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BY COMMISSIONER \_\_\_\_\_

RESOLUTION NO. 97-173

SERENOVA DEVELOPMENT OF REGIONAL IMPACT  
DEVELOPMENT ORDER ABANDONMENT

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

WHEREAS, on January 28, 1992, the Board of County Commissioners of Pasco County (hereinafter referred to as the "BOARD") adopted, by Resolution No. 92-118, a Development of Regional Impact (hereinafter referred to as "DRI") Development Order (hereinafter referred to as "DO") approving, with conditions, the Serenova DRI; and,

WHEREAS, the DRI authorized development of 6,481 residential units, 279.1 acres of retail development, 154.6 acres of office development, 244.5 acres of industrial development, as well as several public facilities; and,

WHEREAS, the BOARD adopted Resolution No. 92-267 on July 28, 1992, an amendment to Resolution No. 92-118, which resolved an appeal by the Florida Department of Community Affairs (hereinafter referred to as the "FDCA") involving the staged build-out of the project, job creation on-site relative to the occupancy of the residential units, clarification of the definition of funding commitments, repeal of the land use trade-off mechanism, and preparation of an affordable housing study; and,

WHEREAS, the BOARD adopted Resolution No. 95-17 on October 25, 1994, an amendment to Resolution No. 92-118, amending the development phasing and build-out dates by four (4) years, eleven (11) months, and fifteen (15) days; amending the duration of the DO to twenty-nine (29) years; amending the commencement of development date to six (6) years; clarifying the build-out dates of each phase to be December 15 of each of the years in the phasing schedule; and specifying that the DRI would not be subject to downsizing, unit density reduction, or intensity reductions for twenty-nine (29) years from the adoption date of the DO; and,

WHEREAS, the Florida Department of Transportation (hereinafter referred to as the "FDOT") has submitted an application for abandonment of the DRI based upon the fact that no development has occurred on the subject property, and the FDOT purchased the property

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

WHEREAS, the BOARD makes the following findings of fact:

1. The FDOT, as representative for and majority owner of the Serenova property, has filed a request for the abandonment of a previously approved DRI.
2. The FDOT has submitted a request for abandonment to the Pasco County Growth Management/Zoning Department, the Tampa Bay Regional Planning Council (hereinafter referred to as the "TBRPC"), and the FDCA for their review, consideration, and recommendation. The TBRPC and the FDCA have concurred in the recommendation of abandonment.
3. The BOARD is the local governing body having jurisdiction over the review and approval of said DRI in accordance with Section 380.06, Florida Statutes.
4. The BOARD has given ten (10) days notice and scheduled a public hearing for January 7, 1997, continued said public hearing to February 4, 1997, and further continued said public hearing to March 4, 1997.
5. At the public hearing, all parties were afforded the opportunity to present evidence on all issues.
6. Additionally, at said public hearing, any member of the general public requesting to do so was given the opportunity to present oral or written communications.
7. The BOARD has reviewed the above-referenced request by the representative for the Serenova property and determined that the request complies with the requirements of Section 380.06(26), Florida Statutes, and Rule 9J-2.0251, Florida Administrative Code.
8. No development has occurred on the subject property other than Pasco County's reclaimed water transmission main, which is owned, operated, and maintained by the Pasco County Utilities Services Branch, the North Pasco Wellfield, which is owned by Pasco County, and operated and maintained by the West Coast Regional Water Supply Authority, and a natural gas pipeline constructed by the Florida Gas Transmission Company. The permitting of these public utilities does not conflict with the DO conditions of approval.
9. The FDOT intends to deed 6,500 acres, m.o.l., to SWFWMD for conservation/preservation purposes as mitigation for the construction of the Suncoast Parkway.

12. All postabandonment development will remain below the DRI'S thresholds.

NOW, THEREFORE, BE IT RESOLVED by the BOARD in regular session duly assembled that:

1. The determinations set forth above for the Serenova DRI are true and correct with respect to the Serenova DRI.

2. The Serenova DRI, as originally approved by Pasco County Resolution No. 92-118, is hereby determined not to exceed eighty (80) percent of any applicable threshold.

3. The owners shall be allowed to proceed with future development under the terms and conditions of Pasco County's Comprehensive Plan and Land Development Code so long as ultimate density/intensity does not exceed those thresholds established for DRI'S.

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

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

6. The owners have not relied upon benefits granted to an authorized DRI pursuant to Chapters 163.403 and 380, Florida Statutes, which would not otherwise be available after abandonment.

7. The Serenova DRI is eligible to request abandonment pursuant to Rule 9J-2.0251, Florida Administrative Code, and Subsection 380.06(26), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session duly assembled this 4th day of March, 1997, that pursuant to the authority granted in Subsection 380.06(26), Florida Statutes, and Rule 9J-2.0251, Florida Administrative Code, the development order approving the Serenova DRI is hereby abandoned with conditions (see Exhibit "A").

DONE AND RESOLVED THIS 4th DAY OF March, 1997.

(SEAL)

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

EXHIBIT "A"

CONDITIONS OF ABANDONMENT FOR SERENOVA  
DEVELOPMENT OF REGIONAL IMPACT

1. The owners of Serenova, i.e., Serenova, Ltd., and FDOT, agree to waive, relinquish, and release any vested rights under Section 163.3167(8), Florida Statutes, which may have arisen by virtue of the approved DRI. Future development will 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 of the Serenova property will be subject to review in order to ensure that the development does not exceed any DRI threshold.
3. All development shall comply with the applicable Federal, State, and local permitting regulations. \*
4. An application to abandon the Serenova Community Development District (CDD) must be submitted 90 days after the effective date of the abandonment of the Serenova DRI/DO.
5. A rezoning application must be submitted 90 days after the effective date of the abandonment of the Serenova DRI/DO to rezone the Serenova property (exclusive of the 21-acre tract on the north side of S.R. 52) from PUD Planned Unit Development, MPUD Master Planned Unit Development, C-2 General Commercial, C-3 Commercial/Light Manufacturing, and IL (Industrial - Light) to the A-C Agricultural Zoning District, which conforms to the postabandonment plan of development. This condition of abandonment shall be satisfied upon the department's timely initiation (as required above) of a rezoning application and payment of an application fee of \$500.00.

EXHIBIT "A"

SERENOVA DRI LEGAL DESCRIPTION

A parcel of land located and lying in Sections 2 and 11, Township 25 South, Range 17 East, Pasco County, Florida, lying North of State Road No. 52 and West of Hays Road and East of the Florida Power Corporation right-of-way being more particularly described as follows: from the common corner of Sections 1, 2, 11 and 12, Township 25 South, Range 17 East, Pasco County, Florida, as a Point of Reference; thence S89°52'40"W, along the South line of said Section 2, said line also being the North line of said Section 11, 535.81 feet to the Westerly right-of-way line of Hays Road (a 66' R/W) as it now exists for a Point of Beginning; thence S00°55'00"W, along said Westerly R/W line, 644.24 feet to its intersection with the Northerly right-of-way line of said State Road No. 52 (a 100' R/W); thence S83°15'22"W, along said Northerly right-of-way line 1,249.67 feet; thence along the Easterly line of the proposed Suncoast right-of-way line N14°12'11"E, 1,300.00 feet; thence leaving said right-of-way line S30°57'24"E, 548.93 feet; thence N89°52'40"E, 650.00 feet to the POB. Containing 20.848 acres, more or less.

ALSO;

From the common corner of Sections 2, 3, 10 and 11, Township 25 South, Range 17 East, Pasco County, Florida, as a Point of Reference; thence S00°14'32"W, along the West line of said Section 11, said line also being the East line of Section 10, 1,077.56 feet to the Southerly right-of-way line of said State Road No. 52 (a 100' R/W), for a Point of Beginning; thence along said Southerly right-of-way line by the following four (4) courses and distances: 1) thence S80°29'27"E, 446.14 feet; 2) thence 671.89 feet along the arc of a curve to the left having a radius of 2,341.83 feet, chord S88°42'36"E, 669.58 feet; 3) thence N82°59'28"E, 1,646.97 feet; 4) thence 47.82 feet along the arc of a curve to the right having a radius of 22,868.31 feet, chord N83°03'04"E, 47.82 feet to the intersection of said Southerly right-of-way line and the Westerly bounds of the Florida Power Corporation right-of-way as recorded in O.R. Book 286, Pages 34 and 35, Public Records of Pasco County, Florida; thence S14°12'11"W, along said Westerly right-of-way line, 22,462.13 feet to a point on the Westerly line of the Northeast  $\frac{1}{4}$  of said Section 34; thence N00°18'05"E, along said line, 1,573.45 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of said Section 27; thence along the North/South centerline of said Section 27, N00°11'03"E, 5,283.47 feet to the Southeast corner of the Southwest  $\frac{1}{4}$  of said Section 22; thence S89°58'36"W, 1,336.26 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22; thence N00°26'01"E, 5,297.98 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 15; thence N01°30'11"E, 2,674.80 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 15; thence N00°01'20"E, 2,653.96 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 10; thence N00°37'39"W, 3,928.33 feet to the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 10; thence N89°50'03"E, 1,333.42 feet to the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 10; thence N00°24'29"W, along the North/South centerline of said Section 10, 864.70 feet to the intersection of said line and the said Southerly right-of-way of State Road No. 52; thence along said right-of-way line by the following four (4) courses and distances: 1) thence 624.59 feet along the arc of a curve to the left concave to the Northeast, having a radius of 2,341.83 feet, chord S69°59'29"E, 622.74 feet; 2) thence S77°38'05"E, 991.92 feet; 3) thence 573.72 feet along the arc of a curve to the left having a radius of 11,509.16 feet, chord S79°03'46"E, 573.66 feet; 4) thence S80°29'27"E, 525.11 feet to the Point of Beginning. Containing 1,790.486 acres, more or less.

ALSO;

A parcel of land lying with Sections 24 and portions of 11, 13, 14, 22, 23, 25, 26, 27 and 36, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows: begin at the Northeast corner of said Section 36; thence S00°08'54"W, along the Easterly line of said Section 36, 3,460.64 feet to the Northerly right-of-way

right-of-way 1,827.32 feet; thence leaving said right-of-way S00°06'04"E, 4,595.97 feet; thence S89°44'43"E, 15.56 feet; thence S30°12'45"W, 603.03 feet; thence S68°31'25"W, 1,021.07 feet; thence S15°42'58"E, 921.84 feet; thence N75°52'32"E, 2,044.64 feet; thence S37°29'50"E, 2,500.43 feet; thence N44°51'16"E, 1,689.33 feet; thence S52°04'10"E, 1,091.30 feet; thence N83°43'00"E, 738.78 feet to the Easterly line of said Section 13; thence S00°08'54"W along the Easterly line of said Sections 13, 24 and 25, 13,221.62 feet to the Point of Beginning. Containing 3,460.05 acres of land, more or less.

LESS the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 15, Township 25 South, Range 17 East, containing 80 acres more or less.

LESS the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 14, Township 25 South, Range 17 East, containing 20 acres more or less.

ALSO,

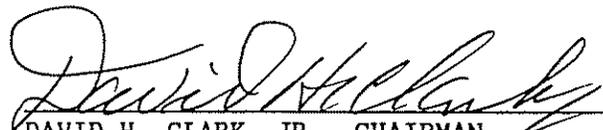
A parcel of land being portions of Sections 26, 27, 34, 35 and 36, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows: begin at the Southeast corner of said Section 36; thence N89°59'22"W along the Southerly line of said Section 36, 5,294.66 feet to the Southeast corner of said Section 35; thence N89°58'22"W along the Southerly line of said Section 35, 5,300.85 feet to the Southeast corner of said Section 34; thence S89°57'57"W along the Southerly line of said Section 34, 935.00 feet; thence leaving said Southerly line N00°02'04"W, 220.00 feet; thence N89°57'58"E, 936.07 feet to the Easterly line of said Section 34; thence leaving said line N31°28'06"W, 1,043.08 feet; thence S89°57'56"W, 770.00 feet; thence S59°23'10"W, 383.31 feet; thence N62°11'06"W, 873.24 feet to the Easterly line of a Florida Power right-of-way line as recorded in Official Record Book 286, Pages 34 and 35 of the Public Records of Pasco County, Florida; thence N14°12'11"E along said Easterly right-of-way line 8,292.42 feet to the Southerly line of the proposed Suncoast Expressway right-of-way; thence along said Southerly line by a curve to the left, having a radius of 3,650.00 feet and a central angle of 68°53'00", thence Southerly along the arc of said curve to the left, a distance of 4,388.18 feet, (chord bearing S20°14'19"E, chord length 4128.64 feet); thence S54°40'49"E, 2,594.82 feet to the Point of Curvature of a curve, said curve having a radius of 3,015.00 feet and a central angle of 20°00'00", thence Southeasterly along the arc of said curve to the left, a distance of 1,052.43 feet, (chord bearing S64°40'49"E, chord length 1,047.10 feet); thence S74°40'49"E, 3,014.84 feet to the Point of Curvature of a curve, said curve having a radius of 4,850.00 feet and a central angle of 74°50'01", thence Easterly along the arc of said curve to the right, a distance of 6,334.55 feet, (chord bearing S37°15'48"E, chord length 5,893.81 feet) to the Easterly line of said Section 36; thence S00°08'54"W along said Easterly line, 86.33 feet, to the Point of Beginning; containing 1,542.960 acres, more or less. Containing 6,714.344 acres, more or less (total of all aforementioned parcels).

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

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 97-173 dated March 4, 1997, has adopted an amendment to the development order for a Development of Regional Impact known as Serenova (Resolution No. 92-118 adopted on January 28, 1992). The above-referenced development order constitutes a land development regulation applicable to the property described in Exhibit A attached hereto and incorporated herein by reference.

A legal description of the property covered and the development order may be examined upon request at the office of the Pasco County Growth Management/Zoning Department, located at the West Pasco Government Center, 7530 Little Road, Suite 320, New Port Richey, Florida.

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

  
\_\_\_\_\_  
DAVID H. CLARK, JR., CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

State of Florida    )  
County of Pasco    )

The foregoing Notice of Adoption of an amendment to the Development Order was acknowledged before me this 4<sup>th</sup> day of March, 1997.

  
\_\_\_\_\_  
Notary Public  
State of Florida at Large  
My Commission Expires:  
November, 1997



# 206

# PASCO COUNTY, FLORIDA

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

GROWTH MANAGEMENT/ZONING DEPT.  
PASCO COUNTY GOVT. COMPLEX  
7432 LITTLE ROAD  
NEW PORT RICHEY, FL 34654

November 29, 1994

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

RE: Serenova Development of Regional Impact Development Order Amendment

Dear Mr. Butts:

Enclosed please find for your records a certified copy of the Serenova Development of Regional Impact, Development Order Amendment (Resolution No. 95-17) as recorded in the Clerk's Office on October 27, 1994.

Sincerely,

Deborah J. Bolduc  
Planner II

DJB/b103105a/67:ltr

Enclosures

RESOLUTION AMENDING THE DEVELOPMENT ORDER FOR THE SERENOVA DEVELOPMENT OF REGIONAL IMPACT (DRI NO. 206)

WHEREAS, in accordance with Section 380.06, Florida Statutes, the Pasco County Board of County Commissioners (the "Commission") adopted a Development Order approving, with conditions, the Serenova Development of Regional Impact ("DRI") on January 28, 1992, as amended on July 28, 1992 (the "Development Order"); and

WHEREAS, on September 16, 1994, as amended on October 25, 1994, Serenova, Ltd. filed an application entitled "Notification of a Proposed Change to a Previously Approved Development of Regional Impact" pursuant to Subsection 380.06(19), Florida Statutes" (the "NOPC") proposing to extend the project build-out and phases thereof by four (4) years, eleven (11) months, fifteen (15) days; and amend certain other Development Order Conditions related to said time extensions (the "Proposed Changes").

WHEREAS, the Commission, as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider amendments to DRIs; and

WHEREAS, the Commission has reviewed the NOPC, as well as all related testimony and evidence submitted by each party and members of the general public.

NOW, THEREFORE, BE IT RESOLVED by the Commission in regular session, duly assembled this 25th day of October, 1994, that the Serenova Development Order is amended as set forth below:

- 1. General Findings of Fact. The Commission, having received all related comments, testimony, and evidence submitted by each party and members of the general public, finds that there is substantial competent evidence to support the following findings of fact:
  - A. The Development Order is a valid final Development Order within the provisions of Section 163.3167(8), Florida Statutes, affecting the property described on Exhibit "A" attached hereto and incorporated herein.
  - B. The NOPC includes a description of the Proposed Changes.
  - C. The Proposed Changes necessitate amending the Development Order Conditions described herein.
  - D. A comprehensive review of the impacts generated by the Proposed Changes, together with all previous amendments, has been conducted by Pasco County (the "County"), the Tampa Bay Regional Planning Council ("TBRPC"), and the Department of Community Affairs ("DCA").
  - E. The Proposed Changes, together with all previous amendments, do not create additional regional impacts from the original projects set forth in the Application for Development Approval ("ADA"), nor do they create impacts that were not previously reviewed.

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 AND THE COUNTY OFFICIAL SEAL THIS 31st day of 10/1994  
 JED PITTMAN, CLERK OF THE BOARD  
 Rebecca Hankins, D.C.

2. Conclusions of Law. The Commission, having made the above findings of fact, reaches the following conclusions of law:

- A. Development in accordance with the Proposed Changes will not unreasonably interfere with the achievement of the objectives of the adopted State Comprehensive Plan.
- B. The Proposed Changes are consistent with the land development regulations and the adopted local Comprehensive Plan.
- C. The Proposed Changes, together with all previous amendments, do not create additional impacts to the public facilities or any type of regional impact over those treated under the Development Order. The proposed amendments, therefore, do not constitute a "substantial deviation" from the Development Order, pursuant to Chapter 380.06, Florida Statutes.
- D. Nothing herein shall limit or modify the rights originally approved by the Development Order of the protection afforded under Section 163.3167(8), Florida Statutes.
- E. The Proposed Changes, once effective, are consistent with the provisions of Section 402, Pasco County Land Development Code, the Pasco County Concurrency Management System, and the Development Rights granted by the Development Order, as amended hereby, remain vested thereunder.
- F. The proposed amendments are consistent with the recommendations of the TBRPC.
- G. These proceedings have been duly conducted pursuant to applicable law and regulations and, based upon the record and these proceedings, the various departments of the County and Developer are authorized to approve/conduct development as described herein.
- H. The review by the County, the TBRPC, and other participating agencies and interested citizens, reveals that the Proposed Changes do not create additional impacts on regionally significant natural resources, facilities, and services beyond those previously reviewed in the ADA, and that impacts are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes.

3. Order. Having made the above findings of fact and drawn the above conclusions of law, it is ordered that the Development Order be amended as follows:

- A. Section IV.A (Phasing Schedule) is hereby amended as follows to reflect the Proposed Changes. This development phasing and build-out schedule supersedes all previously described phasing and build-out dates.
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**TABLE 1  
PROPOSED PHASING SCHEDULE (NOT CUMULATIVE)**

Land Use	PHASE				Total
	Ph. I (2000)	Ph. II (2005)	Ph. III (2010)	Ph. IV (2015)	
Residential <sup>1</sup> (Dwelling Units)	1,392	1,725	1,536	1,828	6,481
Retail (GFA SF) (Acres) (Parking)	312,391 (48.0) (1,562)	387,095 (50.9) (1,935)	1,961,605 (167.1) (9,808)	122,107 (13.1) (610)	2,783,198 (279.1) (13,915)
Office (GFA SF) (Acres)	20,393 (2.9)	96,800 (100.0)	2,005,720 (119.7)	303,692 (22.0)	2,426,605 (154.6)
Industrial (GFA SF) (Acres)	80,940 (10.3)	-0- (-0-)	428,524 (53.4)	2,104,962 (180.8)	2,614,426 (244.5)
Hotel (Rooms)	-0-	200	300	200	700
Nursing Home (Beds)	-0-	150	-0-	-0-	150
Hospital (Beds)	-0-	-0-	200	-0-	200
Golf Course (Acres)	148.3	156.5	-0-	-0-	304.8
Church (Acres)	-0-	8.0	-0-	9.6	17.6
Fire/Police/EMS, Utility and Library (Acres)	18.7	9.5	3.0	3.4	34.6
Elementary School (Acres)	-0-	21.9	-0-	18.5	40.4
Upland Park (Acres)	-0-	41.1	-0-	-0-	41.1
Wildlife Preserve (Acres)	76.9	162.3	96.4	126.6	462.2
Wildlife Preserve/ Upland Park (Acres)	-0-	68.3	-0-	-0-	68.3

<sup>1</sup> Includes ACLF units.

Note: Per Development Order Condition IV.D, build-out dates of each phase and the entire project shall be as December 15th of each year listed in Table 1 above.

