

PASCO COUNTY FLORIDA

#75

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

June 28, 1996

Mr. Tim Butts, AICP
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702-2491

RE: Seven Springs Country Club and Villas, Development of Regional Impact

Dear Mr. Butts:

The purpose of this letter is to inform your agency that the Pasco County Board of County Commissioners held a public hearing to determine if proposed changes to the Seven Springs Country Club and Villas Development of Regional Impact Development Order created a substantial deviation. The Board met on June 25, 1996, and determined the proposed changes did not create a substantial deviation to the development order and did not require further Development of Regional Impact review.

A copy of Resolution No. 96-236 amending the development order and the Notice of Adoption are enclosed for your records.

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

Sincerely,

Deborah J. Bolduc
Deborah J. Bolduc
Planner II

DJB/g062853/53:ltr

Enclosures

cc: Karla A. Stetter, County Attorney
Bipin Parikh P.E., Assistant County Administrator (Development Services)
Samuel P. Steffey II, Growth Management Administrator

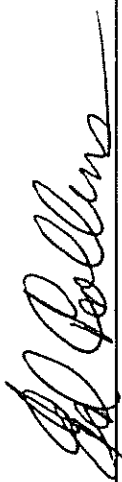
map on proposal

NOTICE OF ADOPTION OF AMENDMENT OF THE DEVELOPMENT ORDER FOR THE SEVEN
SPRINGS COUNTRY CLUB AND VILLAS 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. 96-236 dated June 25, 1996, has adopted an amendment to the development order for the Seven Springs Country Club and Villas Development of Regional Impact. The above referenced development order, as amended, constitutes a land development regulation applicable to the property described in Exhibit "A" of the development order.

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


ED COLLINS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

State of Florida)

County of Pasco)

The foregoing Notice of Adoption of Amendment of the Development Order was acknowledged before me this 25th day of June, 1996, as Chairman of the Board of County Commissioners of Pasco County, Florida. He is personally known to me and did not take an oath.


Notary Public
~~State of Florida at Large~~
~~My Commission Expires:~~
Deputy Clerk

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

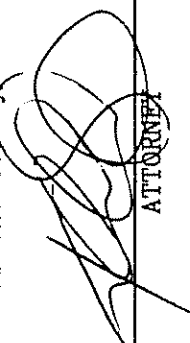
BY: 
ATTORNEY

EXHIBIT "A"

SEVEN SPRINGS COUNTRY CLUB AND VILLAS

Legal Description:

Commence at the Northeast corner of Section 24, Township 26 South, Range 16 East, Pasco County, Florida, and run N89°41'30"W, along the Northerly line of said Section 24 a distance of 1,174.98 feet to the Point of Beginning; thence continue N89°41'30"W, along said Northerly line 665 feet more or less to the thread of the Anclote River, said point being Reference Point "A"; thence from the aforescribed Point of Beginning run S00°19'07"W, 2,647.40 feet; thence S00°19'25"W, 1,434.82 feet to a point on the Northerly right-of-way line of County Road 54 (120 foot r/w); thence by a nontangent curve to the left having a radius of 1,205.93 feet, a chord bearing of N74°07'44"W, 647.33 feet, an arc distance of 655.37 feet; thence N89°41'50"W, 88.28 feet; thence S00°18'10"W, 10.00 (100 foot r/w); thence N89°41'50"W, 2,682.53 feet; thence by a curve to the right having a radius of 666.20 feet, a chord bearing of N44°48'42"W, 940.27 feet, an arc distance of 1,043.81 feet; thence N00°04'27"E, 1,350.26 feet; thence S89°55'33"E, 338.00 feet; thence N00°04'27"E, 1,205 feet more or less to a point on the thread of the Anclote River; thence Northeasterly along the thread of the Anclote River to aforescribed Reference Point "A", said parcel containing 322 acres m.o.l.

ALSO,

A portion of Section 24, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows: commence at the center of said Section 24 and run N73°39'56"W, 2,699.28 feet to the Point of Beginning, said point being on the Easterly right-of-way of State Road 54; thence N00°04'27"E, along the Easterly right-of-way of said State Road 54, 402.33 feet; thence S89°55'33"E, along the Southerly boundary of River Oaks Condominiums, 338.00 feet; thence S00°04'27"W, 402.33 feet; thence N89°55'33"W, 338.00 feet to the Point of Beginning, said parcel containing 3.123 acres, more or less.

BY COMMISSIONER _____

RESOLUTION NO. 96-236

SEVEN SPRINGS COUNTRY CLUB AND VILLAS
DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER AMENDMENT

RESOLUTION AMENDING RESOLUTION NO. 82-19, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE SEVEN SPRINGS COUNTRY CLUB AND VILLAS DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on November 10, 1981, the Board of County Commissioners of Pasco County adopted Resolution No. 82-19, a Development of Regional Impact (DRI) Development Order (DO) approving, with conditions, the Seven Springs Country Club and Villas DRI; and,

WHEREAS, on July 6, 1982, the Board adopted Resolution No. 82-115, a nonsubstantial deviation, which changed the timing of the donation by the developer for the park service fee, public education fee, and public safety fee; and,

WHEREAS, on January 23, 1990, the Board adopted Resolution No. 90-70, which extended the termination date of the DO by two (2) years, eleven (11) months, amended the proposed bike path route; removed Phase 5B, Parcel Nos. 1 and 2, from residential land to recreational land (golf courses); reduced the number of units from 1,168 to 920; transferred thirty-six (36) of the remaining 920 units to a 3.1-acre tract of land; modified the phase build-out dates for Phases 2B, 5B, and 2A; established a build-out date for the 3.1-acre tract; and found the amendment to be a nonsubstantial deviation; and,

WHEREAS, on October 2, 1990, the Board adopted Resolution No. 91-09, which revised Condition No. B.11.f, Transportation, concerning the bike path along the main east-west road from S.R. 54 to Country Club Boulevard West, and found the amendment to be a nonsubstantial deviation; and,

WHEREAS, on April 8, 1996, Sunset Homes of Pasco, Inc., filed a Notification Requesting a Change to an Approved DO, pursuant to Section 380.06(19), Florida Statutes; and,

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

1. Resolution No. 82-19, as amended, allowed development of 920 residential units.
2. Sunset Homes of Pasco, Inc., has filed a Notification of Proposed Change to a Previously Approved DRI DO on Florida Department of Community Affairs (FDCA) Form RPM-BSP-PROPCHANGE-1.
3. The developer has submitted the Request for Approval of a Proposed Change simultaneously to the Pasco County Growth Management/Zoning Department, the Tampa Bay Regional Planning Council (TBRPC), and the FDCA.

4. The proposed change would amend the existing DO for the DRI as follows:

a. Reactivate and extend the expiration date of the DO from October 10, 1992, to December 31, 1998, a total of six (6) years, two (2) months, and twenty-one (21) days. The first extension of the DO was approved from November 10, 1989, to October 10, 1992, a total of two (2) years and eleven (11) months.

b. Extend the phase build-out date for Phase 2A (Triangle Parcel) from December 31, 1991, to December 31, 1998, a total of seven (7) years. The first extension for Phase 2A was approved from December 31, 1982, to December 31, 1991, a total of nine (9) years.

c. Reduce the total number of dwelling units (as amended January 23, 1990, by Resolution No. 90-70) from 920 units to 863 units, a decrease of fifty-seven (57) units.

d. Adopt a revised Master Development Plan to show the existing and proposed development.

