

#117



# PASCO COUNTY, FLORIDA

Growth Management/Zoning Department  
West Pasco Government Center  
7530 Little Road, Suite 320  
New Port Richey, FL 34654  
Tel. (727) 847-8140  
Fax (727) 847-8084

CERTIFIED MAIL NO. 7000 0600 0024 4518 8964  
RETURN RECEIPT REQUESTED

September 29, 2000

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

RE: DRI # 117 - One Pasco Center Development of Regional Impact/ Development  
Order Abandonment

Dear Mr. Meyer:

Enclosed please find a certified copy of the One Pasco Center Development of Regional Impact # 117, Development Order Abandonment (Resolution No. 00-132), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes. This development order amendment was approved by the Pasco County Board of County Commissioners on March 21, 2000.

Sincerely,

Michael LaSala, AICP  
Planner II

ML/ml

Enclosure

cc: Samuel P. Steffey II, Growth Management Administrator

ONE PASCO CENTER DEVELOPMENT OF REGIONAL IMPACT/  
DEVELOPMENT ORDER AMENDMENT

RESOLUTION APPROVING THE ABANDONMENT  
OF THE ONE PASCO CENTER DEVELOPMENT  
OF REGIONAL IMPACT/DEVELOPMENT ORDER

WHEREAS, on January 7, 1986, the Pasco County Board of County Commissioners adopted by Resolution No. 86-81, a Development of Regional Impact/Development Order approving, with conditions, the One Pasco Center Development of Regional Impact; and,

WHEREAS, the Development of Regional Impact authorized development of a three (3) phase, 201-acre, mixed use development planned to contain 850,000 square feet of research and development space, 1.25 million square feet of light industrial area, 50,000 square feet of retail space, and a 220-room hotel; and,

WHEREAS, First Pasco Service Corporation, URADCO, Inc., and Order of St. Benedict of Florida, Inc., (hereinafter referred to as "developer") have submitted an application for abandonment of the Development of Regional Impact based on the fact that postabandonment development plan will not exceed any applicable threshold for Development of Regional Impact; and,

WHEREAS, it is anticipated that no substantial development will occur in the immediate future and, if such development does occur, the same will be addressed through the Pasco County Comprehensive Plan and Land Development Code; and,

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

1. The developer, as representative for and majority owner of One Pasco Center property, 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/Zoning Department, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs for their review, consideration, and recommendation. The Tampa Bay Regional Planning Council and the Florida Department of Community Affairs have concurred in the recommendation of the abandonment.
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 Chapter 380.06, Florida Statutes.
4. The Pasco County Board of County Commissioners has given fifteen (15) days' notice and scheduled a public hearing for March 15, 2000, and continued said public hearing to March 21, 2000.
5. At the public hearing, all parties were afforded the opportunity to present evidence on all issues.

request by the representative for One Pasco Center and determined that the above referenced request complies with the requirements of Chapter 380.06(26), Florida Statutes, and Rule 9-J2.0251, Florida Administrative Code.

8. One Pasco Center, Phase One, is developed as an eighteen (18) lot light industrial subdivision. Eleven (11) lots have been developed into ten (10) individual business sites consisting of one (1) retail site and nine (9) light industrial sites.

9. One Pasco Center, Phase Two, is a light industrial subdivision with preliminary plan/construction approvals granted by Pasco County on January 13, 2000. The subdivision contains eighteen (18) lots with a mixture of uses including retail, hotel, and light industrial.

10. One Pasco Center, Phase Three, remains undeveloped and has no site development plan approvals from Pasco County to date.

11. First Pasco Service Corporation and URADCO, Inc., have submitted an application to Pasco County to rezone One Pasco Center, Phase Two, from A-C Agricultural and I-1 Light Industrial Park Districts to an MPUD Master Planned Unit Development District. A public hearing has been scheduled for the Pasco County Board of County Commissioners to hear the rezoning application on March 21, 2000.

12. Postabandonment development will not exceed the eighty (80) percent threshold for multiuse Development of Regional Impact.

13. The description of the real property encompassed by the Development of Regional Impact is attached hereto as Exhibit B, which is made a part of this abandonment.

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

1. The determinations set forth above for One Pasco Center Development of Regional Impact are true and correct with respect to One Pasco Center Development of Regional Impact.

2. One Pasco Center Development of Regional Impact, as originally approved by Pasco County Resolution No. 86-81, is hereby determined not to exceed eighty (80) percent 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 future development under the terms and conditions of the Pasco County Comprehensive Plan and Land Development Code so long as the established thresholds for Development of Regional Impact are not exceeded.

5. The developer shall no longer be required to file Annual Reports which are applicable to Development of Regional Impact per Chapter 380.06(18), Florida Statutes.

of the wetlands within the project area. The postabandonment plan of development does not propose developments in any area set aside or identified for preservation or protection in the Pasco County Comprehensive Plan, the Strategic Regional Policy Plan, or the State of Florida Comprehensive Plan. The postabandonment plan of development does not have any significant regional impacts.

7. The developer has not relied upon benefits granted to an authorized Development of Regional Impact pursuant to Chapters 163.403 and 380, Florida Statutes, which would not otherwise be available after abandonment.

8. The development is eligible to request abandonment pursuant to Rule 9J-2.0251, Florida Administrative Code, and Chapter 380.06(26), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Pasco County Board of County Commissioners in regular session duly assembled this 21<sup>st</sup> day of March, 2000, that pursuant to the authority granted in Chapter 380.06(26), Florida Statutes, and Rule 9J-2.0251, Florida Administrative Code, the development order approving One Pasco Center Development of Regional Impact is hereby abandoned with conditions (see Exhibit A).

DONE AND RESOLVED THIS 21<sup>st</sup> DAY OF March, 2000.



BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: [Signature]  
JED PITTMAN, CLERK

BY: [Signature]  
PAT MULIERI, Ed.D., CHAIRMAN

**APPROVED**

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

**MAR 21 2000**

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 RECORD IN MY OFFICE. WITNESS MY HAND THE COUNTY'S OFFICIAL SEAL THIS March 23, 2000



JED PITTMAN, CLERK TO THE BOARD

BY: [Signature] D.C.

CONDITIONS OF ABANDONMENT FOR ONE PASCO CENTER  
DEVELOPMENT OF REGIONAL IMPACT

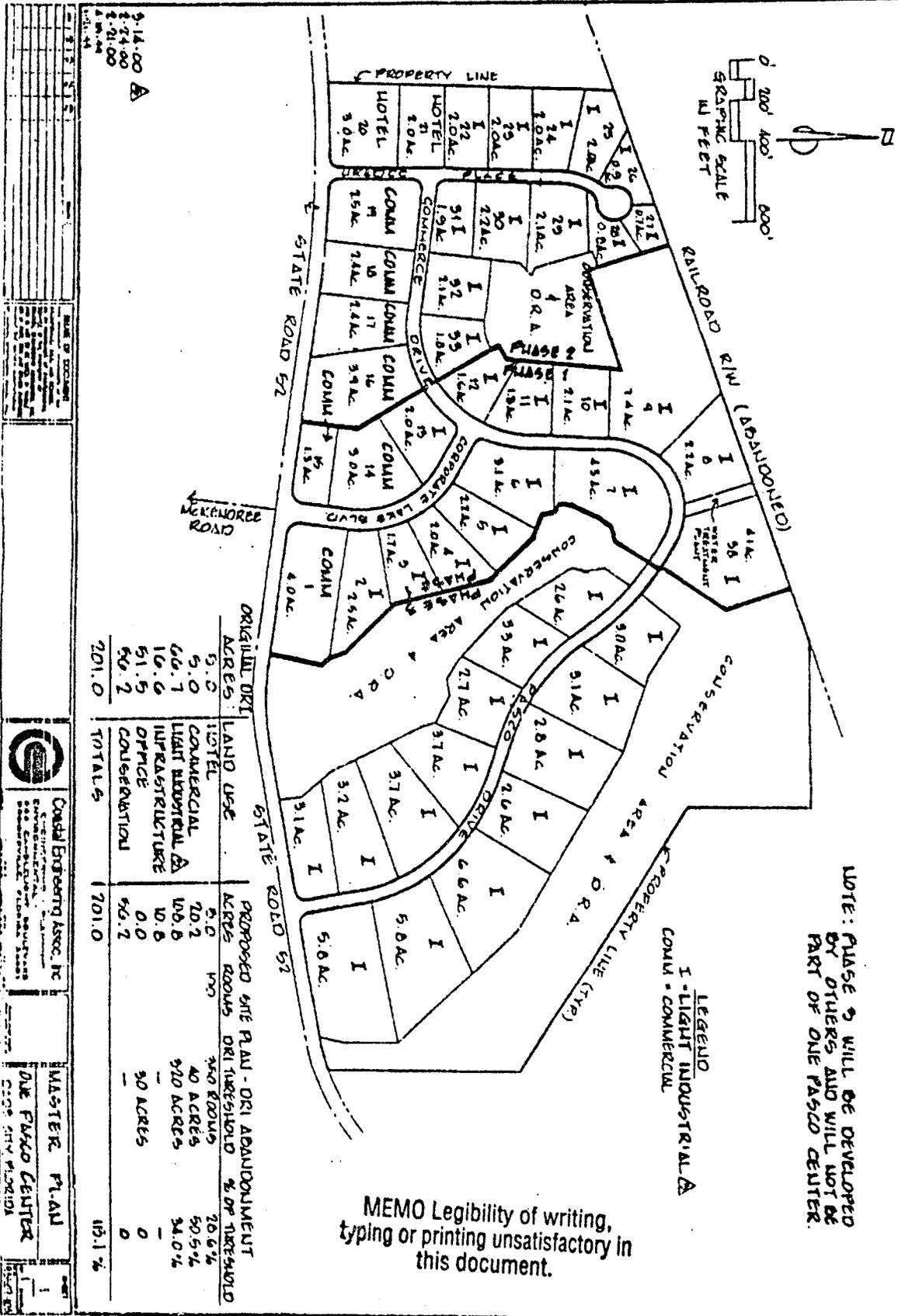
1. The owners of One Pasco Center, i.e., First Pasco Services Corporation, the Order of St. Benedict of Florida, and URADCO, Inc., agree to waive, relinquish, and release any vested rights under Chapter 163.3167(8), Florida Statutes (F.S.), which may have arisen by virtue of the approved Development of Regional Impact (DRI). Future development shall be subject to consistency and concurrency with the Pasco County Comprehensive Plan and all regulations and provisions of the Pasco County Land Development Code.
2. Development plans for the One Pasco Center property shall be subject to review by the Growth Management/Zoning Department to ensure that development does not exceed any DRI threshold established by Chapter 380, F.S.
3. All development shall comply with the applicable Federal, State, and local permitting regulations.
4. The developer shall prepare an environmental/habitat study by a "qualified professional biologist" for review and approval by Pasco County prior to the approval of the next preliminary/construction plan. The developer shall prepare the study in accordance with the guidelines established by the Florida Fish and Wildlife Conservation Commission.
5. The discovery of any historical or archaeological resources shall be reported to Pasco County and the Florida Department of State, Division of Historical Resources; and the disposition of such resources shall be determined in cooperation with said Division of Historical Resources and Pasco County.
6. The applicant shall set aside for preservation, through deed restrictions or other appropriate measures, the Bayou Branch conservation area.
7. In the event that any species listed in Section 39-27.03-.05, Florida Administrative Code, are observed frequenting the site for nesting, feeding, or breeding, proper mitigation measures shall be employed in cooperation with the Florida Fish and Wildlife Conservation Commission.
8. Separate hazardous waste storage areas within the project shall be provided. All One Pasco Center businesses shall be required to provide or shall have access to such wastes storage areas which shall be clearly marked and/or colored so as to clearly distinguish the areas intended for hazardous wastes and materials. Prior to commencement of any use involving the generation of hazardous wastes, the developer, purchaser, or lessee shall demonstrate to the County that there are adequate hazardous waste storage areas or facilities within the project to handle the waste which will be generated. Each new final plat and annual report shall indicate, if applicable, the waste storage areas within that plat. (Hazardous wastes are those substances and materials defined in Chapter 403.70(21), F.S., and listed in Title 40 CFR, Part 261.)
9. The developer shall identify all hazardous waste generating tenants and require such tenants to coordinate with the proper emergency medical service provider on health care precautions/facilities required prior to occupancy.
10. The developer shall construct the main entrance from One Pasco Center to S.R. 52, signalize when warranted, and interconnect the signal with the ones to be installed at I-75 and S.R. 52. This is of primary benefit to One Pasco Center.
11. Development shall not exceed the established thresholds for DRI. Parking spaces shall not exceed 80 percent of the remaining multiuse threshold available to the retail and light industrial land uses. Based upon the multiuse threshold values in the abandonment application, the maximum number of parking spaces available without triggering the 80 percent DRI threshold are as follows: 961 spaces in areas designated retail (including hotel) and 594 spaces in areas designated light industrial. Each site plan submitted to Pasco County for review shall include the cumulative number of hotel, retail, and light industrial parking spaces approved in One Pasco Center, categorized by their designated land use.
12. The developer shall submit a traffic analysis to re-evaluate the need for any transportation improvements. Said analysis shall be submitted either within five years from the expiration date of the period in which this DRI abandonment may be appealed or prior to attaining 30 percent of the projected right-turn trip movements coming out of the entire project during the p.m. peak hours (between 4:00 p.m. and 6:00 p.m.), as identified in the Transportation Analysis for One Pasco Center, prepared by Lincks and Associates, Inc.