B. Section IV.B (Duration) is hereby amended to read:

2. The duration of the Development Order shall be a period of twenty-nine (29) years from its effective date. The effective period may be extended by the commission upon a showing of good cause, and as provided by Statute. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Section IV.C (Commencement of Development) is hereby amended to read:

If physical development of Serenova has not been commenced within six (6) years of the effective date of this Development Order, the commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section F.2.a hereof, whether the delay represents a Substantial Deviation from the Development Order.

D. Section IV.D (Build-Out of Phases and Project) is hereby amended to read:

Build-out dates of each phase and the entire project shall be as of December 15th of each of the years listed in Table 1 above.

E. Section III.D.2 is hereby amended to read:

2. The approved DRI shall not be subject to downzoning, unit density reduction, or intensity reduction for twenty-nine (29) 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 and accurate 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.

4. Effective Date. This Resolution shall take effect immediately upon adoption.

5. Notice of Adoption. A Notice of Adoption of this Resolution, in the form attached hereto and incorporated herein as Exhibit "B", shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended.

6. Certified Copies. The Clerk of the Commission shall return a signed certified copy of this Resolution and the Notice of Adoption described in Section 6 above to the Pasco County Growth Management Department, which shall then send copies of each document to the DCA and the TBRPC, and to the attorney of record in these proceedings.

DONE AND RESOLVED this 25th day of October, 1994.

ATTEST:

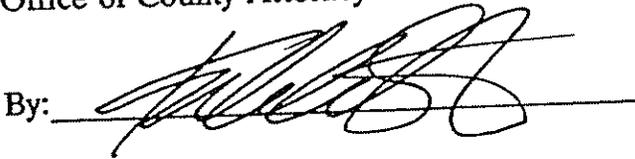
BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

By:   
JED PITTMAN, CLERK

By:   
CHAIRPERSON

APPROVED AS TO LEGAL FORM AND CONTENT

Office of County Attorney

By: 

## EXHIBIT "A"

SERENOVA DRI LEGAL DESCRIPTION

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED AND LYING IN SECTIONS 2 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 52 AND WEST OF HAYS ROAD AND EAST OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE COMMON CORNER OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE S89°52'40"W, ALONG THE SOUTH LINE OF SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 11, 535.81 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HAYS ROAD (A 66' R/W) AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE S00°55'00"W, ALONG SAID WESTERLY R/W LINE, 644.24 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W); THENCE S83°15'22"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,249.67 FEET; THENCE ALONG THE EASTERLY LINE OF THE PROPOSED SUNCOAST RIGHT-OF-WAY LINE N14°12'11"E, 1,300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S30°57'24"E, 548.93 FEET; THENCE N89°52'40"E, 650.00 FEET TO THE P.O.B.  
CONTAINING 20.848 ACRES, MORE OR LESS.

ALSO;

FROM THE COMMON CORNER OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AS A POINT OF REFERENCE; THENCE S00°14'32"W, ALONG THE WEST LINE OF SAID SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF SECTION 10, 1,077.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W), FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE S80°29'27"E, 446.14 FEET; 2) THENCE 671.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,341.83 FEET, CHORD S88°42'36"E, 669.58 FEET; 3) THENCE N82°59'28"E, 1,646.97 FEET; 4) THENCE 47.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 22,868.31 FEET, CHORD N83°03'04"E, 47.82 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDS OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 286, PAGES 34 AND 35, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S14°12'11"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 22,462.13 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N00°18'05"E, ALONG SAID LINE, 1,573.45 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 27, N00°11'03"E, 3,283.47 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°58'36"W, 1,336.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N00°26'01"E, 5,297.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE N01°30'11"E, 2,674.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N00°01'20"E, 2,653.96 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N00°37'39"W, 3,928.33 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE N89°50'00"E, 1,333.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE N00°24'29"W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 10, 864.70 FEET TO THE INTERSECTION OF SAID LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 52; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE 624.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,341.83 FEET, CHORD S69°59'29"E, 622.74 FEET; 2) THENCE S77°38'05"E, 991.92 FEET; 3) THENCE S73.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET, CHORD S79°03'46"E, 573.66 FEET; 4) THENCE S80°29'27"E, 525.11 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,790.486 ACRES, MORE OR LESS.

ALSO;

A PARCEL OF LAND LYING WITH SECTIONS 24 AND PORTIONS OF 11, 13, 14, 22, 23, 25, 26, 27 AND 36, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S00°08'54"W, ALONG THE EASTERLY LINE OF SAID SECTION 36, 3,460.64 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BY A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 5,150.00 FEET AND A CENTRAL ANGLE OF 55°10'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE 4949.41 FEET, (CHORD BEARING N47°05'34"W, CHORD LENGTH 4,769.98 FEET); THENCE N74°40'49"W, 3,014.84 FEET TO THE POINT OF

CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 2,715.00 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 947.71 FEET, (CHORD BEARING N64°40'49"W, CHORD LENGTH 942.91 FEET); THENCE N54°40'49"W, 2,594.82 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 1,350.00 FEET AND A CENTRAL ANGLE OF 68°53'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 4,027.51 FEET, (CHORD BEARING N20°14'19"W, CHORD LENGTH 3,789.30 FEET); THENCE N14°12'11"E, 14,668.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 52; THENCE N83°15'22"E ALONG SAID SOUTHERLY RIGHT-OF-WAY 1,827.32 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S00°06'04"E, 4,595.97 FEET; THENCE S29°44'43"E, 15.56 FEET; THENCE S30°12'45"W, 603.03 FEET; THENCE S68°31'25"W, 1,021.07 FEET; THENCE S15°42'58"E, 921.84 FEET; THENCE N75°52'32"E, 2,044.64 FEET; THENCE S37°29'50"E, 2,300.43 FEET; THENCE N44°51'16"E, 1,689.33 FEET; THENCE S52°04'10"E, 1,091.30 FEET; THENCE N83°43'00"E, 738.78 FEET TO THE EASTERLY LINE OF SAID SECTION 13; THENCE S00°08'54"W ALONG THE EASTERLY LINE OF SAID SECTIONS 13, 24 AND 25, 13,221.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,460.050 ACRES OF LAND, MORE OR LESS.

LESS THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 80 ACRES MORE OR LESS.

LESS THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 20 ACRES MORE OR LESS.

ALSO;

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 26, 27, 34, 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N89°59'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 36, 5,294.66 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°58'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 35, 5,300.85 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°57'57"W ALONG THE SOUTHERLY LINE OF SAID SECTION 34, 935.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE N00°02'04"W, 220.00 FEET; THENCE N89°57'58"E, 936.07 FEET TO THE EASTERLY LINE OF SAID SECTION 34; THENCE N00°14'40"E ALONG SAID EASTERLY LINE, 2,040.00 FEET; THENCE LEAVING SAID LINE N31°28'06"W, 1,040.08 FEET; THENCE S89°57'56"W, 770.00 FEET; THENCE S59°23'10"W, 383.31 FEET; THENCE N62°11'06"W, 873.24 FEET TO THE EASTERLY LINE OF A FLORIDA POWER RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 286, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N14°12'11"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 8,292.42 FEET TO THE SOUTHERLY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY LINE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 3,650.00 FEET AND A CENTRAL ANGLE OF 68°53'00", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 4,388.18 FEET, (CHORD BEARING S20°14'19"E, CHORD LENGTH 4,128.64 FEET); THENCE S54°40'49"E, 2,594.82 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 3,015.00 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,052.43 FEET, (CHORD BEARING S64°40'49"E, CHORD LENGTH 1,047.10 FEET); THENCE S74°40'49"E, 3,014.84 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 4,850.00 FEET AND A CENTRAL ANGLE OF 74°50'01", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 6,334.55 FEET, (CHORD BEARING S37°15'48"E, CHORD LENGTH 5,893.81 FEET) TO THE EASTERLY LINE OF SAID SECTION 36; THENCE S00°08'54"W ALONG SAID EASTERLY LINE, 86.33 FEET, TO THE POINT OF BEGINNING; CONTAINING 1,542.960 ACRES, MORE OR LESS.

CONTAINING 6,714.344 ACRES, MORE OR LESS (TOTAL OF ALL AFOREMENTIONED PARCELS).

195708

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115-002

EXHIBIT "B"

FILED FOR RECORD

NOTICE OF ADOPTION OF AMENDMENT OF THE DEVELOPMENT ORDER FOR THE SERENOVA DEVELOPMENT OF REGIONAL IMPACT

PURSUANT TO SECTION 380.6(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners by Resolution No. 95-17, dated October 25, 1994, has adopted an amendment to the Development Order for the Northwood Development of Regional Impact. The above referenced Development Order, as amended, constitutes a land development regulation applicable to the property described in Exhibit "A" of the Development Order.

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

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in the above mentioned Exhibit "A" or actual or constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

By: Ann Hildebrand Chairperson

STATE OF FLORIDA )

COUNTY OF PASCO )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 25 day of October, 1994, by Ann Hildebrand, as Chairperson of the BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA. He is personally known to me and did not take an oath.

Robert S. Harkins, Jr. Notary Public Deputy Clerk

APPROVED AS TO LEGAL FORM AND CONTENT Office of County Attorney

By: [Signature]

R Bd. Rec. 11/2/94

R1996273 V5984692 10/27/94 02:41 PM REFERENCE # 115002 RECORDING/INDEXING 5.00 RECORDS MODERNIZATION FEE 1.00

TOTAL: 6.00

(SER-NOPC)

25 CECINO 115002 CHARGED: 6.00 01-A AMT PAID: .00

OR 3355 P 1870



# PASCO COUNTY, FLORIDA

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

GROWTH MANAGEMENT/ZONING DEPT.  
PASCO COUNTY GOVT. COMPLEX  
7432 LITTLE ROAD  
NEW PORT RICHEY, FL 34654

October 31, 1994

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

RE: Saddlebrook Village and Serenova Developments of Regional Impact,  
Development Order Amendments

Dear Mr. Butts:

Enclosed please find for your records certified copies of the Saddlebrook Village and Serenova Developments of Regional Impact, Development Order Amendments (Resolution Nos. 95-18 and 95-17). Both documents were approved by the Pasco County Board of County Commissioners on October 25, 1994.

Sincerely,

*Deborah J. Bolduc*  
Deborah J. Bolduc  
Planner II

DJB/b103105/67:ltr

Enclosures

45-11

**RESOLUTION AMENDING THE DEVELOPMENT ORDER  
FOR THE SERENOVA DEVELOPMENT OF REGIONAL  
IMPACT (DRI NO. 206)**

WHEREAS, in accordance with Section 380.06, Florida Statutes, the Pasco County Board of County Commissioners (the "Commission") adopted a Development Order approving, with conditions, the Serenova Development of Regional Impact ("DRI") on January 28, 1992, as amended on July 28, 1992 (the "Development Order"); and

WHEREAS, on September 16, 1994, as amended on October 25, 1994, Serenova, Ltd. filed an application entitled "Notification of a Proposed Change to a Previously Approved Development of Regional Impact" pursuant to Subsection 380.06(19), Florida Statutes" (the "NOPC") proposing to extend the project build-out and phases thereof by four (4) years, eleven (11) months, fifteen (15) days; and amend certain other Development Order Conditions related to said time extensions (the "Proposed Changes").

WHEREAS, the Commission, as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider amendments to DRIs; and

WHEREAS, the Commission has reviewed the NOPC, as well as all related testimony and evidence submitted by each party and members of the general public.

NOW, THEREFORE, BE IT RESOLVED by the Commission in regular session, duly assembled this 25th day of October, 1994, that the Serenova Development Order is amended as set forth below:

1. General Findings of Fact. The Commission, having received all related comments, testimony, and evidence submitted by each party and members of the general public, finds that there is substantial competent evidence to support the following findings of fact:
  - A. The Development Order is a valid final Development Order within the provisions of Section 163.3167(8), Florida Statutes, affecting the property described on Exhibit "A" attached hereto and incorporated herein.
  - B. The NOPC includes a description of the Proposed Changes.
  - C. The Proposed Changes necessitate amending the Development Order Conditions described herein.
  - D. A comprehensive review of the impacts generated by the Proposed Changes, together with all previous amendments, has been conducted by Pasco County (the "County"), the Tampa Bay Regional Planning Council ("TBRPC"), and the Department of Community Affairs ("DCA").
  - E. The Proposed Changes, together with all previous amendments, do not create additional regional impacts from the original projects set forth in the Application for Development Approval ("ADA"), nor do they create impacts that were not previously reviewed.

2. Conclusions of Law. The Commission, having made the above findings of fact, reaches the following conclusions of law:

- A. Development in accordance with the Proposed Changes will not unreasonably interfere with the achievement of the objectives of the adopted State Comprehensive Plan.
- B. The Proposed Changes are consistent with the land development regulations and the adopted local Comprehensive Plan.
- C. The Proposed Changes, together with all previous amendments, do not create additional impacts to the public facilities or any type of regional impact over those treated under the Development Order. The proposed amendments, therefore, do not constitute a "substantial deviation" from the Development Order, pursuant to Chapter 380.06, Florida Statutes.
- D. Nothing herein shall limit or modify the rights originally approved by the Development Order of the protection afforded under Section 163.3167(8), Florida Statutes.
- E. The Proposed Changes, once effective, are consistent with the provisions of Section 402, Pasco County Land Development Code, the Pasco County Concurrency Management System, and the Development Rights granted by the Development Order, as amended hereby, remain vested thereunder.
- F. The proposed amendments are consistent with the recommendations of the TBRPC.
- G. These proceedings have been duly conducted pursuant to applicable law and regulations and, based upon the record and these proceedings, the various departments of the County and Developer are authorized to approve/conduct development as described herein.
- H. The review by the County, the TBRPC, and other participating agencies and interested citizens, reveals that the Proposed Changes do not create additional impacts on regionally significant natural resources, facilities, and services beyond those previously reviewed in the ADA, and that impacts are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes.

3. Order. Having made the above findings of fact and drawn the above conclusions of law, it is ordered that the Development Order be amended as follows:

- A. Section IV.A (Phasing Schedule) is hereby amended as follows to reflect the Proposed Changes. This development phasing and build-out schedule supersedes all previously described phasing and build-out dates.
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**TABLE 1  
PROPOSED PHASING SCHEDULE (NOT CUMULATIVE)**

<u>Land Use</u>	<u>PHASE</u>				<u>Total</u>
	<u>Ph. I (2000)</u>	<u>Ph. II (2005)</u>	<u>Ph. III (2010)</u>	<u>Ph. IV (2015)</u>	
Residential <sup>1</sup> (Dwelling Units)	1,392	1,725	1,536	1,828	6,481
Retail (GFA SF)	312,391	387,095	1,961,605	122,107	2,783,198
(Acres)	(48.0)	(50.9)	(167.1)	(13.1)	(279.1)
(Parking)	(1,562)	(1,935)	(9,808)	(610)	(13,915)
Office (GFA SF)	20,393	96,800	2,005,720	303,692	2,426,605
(Acres)	(2.9)	(100.0)	(119.7)	(22.0)	(154.6)
Industrial (GFA SF)	80,940	-0-	428,524	2,104,962	2,614,426
(Acres)	(10.3)	(-0-)	(53.4)	(180.8)	(244.5)
Hotel (Rooms)	-0-	200	300	200	700
Nursing Home (Beds)	-0-	150	-0-	-0-	150
Hospital (Beds)	-0-	-0-	200	-0-	200
Golf Course (Acres)	148.3	156.5	-0-	-0-	304.8
Church (Acres)	-0-	8.0	-0-	9.6	17.6
Fire/Police/EMS, Utility and Library (Acres)	18.7	9.5	3.0	3.4	34.6
Elementary School (Acres)	-0-	21.9	-0-	18.5	40.4
Upland Park (Acres)	-0-	41.1	-0-	-0-	41.1
Wildlife Preserve (Acres)	76.9	162.3	96.4	126.6	462.2
Wildlife Preserve/ Upland Park (Acres)	-0-	68.3	-0-	-0-	68.3

1 Includes ACLF units.

Note: Per Development Order Condition IV.D, build-out dates of each phase and the entire project shall be as December 15th of each year listed in Table 1 above.

B. Section IV.B (Duration) is hereby amended to read:

2. The duration of the Development Order shall be a period of twenty-nine (29) years from its effective date. The effective period may be extended by the commission upon a showing of good cause, and as provided by Statute. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Section IV.C (Commencement of Development) is hereby amended to read:

If physical development of Serenova has not been commenced within six (6) years of the effective date of this Development Order, the commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section F.2.a hereof, whether the delay represents a Substantial Deviation from the Development Order.

D. Section IV.D (Build-Out of Phases and Project) is hereby amended to read:

Build-out dates of each phase and the entire project shall be as of December 15th of each of the years listed in Table 1 above.

E. Section III.D.2 is hereby amended to read:

2. The approved DRI shall not be subject to downzoning, unit density reduction, or intensity reduction for twenty-nine (29) 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 and accurate 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.

4. Effective Date. This Resolution shall take effect immediately upon adoption.

5. Notice of Adoption. A Notice of Adoption of this Resolution, in the form attached hereto and incorporated herein as Exhibit "B", shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended.

6. Certified Copies. The Clerk of the Commission shall return a signed certified copy of this Resolution and the Notice of Adoption described in Section 6 above to the Pasco County Growth Management Department, which shall then send copies of each document to the DCA and the TBRPC, and to the attorney of record in these proceedings.

DONE AND RESOLVED this 25th day of October, 1994.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

By: Rebecca S. Hawk / D.A.  
JED PITTMAN, CLERK

By: Ann L. [Signature]  
CHAIRPERSON

APPROVED AS TO LEGAL FORM AND CONTENT

Office of County Attorney

By: [Signature]

SERENOVA DRI LEGAL DESCRIPT.

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED AND LYING IN SECTIONS 2 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 52 AND WEST OF HAYS ROAD AND EAST OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FROM THE COMMON CORNER OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE S89°52'40"W, ALONG THE SOUTH LINE OF SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 11, 535.81 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HAYS ROAD (A 66' R/W) AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE S00°55'00"W, ALONG SAID WESTERLY R/W LINE, 644.24 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W); THENCE S83°15'22"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,249.67 FEET; THENCE ALONG THE EASTERLY LINE OF THE PROPOSED SUNCOAST RIGHT-OF-WAY LINE N14°12'11"E, 1,300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S30°57'24"E, 548.93 FEET; THENCE N89°52'40"E, 650.00 FEET TO THE P.O.B.  
 CONTAINING 20.848 ACRES, MORE OR LESS.

ALSO;  
 FROM THE COMMON CORNER OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AS A POINT OF REFERENCE; THENCE S00°14'32"W, ALONG THE WEST LINE OF SAID SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF SECTION 10, 1,077.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W), FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE S80°29'27"E, 446.14 FEET; 2) THENCE 671.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,341.83 FEET, CHORD S88°42'36"E, 669.58 FEET; 3) THENCE N82°59'28"E, 1,646.97 FEET; 4) THENCE 47.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 22,868.31 FEET, CHORD N83°03'04"E, 47.82 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDS OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 286, PAGES 34 AND 35, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S14°12'11"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 22,462.13 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N00°18'05"E, ALONG SAID LINE, 1,573.45 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 27, N00°11'03"E, 5,283.47 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°58'36"W, 1,336.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N00°26'01"E, 5,297.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE N01°30'11"E, 2,674.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N00°01'20"E, 2,653.96 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N00°37'39"W, 3,928.33 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE N89°50'03"E, 1,333.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE N00°24'29"W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 10, 864.70 FEET TO THE INTERSECTION OF SAID LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 52; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE 624.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,341.83 FEET, CHORD S69°59'29"E, 622.74 FEET; 2) THENCE S77°38'05"E, 991.92 FEET; 3) THENCE S73.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET, CHORD S79°03'46"E, 573.66 FEET; 4) THENCE S80°29'27"E, 525.11 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 1,790.486 ACRES, MORE OR LESS.

