the West right-of-way line of said Plaza Drive extension, North 0°19'08" East, a distance of 1,418.81 feet to the Northerly right-of-way line of Embassy Boulevard as shown on the Plat of The Lakes Unit Three recorded in Plat Book 18, pages 20, 21 and 22 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along the Northerly right-of-way line of said Embassy Boulevard, North 89°38'57" West, a distance of 129.38 feet; thence continue along the Northerly right-of-way line of said Embassy Boulevard, a distance of 80.66 feet along the arc of a curve to the left, said curve having a radius of 2,042.00 feet and a chord of 80.65 feet which bears South 88°51'52" West; thence North 0°19'08" East, a distance of 201.98 feet; thence South 89°40'52" East, a distance of 210.00 feet to the West right-of-way line of said Plaza Drive extension; thence along the West right-of-way line of said Plaza Drive extension, South 0°19'08" West, a distance of 200.00 feet to the POINT OF BEGINNING.



PASCO COUNTY, FLORIDA

DADE CITY
NEW PORT RICHEY

(904) 521-4274
(813) 847-8132

PLANNING DEPARTMENT
PASCO COUNTY GOVT. CENTER
7530 LITTLE ROAD
NEW PORT RICHEY, FL 34654

July 8, 1988

Ms. Suzanne Cooper, DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: The Lakes and Beacon Woods East,
Substantial Deviation Determinations

Dear Ms. Cooper:

The purpose of this letter is to inform your agency that the Pasco County Board of County Commissioners held public hearings to determine if proposed changes to The Lakes and Beacon Woods East Development of Regional Impact Development Orders constitute substantial deviations. The Board met on May 24, 1988, and determined the proposed changes not to be substantial deviations to the Development Orders.

Copies of the resolutions amending the Development Orders are attached along with the Notices of Adoption.

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

Sincerely,

Elizabeth A. Eginton
Elizabeth A. Eginton
Senior Planner

EAE/v070802:wp

Attachments

cc: William G. Munz, Deputy Assistant County Administrator
Samuel P. Steffey, II, Planning Director
Frederick J. Lowndes, Acting Zoning Administrator

79
[Handwritten initials and date]

THE LAKES DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
NONSUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE THE LAKES DEVELOPMENT OF REGIONAL IMPACT TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION.

WHEREAS, on February 24, 1981, the Board of County Commissioners of Pasco County adopted, by Resolution No. 81-64, a Development of Regional Impact Development Order approving, with conditions, The Lakes Development of Regional Impact consisting of 11,621 residential units and commercial/professional development totaling 16.8 acres; and

WHEREAS, on April 15, 1988, The Pasco County Libraries Division filed an application requesting a nonsubstantial deviation determination pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the proposed change would substitute a branch library for multifamily dwelling units; and

WHEREAS, the Board of County Commissioners of Pasco County makes the following findings of fact:

1. The Pasco County Libraries Division has filed an application for a nonsubstantial deviation determination.
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 developer has submitted simultaneously to Pasco County, the Tampa Bay Regional Planning Council (TBRPC), and the State Department of Community Affairs (DCA) the request for approval of a proposed change.
4. Pasco County has given 15 days notice and scheduled a public hearing.
5. Neither the TBRPC or DCA has exercised their right to participate at the public hearing.
6. The Board of County Commissioners of Pasco County has held a public hearing on the above-referenced requests on June 7, 1988.
7. At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues, conduct cross-examination, and submit rebuttal evidence.

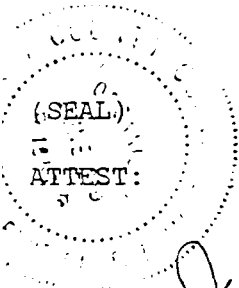
8. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

9. The Board of County Commissioners has received and considered the recommendation of the Pasco County Planning Department.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled that:

1. The above-referenced proposed change to The Lakes Development of Regional Impact does not constitute a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Chapter 380.06(19), Florida Statutes.
2. The proposed change to The Lakes Development of Regional Impact is approved and Resolution No. 81-64 hereby amended incorporating the approved changes.

DONE AND RESOLVED THIS 7th DAY OF June, 1988.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Jed Pittman
JED PITTMAN, CLERK

BY: [Signature]
VICE- ~~SYLVIA~~ YOUNG, CHAIRMAN

by: Jillie A. Hatzghower, D.C.

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

BY: _____
Attorney

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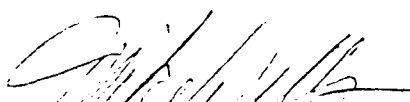
NOTICE OF ADOPTION OF DEVELOPMENT ORDER

The Lakes 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. 88-213, dated June 7, 1988, has adopted an amendment to a Development Order for the Development of Regional Impact known as The Lakes. A legal description of the property covered and the Development Order may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, Dade City, Florida.

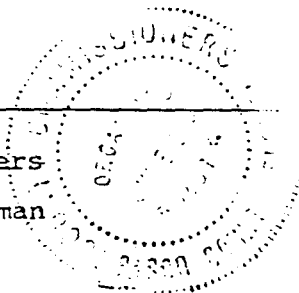
The above referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "A."

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.



SYLVIA YOUNG, Chairman
Board of County Commissioners

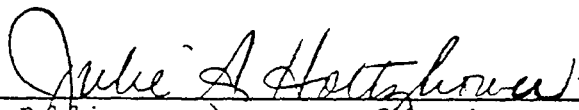
By: Mike Wells, Vice-Chairman



State of Florida)

County of Pasco)

The foregoing Notice of Adoption of Development Order was acknowledged before me this 7th day of June, 19 88.



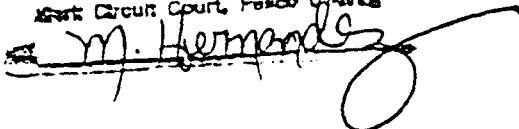
Notary Public
State of Florida at Large
My Commission Expires:

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

Attorney

RECORD VERIFIED
JED PITTMAN

Notary Public, Pasco County, Florida



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FILED
CLERK OF COUNTY
PASCO COUNTY, FLORIDA



JED PITTMAN

CLERK OF CIRCUIT COURT, PASCO COUNTY, DADE CITY, FLORIDA 33525

DADE CITY
(904) 521-4542
(813) 949-3654
SUNCOM: 595-4545
NEW PORT RICHEY
(813) 847-8181

March 21, 1989

Ms. Susan Cooper
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Fl. 33702-2491

Dear Ms. Cooper:

Enclosed are copies of the DRI's that you requested for
#70 The Lakes and Beacon Woods East. #79

If you have any questions, please contact me at the below
listed telephone number.

Sincerely,

Jed Pittman
J. Norman Eastman, Jr.

JED PITTMAN
CLERK TO THE BOARD

JP/nje

Enclosures

*Collect -
please incorporate
into
Master DO files*

#70

RESOLUTION AMENDING RESOLUTION
NO. 81-64, THE DEVELOPMENT ORDER
APPROVING WITH CONDITIONS THE
LAKES DEVELOPMENT OF REGIONAL
IMPACT; AMENDING A PORTION OF
THE CONDITIONS IN PARAGRAPHS
A.14 AND D.14 TO REFLECT CHANGES
IN THE MASTER DEVELOPMENT PLAN
TO LONGIN AND ACCESS ON PLAZA DRIVE

BEFORE ME, the undersigned authority, on this day personally appeared _____, a duly sworn Commissioner of Pasco County, Florida, who being duly sworn, depose and say that the conditions in the following paragraphs of Resolution No. 81-64, (THE LAKES DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER) are hereby amended to read as follows:

General Findings of Fact

One of the projects which is subject to the ADA is
A-1, P-1, S-1, A-1, A-1, P-1 and D-1.

The Master Development Plan (M.D.P.) of the ADA is
amended to reflect a revised plan to
be known as the M.D.P. This revised plan alters
A.14 and D.14 to reflect changes
in the Master Development Plan
Amended Development Order.

Transportation

Conditions

1. Dedication, on appropriate record plats, of access
rights to the County along Plaza Drive with landscape
berming. Only one vehicular access roadway will be
allowed on Plaza Drive which will serve the commercial
center, this access shall be constructed as a four-
lane divided entrance road with FDOT Case IV accele

66462

#70

ration/deceleration lanes and separate turn lanes
on Plaza Drive.

DONE AND RESOLVED this 26th day of October, 1982.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

[Signature]
JAN FRYMAN, Clerk

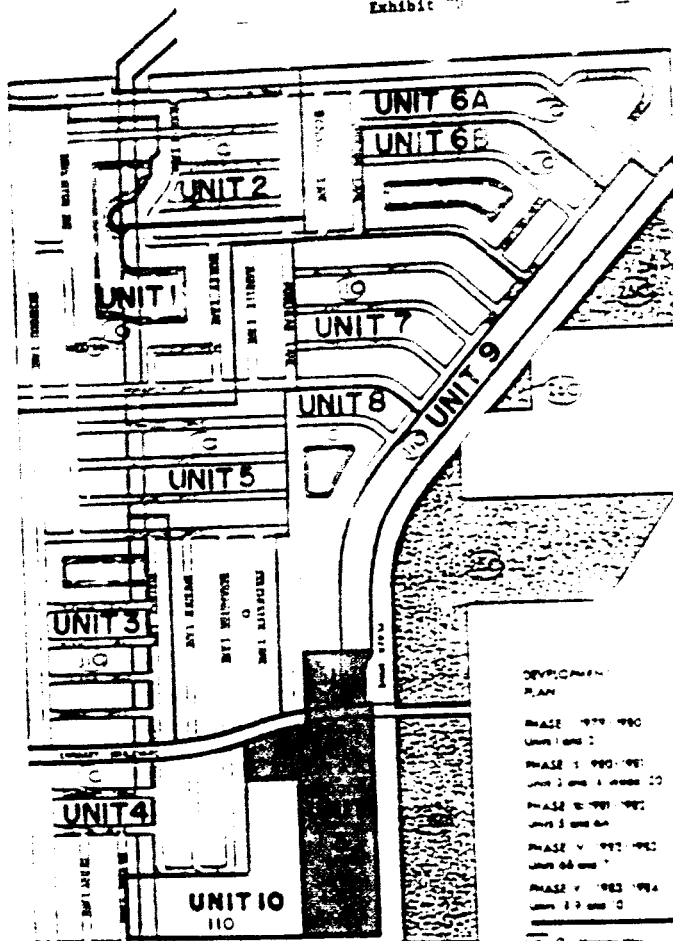
[Signature]
JOHN LEE WERRE, Clerk

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

[Signature]

00463

Exhibit 100



DEVELOPMENT
PLAN

PHASE 1 1979-1980

Units 1 and 2

PHASE 2 1980-1981

Units 3 and 4 (approx. 10)

PHASE 3 1981-1982

Units 5 and 6A

PHASE 4 1982-1983

Units 6B and 7

PHASE 5 1983-1984

Units 8 and 9

UNIT 10

UNIT 10

UNIT 10

UNIT 10

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UNIT 10

LAND USE

CLASSIFICATION

110 - RESIDENTIAL

120 - COMMERCIAL AND SERVICES

200 - OTHER AGRICULTURE

UNIT 10

UNIT 10

UNIT 10

UNIT 10

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UNIT 10

THE LAKES

Master Communities of Florida

Lankford Consultants

MASTER
DEVELOPMENT
PLAN

MAP H



UPDATED SEPT. 22, 1982

00464

BE IT REMOVED by the Board of County Commissioners of Duval County, Florida, in regular session duly assembled this 26 day of July, 1993, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 93-04, as amended by Resolution No. 93-009, (The Lake Development of Regional Impact Development Order) are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-2, R-4, PUD, and C-2, and R-R.

The Master Development Plan (Map H) of the ADA is amended from the original October 26, 1992, revised plan to a July 26, 1993, revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundaries for Units 6 (100), 8, 9 and 10, and will hereby become a part of this Amended Development Order. boundary for Unit 6B hereby adding 12 acres and allowing a church and four 1-acre single family lots within Unit 6B and will hereby become a part of this Amended Development Order.

B. Specific Findings on Impact and Conditions Restriction D: water supply

1. Water Quantity

Findings

Water supply for The Lake Development will be provided by the existing Lake Water System, Inc., which will own and operate the water supply system. Construction of the water supply system will be completed by 1994, which provides water to the Lake Development. The Lake Development will be served by the Lake Water System, Inc., which provides water to the Lake Development.

The area east of Pine Drive is not currently served with central water. This private water well is located on the property and is intended for the property east of Pine Drive.

Conditions

None.

Individual private wells may be allowed for the church facility and the four 1-acre lots on the 22 acres east of Pine Drive, located on portions of Unit 68, provided that the wells meet all Pecos County regulations. In the event that central water lines become available in an adjacent area or within the footage established in state regulations, the church shall tap in to such facility.

2. Water Quality

Conditions

None.

The church and four 1-acre lots located east of Pine Drive on a portion of Unit 68 must provide on-site retention/detention according to Pecos County regulations providing for a 25-year frequency storm of 1-hour duration. A site plan for the church and the 4 lots must show these retention areas.

4. Drainage

Conditions

None.

The church and four 1-acre lots located east of Pine Drive on a portion of Unit 68 shall provide on-site retention/detention according to Pecos County regulations providing for a 25-year frequency storm of 1-hour duration. A site plan for the church and the 4 lots must show these retention areas.

Background

The Lakes at Spring is owned by the Holiday Lakes Water Systems Treatment plant. This plant is presently operating under DNR permits which authorize it to discharge an average daily flow of 2.5 million gallons per day. The present average flow is 2.25 million gallons per day. The Lakes development has been permitted for approximately 1,222 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1988, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water Systems, Inc., including the expanded percolation ponds and that The Lakes subdivision has been approved and permitted for approximately 1,222 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 399 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval. The 22 acres east of Plaza Drive, where the church facility and four 1-acre lots are proposed to be located, are not currently served with central sewage. The mill town of this area, Turner and Chandler fine sand, should adequately handle a septic system on a one-acre lot. Neither existing nor proposed streets flow are in the immediate area.

Conditions

Assurances shall be provided to Pasco County that DER-approved wastewater treatment facilities are on file to accommodate any additional connections over the 1,222 currently approved and permitted by the Department of Environmental Regulation. Building permits for about 1,222 units shall be issued subject to the wastewater treatment

11. Transportation

VII. A minimum of an FDOT Case E-type intersection improvement shall be constructed for the church entrance on Plaza Drive. There shall be no other entrances/exits to the church facility along Plaza Drive nor along Hilltop Drive, unless specifically approved by Lee County. In the event a full-time school is proposed on the church property, the County may require re-evaluation of the transportation impacts of such a school.

Findings

00217

The applicant has stated that Historic Communities of Florida has no development plans for this portion of land at the present time. However, if in the future the firm decides to develop this portion, the Board has agreed that "the appropriate action will be taken in conjunction with all policies and procedures of the Florida Department of State."

Recent correspondence dated APRIL 11, 1983, from George W. Parke, Chief of the Bureau of Historic Sites and Properties, stated that the historic sites are no longer considered significant and that "it is the opinion of this office that the proposed project (the church and four 1-acre lots) will have no effect on significant archaeological and historic sites (S Pa. 57). Project activities may proceed without further involvement with this agency."

Conditions

Considerations, as outlined in the ABA documents, shall be given to the one prehistoric site prior to any land disturbing activities on the site.

None.