- a. At west ramps:
  - (1) 500 feet of exclusive eastbound right-turn lane.
  - (2) 300 feet of exclusive eastbound left-turn lane.
  - (3) One continuous eastbound through lane.
  - (4) Two westbound through lanes.
  
- b. Under the overpass:
  - (1) 150 feet of exclusive eastbound left-turn lane.
  - (2) One eastbound through lane.
  - (3) 150 feet of exclusive westbound left-turn lane.
  - (4) Two westbound through lanes.
  
- c. At east ramp:
  - (1) 800 feet of combination westbound, through, and right-turn lanes.
  - (2) One continuous westbound through lane.
  - (3) 250 feet of exclusive westbound left-turn lane.
  - (4) 400 feet of dual northbound left-turn lanes.
  - (5) 400 feet of exclusive northbound right-turn lane.

If the interchange improvements proposed by FDOT are not constructed within two years from the expiration of the aforementioned DRI abandonment appeal period, the developer shall submit a transportation analysis to re-evaluate the need for any transportation improvements prior to further development approvals by Pasco County. No Building Permits will be issued beyond Phase One of One Pasco Center unless funding for the aforementioned improvements to the interchange is committed. However, the developer may "trade" an undeveloped lot which he owns in Phase One for a lot in Phase Two for the purposes of Building Permit prior to the funding commitment of said interchange improvements. Any such "trade" shall be coordinated through the Pasco County Growth Management/Zoning Department prior to the submittal of Building Permit. Any traffic analysis submitted to Pasco County in accordance with this condition of abandonment shall address the traffic issues with methodology approved by Pasco County staff.

## LEGAL DESCRIPTION OF ENTIRE DRI AREA

The North  $\frac{1}{2}$  of Section 09, Township 25 South, Range 20 East; lying South of the former Seaboard Coastline Railroad and North of S.R. 52; LESS AND EXCEPT the West 465.0 feet thereof and less; begin at the Southeast corner of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 09, thence run Northwesterly to a point 550.0 feet South of the Northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 09, thence North 550.0 feet to the North line of said Section 09, thence East to the Northeast corner of said Section 09, thence South to the Point of Beginning, Pasco County, Florida.

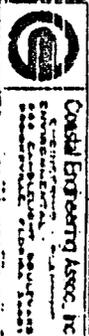


NOTE: PLASSE 9 WILL BE DEVELOPED BY OTHERS AND WILL NOT BE PART OF ONE PASCO CENTER.

LEGEND  
I - LIGHT INDUSTRIAL  
COM - COMMERCIAL

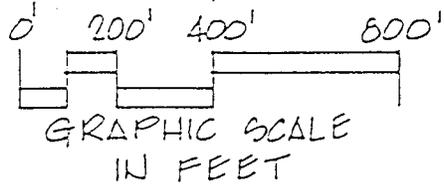
MEMO Legibility of writing, typing or printing unsatisfactory in this document.

DATE	DESCRIPTION	ACRES	PROPOSED SITE PLAN - DRI ABANDONMENT	% OF TOTAL
9-14-00	▲	201.0		100.0%
8-24-00		5.0	HOTEL	2.5%
8-21-00		66.1	COMMERCIAL	33.0%
8-21-00		16.6	INFRASTRUCTURE	8.3%
8-21-00		51.5	OFFICE	25.8%
8-21-00		56.2	CONSERVATION	28.1%
TOTALS		201.0		100.0%

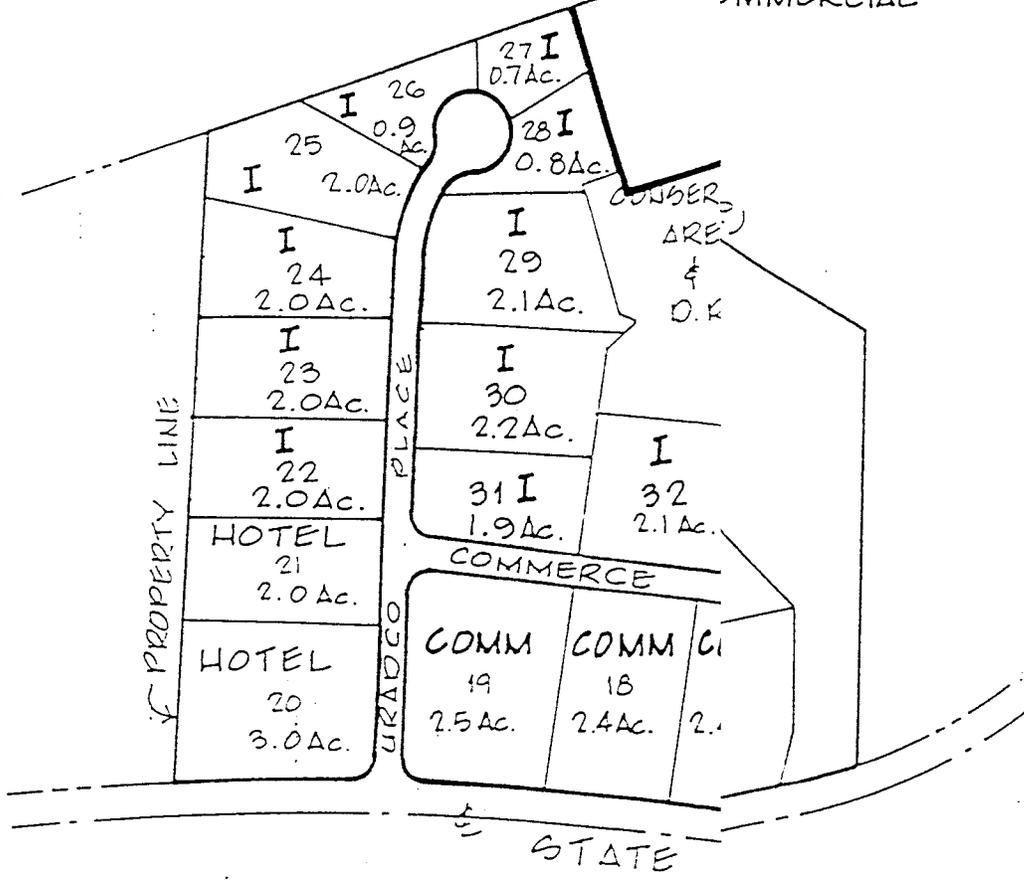


Coastal Engineering Assoc. Inc.  
2000-001825  
ONE PASCO CENTER  
2000 AND WILSON

3 WILL BE DEVELOPED  
 1ERS AND WILL NOT BE  
 = ONE PASCO CENTER.



RAILROAD LEGEND  
 LIGHT INDUSTRIAL  
 COMMERCIAL



**One Pasco Center DRI Abandonment**  
**Full size copy of the document that**  
**appeared on BCC Agenda 3/21/00.**

THE PLAN - DRI ABANDONMENT

DRI THRESHOLD	% OF THRESHOLD
350 ROOMS	28.6%
40 ACRES	50.5%
320 ACRES	34.0%
-	-
30 ACRES	0
-	0
113.1 %	

3-14-00  
 2-24-00  
 2-21-00  
 4-15-99  
 1-21-99



# PASCO COUNTY, FLORIDA

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## OFFICE OF THE COUNTY ATTORNEY

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

J. Ben Harrill, Esq.  
County Attorney

David Smolker, Esq.  
Lisa C. Bennett, Esq.  
Dorothy Trogolo, Esq.