ALSO;  
 A PARCEL OF LAND LYING WITH SECTIONS 24 AND PORTIONS OF 11, 13, 14, 22, 23, 25, 26, 27 AND 34, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S00°08'54"W, ALONG THE EASTERLY LINE OF SAID SECTION 36, 3,460.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BY A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 5,150.00 FEET AND A CENTRAL ANGLE OF 55°10'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE 4,949.43 FEET, (CHORD BEARING N47°05'34"W, CHORD LENGTH 4,769.98 FEET); THENCE N74°40'49"W, 3,014.84 FEET TO THE POINT OF

CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 2,715.00 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 947.71 FEET, (CHORD BEARING N64°40'49"W, CHORD LENGTH 942.91 FEET); THENCE N54°40'49"W, 2,594.82 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 3,350.00 FEET AND A CENTRAL ANGLE OF 68°53'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 4,027.51 FEET, (CHORD BEARING N20°14'19"W, CHORD LENGTH 3,789.30 FEET); THENCE N14°12'11"E, 14,668.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 52; THENCE N03°15'22"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 1,827.32 FEET; THENCE LEAVING SAID RIGHT-OF-WAY 500°06'04"E, 4,595.97 FEET; THENCE S89°44'43"E, 15.56 FEET; THENCE S30°12'45"W, 603.03 FEET; THENCE S63°31'25"W, 1,021.07 FEET; THENCE S15°42'58"E, 921.84 FEET; THENCE N75°52'32"E, 2,044.64 FEET; THENCE S37°29'50"E, 2,500.43 FEET; THENCE N44°51'16"E, 1,689.33 FEET; THENCE S52°04'10"E, 1,091.30 FEET; THENCE N83°43'00"E, 738.78 FEET TO THE EASTERLY LINE OF SAID SECTION 13; THENCE S00°08'54"W ALONG THE EASTERLY LINE OF SAID SECTIONS 13, 24 AND 25, 13,221.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,460.050 ACRES OF LAND, MORE OR LESS.

LESS THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 80 ACRES MORE OR LESS.

LESS THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 20 ACRES MORE OR LESS.

ALSO;

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 26, 27, 34, 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N89°59'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 36, 5,294.66 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°58'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 35, 5,300.85 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°57'57"W ALONG THE SOUTHERLY LINE OF SAID SECTION 34, 935.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE N00°02'04"W, 220.00 FEET; THENCE N89°57'58"E, 936.07 FEET TO THE EASTERLY LINE OF SAID SECTION 34; THENCE N00°14'40"E ALONG SAID EASTERLY LINE, 2,040.00 FEET; THENCE LEAVING SAID LINE N31°28'06"W, 1,043.08 FEET; THENCE S89°57'56"W, 770.00 FEET; THENCE S59°23'10"W, 383.31 FEET; THENCE N62°11'06"W, 873.24 FEET TO THE EASTERLY LINE OF A FLORIDA POWER RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 286, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N14°12'11"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 8,292.42 FEET TO THE SOUTHERLY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY LINE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 3,650.00 FEET AND A CENTRAL ANGLE OF 68°53'00", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 4,383.18 FEET, (CHORD BEARING S20°14'19"E, CHORD LENGTH 4,128.64 FEET); THENCE S54°40'49"E, 2,594.82 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 3,015.00 FEET AND A CENTRAL ANGLE OF 20°00'00", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,052.43 FEET, (CHORD BEARING S64°40'49"E, CHORD LENGTH 1,047.10 FEET); THENCE S74°40'49"E, 3,014.84 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 4,850.00 FEET AND A CENTRAL ANGLE OF 74°50'01", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 6,334.55 FEET, (CHORD BEARING S37°15'48"E, CHORD LENGTH 5,893.81 FEET) TO THE EASTERLY LINE OF SAID SECTION 36; THENCE S00°08'54"W ALONG SAID EASTERLY LINE, 86.33 FEET, TO THE POINT OF BEGINNING; CONTAINING 1,542.960 ACRES, MORE OR LESS.

CONTAINING 6,714.344 ACRES, MORE OR LESS (TOTAL OF ALL FOREMENTIONED PARCELS).

EXHIBIT "B"

NOTICE OF ADOPTION OF AMENDMENT OF THE  
DEVELOPMENT ORDER FOR THE SERENOVA  
DEVELOPMENT OF REGIONAL IMPACT

PURSUANT TO SECTION 380.6(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners by Resolution No. 95-11, dated Oct 25, 1994, has adopted an amendment to the Development Order for the Northwood Development of Regional Impact. The above referenced Development Order, as amended, constitutes a land development regulation applicable to the property described in Exhibit "A" of the Development Order.

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

The recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in the above mentioned Exhibit "A" or actual or constructive notice of any of the same under the authority of Section 380.06(15)(f), Florida Statutes.

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

By: [Signature]  
Chairperson

STATE OF FLORIDA )

COUNTY OF PASCO )

The foregoing Notice of Adoption of Development Order was acknowledged before me this 25 day of October, 1994, by Ann Helderman, as Chairperson of the BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA. He is personally known to me and did not take an oath.

[Signature]  
~~Notary Public~~ Deputy Clerk

APPROVED AS TO LEGAL FORM AND CONTENT  
Office of County Attorney

By: [Signature]

(SER-NOPC)

206



# PASCO COUNTY, FLORIDA

GROWTH MANAGEMENT  
DEVELOPMENT SERVICES ADM.  
7432 LITTLE ROAD  
NEW FORT RICHEY, FL 34654  
(813) 847-8132

CERTIFIED MAIL P 146 931 982

August 4, 1992

Ms. Marina Gonzalez-Pennington  
Dept. of Community Affairs  
Bureau of State Planning  
DRI Section  
2740 Centerview Drive  
Tallahassee, FL 32399-2100

RE: Serenova DRI Amendment

Dear Ms. Pennington:

Enclosed is a certified copy of Resolution #92-267 amending the Serenova DRI development order pursuant to the stipulated settlement agreement on this subject.

Sincerely,

Dean R. Neal  
Senior Planner

DRN/ca

Enclosure

cc: CERTIFIED MAIL P 146 931 983  
Suzanne Cooper, AICP, TBRPC

CERTIFIED MAIL P 146 931 984  
H. Clyde Hobby, Attorney

*mailed 8/4/92  
received 8/6/92*

AMENDMENT TO SERENOVA DRI DEVELOPMENT ORDER

BY COMMISSIONER \_\_\_\_\_

RESOLUTION 92-267

RESOLUTION ADOPTING AMENDMENT TO RESOLUTION 92-118,  
A DEVELOPMENT ORDER APPROVING, WITH CONDITIONS,  
THE SERENOVA DEVELOPMENT OF REGIONAL  
IMPACT (DRI) #206

WHEREAS, on January 28, 1992, the Pasco County Board of County Commissioners adopted Resolution 92-118, a DRI Development Order approving with conditions the Serenova DRI, pursuant to Chapter 380, F. S.; and

WHEREAS, on March 19, 1992, the Florida Department of Community Affairs (DCA) appealed the DRI Development Order pursuant to Section 380.07, F.S.; and

WHEREAS, the parties have communicated to discuss resolution of issues raised by the DCA and mutually desire to resolve disputed issues by an amendment to the DRI Development Order and have the appeal dismissed; and

WHEREAS, on July 17, 1992, the parties entered into a Stipulated Settlement Agreement and agreed to a full, complete and final settlement of all claims arising out of the appeal; and

WHEREAS, by adopting this amendment to the Serenova DRI, the Commission will be implementing the July 17 Stipulated Settlement Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session, duly assembled this 28th day of July, 1992, that:

(1) Amendment to Resolution 92-118. Resolution 92-118, adopted by the Board of County Commissioners of Pasco County on July 28, 1992, is amended as follows:

(a) Paragraph V A 1

is repealed and the following language is inserted in its place:

1. Land use types, intensities, and location shall be substantially as shown in the SERENOVA Master Development Plan (Revised Map H, which is incorporated as Exhibit J to the DRI Development Order), dated January 1992. In order to meet the employment and retail needs of the residents of the project, the following shall, at a minimum, be

provided by the time the indicated number of residential unit building permits have been issued. No further residential unit building permits shall be issued until the Certificates of Occupancy for non-residential uses providing for the number of on-site jobs as specified in the following table have been issued:

Residential Stage	No. of Project Resid. Units	No. of Jobs Needed for Units	Percent of Jobs Req'd On-Site	No. of Jobs Req'd On-Site <sup>1</sup>
1 (Phase 1 Build-Out)	1,392	2,158	10%	216
2a (Ph.1 plus 50% of Ph.2)	2,255	3,495	20%	699
2b (Phase 2 Build-Out)	3,117	4,835	25%	1,209
3a (Ph.1 & 2, plus 50% of Ph.3)	3,885	6,022	30%	1,807
3b (Phase 3 Build-Out)	4,653	7,212	35%	2,524
4a (Ph.1 & 2 & 3, plus 50% of Ph.4)	5,567	8,629	45%	3,883
4b (Phase 4 Build-Out)	6,481	10,064	50%	5,032

Notes: <sup>1</sup> On-site job opportunities may be achieved via Retail, Office or Industrial gross floor area (or combination thereof <sup>2</sup>) using the following Employee/GFA ratios:

Retail - 1 employee/411 SF GFA  
Office - 1 employee/207 SF GFA  
Industrial - 1 employee/644 SF GFA

<sup>2</sup> Total GFA by use cannot exceed DRI-approved mix.

Provided, however, that a minimum of 20% of the minimum job opportunities required on-site must be in retail employment.

Should there be a reduced market on-site for non-residential uses because of proximate off-site development, thereby making the percentages used in the above chart infeasible, the Developer may seek to amend the Development Order pursuant to Section 380.06(19), F.S., to reduce the on-site commitment to non-residential uses. If the Developer demonstrates to the satisfaction of the Department of Community Affairs, the Tampa Bay Regional Planning Council and Pasco County that these numbers are not feasible and that revised numbers would be more appropriate, then such amendment shall not be viewed as a substantial deviation pursuant to Section 380.06(19), F.S.

In order to administer this linkage mechanism, at or before the end of each phase as identified above, the Developer shall calculate the non-residential square footage required on-site using the above chart. This calculation will be performed in the Annual Report. The Developer will also provide information specifying the gross square footage of all non-residential development which has received building permits to date, according to the land use types listed above.

The Developer shall not proceed to residential construction for the next subphase as identified above, nor shall building permits be issued for any additional

residential development (building permit stage or later) meets or exceeds the jobs required on-site. If the non-residential development does not meet or exceed the jobs required on-site, then building permits with the necessary non-residential development shall be issued within three (3) years or this shall constitute a substantial deviation pursuant to Chapter 380.06(19), F.S.

- (b) Paragraph V.A.2. on page 6 of the DRI Development Order is repealed and the following language is inserted in its place:

2. The property is currently utilized for cattle grazing. Cattle grazing may be continued with no increase in densities or intensity of cattle management, except that as acreage is developed, as that term is defined in Chapter 380, F.S., or preserved pursuant to the terms of this Development Order, the number of cattle on the remainder of the property will be reduced accordingly. Additionally, the development will be initiated in the northern portion of the property. As development moves south, fences will be placed so as to permanently separate grazing cattle from any development and any preservation areas existing in the developing area and areas already developed.

For purposes of interpretation in the enforcement of this paragraph, there are approximately 1,200 cow/calf units currently grazing on property included in the Serenova DRI. An example of how this paragraph will work is as follows: Assume there are 7,000 acres and 1,200 cow/calf units. If 1,400 acres of the property are developed or preserved, that constitutes 20% of the total acreage. Therefore, the 1,200 cow/calf units shall be immediately reduced by 20% which equals 240/calf units. This will leave a new maximum number of 960.

- (c) Paragraph V.M.2.a. on page 17 of the DRI Development Order is repealed and the following language is inserted in its place:

1. Funding Commitments

For purposes of this Order, funding commitments shall be defined as placement of construction monies for the improvements in the adopted Five Year Capital Improvement Element of the Pasco County Comprehensive Plan or the adopted Florida Department of Transportation Five Year Work Program, provided that the required transportation facility is scheduled to be completed within the first three years. Any other funding commitments can be in the form of enforceable developer's agreements; however, in all such cases the necessary improvements shall be in place when the impacts of development occur.

- (d) All DRI Development Order references to tradeoff mechanisms are hereby repealed. Specifically,

Paragraph V.M.3.b. on page 24 of the DRI Development Order is repealed and the following language is inserted in its place:

- b. Any land use change to the DRI Development Order shall be subject to the provisions of Section 380.06(19), F.S.

Tables 4 and 5 on pages 26 and 27, respectively, of the Development Order are hereby repealed.

- (e) Paragraph V.Q.3. on page 31 of the DRI is repealed and the following language is substituted in its place:

3. Specific approval for Phases I and II of SERENOVA is hereby granted. Specific approval of Phases III and IV shall be subject to a Section 380.06, F.S., analysis for affordable housing. The housing analysis shall use DCA guidelines for affordable housing analysis in effect at the time of such approval. The analysis shall be prepared prior to commencement of Phase III development and shall be submitted to the DCA and the TBRPC for review, and Pasco County for approval. Should the analysis indicate that an affordable housing supply reasonably proximate to SERENOVA (including committed Phase I and Phase II on-site housing) is not sufficient to mitigate for SERENOVA impacts, then the Development Order shall be amended to include conditions for mitigating such impacts.

- (f) All other provisions of Resolution 92-118, not modified by this amendment, shall remain in full force and effect.

(2) Notice of Adoption

- (a) A Notice of Adoption of this Amendment to Resolution 92-118 shall be filed in the Public Records of Pasco County, Florida, in accordance with Section 380.06(15)(f), F.S.

- (b) The Clerk of the Commission shall return (10) signed and certified copies of this Amendment to the SERENOVA Development Order to the Pasco County Development Services Branch. The Development Services Branch shall then send out copies of the Amendment to the TBRPC and to attorneys of record in these proceedings.

DONE AND RESOLVED THIS <sup>29<sup>th</sup></sup> 20TH DAY OF JULY, 1992

(seal.)

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
PASCO COUNTY, FLORIDA

BY: Jed Pittman  
JED PITTMAN, Clerk

BY: Mike Wells  
Mike Wells, Chair

By: Donalee Schmidt/dc

APPROVED AS TO LEGAL FORM & CONTENT:

Office of the County Attorney

BY: [Signature]  
County Attorney

STATE OF FLORIDA  
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-  
ORD IN MY OFFICE. WITNESS MY HAND AND THE COUN-  
TY'S OFFICIAL SEAL THIS 9th day of July 1989  
JED PITTMAN, CLERK TO THE BOARD

BY: Donalee Schmidt D.C.



# PASCO COUNTY, FLORIDA

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GROWTH MANAGEMENT  
DEVELOPMENT SERVICES ADM.  
7432 LITTLE ROAD  
NEW PORT RICHEY, FL 34654  
(813) 847-8132

January 31, 1992 · CERTIFIED MAIL P 146 931 946

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

Re: Serenova DRI Development Order

Dear Ms. Pennington:

Please find enclosed a certified copy of Resolution 92-118 adopting a development order for the Serenova Development of Regional Impact.

Sincerely,

Dean R. Neal  
Senior Planner

DRN/ca

cc: Suzanne Cooper, AICP  
Tampa Bay Regional Planning Council

H. Clyde Hobby  
Attorney

Dara Khoyi  
The Otto Pottberg Trust

Jacob Varn, Attorney  
Carlton, Fields, Ward, Emmanuel, Smith & Cutter, P.A.

Bipin Parikh, P.E.  
Assistant County Administrator for Development Services

Samuel P. Steffey II  
Growth Management Administrator

Enclosure

**RECEIVED**  
FEB 4 1992  
Tampa Bay Regional  
Planning Council

SERENOVA DEVELOPMENT ORDER

BY COMMISSIONER \_\_\_\_\_

RESOLUTION NO. 92-118

RESOLUTION ADOPTING A DEVELOPMENT ORDER  
APPROVING, WITH CONDITIONS, THE SERENOVA  
DEVELOPMENT OF REGIONAL IMPACT (DRI NO. 206)

WHEREAS, in accordance with Section 380.06, Florida Statutes, as amended, THE OTTO POTTBERG TRUST, has filed an Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as SERENOVA with the Pasco County Development Services Branch; and,

WHEREAS, the Pasco County Board of County Commissioners (the Commission) is the governing body having jurisdiction over the review and approval of Developments of Regional Impact in accordance with Section 380.06, Florida Statutes, as amended; and

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires the approval, approval with conditions, or denial of an ADA.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County in regular session, duly assembled, this 28th day of January, 1992, that:

The ADA for the SERENOVA DRI is approved with conditions as set forth in the following Development Order, which is hereby adopted by the Pasco County Board of County Commissioners:

SERENOVA DEVELOPMENT ORDER

I. General Findings of Fact

The Pasco County Board of County Commission makes the following general findings of fact:

A. THE OTTO POTTBERG TRUST (the Applicant or Developer), has filed, in accordance with Section 380.06, Florida Statutes, as amended, an ADA for the SERENOVA DRI and associated responses to requests for additional information, collectively referred to herein as the Application.

B. The nature, type, scope, intensity, density, costs, and general impact of the proposed SERENOVA DRI, in part, are those which are summarized in Composite Exhibit A (Application for Development Approval and Sufficiency Responses), Exhibit I - "SERENOVA DRI Transportation Analysis", September 27, 1991, as amended; supplemented by the "Alternative Transportation Analysis", dated October 1, 1991, amended October 25, 1991; and "SERENOVA DRI Subphase Analysis (Phases I and II)", dated November 12, 1991; the Application, and in Exhibit B, the specific findings of fact contained in Pages 43 through 78 of the Tampa Bay Regional Planning Council (TBRPC) DRI Final Report adopted August 12, 1991. All Exhibits are incorporated into this Development Order by reference.

C. The real property encompassed by the SERENOVA DRI is owned by THE OTTO POTTBERG TRUST. A description of the real property is attached hereto as Exhibit C (legal description) and incorporated herein.

D. The Pasco County Comprehensive Plan Future Land Use Map designations for the area subject to the Application are ROR (Residential/Office/Retail), IL (Industrial-Light), RES-1 (Residential 1 du/ga), RES-3 (Residential 3 du/ga), and RES-6 (Residential 6 du/ga).

E. The zoning on the property which is subject to the Application is AC (Agricultural), MPUD (Master Planned Unit Development approved October 6, 1987), C-2 (General Commercial approved November 29, 1988), C-3 (Commercial/Light Manufacturing approved November 29, 1988), I-1 (Light Industrial Park approved November 29, 1988), and PUD (Planned Unit Development approved December 12, 1989).

F. On June 17, 1991, the Applicant advised the TBRPC that it was not going to provide additional information and requested that its Application be reviewed based on the information provided. Upon receipt of such notification, the TBRPC initiated the preparation of its DRI Final Report and advised the local government to set a date for a public hearing on the pending Application.

G. Both the Pasco County Planning Commission (the Planning Commission) and the Pasco County Board of County Commissioners (the Commission) have scheduled and held public hearings on the Application on October 9, 1991, and January 28, 1992, respectively.

H. Notice of these hearings has been published in a newspaper of general circulation at least sixty (60) days prior to the date set for the Commission hearing.

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

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

K. The Commission has received and considered the TBRPC DRI Final Report on the Application.

L. The Commission has received and considered the recommendation of the Planning Commission and various other reports and information including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee (DRC).

M. A 252± acre portion of SERENOVA is the subject of a Preliminary Development Agreement (PDA) (Exhibit D), which permits development of up to 350 residential units, finding that no material adverse impacts would result from said development.

## II. Conclusions of Law

The Commission hereby finds that the SERENOVA DRI:

A. Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the Application.

B. As modified by this Development Order, is consistent with the report and recommendations of the TBRPC.

C. Is consistent with the adopted Pasco County Comprehensive Plan (the Comprehensive Plan).

D. As modified by the Development Order, is consistent with the Pasco County Land Development Code (local land development regulations).

E. Is not in an area of critical State concern.

## III. Approval Stipulations

A. Specific approval with conditions is granted for Phase I and Phase II. Conceptual approval with conditions is granted for Phases III and IV. Specific approval of Phases III and IV shall require amendment of this Development Order after review and approval of an ADA limited to transportation, attendant air quality, housing, and hospital issues, pursuant to the requirements of Section 380.06(6), Florida Statutes.

B. The requirements of and conditions contained in this Development Order shall regulate the development of the property described in Exhibit C (legal description). Following the adoption of this Development Order, all plans for development on this property shall be consistent with the conditions and restrictions recited herein. Such regulations and restrictions shall be binding upon all Developer successors in interest to the property.

In the event the Development Services Branch believes a violation of the provisions hereof occurs, the Development Services Branch shall notify the Department of Community Affairs (DCA) and may issue a notice of noncompliance to the Developer and recommend that the Commission establish a hearing to consider the alleged violation. After providing the Applicant with an opportunity to be heard, and if it is determined by the Commission that a violation has occurred, all development related to the violation shall cease until the violation has been corrected.

C. All development specifically authorized by this Development Order shall be carried out as described in the Application unless otherwise modified by the provisions hereof.

1. Adverse impacts shall be mitigated as specified in the Application and in this Development Order.

2. The Developer's commitments set forth on Pages 37 through 42 of the DRI Final Report (attached as Exhibit E) shall be honored by the Developer.