DONE AND RESOLVED this 7th day of July, 1983.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

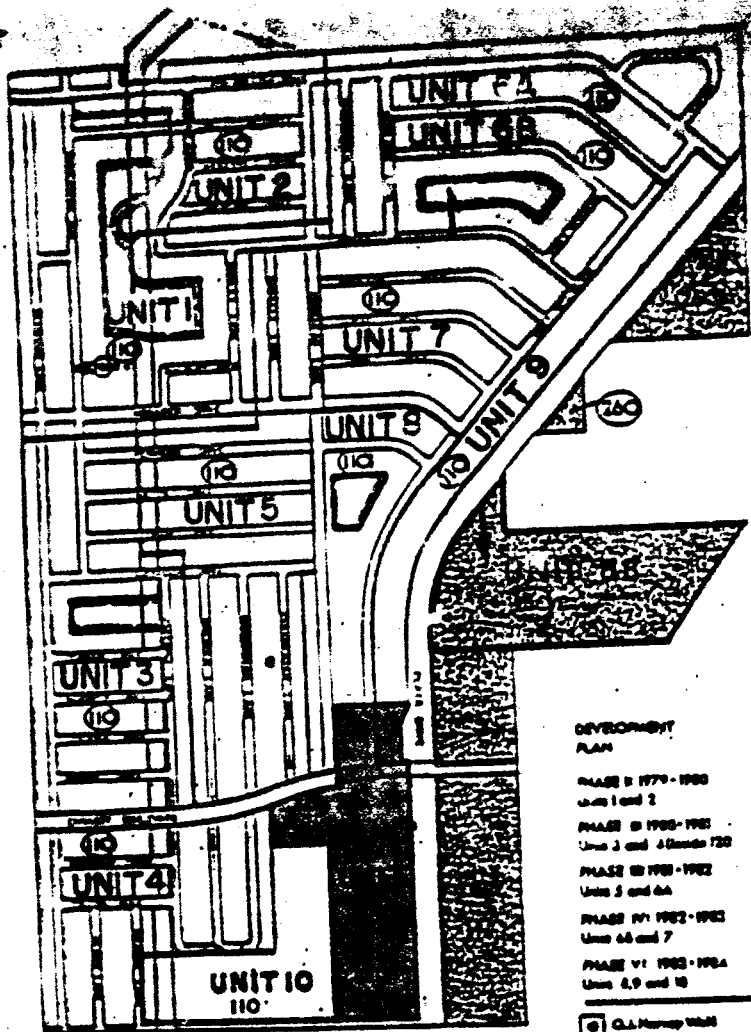
BY: Sylvia Young
SYLVIA YOUNG, CHAIRMAN

ATTEST:

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

By: Mercedes Paez, Jr. [Signature]
Joe Pittman, Clerk Attorney

00519



LAND USE
CLASSIFICATION
11 G - RESIDENTIAL
12 G - COMMERCIAL AND SERVICES
28 G - OTHER AGRICULTURE

DEVELOPMENT PLAN

PHASE I 1979 - 1980
Units 1 and 2
PHASE II 1980 - 1981
Units 3 and 4 (Includes 720)
PHASE III 1981 - 1982
Units 5 and 6A
PHASE IV 1982 - 1983
Units 6B and 7
PHASE V 1983 - 1984
Units 8, 9 and 10

11 G - RESIDENTIAL
Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
12 G - COMMERCIAL AND SERVICES
Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
28 G - OTHER AGRICULTURE
Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

DATE: July 26, 1983

THE LAKES
Master Development Plan
Lankford Consultants

MASTER
DEVELOPMENT
PLAN

MAP H



00019

RESOLUTION AMENDING RESOLUTION NO. 81-04, AS AMENDED BY RESOLUTION NO. 82-004, 82-134, and 82-152, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LATER DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.1, B.1, B.2, B.3, AND E.1 TO REFLECT CHANGES IN THE MASTER DEVELOPMENT PLAN, THE ZONING, AND ACCESS ON FLORA DRIVE.

BE IT RESOLVED by the Board of County Commissioners of Duval County, Florida, in regular session duly convened this 7th day of February, 1984, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 81-04, as amended by Resolutions Nos. 82-004, 82-134, and 82-152, (The Later Development of Regional Impact Development Order) are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD, and C-2, and E-2.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D". This plan alters a portion of the boundaries for Units 9 (13), 2, 3, and 10 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary for Unit 9 hereby adding 22 acres and altering a church and four 1-acre, single family lots within Unit 9 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary of Unit 9 hereby adding approximately four-tenths acre and altering the same to be known as Unit 9B. Unit 9B is hereby added as a separate unit, hereby altered by the Board and then Unit 9B is hereby added as a separate unit of the Amended Development Order.

B. Specific Findings of Fact and Conditions Regarding Development

1. Water Supply

Condition

Water supply

Water supply

The church, four 1-acre lots, and Boys and Girls Club facility located east of Pecos Drive on a portion of Unit 68 shall provide on-site retention/detention according to Pecos County regulations providing for a 24-year frequency storm of 1-hour duration. Site plans for the church, the 4 lots, and the Boys and Girls Club facility must show these retention areas.

6. Findings

Condition

None.

The church, four 1-acre lots, and the Boys and Girls Club facility located east of Pecos Drive on a portion of Unit 68 shall provide on-site retention/detention according to Pecos County regulations providing for a 24-year frequency storm of 1-hour duration. Prior to construction approval, a site plan for the church, the 4 lots, and the Boys and Girls Club facility must be submitted to the County which show these retention areas.

7. Waterworks

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorized an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,333 equivalent residential connections. Correspondence provided by Pecos County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pecos County School System. However, a letter from DER dated November 5, 1988, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pecos County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water System, Inc., including the expanded percolation pond, and that The Lakes subdivision has been approved and permitted for approximately 1,333 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,333. Therefore, further findings should not be stated for the wastewater system since these already permitted by the water treatment system and the existing wastewater treatment facility has received this approval. The findings are as follows: DER has reviewed the water and wastewater system and has determined that the water and wastewater system is adequate to serve the development.

currently served with a sewer. The soil type of this area, Timpani and Co
fine sand, should adequately handle a septic system on a one-acre lot. Neither existing nor
proposed sewage lines are in the immediate area.

Conditions

Assurance shall be provided to Pasco County that DES-approved wastewater treatment
facilities are on line to accommodate any additional connections over the 1,322 currently
approved and permitted by the Department of Environmental Regulation. Building permits
to exceed 1,322 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility, the 1- or 1-acre lots, and the
temporary Boys and Girls Club facility in the 28 acre east of Flaming Drive, located on a
portion of Unit 6B, provided that such systems meet local and state regulations. In the
event that central sewer becomes available in an adjacent area or within the footprint
established in state regulations, the church and the Club facility shall tap in to such facil-
ties. A daily full-time school with a food service is subject to re-review by the Health
Department and the County as for its additional load on the septic system.

DONE AND RESOLVED this 7th day of February, 1984.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

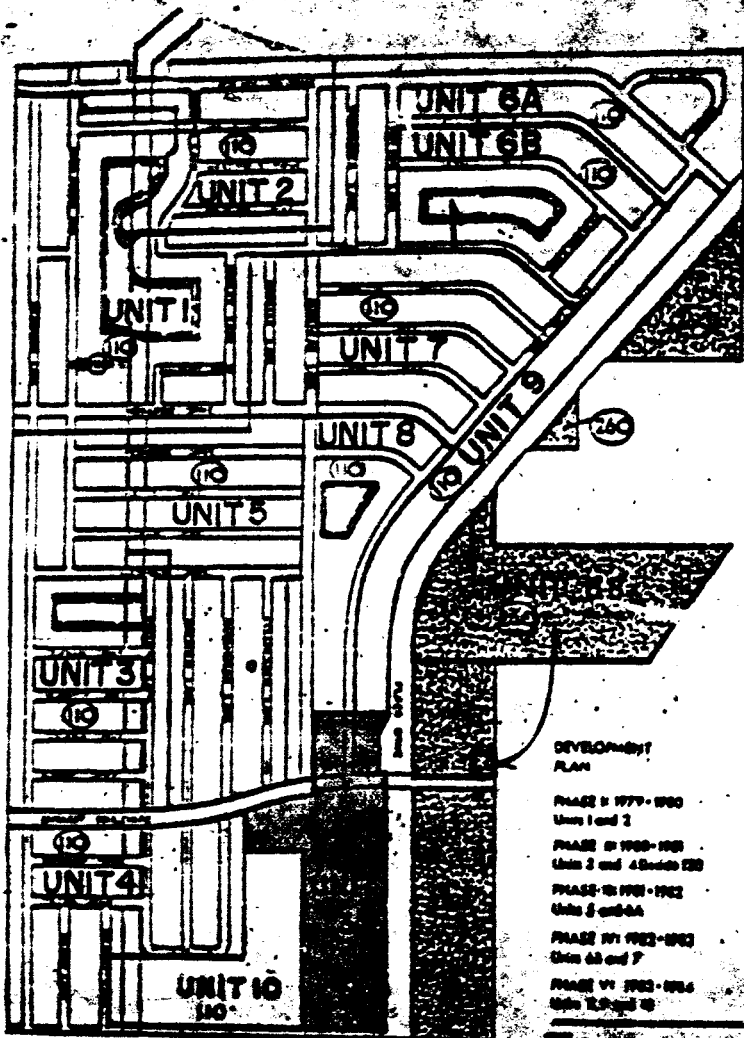
BY: James L. Hollingsworth
JAMES L. HOLLINGSWORTH, P.E.D., CHAIRMAN

ATTEST:

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

Joe Pittman
Joe Pittman, Clerk
by: Henry Surges
D.C.

Bob Smith
Attorney



DEVELOPMENT PLAN

PHASE I 1979-1980
Units 1 and 2

PHASE II 1980-1981
Units 3 and 4 (Sections 120)

PHASE III 1981-1982
Units 5 and 6A

PHASE IV 1982-1983
Units 6B and 7

PHASE V 1983-1984
Units 8, 9 and 10

110 - RESIDENTIAL

120 - COMMERCIAL AND SERVICE

240 - OTHER AGRICULTURE

110 - RESIDENTIAL

120 - COMMERCIAL AND SERVICE

240 - OTHER AGRICULTURE

THE LAKES

Master Development Plan
Lankford Consultants

MASTER

DEVELOPMENT PLAN

1984

RESOLUTION AMENDING RESOLUTION NO. 84-88, AS AMENDED BY RESOLUTION NOS. 81-44, 83-009, 83-134, 83-152, AND 84-119, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPH A.14, TO ALLOW FOR THE DEAF SERVICE CENTER FACILITY.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 24th day of march, 1987, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 84-88, as amended by Resolution Nos. 81-84, 83-009, 83-134, 83-152, and 84-119 (The Lakes Development of Regional Impact/Development Order), are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD, C-2, and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D." This plan alters a portion of the boundaries for Units 3 (120), 8, 9, and 10 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary for Unit 6B hereby adding 22 acres, allowing a church and four one-acre, single family lots within Unit 6B, and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately one-third acre and allowing the same as a temporary use from February 1984 to February 1989 as a noncommercial, recreational facility by the Boys and Girls Club of Pasco County and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately six acres and allowing for a Gulf Coast Deaf Service Center as a noncommercial, quasi-public facility as a temporary use (two years - March 1989) and will hereby become a part of this Amended Development Order.

B. Specific Findings on Impact and Conditions Restricting Development

7. Wastewater

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility, the four one-acre lots, the Gulf Coast Deaf Service Center, and the temporary Boys and Girls Club facility in the 28 acres east of Plaza Drive, located on a portion of Unit 6B, provided that such systems meet local and state regulations. In the event that central sewer becomes available in an adjacent area or within the footage established in state regulations, the church, the Deaf Center, and the Club facility shall tap into such facilities. A daily full-time school with a food service is subject to re-review by the Health Department and the County as for its additional load on the septic system.

DONE AND RESOLVED this 24th day of MARCH, 1987.



Jed Pittman
JED PITTMAN, CLERK
By: Elaine H. Mitchell, DC

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

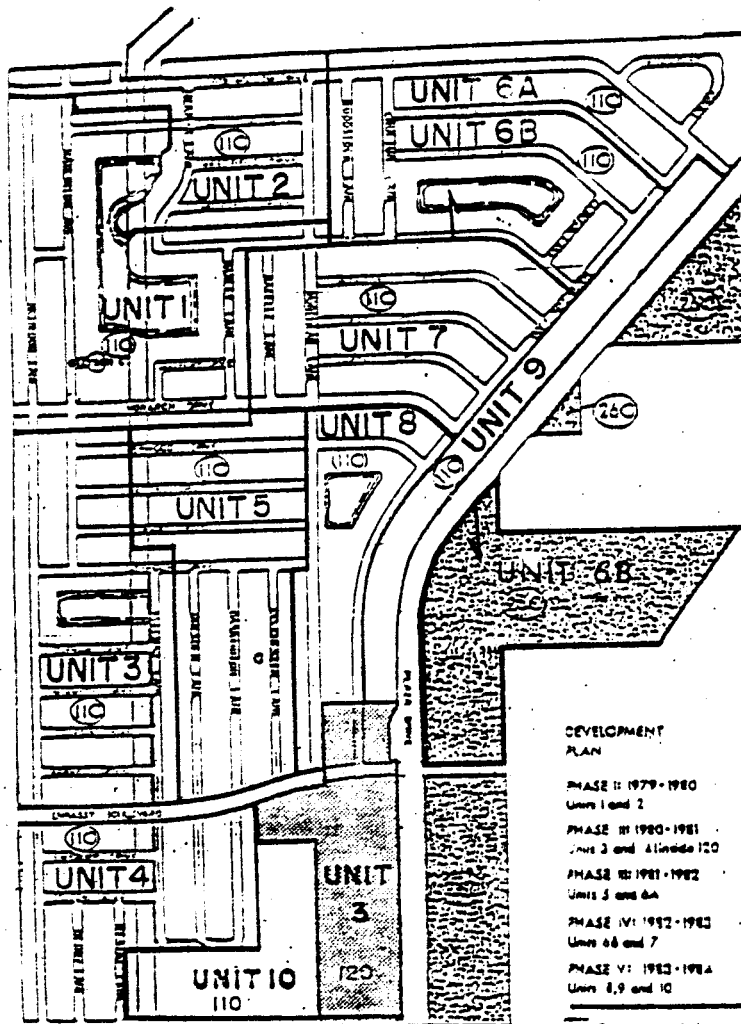
BY: Ann Hildebrand
ANN HILDEBRAND, CHAIRMAN

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

[Signature]
Attorney

0000

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DEVELOPMENT PLAN

PHASE II: 1979-1980

Units 1 and 2

PHASE III: 1980-1981

Units 3 and 4, and 120

PHASE IV: 1981-1982

Units 5 and 6A

PHASE V: 1982-1983

Units 6B and 7

PHASE VI: 1983-1984

Units 8, 9 and 10

UNIT 1, 2, 3, 4, 5, 6A, 6B, 7, 8, 9

SINGLE FAMILY RESIDENCE

UNIT 10, MULTI FAMILY RESIDENCE

UNIT 3, COMMERCIAL

UNIT 1, 2, 3, 4, 5, 6A, 6B, 7, 8, 9

PLANNED POWER ESTIMATE

UPDATED March 24, 1987

LAND USE CLASSIFICATION

110 - RESIDENTIAL

120 - COMMERCIAL AND SERVICES

260 - OTHER AGRICULTURE

THE LAKES

Miner Communities of Florida

Lankford Consultants

MASTER DEVELOPMENT PLAN

MAP H



0200

RESOLUTION AMENDING RESOLUTION NO. 87-141, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, 83-152, 84-68, AND 86-119, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING THE DURATION OF THE DEVELOPMENT ORDER IN PARAGRAPH F.2.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled: 28th day of April, 1987, that the duration in the following paragraphs of Resolution No. 87-141, as amended by Resolution Nos. 81-64, 83-009, 83-134, 83-152, 84-68, and 86-119 (The Lakes Development of Regional Impact/Development Order) is hereby amended to read as follows:

F. Duration

2. The duration of the development order shall be a period of six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order shall was terminated on February 17, 1987, with an extension granted to provide for a new termination date of December 30, 1989.

DONE AND RESOLVED this 28th day of April, 1987.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDABY: Jed Pittman

JED PITTMAN, CLERK

BY: Ann Hildebrand

ANN HILDEBRAND, CHAIRMAN

by Julie A. Holtzhausen, D.C.

APPROVED AS TO LEGAL FORM AND CONTENT
Office of the County AttorneyBY: [Signature]

Attorney

RECORD VERIFIED

[Signature]FILED FOR RECORD
APR 29 4 43 PM '87

346392

900 BY COMMISSIONER
11/2/86
BCC

RESOLUTION NO. 17-72

RESOLUTION AMENDS JOLUTION NO. 84-118, AS
AMENDED BY RESOLU. NOS. 81-84, 83-889, 83-124,
83-152, and 84-68, THE DEVELOPMENT ORDER
APPROVING, WITH CONDITIONS, THE LAKES DEVEL-
OPMENT OF REGIONAL IMPACT; AMENDING A POR-
TION OF THE CONDITIONS IN PARAGRAPHS A.13 AND
B.11, VIII, AND ADDING A NEW CONDITION PARA-
GRAPH B.11, IX, TO PROVIDE FOR A CHURCH AND
PRIVATE SCHOOL ON THE WEST SIDE OF PLAZA DRIVE

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in reg-
ular session duly assembled this 17th day of November, 1986, that the Findings of Fact and
Conditions in the following paragraphs of Resolution No. 84-118, as amended by Resolution Nos. 81-84,
83-889, 83-124, 83-152, and 84-68 (The Lakes Development of Regional Impact Development Order),
are hereby amended to read as follows:

A. General Findings of Fact

13. The land use designation for the area, subject to the ADA, is single family/
multifamily residential, commercial, churches with related facilities, a pri-
vate school (grades K-8; 375 students), and agricultural.

B. Specific Findings on Impact and Conditions Restricting Development

11. Transportation

Conditions

- VIII. A minimum of an FDOT Case II-type intersection improvement
shall be constructed for the Greek Church entrance on Plaza
Drive. There shall be no other entrance/exit to the Greek
Church facility along Plaza Drive nor along Hilltop Drive,
unless specifically approved by the County. In the event a full-
time school is proposed on the Greek Church property, the
County may require evaluation of the transportation impacts
of such a school.