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

6. The Board of Pasco County has considered the above-referenced request on June 25, 1996.

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

10. The Board has received and considered the recommendations of the Pasco County Growth Management/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 Seven Springs Country Club and Villas DRI is not a substantial deviation and, therefore, does not require further DRI review pursuant to Section 380.06(19), Florida Statutes, as amended.

2. The proposed change to the Seven Springs Country Club and Villas DRI is approved and Resolution No. 82-19 hereby amended incorporating the following changes:

a. Reactivation and extension of the expiration date of the DO from November 10, 1989, to December 31, 1998, a total of nine (9) years, one (1) month, twenty-one (21) days.

b. Extension of the phase build-out date for Phase 2A (Triangle Parcel) from December 31, 1991, to December 31, 1998, a total of seven (7) years.

c. Reduction of the total number of units (as amended January 23, 1990, by Resolution No. 90-70) from 920 units to 863 units.

d. Adoption of a revised Master Development Plan.

3. Development shall be in accordance with the application, plans, and information contained in the DO as approved by Resolution No. 82-19, and amended by Resolution Nos. 82-115, 90-70, and 91-09, unless otherwise stipulated or modified herein.

4. The revised Master Development Plan dated May 10, 1996, is attached hereto and made a part hereof. This revised Master Development Plan shall supersede all prior Master Plans.

5. The DO is hereby reactivated and Section F.2, Duration, of the DO is amended to read, "The DO shall terminate on December 31, 1998".

6. The phasing schedule for the project is hereby modified as follows:

<u>Phase</u>	<u>Name</u>	<u>Units</u>	<u>Build-Out Date</u>
2A	Triangle Parcel	30	1998

7. When the Seven Springs Country Club and Villas DRI has met the following criteria:

a. Compliance with the terms and conditions of the DO, including the development schedule; and,

b. All required infrastructure and mitigation is in place; and,

c. The amount of development remaining to be built is below the substantial deviation thresholds specified in Subsection 380.06(19)(b), Florida Statutes, for each individual land use category; and, upon submittal and review of a final annual report by the TBRPC, the FDCA, and the Growth Management/Zoning Department; and upon notification from the Growth Management/Zoning Department, the Seven Springs Country Club and Villas will be deemed substantially complete.

DONE AND RESOLVED this 25th day of June, 1996.

(SEAL)

ATTEST:

BY: _____

JOE PITTMAN, CLERK

BY: _____

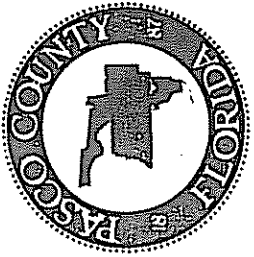
ED COLLINS, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

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

BY: _____

ATTORNEY



PASCO COUNTY, FLORIDA

PASCO COUNTY PLANNING DEPARTMENT
7432 LITTLE ROAD
New Port Richey, Florida 34654

(813) 847-8140

CERTIFIED MAIL
P 280 719 465

November 1, 1990

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

Dear Ms. Cooper:

Please find enclosed certified copies of Resolution 91-09, amending the Development 91-09, amending the Development Order for the Seven Springs Development of Regional Impact.

Sincerely,

Dean R. Neal

Dean R. Neal
Senior Planner

DRN/pm

Enclosure

#75

SEVEN SPRINGS COUNTRY CLUB AND VILLAS
DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 82-19, AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR THE SEVEN SPRINGS COUNTRY CLUB AND VILLAS DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on October 10, 1981, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-19, a Development of Regional Impact Development Order approving, with conditions, the Seven Springs Country Club and Villas Development of Regional Impact.

WHEREAS, on August 17, 1990, USX Corporation 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. 82-19 allowed development of 1,168 residential units, plus 180.3 acres of golf course, and a 7.48-acre country club site.
2. USX Corporation 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 substitute language in DRI Condition B.11.f. as follows: " . . . a bike way to County standards along the main east/west road or other such route acceptable to the County from S.R. 54 to Country Club Boulevard West. . . . "
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 considered the above-referenced request on October 2, 1990.
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.

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 Seven Springs Country Club and Villas 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 Seven Springs Country Club and Villas Development of Regional Impact is approved and Resolution No. 82-19 hereby amended incorporating the following changes.

a. Substitute language in DRI Condition B.11.f. as follows: " . . . a bike way to County standards along the main east/west road or other such route acceptable to the County from S.R. 54 to Country Club Boulevard West. . . ."

DONE AND RESOLVED THIS 2nd DAY OF October, 1990.

(SEAL)

ATTEST:

BY:

Jed Pittman

JED PITTMAN, CLERK

By: Rebecca S. Hawk

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY:

Curtis L. Law

CURTIS L. LAW, CHAIRMAN

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

BY:

Attorney

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE SEVEN SPRINGS COUNTRY CLUB AND VILLAS 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. 91-09 dated October 2, 1990, has adopted an amendment to the Development Order for a Development of Regional Impact known as Seven Springs Country Club and Villas (Resolution No. 82-19). 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, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

State of Florida)
County of Pasco)

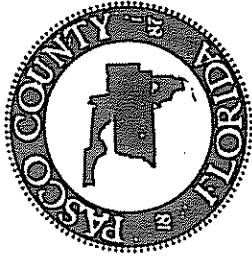
The foregoing Notice of Adoption of Development Order was acknowledged before me this 2nd day of October, 1990.



~~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



PASCO COUNTY, FLORIDA

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

July 20, 1990

Mr. Tom Beck, Chief
Department of Community Affairs
Bureau of State Planning
2740 Centerview Drive, Rhyme Building
Tallahassee, FL 32399

Ms. Julia E. Greene, Executive Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702-2491

Dear Mr. Beck and Ms. Greene:

Please find attached the requisite, certified copies of Resolution 90-70 amending the Seven Springs Country Club and Villas Development of Regional Impact Development Order and the Notice of Adoption of same.

This action was executed by the Board of County Commissioners of Pasco County on January 23, 1990.

Sincerely,

Dean R. Neal

Dean R. Neal
Senior Planner

DRN/sj

Attachment

cc: John Dunn, USX Corporation
Samuel P. Steffey II, Planning Director
Carlene Carson, Planner II

Septemba Council

SB ✓

SC ✓

7432 LITTLE ROAD
NEW PORT RICHEY, FL 34654
JUL 21 1990

Tampa Bay Regional
Planning Council

SEVEN SPRINGS COUNTRY CLUB AND VILLAS
DEVELOPMENT ORDER AMENDMENT
DEVELOPMENT OF REGIONAL IMPACT
SUBSTANTIAL DEVIATION DETERMINATION

RESOLUTION AMENDING RESOLUTION NO. 82-19 AS AMENDED, REVISING THE CONDITIONS OF DEVELOPMENT APPROVAL FOR AND TO APPROVE REVISIONS TO THE MASTER DEVELOPMENT PLAN SEVEN SPRINGS COUNTRY CLUB AND VILLAS DEVELOPMENT OF REGIONAL IMPACT AND DETERMINING THAT THE PROPOSED CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION TO THE APPROVED DEVELOPMENT ORDER.