D. Development of all phases, as described in the Application, shall be governed by the standards and procedural provisions of the Pasco County Comprehensive Plan in effect at the time of adoption of this Development Order, with the exception of housing, hospitals, transportation, and attendant air quality issues in Phases III and IV, which shall be governed by the standards and procedures in effect at the time specific approval is granted. Land development regulations shall be applied in a manner which is consistent with Chapter 163.3194(1)(b), Florida Statutes. In the event of a conflict between future land use regulations and this Development Order, and/or the Pasco County Comprehensive Plan in effect at the time of adoption of the Development Order, the Development Order or Comprehensive Plan in effect at the time of adoption of the Development Order, as applicable, shall prevail, with the exception of housing, hospitals, transportation, and attendant air quality issues in Phases III and IV, in which case, the Development Order and Comprehensive Plan in effect at the time of specific approval of those areas shall prevail.

1. All conditions of the Master Planned Unit Development (MPUD) zoning approved on October 6, 1987, Planned Unit Development (PUD) zoning approved on December 12, 1989, C-2 (General Commercial) zoning approved on November 29, 1988, C-3 (Commercial/Light Manufacturing) zoning approved on November 29, 1988, and I-1 (Light Industrial Park) zoning approved on November 29, 1988, shall remain in effect, except as may be amended by the Pasco County Board of County Commissioners, and, to the extent not inconsistent herewith, are incorporated into this Development Order, by reference, as Exhibit F.

2. The approved DRI shall not be subject to downzoning, unit density reduction, or intensity reduction for twenty-four (24) 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.

E. Development of any phase or subphase of SERENOVA shall require the issuance of a Certificate of Level of Service Compliance (CLSC), ensuring that adequate infrastructure exists to serve the proposed phase or subphase and that the proposed development will not cause adverse impacts resulting in a reduction of Level of Service below the adopted minimum acceptable Level of Service standards as set forth in the Pasco County Comprehensive Plan.

IV. Phasing and Duration

A. Phasing Schedule

1. Development of SERENOVA shall proceed in accordance with the phasing schedules stated in Table 1 below or subphases thereof. A phase shall be considered complete upon issuance of the final record plat, or where no record plat is required, upon issuance of the final building permit for the phase.

TABLE 1  
Phasing Schedule (Not Cumulative)

Land Use	PHASE				Total
	Ph. I (1995)	Ph. II (2000)	Ph. III (2005)	Ph. IV (2010)	
Residential <sup>1</sup> (Dwelling Units)	1,392	1,725	1,536	1,828	6,481
Retail (GEA SF)	312,391	387,095	1,961,605	122,107	2,783,198
(Acres)	(48.0)	(50.9)	(167.1)	(13.1)	(279.1)
(Parking)	(1,562)	(1,935)	(9,808)	(610)	(13,915)
Office (GEA SF)	20,393	96,800	2,005,720	303,692	2,426,605
(Acres)	(2.9)	(10.0)	(119.7)	(22.0)	(154.6)
Industrial (GEA SF)	80,940	-0-	428,524	2,104,962	2,614,426
(Acres)	(10.3)	(-0-)	(53.4)	(180.8)	(244.5)
Hotel (Rooms)	-0-	200	300	200	700
Nursing Home (Beds)	-0-	150	-0-	-0-	150
Hospital (Beds)	-0-	-0-	200	-0-	200
Golf Course (Acres)	148.3	156.5	-0-	-0-	304.8
Church (Acres)	-0-	8.0	-0-	9.6	17.6
Fire/Police/EMS, Utility and Library (Acres)	18.7	9.5	3.0	3.4	34.6
Elementary School (Acres)	-0-	21.9	-0-	18.5	40.4
Upland Park (Acres)	-0-	41.1	-0-	-0-	41.1
Wildlife Preserve (Acres)	76.9	162.3	96.4	126.6	462.2
Wildlife Preserve/ Upland Park (Acres)	-0-	68.3	-0-	-0-	68.3

<sup>1</sup>Including ACLF units.

2. Excess infrastructure capacity constructed to potentially serve Phases III and IV of SERENOVA shall be at the Developer's risk and shall not vest later phase development rights with respect to Section 380.06, Florida Statutes.

B. Duration

1. This Development Order shall take effect forty-five (45) days after its rendition.

2. The duration of the Development Order shall be a period of twenty-four (24) years from its effective date. The effective period may be extended by the Commission upon a showing of good cause and as provided by statute. Application for such extension shall be made at least sixty (60) days prior to the expiration date.

C. Commencement of Development

If physical development of SERENOVA has not commenced within three (3) years of the effective date of this Development Order, the Commission shall determine, pursuant to Section 380.06(19), Florida Statutes, as amended, and the procedures outlined in Section F.2.a. hereof, whether the delay represents a Substantial Deviation from the Development Order.

D. Build-out of Phases and Project

Build-out dates of each phase and the entire project shall be as of December 31st of each of the years listed on Table 1 above.

V. Specific Conditions

A. Land Use and Master Development Plan

1. Land use types, intensities, and locations shall be substantially as shown on the SERENOVA Master Development Plan (Revised Map H, which is incorporated as Exhibit J to the Development Order), dated January 1992.

2. The property is currently utilized for agricultural activities. It is understood that, while the use will cease when the DRI is built out, portions of the property will continue to be used for agricultural activities until build-out. There shall be no intensification of or new agricultural activities within preservation and conservation and wildlife management areas.

3. Prior to the approval of any heavy industrial use, the Developer shall submit a Notice of Proposed Change for a new land use, pursuant to Chapter 380.06(19), Florida Statutes, and amend the Development Order to incorporate said change. Heavy industrial uses shall be defined as specific permitted uses listed within the I-2 "General Industrial District" of Article 500, Zoning Standards of the Pasco County Land Development code, as amended.

4. The Developer, prior to receiving preliminary/site plan approval for any development within any parcel designated on the SERENOVA Master Development Plan, shall submit to the Development Services Branch, for review and approval, a conceptual site plan and conceptual drainage approach for that entire parcel.

5. Prior to, or concurrent with, preliminary/site plan approval for any development requiring rezoning of AC designated portions of SERENOVA, the Developer shall obtain rezoning approval(s) for an MPUD or PUD District (or other appropriate zoning designation, as determined by Pasco County) for that area which is the subject of the preliminary/site plan approval.

6. The Developer may use a land use tradeoff mechanism based on the subject uses generating equivalent impacts for Phase I and Phase II. This land use tradeoff mechanism shall only be allowed for land uses assessed in the Application and must adequately mitigate for public facility impacts. Tradeoff of land uses within Phases I and II, or subphases thereof, shall be permitted in accordance with Section M.3.a.(2)b, "Tradeoff Mechanism". The Development Order shall be amended to incorporate any land use tradeoff via a Notice of Proposed Change to Pasco County, the TBRPC, and the DCA.

B. Water Quality and Drainage

1. Development of SERENOVA shall not lower Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan.

2. A homeowners'/land owners' association or other entity (other than Pasco County) with assessment powers, shall be responsible for the operation and maintenance of all privately owned and operated on-site drainage facilities, except as may be specifically determined otherwise by Pasco County during site plan/subdivision review. Said entity shall be identified prior to approval of the final construction plans for any such facility. Further, said entity shall be identified and listed in the next Annual Report after the approval of the final construction plans. If, however, Pasco County establishes a Countywide or areawide stormwater management system, then all on-site stormwater management facilities may become the responsibility of Pasco County, as provided for in any future stormwater management ordinance.

3. Prior to the issuance of any final development permits, a stormwater management plan for SERENOVA or any increment thereof shall be submitted to the TBRPC for review and Pasco County and other appropriate regulatory bodies for review and approval. The following parameters and requirements of the current Pasco County Land Development Code shall be included in the stormwater management plan:

a. The proposed stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 17-25 and 40D-4, or 40D-40, F.A.C., and Pasco County stormwater management requirements. Treatment shall be provided by biological filtration wherever feasible.

b. Best management practices for reducing adverse water quality impacts as required by Pasco County and other appropriate regulatory bodies (e.g., a street cleaning program for parking and roadway areas within the development) shall be implemented.

4. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The Developer shall develop a surface water quality monitoring program on a basin by basin or subbasin area, instituted prior to commencement of construction within that basin or subbasin, to monitor background conditions and quality of surface water exiting the site. The program within each basin or subbasin shall continue through build-out within that basin or subbasin. The following parameters shall be included within the water quality monitoring program:

a. Sampling locations and specific parameters, including frequency (minimum of twice annually) of monitoring and reporting, shall be subject to Pasco County and other appropriate regulatory bodies' approval, and to the TBRPC review and comment.

b. All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/Florida Department of Environmental Regulation (EPA/FDER) quality control standards and requirements.

c. The monitoring results shall be submitted to Pasco County, the FDER, the Southwest Florida Water Management District (SWFWMD), with each Annual Report. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the subbasin shall cease until the violation is corrected.

5. A groundwater monitoring program shall be instituted, and baseline data shall be obtained and reported to the West Coast Regional Water Supply Authority (WCRWSA) 180 days (two [2] sampling episodes) prior to construction within the SERENOVA industrial area (Parcel Nos. 140, 148-153, 155-156). A minimum of two (2) groundwater monitoring well sites (containing at least one [1] Floridan aquifer well and one [1] surficial aquifer well) shall be placed south and west of the above-referenced SERENOVA industrial area. These monitoring wells shall be sampled quarterly, until two (2) years after

build-out of the above-referenced industrial area, to monitor for any adverse impact of development on groundwater. Thereafter, monitoring shall be required annually. If the industrial area is relocated, the groundwater monitoring wells will be appropriately re-located to areas downgradient of the new industrial area.

The parameters to be measured shall include, at minimum, water levels and primary drinking water standards. The groundwater monitoring program shall be designed in cooperation with the SWFWMD and the WCRWSA, and is to be approved by Pasco County. All water quality analytical methods and procedures shall be documented and shall comply with U.S. Environmental Protection Agency/FDER Quality Control Standards and Requirements.

A monitoring report shall be submitted, following each sampling to the SWFWMD, the WCRWSA, the FDER, and Pasco County. Should a hazardous materials incident occur, or should the monitoring program indicate that maximum contaminant levels have been exceeded, the violation shall be immediately reported to Pasco County, the SWFWMD, the WCRWSA, and the FDER. Corrective measures, as required by the FDER, shall be implemented.

6. The Applicant shall formulate guidelines for the maintenance of SERENOVA golf courses that addresses the limited use of herbicides, pesticides, and fertilizers and includes best management practices. These guidelines shall be formulated and implemented prior to the opening of the golf courses, and shall be submitted to Pasco County and other appropriate regulatory bodies for approval, and to the TBRPC for review and comment. Any change in the guidelines shall require approval by Pasco County and other appropriate regulatory bodies, and shall be included in the Annual Report following the change.

7. Planning and development of SERENOVA shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area.

#### C. Wetlands

1. Those portions of SERENOVA which meet the definition of "preservation" and "conservation" areas as defined in the Council's adopted growth policy, Future of the Region, the Regional Comprehensive Policy Plan (adopted July 1, 1987; amended June 1988), Policies 10.1.2 and 10.3.1, and designated on Exhibit G-1 ("TBRPC Preservation Areas North and South") and Exhibit G-2 ("TBRPC Conservation Areas-North and South") attached, shall be so designated on all development plans submitted to Pasco County for approval. The specific limits of wetlands areas shall be as finally determined by the appropriate wetland permitting regulatory body.

2. In order to protect the natural values of preserved/conserved wetland areas, prior to development plan approval for any phase or subphase, the Applicant shall submit a wetland/lake management plan to the TBRPC, the FDER, and the SWFWMD for review, and to Pasco County for approval. The plan shall address, but not be limited to, control

of exotic species, mitigation of impacted wetlands, control of on-site water quality, and methods for wetland restoration/enhancement. The wetland/lake management plan may be approved as part of the Master Drainage Plan.

3. No hydroperiod alteration, except for wetland restoration/enhancement, shall be permitted in preservation areas as identified on the TBRPC Preservation Areas-North and South (Exhibit G-1). Natural annual hydroperiods, normal pool elevation, and seasonal high water elevations shall be substantially maintained. Hydroperiod monitoring shall be commenced prior to on-site construction activity and continue for three (3) years following build-out of the subbasin surrounding each wetland monitored. Hydroperiod monitoring shall be conducted in accordance with the approved wetland/lake management plan. Monitoring sites shall be selected in cooperation with Pasco County and other appropriate regulatory bodies, and reviewed by the TBRPC. If it is determined by the appropriate jurisdictional entity that preservation areas are being stressed due to project development activities, such development activity shall cease until a plan of remediation to correct the hydroperiod imbalance is agreed upon and any action required by the plan is initiated. The results of the monitoring activity shall be included in each Annual Report.

4. Natural buffering (wetland setbacks) around all wetland preservation and retained wetland conservation areas shall be as required, pursuant to Pasco County regulations current at the time of this Development Order approval, or the FDER or the SWFWMD regulations at the time permits are obtained, whichever is more restrictive, to provide an upland transition into the wetland areas and to protect the natural system from development impact.

5. Except for the 2.6 acres of golf course impacts as approved in the SERENOVA PUD, approved December 12, 1989, there shall be no clearing, dredging, filling, or development activities allowed within designated TBRPC preservation areas, except for necessary road and infrastructure construction, and elevated boardwalks for pedestrian and golf course use. Filling of preservation areas shall not be permitted for golf course construction or parcel configuration.

6. All wetland losses shall require successful 1:1, in-kind, wetland replacement at a minimum. Mitigation for wetland losses shall be implemented prior to, or concurrent with, wetlands being disturbed. Enhancement or restoration of overdrained and stressed wetlands may be considered, by the appropriate regulatory body, in lieu of replacement.

7. Existing wetlands, which are permitted to be altered or eliminated, should be used as donor material for revegetation or mitigation areas where feasible.

8. All mitigation areas and littoral shelves shall be monitored in accordance with the requirements of the appropriate permitting agency. Monitoring of mitigation areas and littoral shelves shall include species diversity, composition, and regeneration, as well as exotic species encroachment control. Mitigation shall not be deemed complete, unless an eighty-five (85) percent survival of planted species is maintained at the end of three (3) years. All monitoring reports required by permits issued by the appropriate regulatory bodies shall be submitted to the TBRPC and Pasco County for the previous year at the time of each Annual Report.

9. Wetland mitigation area shall not be located in designated upland habitat preserves (wildlife preserves).

D. Flood Plain/Disaster Preparedness

1. Elevations for all habitable structures shall be at, or above, a 100-year flood plain elevation. All preliminary/site plan submittals shall show 100-year flood elevations. Roadways providing access to residential areas shall be at, or above, Pasco County-required flood plain elevations as identified in the Pasco County Land Development Code.

2. No fill shall be added within the 100-year flood plain without storage compensation. There shall be no impervious surfaces, except for roadways and appurtenances incidental thereto and pedestrian and bicycle paths, constructed within the twenty-five (25) year flood plain.

3. Prior to the approval of any mobile home development, the Developer shall submit a Notice of Proposed Change for a new land use, pursuant to Chapter 380.06(19), Florida Statutes, and amend the Development Order to incorporate said change.

4. The Developer shall make all efforts to coordinate with and inform the appropriate public authorities of the feasibility of using the proposed hotels for hurricane shelter.

5. An emergency response plan shall be prepared and provided to Pasco County, the Florida Department of Community Affairs (DCA), and disaster preparedness officials for approval, and the TBRPC for review, prior to any Certificates of Occupancy being issued for nonresidential buildings.

E. Vegetation and Wildlife

1. The areas identified as "wildlife preserves" on the SERENOVA Master Development Plan, Revised Map H, dated January 1992, shall be preserved from future development, except as provided in E.3. below.

2. The SERENOVA Vegetation and Wildlife Management Plan dated October 25, 1991, is hereby incorporated into the Development Order by reference as Exhibit K. Any

change to the Plan shall be subject to a Section 380.06, Florida Statutes, Substantial Deviation determination.

3. The Pithlachascotee River/Five-Mile Creek Wildlife Corridor, including both wetlands and uplands, as delineated on the SERENOVA Master Development Plan, Revised Map H (January 1992), shall be designated as preservation area. Transfer of ownership to Pasco County, a State or Federal agency, or any organization dedicated to conservation (as determined appropriate by Pasco County), shall be acceptable.

4. All vehicular and pedestrian golf course ways crossing wetlands shall be designed in a manner which maintains desired hydroperiod flow. All such crossings shall be minimized to the greatest extent feasible.

5. Permit applications for all crossings of the Pithlachascotee River, and its tributaries, shall be submitted to Pasco County, the appropriate wetlands permitting agencies, and the TBRPC simultaneously to provide an adequate review and comment. It is, however, agreed that crossings in the general location, indicated on the SERENOVA Master Development Plan, Revised Map H, dated January 1992, shall be permitted upon appropriate design and mitigation of impacts, as provided herein, and in accordance with the approved wildlife management plan.

6. Habitat preservation for all species of special concern, threatened species, and endangered species, found on tracts planned for development shall be deemed complete by compliance with the SERENOVA Vegetation and Wildlife Management Plan. Reasonable access to undeveloped areas of the project shall be given to conduct an appropriate follow-up survey for species of special concern, endangered species, and threatened species should such a need for continued surveys be determined necessary by the Florida Game and Fresh Water Fish Commission (FGFWFC).

7. No excavation, filling, or development activities shall be allowed within the designated upland habitat preserves, except for underground utility crossings, piped drainage conveyances, well sites, and appurtenant utility services to those sites, which shall be installed and maintained in such a manner so as to avoid impacts to the preserves.

F. Historical and Archaeological Sites

Any historical or archaeological resources, other than the previously identified lithic and artifacts scatter sites, discovered during development activities of SERENOVA, shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Florida Division of Historical Resources and Pasco County. Treatment of resources, as required by law, must be completed before resource-disturbing activities are allowed to continue.

G. Land

The measures to reduce soil erosion and fugitive dust, referenced on Pages 13-3, 14-2, and 14-3 of the Application, shall be implemented.

H. Air Quality

1. Specific approval of Phases III and IV of SERENOVA, as proposed in the Application, shall be contingent upon Chapter 380.06(6), Florida Statutes, as amended, air quality review and approval, which shall be initiated with submittal of an ADA as provided in Paragraph III.A. above. If any adverse air quality impacts are identified as being caused by SERENOVA, this Development Order shall be amended to incorporate conditions for curing or mitigating such impacts.

2. The Applicant shall prepare a cumulative air quality impacts review for intersections (based upon the Phase I and Phase II transportation analysis) which are projected to fall below LOS D conditions, prior to commencing development of that increment or subphase which causes that condition. The air quality analysis shall be submitted to the FDER and the TBRPC for review and Pasco County for approval. Should the air quality analysis indicate the need to mitigate for SERENOVA impacts, then the Development Order shall be amended to include conditions for curing or mitigating such impacts.

3. If the FDER parking thresholds are planned to be reached or surpassed in the future, an air quality analysis of the pertinent parking facility shall be conducted pursuant to the FDER's guidelines.

I. Economy

1. The Developer shall encourage entrepreneurship and small and minority-owned business start ups, and provide for nondiscriminatory employment opportunities within the development.

2. SERENOVA employers shall be encouraged to institute programs to provide child-care facilities at their place of employment, or as a cooperative effort with other businesses.

J. Utilities: Water Supply, Wastewater Treatment, and Electric Power Services

1. Water, wastewater, and reclaimed water services will be provided by Pasco County, in accordance with Pasco County water use and sewer use ordinances, as amended. The Developer shall construct all water and wastewater facilities within the development to Pasco County standards, current when application is made for connection, in accordance with an approved Master Utility Plan and any utility service agreement(s) for SERENOVA.

2. Development of SERENOVA shall not lower delivery of water and wastewater utility service below the acceptable Levels of Service established in the Pasco County Comprehensive Plan. Documentation of adequate capacity to serve the project shall be

obtained from Pasco County and shall be reported in the Annual Report for the year in which application for service is made.

3. Disposal of commercial and industrial hazardous waste into sewer systems is prohibited, except as provided by law.

4. SERENOVA sewer collection and transmission lines not required to be dedicated to Pasco County shall be monitored for leaks and ruptures on a triannual basis by the Developer or a homeowners'/landowners' association, and a homeowners'/landowners' association with assessment powers, subsequent to Developer control. Faulty lines shall be repaired immediately.

5. An acceptable plan shall be submitted to Pasco County for approval, to the West Coast Regional Water Supply Authority, the TBRPC, the FDER, and the SWFWMD for review for the use of nonpotable water on-site for irrigation. The plan shall be completed, submitted, and approved prior to the issuance of the first preliminary/site plan approval. The plan shall include an implementation schedule. The plan shall require use of the lowest quality water reasonably available and suitable for a given purpose in order to reduce the unnecessary use of potable water and groundwater. Potable water (i.e., water that is treated and provided through a public distribution system) shall not be used for the irrigation of common areas.

6. Water saving fixtures shall be required in the project, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes), and xeriscape type landscaping shall be used to the greatest extent feasible.

7. The planning and development of SERENOVA shall conform to the rules adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area.