- IX. A. The developer may extend Monarch Drive through to
Little Road (Plaza Drive) with intersection configurations
to be coordinated with the Pasco County Engineering
Services Department; improvements on Monarch Drive
from Mapleton Lane eastward to Little Road shall be
constructed by the developer. Improvements and right-
of-way shall be dedicated to Pasco County.

- B. With the construction of the Catholic school to the West
of Plaza Drive, there shall be the installation of:

1. School zone markings and/or flashers (as
determined by the DRC) on Morehead Lane
and, if needed, on Embassy Boulevard.
2. A crosswalk plan must be submitted to and
approved by the DRC prior to the approval of
the preliminary site plan for the school. This
crosswalk plan shall show the surrounding
street and sidewalk system and the location
and design (markings and/or signage) of the
proposed school crosswalks. The crosswalks
shall be installed prior to any Certificate of
Occupancy of the school.

DONE AND RESOLVED, in regular session duly assembled, this 17th day
of November, 1986.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

ATTEST:

BY: Ann Hilobrand
CLERK

BY: Ann Hilobrand
ANN HILOBRAND, CHAIRMAN



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

BY: John C. Bennett
Attorney

8-21-86 86-1021

RESOLUTION AMENDING RESOLUTION NO. 84-68, AS AMENDED BY RESOLUTION NOS. 81-64, 81-009, 83-134, AND 83-152, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPH A.14, TO EXTEND THE PERIOD OF TIME FOR THE BOYS AND GIRLS CLUB FACILITY TO FEBRUARY 1989.

BEFORE ME, the Board of County Commissioners of Pasco County, Florida, in regular session, on the 11th day of February, 1986, at the County of Pasco and State of Florida, the foregoing paragraphs of Resolution No. 84-68, as amended by Resolutions Nos. 81-64, 81-009, 83-134, and 83-152 (The Lakes Development of Regional Impact Development Order), are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, D-1, R-4, PL 10, 1-2, and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D." This plan alters a portion of the boundaries for Units 3 (Units 8, 9, and 10), and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary for Unit 6B hereby adding 22 acres, allowing a church and four 1-acre, single family lots within Unit 6B, and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately one-third acre and allowing the same as a temporary use from February 1984 to February 1986 1989 as a noncommercial, recreational facility by the Boys and Girls Club of Pasco County, and will hereby become a part of this Amended Development Order.

DONE AND RESOLVED this 11th day of February, 1986.

SEAL
ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Jed Pittman
Jed Pittman, Clerk
by: Henry Dinger D.C.

BY: Curtis L. Law
CURTIS L. LAW, CHAIRMAN

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

W. B. Miller
Attorney

02371

1/

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

91.00
Chg
Comm Dev Dept

FEB 26 9 39 AM '81

RECORD VERIFIED
822533

WHEREAS, Minieri Communities of Florida, 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:

The Lakes DRI Development Order

RECORD VERIFIED

JED PITTMAN

CLERK OF DISTRICT COURT, Pasco County

BY *Jed Pittman*

A. General Findings of Fact

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

1. Minieri Communities of Florida, Inc., hereinafter referred to as Minieri Communities, in accordance with Section 380.06 Florida Statutes has filed with Pasco County an ADA for The Lakes Development of Regional Impact (DRI No. 5-80-70).
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.

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O.R. 1114 PG

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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, 1981 and January 27, 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 Minieri Communities of Florida, Metro Communities, and Carl Minieri, 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 composite 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 single-family/multi-family residential.

commercial and agricultural.

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, MF-1 and C-2.

B. Specific Findings on Impact and Conditions Restricting Development

1. Water Quantity

Findings

Water supply for The Lakes Development will be provided by the Holiday Lakes Water System, Inc. which will own and maintain the private utility supply system.

Correspondence from the Holiday Lakes Water System, Inc., which receives water from the Pasco Water Authority, Inc. indicates that it has adequate capacity to serve The Lakes Development.

The O.J. Harvey Well is the only production well field on the site of The Lakes development. The well was previously used as a source of water for irrigation for the surrounding citrus groves. The maximum production capacity of the well is estimated at 725 gallons per minute. There are no plans for using the O.J. Harvey Well as a source of water for The Lakes development.

Conditions

None.

2. Water Quality

Findings

Two land-locked lakes (Lake Lorraine, 9.8 acres, and Lake "G", 1.9 acres) are presently found on the site of The Lakes development. No surface water bodies abut the site. Lake Lorraine and Lake "G" are part of the stormwater drainage/retention system which will serve The Lakes development and are hydraulically linked to Lake Christina in the adjacent Regency Park developments. Lake Lorraine and Lake "G" were found to penetrate the water table and are filled by ground water. Both lakes appear to be rich in oxygen and have excellent water

O.R. 1114 PG 0122

quality. The site of The Lakes Development is not an important recharge area; however, some local aquifer recharge via the stormwater retention lakes can be expected. It was noted during the site inspection and also by Pasco County that there is fugitive dust coming from the clearing operations and is entering the water bodies.

Conditions

None.

3. Land

Findings

The soils found within The Lakes development are predominantly urban soils, with an association of Narcoossee, Candler, and Adamsville fine sands. These soils are characterized by slight to moderate limitations for structures and a permeability rate of six to twenty inches per hour. Drainage characteristics range from poor to excessively drained. The limitations imposed by these soils will be overcome by grading and filling the site as well as the construction of retention ponds and storm sewers. Wind and water erosion will be minimized during construction by such methods as grassing, wetting, and soil binding. Once construction is completed, the land surface will be covered by dwellings, paved surfaces, lawns, environmental vegetation, and stormwater retention basins.

Conditions

None.

4. Wetlands and Flood Plains

Findings

No wetland areas exist on the development site. Several low-lying areas which did appear on the topographic map were not water filled. As refer-

O.R. 1114 PG 0123

enced in the ADA, these depressions were, however, taken into consideration in the location of storm-water retention areas.

The Lakes development does not lie within the 100-year flood-prone area. The possibility of flooding caused by topography, and the increased surface runoff due to development, have been adequately considered in the construction of retention ponds and storm sewers which are capable of handling the runoff which may occur from a 25-year storm.

Conditions

None.

5. Air Quality

Findings

Automobile exhaust emissions and short-term fugitive dust associated with construction will be the only significant source of air pollution from The Lakes. Less significant air pollution will result from use of insecticides and fire-places. No complex source permit will be required pursuant to Chapter 17-2.04, Rules of the Department of Environmental Regulation, as referenced in the ADA. Since The Lakes development, as proposed, should not significantly degrade air quality, no measures will be taken to reduce emissions.

Conditions

None.

b

6. Drainage

Findings

The primary drainage system for The Lakes development consists of a series of lakes connected by large storm sewers. The system is designed to

temporarily store excess storm waters at controlled depths and limit out all discharge rates to values that would not create problems downstream. Except for the southern tip of The Lakes development, the site was divided into four catchment basins. Storm waters of each basin would be drained into respective lakes; the lakes in turn are interconnected by storm sewers for discharge into an existing 54" and 60" diameter storm sewer that conveys the flood flows through Unit 10 at Regency Park into Lake Christina. Lake Christina is an 80-acre primary lake facility designed to receive "The Lakes" storm flows, as well as the flows from the Embassy Hills - Regency Park development. Lake Christina discharges into the Jasmine Lakes Canal and hence to the Gulf of Mexico.

Pasco County requires that a two-year maintenance bond be posted on all streets, storm sewers, storm water inlets, etc. At the end of this two-year period, the developer is required to make any necessary repairs, and then the County places said improvements on its maintenance list. This is accomplished by action of the Board of County Commissioners upon recommendation of the County Engineer.

The maintenance of lakes varies depending on the size and the individual circumstances. Small lakes of up to approximately five acres are generally included within the adjoining private property (lots) within the County requiring a drainage easement on each lot within the lake area. All of the lakes within The Lakes development will be included within the adjoining lots with the exception of Lake Lorraina. It encompasses approximately 10 acres, which makes it impractical to include all of the area in the

adjoining lots. Therefore, the bordering 50' of Lake Lorraine is included in the adjoining lots and the center is dedicated to the County. It is anticipated that this center portion of the lake will not require maintenance since the depth is sufficient to discourage aquatic plants of the type normally found along the edges of the lake where a high degree of maintenance is required. Analysis of the ADA and supplemental information including a comparison with lakes in the area that have been constructed in the same manner and have been in existence since 1972, permits the conclusion that no adverse impact will result from the present construction of The Lakes development. However, it is recommended that the developer attempt to incorporate swale drainage to mitigate the impact loadings from suburban development which will include heavy metals.

Conditions

None.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorizes an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its

present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water System, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

OR 1114 PG 0127

8. Solid Waste

Findings

The collection of solid waste generated by the proposed Lakes development will be disposed at a County-operated landfill facility located on Ridge Road. Pasco County has made application to the Florida Department of Environmental Regulation to acquire a permit for expanding the Ridge Road Landfill to include a 10-acre site which lies adjacent to the existing landfill. This expansion would increase the capacity of the landfill by approximately 126,900 cubic yards sufficient to accommodate The Lakes.

Conditions

None.

9. Energy

Findings

Energy needs for the proposed Lakes development will be met by the Withlacoochee River Electric Cooperative, Inc. The total average daily demand projected for The Lakes is 59,520 kwh. The ADA acknowledges the energy crisis and notes that exterior sidewall insulation, ceiling insulation, common wall insulation between conditioned space and garage, caulking and sealing of all crevice type openings to the conditioned spaces, and energy conserving mechanical systems are included in Minier Communities Design Package. Additional optional energy efficient ideas can be incorporated into home designs. These additional features will add approximately 5.5% to the initial cost of the dwelling unit, but it is projected that the consumer can realize a savings up to \$275 per year (1,200 sq.ft. of living area.)

OR 1114 PG 0128



PASCO COUNTY, FLORIDA

FAX (813) 847-8084
DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (813) 847-8132

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

January 16, 1998

Mr. Tim Butts
DRI Coordinator
Tampa Bay Regional
Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: The Lakes Abandonment Development of Regional Impact Development Order Amendment

Dear Mr. Butts:

Enclosed please find for your records a certified copy of the The Lakes Abandonment Development of Regional Impact, Development Order Amendment (Resolution No. 98-68). The document was approved by the Pasco County Board of County Commissioners on January 6, 1998.

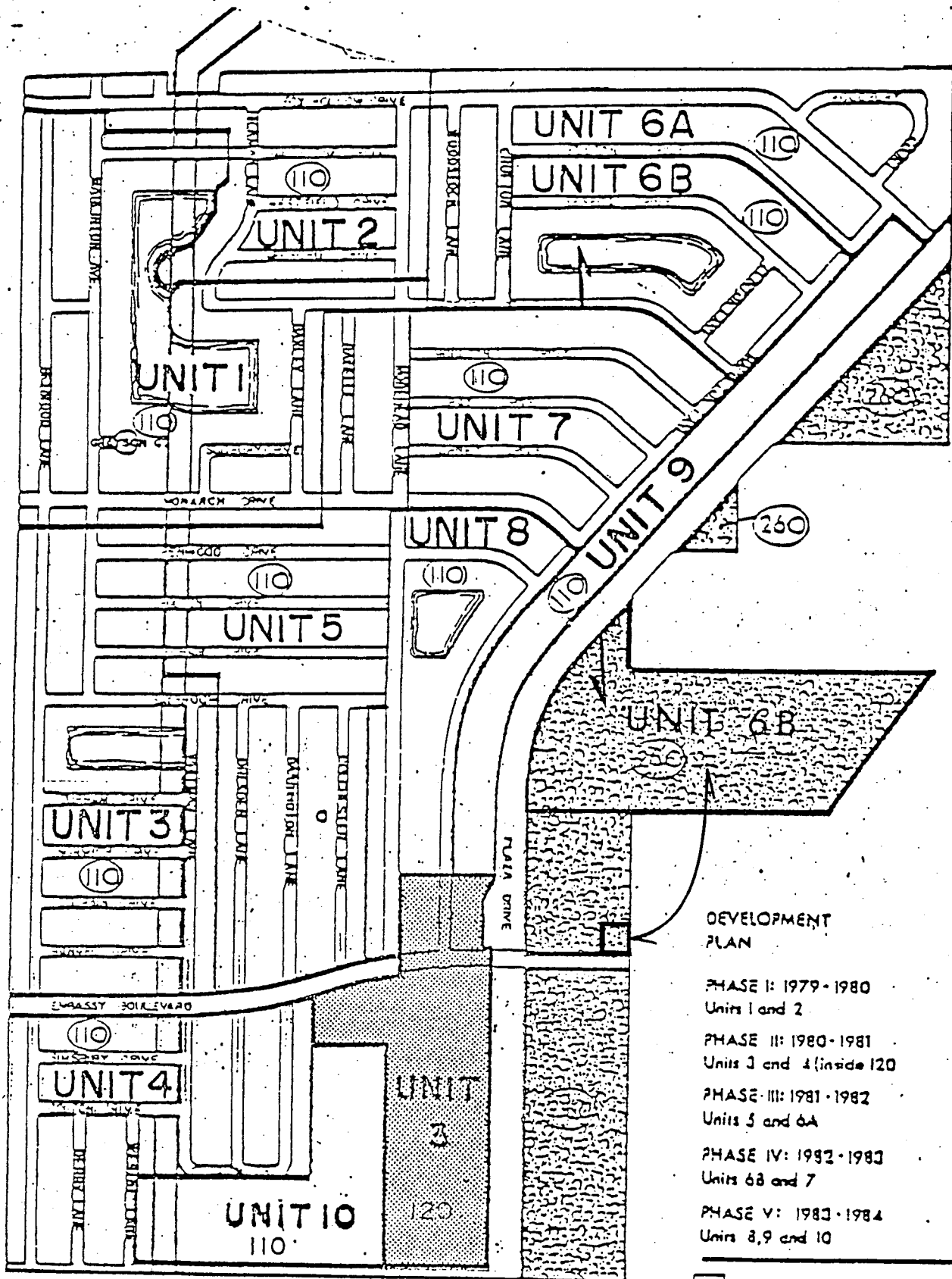
Sincerely,

Samuel P. Steffey II
Growth Management Administrator

SPS/ltr/j011502/67

Enclosure

cc: Mr. John Hudson, President, The Regency Organization, 6709 Ridge Road, Suite 200, Port Richey, FL
Ms. Marina Pennington, Community Program Administrator, Division of Resource Planning and Management, Florida Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, FL
Ms. Carol Collins, Planner IV, Bureau of Local Planning, Florida Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, FL
Mr. J. Ben Harrill, Figurski and Harrill, The Holiday Tower, 2435 U.S. 19 N., S-350, Holiday, FL
Ms. Maria Abadal Cahill, Growth Management Administrator, Florida Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, FL
File Copy



DEVELOPMENT
PLAN

- PHASE I: 1979-1980
Units 1 and 2
- PHASE II: 1980-1981
Units 3 and 4 (inside 120)
- PHASE III: 1981-1982
Units 5 and 6A
- PHASE IV: 1982-1983
Units 6B and 7
- PHASE V: 1983-1984
Units 8, 9 and 10

- Q.J. Harvey Well
Units 1, 2, 4, 5, 6A, 6B, 7, 8 & 9
SINGLE FAMILY RESIDENCE
- Unit 10, MULTI FAMILY RESIDENCE
- Unit 3, COMMERCIAL
- Florida Power Easement

UPDATED February 7, 1984

LAND USE
CLASSIFICATION

110 - RESIDENTIAL

120 - COMMERCIAL AND SERVICES

260 - OTHER AGRICULTURE

THE LAKES
Mini Communities of Florida
Lankford Consultants

MASTER
DEVELOPMENT
PLAN

MAP H



Presently, the roadways in The Lakes primary transportation impact area are operating at a satisfactory level of service (C or better), with the exception of U.S. 19. It presently operates at a level of service ranging between D and E which is not satisfactory. The Orchid Lake development, presently on 10% constructed, will add to the traffic on U.S. 19 and other roadways surrounding The Lakes.

The Lakes DRI-ADA includes an analysis of transportation impacts in the primary impact area for the year 1984, the year The Lakes is scheduled for build-out. The analysis assumes that U.S. 19 and its intersections with other roadways will be upgraded by the end of 1984. 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 intersections along it, the level of service will be E in 1984.

The Lakes will add to the traffic on U.S. 19 and S.R. 52 and will substantially impact Embassy Boulevard and Plaza Drive. Thirty percent of the Embassy Boulevard traffic and 16% of that on Plaza Drive will be generated by The Lakes development. Plaza Drive presently operates at level of service C or better, but will operate at D and E in 1984 without improvements. The intersections of Embassy Boulevard with Regency Park Boulevard and with Plaza Drive will operate at level of service E in 1984 as opposed to C and A presently.