WHEREAS, on October 10, 1981, the Board of County Commissioners of Pasco County adopted by Resolution No. 82-19, a Development of Regional Impact Development Order approving, with conditions, the Seven Springs Country Club and Villas Development of Regional Impact.

WHEREAS, on October 13, 1989, USX Corporation 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. 82-19 allowed development of 1,168 residential units, 180.3 acres of golf course, and a 7.48-acre country club site.
2. USX Corporation, hereinafter referred to as the "Applicant" or the "Developer", 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:
 - a. The extension of the termination date of the Development Order from November 10, 1989, to October 10, 1992.
 - b. Amendment of the proposed route of the bikeway.
 - c. The removal of Phase 5B, Parcels 1 and 2, from residential lands to recreational lands (golf course).
 - d. Reduction in the total project dwelling units from 1,168 to 920.
 - e. Addition of a 3.1± acre tract of land (Golf View Villas VII) to the Development of Regional Impact, a transfer of 36 of the remaining 920 units to that tract.
 - f. Modification of the date of build-out of Phases 2B, 5B, and 2A, and establishment of a build-out date for the 3.1 acre tract.

1462

g. Corresponding unges to the plan of development and Development Order conditions.

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 for the above-referenced request on January 23, 1990.
7. The Tampa Bay Regional Planning Council and the Florida Department of Community Affairs have 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.
11. The real property involved in this Development of Regional Impact is owned by the Applicant, and the description of said real property is attached hereto as Exhibit "A" and made a part hereof by reference.
12. The land uses proposed are consistent with the Pasco County Comprehensive Plan Future Land Use Map.
13. Zoning on the property, which is subject to this Development of Regional Impact, is MF-1 (Multiple Family Medium Density) and MF-2 (Multiple Family High Density).

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 Seven Springs Country Club and Villas Development of Regional Impact is not a substantial deviation and, therefore, does not require further Development of Regional Impact review pursuant to Section 380.06(19), Florida Statutes, as amended.
2. The proposed change to the Seven Springs Country Club and Villas Development of Regional Impact is approved and Resolution No. 82-19 hereby amended incorporating the following changes.
 - a. A Utility Service Agreement for the provision of service to the development (Golfview Villas VII) shall be entered into between the Developer and the County prior to approval of the first pre-

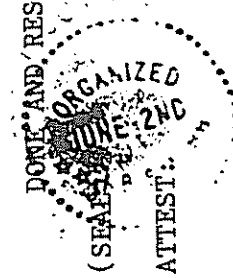
liminary/preliminary site plan, whichever is appropriate, for that parcel.

- b. Access to the 3.1 acre tract shall be limited to Golf View Drive. Additionally, a drainage plan and report shall be required prior to construction plan approval for said tract.
- c. Case IV intersection improvements at the south project entrance shall no longer be required. The developer shall maintain that access for, at minimum, emergency use. However, should the southern access become fully functional, the County may require intersection improvements by the developer, if warranted.
- d. The developer shall construct a bikeway to County standards along the main east/west road from S.R. 54 to Country Club Boulevard West. The access from bikeway to clubhouse facility shall be approved by the County.
- e. The Seven Springs Country Club and Villas DRI Development Order shall terminate on October 10, 1992.
- f. The phasing schedule for the project is hereby modified for the following phases:

<u>Phase</u>	<u>Name</u>	<u>Units</u>	<u>Build-out</u>
2B	Golf View Villas V	86	1990
5B	Golf View Villas VI	58	1990
2A	Triangle Parcel	45	1991
3.1AC	Golf View Villas VII	36	1992

- g. All Development Order Conditions of Approval, as adopted by the Board of County Commissioners on November 10, 1981, as amended, shall remain in full force and effect, except as specifically superseded by conditions resulting from this Development Order amendment.

DONE AND RESOLVED THIS 23RD DAY OF JANUARY, 1990.



BY: Jed Pittman
JED PITTMAN, CLERK
By: Donald Schmuck/DC

BY: [Signature]
CORTIS L. LAW, CHAIRMAN
MIKE WELLS, VICE CHAIRMAN

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

STATE OF FLORIDA
COUNTY OF PASCO
I, JED PITTMAN, CLERK TO THE BOARD
DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL ORDER IN MY OFFICE. WITNESS MY HAND AND THE SEAL OF MY OFFICE AT THIS 18TH DAY OF JANUARY, 1990.

[Signature] D.C.

1464

9.00
1.50
10.50

orig in ...
Return to Bd Rec/ds

90-10

NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER
FOR THE SEVEN SPRINGS COUNTRY CLUB AND VILLAS
DEVELOPMENT OF REGIONAL IMPACT

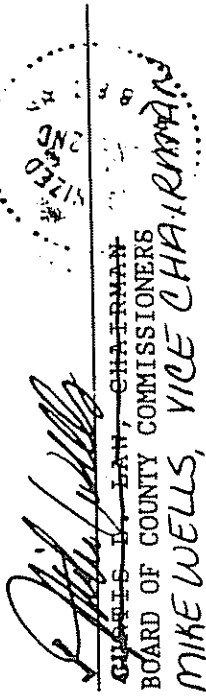
Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 90-10 dated January 23, 1990, has adopted an amendment to the Development Order for a Development of Regional Impact known as Seven Springs Country Club and Villas (Resolution No. 82-19). 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)

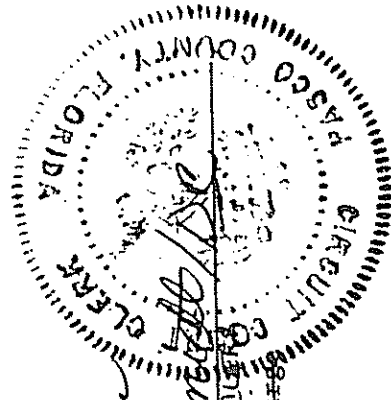
County of Pasco)


J. J. Wells
J. J. WELLS, VICE CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

The foregoing Notice of Adoption of Development Order was acknowledged before me this 23RD day of JANUARY, 1990.