8. Prior to construction of any phase or subphase, assurance of adequate water supply capacity and wastewater capacity for that phase or subphase must be provided. Said assurance shall include adequate water supply for firefighting purposes.

9. All excavations made on-site shall:

- a. Not breach the limestone (Floridan) aquifer.
- b. Assess the excavation's dewatering impact on the surficial aquifer and neighboring wells during the County review process.
- c. Prohibit the discharge of toxic or hazardous substances into the excavated site at any time.
- d. Be limited to a depth of twenty (20) feet, unless the Developer can demonstrate that the confining clay layer will not be penetrated. All excavations which pierce the confining layer shall be lined with an impervious clay liner.

10. The Developer shall provide the WCRWSA with advance notification of plans to construct any excavations on-site that would be placed wholly or partially within 500 feet of any public supply production well or production well site property boundary.

11. No hazardous waste shall be generated or stored within 200 feet of any public supply production well, well site boundary, or any other potable well, with the exception of chlorine or other chemicals necessary for water treatment within the project boundary. The transportation of hazardous wastes within 200 feet of a well site, or well site boundary, shall not be construed as generation or storage of hazardous wastes, provided that the transporting vehicle is in continuing transit. The WCRWSA shall be notified of any generation or storage of hazardous waste anywhere on-site above small quantity generator-defined amounts. The WCRWSA shall also be notified of the use of hazardous materials above the same limits.

12. The Developer, or its assigns, shall transmit to the WCRWSA copies of all Annual Reports, rezoning applications, drainage plans, site plans, and any other documents which reflect activity, which may affect on-site wells.

13. Any currently existing on-site wells not intended for future potable or irrigation use in accordance with the water use plan required under J.5. above, shall be plugged and abandoned in accordance with applicable regulations within one (1) year after issuance of the project Development Order. Any currently existing on-site wells intended for future, but not immediate, potable or irrigation use shall be secured in a watertight manner so as to prevent the introduction of contaminants directly into the well, and in such a manner as to prevent damaging of the well or its casing. Securing of the wells intended for future use shall be completed prior to any development construction activity in the vicinity of the wells or within one (1) year after issuance of the Development Order, whichever comes first.

14. Reasonable access to ecological monitoring sites, which are required by the SWFWMD in conjunction with the Water Use Permit for the North Pasco Wellfield, will be provided by the Developer to the WCRWSA or its assigns. At such time that an existing ecological monitoring site becomes inaccessible or unusable due to development activity, the Developer shall work with the WCRWSA to provide a reasonable alternative site.

K. Solid/Hazardous Waste

1. The collection, transportation, and disposal of solid waste is controlled by County ordinances and shall take place in accordance with the terms thereof.

2. Development of SERENOVA shall not lower delivery of solid waste collection/disposal beyond the acceptable Levels of Service established in the Pasco County Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of

adequate hazardous waste and material disposal, to service the project shall be obtained from Pasco County or other appropriate entities, and shall be reported in the Annual Report for the year in which application for service is made.

3. The commercial/office/industrial areas shall provide to their associated businesses information that:

a. Indicates which types of waste and materials are considered to be hazardous and are to be stored or disposed of only in the specially designated container/areas; and

b. Describes construction requirements for hazardous waste holding areas; and

c. Advises of applicable statutes and regulations regarding hazardous waste and materials.

4. The Developer shall adhere to all Federal, State and local legislation concerning hazardous materials.

5. The Developer shall notify all tenants of their responsibility to comply with all the applicable sections of Title III (Community Right-to-Know Law) of the Superfund Amendment and Reauthorization Act (SARA) and shall be documented in each Annual Report.

6. Industrial/commercial park components which produce waste which is not suitable for recycle, exchange, or reuse shall be encouraged to develop permissible on-site hazardous waste treatment capabilities to insure public safety, prior to transport. Use of on-site collection and transfer facility shall be limited to on-site generators. No injection wells shall be permitted on-site.

7. The location of large quantity generators of hazardous wastes and materials (as defined by 40 CFR 261.3) on-site shall trigger a substantial deviation determination.

L. Energy

1. All SERENOVA tenants, businesses, and residents shall be encouraged, where economically feasible, to:

a. Use energy alternatives, such as solar energy, waste heat recovery, and cogeneration;

b. Use landscaping and building orientation to reduce heat gain;

c. Work with or designate an energy officer to establish energy policies, monitor energy use, and encourage conservation by project businesses and industry;

d. Promote energy conservation by employees, buyers, and the public as appropriate;

e. Institute and utilize recycling programs;

f. Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours as appropriate;

g. Install total energy systems on large facilities, when cost effective;

h. Obtain energy audits provided by energy companies or other qualified agencies;

i. Install water heaters, timers, and set water heaters at 130°F or lower; and

j. Utilize energy efficient systems on large facilities, when cost effective.

2. A report on the implementation of, and participation in, these and other energy programs shall be included in each Annual Report.

M. Transportation

1. Approval

Subject to the terms and conditions herein, which are incorporated herein for the purposes of mitigating the adverse transportation impacts of Phases I and II, specific approval is provided for Phases I and II of SERENOVA, as defined herein. Phases III and IV of SERENOVA are subject to review, pursuant to Section 380.06, Florida Statutes, as amended, for the transportation impacts of each phase or subphase subsequent to Phase II, and shall require review and approval of an ADA through a Development Order Amendment to identify the adverse impacts of each phase or subphase, and to establish the conditions for mitigating these impacts. Issuance of development permits by Pasco County for SERENOVA shall require a determination by the County of compliance with the conditions set forth herein.

2. General Provisions

a. Funding Commitments

For the purposes of this Order, funding commitments can be either in the form of financial contributions or contributions in aid of construction, or Developer's commitments for actual construction in accordance with a developer agreement pursuant to Chapter 163, Florida Statutes, requiring commencement of construction within three (3) years of the date of agreement and, if necessary, amendment of this development order, complete construction by any public or private entity, or the placement of improvements in the Transportation Improvements Work Programs of Pasco County (the County), or the State of Florida (the State), any other funding mechanism approved by the County, or any combination of the foregoing, to the extent authorized by the Pasco County Land Development Code. In order for any funding commitment described above to be valid, the construction

dollars must be committed within three (3) years maximum from the need for the improvement and construction of any such improvement shall begin within three (3) years.

b. Impact Fee Credits

The Developer is eligible to apply for impact fee credits pursuant to Chapter 380.06(16), Florida Statutes, and Pasco County Ordinance No. 90-04, as it may be amended, and the Developer shall receive credits as authorized by the Ordinance.

Pursuant to the DRI Transportation Analysis and in accordance with the County Transportation Impact Fee Ordinance (Ordinance No. 90-04, as amended), Pasco County hereby finds that transportation impacts resulting from SERENOVA proposed development will occur within more than one (1) impact fee zone. Allocation of fees shall be in accordance with said Ordinance, as amended.

c. Specific Development Approval

Phase I and Phase II development, for which specific transportation approval is granted by this Order, includes the following:

PHASE I

<u>Land Use</u>	<u>Size/Intensity</u>
Residential Single-Family	1,232 units
Residential Multifamily (Condo)	160 units
Retail	312,391 SF
Office	20,393 SF
Lt. Industrial (Distribution)	80,940 SF
Golf Course	148.3± ac.

PHASE II

<u>Land Use</u>	<u>Size/Intensity</u>
Residential Single-Family	1,192 units
Residential Multifamily (Condo)	383 units
Retail	387,095 SF
Office	96,800 SF
Nursing Home	150 beds
ACLF	150 units
Hotel	200 rooms
Church	18,000 SF
Library	10,000 SF
Elementary School	1,000 students
Golf Course	156.5± ac.
Parks	68.3 ac.

3. Specific Provisions

a. Mitigation Options

The Developer may proceed with development within Phase I and, subsequently, Phase II under one (1) of the following options, with respect to mitigating SERENOVA's adverse transportation impacts:

(1) Option No. 1 - Total Phase (Committed Funding)

Any approval to proceed with all of Phase I and, subsequently, all of Phase II of SERENOVA shall require funding commitments from responsible entities for those roadway link and intersection improvements identified in Table 2 (Phase I and Phase II Transportation Impacts). Without funding commitments for these improvements, preliminary/site plan approvals shall not be issued for any development within each corresponding phase. The DRI Transportation Analysis (Exhibit I - SERENOVA DRI Transportation Analysis, September 27, 1991, as amended; supplemented by the Alternative Transportation Analysis dated October 1, 1991, amended October 25, 1991), which is consistent with the requirements of 380.06, Florida Statutes, provides an acceptable "detailed analysis" pursuant to the Pasco County Comprehensive Plan and compliance with said analysis findings ensures transportation Level of Service Compliance for regional roadways. The Developer must obtain from the County, prior to preliminary/site plan approval, a Certificate of Level of Service Compliance for transportation, pursuant to Pasco County's Concurrency Management System (CMS). Compliance with Table 2 shall constitute Level of Service compliance for regional roadways as defined herein. Additionally, Level of Service compliance for nonregional (local) roadways shall be required in accordance with Pasco County's Concurrency Management System.

TABLE 2  
Phase I and Phase II Transportation Improvements  
Roadway Segments

<u>Roadway</u>	<u>Segment</u>		<u>LOS</u>	<u>Required Roadway Improvement</u>
	<u>From</u>	<u>To</u>		
<u>Phase I</u>				
S.R. 52	C.R. 587	Serenova	D	4LU RUR HWY
S.R. 52	Colony	C.R. 587	E	4LD URB ART
S.R. 52	Serenova	Shady Hills	D	4LU RUR HWY
S.R. 52	Hicks	Colony	E	4LD URB ART
S.R. 52	C.R. 1	Hicks	E	4LD URB ART
U.S. 41	C.R. 583	S.R. 52	C	4LU RUR ART
S.R. 52	Shady Hills	U.S. 41	D	4LU RUR HWY
U.S. 41	Hale	C.R. 583	C	4LU RUR ART
U.S. 41	Bell Lake	Hale	C	4LU RUR ART
U.S. 41	S.R. 54	Bell Lake	C	4LU RUR ART
U.S. 41	S.R. 597	S.R. 54	C	6LD RUR ART
C.R. 587	C.R. 1	River Ridge	E	4LD URB ART

TABLE 2 (Cont.)  
Phase I and Phase II Transportation Improvements  
Roadway Segments

Roadway	Segment		LOS Standard	Required Roadway Improvement
	From	To		
<u>Phase I (Cont.)</u>				
S.R. 52	U.S. 19	C.R. 1	E	6LD URB ART
U.S. 41	Hills. Co.	S.R. 597	C	4LU RUR ART
U.S. 41	Lake Fern	Hills. Co.	C	4LU RUR ART
S.R. 52	C.R. 1	Hicks	E	6LD URB ART
C.R. 1	Fivay	S.R. 52	E	6LD URB ART
U.S. 41	S.R. 52	Greenfield	C	4LU RUR HWY
S.R. 52	Hicks	Colony	E	6LD URB ART
U.S. 41	Greenfield	Hernando	C	4LU RUR HWY
C.R. 587	Bethwood	S.R. 52	E	4LD URB ART
C.R. 1	Massachusetts	Plathe	E	4LD URB ART
C.R. 1	S.R. 52	Ridge	E	4LD URB ART
U.S. 19	Fivay	New York	D	4LFWY(GRP1)
C.R. 1	Ridge	Massachusetts	E	6LD URB ART
<u>Phase II</u>				
S.R. 52	Colony	C.R. 587	E	6LD URB ART
U.S. 19	New York	Aripeka	D	4LFWY(GRP2)
U.S. 41	Hale	C.R. 583	C	6LD RUR ART
U.S. 19	Broadway	Ridge	D	6LFWY(GRP2)
U.S. 19	Jasmine	S.R. 52	D	6LFWY(GRP2)
C.R. 587/Moon Lake	River Ridge	Bethwood	E	4LD URB ART
U.S. 41	S.R. 597	S.R. 54	C	8LD RUR ART
U.S. 19	Fivay	New York	D	6LFWY(GRP2)
U.S. 19	Aripeka	Hernando	C	6LFWY RURAL
U.S. 19	Sunset	Broadway	D	6LFWY(GRP2)
U.S. 19	Embassy	Jasmine	D	6LFWY(GRP2)
U.S. 41	Bell Lake	Hale	C	6LD RUR ART
U.S. 41	S.R. 54	Bell Lake	C	6LD RUR ART
S.R. 52	C.R. 587	Serenova	D	6LD RUR HWY
C.R. 587/Moon Lake	C.R. 1	River Ridge	E	6LD URB ART
S.R. 52	Hicks	Colony	E	8LD URB ART
U.S. 19	Ridge	Embassy	D	6LFWY(GRP2)
U.S. 19	S.R. 54	Sunset	D	6LFWY(GRP2)
S.R. 52	C.R. 1	Hicks	E	8LD URB ART
C.R. 587/Massachusetts	Congress	C.R. 1	E	4LD URB COLL

TABLE 2 (Cont.)  
Phase I and Phase II Transportation Improvements  
Intersections

Location	Improvement <sup>1 2</sup>
<u>Phase I</u>	
S.R. 52/Moon Lake Road	WB left + thru lanes via link improvements
Serenova/1 Entrance	Add: Signalize, EB two rights, WB two lefts, NB right, NB two lefts + thru lanes via link improvements

<sup>1</sup>All intersection improvements based on maintaining LOS D or better condition.

<sup>2</sup>New signalization will be provided, subject to MUTCD warrants.

TABLE 2 (Cont.)  
Phase I and Phase II Transportation Improvements  
Intersections

<u>Location</u>	<u>Improvement</u> <sup>1 2</sup>
<u>Phase I (Cont.)</u>	
S.R. 52/Chicago (Illinois)	Add: WB left + thru lanes via link improvements
S.R. 52/U.S. 41	Add: NB left; WB left + thru lanes via link improvements
U.S. 41/Bell Lake Road	Add: NB and SB right + thru lanes via link improvements
S.R. 54/U.S. 41	Add: EB and WB thru, WB left, SB thru, NB left + thru lanes via link improvements
U.S. 19/S.R. 52	Thru lanes via link improvements
S.R. 52/Zimmerman Road	Thru lanes via link improvements
S.R. 52/Majestic Drive	Thru lanes via link improvements
S.R. 52/LaMadera Blvd.	Thru lanes via link improvements
S.R. 52/Little Road	Add: EB and WB left; NB right; NB and SB lefts
U.S. 41/Dale Mabry	Add: EB right + thru lanes via link improvements
Ridge Rd./Little Rd. (C.R. 1)	Add: EB and WB left, NB right, SB left + thru lanes via link improvements
Little Rd./Embassy Blvd.	Thru lanes via link improvements
U.S. 19/Fivay Road	Grade separate
U.S. 19/New York	Grade separate
Little Rd. (C.R. 1)/Ridge Rd.	Add: NB left, EB and WB thru + thru lanes via link improvements
Citizens Rd./Little Road	Thru lanes via link improvements
Government Rd./Little Road	Thru lanes via link improvements
Mass. (DeCubellis)/Little Rd.	Add: EB left, EB right + thru lanes via link improvements
Little Rd./Gunn Hwy. (S.R. 54)	Add: EB left, NB left, NB and SB thru
<u>Phase II</u>	
U.S. 41/Hale Road	Thru lanes via link improvements
U.S. 19/Ridge Rd. (587A)	Grade separation
U.S. 19/S.R. 52	Grade separation
U.S. 19/Jasmine	Grade separation
U.S. 19/Ranch Road	Add: SB left
S.R. 54/U.S. 41	Grade separation
U.S. 41/Dale Mabry	Add: NB and SB thru
U.S. 19/Fivay Rd.	Add: EB left and right, WB thru and right, NB left
U.S. 19/Main Street	Add: EB right; WB left
U.S. 19/Regency Park	Grade separation
U.S. 19/Embassy Blvd.	Grade separation
U.S. 19/Scenic Drive	Add: EB left; WB right; NB and SB left
Serenova/West Entrance	Add: Signalize, 2 EB right, 2 WB left, 2 NB left, NB right + thru lanes via link improvements
Serenova Middle Entrance	Thru lanes via link improvements
Serenova/East Entrance	Add: Signalize, EB right; WB 2 thru; WB left, NB right; NB left

<sup>1</sup>All intersection improvements based on maintaining LOS D or better condition.

<sup>2</sup>New signalization will be provided, subject to MUTCD warrants.

TABLE 2 (Cont.)  
Phase I and Phase II Transportation Improvements  
Intersections

<u>Location</u>	<u>Improvement</u> <sup>1 2</sup>
<u>Phase II (Cont.)</u>	
S.R. 52/Moon Lake Road	Add: NB right, NB left + thru lanes via link improvements
Massachusetts/Baker Rd. Ext.	Add: NB and SB thru; NB right thru and left
Moon Lake (587)/Bass Lake	Thru lanes via link improvements
S.R. 52/Little Road	Grade separation
S.R. 52/Chicago (Illinois)	Add: NB right
Embassy Blvd./Little Rd.	Add: NB and SB thru lanes
Little Rd./Gunn Hwy. (S.R. 54)	Add: EB and WB left; NB and SB thru, SB right, WB right, EB and WB thru
S.R. 52/Majestic Drive	Add: EB left, NB and SB left
S.R. 52/U.S. 41	Grade separation

(2) Option No. 2 - Subphasing

Regional Roadways - The Developer may elect to proceed with subphases within Phase I and, subsequently, Phase II, based on the need to maintain Level of Service standards on the roadways identified in Table 2. Specific approval is granted for the first subphase for 338 single-family units (167 PM peak hour inbound or 167 PM peak hour outbound external trips, whichever occurs first) or equivalent land uses<sup>3</sup>. Capacity for 338 units is hereby reserved on the County's Concurrency Management System. For each additional subphase, the Developer shall submit an amended Section 380.06, Florida Statutes, traffic analysis to Pasco County, the FDOT, and the TBRPC. Each updated traffic analysis shall either serve to verify the findings of the DRI traffic analysis or shall indicate alternative transportation improvements or mechanisms which, when implemented, will maintain the regional roadway facilities defined in Table 2 at, or above, Pasco County's adopted peak hour LOS standards as specified in Table 2. The Developer shall submit updated traffic counts on the regional roadways listed in Table 2 which do not have commitments for the listed required transportation improvements. The Developer shall further submit projections of traffic volumes that will include the currently approved project development, plus the volumes to be generated by the next subphase of development for which the Developer is seeking approval and future background traffic for the proposed subphase build-out date. Capacity analyses shall utilize procedures acceptable to the responsible jurisdictions. Both traffic counts and the projection of traffic volumes shall be prepared consistent with generally accepted traffic engineering

<sup>1</sup>All intersection improvements based on maintaining LOS D or better condition.

<sup>2</sup>New signalization will be provided, subject to MUTCD warrants.

<sup>3</sup>Equivalent land uses based upon vehicle trip generation rates provided in Table 3.

practices. Any changes as a result of this option shall be implemented by an amendment to this Development Order.

The DRI Transportation Analysis (Exhibit I - SERENOVA DRI Transportation Analysis, September 27, 1991, as amended; supplemented by the Alternative Transportation Analysis dated October 1, 1991, amended October 25, 1991), which is consistent with the requirements of 380.06, Florida Statutes, provides an acceptable "detailed analysis", pursuant to the Pasco County Comprehensive Plan and compliance with said analysis findings, or findings of an amended transportation analysis for a specific subphase prepared pursuant to this section, ensures transportation Level of Service Compliance for regional roadways. For the purposes of this Development Order, Level of Service Compliance Review for regional roadways shall be based upon compliance with Table 2, or as Table 2 may be amended following an amended traffic analysis prepared pursuant to this section. Roadways that are considered to be regional for purposes of this review shall be the following: I-75 (S.R. 93), U.S. 98 (S.R. 35/S.R. 700), U.S. 19 (S.R. 55), S.R. 54, C.R. 595, S.R. 533, Alternate U.S. 19 (S.R. 595), C.R. 581, U.S. 301 (S.R. 41), U.S. 41 (S.R. 45), S.R. 52, S.R. 39, C.R. 587, Little Road (C.R. 1), and S.R. 597. This list is established based upon the Regional Roadway Map approved by the TBRPC.

Local roadways - Level of Service Compliance for nonregional (local) roadways shall be required in accordance with Pasco County's Concurrency Management System. Increments may be smaller than the subphases identified in Table 2 for regional roadways. Any Certificate of Level of Service Compliance shall be consistent with the terms of this Development Order and, in no case, will certificates of Level of Service Compliance be issued for development which requires any regional roadway improvement listed in Table 2 or without funding commitments for said improvement, as defined in M.2.a. above.