February 3, 1986

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

RE: One Pasco Center #117

Dear Ms. Cooper:

Attached is a certified copy of Pasco County Board of County Commissioners' Resolution No. 86-81 dated January 7, 1986, adopting the Development Order for the One Pasco Center DRI and the Notice of Adoption thereof, also dated January 7, 1986. According to our records, certified copies of these documents were forwarded to Ms. Sheila Benz on January 10, 1986. Based on your representations that you do not have the originally forwarded documents, the enclosed copies are being forwarded for your convenience.

Yours very truly,

David Smolker  
Chief Assistant County Attorney

DS/lrg  
Attachment

cc: Ms. Jeanie Hanna (w/o enclosure)



*7th Council*

# 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

January 10, 1986

David Smolker, Esq.  
Lisa C. Bennett, Esq.  
Dorothy Trogolo, Esq.

Ms. Sheila C. Benz  
DRI Coordinator  
Tampa Bay Regional Planning Council  
9455 Koger Boulevard  
St. Petersburg, FL 33702

RE: One Pasco Center

Dear Sheila:

Please find enclosed a certified copy of Pasco County Board of County Commissioners' Resolution No. 86-81 dated January 7, 1986 adopting the Development Order for the One Pasco Center DRI and the Notice of Adoption thereof, also dated January 7, 1986.

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

Very truly yours,

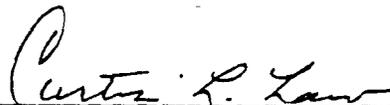
David Smolker  
Chief Assistant County Attorney

DS/lrg  
Enclosure

Pursuant to Section 380.06(14)(d), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 86-81, dated January 7, 1986, has adopted a Development Order for the Development of Regional Impact known as One Pasco Center. 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.

  
\_\_\_\_\_  
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 7TH day of JAN, 1986.

  
\_\_\_\_\_  
Notary Public  
State of Florida at Large  
My Commission Expires:

NOTARY PUBLIC  
STATE OF FLORIDA  
MY COM. EXPIRES  
BOARD OF COUNTY COMMISSIONERS

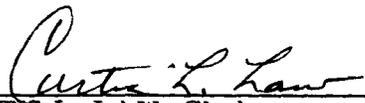
APPROVED AS TO LEGAL FORM AND CONTENT  
Office of the County Attorney

  
\_\_\_\_\_  
Attorney

Pursuant to Section 380.06(14)(d), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 86-81, dated January 7, 1986, has adopted a Development Order for the Development of Regional Impact known as One Pasco Center. 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.

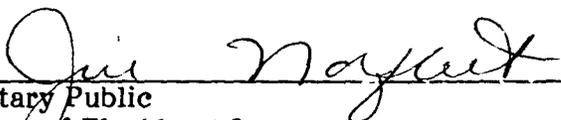
The above referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "A".

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.

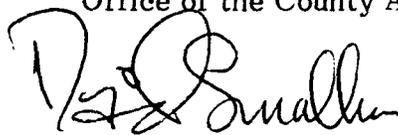
  
\_\_\_\_\_  
CURTIS L. LAW, Chairman  
Board of County Commissioners

State of Florida            )  
County of Pasco            )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 27<sup>th</sup> day of Jan., 1986.

  
\_\_\_\_\_  
Notary Public  
State of Florida at Large  
My Commission Expires:

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

  
\_\_\_\_\_  
Attorney

RESOLUTION ADOPTING A DEVELOPMENT ORDER  
APPROVING, WITH CONDITIONS, THE ONE  
PASCO CENTER DEVELOPMENT OF REGIONAL  
IMPACT.

WHEREAS, FIRST PASCO SERVICE CORPORATION and THE ORDER OF ST. BENEDICT OF FLORIDA, INC. (the "Developer") have 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 7th day of January, 1986, 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:

ONE PASCO CENTER, DRI DEVELOPMENT ORDER

A. General Findings of Fact.

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

1. Developer, in accordance with Section 380.06,

ADA for ONE PASCO CENTER Development of Regional Impact (DRI No. 117).

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 October 3, 1985.
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 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 November 25, 1985, and December 11, 1985 and December 17, 1985 and January 7, 1986, 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

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 controlled by Developer, 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 in the TBRPC Summary of Impacts which is incorporated by reference herein as composite Exhibit "B".
13. The land use designation for the area subject to the ADA is light industry.
14. Zoning on the property which is subject to the ADA is I-1. Uses shall be allowed as set forth in Article XIX, Section 19.2, Pasco County Zoning Ordinance. The hotel proposed for this project is

Lot width, area, setbacks and buffering shall conform to the requirements of Article XIX of the Pasco County Zoning Ordinance unless modified pursuant to variance approved by the Board of Zoning Adjustment.

B. Specific Findings on Impact and Conditions Restricting Development.

1. Water Quality, Drainage, and Flood Plains.

Findings

The application states that the proposed project has little surface water on site, existing as small pools and intermittent ponds with some marsh and wetland areas. The groundwater regime consists of a shallow surficial aquifer, a deeper surficial sands aquifer, and the limestone series of the Floridan aquifer. The potentiometric surface in the Floridan aquifer on the site is generally below the water table elevation and the possibility of recharge exists on the site. No site specific water quality data has been collected to date for either surface or ground water. Published data for the Floridan aquifer has been utilized to describe the probable quality of water as a calcium bicarbonate-type water, moderately mineralized, low in iron and fluoride, and slightly acidic to slightly alkaline in pH. The project will be supplied with potable water by two twelve-inch diameter wells, with an average pumping rate of 0.57 million gallons per day.

The 11.7 acres of ponds to be created primarily for runoff detention will attenuate peak flows of runoff which will assist in maintaining water quality as well as the marsh restoration activities. A large volume of generated runoff will be treated by the existing wetland ecosystems prior to discharge off-site.

In order to ensure favorable surface and wellfield water quality it is appropriate that the Developer begin an ongoing monitoring plan if deemed necessary by SWFWMD. The current hydrologic conditions on and abutting the site of One Pasco Center should be studied in a more detailed way.

In its existing state, the One Pasco Center site generates approximately 35.4 acre-feet of runoff during a 25-year 24-hour storm event. The post-development peak runoff under the same conditions is estimated to be 115 acre-feet, drainage from an estimated 97 acres of impervious area, excluding pond and conservation areas. To control the increase in peak rate of runoff due to development, a total of approximately 23.6 acres (26.5 acre-feet) of detention storage will be required with a combined storage capacity of 22.7-acre feet. This storage will be provided by construction of detention ponds and temporary storage of water in the marsh and cypress head. The drainage system will be designed to limit the post-development peak discharge from the 25-year event to that of the pre-development discharge from a 25-year storm event. Phasing of the development will be incorporated to allow for a functioning drainage system.

A major concern with the proposed One Pasco Center development is the impact of stormwater retention pond construction and operation on the historic groundwater and wetland water levels and quality.

The major elements of the drainage system include storm sewer systems and detention/filtration systems. Parking lot and roadway underdrains will be included in areas where the groundwater table may have the potential of reaching the base material. All treatment and detention of stormwater runoff will be provided on-site prior to discharge into Bayou Branch. Modifications to

necessitate addressing environmental concerns in connection with the required FDER dredge and fill permitting.

The proposed drainage plan will generally follow the pre-development patterns, although Drainage Areas 1 and 2 will be routed across a natural north-south drainage divide in order to achieve one major point of discharge and eliminate any potential for flooding the existing residences along the project's west boundary.

The site receives off-site drainage from two locations. The first is associated with two culverts under S.R. 52 which drain approximately 100 acres from the south into the central marsh system. The second is where Bayou Branch crosses S.R. 52 and enters the project, representing a drainage basin of several thousand acres. The drainage design concept will ensure that these historic flows are maintained.

One Pasco Center is located in Flood Zone C and so no base flood elevation requirement is necessary. A flood floor elevation determination to be included in the final site plan will be made for the areas around the cypress domes, middle pond and the Bayou Branch.

It appears to be appropriate to require the Developer to take measures to insure the safety of potential hotel visitors and those employees who are at the site after an evacuation order (e.g., hurricane or flood) is issued, by making all efforts to coordinate with and inform the appropriate public authorities of the feasibility of the proposed structures for use in disaster response and recovery operations, building closings, security and safety precautions, and evacuation plans.

## Developer's Commitments

That the applicant shall comply with all pertinent criteria as required during the Consumptive Use Permit Application review and approval process as regulated by the Southwest Florida Water Management District, including an appropriate groundwater monitoring plan as deemed necessary thereby. (Pg. 15-2, S.R.)

Ambient water quality data, natural hydroperiod timing and water level variation for the identified wetland areas of the project site will be included as required during the application for the Dredge and Fill Permit (FDER), New Stormwater Discharge Facility Construction Permit (SWFWMD) and the Surface Water Management Permit (SWFWMD). Copies of those applications and permits will be forwarded to the TBRPC for purposes of further information. (Pg. 16-12, S.R.)

The master plan designation for areas of the site which meet the preservation/conservation definition as set forth in 2.701 and 2.702 of the Council's adopted Future of the Region, be consistent with that designation. (Pg. 16-3, S.R.)

The applicant shall submit a hydraulic analysis prior to the construction of detention ponds and the interconnecting channels/culverts with the wetlands systems on-site that demonstrates that the facilities are designed to the greatest practical extent, to simulate normal hydroperiod water level variations as documented in the wetlands monitoring effort. (Pg. 16-4, S.R.)

The Developer shall comply with the National Flood Insurance Program. In order to mitigate potential property damage from flooding, the Developer agrees that the first habitable floor of

above the 100-year flood level as determined by the Developer's engineering firm after review by Pasco County and SWFWMD as a Development Order condition. (Pg. 17-1, S.R.)

The master drainage plan shall indicate those areas that fall below the 100 year flood plain and be designed in accordance with applicable jurisdictional regulations including Pasco County, Florida Department of Natural Resources, Florida Department of Environmental Regulation, Southwest Florida Water Management District, Florida Department of Transportation, etc. (Pg. 22-1, S.R.)

An inventory of off-site contributions to the stormwater flow through the project shall be performed during the final design analysis and will be made available at that time. (Pg. 22-2, S.R.)

J  
Prior to first preliminary plan approval, the Developer shall provide Pasco County with documentation that SWFWMD does or does not desire a groundwater monitoring program to be instituted by the Developer. In the event that SWFWMD determines that a groundwater monitoring program will be required, the Developer shall follow the steps as outlined on Page 21-3 of the ADA. (Pg. 21-3, ADA.)

An Application for Monitoring Plan Approval as required by DER and including seasonal water tables, percolation rates and soil characteristics for the surrounding area designated for effluent disposal will be forwarded to TBRPC. (Pg. 21-4, S.R.)