Jed Pittman
By: Donalee Schmeitzel/DP

Notary Public DEPUTY CLERK
State of Florida at Large
My Commission Expires:



6.35255
FILED FOR RECORD
JAN 24 4 28 PM '90
CLERK OF PASCO COUNTY

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

RECORD VERIFIED
JED PITTMAN
Clerk Circuit Court, Pasco County

Attorney

1465

O.R. 1875 PG 0871

seven:wp

EXHIBIT "A"

SEVEN SPRINGS COUNTRY CLUB & VILLAS

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 20, SOUTH, RANGE 10 EAST, PASCO COUNTY, FLORIDA AND RUN N. 00° 41' 30" W. ALONG THE NORTHERLY LINE OF SAID SECTION 24 A DISTANCE OF 1,174.98 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 00° 41' 30" W. ALONG SAID NORTHERLY LINE 908 FEET MORE OR LESS TO THE THREAD OF THE ANCLOTE RIVER, SAID POINT BEING REFERENCE POINT "A", THENCE FROM THE AFOREDESCRIBED POINT OF BEGINNING RUN S. 00° 10' 07" W. 2,047.40 FEET, THENCE S. 00° 10' 20" W. 1,434.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 54 (130 FOOT R/W); THENCE BY A MONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,206.93 FEET, A CHORD BEARING OF N. 74° 07' 44" W. 947.33 FEET, AN ARC DISTANCE OF 986.37 FEET; THENCE N. 00° 41' 00" W. 89.20 FEET, THENCE S. 00° 10' 10" W. 10.00 (100 FOOT R/W); THENCE N. 00° 41' 00" W. 2,002.83 FEET, THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 886.20 FEET, A CHORD BEARING OF N. 44° 48' 42" W. 940.27 FEET, AN ARC DISTANCE OF 1,043.01 FEET, THENCE N. 00° 04' 27" E. 1,390.20 FEET, A CHORD BEARING OF N. 00° 04' 27" E. 1,208 FEET MORE OR LESS TO A POINT ON THE THREAD OF THE ANCLOTE RIVER, THENCE NORTHEASTERLY ALONG THE THREAD OF THE ANCLOTE RIVER TO AFOREDESCRIBED REFERENCE POINT "A".

SAID PARCEL CONTAINING 322 ACRES M. O. L.

ALSO

A PORTION OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 10 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE CENTER OF SAID SECTION 24 AND RUN N73°39'50"W, 2,699.28 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 54; THENCE N00°04'27"E, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 54, 402.33 FEET; THENCE S89°55'33"E, ALONG THE SOUTHERLY BOUNDARY OF RIVER OAKS CONDOMINIUMS, 338.00 FEET; THENCE S00°04'27"W, 402.33 FEET; THENCE N89°55'33"W, 338.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 3.123 ACRES, MORE OR LESS.



BOARD OF COUNTY COMMISSIONERS

PASCO COUNTY, FLORIDA

Barry M. Doyle, Chairman
Sandra Lee Werner, Vice-Chairman
Sylvia Young
Curtis L. Law
James L. Hollingsworth

November 25, 1981

Mr. Bill Ockunzzi
Executive Director
Tampa Bay Regional Planning Council
9455 Cogger Boulevard
St. Petersburg, Florida 33702

RE: Seven Springs Country Club and Villas,
DRI No. 75 - Development Order

Dear Mr. Ockunzzi:

On November 10, 1981 the Board of County Commissioners approved the above entitled resolution. I am enclosing a fully executed copy for your files.

If you have any questions regarding this matter, please feel free to contact Mary Petersen, BCC Records' Office, ext. 340, at the address indicated below.

Sincerely,

Jed Pittman
by: Mary Pittman, Sec

JED PITTMAN
Clerk to the Board

JP/mlp

Enclosure

Reply to:

- ☒ 705 E. Live Oak Ave.-Dade City, Florida 33525-(904)567-5271
☐ County Building-Land O' Lakes, Florida 33539-(813)996-2203
☐ 4025 Moon Lake Road-New Port Richey, Florida 33552-(813)847-2411

RESOLUTION ADOPTING A DEVELOPMENT ORDER
APPROVING, WITH CONDITIONS, THE SEVEN
SPRINGS COUNTRY CLUB AND VILLAS DEVELOP-
MENT OF REGIONAL IMPACT.

WHEREAS, P. W. Investments, 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 10th day of November, 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:

Seven Springs Country Club and Villas
DRI Development Order

A. General Findings of Fact

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

1. P. W. Investments, Inc. hereinafter referred to as "P. W. Investment," in accordance with Section 380.06, Florida Statutes, has filed with Pasco County an ADA for Seven Springs Country Club and Villas Development of Regional Impact (DRI No. 75).
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 September 14, 1981.

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Return to
Mary, BCC

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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 September 30, 1981, and October 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 P. W. Investments, 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 multifamily residential.

14. Zoning on the property which is subject to the ADA is MF-1, medium density multifamily.

B. Specific Findings on Impact and Conditions Restricting Development.

1. Water Quantity

Findings

As build-out in 1987, it is estimated that the Seven Springs community will generate an average daily potable water demand for 264,000 gallons per day. Although there are nine (9) wells on the property that are used for irrigation purposes, the potable water supply is currently furnished from off-site sources. Potable water for the existing residential units in Seven Springs Villas is provided by Aloha Utilities via an existing water main along County Road 54. Potable water for the proposed Golf View Villas portion of the development is to be supplied by Pasco County also via an existing water main along County Road 54. The letter from Southwest Florida Water Management District as attached in Tampa Bay Regional Planning Council's recommendation (September 14, 1981), indicates concurrence with this assessment of water suppliers to serve the Seven Springs development. The ADA includes a copy of the agreement by which a sufficient supply of potable water is guaranteed by Pasco County to be supplied to this development. It is referenced in the ADA that Aloha Utilities is hoped to be purchased by Pasco County in 1983.

Conditions

None.

2. Water Quality

Findings

The potentiometric surface of the Floridan Aquifer in the Seven Springs area is approximately twenty feet

(20') above mean sea level, which is approximately fifteen feet (15') below the land surface. The Seven Springs development is located approximately 2.5 miles southwest of the Starkey Well Field.

Surface water on the 322 acre site consists of numerous small manmade lakes and ponds, connected by a series of grassy swales, creeks or pipes. Surface drainage flows in a northerly direction to the Anclothe River which forms the northern boundary of this development.

It is proposed by the applicant that the lakes and major swales be maintained by the golf course personnel and that the drainage system within the Villas residential area be maintained by the Villas Condominium Association. The ADA contains a letter from the homeowners association accepting this responsibility and stating that it is given advice and technical training from the golf course personnel.

Conditions

The owners of the golf course shall be responsible for the maintenance of the lakes and swales throughout the project.

The Villas Condominium Association shall be responsible for the drainage system within the Villas.

The record plat shall specifically designate these areas and maintenance responsibilities.

3. Land

Findings

Since much of this site has been fully developed, original soil limitations present in this area already have been mitigated by standard construction measures, such as elevating building foundations above the natural grade, sodding of embankment slopes and "demuck-

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ing" or replacement of Sellers mucky soils with clean sandy soils. The erosion control measures utilized by this developer have been referenced in the previous section of this report regarding the maintenance of satisfactory air quality.

Conditions

Any land stripped but not built upon immediately will be seeded or in some way stabilized to prevent blowing sand and soil erosion.

4. Wetlands and Flood Plains

Findings

As stated in the ADA, "Essentially the major impacts on the natural wetlands have already occurred." There are 21.4 acres of wetlands remaining on the site, and the proposed development plan requires that 2.6 acres of these be removed for residential development purposes. The developer has agreed to consider amending the remaining development plan to reduce the amount of wetland area to be taken for residential purposes.