TABLE 3  
Serenova  
Vehicle Trip Generation Rates  
for Development Subphasing

Land Use	PM Peak Hour Rate <sup>1</sup>			Adjusted Rate, Including Internal Capture		
	Inbound	Outbound	Total	Inbound	Outbound	Total
<u>Phase 1</u>						
Single-Family	.589	.346	.935/DU	.493	.289	.782/DU
Condo	.389	.192	.581/DU	.326	.160	.486/DU
Commercial	3.752	3.905	7.657/1,000 SF	3.136	3.265	6.401/1,000 SF
Office	.416	2.183	2.599/1,000 SF	.348	1.825	2.173/1,000 SF
Distribution	.302	.513	.815/1,000 SF	.252	.429	.681/1,000 SF
<u>Phase 2</u>						
Single-Family	.590	.346	.936/DU	.429	.252	.681/DU
Condo	.354	.174	.528/DU	.254	.130	.384/DU
Commercial	3.674	3.823	7.497/SF	2.671	2.779	5.450/SF
Office	.335	1.756	2.091/SF	.244	1.278	1.522/SF
Nursing Home	.052	.155	.207/BD	.038	.113	.151/BD
ACLF	.095	.078	.173/DU	.069	.057	.126/DU
Hotel	.308	.262	.570/Rooms	.224	.191	.415/Rooms

b. Tradeoff Mechanism

The Developer shall be permitted to tradeoff a portion of land uses in the development, as provided in Table 4, so long as the change does not increase the PM peak hour directional external traffic of the development for Phase I and Phase II, or a defined subphase thereof identified pursuant to M.3.a.(2), "Subphasing", above. Trip conversion rates provided in Table 5 shall be used for tradeoff between land uses. The Developer shall prepare a request for tradeoff, for review and approval by the County, which demonstrates that the change in the relative amounts of approved land uses will not create additional PM peak hour directional external traffic beyond that approval for Phase I or Phase II of the development or a specifically identified subphase thereof. The development order shall be amended to incorporate any land use tradeoff via a Notice of Proposed Change to Pasco County, TBRPC, and DCA.

c. Transportation Systems Management Program

The Applicant shall prepare and implement a Transportation Systems Management (TSM) program, prior to issuance of Certificates of Occupancy for Phase III development, which will divert a number of vehicle trips from the PM peak hour which must be consistent with all assumptions used to prepare any future Phase III or Phase IV

<sup>1</sup>Rate and directional split (inbound/outbound) based on ADA.

traffic analysis. The plan shall be reviewed by the County MPO staff, the TBRPC, and the FDOT, as appropriate.

The TSM program shall require a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures. This assessment shall also include sufficient and appropriate documentation for all diversions claimed as a result of implementation of each TSM measure. Results of the TSM program shall be included in the first Annual Report, following TSM implementation, and each subsequent Annual Report.

If the Annual Report indicates that the total peak hour external trips exceed projected trips by more than ten (10) percent, the County shall conduct a Substantial Deviation determination, pursuant to Subsection 380.06(19), Florida Statutes, and may amend the Development Order to change TSM objectives and/or include additional roadway improvements as required.

In addition, this TSM program shall be developed in cooperation with the FDOT, Pasco County, and the TBRPC. This program shall seek to implement the TSM objectives and policies set forth in the Florida Transportation Plan and shall include, but not be limited to:

"Policy: Promote ridesharing by public and private sector employees.

Objectives:

-- Increase urban peak hour automobile occupancy rates by 10 percent by 1995 through expanded ridesharing efforts.

-- Increase peak hour occupancy rates for transit and other high occupancy vehicles by 20 percent by 1995".

TABLE 4  
Serenova (Phases 1 and 2) Proposed  
Land Use Tradeoff Mechanism

Residential (Units)	Serenova Land Use By Phase (Proposed) <sup>2</sup>			Maximum Quantities Via Tradeoff Mechanism <sup>3</sup>			Minimum Quantities Following Tradeoff <sup>4</sup>		
	Phase 1 - 1995	Phase 2 - 2000	Cumulative	Phase 1 - 1995	Phase 2 - 2000	Cumulative	Phase 1 - 1995	Phase 2 - 2000	Cumulative
	Phase 1	Phase 2		Phase 1	Phase 2		Phase 1	Phase 2	
Single-Family	1,232	1,192	2,424	1,540	1,490	3,030	924	894	1,818
Condo	160	383	543	200	479	679	120	287	407
Nursing Home	0	150	150	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed
Adult Congregate Living Facility	0	150	150	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed
Commercial	312,391	387,095	699,486	359,250	445,159	804,409	201,321	50,627	251,948
Office (SF GFA)	20,393	96,800	117,193	32,629	154,880	187,509	7,080	59,634	66,714
Business/Industrial (SF GFA)									
Distribution	80,940	0	80,940	129,504	0	129,504	27,485	0	27,485
Lodging (Rooms)									
Hotel	0	200	200	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed	No Tradeoff Proposed

<sup>1</sup> Conversion from one use to another use must result in a net zero increase in PM peak hour directional external traffic.

<sup>2</sup> From ADA Table 12-1.

<sup>3</sup> Tradeoff Mechanism based on trip rate calculations and conversion schedule (Table 5).

<sup>4</sup> Quantities represent minimum at phase build-out.

TABLE 5  
Serenova (Phases 1 and 2) Proposed  
Trip Rate Calculations and Conversion Rates

Trip Rate Calculations

Phase 1

Single-Family	=	0.935 Trips/DU
Condo	=	0.581 Trips/DU
Commercial	=	7.657 Trips/1,000 SF
Office	=	2.599 Trips/1,000 SF
Distribution	=	0.815 Trips/1,000 SF

Phase 2

Single-Family	=	0.936 Trips/DU
Condo	=	0.528 Trips/DU
Commercial	=	7.497 Trips/1,000 SF
Office	=	2.091 Trips/1,000 SF
Nursing Home	=	0.207 Trips/Bed
ACLF	=	0.173 Trips/DU
Hotel	=	0.570 Trips/Room

Conversion Rates

Phase 1

<u>Land Use</u> <u>Conversion From</u>	<u>Conversion Rate</u>	<u>Land Use</u> <u>Conversion To</u>
Distribution	1,000 SF = 314 SF	Office
	1,000 SF = 106 SF	Commercial
	1,000 SF = 0.87 DU	Single-Family
	1,000 SF = 1.40 DU	Condo
Office	1,000 SF = 3,189 SF	Distribution
	1,000 SF = 339 SF	Commercial
	1,000 SF = 2.78 DU	Single-Family
	1,000 SF = 4.87 DU	Condo
Commercial	1,000 SF = 9,395 SF	Distribution
	1,000 SF = 2,946 SF	Commercial
	1,000 SF = 8.19 DU	Single-Family
	1,000 SF = 13.18 DU	Condo
Single Family	1 DU = 1,147 SF	Distribution
	1 DU = 360 SF	Office
	1 DU = 122 SF	Commercial
	1 DU = 1.61 DU	Condo
Condo	1 DU = 713 SF	Distribution
	1 DU = 224 SF	Office
	1 DU = 76 SF	Commercial
	1 DU = 0.62 DU	Single-Family

Phase 2

<u>Land Use Conversion From</u>	<u>Conversion Rate</u>	<u>Land Use Conversion To</u>
Single-Family	1 DU = 1.77 DU 1 DU = 125 SF 1 DU = 448 SF	Condo Commercial Office
Condo	1 DU = 0.56 DU 1 DU = 70 SF 1 DU = 253 SF	Single-Family Commercial Office
Commercial	1,000 SF = 8.01 SF 1,000 SF = 14,199 DU 1,000 SF = 3,585 SF	Single-Family Condo Office
Office	1,000 SF = 2.23 DU 1,000 SF = 3.96 DU 1,000 SF = 279 SF	Single-Family Condo Commercial

d. Annual Monitoring - Annual monitoring will commence, at the County's option, when building permits have been issued for development which either generates 246 PM peak hour inbound vehicle trips, or 500 single-family units, or five (5) years, whichever occurs first.

The annual monitoring program, with a methodology approved by Pasco County and the TBRPC, shall provide PM peak hour traffic counts at the project entrances to verify that the projected number of external trips for the development are not exceeded. Counts will continue on an annual basis through build-out. This information shall be supplied in each required Annual Report. If the Annual Report indicates that actual trips exceed projected counts by more than ten (10) percent, the County shall conduct a Substantial Deviation determination pursuant to Subsection 380.06(19), Florida Statutes, as amended, and shall amend this Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer or reviewing agencies to request Development Order amendments. If the variance is determined to be a Substantial Deviation, the revised transportation analysis required pursuant to Subsection 380.06(19), Florida Statutes, as amended, will be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new analysis.

N. Educational Facilities

1. The Developer shall reserve two (2) school sites, as generally located on the DRI Master Development Plan (Map H), for future acquisition by the School Board, for elementary school sites. Each site proposed for reservation shall contain a minimum of fifteen (15) net usable acres. The Developer may offer wetland and other "nonusable"

acres in association with the School Board purchase; however, payment shall be based upon net usable acres only.

2. Those sites identified as reserved for school purchase on the SERENOVA Master Development Plan shall be held in reservation in the following manner:

a. School Site No. 1 (north of the Pithlachascotee River) shall be reserved by the Developer, who shall make said site available for purchase, commencing at the time of issuance of the Certificate of Occupancy for the 1,200th residential unit and extending through the issuance of Certificates of Occupancy for 2,500 residential units and the construction of water, sewer, and roadway access to the school site. Upon notice by the Developer that 2,500 residential Certificates of Occupancy have been issued, and utilities/roadways are in place, the School Board shall have thirty-six (36) months to purchase that particular site. If the School Board does not purchase the property within three (3) years of Developer notice, as specified above, all rights of the School Board to said site shall terminate and the Developer shall have no further obligation to furnish said school site, or another school site in its place, and said site shall be free and clear of the encumbrance and restriction of said reservation.

b. School Site No. 2 (south of the Pithlachascotee River) shall be reserved by the Developer, who shall make said site available for purchase, commencing at the time of issuance of the Certificate of Occupancy for the 3,700th residential unit and extending through the issuance of Certificates of Occupancy for 5,000 residential units, and the construction of water, sewer, and roadway access to the school site. Upon notice by the Developer that 5,000 residential Certificates of Occupancy have been issued, and utilities/roadways are in place, the School Board shall have thirty-six (36) months to purchase that particular site. If the School Board does not purchase the property within three (3) years of Developer notice, as specified above, all rights of the School Board to said site shall terminate and the Developer shall have no further obligation to furnish said school site, or another school site in its place, and said site shall be free and clear of the encumbrance and restriction of said reservation.

c. If the School Board elects to purchase the first school site, prior to the issuance of Certificates of Occupancy for 2,500 residential units, but subsequent to the issuance of 1,200 residential Certificates of Occupancy, the Developer may elect to either provide utilities and roadways to service the school site or, at his choice, may elect to relocate the school site adjacent to existing infrastructure, subject to School Board approval of that alternate site, which said approval shall not be unreasonably withheld.

d. If the School Board elects to purchase the second school site, prior to the issuance of Certificates of Occupancy for 5,000 residential units, but subsequent to the issuance of 3,700 residential Certificates of Occupancy, the Developer may elect to either provide utilities and roadways to service the school site or, at his choice, may elect to relocate the school site adjacent to existing infrastructure, subject to School Board approval of that alternate site, which said approval shall not be unreasonably withheld.

O. Recreation and Open Space

1. Development of SERENOVA shall not lower delivery of parks and recreation services below the acceptable Levels of Service established in the Pasco County Comprehensive Plan.

2. The Developer shall donate to Pasco County a community park totaling 252± acres, including wetlands. Parcel No. 72, containing 41.1± acres, shall be developed as an active park facility. Parcel No. 67, containing 68.3± acres, shall be designated as a passive park and wildlife preserve. Pasco County shall be responsible for maintaining and operating the community park and facility. The Developer shall also pay to the County a \$50.00 (Fifty Dollars and No/100) per residential unit Park Service Fee, prior to the record plat for each unit. This land donation and service fee shall serve as full and complete compensation by the Developer for SERENOVA's proposed parkland impacts.

3. Public park and recreational facilities shall be accessible to the elderly, handicapped, and economically disadvantaged as required by law.

4. Prior to commencement of construction of any phase or subphase, the entity(ies) responsible for the maintenance of all recreational and open space areas within that phase or subphase shall be identified. Changes of the responsible entities shall be subject to the approval of Pasco County. Responsible entity(ies) identified shall be stated in the first Annual Report following each phase or subphase approval.

5. All parkland, upland preserves, and the TBRPC-designated preservation and retained conservation areas designated on the SERENOVA Master Development Plan and required in the Development Order shall be used as recreation and open space amenities.

6. The Master Homeowners'/Land Owners' Association or similar entity shall be responsible for maintenance of all privately owned recreation and open space areas within the project, except land conveyed to others (i.e., the SWFWMD, other public or quasi-public entities).

P. Health Care/Police/Fire

1. Pasco County shall provide Fire, Police, and EMS service to the development.

2. SERENOVA shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of building permits, the Developer shall provide assurance that the buildings will be supplied with sprinkler systems and that functioning fire hydrants, in sufficient number and appropriate locations to accommodate the fire fighting operations, will be provided.

3. The height of buildings allowed within SERENOVA shall not exceed that appropriate for the available water pressure and fire flows, or exceed the reach of available fire fighting equipment or exceed standards within local development regulations.

4. SERENOVA shall encourage neighborhood watch programs.

Q. Housing

1. The project shall encourage the development of some living units (with a varying number of bedrooms) as accessible units for the handicapped.

2. Each Annual Report shall include updated information on the actual prices and rents of housing units constructed relative to the then current Department of Housing and Urban Development (HUD) Affordable Housing Guidelines.

3. Specific approval for Phases I and II of SERENOVA is hereby granted. Specific approval of Phases III and IV shall be subject to 380.06(06), Florida Statutes' analysis for affordable housing. The housing analysis shall use the DCA guidelines for affordable housing analysis, as presented in the SERENOVA ADA - "Affordable Housing Analysis", April 1991. The analysis shall be prepared prior to commencement of Phase III development and shall be submitted to the DCA and the TBRPC for review, and Pasco County for approval. Should the analysis indicate that affordable housing supply reasonably proximate to SERENOVA (including committed Phase I and Phase II on-site housing) is not sufficient to mitigate for SERENOVA impacts, then the Development Order shall be amended to include conditions for mitigating such impacts.

R. General Conditions

1. Any outstanding amount for initial review by the TBRPC shall be paid within fifteen (15) days after a detailed billing in accordance with the rule. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 9J-2.0252, F.A.C.

2. Should the Developer divest himself of all interest in the project prior to the expiration of this Development Order, the Developer shall designate the successor entity to be responsible for preparation of the Annual Report, subject to the County's approval.

3. Prior to commencing development of any phase, the Developer shall provide the Pasco County Survey/Engineering Services Department with one pair of Global Positioning Satellite (GPS) control points with twenty-four (24)-hour access. The location shall be mutually determined by the Developer and the County Surveyor. All surveys will be referenced from this point (F.A.C. 21HH-6). All GPS points shall be installed per F.A.C. 21HH-6.

4. If there is an internal conflict between provision(s) of this Development Order, then the more stringent provision(s) shall prevail.

5. Any development, excluding roadway and utility crossings, proposed by the Developer to occur in the deeded right-of-way for the North Suncoast Expressway, or in the Florida Power Corporation right-of-way, shall be subject to Section 380.06, Florida Statutes, review if it meets the criteria provided in Subsection 380.06(19), Florida Statutes.

## VI. Procedures

### A. Monitoring

1. Monitoring of SERENOVA by the County shall be the responsibility of the County Administrator or his designee at the time of Annual Report submittal approvals.

2. The Developer shall provide an Annual Report on the required form to the Development Services Branch, the TBRPC, and the DCA on the anniversary date of final adoption of this Development Order each year during the term of this Development Order. The contents of the Annual Report shall meet the requirements of Section 380.06(18), Florida Statutes, and shall include all additional data and information, as required in this Development Order.

3. If the Annual Report is not submitted within thirty (30) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with the Development Order. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, further issuance of building permits, and extension of services to the project shall cease immediately pursuant to Section 380.06(17), Florida Statutes, as amended, until a public hearing has been held, pursuant to Section 380.06(19), Florida Statutes, as amended, to determine if a Substantial Deviation determination has occurred.

4. In addition to the required elements of the Annual Report, the Developer shall include:

a. The cumulative number of units developed through the land use tradeoff mechanism;

b. The cumulative number of units (du's, square feet of retail, industrial, etc.) with site plan approval (preliminary plan, construction plan, site plan), platted, constructed, and occupied;

c. A synopsis of all DRI and zoning amendments;

d. A synopsis of ownership (major parcels);

e. A list of DRI development order and zoning conditions of approval met by the developer.

B. Amendments/Substantial Deviations

1. Proposed or necessary changes to the Development Order must undergo a review by the Commission. Application to amend any provision of this Development Order shall be made on the required form (Notice of a Proposed Change to a Previously Approved DRI), and shall be provided by the Developer to the TBRPC, the DCA, and Pasco County. Review and approval shall be carried out pursuant to the provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes.

C. Notice of Adoption

1. A Notice of Adoption of this resolution shall be filed and recorded in the public records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended.

2. The Clerk of the Commission shall return ten (10) signed and certified copies of this Development Order and Notice of Adoption to the Pasco County Development Services Branch. The Development Services Branch shall then send out the copies of each document to the DCA and the TBRPC, and to attorneys of record in these proceedings.

D. Severability

If any section, subsection, sentence, clause, or provision of this resolution is held invalid, the remains of the resolution shall be construed as not having contained said section, subsection, clause, or other provision, and shall not be affected by such holding.

DONE AND RESOLVED this 28<sup>th</sup> day of January, 1992.

(SEAL)

ATTEST:

BY: Jed Pittman  
JED PITTMAN, CLERK

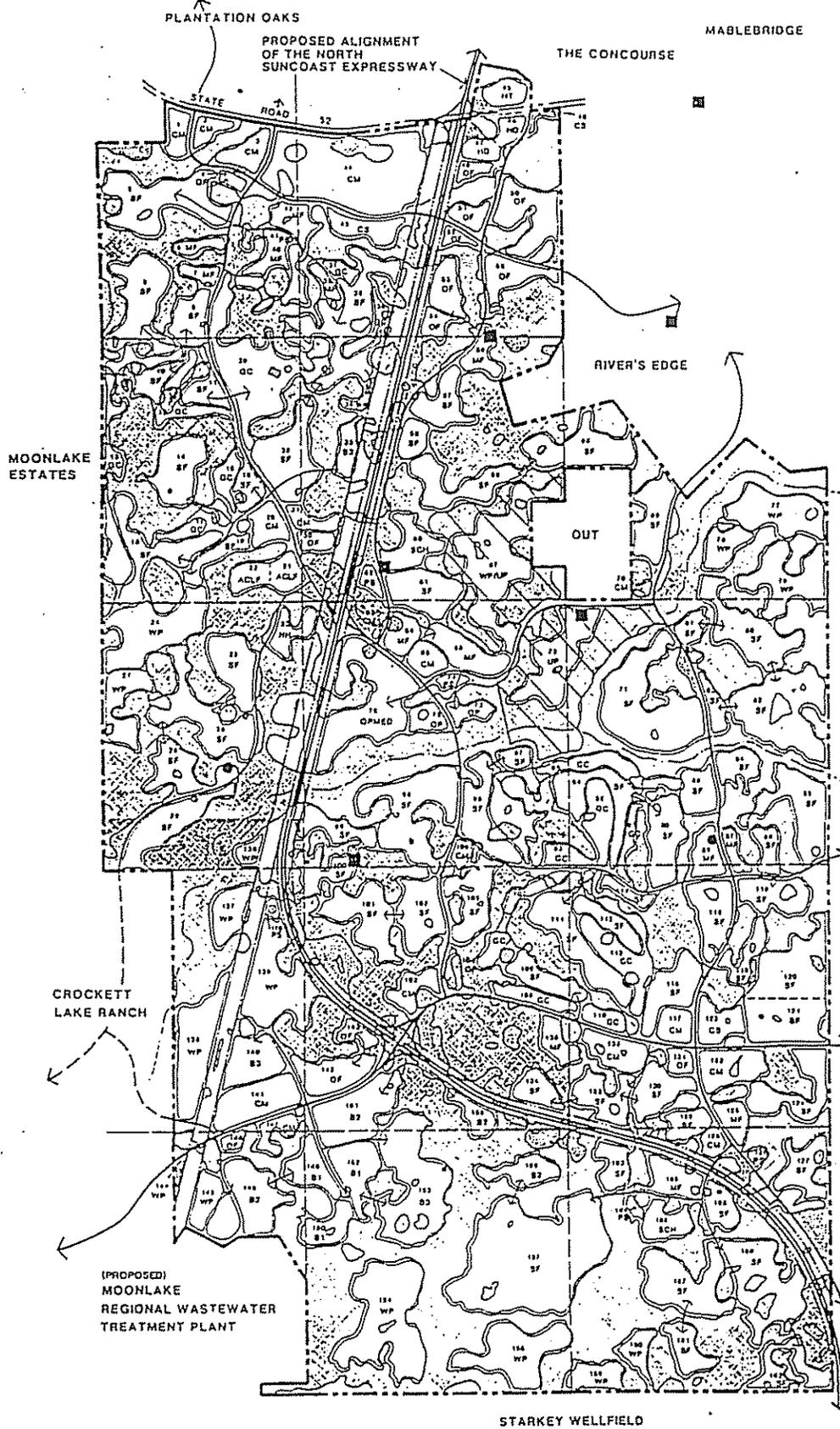
By: Rebecca S. Dank

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: [Signature]  
MIKE WELLS, CHAIRMAN

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

BY: [Signature]  
ATTORNEY



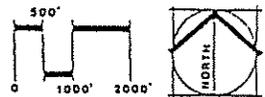
**LEGEND**

LAND USE <sup>1</sup>	ACRES <sup>2</sup>	UNITS	G.F.A.
SF	1718.8	4814	
MF	148.1	1267	
NH	13.9	180	
ACLF	23.6	300	
HT	7.0	200	
HD	14.1	600	
OPMED	59.8	200	
OP	17.5		
PS	24.4		
SCH	40.4		
CM	279.1		2,400,092
CS	37.8		293,106
OF	134.8		2,426,606
B1	59.0		383,037
B2	78.3		688,631
B3	106.6		1,066,906*
			486,933*
GC	304.8		
UP	41.1		
WP	462.3		
WP/UP	66.2		

- APPROXIMATE LIMIT OF WETLANDS
- PARCEL BOUNDARY DESIGNATION
- PARCEL IDENTIFICATION NUMBER
- LAND USE CODE
- EXPRESSWAY
- COLLECTOR OR ARTERIAL ROAD
- LOCAL ROADWAY/PARCEL ACCESS
- POTENTIAL WETLAND MITIGATION/ OPEN SPACE
- N.P.R.W. WELL LOCATIONS - PROPOSED
- ALTERNATE

**NOTES**

1. SF Single Family Residential
  - MF Multi-Family Residential
  - NH Nursing Home
  - ACLF Adult Congregate Living Facility
  - HT Tourist Hotel
  - HD Destination Hotel
  - OPMED Hospital
  - OP Quasi-Public (Churches, etc.)
  - PS Public Services (Police/Fire/EMS, UMMA, Library, etc.)
  - SCH Schools
  - CM Commercial (Regional, Highway & Community)
  - CS Commercial (Neighborhood & Specialty)
  - OF Office
  - B1 Office Showroom
  - B2 Research & Development
  - B3 Distribution\*Light Industrial\*
  - GC Golf Course
  - UP Upland Park
  - WP Wildlife Preserve <sup>WP/UP = Inland Pristine/Unaltered Park</sup>  
(Upland Vegetation & Wildlife Mitigation Areas)
  - Denotes Electrical Substation Location
  - Denotes Community Park Location
2. Development Parcel Acreages are Approximate.