#### Conditions

a. If deemed necessary by SWFWMD, the applicant shall

document baseline pre-development groundwater conditions and quality and the applicant shall continue this monitoring program during and after development in order to determine if detrimental water quality changes are occurring as a result of pumping for potable supplies and to demonstrate that the applicant's supply wells are not creating adverse draw-down conditions in the Floridan Aquifer either on or adjacent to the project site. This information shall be provided to the Southwest Florida Water Management District on a quarterly basis.

- b. Developer shall be responsible for maintenance and operation of any on-site wells.
- c. Prior to final design and construction of stormwater conveyance/retention systems, the off-site flows through the site shall be quantified. Maintenance of historic flow volumes, as well as off-site hydroperiod and water levels, shall be required. All final designs and volumes shall be submitted to the appropriate jurisdictional agency for review.
- d. The stormwater management system shall be designed, permitted, constructed, and maintained in accordance with state and local permitting requirements and TBRPC guidelines.
- e. To mitigate potential property damage from flooding, the first habitable floor of all habitable structures shall be above the 100-year flood elevation as determined by the Developer's engineers and reviewed by

f. As a part of the required preliminary plan approval, the Developer shall submit a master drainage plan to the Pasco County Administrator for Development Review Committee (DRC) review and approval and to TBRPC for review for consistency with Council Policy. Said plan shall show the project's pre-development wetlands, the areas below the 100-year flood plain, stormwater interception, stormwater conveyance detention/retention discharge systems, the proposed permanent wet detention pool storage volumes for each delineated drainage basis, a stormwater facilities maintenance plan, and the plans shall be designed to provide a natural hydroperiod within all of the wetlands of the site and to be consistent with the appropriate elements of the TBRPC's Stormwater and Lake Systems Maintenance & Design Guidelines (1978).

## 2. Wetlands.

### Findings

Approximately 46.8 acres of wetlands exist on this site. This total acreage is composed of 31.6 acres of freshwater marshes (grassy ponds) and small depressions, almost 6.4 acres of pond cypress domes and 8.8 acres of disturbed wet soil thickets. This acreage is exclusive of the several open ditches and perimeter ditches on the property. All of the wetlands areas identified have permanent standing water or at least supersaturated soil conditions.

development. The small cypress area in the northwest corner, may be removed but, if so, it shall be mitigated (placed elsewhere on the project site) on a 1:1 basis. The large cypress dome is adjacent to the area of the initial phase of development. The road layout system is designed to allow for minimum depths of 300 feet from the frontage to the swamp fringe. This large depth should preclude the need for any type of use to encroach on the cypress swamp and still allow ample space for proper drainage. All of the eight remaining isolated depressions, a total of 3.2 acres, are to be filled.

Based on recent surveys by the Developer, the size of the marsh ecosystems has been determined to be approximately 14.3 acres, rather than 15.6 acres as originally stated in the ADA. Of the total approximately 14.3-acre marsh ecosystem, the Developer is proposing a minimum of 8 acres to remain in their natural state rather than the 11 acres originally proposed in the ADA.

All of the existing marsh west and south of the large ditches on the eastern portion of the property are to be preserved. The wetland thicket areas east of the large ditches comprise approximately 8.8 acres. This area has been disturbed in the past. It is proposed that the majority of this area be restored to wetlands as a mitigation effort for filling portions of the 14.3 acre central marsh.

In summary, approximately 3.2 acres of isolated wetland depressions and four acres of fringe marsh are to be filled, which represents 15.4 percent of the total. Approximately eight acres or 17 percent are to be restored to wetlands, while approximately 11.7 acres of detention ponds are to be created. Any such alterations, restorations, or mitigation shall be subject to

## Developer's Commitments

A 22-acre portion of the Bayou Branch of Cypress Creek will be incorporated into the project in its existing state. It will be labeled conservation area in future plats. (Pg. 12-2, ADA) All common open spaces, including preservation/conservation areas and wetlands, shall be dedicated/deeded to a mandatory property owners association. The property owners association shall be responsible for the maintenance of said open spaces.

The final design shall set forth a minimum flood floor elevation for the areas surrounding the cypress domes and Bayou Branch. (Pg. 17-2, S.R.)

A detailed species list, quantities, minimum specifications and a design planting of the area to be restored to a wetland/detention pond (eastern wetlands) will be prepared subsequent to final engineering design of the littoral zones and slopes. (Pg. 16-4, S.R.)

### Conditions

- a. The Developer shall participate in a cooperative agreement between TBRPC, FDER, & SWFWMD involving the long-term monitoring of stormwater treatment effects on the two on-site wetland systems, if deemed appropriate and feasible by the agencies involved. The applicant shall provide for the engineering, construction and maintenance of water control structures pursuant to the drainage system specifications outlined in the storm-water and surface water management permits. The

- b. The applicant shall set aside for preservation, through deed restrictions or other appropriate measures, the Bayou Branch conservation area. The applicant shall be allowed to treat and store stormwater in the 14-acre freshwater marsh and the large Cypress Head conservation area, as indicated on Map C of the ADA, pursuant to the specifications outlined in the stormwater and surface water management permits. The stormwater management facilities shall be designed in a manner which does not substantially alter the normal hydroperiod of the natural wetland systems.
- c. Subject to appropriate agency approval, the small cypress dome located on the western boundary of the property may be altered, disturbed or filled but, if so, shall be mitigated (replaced elsewhere on the project site) on a 1:1 basis. Those portions of the approximately 14.3-acre marsh ecosystem disturbed by dredge and fill activity shall be similarly mitigated in appropriate locations on the project site.

### 3. Soils.

#### Findings

Soils on the One Pasco Center site have been mapped by Hernasco Testing Laboratory. The soils within this site have a loose surface layer of sand which is underlain by a stiff clay or sand/clay mixture. The subsoils are relatively uniform throughout the site. Many of the soil areas are poorly drained, the depth of the water table being less than 10 inches for one to four months of the year.

## Developer Commitments

The Developer will employ commonly accepted procedures should wind erosion or airborne dust become a problem during construction. (Pg. 13-4, S.R.)

The methods to control wind and water soil erosion cited on pages 13-4 of the ADA and 14-1 of the Sufficiency Response shall be implemented during construction of the project.

The methods identified to overcome soils limitations identified on pages 14-10 through 14-12 of the ADA are appropriate. (Pg. 14-1, S.R.)

### Conditions

- a. Since a void was discovered at depth 12 at location #14, excavation of the detention pond proposed for this location shall not exceed eight feet unless approved by the County Engineer.
- b. The soils found on the site will support two story office buildings and the warehouse using shallow foundations. No extension excavation should be planned. The surface sand layer may be reshaped but it is recommended that the underlying clay and sand/clay mixtures be disturbed as little as possible.
- c. At the building sites, vegetation and surface organic material should be removed. The loose sand layer should then be compacted and reworked so that a minimum dry density of not less than 95% of the modified

formed twelve inches below the surface of the layer being compacted and one test should be made for each 2500 square feet of area.

- d. As fill is being placed for the building pads, the layers should be such that a natural slope of no greater than 3:1 is formed with the uppermost layer of the subgrade for the building extending (at) least five feet beyond the perimeter of the building. Embankment material should be Class A3. The layers should be no greater than six inches in thickness and should be compacted using a vibratory roller having a weight of no less than 10 tons. As before, density tests should be taken at the rate of one test for every 2500 square feet of fill placed and compaction should continue until such time as a minimum dry density of no less than 95% of the modified Proctor maximum dry density, as established in ASTM D. 1557 has been obtained.
  
- e. Footing for the buildings should be excavated at least twelve inches below the finished subgrade. The allowable soil bearing pressure for the foundation design should not be greater than 3000 P.S.F. Footing widths should not be less than sixteen inches, regardless of the loading.
  
- f. Where it is planned to construct the roadways and parking areas, the underlying clay, clay/sand mixture soils should be minimally disturbed. There should be A3 material between the clayey material and the finished subgrade for the base course of the paving to eliminate any possibility of water intrusion. In addition, the pavement areas should be protected by having

- g. Other acceptable methods based on the application of sound engineering principles may be utilized.
- h. The standards and specifications and conditions set forth in Conditions b-f are further subject to the provisions of Chapter XII of the Southern Standard Building Code, which shall control in the event of any conflict with Conditions b-f.

4. Air Quality.

Findings

The major source of air pollutants associated with the project will be from post-construction vehicular traffic. It is estimated that average daily vehicular emissions at build-out will be: 768.6 pounds of hydrocarbons, 8,482.5 pounds of carbon monoxide, 1,017.0 pounds of nitrogen oxides, and 213.6 pounds of total suspended particulates. A secondary source of air pollutants will be dust associated with construction-related activities such as land clearing. Commonly accepted watering procedures to mitigate fugitive dust emissions are proposed. Several other development characteristics are proposed to aid in mitigating auto emission impact.

Conditions

- a. None.

Comprehensive Plan, which will cover many, and perhaps all, of the parameters identified.

#### Conditions

- a. Representative areas of each upland community shall be preserved in order to maintain the natural diversity of the site and offer natural habitat for wildlife.
- b. The identified endangered plant species, Asimina pygmaea, shall be transplanted by hand to a nature preserve area where its chances of surviving and reproducing will be greatly enhanced.
- c. In the event that any species listed in Sections 39-27.03-.05, F.A.C. are observed frequenting the site for nesting, feeding, or breeding, proper mitigation measures shall be employed in cooperation with the Florida Game and Fresh Water Fish Commission.
- d. An environmental study shall be instituted for the East Pasco/North I-75 corridor area by Pasco County, in cooperation with the TBRPC and the Developer. The environmental study shall include, but not be limited to, the following issues:
  - (1) Definition of study area boundaries.
  - (2) Inventory of natural resources and environmental features within the study area, such as surface waters, groundwater resources and threatened and

- (3) Identification of specific natural resources to be protected from the effects of urbanization.
- (4) Identification of specific growth management measures to be utilized to protect natural and/or mitigate impact from urbanization.
- (5) Identification of opportunities for recreational use.
- (6) Assessment of the impacts associated with public facility expansion, such as physical plant location and operating procedures.
- (7) Formulation of program to promote public and private awareness.
- (8) Identification of those actions necessary to be taken to implement the results of the study.

Building permits shall not be issued for Phases II or III without TBRPC and County approval of this environmental study. This condition may be satisfied by either:

- (1) The adoption of a Pasco County future land use map and natural resource inventory; or
- (2) Satisfactory completion of the above-referenced I-75 corridor study; or
- (3) The contribution by the Developer of his fair

\$5,000.00, to be paid prior to commencement of the study.