O.R. 1114 PG 0131

It should be noted that 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 the rapidly developing area and to ensure that 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.

The ADA indicates that Project STAR in Pasco County provides existing transit service. It should be noted that this Older Americans Act funded program is extremely over-burdened with current service demands. Increasing operating costs have had an adverse affect on the program's ability to meet the needs of Pasco's elderly. This program concentrates on supporting the congregate dining and adult day care programs while providing minimal transportation service for shopping and medical appointments. While it is true that Project STAR will experience a vehicular expansion during 1980-81, service demands and rising operating costs will diminish the effect of this expansion. Therefore, caution should be taken in considering Project STAR as a resource to resolve public transit needs of the residents of The Lakes.

The ADA indicates that another transportation-related service is "Meals on Wheels." By definition, this Older Americans Act funded service utilizes volunteers to deliver meals to homebound elderly. Therefore, it is not a transportation resource.

Conditions

1. An interim transportation improvement plan shall be developed by Pasco County's newly-formed Metropolitan Planning Organization (MPO), in cooperation with the Florida Department of Transportation, TBRPC, and the developers in the study area prior to approval of Unit 7, Phase IV of the Lakes.^a 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 improvement 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. The plan should address the following roadway improvements, at a minimum:
 - A. 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, Stone Road, Embassy Boulevard, Regency Park Boulevard, Jasmine Boulevard and S.R. 52.
 - B. Wider Ridge Road (C-587-A) from two lanes to four lanes and from U.S. 19 (S.R. 55) to Congress Street.

^aExcavation and drainage improvements will be allowed in Unit 7 before this study is complete.

- C. Widen Plaza Drive from two lanes to four lanes from Ridge Road (C-587-A) to Schrader Memorial Highway (S.R. 52).
 - D. 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.
 - E. Construction of a two-lane access roadway with appropriate acceleration and deceleration lanes on Embassy Boulevard opposite Morehead Lane. Separate left turn lanes should be provided.
 - F. Construction of a four-lane divided access roadway with appropriate acceleration and deceleration lanes and separate turn lanes on Plaza Drive serving the proposed Community/Commercial Center.
 - G. Extension of Fox Hollow Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on Fox Hollow Drive (extended) and Plaza Drive.
 - H. Extension of San Miguel Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on San Miguel Drive (extended) and Plaza Drive.
 - I. Determine the necessary improvements to the intersection of Embassy Boulevard.
- II. Construct Case III intersection improvements at:
- A. Plaza Drive and Embassy Boulevard (prior to Unit 7, Phase IV subdivision construction improvements; however, drainage improvements shall be allowed)
 - 1. With left and right turn lanes on Embassy Boulevard, west of Plaza Drive
 - 2. Donation of funds for the total cost of traffic signalization
 - B. Plaza Drive and San Miguel Drive (prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)
 - 1. With left and right turn lanes on San Miguel Drive, west of Plaza Drive
 - C. Plaza Drive and Fox Hollow Drive (during construction of Unit 6A, Phase III)
 - 1. With left and right turn lanes on Fox Hollow Drive, west of Plaza Drive
- III. Construct San Miguel Drive to Plaza Drive (prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)

- IV. Dedication, on appropriate record plats, of access rights to the County along Plaza Drive with landscape berming.
- V. Donate funds for the total cost of traffic signalization of the Regency Boulevard/Embassy Boulevard intersection prior to record plat approval of Unit 6A, Phase III.
- VI. A master site plan of the commercial and multi-family areas must be approved prior to construction of either area.
 - A. No entrance/exit cuts shall be allowed on Plaza Drive for the commercial and multi-family areas
 - B. A service road shall be constructed through these sites from San Miguel Drive to Embassy Boulevard
 - C. Four-lane Embassy Boulevard, in addition to stack and turning lanes at the main entrance into the commercial site, adjacent to the commercial site
 - D. Construct left turn lane on Embassy Boulevard at Morehead Lane.
- VII. Construct a bike path along:
 - A. Plaza Drive from Grove Drive to San Miguel Drive (prior to record plat approval of Unit 9)
 - B. San Miguel Drive to the landfill park site (prior to Unit 10 construction or the opening of the park, whichever comes first)
 - C. Embassy Boulevard
 - 1) From Crabtree Lane to U.S. Hwy. 19 (prior to December 31, 1981)
 - 2) From Plaza Drive to Colchester Lane (at the time of home construction upon the adjoining lots)
 - 3) The north sidewalks in the remaining area between these bike paths shall be connected as homes are constructed upon the adjoining lots

12. Parks & Recreation

Findings

The Lakes ADA states that no recreation facilities or parks are to be constructed on the site. There are no water bodies on the site that are conducive to fishing or swimming. However, the developer has provided a community center as part of the Regency Park development which will be available for use by the residents

of The Lakes. The developer also pays the first year membership dues to a homeowner's association. The developer has donated to Pasco County a 20-acre site which is presently a landfill south of the development for the development by Pasco County of a proposed 50-acre recreational area. All financing costs and maintenance for the proposed recreational facility will be provided by the County, as acknowledged in a letter from Pasco County Parks and Recreation Administrator. The overall facility will be constructed in four phases. Facilities will include: lighted soccer/football fields, lighted softball fields, lighted tennis courts, racquetball courts, activity center, aquatic center, shuffleboard courts, and a jogging path. The County will provide several facilities and programs that are expressly oriented towards the elderly.

Conditions

None.

13. Health Care

Findings

No health care or medical facilities will be provided on the site of The Lakes development. The available health care facilities is a significant factor when a development is projected to be 80% populated by the elderly, as is The Lakes. Based on information received from various government agencies, it is estimated that 50% of The Lakes population will at some time require social services, such as transportation, congregate dining, and adult day care; and that The Lakes will generate a need for 81 additional nursing home beds by

build-out in 1984. It should be noted that the community resources cited in the ADA supplemental information are now experiencing waiting lists and strong service demand levels. Therefore, although such resources exist within the area, their availability to residents of The Lakes may be very limited. The developer has indicated a willingness to discuss measures which could be provided to reduce the impact of The Lakes on the existing social service capabilities.

Conditions

None.

14. Fire Protection

Findings

There are no on-site fire protection services or facilities (other than fire hydrants) in The Lakes development. The Lakes development will be served by Pasco County Fire Service Station 110, located in the Embassy Hills area. Automatic backup support is available from the County's main Fire Service Station, Station 100, located in the Hudson area. In addition, a support unit of 34 volunteer fire fighters is available to assist Station 110, which is manned by two fire-fighter personnel and two Emergency Medical Services personnel, working a 24-hour shift.

The developer has acknowledged that a new fire station will be required to serve The Lakes development by build-out in 1984 and is willing to discuss assisting Pasco County with the acquisition and construction of a fire station in The Lakes development. It is recommended that Minieri Communities of Florida donate a site for a future fire station and a pro rata share of the construction cost.

OR 1114 PG 0137

Conditions

Donation of \$25 per dwelling unit for public safety facilities and equipment, in lieu of fire station site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

15. Police Protection

Findings

No on-site, private security system is planned to support The Lakes development. The developer does not intend to dedicate a site for the construction of police protection facilities. Primary police protection services will be provided by the Pasco County Sheriff's Department and the Florida Highway Patrol. Assurances have been obtained from the County Sheriff's Department for continuing adequate police protection services for The Lakes development.

Conditions

None.

16. Natural Vegetation and Wildlife

Findings

Approximately 70% of The Lakes development had been cleared prior to the submittal of the ADA and is without any dominant community of vegetation at this time. Prior to clearing, the land was predominantly nonproductive citrus groves. The remaining 30% (118 acres) is still maintained as citrus groves of which 30 acres is still productive. The Lake development intends to leave the remaining

citrus trees in the A-C zoned areas. Citrus trees in areas sited for development will be removed. No rare or endangered animals presently occupy The Lakes site.

Conditions

None.

17. Historical and Archaeological Sites

Findings

The project site was initially cleared for development by the State Division of Archives, History and Records Management after an archaeological site survey had not revealed any significant evidence of cultural remains. This survey, however, only examined the land which initially was to be developed. After being alerted to this fact, the Florida Division of Archives, History and Records Management recommended that the eastern portion of the tract be subjected to a systematic site assessment survey prior to initiating any project-related land clearance or other ground disturbing activities. The eastern portion of the tract was subsequently surveyed by a private firm (Cultural Resource Management, Inc.) in May of this year and found to contain one prehistoric site (8 Pa 57) - a small hunting camp represented by flint waste flakes. The survey firm recommended that portions of the identified site be stripped with power equipment to search for further artifacts. It was recommended that the project could be cleared for development, with the exception of this site. The applicant has stated that Minier Communities of Florida has no development plans for this portion of land at the present time. However, if in the future the firm decides to develop this portion, the developer has agreed that "the appropriate

action will be taken in conjunction with all policies and procedures of the Florida Department of State."

Conditions

Considerations, as outlined in the ADA documents, shall be given to the one prehistoric site prior to any land disturbing activities on the site.

18. Housing

Findings

The developer of The Lakes proposed to build 1,621 residential units on 393.2 acres with built-out scheduled for 1984. One thousand six hundred twenty-one (1,621) single-family units will be constructed and will be in the \$25,000 to \$69,999 price range of which the majority will be moderately priced and will help meet the area's need for moderately-priced housing particularly for the elderly, as identified in the Future of the Region, Housing Opportunity Plan, and Regional Housing Plan Guide. One hundred ninety-six (196) multi-family attached rental units will be in the range of \$230 to \$349 per month. No lots will be sold without constructed dwelling units. All infrastructure improvements (streets, water, sewer, fire hydrants, etc.) will be completed prior to occupancy. Approximately 12% of the units will be occupied by families, the remainder will be senior citizens. It should be noted that the primary target market for The Lakes development is retired persons now residing in the northeast United States, and all dwelling units are intended to fulfill needs in the retired category. It is estimated that as much as 15% of the units sold will be used as second homes.

19. Economy

Findings

The total estimated construction costs for The Lakes is projected to be \$71,000,000 of which less than one percent is expected to be spent outside of the region. The project is estimated to employ an average of 114 construction workers annually and meet an average construction payroll of \$3.08 million for the five years. The development is expected to generate 122 permanent jobs at build-out and will exceed \$800,000 in annual payroll (1979 dollars). The Lakes development will contain a neighborhood commercial site of approximately 16 acres. This site will contain approximately 84,000 sq.ft. of gross leasable area. At build-out, the annual ad valorem tax yield is estimated to be approximately \$860,000.

To accommodate this development, capital improvements will be necessary in the areas of roadways, schools and wastewater treatment. This development will also require expansion of the services of local fire protection agencies.

Conditions

None.

C. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

1. The Lakes 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.
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 Lakes Development of Regional Impact shall be the Director of Community Development.
2. A master site plan for the multi-family and commercial areas must be approved prior to construction of these areas and in accordance with these conditions.

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 six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order shall terminate on February 17, 1987.

G. Annual Report

1. Minieri Communities of Florida, Inc. shall provide an annual report to the official responsible for monitoring the DRI, the Tampa Bay Regional Planning Council, and the state land planning agency on February 17 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) 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.

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 plans for 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 Minieri Communities of Florida, Inc., unless otherwise modified by the provisions of this development order. Said ADA is attached hereto as Exhibit "C".

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 S.380.06(14)(a) Florida Statute and the development order contained herein shall govern the development of The Lakes 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 Minieri Communities of Florida, Inc.
3. 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 the development order.

K. Severability

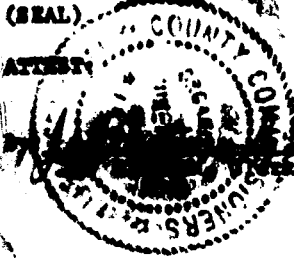
It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause or provision of this Resolution is held invalid, the remainder of the Resolution shall be construed as not having contained said section, subsection, sentence,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

O.R. 1114 PG 0144

DONE AND RESOLVED this 24th day of February, 1981.

(SEAL)

ATTEST



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

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

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

By:

[Signature]
Attorney

O.R. 1114 PG 0145

EXHIBIT "A"

Order No. 711581
Embassy Development
December, 15, 1977

DESCRIPTION OF

All of Tracts 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 63, and 64 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO all of Tracts 21 and 22 of the Port Richey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14; thence run along the South line of said Section 14, South 89° 30' 04" East, 474.85 feet for a Point of Beginning; thence North 3° 27' 22" East, 991.31 feet; thence South 89° 30' 04" East, 376.39 feet; thence South 00° 21' 29" West, 990 feet to the South line of said Section 14; thence along the South line of said Section 14, North 89° 30' 04" West, 429.97 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 23 for a Point of Beginning; thence run along the North line of said Section 23, South 89° 24' 06" East, 1,311.27 feet; thence South 00° 19' 11" West, 1,645.10 feet; thence North 89° 24' 06" West, 874.10 feet; thence South 00° 19' 11" West, 480 feet; thence North 89° 24' 06" West, 437.09 feet to the West line of the Northeast Quarter (NE 1/4) of said Section 23; thence North 00° 19' 11" East, 2,125.10 feet to the Point of Beginning.

OR 1114 PG 0146

(1504)

41.50 that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 23; thence run along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 2,007.01 feet for a Point of Beginning; thence continue along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 630 feet; thence South 89° 24' 06" East, 1,284.54 feet; thence South 35° 01' 27" West, 763.76 feet; thence North 89° 24' 06" West, 849.69 feet to the Point of Beginning.

All of the above described parcels being subject to rights-of-way and easements of record.

The above-described parcels contain a total of 377.53 acres more or less, including rights-of-way and easements, lying within said parcels.

ALSO

All of Tracts 20, 22, 61 and 62 in Section 23, Township 25 South, Range 16 East, Pasco County, Florida; said tracts being designated in accordance with the plat of the Port Richey Company lands recorded in Plat Book 1 at Pages 60 and 61 of the Public Records of Pasco County, Florida.

OR 1114 PG 0147

01505

EXHIBIT B

Summary of Impacts

Total Development Area: 393.35 acres

Residential Area		
Single-family	185.60	47.18%
Multi-family	14.10	3.58%
Commercial	16.80	4.27%
Open Space	-0-	-0-
Agricultural	53.20	13.52%
Other	123.65	31.44%

Total Population: 3,697

Number Dwelling Units: 1,621

Single-family	1,425	(87.90%)
Multi-family	196	(12.10%)

Phase I	(79-80)	314	<u>Note:</u> As of July 1, 1980, 65 per cent of this development was cleared and 335 homes had been sold of which 195 are occupied.
Phase II	(80-81)	340	
Phase III	(81-82)	405	
Phase IV	(82-83)	240	
Phase V	(83-84)	322	

Average Price/Range:

Single-family	\$25,000 - \$34,999	105 units
	\$35,000 - \$49,999	974 units
	\$50,000 - \$64,999	326 units
Multi-family	\$250 - \$299	78 units
	\$300 - \$349	118 units

Estimated Project Construction Expenditures:

\$71,000,000

Estimated Cumulative

Ad Valorem Tax Yield:

Phase I	(79-80)	\$178,000
Phase II	(80-81)	\$350,000
Phase III	(81-82)	\$574,000
Phase IV	(82-83)	\$697,000
Phase V	(83-84)	\$860,000

Estimated Annual Ad
Valorem Tax Yield
After Build-out

\$860,000

CR 1114PS 0148

01526

EXHIBIT B

Water Supply:

Estimated Daily Water
Requirements at Build-out

Phase I .110

EXHIBIT B

Water Supply:

Estimated Daily Water
Requirements at Build-out

Phase I	.110
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Sewage Treatment:

Estimated Average Daily
Flow at Build-out

Phase I	.110 MGD
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Solid Waste:

Estimated Average Daily
Generation at Build-out

Phase I	3.10 Tons/Day
Phase II	2.64
Phase III	2.64
Phase IV	2.64
Phase V	4.14
Total	15.16 Tons/Day

Energy:

Projected Average Daily
Electrical Requirement
at Build-out

59,520 KWH

Average (KWH/Day)

Phase I	14,030 KWH
Phase II	11,940
Phase III	11,940
Phase IV	11,940
Phase V	9,670
Total	59,520

Primary Transportation Network
Servicing Site:

U.S. 19, SR 52, Moon Lake Road,
Massachusetts-Moon Lake Road

Build-out Period:

1980-1984

OR 1114 PG 0149

61537

BY COMMISSIONER _____

RESOLUTION NO. 87-182

RESOLUTION AMENDING RESOLUTION NO. 87-141, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, 83-152, 84-68, AND 86-119, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING THE DURATION OF THE DEVELOPMENT ORDER IN PARAGRAPH F.2.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this _____ day of _____, 1987, that the duration in the following paragraphs of Resolution No. 87-141, as amended by Resolution Nos. 81-64, 83-009, 83-134, 83-152, 84-68, and 86-119 (The Lakes Development of Regional Impact/Development Order) is hereby amended to read as follows:

F. Duration

2. The duration of the development order shall be a period of six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order ~~shall~~ was terminated on February 17, 1987, with an extension granted to provide for a new termination date of December 30, 1989.