REVISION: JANUARY 1992  
PREPARATION DATE: DECEMBER 1989

**SERENOVA**  
THE OTTO POTTBERG TRUST

A MASTER PLANNED COMMUNITY  
PASCO COUNTY, FLORIDA

MASTER DEVELOPMENT PLAN  
REVISED MAP H

**KEA** Consultant Team: Planning, Engineering & DRI Coordinator: King Engineering Associates, Inc. Transportation: Tampa Bay Engineering, Inc. Environment: Biological Research Associates, Inc.  
Drainage: RBFP, Inc. Archaeology: Archaeological Consultants, Inc. Air Quality: Environmental Engineering Cons. Legal Counsel: Cellion, Fields, Ward, Emmanuel, Smith & Culler • H. Clyde Mobley

SERENOVA  
DEVELOPMENT ORDER  
LIST OF EXHIBITS

- \* EXHIBIT A - Application for Development Approval and Sufficiency Response
- \* EXHIBIT B - Findings of Fact  
Pages 43-78 of Adopted TBRPC DRI Final Report (8/12/91)
- EXHIBIT C - Legal Description
- \* EXHIBIT D - Preliminary Development Agreement
- EXHIBIT E - Developer's Commitments  
Pages 37-42 of Adopted TBRPC DRI Final Report (8/12/91)
- \* EXHIBIT F - Rezoning Conditions of Approval
  - PUD - 12/12/89 (Petition No. 4267)
  - C-2 - 11/29/88 (Petition Nos. 4041, 4042, 4044, 4045, 4046)
  - C-3 - 11/29/88 (Petition Nos. 4040, 4043)
  - I-1 - 11/29/88 (Petition Nos. 4038, 4039)
  - MPUD - 10/6/87 (Petition No. 3757)
- EXHIBIT G-1 - TBRPC Preservation Areas - North & South
- EXHIBIT G-2 - TBRPC Conservation Areas - North & South
- EXHIBIT H - Proposed Wetland Encroachments,  
Revised Figure SR16-2
- \* EXHIBIT I - SERENOVA DRI Transportation Analysis

\* These Exhibits are incorporated into this Development Order by reference and are not specifically attached.

**EXHIBIT C**

Legal Description

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED AND LYING IN SECTIONS 2 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 52 AND WEST OF HAYS ROAD AND EAST OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE COMMON CORNER OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE S89°52'40"W, ALONG THE SOUTH LINE OF SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 11, 535.81 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HAYS ROAD (A 66' R/W) AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE S00°55'00"W, ALONG SAID WESTERLY R/W LINE, 644.24 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W); THENCE S83°15'22"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,249.67 FEET; THENCE ALONG THE EASTERLY LINE OF THE PROPOSED SUNCOAST RIGHT-OF-WAY LINE N14°12'11"E, 1,300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S30°57'24"E, 548.93 FEET; THENCE N89°52'40"E, 650.00 FEET TO THE P.O.B.

CONTAINING 20.848 ACRES, MORE OR LESS.

ALSO;

FROM THE COMMON CORNER OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AS A POINT OF REFERENCE; THENCE S00°14'32"W, ALONG THE WEST LINE OF SAID SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF SECTION 10, 1,077.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W), FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE S80°29'27"E, 446.14 FEET; 2) THENCE 671.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,341.83 FEET, CHORD S88°42'36"E, 669.58 FEET; 3) THENCE N82°59'28"E, 1,646.97 FEET; 4) THENCE 47.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 22,868.31 FEET, CHORD N83°03'04"E, 47.82 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDS OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 286, PAGES 34 AND 35, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S14°12'11"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 22,462.13 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N00°18'05"E, ALONG SAID LINE, 1,573.45 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 27, N00°11'03"E, 5,283.47 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°58'36"W, 1,336.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N00°26'01"E, 5,297.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE N01°30'11"E, 2,674.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N00°01'20"E, 2,653.96 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N00°37'39"W, 3,928.33 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE N89°50'03"E, 1,333.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE N00°24'29"W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 10, 864.70 FEET TO THE INTERSECTION OF SAID LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 52; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE 624.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,341.83 FEET, CHORD S69°59'29"E, 622.74 FEET; 2) THENCE S77°38'05"E, 991.92 FEET; 3) THENCE 573.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET, CHORD S79°03'46"E, 573.66 FEET; 4) THENCE S80°29'27"E, 525.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,790.486 ACRES, MORE OR LESS.

ALSO;

A PARCEL OF LAND LYING WITH SECTIONS 24 AND PORTIONS OF 11, 13, 14, 22, 23, 25, 26, 27 AND 36, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S00°08'54"W, ALONG THE EASTERLY LINE OF SAID SECTION 36, 3,460.64 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BY A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 5,150.00 FEET AND A CENTRAL ANGLE OF 55°10'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE 4949.41 FEET, (CHORD BEARING N47°05'34"W, CHORD LENGTH 4,769.98 FEET); THENCE N74°40'49"W, 3,014.84 FEET TO THE POINT OF

CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 2,715.00 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 947.71 FEET, (CHORD BEARING N64°40'49"W, CHORD LENGTH 942.91 FEET); THENCE N54°40'49"W, 2,594.82 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 3,350.00 FEET AND A CENTRAL ANGLE OF 68°53'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 4,027.51 FEET, (CHORD BEARING N20°14'19"W, CHORD LENGTH 3,789.30 FEET); THENCE N14°12'11"E, 14,668.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 52; THENCE N83°15'22"E ALONG SAID SOUTHERLY RIGHT-OF-WAY 1,827.32 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S00°06'04"E, 4,595.97 FEET; THENCE S89°44'43"E, 15.56 FEET; THENCE S30°12'45"W, 603.03 FEET; THENCE S68°31'25"W, 1,021.07 FEET; THENCE S15°42'58"E, 921.84 FEET; THENCE N75°52'32"E, 2,044.64 FEET; THENCE S37°29'50"E, 2,500.43 FEET; THENCE N44°51'16"E, 1,689.33 FEET; THENCE S52°04'10"E, 1,091.30 FEET; THENCE N83°43'00"E, 738.78 FEET TO THE EASTERLY LINE OF SAID SECTION 13; THENCE S00°08'54"W ALONG THE EASTERLY LINE OF SAID SECTIONS 13, 24 AND 25, 13,221.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,460.050 ACRES OF LAND, MORE OR LESS.

LESS THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 80 ACRES MORE OR LESS.

LESS THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 20 ACRES MORE OR LESS.

ALSO;

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 26, 27, 34, 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N89°59'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 36, 5,294.66 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°58'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 35, 5,300.85 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°57'57"W ALONG THE SOUTHERLY LINE OF SAID SECTION 34, 935.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE N00°02'04"W, 220.00 FEET; THENCE N89°57'58"E, 936.07 FEET TO THE EASTERLY LINE OF SAID SECTION 34; THENCE N00°14'40"E ALONG SAID EASTERLY LINE, 2,040.00 FEET; THENCE LEAVING SAID LINE N31°28'06"W, 1,043.08 FEET; THENCE S89°57'56"W, 770.00 FEET; THENCE S59°23'10"W, 383.31 FEET; THENCE N62°11'06"W, 873.24 FEET TO THE EASTERLY LINE OF A FLORIDA POWER RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 286, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N14°12'11"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 8,292.42 FEET TO THE SOUTHERLY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY LINE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 3,650.00 FEET AND A CENTRAL ANGLE OF 68°53'00", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 4,388.18 FEET, (CHORD BEARING S20°14'19"E, CHORD LENGTH 4,128.64 FEET); THENCE S54°40'49"E, 2,594.82 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 3,015.00 FEET AND A CENTRAL ANGLE OF 20°00'00", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,052.43 FEET, (CHORD BEARING S64°40'49"E, CHORD LENGTH 1,047.10 FEET); THENCE S74°40'49"E, 3,014.84 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 4,850.00 FEET AND A CENTRAL ANGLE OF 74°50'01", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 6,334.55 FEET, (CHORD BEARING S37°15'48"E, CHORD LENGTH 5,893.81 FEET) TO THE EASTERLY LINE OF SAID SECTION 36; THENCE S00°08'54"W ALONG SAID EASTERLY LINE, 86.33 FEET, TO THE POINT OF BEGINNING; CONTAINING 1,542.960 ACRES, MORE OR LESS.

CONTAINING 6,714.344 ACRES, MORE OR LESS (TOTAL OF ALL AFOREMENTIONED PARCELS).

## **EXHIBIT E**

Developer's Commitments

DEVELOPER COMMITMENTS

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

GENERAL PROJECT DESCRIPTION

All residential, recreational, commercial and employment centers on-site will be connected via a comprehensive system of bikeways and pedestrian ways. (ADA, Pg. 12-4)

Upland parks, wildlife preserves, bicycle paths and pedestrian trails are planned for use by all residents and by the general public. (ADA, Pg. 27-1)

The applicant will cooperate with that entity responsible for constructing the North Suncoast Expressway to coordinate adjacent land development activity, such that drainage and mitigation facilities will be designed consistent with the North Suncoast Expressway. (SR1\*, Pg. 12-5)

The Master Development Plan has conceptually identified potential interchange locations and has reserved additional land for future acquisition by that entity responsible for constructing the North Suncoast Expressway (SR1, Pg. 12-5) Developer clarification: Delete this commitment.

ENVIRONMENT AND NATURAL RESOURCES

Air

If FDER parking thresholds are planned to be reached or surpassed in the future, an appropriate air quality analysis of the pertinent parking facilities will be prepared. (ADA, pg. 13-9)

The applicant is agreeable to working with public transit staff regarding the provision of on-site transit amenities. Also, the design of both ingress and egress for vehicles is such that queuing, and related carbon monoxide "hot spots" will be avoided. (ADA, Pg. 13-3)

Water Quality/Drainage

Care will be taken along the Pithlachascotee River to protect its natural banks and limit transmission of sediments to the River. (ADA, Pg. 14-3)

Best Management Practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. (ADA, pg. 15-20)

During construction, hay bales, silt barriers or other Best Management Practices will be used to prevent erosion into wetlands. (ADA, Pg. 16-7)

The natural integrity of wetlands used for stormwater treatment will be preserved by Best Management Practices, including installation of grease baffles and sediment traps at infall locations or by other appropriate means. (ADA, Pg. 16-7)

The proposed treatment and attenuation facilities will provide a continuation of the natural hydrological functions of the adjacent wetland system by maintaining the hydroperiod, as well as seasonal high and low water levels to the extent possible and permittable. Control elevations will be determined so as to maintain the water table and permit the stormwater management system to function harmoniously with the adjacent riverine system. (SR1, Pg. 22-2)

#### Wetlands

Planning for development on the property will regard wetland conservation areas as natural amenities to be preserved for their aesthetic values and biological functions. (ADA, Pg. 16-7) Developer clarification: Planning for development on the property will regard wetland preservation areas as natural amenities to be preserved for their aesthetic values and biological functions. (ADA, Pg. 16-7)

Particular mitigation sites will be selected specifically because they present the greater opportunity for the creation of wetlands to enhance the wildlife value of respective areas. Each mitigation site will be thoroughly designed with specific wildlife habitat values in mind. The integration of man-made and natural wetlands and uplands will result in areas of diverse habitat which will sustain and enhance Serenova's wildlife communities in a post-development state. (ADA, Pg. 16-7)

#### Vegetation and Wildlife

To enhance the quality of recently-created lake systems, the applicant intends to regrade portions of the shorelines of these systems and establish littoral shelves planted with wetland trees, shrubs and herbaceous species native to west central Florida. Enhancement of lake shorelines will improve the aesthetics of these lakes and provide additional habitat for some of the vertebrates that reside in lakes. Details of the Lake Enhancement Plan will be presented during the management of surface water (Chapter 40-D4) permitting process. (ADA, Pg. 18-2, 18-11)

The applicant expects to retain the significant population of Gambusia in a wildlife conservation area planned for xeric oak habitat, on the

west side of the property. In addition, the applicant intends to design golf course areas to leave as much native vegetation as possible. The applicant also intends to retain native vegetation in public ownership areas between lots and development pods. The applicant intends to sell homes with landscaping schemes that capitalize on existing vegetation. (ADA, Pg. 18-22)

Careful site planning and development will maintain the ability of Serenova to support wildlife. Upland preserve areas will be managed to maximize biological diversity. Natural wildlife corridors within the development and onto the adjacent Starkey Wilderness area will be preserved to allow the continued movement of wildlife through the site. (ADA, Pg. 18-26)

The majority of wetlands will be left intact so as not to significantly affect the status of wading birds on the Serenova site. (ADA, Pg. 18-31)

Management of the wildlife preserves will be designed to maintain or improve habitat quality. Proper management will maximize the number of plant and animal species that can be reasonably expected to occur in the preserves, including both species listed as threatened or endangered and species representative of the included habitats in the Tampa Bay region. (ADA, Pg. 18-47)

Natural plant communities will be retained in public utility right-of-ways, park lands and golf courses. The surface water management system will be designed to attract wetland wildlife. (ADA, Pg. 18-47)

The applicant intends to maintain a viable herbaceous wetland in all logged areas. As a result of logging, there will be no restrictions to water flow, flood attenuation, water quality or aquifer recharge. All logging activities will be conducted in accordance with applicable rules and regulation. (SRL, Pg. 16-2)

The applicant intends to provide limited access to the wildlife preserve areas via foot trails. Access will be controlled by walk-through gates designed to prohibit entry of vehicles and bikes. Hunting will be strictly prohibited. Signs will be posted explaining the purpose of the areas and providing educational information on the ecology of the preserves. These signs will also admonish visitors to stay on the trails and to leave pets at home. (SRL, Pg. 16-3)

The applicant intends to work cooperatively with the SWFWMD and FGFWFC to develop appropriate management strategies. (SRL, Pg. 18-2)

Plans for wildlife preservation include creation of upland wildlife preserves, preservation of wetlands, inclusion of habitat for water birds in the surface water management system, retention of natural vegetation in public areas, inclusion of habitat for selected wildlife in lot and golf course designs, and public education. (ADA, Pg. 18-47)

The Conservation Plan will include distribution of educational material that will encourage residents of Serenova to contribute to environmental conditions conducive to the perpetuation of many plant and animal species that might not otherwise survive the process of urbanization. (ADA, Pgs. 18-47, 18-49)

The applicant is continuing to negotiate the design of preservation areas with the Florida Game and Fresh Water Fish Commission. All Wildlife Preservation areas are connected to the Pithlachascotee Riverine system and provide a 1,804-acre (1.722 on-site) contiguous wildlife usage area. (SR3, Pg. 18-3) Developer clarification: Delete this commitment.

In the event that SWFWMD cannot manage the wildlife preserves, the applicant will produce and implement a suitable management program. (SR2\*\*, Pg. 18-1)

The applicant intends to negotiate with SWFWMD to provide uniform management of the wildlife preserves adjacent to the Starkey Wilderness Area. Management potential was a factor in determining the current mitigation area design. Controlled burns are the preferred management regime for most of the upland preserves. Mechanical management will be used in areas where burning conflicts with surrounding land uses. Specific management and ownership proposals will be developed after preserve area delineation is finalized. (SR3, Pg. 18-4)

#### Archaeological and Historical Resources

Should any additional archaeological or historical resources be discovered during development, the disposition of these resources will be determined in cooperation with the State and Pasco County. (SR1, Pg. 12-11)

#### Wastewater

Application rates (for spray irrigation) will be controlled so that surface and groundwater quality will be adequately protected. (ADA, Pg. 21-8)

The applicant will be responsible for the construction of the wastewater collection system to serve Serenova from the intersection of Hayes Road and S.R. 52. Title and ownership of the utility will revert to Pasco County when accepted for completeness. (ADA, Pg. 21-9) Developer clarification: Delete this commitment.

#### Water Supply

The applicant will be responsible for the construction of all internal water supply facilities and will meet Pasco County design criteria. Title and ownership of the utility will revert to Pasco County when accepted for completeness. (ADA, Pg. 23-8) Developer clarification: Delete this commitment.