Although some floor elevations of the existing Seven Springs Villas development were established below the 100 year flood level, the majority of the yet unconstructed portion, Golf View Villas, will not fall within the 100 year flood plain and those that do (approximately sixteen units) will be elevated above the 100 year flood level. Pasco County currently participates in the Emergency Phase of the Federal Flood Insurance Program, thus flood insurance is available to homeowners.

Conditions

Approval from Florida DER and the County Environmental Control Division shall be obtained prior to any intrusion into wetlands not specifically addressed in the ADA.

5. Air Quality

Findings

Air pollutants associated with the Seven Springs development will be vehicular emissions and windblown dust during construction. A significant amount of erosion and dust was visible during the Tampa Bay Regional Planning Council staff's April 15, 1981 site inspection. However, according to the ADA, this condition was a result of an earlier sodding effort which did not take hold and a new program has since been instituted by the developer which includes additional seeding, mulching, and sodding of the construction site. A landscaping service has been retained by the developer to implement the sodding program and the applicant further proposes to wet the haul roads as a dust control measure during construction.

Conditions

Programs to reduce air pollution and soil erosion shall be instituted and continued throughout the remainder of the construction period. These programs may include mulching, seeding, sodding, and watering of hard roads.

6. Drainage

Findings

The major elements of the drainage system have been dictated by earlier uses. Land alteration and ditching were first done to accommodate the need for suitable grazing land, and during previous residential construction, direct pipe discharge into the Anclote River was constructed.

The drainage system currently proposed will consist of five (5) basins, and utilize cypress stands, grassy swales, retention ponds and lakes, and control weirs. The less preferred, direct pipe discharge into the Anclote will be replaced by a "subdrain filter system"

which will treat the first flush of stormwater runoff. The storm design for the drainage system is a 24-hour, 10-year frequency, as required by Pasco County. The system will be designed to retain the first one inch (1") of rainfall by percolation/filtration or by flat grassed swales. All building pads in the areas yet to be developed will be raised above the 100 year flood plain elevation established by Southwest Florida Water Management District (SWFWMD).

It is proposed in the ADA that the maintenance of the drainage system lakes and outfall within the Country Club and Golf Course will be the responsibility of the owner. It is further proposed in the ADA that the drainage system within the Villas development be maintained by the Villa Condominium Association.

Conditions

Refer to Condition No. 2

7. Wastewater

Findings

At build-out, the total average daily wastewater flow will be approximately 210,000 gallons per day. Since 1973, the existing residential units, Seven Springs Villas, have been served by a 100,000 gallons per day, interim treatment plant operated by the Aloha Utilities Company. Pasco County will provide wastewater treatment for the remaining development. The existing interim treatment plant will eventually be abandoned and all wastewater flows from the entire Seven Springs development will be pumped to the Deer Park Subregional Treatment Facility utilizing a pumping station which is already in place. According to the ADA, this hookup is anticipated to occur in 1983.

A large lake on the property is utilized as an effluent pond for a 100,000 gallon per day, interim sewage

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treatment plant operated by Aloha Utilities Company, currently serving the wastewater needs of this development until such time as Seven Springs can hook into the Deer Park Subregional 201 Facility. The treated effluent is used for spray irrigation of the golf course. On the day the Tampa Bay Regional Planning Council staff visited the site, April 15, 1981, the effluent from the package plant into the lake was believed not to be acceptable. The developer has since acknowledged that the interim plant was not functioning properly and has assured the Council staff that measures have been taken by Aloha Utilities Company to correct the situation. However, a letter from DER does not verify this and indicates that monthly reports on this facility have not been submitted since January, 1981. The 573 vested dwelling units in the Seven Springs Development are within an Aloha Utilities Company franchise area as delineated by the Public Service Commission. It is the Department of Environmental Regulation's responsibility to regulate this private sewage treatment facility. The nonvested dwelling units (Phases 1B, 2B, 3B, 4B, and 5B) are outside of this franchise area and, thus, will connect into the Pasco County Utility System.

Conditions

- a. Dwelling units within Golf View Villas (Phases 1B, 2B, 3B, 4B, and 5B) shall connect to a Pasco County wastewater treatment facility. In the event it is not legally possible to connect to the County system, a substantial deviation from the approval intended by this development order shall be deemed to exist and further review pursuant to Chapter 380.06, Florida Statutes, shall be required.
- b. Dwelling units with Phase 2A may connect to the existing Aloha Utilities plant only upon modification to that plant's DER operating permit and with the approval of Pasco County. The DER required monthly monitoring reports on the oper-

ations of the Aloha Utilities plant shall be a limiting factor to the continued development of Phase 2A. An unsatisfactory report or failure of Aloha to submit required reports will constitute sufficient cause to withhold building permits until it can be verified by DER that the plant is operating satisfactorily and future submission of required reports is assured.

8. Solid Waste

Findings

The Seven Springs Development will generate an estimated 5.0 tons of solid waste per day of which 1.2 tons/day will be generated by the Country Club. The solid waste is to be hauled by Waste Aid System, Inc., to either a private landfill or a County site. The ADA contains a letter from this carrier indicating its capability to continue to serve this development.

Conditions

None.

9. Energy

Findings

The electrical needs of the Seven Springs community are met by two (2) utility companies since this development falls within the boundaries of two (2) designated electrical service areas. The existing Seven Springs Villas is served by the Withlacoochee River Electric Cooperative and Florida Power will meet the electrical demands generated by the proposed Golf View Villas portion of this development. The ADA contains letters from both utilities indicating their abilities to meet the continuing electrical demands of Seven Springs. At build-out, the total daily electrical demand for Seven Springs is estimated to be 24,700 KWH for Seven Springs Villas and 3,342 for Golf View Villas.

The developer has stated in the ADA that energy conservation measures have been and will continue to be incorporated into project plans utilizing the Energy Review Criteria adopted by the Tampa Bay Regional Planning Council in 1980.

The building currently utilizes several energy-saving measures such as cluster housing with common walls, mansard roofs which hold water to promote cooling, expanded insulation packages and super-insulated water heaters and heat pumps.

Conditions

None.

10. Educational Facilities

Findings

Since Seven Springs is an adult retirement community, its impact upon the school system of Pasco County will be indirect. The labor generated from construction and services on this development will produce jobs for the family-oriented labor force and, subsequently, create an indirect impact on the school system. The Pasco County Board of Public Instruction offers adult education programs and adult courses which are available at public school facilities and at the Adult Education Center in New Port Richey.

Conditions

Donation of \$50 per dwelling unit for public education facility construction and site costs. This rate shall remain until such time as the County established such impact fees. These funds shall be donated prior to approval of the final construction drawings (by phase) used for issuance of building permit.

11. Transportation

Findings

Seven Springs is located in Southwestern Pasco County, approximately two (2) miles north of the intersection of the Pasco, Pinellas, and Hillsborough County boundaries and four (4) miles east of U.S. 19. Western Pasco County is rapidly urbanizing as evidenced by the recently approved DRIs of the Lakes and Pointe West. Additionally, there are four (4) developments in Western Pasco and DRI/ADAs are in various stages of completion. This and other development is creating congestion on the arterial roadways.