DONE AND RESOLVED this 28th day of April, 1987.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

BY: Jed Pittman
JED PITTMAN, CLERK
G. Norman Easter DC

BY: Ann Hildebrand
ANN HILDEBRAND, CHAIRMAN

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

BY: [Signature]
Attorney



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

4025 Moon Lake Road
New Port Richey, Florida 33553
PHONE (813) 847-8120

August 9, 1983

Scott L. Knox, Esq.
County Attorney

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

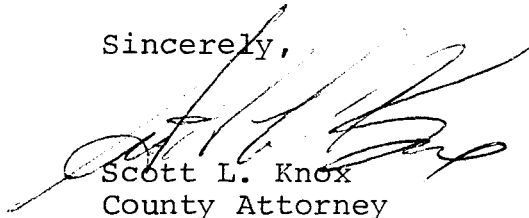
Mr. William Ockunzzi
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

Dear Bill:

Enclosed please find a certified copy of a Development Order (amended Resolution) for The Lakes Development of Regional Impact, approved by the Board of County Commissioners on July 26, 1983. This copy is being transmitted to you in accordance with Chapter 380, Florida Statutes.

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

Sincerely,



Scott L. Knox
County Attorney

SLK:mjs
Enclosure

cc: Mr. Robert Hopkins
Mr. John Hudson

Handwritten note:
Produced Pursuant to Court Order

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED BY RESOLUTION NO. 83-009, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.14, B.1, B.2, B.6, B.7, B.11 VIII, AND B.17 TO REFLECT CHANGE IN THE MASTER DEVELOPMENT PLAN, THE ZONING, AND ACCESS ON PLAZA DRIVE.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 26th day of July, 1983, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 81-64, as amended by Resolution No. 83-009, (The Lakes Development of Regional Impact Development Order) are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD, and C-2, and E-R.

The Master Development Plan (Map H) of the ADA is amended from the ~~original~~ October 26, 1982, revised plan to a July 26, 1983, revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundaries for Units 3 (~~120~~), 8, 9 and 10, and will hereby become a part of this Amended Development Order. boundary for Unit 6B hereby adding 22 acres and allowing a church and four 1-acre single family lots within Unit 6B and will hereby become a part of this Amended Development Order.

B. Specific Findings on Impact and Conditions Restricting Development

1. Water Quantity

Findings

Water supply for The Lakes Development will be provided by the Holiday Lakes Water System, Inc. which will own and maintain the private utility supply system. Correspondence from the Holiday Lakes Water System, Inc., which receives water from the Pasco Water Authority, Inc. indicates that it has adequate capacity to serve The Lakes Development.

The O.J. Harvey Well is the only production well field on the site of The Lakes development. The well was previously used as a source of water

for irrigation for the surrounding citrus groves. The maximum production capacity of the well is estimated at 725 gallons per minute. There are no plans for using the O.J. Harvey Well as a source of water for The Lakes development.

The area east of Plaza Drive is not currently served with central water. Five private potable wells (1 church and 4 residences) are proposed for the property east of Plaza Drive.

Conditions

~~None:~~

Individual private wells may be allowed for the church facility and the four 1-acre lots on the 22 acres east of Plaza Drive, located on portions of Units 6B, provided that the wells meet all Pasco County regulations. In the event that central water lines become available in an adjacent area or within the footage established in state regulations, the church shall tap in to such facility.

2. Water Quality

Conditions

~~None:~~

The church and four 1-acre lots located east of Plaza Drive on a portion of Unit 6B must provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. A site plan for the church and the 4 lots must show these retention areas.

6. Drainage

Conditions

~~None:~~

The church and four 1-acre lots located east of Plaza Drive on a portion of Unit 6B shall provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. Prior to construction approval, a site plan(s) for the church and the 4 lots must be submitted to the County which show these retention areas.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorized an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water Systems, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval. The 22 acres east of Plaza Drive, where the church facility and four 1-acre lots are proposed to be located, are not currently served with central sewage. The soil types of this area, Tavares and Candler fine sand, should adequately handle a septic system on a one-acre lot. Neither existing nor proposed sewage lines are in the immediate area.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility and four 1-acre lots in the 22 acres east of Plaza Drive, located on a portion of Unit 6B, provided that such systems meet local and state regulations. In the event that central sewer becomes available in an adjacent area or within the footage established in state regulations, the church shall tap in to such facilities. A daily full-time school with a food service is subject to re-review by the Health Department and the County as for its additional load on the septic system.

11. Transportation

Conditions

VIII. A minimum of an FDOT Case II-type intersection improvement shall be constructed for the church entrance on Plaza Drive. There shall be no other entrance/exit to the church facility along Plaza Drive nor along Hilltop Drive, unless specifically approved by the County. In the event a full-time school is proposed on the church property, the County may require re-evaluation of the transportation impacts of such a school.

17. Historical and Archaeological Sites

Findings

The project site was initially cleared for development by the State Division of Archives, History and Records Management after an archaeological site survey had not revealed any significant evidence of cultural remains. This survey, however, only examined the land which initially was to be developed. After being alerted to this fact, the Florida Division of Archives, History and Records Management recommended that the eastern portion of the tract be subjected to a systematic site assessment survey prior to initiating any project-related land clearance or other ground disturbing activities. The eastern portion of the tract was subsequently surveyed by a private firm (Cultural Resource Management, Inc.) in May of this year and found to contain one prehistoric site (8 Pa 57) - a small hunting camp represented by flint waste flakes. The survey firm recommended that portions of the identified site be stripped with power equipment to search for further artifacts. It was recommended that the project could be cleared for development, with the exception of this site.

The applicant has stated that Minieri Communities of Florida has no development plans for this portion of land at the present time. However, if in the future the firm decides to develop this portion, the developer has agreed that "the appropriate action will be taken in conjunction with all policies and procedures of the Florida Department of State."

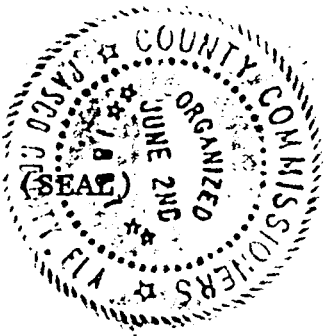
Recent correspondence dated April 11, 1983, from George W. Percy, Chief of the Bureau of Historic Sites and Properties, stated that the historic sites are no longer considered significant and that "it is the opinion of this office that the proposed project (the church and four 1-acre lots) will have no effect on significant archaeological and historic sites (8 Pa. 57). Project activities may proceed without further involvement with this agency."

Conditions

Considerations, as outlined in the ADA documents, shall be given to the one prehistoric site prior to any land disturbing activities on the site:

None.

DONE AND RESOLVED this 26th day of July, 1983.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Sylvia Young
SYLVIA YOUNG, CHAIRMAN

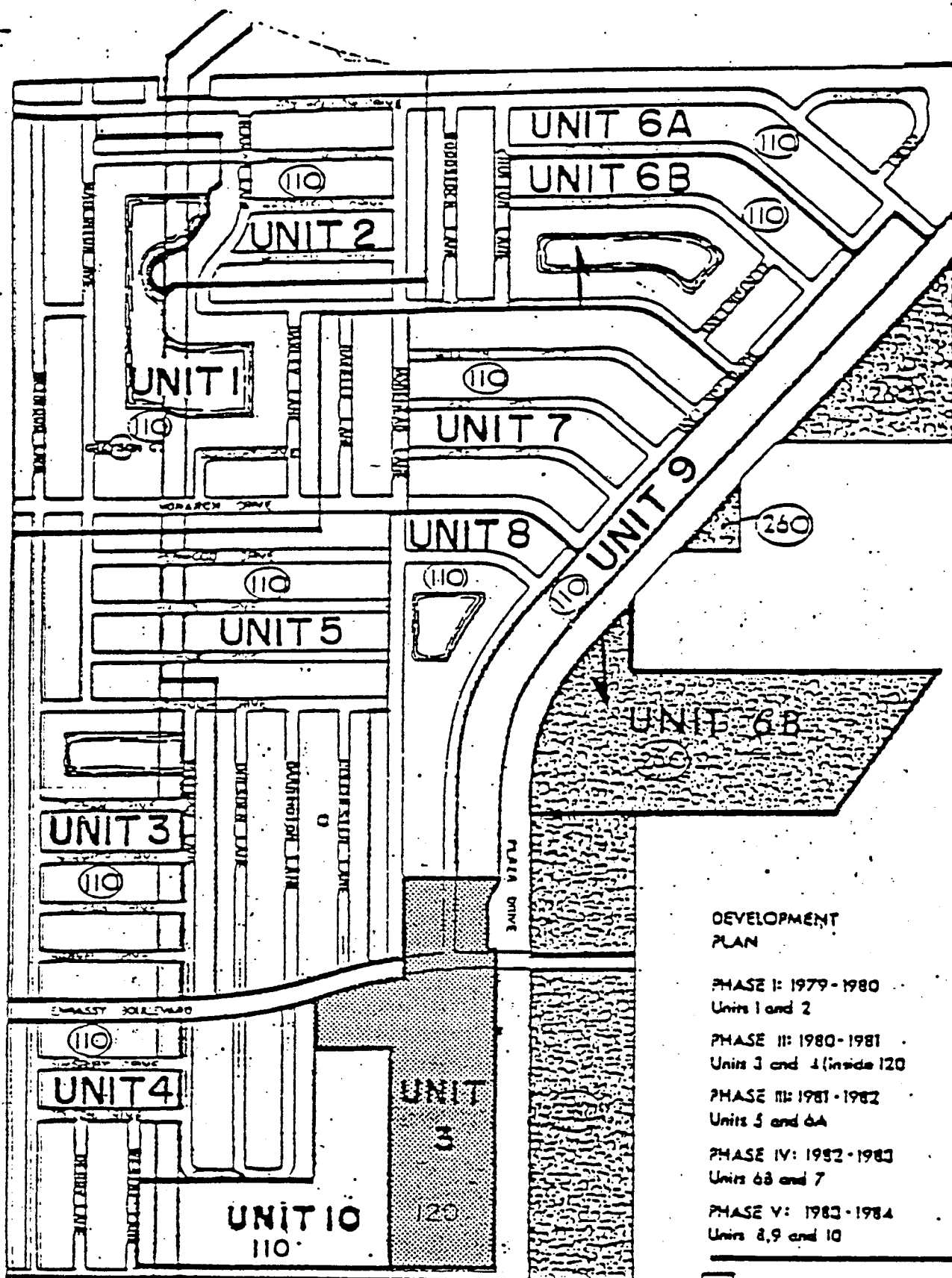
ATTEST:

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

By: Mercedes Moore, Jr.
Jed Pittman, Clerk

[Signature]
Attorney

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORDS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY
CLERK'S OFFICE, SEE THE AUGUST 1983
JED PITTMAN, CLERK TO THE BOARD
BY: Sherry J. Duvigan D.C.



LAND USE CLASSIFICATION

- 110 - RESIDENTIAL
- 120 - COMMERCIAL AND SERVICES
- 260 - OTHER AGRICULTURE

DEVELOPMENT PLAN

- PHASE I: 1979-1980
Units 1 and 2
- PHASE II: 1980-1981
Units 3 and 4 (inside 120)
- PHASE III: 1981-1982
Units 5 and 6A
- PHASE IV: 1982-1983
Units 6B and 7
- PHASE V: 1983-1984
Units 8, 9 and 10

 Q.L. Harvey Well

Units 1, 2, 4, 5, 6A, 6B, 7, 8 & 9
SINGLE FAMILY RESIDENCE

Unit 10, MULTI FAMILY RESIDENCE

Unit 3, COMMERCIAL

 Florida Power Easement

UPDATED July 26, 1983

THE LAKES

Minien Communities of Florida

Lonkford Consultants

MASTER
DEVELOPMENT
PLAN

MAP H





PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

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

November 2, 1982

Scott L. Knox, Esq.
County Attorney

J. Ben Harrill, Esq.
Christopher G. Miller, Esq.

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

Dear Bill:

Enclosed please find a certified copy of an Amendment to The Lakes Development Order, County Resolution 81-64. The Amendment is being transmitted to you in accordance with the requirements of Chapter 380.06 Florida Statutes.

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

Sincerely,

A handwritten signature in dark ink, appearing to be "S. L. Knox", is written over a horizontal line.

Scott L. Knox
County Attorney

SLK:mjs
Enclosure

*file must be filed 70
copy D. a. file
copy D. a. file*

RESOLUTION AMENDING RESOLUTION
NO. 81-64, THE DEVELOPMENT ORDER
APPROVING WITH CONDITIONS THE
LAKES DEVELOPMENT OF REGIONAL
IMPACT; AMENDING A PORTION OF
THE CONDITIONS IN PARAGRAPH
A.14 AND 11.IV TO REFLECT CHANGES
IN THE MASTER DEVELOPMENT PLAN
THE ZONING AND ACCESS ON PLAZA DRIVE

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 26th day of October, 1982, that the conditions in the following paragraphs of Resolution 81-64, (THE LAKES Development of Regional Impact Development Order) are hereby amended to read as follows:

"A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, ~~MF-1~~ PUD and C-2.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundaries for Units 3 (120), 8, 9 and 10, and will hereby become a part of this Amended Development Order.

11. Transportation

Conditions

- IV. Dedication, on appropriate record plats, of access rights to the County along Plaza Drive with landscape berming. Only one vehicular access roadway will be allowed on Plaza Drive which will serve the commercial center, this access shall be constructed as a four-lane divided entrance road with FDOT Case IV accele

ration/deceleration lanes and separate turn lanes
on Plaza Drive.

DONE AND RESOLVED this 26th day of October, 1982.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

By: 
JED PITTMAN, Clerk

By: 
SANDRA LEE WERNER, Chairman

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

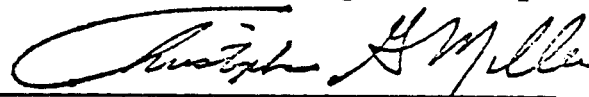
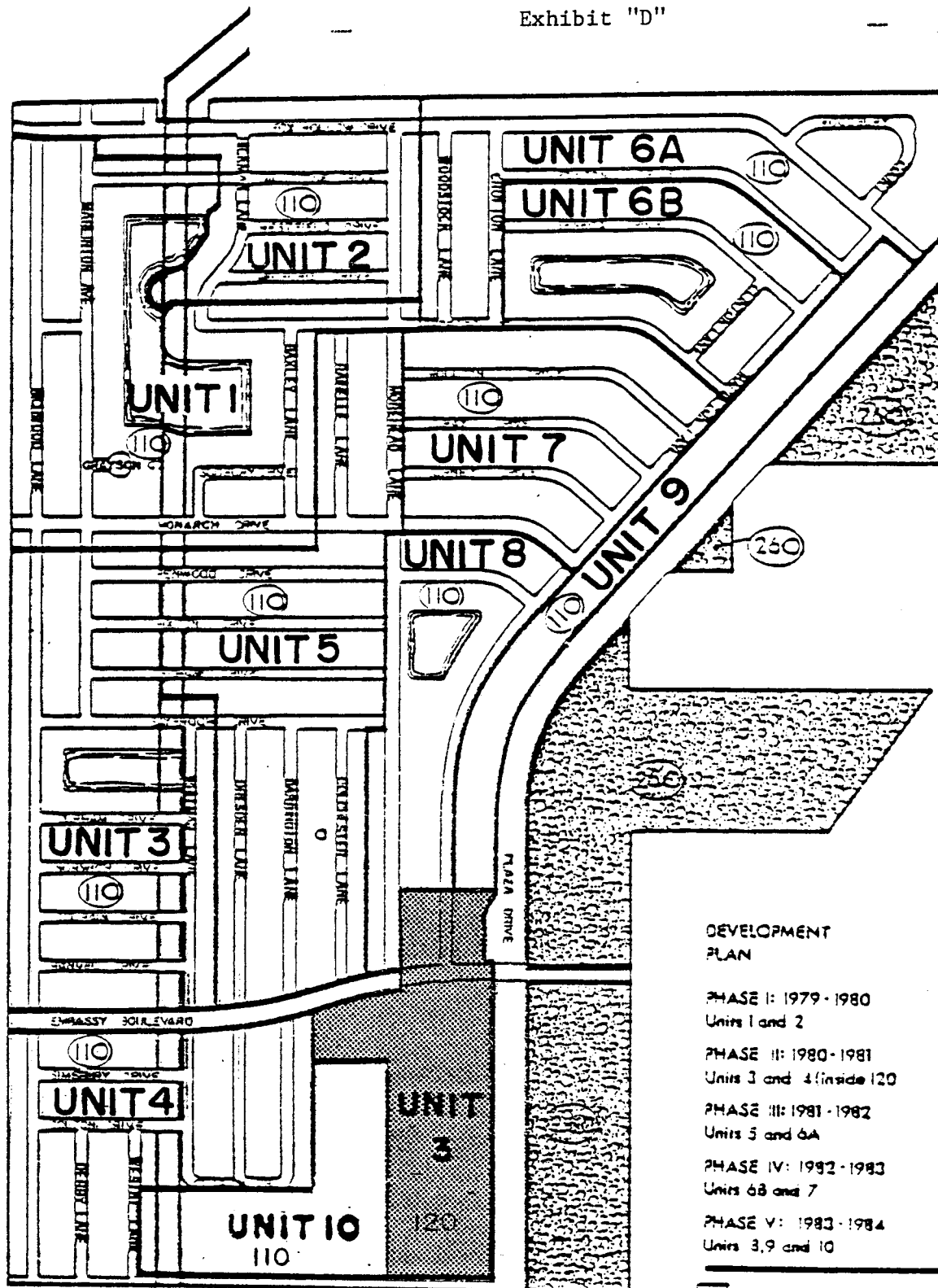