The applicant will support the use of water-conserving fixtures in both residential and non-residential development. (ADA, Pg. 23-9)

The applicant will support the use of recovered water for irrigation purposes. (ADA, Pg. 23-9)

The Water, Reclaimed Water and Wastewater Treatment Service Agreement will be provided upon execution. (SRI, Pg. 21-3)

The applicant will prepare a plan for non-potable water use on-site. (SRI, Pg. D.O.-11)

The applicant intends to use the lowest quality water available and suitable for given purposes. The applicant will encourage the use of xeriscaping throughout the development, where appropriate. (SRI, Pg. D.O.-11)

#### Solid Waste

Residents and tenants of Serenova will be encouraged to participate in recycling practices. (ADA, Pg. 24-6)

#### Energy

Site planning practices, including building layout and the use of natural vegetation as buffers, will be employed wherever feasible to encourage and promote energy conservation. (SRI, Pg. 25-1)

Should service become available in an area proximate to Serenova, the applicant will evaluate the possibility of utilizing natural gas within the project. (SRI, Pg. 25-1)

#### Education

The two (2) proposed school sites within Serenova will meet the Pasco County School Board's criteria for acceptable school sites. (ADA, Pg. 26-5)

#### Recreation and Open Space

Wetlands associated with the Pithlachascotee River will essentially remain in a preserved state. (ADA, Pg. 27-1)

Serenova's community park needs will be satisfied via the proposed centrally-located community park within the project. (SRI, Pg. 27-2)

#### Transportation

The applicant will cooperate with that entity responsible for constructing the North Suncoast Expressway to coordinate adjacent land development activity, such that drainage and mitigation facilities will be designed consistent with the North Suncoast Expressway. If addi-

tional lands are required for mitigation purposes, the applicant will consider making land available for purchase at fair market value which can be utilized of mitigation, provided it is consistent with Serenova's Master Development Plan. (SR1, Pg. 12-5)

The developer will totally fund his driveway connection improvements. (SR2, Pg. 31-5)

- \* - First Sufficiency Response
- \*\* - Second Sufficiency Response
- \*\*\* - Third Sufficiency Response

## **EXHIBIT G-1**

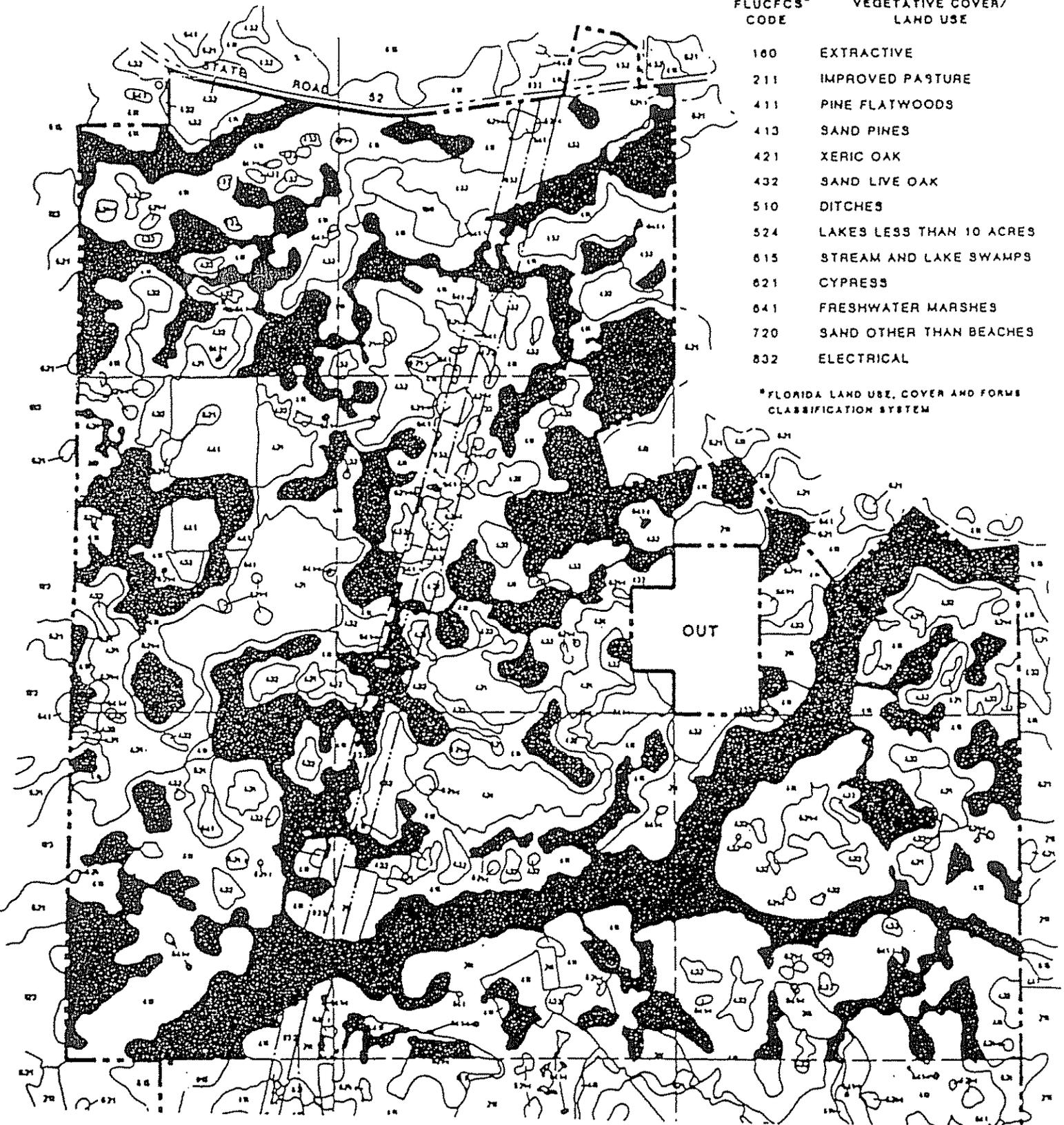
TBRPC Preservation Areas - North & South

ORI # 236  
SERENOVA  
PRESERVATION AREAS - NORTH

**LEGEND**

FLUCFCS* CODE	VEGETATIVE COVER/ LAND USE
160	EXTRACTIVE
211	IMPROVED PASTURE
411	PINE FLATWOODS
413	SAND PINES
421	XERIC OAK
432	SAND LIVE OAK
510	DITCHES
524	LAKES LESS THAN 10 ACRES
615	STREAM AND LAKE SWAMPS
621	CYPRESS
641	FRESHWATER MARSHES
720	SAND OTHER THAN BEACHES
832	ELECTRICAL

\*FLORIDA LAND USE, COVER AND FORMS  
CLASSIFICATION SYSTEM



DRI # 306  
 SERENOVA  
 PRESERVATION AREAS - SOUTH



**LEGEND**

FLUCPCS CODE	VEGETATIVE COVER/ LAND USE
180	EXTRACTIVE
211	IMPROVED PASTURE
411	PINE FLATWOODS
413	BAND PINES
421	XERIC OAK
432	BAND LIVE OAK
810	DITCHES
824	LAKES LESS THAN 10 ACRES
818	STREAM AND LAKE SWAMPS
921	CYPRESS
841	FRESHWATER MARSHES
770	SAND OTHER THAN BEACHES
932	ELECTRICAL

## EXHIBIT G-2

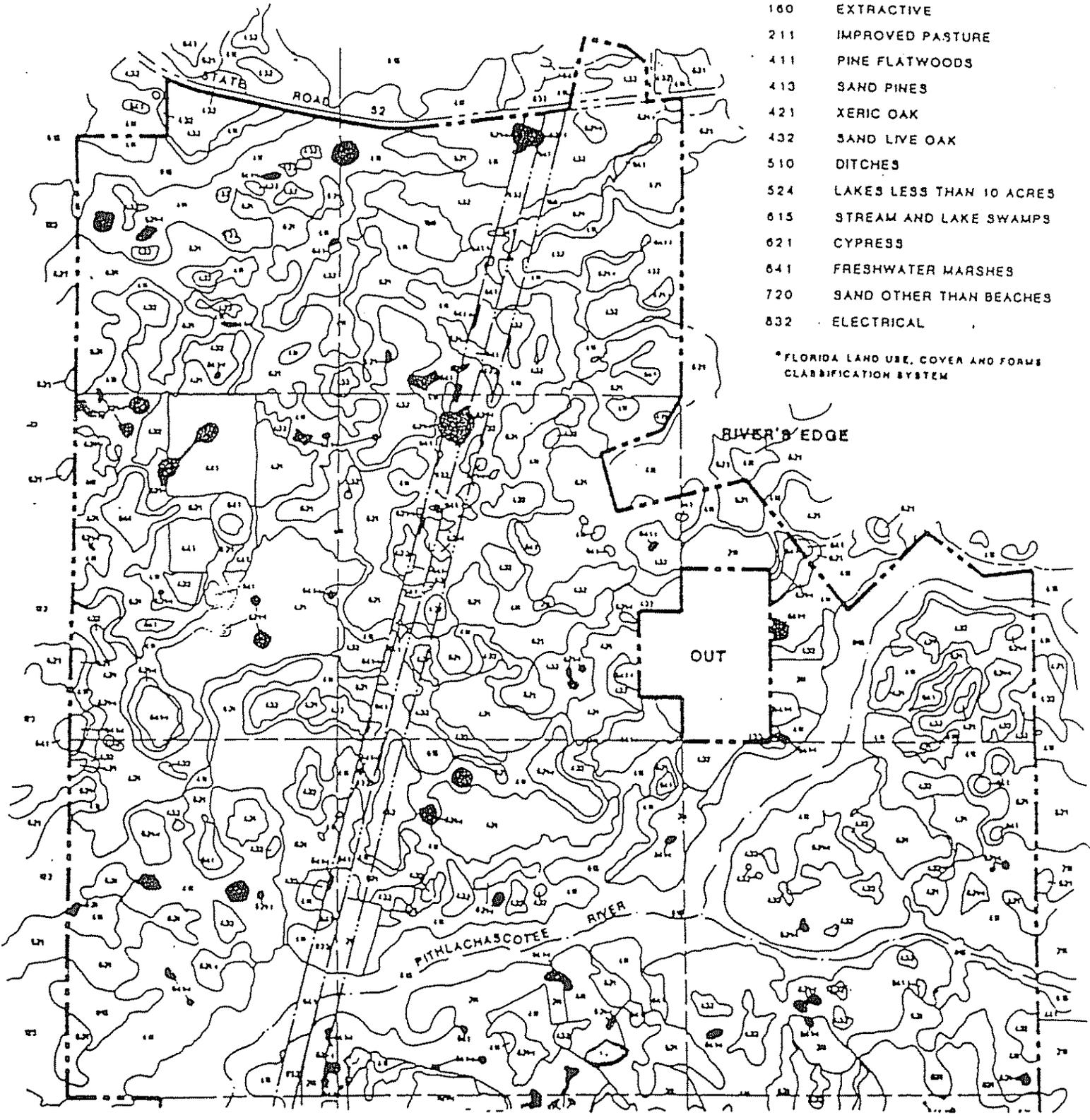
TBRPC Conservation Areas - North & South

DRI # 206  
 SERENOVA  
 CONSERVATION AREAS - NORTH

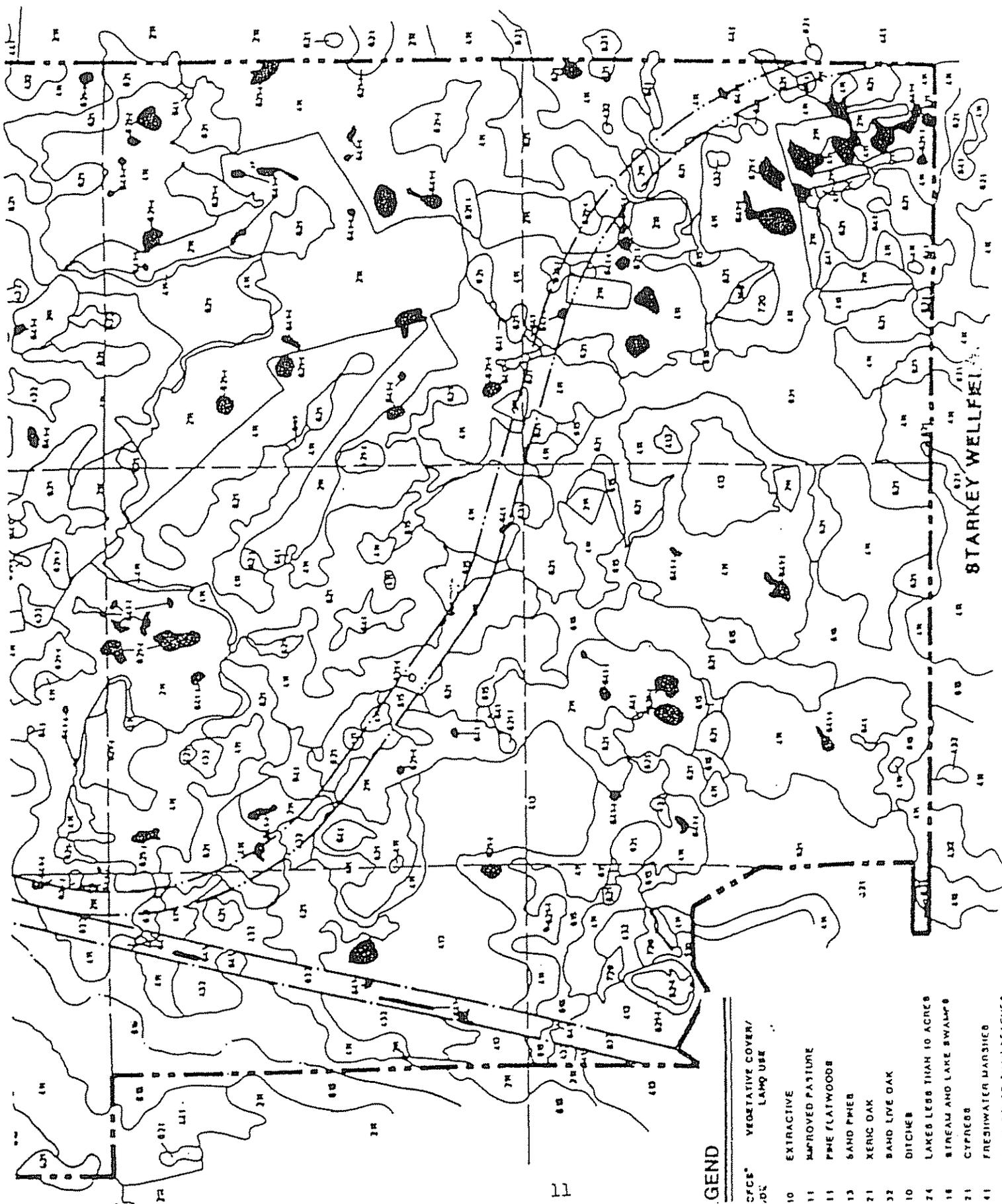
LEGEND

FLUCFCS* CODE	VEGETATIVE COVER/ LAND USE
160	EXTRACTIVE
211	IMPROVED PASTURE
411	PINE FLATWOODS
413	SAND PINES
421	XERIC OAK
432	SAND LIVE OAK
510	DITCHES
524	LAKES LESS THAN 10 ACRES
615	STREAM AND LAKE SWAMPS
621	CYPRESS
641	FRESHWATER MARSHES
720	SAND OTHER THAN BEACHES
832	ELECTRICAL

\* FLORIDA LAND USE, COVER AND FORMS  
 CLASSIFICATION SYSTEM



DRI # 206  
 SERENOVA  
 CONSERVATION AREAS - SOUTH

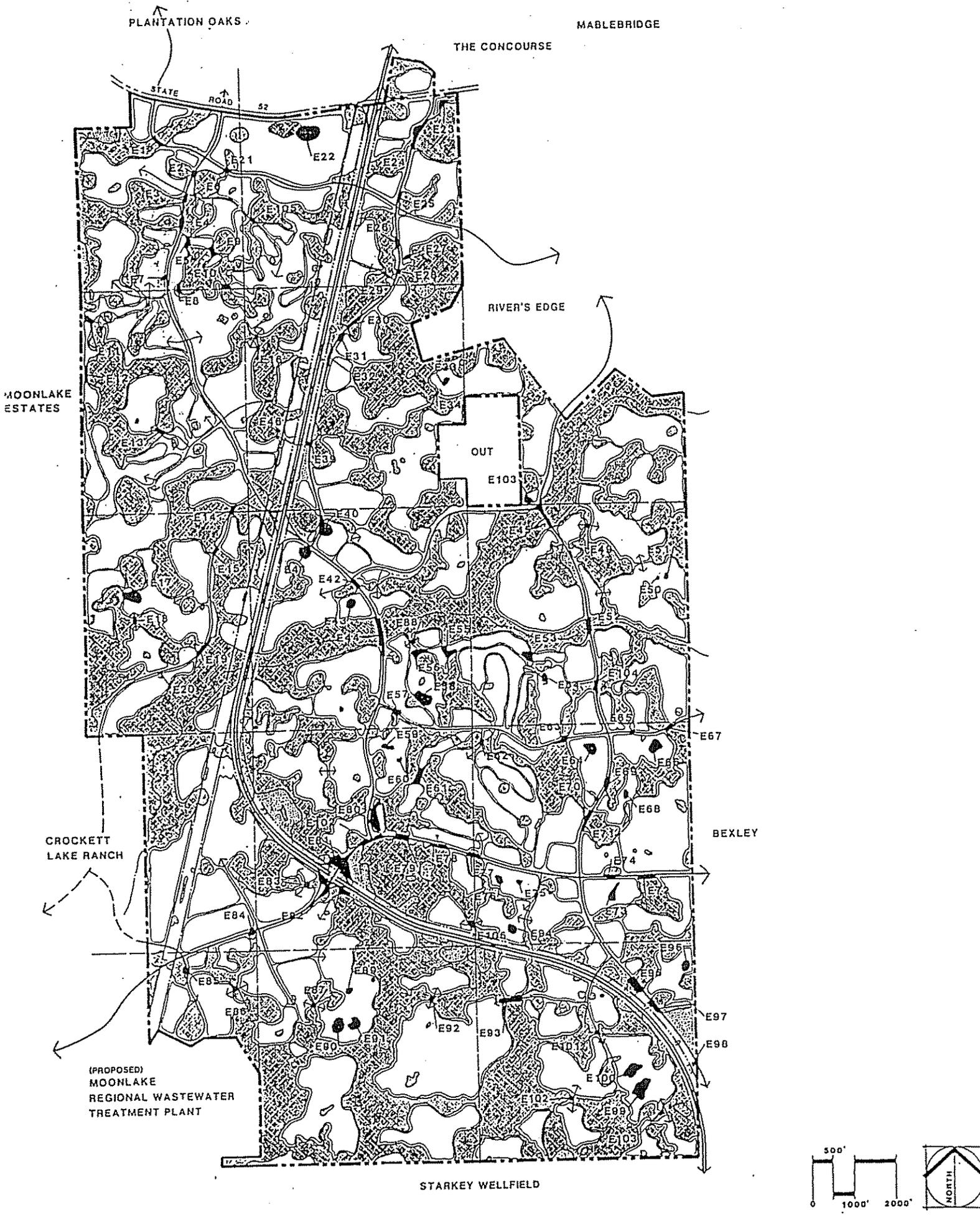


GEND

SYCS*	VEGETATIVE COVER/ LAND USE
10	EXTRACTIVE
11	IMPROVED PASTURE
11	PINE FLATWOODS
13	SAND PINE
21	XERIC OAK
32	SAND LIVE OAK
10	DITCHES
74	LAKES LESS THAN 10 ACRES
18	STREAM AND LAKE SWAMPS
21	CYPRESS
41	FRESHWATER MARSHES
20	BELOW OTHER LAND USES

## **EXHIBIT H**

Proposed Wetland Encroachments,  
Revised Figure SR16-2



SOURCE: BIOLOGICAL RESEARCH ASSOCIATES, INC.

REVISED: APRIL 1991

# SERENOVA

THE OTTO POTTBERG TRUST

A MASTER PLANNED COMMUNITY  
PASCO COUNTY, FLORIDA

PROPOSED WETLAND ENCROACHMENTS  
REVISED FIGURE SR16-2

## EXHIBIT I

### SERENOVA DRI Transportation Analysis

- July 26, 1991 Letter to TBRPC from TBE  
Re: Summary of July 19, 1991 Methodology Meeting
- July 31, 1991 Letter to TBRPC from RS&H  
Re: Agreements Made in July 19, 1991 Methodology Meeting
- September 26, 1991 Transmittal to TBRPC from TBE  
Re: Revised Tables 31-2 : 31-5 and Revised Capacity Worksheets Pursuant to 7/19/91 Meeting
- October 4, 1991 Letter to TBRPC from TBE  
Re: Revised Tables 31-2, 31-3 and 31-8
- October 11, 1991 Letter to TBRPC from TBE  
Re: Responses to TBRPC Request (Dated 10/7/91) with Revised Tables 31-4, 31-5 and Worksheets
- October 1, 1991 Letter to TBRPC from KEA  
Re: Updated Alternative Transportation Analysis (Using Pasco County and FDOT LOS Standards
- October 25, 1991 Letter to TBRPC from KEA  
Re: Revised Tables 4 and 5 for the Updated Alternative Transportation Analysis Submitted 10/1/91
- November 12, 1991 Letter to TBRPC from KEA Transmitting SERENOVA DRI Subphase Analysis (Phases I and II)

chg 115-002

NOTICE OF ADOPTION OF THE DEVELOPMENT ORDER  
FOR THE SERENOVA DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 92-118 dated January 28, 1992, has adopted the Development Order for a Development of Regional Impact known as Serenova (Resolution No. 92-118). The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit C of the Development Order.

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

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

MIKE WELLS, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

RECORDING FEE  
REFERENCE # 21500  
RECORDING/INDEXING  
RECORD MODERNIZATION FEE

State of Florida )  
County of Pasco )

The foregoing Notice of Adoption of Development Order was acknowledged before me this

28th day of January, 1992

R Bd. Rec. , Becky

Rebecca S. Dank  
Notary Public  
State of Florida at Large  
My Commission Expires:  
Deputy Clerk

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

FILED FOR RECORD  
JAN 29 1 11 PM '92  
CLK. CIR. CT. PASCO COUNTY, FL

853762

STATE OF FLORIDA  
COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-  
ORD IN MY OFFICE. WITNESS MY HAND AND THE COUN-  
TY'S OFFICIAL SEAL THIS 29th day of Jan, 1992  
JED PITTMAN, CLERK TO THE BOARD

Rebecca S. Dank D.C.

sere:pl