The roadways in the Seven Springs primary transportation impact area are generally operating at a satisfactory level of service (C or better). However, exceptions exist, most decidedly U.S. 19 which presently operates at a level of service (LOS) ranging from D to F. Additionally, portions of County Road 54 (Gunn Highway), County Road 587A (Ridge Road), Moon Lake Road, Little Road, and Plaza Drive all exceed LOS C average daily traffic at this time.

The Seven Springs DRI/ADA includes an analysis of transportation impacts within the primary transportation impact area for the years 1985 and 1990. The development is scheduled to be built-out between 1985 and 1990. The analysis assumes that U.S. 19 and its intersections will be upgraded prior to 1985. U.S. 19 is scheduled for upgrading to a six-lane facility through the impact area. Even with the addition of these two (2) lanes to U.S. 19, the LOS will be E in 1985.

Seven Springs will add to the traffic on U.S. 19, County Road 587A, County Road 587, County Road 595, and local roads in the primary impact area. However, the impact of the Seven Springs traffic will be minor when compared to the total roadway traffic volume. The letter from Florida Department of Transportation, which is attached to the Tampa Bay Regional Planning Council recommendation (September 14, 1981), expresses concurrences with this assessment. The traffic from Seven Springs will substantially impact County Road 54 and Little Road. During 1985, from 23 to 30 percent of the traffic on County Road 54 between the development and Rowan Road will be generated by the Seven Springs Development. Likewise in 1990, 25 to 32 percent of the traffic on the same roadway segment will be attributed to Seven Springs. This segment of roadway presently has a two-lane cross-section and operates at LOS C or better. Without improvements, it would operate at LOS D and E in 1985, and LOS D and F in 1990.

Seven Springs traffic will impact substantially Little Road from County Road 54 to Moon Lake Road. This is presently a two-lane roadway. It presently operates at LOS B between County Road 54 and Plathe Road and at LOS C to D from Plathe Road to Moon Lake Road. During 1985, Seven Springs will contribute from 12 to 18 percent of the traffic using Little Road. The 1985 service levels will be LOS C from County Road 54 to Plathe Road, and LOS E to F from Plathe Road to Moon Lake Road.

It should be noted that the existing network in the West Central Pasco County area soon will be overburdened by the construction of this and other develop-

ments in the surrounding area if commitments are not established to provide for upgraded facilities to accommodate the County's growth rate. Pasco County has established a Metropolitan Planning Organization and has been working to develop a transportation circulation element as part of its overall comprehensive planning process. An interim transportation plan has been required by the previous development orders approving the Lakes and Pointe West developments. In order to accommodate the rapidly developing area and to ensure that LOS C exists within the traffic impact area, an interim transportation plan must be implemented. The roadway improvements necessary as a result of this development are referenced in the conditions for approval section of this report.

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 overburdened by current service demands. Increasing operating costs have had an adverse effect 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 Seven Springs.

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

a. Until such time as commitments are made from the responsible entities for the following roadway improvements, no building permits shall be issued beyond 922 dwelling units (beyond Phase 3B), except as hereinafter provided. If the developer documents to the satisfaction of Pasco County, that service levels under normal conditions will be maintained at LOS C and levels under peak conditions will be maintained at LOS D on Little Road (North/South Arterial) from C.R. 587 to C.R. 54 and on C.R. 54 from Rowan Road to the east boundary of the project, as said roads then exist or as the developer may propose to improve them, the developer may proceed with construction of dwelling units for which such documentation has been submitted. provided the developer first makes the proposed improvements, if any, upon which such documentation was based. Subsequent traffic documentation provided by the applicant shall include traffic counts and projection of traffic volume prepared in accordance with generally accepted traffic engineering practices and validated by the appropriate transportation planning agency of Pasco County. In the event the level of service, on the above-mentioned roads, is exceeded, P.W. Investments, Inc., shall have the option to assume financial responsibility for construction of the following roadway improvements, if the Developer intends to proceed beyond Phase 3B:

- (1) Widen C.R. 54 from two lanes to four lanes from the southern edge of the Anclote River bridge to the eastern boundary of the project.

- (2) Construct the proposed intersection of C.R. 54 and the North/South Arterial to a design standard acceptable with the County Engineer. The intent of this proposed intersection and roadway is to continue the North/South Arterial from C.R. 54 (southwest corner of of Seven Springs) in a southwesterly direction to Seven Springs Boulevard (McMullen-Booth Road) near the Pinellas County line.
- b. 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 Phase 4B of Seven Springs Country Club and Villas. 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 LOS C during normal hours and a LOS D during peak hours. Commitments and time scheduling for implementation of the improvements shall also be addressed by this interim study. The plan shall address the following roadway improvements, at a minimum:
- (1) Widen County Road 587 from two lanes to four lanes from County Road 595 to Little Road.
- (2) Grade separate the intersections of U.S. 19 and Embassy Road, County Road 587A (Ridge Road), County Road 54 (Gunn Highway), and County Road 595.
- (3) Add appropriate turn lanes at County Road 54 and County Road 595.

- (4) Add appropriate turn lanes at the intersection of County Road 54 and County Road 587 (Gunn Highway).
- (5) Widen County Road 595 from two lanes to four lanes from U.S. 19 to County Road 54.
- (6) Signalize and add appropriate turn lanes to the intersection of Plathe Road and Little Road.
- c. Construct Case IV intersection improvements at both the south and west entrances along County Road 54.
- d. Provide a sufficient setback of the guard gate from the County Road 54 right-of-way for the stacking of five (5) vehicles. A public ingress and egress easement shall be placed on this stacking area.
- e. Construct the large loop road with at least twenty-four foot (24') pavement.
- f. Construct a bikeway to County standards along the main east-west road from County Road 54 to Country Club Boulevard West. The access from bikeway to clubhouse facility shall be approved by the County.

12. Recreation and Open Space

Findings

Seven Springs is a golf-oriented retirement community and as such provides 36 holes of golf, two (2) swimming pools, and tennis and shuffleboard courts to its residents/members. Sixty percent (60%) of the total land

area, or 194.37 acres is devoted to recreation and open space. The cart paths of the golf course are available for additional use as bicycle and walking paths by the Seven Springs community. These recreational facilities are designed for the exclusive use of the members of the Seven Springs and will not be dedicated to Pasco County. The Seven Springs Management Corporation has owned, operated, and managed the Country Club facilities since 1975. The responsibility for the maintenance of the open space areas should be assigned in the development order.

Conditions

The ownership and maintenance responsibility of all lands (including open space) shall be shown and as signed on the record plat. In addition, a donation of \$50 per dwelling unit for park service fee (as per Ord. No. 74-09) shall be provided prior to approval of the final construction drawings used for the issuance of building permits.

13.

Health Care

Findings

The Seven Springs Development proposes no medical facilities on-site and the ADA suggests that the Seven Springs Development is unlikely to have a significant impact on the social services available for the senior citizen in Pasco County. It is the applicant's contention that the typical buyer attracted to the Seven Springs Development is oriented toward activity and physical fitness, and is financially able to meet all of his personal needs.