6. Historical and Archaeological Sites.

Findings

An archaeological survey was done on the project site and copies have been provided to the appropriate agencies for review. The results of the survey showed that there were no significant finds on the site.

Conditions

- a. The discovery of any historical or archaeological resources shall be reported to the Florida Division of Archives, History and Records Management, and the disposition of such resources shall be determined in cooperation with the Division of Archives and Pasco County.

7. Water Supply.

Findings

The projected daily potable and non-potable water demand for One Pasco Center has been estimated for each phase of development as follows: Phase I - 70,750 (gpd) potable demand, 90,800 (gpd) non-potable demand; Phase II - 85,125 (gpd) potable demand, 112,700 (gpd) non-potable demand; and Phase III - 82,500 (gpd) potable demand, 126,800 (gpd) non-potable demand; for a total at

build-out of 238,375 (gpd) potable demand and 330,300 (gpd) non-potable demand.

All potable and non-potable water will be supplied by two on-site wells to be constructed during Phases I and II of the development. The design criteria as supplied on page 23-3 of the ADA remains the same for non-potable water use as well as for potable water which will be supplied subsequent to treatment by chlorination. Seasonal demands anticipated for irrigation purposes are not to exceed 1.0 inch per day with irrigation occurring only during off-peak usage hours.

Internal water lines located in the individually owned parcels will be operated and maintained by the individual property owners. Ownership, maintenance, and operation of other portions of the water supply distribution system will be by the County; pursuant to a Utility Service Agreement between the Developer and Pasco County.

#### Conditions

- a. Assurance of an adequate potable water supply and sufficient fire flow pressure shall be provided for the project.
- b. Developer shall implement a plan for on-site irrigation using non-potable water in the event Pasco County provides recovered water or other non-potable water within a reasonable distance of the development.
- c. The methods described on page 23-4 of the ADA for re-

d. A Utility Service Agreement shall be entered into between the Developer and Pasco County prior to the first construction drawing approval for Phase I.

8. Wastewater.

Findings

It is anticipated that construction and marketing of the project will be phased and occur over a 15-year period. The ultimate average daily flow generated by the development has been estimated at 226,500 gpd. The flows for each phase have been estimated as follows: Phase I - 67,200 (gpd), Phase II - 80,900 (gpd), and Phase III - 78,400 (gpd).

It is anticipated that all wastewater flows generated by this development will be characteristic of domestic sewage. No industrial waste requiring special treatment or consideration is anticipated.

Phase I of the development will include construction of an on-site secondary sewage treatment plant. This facility will initially provide extended aeration. As flows increase, contact stabilization will be utilized. Removal of B.O.D. and suspended solids in the effluent will be 90 percent. Effluent disposal will be achieved by evaporation and percolation lagoons with groundwater as the primary receiving body. The ultimate average daily sludge volume generated by "One Pasco Center" has been estimated at 680 gpd. It is anticipated that waste sludge will be utilized for local agricultural needs (i.e. orange groves). The facility will be designed for a practical life of 20 years and will meet all demands generated by the project during each phase of development. Internal sewer lines located in the

individual property owners. Ownership, maintenance, and operation of other portions of the sewage collection and treatment system will be by Pasco County.

Sanitary sewer service for Phases II and III of the development will be provided by modification/expansion of the on-site treatment plant constructed during the first phase.

With respect to the Northeast Pasco 201 Facilities Plan, this project lies within Service Area III, which has a projected estimated wastewater flow of 52,500 gpd in the year 2000. Note that this project, when completed, will generate an estimated 226,500 gpd, thus modifications to the 201 Plan will be necessary. The treatment plant will be located adjacent to the abandoned Seaboard Coast Line rail right-of-way, which provides a logical utilities transmission corridor to the town of San Antonio. As the facility will be self-sufficient, phase-out may be coordinated to provide a smooth assimilation into the 201 Plan.

Pasco County has been contacted by the Developer to determine their willingness to provide ownership, maintenance and operation of on-site wastewater collection and treatment facilities. The County has agreed to provide the interim wastewater treatment facility hardware to the Developer. The construction contract for installation of the interim treatment facility hardware shall be the responsibility of the Developer. The County shall bear no costs for the start-up and operation of the interim wastewater treatment plant.

The County shall operate and maintain the plant and effluent disposal facilities. Necessary easements and licenses for the

A phasing/build-out schedule shall be provided by the Developer to the County and updated annually. If the County is unable to provide off-site treatment at the time the plant is at capacity, the Developer may elect to enlarge the interim wastewater treatment plant according to these same procedures and policy guidelines.

The Developer shall pay all normal and customary connection (capacity) fees, impact fees, and hook-up charges as provided by County Ordinance.

The County shall make every effort to insure that off-site treatment facilities will be provided in accordance with the County's sewer treatment plan or approved master plans.

At such time as the interim wastewater treatment plant can be phased out, the responsibility of connecting the project to the County's off-site facilities shall be assumed by the County, provided, however, the Developer shall have constructed all off-site facilities as part of the project development that are normally and customarily provided by the Developer as stipulated in existing County Ordinances. This would include any special improvements as may be required as a condition of rezoning or DRI approval.

An appropriate interim wastewater treatment plant agreement shall be prepared and approved by the County for each Developer's project which proposes to utilize an interim wastewater treatment plant for treatment and disposal.

collection, treatment and disposal system and the location of the facility.

- b. The wastewater collection, treatment, and disposal facility shall be permitted for each phase prior to occupancy of any structure within such phase of the development site.
- c. In order to assure that sludge disposal will occur in an environmentally appropriate manner, the sludge disposal plan shall be approved by DER and Pasco County and other appropriate permitting agencies.
- d. The wastewater effluent percolation pond(s) shall be designed to protect the environment by considering depth to water table and lateral seepage through the portions of pond berms located above land surface, and shall meet state standards.
- e. The Developer shall obtain all of the necessary permits and licenses prior to the planned phased expansions of the treatment/disposal facility.
- f. The Developer shall require the user that produces wastewater flows with constituents and/or concentrations varying from what is normally considered domestic wastewater to provide for adequate pretreatment such that the effluent and sludge produced comply with the standards of the appropriate permitting agencies.
- g. A Utility Service Agreement shall be entered into between the Developer and Pasco County prior to the

Findings

The estimated quantities of solid waste to be generated by One Pasco Center by phase are as follows: Phase I - 3.3 tons per day, Phase II - 4.8 tons per day and Phase III - 5.63 tons per day, with a total at build-out of 13.73 tons per day. A letter from Waste Aid Systems, Inc. confirms their ability to service the One Pasco Center project.

Hazardous waste is not anticipated to be handled or generated in One Pasco Center. However, in the event that such waste is handled or generated, disposal areas will be provided which will be appropriately designated for separation of hazardous from non-hazardous waste. Tenants will be advised as to what constitutes hazardous waste along with applicable rules and regulations regarding hazardous waste generation, storage and transport.

Conditions

- a. Each final plat approval will be contingent upon the Developer submitting a letter from the County land-fill section reflecting that adequate solid waste disposal capacity is available to serve the anticipated solid waste to be generated for those uses in the plat.
- b. Separate hazardous waste storage areas within the project shall be provided. All One Pasco Center businesses shall be required to provide or shall have

materials. Prior to commencement of any use involving generation of hazardous wastes, the Developer, Purchaser or Lessee, shall demonstrate to the County that there are adequate hazardous waste storage areas or facilities within the project to handle the waste which will be generated. Each new final plat and annual report shall indicate, if applicable, the waste storage areas within that plat. (Hazardous waste are those substances and materials defined in Section 403.70(21), F.S., and listed in Title 40 CFR Part 261).

1. The Developer shall provide to all purchasers or lessees information that:

(i) Indicates the types of wastes and materials that are considered to be hazardous and are to be stored or disposed of only in specially designated containers/areas;

(ii) Indicates the location of the specially designated hazardous waste and materials containers/areas; and

(iii) Advises of applicable statutes and regulations regarding hazardous wastes and materials at the time of purchase or lease.

2. The Developer shall require through restrictive covenants or other legally binding mechanisms that all purchasers or tenants who generate, store, transport or dispose of hazardous wastes shall comply with all applicable state and federal

- c. The Developer shall identify all hazardous waste generating tenants and require such tenants to coordinate with the proper EMS provider on health care precautions/facilities required prior to occupancy.

10. Energy.

Findings

The average daily (ADD) and peak hour electrical energy demand for each of the three phases of development are as follows:

	<u>ADD (KWH)</u>	<u>PEAK DEMAND (KW)</u>
Phase I	15,700	1,963
Phase II	21,400	2,675
Phase III	20,500	2,500

The project will be served by the Withlacoochee River Electric Co-op and by Tampa Electric Company. The ADA contains letters from both companies verifying their ability to serve the proposed project. Small auxiliary generators may be utilized for emergency backups of essential services as required by State law.

Conditions

The energy conservation measures referenced in the ADA shall be required as a condition of approval as well as the following methods:

- b. The investigation of the feasibility of waste heat recovery and passive solar use.
- c. The designation of an energy officer to conduct audits, recommend policies, and monitor the use of energy within the development.

11. Transportation.

Findings

The One Pasco Center development is proposed for construction on State Road 52 in east-central Pasco County. The project will generate 16,364 daily vehicle trips, and 2,717 vehicle trips during the peak hour for conditions analyzed. Primary transportation impacts will occur on State Road 52, County Road 54, and I-75.

The Summary of Impacts (Exhibit "B") lists the regional intersections and roadways that would be impacted by this development traffic. The roadway improvements needed to maintain an acceptable level of service are indicated in the following conditions.

Conditions

- a. Transportation Improvement Alternatives - The One Pasco Center development will have a substantial negative impact on several regional highway facilities. Roadway improvements required to mitigate the negative impact

natives which follow are measures which are designed to mitigate the negative transportation impact associated with the One Pasco Center DRI. One of these alternatives must be implemented by the Developer.