Attorney

Exhibit "D"



LAND USE
CLASSIFICATION

110 - RESIDENTIAL
120 - COMMERCIAL AND SERVICES
260 - OTHER AGRICULTURE

DEVELOPMENT
PLAN

PHASE I: 1979 - 1980
Units 1 and 2
PHASE II: 1980 - 1981
Units 3 and 4 (inside 120)
PHASE III: 1981 - 1982
Units 5 and 6A
PHASE IV: 1982 - 1983
Units 6B and 7
PHASE V: 1983 - 1984
Units 8, 9 and 10

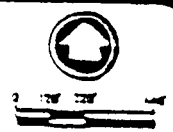
-  Q.J. Harvey Well
- Units 1, 2, 4, 5, 6A, 6B, 7, 8 & 9
SINGLE FAMILY RESIDENCE
- Unit 10, MULTI FAMILY RESIDENCE
- Unit 1, COMMERCIAL
-  Florida Power Easement

UPDATED SEPT. 22, 1982

THE LAKES
Minieri Communities of Florida
Lankford Consultants

MASTER
DEVELOPMENT
PLAN

MAP H





PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

Gerald A. Figurski, Esq.
County Attorney

Scott L. Knox, Esq.
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New Port Richey, FL 33552
PHONE: (813) 847-8120
March 6, 1981

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. 81-64, and Floride Statutes, this office is hereby transmitting a Certified Copy of Pasco County's Development Order on "The Lakes" 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

Water Supply:

Estimated Daily Water
Requirements at Build-out

Phase I	.110
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Sewage Treatment:

Estimated Average Daily
Flow at Build-out

Phase I	.110 MGD
Phase II	.094
Phase III	.094
Phase IV	.094
Phase V	.076
Total	.468 MGD

Solid Waste:

Estimated Average Daily
Generation at Build-out

Phase I	3.10 Tons/Day
Phase II	2.64
Phase III	2.64
Phase IV	2.64
Phase V	4.14
Total	15.16 Tons/Day

Energy:

Projected Average Daily
Electrical Requirement
at Build-out

59,520 KWH

Average (KWH/Day)

Phase I	14,030 KWH
Phase II	11,940
Phase III	11,940
Phase IV	11,940
Phase V	9,670
Total	59,520

Primary Transportation Network

Servicing Site:

U.S. 19, SR 52, Moon Lake Road,
Massachusetts-Moon Lake Road

Build-out Period:

1980-1984

RESOLUTION ADOPTING A DEVELOP-
MENT ORDER APPROVING, WITH CON-
DITIONS, THE LAKES DEVELOPMENT
OF REGIONAL IMPACT

WHEREAS, Minieri Communities of Florida, 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:

The Lakes DRI Development Order

A. General Findings of Fact

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

1. Minieri Communities of Florida, Inc., hereinafter referred to as Minieri Communities, in accordance with Section 380.06 Florida Statutes has filed with Pasco County an ADA for The Lakes Development of Regional Impact (DRI No. 5-80-70).
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.

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, 1981 and January 27, 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 Minieri Communities of Florida, Metro Communities, and Carl Minieri, 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 single-family/multi-family residential.

commercial and agricultural.

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, MF-1 and C-2.

B. Specific Findings on Impact and Conditions Restricting Development

1. Water Quantity

Findings

Water supply for The Lakes Development will be provided by the Holiday Lakes Water System, Inc. which will own and maintain the private utility supply system.

Correspondence from the Holiday Lakes Water System, Inc., which receives water from the Pasco Water Authority, Inc. indicates that it has adequate capacity to serve The Lakes Development.

The O.J. Harvey Well is the only production well field on the site of The Lakes development. The well was previously used as a source of water for irrigation for the surrounding citrus groves. The maximum production capacity of the well is estimated at 725 gallons per minute. There are no plans for using the O.J. Harvey Well as a source of water for The Lakes development.

Conditions

None.

2. Water Quality

Findings

Two land-locked lakes (Lake Lorraine, 9.8 acres, and Lake "G", 1.9 acres) are presently found on the site of The Lakes development. No surface water bodies abut the site. Lake Lorraine and Lake "G" are part of the stormwater drainage/retention system which will serve The Lakes development and are hydraulically linked to Lake Christina in the adjacent Regency Park developments. Lake Lorraine and Lake "G" were found to penetrate the water table and are filled by ground water. Both lakes appear to be rich in oxygen and have excellent water

quality. The site of The Lakes Development is not an important recharge area; however, some local aquifer recharge via the stormwater retention lakes can be expected. It was noted during the site inspection and also by Pasco County that there is fugitive dust coming from the clearing operations and is entering the water bodies.

Conditions

None.

3. Land

Findings

The soils found within The Lakes development are predominantly urban soils, with an association of Narcoossee, Candler, and Adamsville fine sands. These soils are characterized by slight to moderate limitations for structures and a permeability rate of six to twenty inches per hour. Drainage characteristics range from poor to excessively drained. The limitations imposed by these soils will be overcome by grading and filling the site as well as the construction of retention ponds and storm sewers. Wind and water erosion will be minimized during construction by such methods as grassing, wetting, and soil binding. Once construction is completed, the land surface will be covered by dwellings, paved surfaces, lawns, environmental vegetation, and stormwater retention basins.

Conditions

None.

4. Wetlands and Flood Plains

Findings

No wetland areas exist on the development site. Several low-lying areas which did appear on the topographic map were not water filled. As refer-

enced in the ADA, these depressions were, however, taken into consideration in the location of storm-water retention areas.

The Lakes development does not lie within the 100-year flood-prone area. The possibility of flooding caused by topography, and the increased surface runoff due to development, have been adequately considered in the construction of retention ponds and storm sewers which are capable of handling the runoff which may occur from a 25-year storm.

Conditions

None.

5. Air Quality

Findings

Automobile exhaust emissions and short-term fugitive dust associated with construction will be the only significant source of air pollution from The Lakes. Less significant air pollution will result from use of insecticides and fire-places. No complex source permit will be required pursuant to Chapter 17-2.04, Rules of the Department of Environmental Regulation, as referenced in the ADA. Since The Lakes development, as proposed, should not significantly degrade air quality, no measures will be taken to reduce emissions.

Conditions

None.

6. Drainage

Findings

The primary drainage system for The Lakes development consists of a series of lakes connected by large storm sewers. The system is designed to

temporarily store excess storm waters at controlled depths and limit out all discharge rates to values that would not create problems downstream. Except for the southern tip of The Lakes development, the site was divided into four catchment basins. Storm waters of each basin would be drained into respective lakes; the lakes in turn are interconnected by storm sewers for discharge into an existing 54" and 60" diameter storm sewer that conveys the flood flows through Unit 10 at Regency Park into Lake Christina. Lake Christina is an 80-acre primary lake facility designed to receive "The Lakes" storm flows, as well as the flows from the Embassy Hills - Regency Park development. Lake Christina discharges into the Jasmine Lakes Canal and hence to the Gulf of Mexico. Pasco County requires that a two-year maintenance bond be posted on all streets, storm sewers, storm water inlets, etc. At the end of this two-year period, the developer is required to make any necessary repairs, and then the County places said improvements on its maintenance list. This is accomplished by action of the Board of County Commissioners upon recommendation of the County Engineer.

The maintenance of lakes varies depending on the size and the individual circumstances. Small lakes of up to approximately five acres are generally included within the adjoining private property (lots) within the County requiring a drainage easement on each lot within the lake area. All of the lakes within The Lakes development will be included within the adjoining lots with the exception of Lake Lorraine. It encompasses approximately 10 acres, which makes it impractical to include all of the area in the

adjoining lots. Therefore, the bordering 50' of Lake Lorraine is included in the adjoining lots and the center is dedicated to the County. It is anticipated that this center portion of the lake will not require maintenance since the depth is sufficient to discourage aquatic plants of the type normally found along the edges of the lake where a high degree of maintenance is required. Analysis of the ADA and supplemental information including a comparison with lakes in the area that have been constructed in the same manner and have been in existence since 1972, permits the conclusion that no adverse impact will result from the present construction of The Lakes development. However, it is recommended that the developer attempt to incorporate swale drainage to mitigate the impact loadings from suburban development which will include heavy metals.

Conditions

None.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorizes an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its

present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water System, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

8. Solid Waste

Findings

The collection of solid waste generated by the proposed Lakes development will be disposed at a County-operated landfill facility located on Ridge Road. Pasco County has made application to the Florida Department of Environmental Regulation to acquire a permit for expanding the Ridge Road Landfill to include a 10-acre site which lies adjacent to the existing landfill. This expansion would increase the capacity of the landfill by approximately 126,900 cubic yards sufficient to accommodate The Lakes.

Conditions

None.

9. Energy

Findings

Energy needs for the proposed Lakes development will be met by the Withlacoochee River Electric Cooperative, Inc. The total average daily demand projected for The Lakes is 59,520 kwh. The ADA acknowledges the energy crisis and notes that exterior sidewall insulation, ceiling insulation, common wall insulation between conditioned space and garage, caulking and sealing of all crevice type openings to the conditioned spaces, and energy conserving mechanical systems are included in Minieri Communities Design Package. Additional optional energy efficient ideas can be incorporated into home designs. These additional features will add approximately 5.5% to the initial cost of the dwelling unit, but it is projected that the consumer can realize a savings up to \$275 per year (1,200 sq.ft. of living area.)

As of October 1, 1980, the Florida Energy Efficiency Code was adopted as law by the Florida Legislature. Any new building starts after that date must adhere to this new energy code. The location of commercial and recreational facilities in close proximity will also permit additional energy conservation. This is consistent with the Countil's adopted energy review criteria.

Conditions

None.

10. Educational Facilities

Findings

The school age population (K through 12) generated by The Lakes development is estimated to be 480. The Lakes is within the attendance area of Calusa Elementary School which is currently experiencing over capacity enrollment. The District School Board of Pasco County has indicated the construction of The Lakes development will further aggravate the existing problem of overcrowded schools in the general service area surrounding the development. Currently, this problem is most pronounced in the elementary grade level schools. The School Board has recommended that in order to accommodate the students residing in the general area of The Lakes development, that the following capital improvement projects occur:

- acquisition of at least a 15-acre elementary school site
- construction of a new elementary school

The ADA states that no school facilities or sites will be dedicated on the site of The Lakes development, nor has the developer been contacted by Pasco County regarding the donation of a school

site. The developer, however, is willing to discuss any additional impact on the Pasco County School System, generated by the development. TBRPC recommends that Minieri Communities of Florida dedicate a 15-acre elementary school site and provide pro rata share of construction costs of one school to the Pasco County School Board.

Conditions

Donation of \$50 per dwelling unit for public education facilities in lieu of school site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

11. Transportation

Findings

The Lakes is located in an area of Pasco County experiencing rapid residential development. Three other recent Minieri-built residential developments - Embassy Hills, Regency Park and Orchid Lake - are located within The Lakes primary transportation impact area. Embassy Hills and Regency Park are presently generating 12% of the traffic using U.S. 19 in the primary impact area. These two developments also generate 22% of the existing traffic on Ridge Road, 18% of the existing traffic on Plaza Drive north of Ridge Road, 16% of the existing traffic on Congress Street, and 100% of the existing traffic on Embassy Boulevard and Regency Park Boulevard.

Presently, the roadways in The Lakes primary transportation impact area are operating at a satisfactory level of service (C or better), with the exception of U.S. 19. It presently operates at a level of service ranging between D and E which is not satisfactory. The Orchid Lake development, presently on 10% constructed, will add to the traffic on U.S. 19 and other roadways surrounding The Lakes.

The Lakes DRI-ADA includes an analysis of transportation impacts in the primary impact area for the year 1984, the year The Lakes is scheduled for build-out. The analysis assumes that U.S. 19 and its intersections with other roadways will be upgraded by the end of 1984. 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 intersections along it, the level of service will be E in 1984.

The Lakes will add to the traffic on U.S. 19 and S.R. 52 and will substantially impact Embassy Boulevard and Plaza Drive. Thirty percent of the Embassy Boulevard traffic and 16% of that on Plaza Drive will be generated by The Lakes development. Plaza Drive presently operates at level of service C or better, but will operate at D and E in 1984 without improvements. The intersections of Embassy Boulevard with Regency Park Boulevard and with Plaza Drive will operate at level of service E in 1984 as opposed to C and A presently.

It should be noted that 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 the rapidly developing area and to ensure that 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.

The ADA indicates that Project STAR in Pasco County provides existing transit service. It should be noted that this Older Americans Act funded program is extremely over-burdened with current service demands. Increasing operating costs have had an adverse affect on the program's ability to meet the needs of Pasco's elderly. This program concentrates on supporting the congregate dining and adult day care programs while providing minimal transportation service for shopping and medical appointments. While it is true that Project STAR will experience a vehicular expansion during 1980-81, service demands and rising operating costs will diminish the effect of this expansion. Therefore, caution should be taken in considering Project STAR as a resource to resolve public transit needs of the residents of The Lakes.

The ADA indicates that another transportation-related service is "Meals on Wheels." By definition, this Older Americans Act funded service utilizes volunteers to deliver meals to homebound elderly. Therefore, it is not a transportation resource.

Conditions

- I. An interim transportation improvement plan shall be developed by Pasco County's newly-formed Metropolitan Planning Organization (MPO), in cooperation with the Florida Department of Transportation, TBRPC, and the developers in the study area prior to approval of Unit 7, Phase IV of the Lakes.^a 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 improvement 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. The plan should address the following roadway improvements, at a minimum:
 - A. 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, Stone Road, Embassy Boulevard, Regency Park Boulevard, Jasmine Boulevard and S.R. 52.
 - B. Widen Ridge Road (C-587-A) from two lanes to four lanes and from U.S. 19 (S.R. 55) to Congress Street.

^aExcavation and drainage improvements will be allowed in Unit 7 before this study is complete.