This portion of Pasco County is served by West Pasco Hospital in New Port Richey (102 beds), Community Hospital of New Port Richey (390 beds), and the Bayonet

Point Regional Medical Center (100 beds). Pasco County operates an Emergency Medical Services program with a full-time staff of 58 professionals. The EMS response time to Seven Springs from both the #120 Fire Station on Old Dixie Highway and/or the EMS Operations Office on Indiana Avenue is six (6) minutes. The application also references several extended care facilities available to meet the medical needs created by this development.

Conditions

None.

14. Fire Protection

Findings

The DRI states that the site is located in Pasco County Fire Service District I. Fire Station #140, located 4.5 miles from the site, is the facility providing primary service. Response time from the station is about five (5) minutes. Two new Fire/EMS Stations are proposed within a closer proximity of the project than Fire Station #140. No construction has taken place at either site.

The proposed project does not contain highrise structures, however, clustering or agglomerating of dwelling units is planned. In such situations, overhead fire fighting equipment is advantageous.

The developer will construct and dedicate a water delivery system to assist in fire protection.

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 approval of the final construction drawings used for the issuance of building permit.

15. Police Protection

Findings

The ADA states that the design features of the community should help deter crime since the location and configuration of the residential buildings creates very few blind spots, and the buildings are one-story with no internal hallway or accesses out of public view. The community also has a security gate at the main entrance. The DRI contains a letter from the Pasco County Sheriff's Department indicating that it is fully capable of serving the project.

Conditions

None.

16. Natural Vegetation and Wildlife

Findings

As stated in the ADA, "Seven Springs is located in a former pine flatwoods and riverine flood plain region east of the coastal sandhill ridge which runs north-south in Western Pasco County...Although the natural flood plain vegetation along the Anclote River has been preserved, many of the other vegetation associations on the site have been modified from their natural state during construction activities over the past eight years."

Most of the animals native to this area have been forced to seek new habitat as this portion of Pasco County experiences intensive development. However, animals having a high tolerance to urbanization, such as squirrels, raccoons, cottontails, alligators, and

songbirds, can be expected to remain. Most can find suitable habitat in the Anclote River flood plain area since this area is not slated for development. In fact, the gopher tortoise has been singled out for protection by the golf course personnel and golfers. Seven Springs is an adult community which encourages a "respect and concern for wildlife as an established policy in the operation of the golf course."

Conditions

None.

17. Historical and Archaeological Sites

Findings

The ADA contains a letter from the Division of Archives, History and Records Management stating that it is unlikely that any significant historical and/or archaeological sites exist within the project area. The Seven Springs Development should have no effect on any significant cultural resources.

Conditions

None.

18. Housing

Findings

The Seven Springs residential community is comprised of two (2) development programs: Seven Springs Villas, nearly completed, and the proposed Golf View Villas. Seven Springs offers four (4) floor plans in price ranges from the mid \$50,000 to the upper \$90,000 depending on the number of variables including size, location, amenities, and options.

The Seven Springs Villas have been marketed exclusively to adult retirees. No children are permitted to reside as permanent residents. Over fifty percent (50%) of the units are purchased as second homes and occupied

only on a seasonal basis. The villas are marketed thirty percent (30%) within the region, thirty percent (30%) within the State of Florida, and forty percent (40%) outside the State with increasing sales on the international market, particularly displaying success with the British buyers.

Conditions

None.

19. Economy

Findings

P. W. Investments proposes within the next six (6) years to invest \$68,555,390 for construction, of which approximately seventy-three percent (73%) will be spent within the region. Seven Springs will employ approximately 200 construction workers until 1987 with an average yearly wage of approximately \$16,000 for a total labor cost of \$31,559,420. At build-out, Seven Springs will offer permanent employment for an estimated 52 persons, mostly associated with the golf course maintenance and operations of the clubhouse. At build-out, it is estimated that the ad valorem tax yield from the Seven Springs project will be \$600,500.

Several capital improvements will be necessitated as a result of the completion of this residential community. P. W. Investments proposes to bear the costs of a tap-in fee of \$150,000 for the connection to the County's Deer Park Wastewater Treatment Facility, a tap fee of \$87,500 for connection to the County water supply and transmission system and construction costs for turn lanes at entrances to the development. Internal streets will not be dedicated to the County, and, thus, will not require public expenditures for maintenance.

Additional transportation improvements in this area of Pasco County necessary, in part, as a result of the impact of this development, are discussed in Item #11, Transportation.

Conditions

None.

C. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

1. The Seven Springs Country Club and Villas 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 Seven Springs Country Club and Villas Development of Regional Impact shall be the Director of Community Development.

F. Duration

1. This development order shall take effect on November 10, 1981.
2. The duration of the development order shall be a period of eight (8) years, provided that the effective period may be extended by the Board upon a showing of good cause. The development order shall terminate on November 10, 1989.

G. Annual Report

1. P. W. Investments, 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 November 10th 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 P. W. Investments, 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 Section 380.06(14)(a), Florida Statutes, and the development order contained herein shall govern the development of the Seven Springs Country Club and Villas DRI.
2. The County Attorney is hereby authorized and directed to cause a certified copy hereof to be served on the State Land Planning Agency, the Tampa Bay Regional Planning Council, and upon attorneys of record in these proceedings for P. W. Investments, 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 10th day of November, 1981.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

(SEAL)

BY:

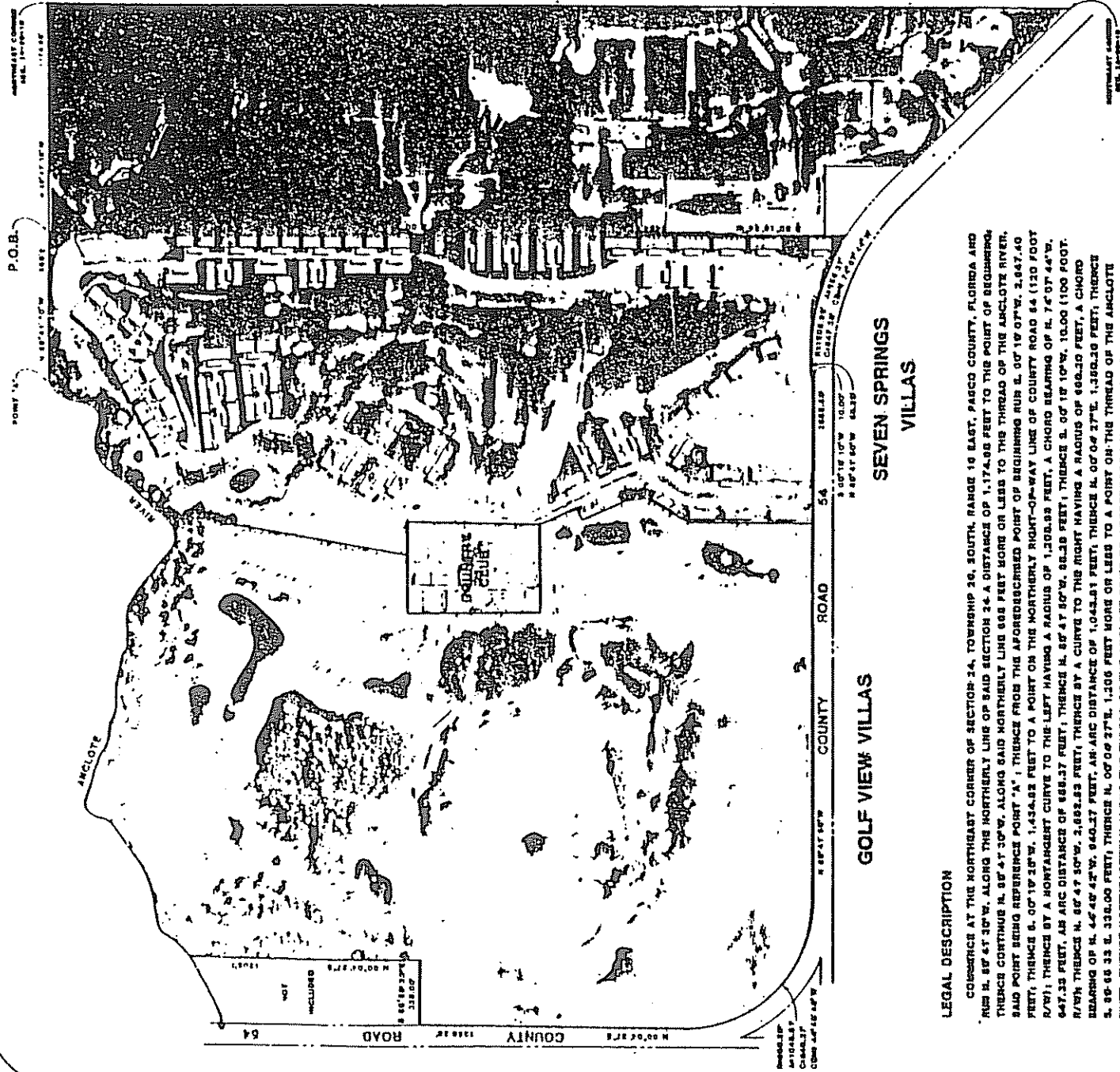
Barry M. Doyle 11-10-81
BARRY M. DOYLE, CHAIRMAN

ATTEST:

Ed. Pittman
Ray M. Peterson, Jr.
Clerk

APPROVED AS TO FORM AND LEGALITY
Office of the County Attorney

[Signature]
Attorney



LEGAL DESCRIPTION

CORNER AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 36, SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND
RUE N. 87° 47' 30" W. ALONG THE NORTHERLY LINE OF SAID SECTION 34 A DISTANCE OF 1,174.88 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N. 87° 47' 30" W. ALONG SAID NORTHERLY LINE 988 FEET MORE OR LESS TO THE THREAD OF THE ARCLOTE RIVER,
SAID POINT BEING REFERENCE POINT "A"; THENCE FROM THE AFORESAID POINT OF BEGINNING RUN E. 00° 18' 07" W. 2,647.40
FEET; THENCE E. 00° 18' 07" W. 1,454.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 64 (120 FOOT
R/W); THENCE BY A HORIZONTAL CURVE TO THE LEFT HAVING A RADIUS OF 1,308.85 FEET, A CHORD BEARING OF N. 74° 07' 44" W.
647.33 FEET, AN ARC DISTANCE OF 688.37 FEET; THENCE N. 87° 47' 30" W. 88.38 FEET; THENCE S. 00° 18' 10" W. 15.00 (100 FEET
R/W) THENCE N. 87° 47' 30" W. 2,682.83 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 682.30 FEET, A CHORD
BEARING OF N. 44° 48' 45" W. 940.37 FEET, AN ARC DISTANCE OF 1,043.81 FEET; THENCE N. 00° 04' 37" E. 1,382.30 FEET; THENCE
S. 86° 08' 33" E. 338.00 FEET; THENCE N. 00° 04' 37" E. 1,206 FEET MORE OR LESS TO A POINT ON THE THREAD OF THE ARCLOTE
RIVER; THENCE NORTHEASTERLY ALONG THE THREAD OF THE ARCLOTE RIVER TO AFORESAID REFERENCE POINT "A".
SAID PARCEL CONTAINING 323 ACRES M. O. L.

EXHIBIT A
AERIAL PHOTOGRAPH & BOUNDARY SURVEY

PREPARED FOR
P. W. INVESTMENTS, INC.
SEVEN SPRINGS, FLORIDA

PREPARED BY
K&A
K&A Engineering Associates, Inc.
Tampa, Florida

SEVEN SPRINGS
COUNTRY CLUB & VILLAS
PASCO COUNTY, FLORIDA



Summary of Impacts

<u>Total Development Area:</u>	322.37 Acres
Residential:	128 Acres (40 Percent of Total Site)
Golf Course:	194 Acres (60 Percent of Total Site)
<u>Total Projected Population:</u>	2,278
<u>Number of Dwelling Units:</u>	1,168
<u>Average Price Range:</u>	\$50,000 - \$90,999 (1980 Dollars)
<u>Estimated Project Construction Expenditures:</u>	\$68,555,390
<u>Estimated Cumulative Ad Valorem Tax Yield:</u>	\$660,500
<u>Water Supply:</u>	
<u>Estimated Daily Water Requirement at Build-Out</u>	
Potable:	0.26 Million Gallons Daily
Non-Potable:	0.36 Million Gallons Daily
Total:	0.62 Million Gallons Daily
<u>Sewage Treatment:</u>	
<u>Estimated Average Daily Flows at Build-Out (1987)</u>	.21 Million Gallons Daily
<u>Solid Waste:</u>	
<u>Estimated Average Daily Generation at Build-Out (1987)</u>	3.8 Tons Per Day
<u>Energy:</u>	
<u>Projected Average Daily Electrical Requirement at Build-Out (1987)</u>	
Seven Springs Villas	
Average Day	24,700 Kilowatt Hours
Peak	3,070 Kilowatt Hours
Golf View Villas	
Average Daily	3,342 Kilowatt Hours
Peak	4,178 Kilowatt Hours

Seven Springs Phasing Schedule:

PHASING	YEAR COMPLETED	RESIDENTIAL	
		UNITS	ACRES
1A	1981	497	57
1B	1982	88	11
2A	1982	114	5
2B	1983	103	12
3B	1984	120	12
4B	1986	120	12
5B	1987	126	19
Totals		1,168	128

Transportation Impact Area:

The traffic impact area to be analyzed in the application is bounded: on west by U.S. 19, from the Pasco County Line to Embassy Boulevard; on the north by Embassy Boulevard; on the east from the intersection of Embassy Boulevard and the New Port Richey Bypass, hence to the intersection of the New Port Richey Bypass and State Road 54, hence to the intersection of State Roads 54 and 567 hence to the intersection of 567 and the county line; and on the south, from the intersection of 567 and the county line, west to U.S. 19.

873977
RECORD VERIFIED
 FILED FOR RECORD
St. J. P. [Signature]
 CLK. CIR. CT. PASCO COUNTY FLA.
 Nov 13 12 33 PM '81

RECORD VERIFIED
 JUDICIAL
 Clerk Circuit Court, Pasco County
 BY *[Signature]*

O.R. 1159 PG 0950