Alternative I:

1. To assure that the transportation impacts of this development have been accurately projected by the ADA traffic analysis, a survey and a report of findings shall be conducted by the applicant, shall be submitted pursuant to the provisions of Section 380.06, F.S., and approved by Pasco County and the Tampa Bay Regional Planning Council. If the surveys and report so indicate, then the applicant shall revise and resubmit the ADA transportation analysis to reflect the revised development rates. Should this analysis indicate that a revised list of required improvements is needed, then the Development Order shall be revised accordingly. These surveys and report of findings shall be conducted every two years during the term of this Development Order, with the first survey and report to be conducted two years after the issuance of the final certificate of occupancy for Phase I.
2. Funding commitments from responsible entities for the following roadway improvements shall be secured prior to Phase I. Without funding commitments for these improvements, construction permits shall not be issued for Phase I. (Except as noted below, these improvements/provisions are

- (vi) Improve the CR 54 and I-75 west ramp intersection as follows: Signalize when warranted and project traffic contributes 5 percent or more of the LOS D Service volume of the worst critical movement as will be reported in the biennial study. One Pasco Center will contribute 10.8 percent of the summation of the worst critical movement of Level of Service D of the existing facility during the PM peak hour.
- (vii) Improve the CR 54 and I-75 east ramp intersection as follows: Signalize when warranted and project traffic contributes 5 percent or more of the LOS D Service volume of the worst critical movement as will be reported in the biennial study. Interconnect signal phasing with CR 54/I-75 west ramp intersection. One Pasco Center will contribute 16.4 percent of the summation of the worst critical movement of Level of Service D of the existing facility during the PM peak hour.
- (viii) Improve the intersection of CR 52A and SR 41 as follows: Provide signalization when warranted. One Pasco Center will contribute 8.3 percent of the PM peak hour LOS D at the most critical movement on the existing facility.
- (ix) Improve the intersection of CR 54 and CR 581 as follows: Signalize when warranted. One

additional westbound through lane creating a four lane divided arterial section. One Pasco Center will contribute 15.8 percent of the PM peak hour service volume of LOS D on the existing facility.

(v) Improve the CR 577/SR 52 intersection as follows: Signalize when warranted. One Pasco Center will contribute 75 percent of the PM peak hour service volume of LOS D on the existing facility.

(vi) Improve the intersection of CR 41 and CR 578 as follows: Provide signalization when warranted. One Pasco Center will contribute 12.5 percent of the PM peak hour LOS D service volume at the most critical movement on the existing facility.

4. Funding commitments from the responsible entities for the following roadway/improvements shall be secured prior to Phase III. Without funding commitments for these improvements/provisions, construction permits shall not be issued for Phase III. (Except as noted below, these improvements/provisions are referenced in the ADA).

(i) Improve the US 301 South/CR 54 intersection as follows: Construct two additional northbound and two additional southbound through lanes. One Pasco Center will contribute 7.8 percent of the summation of critical move-

- (ii) Improve SR 52 from the project site to CR 577 by constructing one additional eastbound and one additional westbound through lane to create a four-lane, divided arterial section. One Pasco Center will contribute 66.8 percent of the peak hour service volume of LOS D of the existing facility.
  
- (iii) Improve SR 52 from CR 579 to CR 578 by constructing one additional eastbound and one additional westbound through lane to create a four-lane, divided arterial section. One Pasco Center will contribute 16.8 percent of the PM peak hour service volume of LOS D of the existing facility.
  
- (iv) Improve CR 54 from I-75 to the western Saddlebrook entrance by constructing one additional eastbound and one additional westbound through lane to create a four-lane, divided arterial section. One Pasco Center will contribute 9.5 percent of the PM peak hour service volume of LOS D of the existing facility.
  
- (v) Improve the US 301 north/CR 54 intersection by reconstructing the intersection to include an exclusive right turn lane southbound, a third through lane southbound, a third through lane northbound, an exclusive right turn lane westbound, a second through lane westbound, an exclusive right turn lane east-

Pasco Center will contribute 5.3 percent of the PM peak hour LOS D at the most critical movement on the existing facility.

- (vi) Improve the CR 579/SR 52 intersection as follows: Add a right turn lane eastbound. One Pasco Center will contribute 52 percent of the PM peak hour service volumes of LOS D on the existing facility.
- (vii) Improve the I-75/SR 52 interchange to accommodate additional through lanes on SR 52 by either lengthening the I-75 overpass bridges or by constructing access ramps for northbound and southbound approach traffic. One Pasco Center will contribute 55.5 percent of the PM peak hour service volume of LOS D on the existing facility.
- (viii) Improve SR 52 from CR 577 to CR 579 by constructing one additional eastbound and one additional westbound through lane creating a four lane divided arterial section. One Pasco Center will contribute 51.8 percent of the PM peak hour service volume of LOS D on the existing facility.
- (ix) Improve SR 52 from CR 41 to U.S. 301 by constructing one additional eastbound and one additional westbound through lane creating a four lane divided arterial section. One Pasco Center will contribute 16.5 percent of the PM peak hour service volume of LOS D on

(x) Improve the intersection of SR 52 and CR 581 as follows: Signalize when warranted. One Pasco Center will contribute 100 percent of the PM peak hour capacity of the most critical movement of LOS D.

(xi) Improve the intersection of CR 52A and CR 579 as follows: Signalize when warranted. One Pasco Center will contribute 39.4 percent of the PM peak hour LOS D critical movement on the existing facility.

Alternative II:

In lieu of Alternative I, the Developer may, at its option, (a) elect to fund through the payment of transportation impact fees those roadway improvements described in Alternative I, or, (b) elect to construct any or all <sup>f</sup><sub>^</sub> of those roadway improvements described in Alternative I and receive corresponding impact fee credits, as set forth below.

1. If the Developer elects to proceed under Alternative II to discharge its responsibility to mitigate its proportionate share of the transportation impacts of the development through Phase II, as listed in Alternative I, Subsections (2) and (3), the Developer shall:

(a) Pay to the County a transportation impact fee in accordance with the fee schedule set forth in the proposed impact fee ordinance (attached hereto as Exhibit E and made a

ordinance (the "Ordinance"). After adoption of the Ordinance, the Developer would be responsible for paying the fee as established in the Ordinance or subsequent amendments thereto. Payments made by the Developer prior to adoption of the Ordinance in excess of those which would have been assessed pursuant to the Ordinance shall be credited against fees assessed subsequently pursuant to the Ordinance, so that Developer's total payments do not exceed the amount which would have been paid had the Ordinance been in effect at the time this Order was adopted.

The County agrees to hold all such transportation impact fees received from the Developer prior to and after adoption of the Ordinance in escrow and to pay the applicable governmental entity (including itself, where appropriate) having jurisdiction over one or more of the enumerated roadway segments set forth in Subsections (2) and (3) of Alternative I, upon being furnished with evidence, satisfactory to the County, that such governmental entity has committed to construct said transportation improvements. In the event total transportation impact fees received by the County from Developer and other parties, which are allocable to Alternative I, Subsections (2) and (3) improvements, are insufficient to construct such improvements, Developer shall make such additional payments to the County in connection with Phase I and

LOS "D" peak hour for roadway link sections and corresponding intersections. Any amounts paid by Developer to the County in excess of the amount due pursuant to the terms of the impact fee Ordinance shall be credited to the Developer against impact fees subsequently assessed under the Ordinance. All Alternate I roadway improvements for Phase I must be completed before any building permits for any subsequent phase or sub-phase are granted;

-OR-

- (b) The Developer may elect to construct any or all of those roadway improvements as listed in Alternative I, Subsections (2) and (3), and the County shall credit the costs of such construction performed by the Developer against any subsequently assessed transportation impact fees. In the event the Developer elects to construct any such roadway improvements ("Developer Improvement(s)") in lieu of paying transportation impact fees, such Developer Improvement(s) must be completed prior to the issuance of a Certificate of Occupancy for any structure within that Phase, unless Developer delivers to the County a performance bond or letter of credit acceptable to the County guaranteeing the construction of the such Developer Improvement(s) during the Phase. All roadway improvements for a particular Phase must be completed prior to issuance of building

2. Prior to commencement of Phase III, Developer shall:

(a) Provide to Pasco County and TBRPC evidence that funding commitments exist to construct the necessary Phase III transportation improvements set forth in Subsection 4 of Alternative I, above;

-OR-

(b) Generate and provide to Pasco County and TBRPC, pursuant to the provisions of Section 380.06, Florida Statutes, updated current traffic counts on the regionally significant roadways as listed in the ADA and projections of traffic volumes that will result from the completion of Phase I and II, plus that to be generated by Phase III. The updated traffic analysis shall (i) serve to verify the findings of the original DRI traffic analysis findings; or (ii) shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the regional roadways at a satisfactory LOS, daily LOS C, D at peak hour; or (iii) shall indicate the amount of Phase III development which can take place before additional transportation improvements or mechanisms will be required ("Phase III-A"). Both the traffic counts and the projection of traffic volume shall be prepared consistent with

and prior to issuance of building permits for Phase III-A, Pasco County or its designee shall ensure in written findings of fact that the referenced roadways and intersections are operating at or above an average daily LOS C, D at peak hour, and that the expected trips to be generated by Phase III-A would not cause the roadways to operate below an average daily LOS C, D at peak hours.

Prior to commencement of the portion of Phase III not included in Phase III-A ("Phase III-B") Developer shall: (i) provide to Pasco County evidence that funding commitments exist sufficient to construct the necessary Phase III-B transportation improvements as derived from Section 4 of Alternative I, above; or (ii) submit a revised and updated traffic analysis following the procedure set forth in subparagraph (b), immediately above this paragraph, which analysis substantiates the finding that the referenced roadways and intersections will operate at LOS C, D at peak hour, at project buildout.

- b. In addition to the above transportation contributions, the following site access improvements will be required as set forth below and will be constructed with funds other than those derived from transportation impact fees or Developer's contributions as set forth above.

entrance (middle entrance on Site Plan) shall be constructed. Provisions shall be made for signalization, when warranted.

2. Two additional points along State Route 52 are identified on the Site Plan, one east and one west of the main entrance. If these access points are constructed in stages, then Developer shall submit a plan for each improvement, which must be approved by Pasco County Engineering Department prior to the issuance of the Certificate of Occupancy for any portion of the development to be served by such access. The plan shall address those access points necessary to serve the portion of the site being developed. With the plan, a transportation analysis shall be provided to calculate the Level of Service of the intersection after the proposed improvements are made, taking into account existing background traffic and projected project traffic. The proposed improvement shall be projected to operate at Level of Service D peak hour, at completion and full occupancy for the portion of the site being developed. The proposed improvement shall be constructed prior to issuance of first Certificate of Occupancy for the portion of the site being developed.

The Developer shall, for 10 years from the effective date of this Order, hold available for dedication to the County for future roadway purposes, a strip of land along the Development's southern boundary, sufficient to total 60 feet from center line of presently existing State Road 52.

d. Transportation Study.

1. The developer shall contribute \$5,000 (to be paid prior to commencement of the study) to Pasco County towards the North I-75 Corridor Transportation Improvement Plan (N-75TIP) to be formulated by Pasco County in conjunction with the formulation of their Comprehensive Land Use Plan, which has been commenced and shall be completed pursuant to Section 163, Florida Statutes. This plan shall include, but not be limited to, the following parameters:

(a) Identification of the study area boundaries.