- C. Widen Plaza Drive from two lanes to four lanes from Ridge Road (C-587-A) to Schrader Memorial Highway (S.R. 52).
 - D. 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.
 - E. Construction of a two-lane access roadway with appropriate acceleration and deceleration lanes on Embassy Boulevard opposite Morehead Lane. Separate left turn lanes should be provided.
 - F. Construction of a four-lane divided access roadway with appropriate acceleration and deceleration lanes and separate turn lanes on Plaza Drive serving the proposed Community/Commercial Center.
 - G. Extension of Fox Hollow Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on Fox Hollow Drive (extended) and Plaza Drive.
 - H. Extension of San Miguel Drive as a two-lane access roadway from its present eastern terminus to Plaza Drive. Separate left turn lanes should be provided on San Miguel Drive (extended) and Plaza Drive.
 - I. Determine the necessary improvements to the intersection of Embassy Boulevard.
- II. Construct Case III intersection improvements at:
- A. Plaza Drive and Embassy Boulevard
(prior to Unit 7, Phase IV subdivision construction improvements; however, drainage improvements shall be allowed)
 - 1. With left and right turn lanes on Embassy Boulevard, west of Plaza Drive
 - 2. Donation of funds for the total cost of traffic signalization
 - B. Plaza Drive and San Miguel Drive
(prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)
 - 1. With left and right turn lanes on San Miguel Drive, west of Plaza Drive
 - C. Plaza Drive and Fox Hollow Drive
(during construction of Unit 6A, Phase III)
 - 1. With left and right turn lanes on Fox Hollow Drive, west of Plaza Drive
- III. Construct San Miguel Drive to Plaza Drive (prior to construction of Unit 10, Phase V or the opening of the landfill park, whichever comes first)

- IV. Dedication, on appropriate record plats, of access rights to the County along Plaza Drive with landscape berming.
- V. Donate funds for the total cost of traffic signalization of the Regency Boulevard/Embassy Boulevard intersection prior to record plat approval of Unit 6A, Phase III.
- VI. A master site plan of the commercial and multi-family areas must be approved prior to construction of either area.
 - A. No entrance/exit cuts shall be allowed on Plaza Drive for the commercial and multi-family areas
 - B. A service road shall be constructed through these sites from San Miguel Drive to Embassy Boulevard
 - C. Four-lane Embassy Boulevard, in addition to stack and turning lanes at the main entrance into the commercial site, adjacent to the commercial site
 - D. Construct left turn lane on Embassy Boulevard at Morehead Lane.
- VII. Construct a bike path along:
 - A. Plaza Drive from Grove Drive to San Miguel Drive (prior to record plat approval of Unit 9)
 - B. San Miguel Drive to the landfill park site (prior to Unit 10 construction or the opening of the park, whichever comes first)
 - C. Embassy Boulevard
 - 1) From Crabtree Lane to U.S. Hwy. 19 (prior to December 31, 1981)
 - 2) From Plaza Drive to Colchester Lane (at the time of home construction upon the adjoining lots)
 - 3) The north sidewalks in the remaining area between these bike paths shall be connected as homes are constructed upon the adjoining lots

12. Parks & Recreation

Findings

The Lakes ADA states that no recreation facilities or parks are to be constructed on the site. There are no water bodies on the site that are conducive to fishing or swimming. However, the developer has provided a community center as part of the Regency Park development which will be available for use by the residents

of The Lakes. The developer also pays the first year membership dues to a homeowner's association. The developer has donated to Pasco County a 20-acre site which is presently a landfill south of the development for the development by Pasco County of a proposed 50-acre recreational area. All financing costs and maintenance for the proposed recreational facility will be provided by the County, as acknowledged in a letter from Pasco County Parks and Recreation Administrator. The overall facility will be constructed in four phases. Facilities will include: lighted soccer/football fields, lighted softball fields, lighted tennis courts, racquetball courts, activity center, aquatic center, shuffleboard courts, and a jogging path. The County will provide several facilities and programs that are expressly oriented towards the elderly.

Conditions

None.

13. Health Care

Findings

No health care or medical facilities will be provided on the site of The Lakes development. The available health care facilities is a significant factor when a development is projected to be 80% populated by the elderly, as is The Lakes. Based on information received from various government agencies, it is estimated that 50% of The Lakes population will at some time require social services, such as transportation, congregate dining, and adult day care; and that The Lakes will generate a need for 81 additional nursing home beds by

build-out in 1984. It should be noted that the community resources cited in the ADA supplemental information are now experiencing waiting lists and strong service demand levels. Therefore, although such resources exist within the area, their availability to residents of The Lakes may be very limited. The developer has indicated a willingness to discuss measures which could be provided to reduce the impact of The Lakes on the existing social service capabilities.

Conditions

None.

14. Fire Protection

Findings

There are no on-site fire protection services or facilities (other than fire hydrants) in The Lakes development. The Lakes development will be served by Pasco County Fire Service Station 110, located in the Embassy Hills area. Automatic backup support is available from the County's main Fire Service Station, Station 100, located in the Hudson area. In addition, a support unit of 34 volunteer fire fighters is available to assist Station 110, which is manned by two fire-fighter personnel and two Emergency Medical Services personnel, working a 24-hour shift.

The developer has acknowledged that a new fire station will be required to serve The Lakes development by build-out in 1984 and is willing to discuss assisting Pasco County with the acquisition and construction of a fire station in The Lakes development. It is recommended that Minieri Communities of Florida donate a site for a future fire station and a pro rata share of the construction cost.

Conditions

Donation of \$25 per dwelling unit for public safety facilities and equipment, in lieu of fire station site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

15. Police Protection

Findings

No on-site, private security system is planned to support The Lakes development. The developer does not intend to dedicate a site for the construction of police protection facilities. Primary police protection services will be provided by the Pasco County Sheriff's Department and the Florida Highway Patrol. Assurances have been obtained from the County Sheriff's Department for continuing adequate police protection services for The Lakes development.

Conditions

None.

16. Natural Vegetation and Wildlife

Findings

Approximately 70% of The Lakes development had been cleared prior to the submittal of the ADA and is without any dominant community of vegetation at this time. Prior to clearing, the land was predominantly nonproductive citrus groves. The remaining 30% (118 acres) is still maintained as citrus groves of which 30 acres is still productive. The Lakes development intends to leave the remaining

citrus trees in the A-C zoned areas. Citrus trees in areas sited for development will be removed. No rare or endangered animals presently occupy The Lakes site.

Conditions

None.

17. Historical and Archaeological Sites

Findings

The project site was initially cleared for development by the State Division of Archives, History and Records Management after an archaeological site survey had not revealed any significant evidence of cultural remains. This survey, however, only examined the land which initially was to be developed. After being alerted to this fact, the Florida Division of Archives, History and Records Management recommended that the eastern portion of the tract be subjected to a systematic site assessment survey prior to initiating any project-related land clearance or other ground disturbing activities. The eastern portion of the tract was subsequently surveyed by a private firm (Cultural Resource Management, Inc.) in May of this year and found to contain one prehistoric site (8 Pa 57) - a small hunting camp represented by flint waste flakes. The survey firm recommended that portions of the identified site be stripped with power equipment to search for further artifacts. It was recommended that the project could be cleared for development, with the exception of this site.

The applicant has stated that Minieri Communities of Florida has no development plans for this portion of land at the present time. However, if in the future the firm decides to develop this portion, the developer has agreed that "the appropriate

action will be taken in conjunction with all policies and procedures of the Florida Department of State."

Conditions

Considerations, as outlined in the ADA documents, shall be given to the one prehistoric site prior to any land disturbing activities on the site.

18. Housing

Findings

The developer of The Lakes proposed to build 1,621 residential units on 393.2 acres with built-out scheduled for 1984. One thousand six hundred twenty-one (1,621) single-family units will be constructed and will be in the \$25,000 to \$69,999 price range of which the majority will be moderately priced and will help meet the area's need for moderately-priced housing particularly for the elderly, as identified in the Future of the Region, Housing Opportunity Plan, and Regional Housing Plan Guide. One hundred ninety-six (196) multi-family attached rental units will be in the range of \$230 to \$349 per month. No lots will be sold without constructed dwelling units.

All infrastructure improvements (streets, water, sewer, fire hydrants, etc.) will be completed prior to occupancy.

Approximately 12% of the units will be occupied by families, the remainder will be senior citizens.

It should be noted that the primary target market for The Lakes development is retired persons now residing in the northeast United States, and all dwelling units are intended to fulfill needs in the retired category. It is estimated that as much as 15% of the units sold will be used as second homes.

19. Economy

Findings

The total estimated construction costs for The Lakes is projected to be \$71,000,000 of which less than one percent is expected to be spent outside of the region. The project is estimated to employ an average of 114 construction workers annually and meet an average construction payroll of \$3.08 million for the five years. The development is expected to generate 122 permanent jobs at build-out and will exceed \$800,000 in annual payroll (1979 dollars). The Lakes development will contain a neighborhood commercial site of approximately 16 acres. This site will contain approximately 84,000 sq.ft. of gross leasable area. At build-out, the annual ad valorem tax yield is estimated to be approximately \$860,000.

To accommodate this development, capital improvements will be necessary in the areas of roadways, schools and wastewater treatment. This development will also require expansion of the services of local fire protection agencies.

Conditions

None.

C. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

1. The Lakes 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.
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 Lakes Development of Regional Impact shall be the Director of Community Development.
2. A master site plan for the multi-family and commercial areas must be approved prior to construction of these areas and in accordance with these conditions.

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 six years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order shall terminate on February 17, 1987.

G. Annual Report

1. Minieri Communities of Florida, Inc. shall provide an annual report to the official responsible for monitoring the DRI, the Tampa Bay Regional Planning Council, and the state land planning agency on February 17 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) 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.

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 plans for 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 Minieri Communities of Florida, Inc., unless otherwise modified by the provisions of this development order. Said ADA is attached hereto as Exhibit "C".

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 S.380.06(14)(a) Florida Statute and the development order contained herein shall govern the development of The Lakes 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 Minieri Communities of Florida, Inc.
3. 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 the 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 24th day of February, 1981.

(SEAL)

ATTEST:

By: Jed Pittman, Clerk

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

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

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE. WITNESS MY HAND AND THE COUNT-
Y'S OFFICIAL SEAL THIS February 25, 1981
JED FITTMAN, CLERK TO THE BOARD

BY Nettie Church D.C.

Order No. 11581
Embassy Development
December 15, 1977

DESCRIPTION OF

All of Tracts 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 63, and 64 of the Port Richey Land Company Subdivision of Section 23, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO all of Tracts 21 and 22 of the Port Richey Land Company Subdivision of Section 26, Township 25 South, Range 16 East as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, ALSO that portion of the South 1/2 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of said Section 14; thence run along the South line of said Section 14, South 89° 30' 04" East, 474.85 feet for a Point of Beginning; thence North 3° 27' 22" East, 991.31 feet; thence South 89° 30' 04" East, 376.39 feet; thence South 00° 21' 29" West, 990 feet to the South line of said Section 14; thence along the South line of said Section 14, North 89° 30' 04" West, 429.97 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 23 for a Point of Beginning; thence run along the North line of said Section 23, South 89° 24' 06" East, 1,311.27 feet; thence South 00° 19' 11" West, 1,645.10 feet; thence North 89° 24' 06" West, 874.18 feet; thence South 00° 19' 11" West, 480 feet; thence North 89° 24' 06" West, 437.09 feet to the West line of the Northeast Quarter (NE 1/4) of said Section 23; thence North 00° 19' 11" East, 2,125.10 feet to the Point of Beginning.

ALSO that portion of the East 1/2 of Section 23, Township 25 South, Range 16 East, Pasco County, Florida as described in Official Record Book 181, pages 474 and 475 of the Public Records of Pasco County, Florida, being further described described as follows:

Commence at the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 23; thence run along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 2,007.01 feet for a Point of Beginning; thence continue along the West line of the Southeast Quarter (SE 1/4) of said Section 23, North 00° 19' 11" East, 630 feet; thence South 89° 24' 06" East, 1,284.54 feet; thence South 35° 01' 27" West, 763.76 feet; thence North 89° 24' 06" West, 849.69 feet to the Point of Beginning.

All of the above described parcels being subject to rights-of-way and easements of record.

The above-described parcels contain a total of 377.53 acres more or less, including rights-of-way and easements, lying within said parcels.

ALSO

All of Tracts 20, 22, 61 and 62 in Section 23, Township 25 South, Range 16 East, Pasco County, Florida; said tracts being designated in accordance with the plat of the Port Richey Company lands recorded in Plat Book 1 at Pages 60 and 61 of the Public Records of Pasco County, Florida.

Summary of Impacts

Total Development Area: 393.35 acres

Residential Area		
Single-family	185.60	47.18%
Multi-family	14.10	3.58%
Commercial	16.80	4.27%
Open Space	-0-	-0-
Agricultural	53.20	13.52%
Other	123.65	31.44%

Total Population: 3,697

Number Dwelling Units: 1,621

Single-family	1,425	(87.90%)
Multi-family	196	(12.10%)

Phase I	(79-80)	314	Note: As of July 1, 1980, 65 per cent of this development was cleared and 335 homes had been sold of which 195 are occupied.
Phase II	(80-81)	340	
Phase III	(81-82)	405	
Phase IV	(82-83)	240	
Phase V	(83-84)	322	

Average Price/Range:

Single-family	\$25,000 - \$34,999	105 units
	\$35,000 - \$49,999	974 units
	\$50,000 - \$64,999	326 units
Multi-family	\$250 - \$299	78 units
	\$300 - \$349	118 units

Estimated Project Construction

Expenditures: \$71,000,000

Estimated Cumulative

Ad Valorem Tax Yield:

Phase I	(79-80)	\$178,000
Phase II	(80-81)	\$350,000
Phase III	(81-82)	\$574,000
Phase IV	(82-83)	\$697,000
Phase V	(83-84)	\$860,000

Estimated Annual Ad Valorem Tax Yield After Build-out	\$860,000
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PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

7530 Little Road

New Port Richey, Florida 33553

PHONE (813) 847-8120

November 24, 1986

J. Ben Harrill, Esq.
County Attorney

David Smolker, Esq.
Lisa C. Bennett, Esq.
Karla A. Stetter, Esq.
Edward B. Helvenston, Esq.

Ms. Suzanne Cooper
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702

Dear Ms. Cooper:

This letter is to notify you that at a public hearing held on November 18, 1986, the Pasco County Board of County Commissioners determined that the proposed change (Catholic Church and School) was not a substantial deviation from The Lakes DRI Development Order.

Enclosed please find a copy of the memorandum which went before the board and a signed Resolution Amending the Development Order.

If you have any questions, please feel free to contact this office or Douglas Uden with the Pasco County Planning Department at (813) 847-8152.

Sincerely,

A handwritten signature in black ink, appearing to read "Karla A. Stetter", written over a horizontal line.

Karla A. Stetter
Assistant County Attorney

KAS/DU/eem
Enclosures

RESOLUTION AMENDING "THE LAKES" DRI DEVELOPMENT ORDER, RESOLUTION NO. 81-64 AS AMENDED BY RESOLUTION NO. 83-009; AMENDING THE CONDITIONS SET FORTH IN PARAGRAPH 11 OF SAID DEVELOPMENT ORDER BY ADDING A NEW PARAGRAPH AT THE END OF SUBPARAGRAPH I; PROVIDING FOR ALTERNATIVES IN THE EVENT AN INTERIM TRANSPORTATION IMPROVEMENT PLAN IS NOT ADOPTED, INCLUDING THE PAYMENT OF A ROAD IMPACT FEE; PROVIDING FOR A FINDING OF NOTICE OF SUBSTANTIAL DEVIATION.

WHEREAS, Minieri Communities of Florida, Inc., has proposed a change to Paragraph 11 of the Development Order adopted by Pasco County for "The Lakes" Development of Regional Impact, as embodied in Resolution No. 81-64 as amended by Resolution No. 83-009; and

WHEREAS, said change relates to alternatives which would allow the developer to proceed with development in the event an Interim Transportation Improvements Plan is not adopted by Pasco County or the Pasco County Metropolitan Planning Organization prior to January 1, 1983; and

WHEREAS, the continuation of development in The Lakes is an absolute necessity in order to implement a Settlement Agreement reached between Pasco County and Holiday Lakes Water System, et. al., in Pasco County v. Minieri Communities of Florida, Inc., and Pasco County v. Holiday Lakes Water System, Inc., et. al.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that Seciton I, Paragraph 11, Subparagraph I of The Lakes DRI Development Order, Resolution No. 81-64 as amended by Resolution No. 83-009, is hereby amended by adding two additional new paragraphs at the end of said subparagraph to read as follows:

"In the event the Interim Transportation Improvements Plan referenced aboce has not been completed by January 1, 1983,

(a) The Developer shall be allowed to develop and build out Unit 7 of Phase IV of The Lakes pro-

vided that an incremental traffic study assessing the transportation impact of Unit 7 is prepared and submitted to the Board and TBRPC. No further development beyond Unit 7 will be permitted unless approved by the Board and TBRPC or unless an interim transportation plan has been adopted.

- (b) the developer shall be required to pay a road transportation impact fee in the amount of Five Hundred (\$500.00) Dollars per unit for each unit commencing with Unit 7, Phase IV of "The Lakes". If the County at a subsequent time passes an ITIP Ordinance establishing transportation improvement funding commitments, or a Road Impact Fee Ordinance, the developer shall pay, as to each unit for which a Five Hundred (\$500.00) Dollar impact fee has already been paid, an amount equal to the fee established by said Ordinance less Five Hundred (\$500.00) Dollars. For any remaining units in The Lakes, the developer shall pay the established impact fee. In the event the fee established in said Ordinance is less than Five Hundred (\$500.00) Dollars, the developer shall be credited with the difference by not having to pay road impact fees for the total number of units represented by the total dollars of credit (\$500.00 less amount of impact fee times the number of units for which the \$500.00 impact fee has been paid) divided by the amount of the established impact fee. In the event no Road Impact Fee Ordinance is passed, the Five Hundred (\$500.00) Dollars per unit paid by the developer shall be credited to any proportionate share identified by the Interim Transportation Improvements Plan which is required to be paid by the developer for improvements necessitated by the development.

Section II. The Board of County Commissioners of Pasco County

hereby determines and finds that the proposed change to The Lakes Development of Regional Impact Development Order, as reflected in the above referenced paragraph, does not constitute a substantial deviation for the purposes of Chapter 380.06(17) Florida Statutes.