(b) The regionally significant roadways which shall be included in the focus of the transportation plan, as well as identification of additional roadways to be constructed within the study area.

- (c) The existing, approved, and projected development to be included within the plan.
  - (d) The manner by which the traffic impact of existing development will be documented and assessed.
  - (e) The manner by which the traffic impact of approved and projected development will be documented and assessed.
  - (f) The procedures by which mass transit shall be studied as a viable alternative to alleviate overburdening of the roadways.
  - (g) Identification of specific construction implementation goals, such as right-of-way acquisition and implementation of additional north/south and east/west corridors designed to coincide with transportation improvement needs generated by each phase completion for projects approved within the study area.
  - (h) Funding mechanisms for the improvements identified.
2. To verify the transportation analysis as provided in the ADA, the developer shall make a field survey of the external trips generated by this development, every two years after the issuance of all certificates of occupancy for Phase I. This survey shall indicate the external number of

12. Recreation.

Findings

From the master development plan, it was determined that the development will include 32.6 acres of open space. All open space will be owned and maintained by individual property owners or one or more property owners that could form an association with "One Pasco Center."

Recreation for employees at One Pasco Center will consist of a pedestrian jogging path system with a 1.5-mile fitness course. Also included will be an open area around the four to five acre cypress head that will have picnic tables for employee use during meal hours. Finally, it is anticipated that the hotel areas will have a pool with possible exercise rooms and a spa. Some type of club arrangement may allow occupants of One Pasco Center to use these facilities.

Conditions

- a. The Property Owners Association shall be responsible for maintenance of all common open space areas within the project site.

13. Health Care.

Findings

A letter provided by the Pasco County Administration Office indicates the EMS response time to One Pasco Center would be an unacceptable 15 to 18 minutes. Non-emergency response times would be 30 to 40 minutes.

#### Conditions

- a. Prior to issuance of the first Certificate of Occupancy for Phase I, the Developer shall submit to the County proof that adequate EMS Protection service and response time is currently available within a distance of this development which allows a 7-8 minute response time.
  
- b. Developer agrees to obtain and dedicate to the County, one useable acre of land in close proximity to the development and the I-75/State Road 52 intersection, for use by the County as a site for an EMS facility. Such dedication shall take place upon satisfaction of the following terms and conditions:
  - (1) The County shall have adequate funds allocated in its annual budget to construct such an EMS facility and shall request the dedication;
  
  - (2) The County's request shall occur within 10 years from the effective date of this Order.

#### 14. Fire Protection.

#### Findings

is manned by volunteer firefighters and is located approximately five miles from the site. The Dade City Fire Department would serve as primary mutual aid with additional backup coming from County Stations 13 and 16.

Conditions

- a. The applicant shall provide on-site hydrants with adequate supply for fire protection activities.

15. Police Protection.

Findings

There are no police protection facilities or sites proposed for dedication on-site. Police protection will be provided by the Pasco County Sheriff's Department. The Sheriff maintains a sub-station in San Antonio and its county-wide communications center and a detention facility in Dade City. It is anticipated that some companies will hire their own private security personnel.

Conditions

- a. None.

16. Economy.

Findings

The total construction expenditures for the proposed One Pasco

construction of the One Pasco Center development an average of 211 construction jobs will be maintained over the 15-year build-out period. Upon completion, projected to be in the year 2000 the development is expected to generate 5,573 full-time job opportunities with an estimated annual payroll of \$69.9 million. Approximately 80 percent of the permanent employees are expected to be drawn from the local labor market.

#### Conditions

- a. None.

#### 17. Hurricane Evacuation.

#### Conditions

- a. The Developer shall promote awareness of, and shall cooperate with, local and regional authorities having jurisdiction to issue a hurricane evacuation order. The Developer shall prepare a plan to ensure the safe and orderly evacuation of hotel guests and those employees who, for security or administrative reasons, are in the building after an evacuation order is issued by (1) ordering all buildings closed for the duration of a hurricane evacuation order; (2) informing all employees of evacuation routes out of the flood prone area and measures to be followed in the event of same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation

report submitted after occupancy of any portion or phase of the project.

18. Educational Facilities.

Findings

Since this development will consist of industrial, commercial, and hotel uses, the educational section was not required to be addressed in the ADA.

Conditions

- a. None.

19. Office Park.

Findings

At build-out One Pasco Center will contain 400,000 square feet of office space and 450,000 square feet of office/research and development space with a total of 3,085 office employees.

Conditions

- a. None.

20. Industrial Park

Findings

industrial employees working 1,250,000 square feet of warehouse/  
industrial space.

There are currently no similar industrial facilities located  
within a 10-mile radius of One Pasco Center.

Apparently adequate housing exists for workers that currently in  
the immediate area. The applicant discusses the "probability" of  
current DRI's and future residential development within the area  
providing adequate housing.

#### Conditions

a. None.

C. Conclusions of Law.

The Board of County Commissioners hereby finds as  
follows:

1. The One Pasco Center will not unreasonably inter-  
fere 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;

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.
4. All of the Developer's commitments set forth in the ADA and summarized in the final report by TBRPC shall be honored by the Developer, except for those commitments which have been superceded by specific terms of this Development Order.

E. Monitoring Procedures.

Monitoring of this development shall be at the time of the Annual Report submittal. The local official responsible for monitoring the One Pasco Center Development of Regional Impact shall be the County Administrator or his designee.

F. Duration.

1. This development order shall take effect on January 7, 1986.
2. The duration of the Development Order shall be a period of fifteen (15) years, provided that the effective period may be extended by the Board of County Commissioners upon a showing of good cause. If the development does not commence within five (5) years of the date of adoption, the County may deem this as noncompliance of the Development Order and, thus, a substantial deviation.
3. The County agrees that the approved Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction for ten (10) years from the date of adoption, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

G. Annual Report.

1. Developer shall provide an annual report to the official responsible for monitoring the DRI, the Tampa Bay Regional Planning Council, and the state

January 15, 1987. The report shall include, at a minimum, the following information; except that the field surveys of external trips generated shall be provided as part of the annual report only in those areas where such surveys are required pursuant to Condition 11.a.1:

- 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 in this Development Order.
- e. The field surveys of external trips generated required in Condition 11.a.1.

H. Amendment/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 shall have the same meaning as provided in Chapter 380, Florida Statutes.

County shall provide Tampa Bay Regional Planning Council with reasonable notice of its intent to consider such an amendment. Such notice shall be reasonably calculated to permit the Tampa Bay Regional Planning Council to appear at the public hearing or present written comments on proposed change prior to the effective date of the amendment or change.

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 and Sufficiency Responses filed by Developer, unless otherwise modified by the provisions of this Development Order. Said ADA and Sufficiency Responses are incorporated herein by reference as composite Exhibit "C".

J. Miscellaneous Provisions.

1. A Notice of Adoption of this Resolution shall be

Order contained herein shall govern the development of the One Pasco Center 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 Developer.
3. Any 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. 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.
4. The term "Developer" as used herein is deemed to include the Developer, its successors-in-interest, or assigns.

DONE AND RESOLVED this 7TH day of Jan., 1986.

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

(SEAL)

BY:

Curtis L. Law  
CURTIS L. LAW  
Chairman

ATTEST:

BY:

J. W. Pittman, D.C.  
JED PITTMAN, Clerk

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

BY:

[Signature]  
Attorney

Exhibit "A"

LEGAL DESCRIPTION OF ENTIRE DRI AREA:

The North 1/2 of Section 9, Township 25 South, Range 20 East; lying South of the former Seaboard Coastline Railroad and North of State Road No. 52; LESS AND EXCEPT the West 465.0 feet thereof AND LESS; Begin at the Southeast corner of the N-1/2 of the NE 1/4 of said Section 9, thence run Northwesterly to a point 550.0 feet South of the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 9, thence North 550.0 feet to the North line of said Section 9, thence East to the Northeast corner of said Section 9, thence South to the Point of Beginning. Pasco County, Florida.

Exhibit "B"

Agenda Item #6B  
11/4/85

DRI #117

ONE PASCO CENTER

PASCO COUNTY

The following presents the opinions and recommendations of the Tampa Bay Regional Planning Council in accordance with the Florida Environmental Land and Water Management Act (Chapter 380, Florida Statutes). This report is based upon data presented in the Development of Regional Impact application as well as upon information obtained through on-site inspections, outside sources, contacts with local agencies, and comparisons with local and regional plans. In compliance with the legislation, this evaluation addresses the development's efficient use or undue burdening of water, sewer, solid waste disposal, public transportation and other public facilities in the region. Further, this evaluation addresses the favorable or adverse effects on the region's environment and natural resources, economy and people's accessibility to housing.

APPLICATION INFORMATION

APPLICANT:	First Pasco Service Corporation and The Order of St. Benedict of Florida, Inc. 817 U.S. 98 Bypass South Dade City, Florida 33525
AUTHORIZED AGENT:	First Pasco Service Corporation 817 U.S. 98 Bypass South Dade City, Florida 33525
DATES OF INFORMATION/RECEIPT:	Preapplication Conference-June 25, 1984 ADA Receipt-Dec. 12, 1984 Request for Additional Information-Jan. 9, 1985, Sept. 16, 1985 Receipt of Additional Information-March 19, 1985, Oct. 2, 1985
TBRPC REVIEW:	November 4, 1985
PUBLIC HEARING DATE:	December 17, 1985
PROJECT LOCATION:	Pasco County
TYPE OF DEVELOPMENT:	Office/Industrial Park

PRIMARY TRANSPORTATION NETWORK: SR 52, CR 54, I-75

LOCATION	EXISTING LEVEL OF SERVICE	AT BUILD-OUT, LEVEL OF SERVICE (PRO- JECT AND BACK- GROUND TRAFFIC WITHOUT IM- PROVEMENTS)	AT BUILD-OUT, DEVELOPMENT TRAFFIC AS A OF EXISTING LEVEL OF SERVICE D PEAK HOUR CAPACITY
<b>A. Road Segment</b>			
I-75 from CR 54 to SR 52	B	C	18.6
I-75 from SR 52 to SR 41	B	C	5.0
SR 52 from U.S. 41 to CR 583	B	C	7.3
SR 52 from CR 583 to I-75	B	D	27.3
SR 52 from I-75 to Site	C	F	106.9
SR 52 from Site to CR 577	B	E	66.8
SR 52 from CR 577 to CR 579	C	E	51.8
SR 52 from CR 579 to CR 578	C	E	16.8
SR 52 from CR 41 to U.S. 301	C	E	16.5
CR 581 from SR 52 to CR 578	A	A	5.1
CR 54 East of I-75 to CR 581	D	E	25.0
CR 54 West of I-75 to East Brook Entrance	D	E	9.5
<b>B. Intersection</b>			
SR 52/CR 583	A	B	12.0
SR 52/I-75 West	D	F	55.9
SR 52/I-75 East	E	F	52.5
SR 52/CR 577	B	F	51.5
SR 52/CR 579	D	F	52.0
SR 52/CR 41*	A	C	15.3
CR 52A/CR 579	A	E	39.4
CR 52A/SR 41	D	F	406.0
U.S. 301/CR 52A*	A	A	16.2
U.S. 301/U.S. 98	D	F	300.0
CR 54/I-75 West Ramps	E	F	51.7
CR 54/I-75 East Ramps	F	F	51.7
CR 54/U.S. 301 North*	D	F	5.3
CR 54/U.S. 301 South*	D	F	7.8
SR 54/CR 579	C	E	85.7
SR 54/CR 581	E	F	105.0
CR 54/I-75 West	E	F	420.0
CR 41/CR 578	A	F	110.0

\* Signalized intersections.

DRI #117 ONE PASCO CENTER  
LOCATION MAP

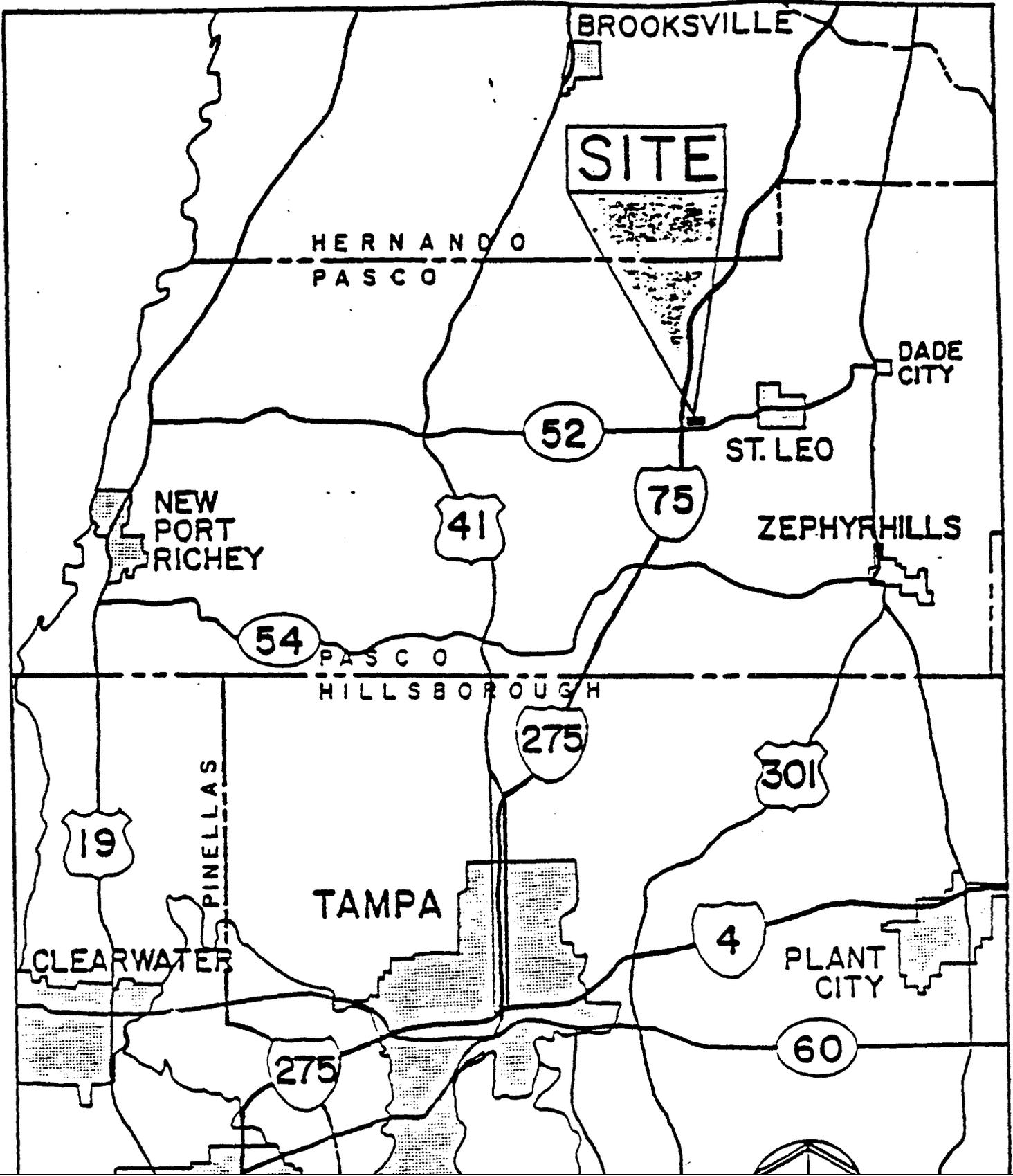




Exhibit "D"

ONE PASCO CENTER

<u>Element</u>	<u>Phase</u>	<u>Total Cost</u>	<u>% Development** Traffic before Improvement</u>	<u>% Development** Traffic after Improvement</u>	<u>Development Cost</u>
75 Northbound/SR 52	I	50,000	31.1	22.2	11,100
75 Southbound/SR 52	I	50,000	62.7	13.2	6,600
52 /CR 579	I	30,000	97.7	12.1	3,630
in Entrance (Site to SR 52)	I				
54/I-75 West Ramp	I	50,000	10.8	9.8	4,900
54/I-75 East Ramp	I	50,000	16.4	10.7	5,350
52A/SR 41	I	30,000	8.3	5.9	1,770
54/CR 581	I	30,000	13.3	8.1	2,430
<b>Sub-Total Phase I:</b>		<b>290,000</b>			<b>35,780</b>
52 (I-75 to East of Site)	II	350,000	61.3	21.7	75,950
st and West Entrances (Site to SR 52)	II				
54 (I-75 to CR 581)	II	140,000	15.8 *	5.6	7,840
577/SR 52	II	30,000	75.0	28.0	8,400
41/CR 578	<del>II</del>	30,000	12.5	7.6	2,280
<b>Sub-Total Phase II:</b>		<b>550,000</b>			<b>94,470</b>
301 South/CR 54	III	50,000	7.8 *	7.3	3,650
52 (Site to CR 577)	III	1,680,000	66.8	23.6	396,480
52 (CR 579 to CR 578)	III	2,240,000	16.8	5.9	132,160
54 (I-75 to West Saddlebrook Ent.)	III	350,000	9.5 *	3.3	11,550
301 North/CR 54	III	50,000	5.3 *	4.2	2,100
579/SR 52	III	30,000	52.0	27.6	8,280
75/SR 52	III	1,500,000	55.5	30.3	454,500
52 (CR 577 to CR 579)	III	1,820,000	51.8	18.3	333,060
52 (CR 41 to US 301)	III	630,000	16.5	5.2	32,760
52/CR 581	III	30,000	100.0	25.1	7,530
52A/CR 579	III	30,000	39.4	26.4	7,920
<b>Sub-Total Phase III:</b>		<b>8,410,000</b>			<b>1,389,990</b>
<b>Total Phases I, II, and III:</b>		<b>9,250,000</b>			<b>1,520,240</b>

Potential sharing with Saddlebrook

Based on Level of Service "D" peak hour

# EXHIBIT "E"

## TRANSPORTATION IMPACT FEE ORDINANCE: FEE ASSESSMENT

LAND DEVELOPMENT ACTIVITY	TRIP GENERATION RATE		IMPACT FEE
<b>RESIDENTIAL</b>			
Single Family DU	6.9649 /DU		\$781.00 /DU
Multi-Family DU	4.8316 /DU		\$541.78 /DU
Mobile Home (Single)	6.9649 /DU		\$781.00 /DU
Mobile Home Park	4.1205 /DU		\$462.05 /DU
Recreational Vehicle	4.6675 /1000. SPACE		\$523.38 /1000. SPACE
<b>OFFICE</b>			
General Office Bldg	12.30 /1000 GSF		\$1.38 /GSF
Medical Office Bldg	54.60 /1000 GSF		\$6.12 /GSF
Medical Office*	10.92 /1000 GSF		\$1.22 /GSF
<b>INDUSTRIAL</b>			
General Light	5.46 /1000 GSF		\$0.61 /GSF
General Heavy	1.5 /1000 GSF		\$0.17 /GSF
Industrial Park	7 /1000 GSFBA		\$0.78 /GSF
Warehousing	4.88 /1000 GSF		\$0.55 /GSF
Mini-Warehouse	2.8 /1000 GSF		\$0.31 /GSF
Manufacturing	3.86 /1000 GSF		\$0.43 /GSF
<b>HOUSING</b>			
Hospital	11.40 /BED		\$1,278.32 /BED
Nursing Home	2.60 /BED		\$291.55 /BED
Clinic	23.8 /1000 GSFBA		\$2.67 /GSF
Motel	10.14 /1000. ROOM		\$1,137.03 /1000. ROOM
<b>COMMERCIAL</b>			
Restaurant	264.10 /1000 GSFBA		\$2.55 /GSFBA
Convenience Market	260.65 /1000 GSF		\$2.52 /GSF
Service Station	66.50 /1000		\$642.83 /1000
Shopping Centers:			
(50,000)	58.95 /1000 GSFBA		\$0.57 /GSFBA
50,000-99,999	41.00 /1000 GSFBA		\$0.40 /GSFBA
100,000-199,999	33.35 /1000 GSFBA		\$1.29 /GSFBA
200,000-299,999	25.30 /1000 GSFBA		\$0.98 /GSFBA
300,000-399,999	20.95 /1000 GSFBA		\$0.81 /GSFBA
400,000-499,999	24.85 /1000 GSFBA		\$1.92 /GSFBA
500,000-999,999	18.60 /1000 GSFBA		\$1.44 /GSFBA
1,000,000-1,249,999	18.55 /1000 GSFBA		\$1.43 /GSFBA
1,250,000)	17.05 /1000 GSFBA		\$1.32 /GSFBA

\* Trip Rates from ITE Trip Generation Study  
 \* Weighted Average applied to Residential trip rates  
 GSF = Gross Square Feet  
 GSFBA = Gross Square Feet of Building Area  
 GSFBA = Gross Square Feet of Building Area  
 GSFBA = Gross Square Feet of Building Area  
 Assuming 5 offices per building.