DONE AND RESOLVED this 6th day of September 1983.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By Sylvia Young
SYLVIA YOUNG, Chairman

(SEAL)

ATTEST:

By Jed Pittman
JED PITTMAN, Clerk

by: Norm Eustance

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

[Signature]
Attorney

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORDER OF THE
BOARD IN MY OFFICE, WITNESSED BY ME, CLERK OF THE
COUNTY'S OFFICIAL SEAL THIS 6th day of September, 1983
JED PITTMAN, Clerk

BY Norm Eustance

3. A Master Drainage Plan and Report for the entire site shall be submitted for approval by the County Engineer prior to construction drawing submittal. Said Master Drainage Plan shall consist of a Master Drainage Report and Master Drainage Plan drawings and all items specified within the "Master Drainage Plan Preparation Guidelines for Proposed Developments in Pasco County," as amended.
4. Additional right-of-way along Little Road shall be dedicated per the right-of-way reservation maps (when adopted by the Board).
5. The developer shall show on the preliminary site plan, a landscape plan for the perimeter of the entire site.
6. There shall be no vehicular cuts onto Little Road.
7. Structures shall conform to the following setbacks from the right-of-way line:
 - a. Forty-five feet (45') along Morehead Lane and Monarch Drive.
 - b. Fifty feet (50') along Little Road.
8. The developer shall install school zone markings and crosswalks per the FDOT roadway traffic design standards, the Manual on Uniform Traffic Control Devices, and the referenced crosswalk plan (Condition No. 9).
9. Submit a crosswalk plan for review and approval by the Engineering Services Department prior to the construction drawing approval for the school site. School crosswalks, sidewalks, and zone signs shall be constructed prior to the Certificate of Occupancy for the school.
10. Submit a sidewalk plan for review and approval by the Engineering Services Department during the first preliminary site plan submittal.
11. The developer shall comply with all conditions of The Lakes DRI Development Order.
- *12. The developer may extend Monarch Drive through to Little Road with intersection configurations to be coordinated with Engineering Services, improvements on Monarch Drive from Mapleton Lane eastward to Little Road shall be constructed by the developer. Improvements and right-of-way shall be dedicated to Pasco County.

KB/DU/p11/05/07g

APPROVED AGENDA ITEM

FOR _____

BY _____

*The Board of County Commissioners approved conditions (November 18, 1986) with the addition of Condition 12.

PASCO COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of
County Commissioners

DATE: 11/7/86

FILE: PL87-138

THRU: *Samuel P. Steffey II*
Samuel P. Steffey, II
Planning Director

SUBJECT: The Lakes PUD Amendment -
Catholic Church and School

FROM: *Kenneth W. Baginski*
Kenneth W. Baginski
Zoning Administrator

REFERENCES: Commission District 4

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners.

Commission District:	Honorable Allan G. Safranek, Jr.
Project Name:	Little Road Catholic Center (The Lakes PUD Amendment)
Developer's Name:	Diocese of St. Petersburg
Location:	Section 23, Township 25 South, Range 16 East, approximately 1 mile north of the intersection of Little Road and Ridge Road.
Zoning District:	PUD
Acreage:	19.6
Water/Sewage:	Central/Central

BACKGROUND:

The subject property was previously approved for 120 patio cluster units (see Attachment No. 1). The County has been requested to amend the land use designation of this portion of the PUD to replace the patio homes with a church and related facilities, including a grades K-8 school with a maximum of 375 students. Attachment No. 2 shows a concept plan of the proposed use.

Since this property is in The Lakes DRI and this proposed use was not indicated in original DRI submittals, a substantial deviation determination is also being undertaken (see Memorandum PL87-139).

Single family homes are located to the west (across Morehead Lane) and north (across Monarch Drive) of this subject site, with The Lakes Civic Center directly to the south and the Greek Church to the east (across Little Road).

ANALYSIS:

A church and church school are substantially different than 120 patio homes; consequently, an amendment to the PUD is needed. The proposed use would appear less intense than the already approved patio cluster homes and, thus, more compatible with the surrounding residential area. The Regency Park/Embassy Hills/The Lakes area lacks sufficient quasi-public facilities such as churches and schools; this proposal will help make this area a more complete neighborhood. The traffic generated will be less than what would be expected from the patio homes. The site is located approximately 500 feet from Embassy Boulevard and 2,500 feet from Fox Hollow Drive (which traffic signals will be/are installed on both streets at Little Road). Morehead Lane, to the west of this property, has 60 feet of right-of-way, a limited number of homes facing on it, and connects Fox Hollow Drive with Embassy Boulevard; consequently, the location will not only allow close pedestrian access to the neighborhood, but also north/south and east/west vehicular access.

RECOMMENDATION:

The Planning Department, in coordination with the DRC, recommends the amended PUD plan be approved with the following conditions:

1. The submitted plan is conceptual only. The developer shall submit a preliminary site plan for review in accordance with the Pasco County Development Review Procedures Ordinance.
2. The developer shall show a phasing plan on the preliminary site plan for the entire project delineating the phases to be constructed.

RESOLUTION AMENDING RESOLUTION NO. 86-119, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, 83-132, and 84-68, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.13 AND B.11, VIII, AND ADDING A NEW CONDITION PARAGRAPH B.11, IX, TO PROVIDE FOR A CHURCH AND PRIVATE SCHOOL ON THE WEST SIDE OF PLAZA DRIVE

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 18th day of November, 1986, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 86-119, as amended by Resolution Nos. 81-64, 83-009, 83-134, 83-152, and 84-68 (The Lakes Development of Regional Impact Development Order), are hereby amended to read as follows:

A. General Findings of Fact

13. The land use designation for the area, subject to the ADA, is single family/multifamily residential, commercial, churches with related facilities, a private school (grades K-8; 375 students), and agricultural.

B. Specific Findings on Impact and Conditions Restricting Development

11. Transportation

Conditions

VIII. A minimum of an FDOT Case II-type intersection improvement shall be constructed for the Greek Church entrance on Plaza Drive. There shall be no other entrance/exit to the Greek Church facility along Plaza Drive nor along Hilltop Drive, unless specifically approved by the County. In the event a full-time school is proposed on the Greek Church property, the County may require evaluation of the transportation impacts of such a school.

IX. A. The developer may extend Monarch Drive through to Little Road (Plaza Drive) with intersection configurations to be coordinated with the Pasco County Engineering Services Department; improvements on Monarch Drive from Mapleton Lane eastward to Little Road shall be constructed by the developer. Improvements and right-of-way shall be dedicated to Pasco County.

B. With the construction of the Catholic school to the West of Plaza Drive, there shall be the installation of:

1. School zone markings and/or flashers (as determined by the DRC) on Morehead Lane and, if needed, on Embassy Boulevard.
2. A crosswalk plan must be submitted to and approved by the DRC prior to the approval of the preliminary site plan for the school. This crosswalk plan shall show the surrounding street and sidewalk system and the location and design (markings and/or signage) of the proposed school crosswalks. The crosswalks shall be installed prior to any Certificate of Occupancy of the school.

DONE AND RESOLVED, in regular session duly assembled, this 18th day of November, 1986.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

ATTEST:

BY: Jay Church Deputy Clerk
JED PITTMAN, CLERK

BY: Ann Hildebrand
ANN HILDEBRAND, CHAIRMAN

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

BY: Lisa C. Bennett
Attorney

RESOLUTION AMENDING RESOLUTION NO. 84-68, AS AMENDED BY RESOLUTION NOS. 81-64, 83-009, 83-134, AND 83-152, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPH A.14, TO EXTEND THE PERIOD OF TIME FOR THE BOYS AND GIRLS CLUB FACILITY TO FEBRUARY 1989.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 11th day of February, 1986, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 84-68, as amended by Resolution Nos. 81-64, 83-009, 83-134, and 83-152 (The Lakes Development of Regional Impact Development Order), are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD, C-2, and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D." This plan alters a portion of the boundaries for Units 3 (120), 8, 9, and 10, and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary for Unit 6B hereby adding 22 acres, allowing a church and four 1-acre, single family lots within Unit 6B, and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D." This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately one-third acre and allowing the same as a temporary use from February 1984 to February ~~1986~~ 1989 as a noncommercial, recreational facility by the Boys and Girls Club of Pasco County, and will hereby become a part of this Amended Development Order.

DONE AND RESOLVED this 11th day of February, 1986.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: _____

CURTIS L. LAW, CHAIRMAN

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF PASCO, FLORIDA, AND THE COUNTY'S OFFICIAL RECORDS. February 19, 1986
JED PITTMAN, CLERK TO THE BOARD

Attorney

BY Sherry Dargatzis D.C.

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

[Signature]

Attorney

BY Sherry Dargatzis D.C.



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

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

J. Ben Harrill, Esq.
County Attorney

February 16, 1984

Eloise Taylor, Esq.
David Smolker, Esq.

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

Re: Lakes DRI - Development Order Amendment

Dear Mr. Ockunzzi:

Please find enclosed a certified copy of Resolution No. 84-68 amending the Lakes DRI Development Order, Resolution No. 81-64, as amended by Resolution Nos. 83-009, 83-134 and 83-152, in order to reword subparagraph 14 of the DRI Development Order to reflect all prior amendments thereto and to allow for the use of approximately one-third acre of Unit 6B as a non-commercial, recreational facility by the Boys and Girls Club of Pasco County.

The relevant portion of Unit 6B was designated for "agricultural use" in Exhibit "D" of the DRI Development Order, thus requiring a substantial deviation determination and an amendment to the DRI Development Order prior to its use for non-agricultural purposes. The Board of County Commissioners determined that the proposed use was not a substantial deviation and approved the resolution amending the DRI Development Order.

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

Very truly yours,

DAVID SMOLKER
Assistant County Attorney

DS/lrg
Enclosure

*Aug - Mr. Ockunzzi
707-1-300*



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

4025 Moon Lake Road
New Port Richey, Florida 33553
PHONE (813) 847-8120

Scott L. Knox, Esq.
County Attorney

September 9, 1983

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

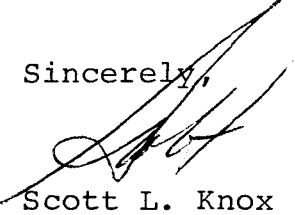
Mr. William A. Ockunzzi
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

Dear Bill:

Enclosed is a certified copy of the Resolution amending
The Lakes DRI Development Order, which is authorized under
Chapter 380.06 Florida Statutes.

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

Sincerely,


Scott L. Knox
County Attorney

SLK:mjs
Enclosure

*file
New to D.O. file
8-10*

The church, four 1-acre lots, and Boys and Girls Club facility located east of Plaza Drive on a portion of Unit 6B must provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. Site plans for the church, the 4 lots, and the Boys and Girls Club facility must show these retention areas.

6. Drainage

Conditions

~~None.~~

The church, four 1-acre lots, and the Boys and Girls Club facility located east of Plaza Drive on a portion of Unit 6B shall provide on-site retention/detention according to Pasco County regulations providing for a 25-year frequency storm of 1-hour duration. Prior to construction approval, a site plan(s) for the church, the 4 lots, and the Boys and Girls Club facility must be submitted to the County which show these retention areas.

7. Wastewater

Findings

The Lakes is being served by the Holiday Lakes Water System treatment plant. This plant is presently operating under DER permit which authorized an average daily flow of 2.0 million gallons per day. The present average flow is 0.95 million gallons per day. The Lakes development has been permitted for approximately 1,322 equivalent residential connections. Correspondence provided by Pasco County indicates that Holiday Lakes Water System is unable to treat the total amount of effluent to be generated by this development utilizing its present percolation pond facilities and has requested an exemption from DER regulations to include an alternate discharge into FDER Class III Waters, at a point adjacent to an environmental center of the Pasco County School System. However, a letter from DER dated November 5, 1980, states that the route of the proposed discharge pipe has been altered and that a "letter of neutrality" has been received from the District School Board of Pasco County. DER further states that the Department is satisfied with the method and quality of the wastewater treatment at the Holiday Lakes Water Systems, Inc., including the expanded percolation pond; and that The Lakes subdivision has been approved and permitted for approximately 1,322 connections. However, it should be noted that the ADA references the total residential units proposed for this development to be 1,621. Therefore, building permits should not be issued for the approximately 300 units above those currently permitted by DER, until assurances are provided that additional wastewater treatment capacity has received DER approval. The 22 acres east of Plaza Drive, where the church facility and four 1-acre lots are proposed to be located, are not

RESOLUTION AMENDING RESOLUTION NO. 81-64, AS AMENDED BY RESOLUTION NO. 83-009, 83-134, and 83-152, THE DEVELOPMENT ORDER APPROVING, WITH CONDITIONS, THE LAKES DEVELOPMENT OF REGIONAL IMPACT; AMENDING A PORTION OF THE CONDITIONS IN PARAGRAPHS A.14, B.2, B.6, AND B.7 TO REFLECT CHANGE IN THE MASTER DEVELOPMENT PLAN, THE ZONING, AND ACCESS ON PLAZA DRIVE.

BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 7th day of February, 1984, that the Findings of Fact and Conditions in the following paragraphs of Resolution No. 81-64, as amended by Resolution Nos. 83-009, 83-134, and 83-152, (The Lakes Development of Regional Impact Development Order) are hereby amended to read as follows:

A. General Findings of Fact

14. Zoning on the property which is subject to the ADA is A-C, R-1, R-3, R-4, PUD₂ and C-2₂ and E-R.

The Master Development Plan (Map H) of the ADA is amended from the original plan to a revised plan to be known as Exhibit "D". This plan alters a portion of the boundaries for Units 3 (120), 8, 9, and 10 and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary for Unit 6B hereby adding 22 acres and allowing a church and four 1-acre, single family lots within Unit 6B and will hereby become a part of this Amended Development Order.

The Master Development Plan (Map H) of the ADA, as amended, is further amended to a revised plan to be known as Exhibit "D". This revised plan alters a portion of the boundary of Unit 6B hereby adding approximately one-third acre and allowing the same as a temporary use from February 1984 to February 1986, as a noncommercial, recreational facility by the Boys and Girls Club of Pasco County and will hereby become a part of this Amended Development Order.

B. Specific Findings on Impact and Conditions Restricting Development

2. Water Quality

Conditions

None.

043801
FILED FOR RECORD
CLERK OF PASCO COUNTY, FL
FEB 9 11 45 AM '84
S. J. O'NEILL

currently served with central sewage. The soil types of this area, Tavares and Candler fine sand, should adequately handle a septic system on a one-acre lot. Neither existing nor proposed sewage lines are in the immediate area.

Conditions

Assurance shall be provided to Pasco County that DER-approved wastewater treatment facilities are on line to accommodate any additional connections over the 1,322 currently approved and permitted by the Department of Environmental Regulation. Building permits to exceed 1,322 shall not be issued without these wastewater assurances.

Private septic tanks may be allowed for the church facility, the four 1-acre lots, and the temporary Boys and Girls Club facility in the 28 acres east of Plaza Drive, located on a portion of Unit 6B, provided that such systems meet local and state regulations. In the event that central sewer becomes available in an adjacent area or within the footage established in state regulations, the church and the Club facility shall tap in to such facilities. A daily full-time school with a food service is subject to re-review by the Health Department and the County as for its additional load on the septic system.

DONE AND RESOLVED this 7th day of February, 1984.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: James L. Hollingsworth
JAMES L. HOLLINGSWORTH, Ph.D., CHAIRMAN

ATTEST:

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

Jed Pittman
Jed Pittman, Clerk
by: Sherry Durgan
D.C.

Robert Small
Attorney

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE. WITNESS MY HAND AND THE COUN-
TY'S OFFICIAL SEAL THIS February 9, 1984
JED PITTMAN, CLERK TO THE BOARD

BY: Sherry Durgan D.C.

site. The developer, however, is willing to discuss any additional impact on the Pasco County School System, generated by the development. TBRPC recommends that Minieri Communities of Florida dedicate a 15-acre elementary school site and provide pro rata share of construction costs of one school to the Pasco County School Board.

Conditions

Donation of \$50 per dwelling unit for public education facilities in lieu of school site and pro rata construction costs. 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. Such impact fees shall become effective at the time that this Development Order is approved and shall effect all building permits from that time forward.

11. Transportation

Findings

The Lakes is located in an area of Pasco County experiencing rapid residential development. Three other recent Minieri-built residential developments - Embassy Hills, Regency Park and Orchid Lake - are located within The Lakes primary transportation impact area. Embassy Hills and Regency Park are presently generating 12% of the traffic using U.S. 19 in the primary impact area. These two developments also generate 22% of the existing traffic on Ridge Road, 18% of the existing traffic on Plaza Drive north of Ridge Road, 16% of the existing traffic on Congress Street, and 100% of the existing traffic on Embassy Boulevard and Regency Park Boulevard.

O.R. 1114 PG 0130