



BOARD OF COUNTY COMMISSIONERS
PINELLAS COUNTY, FLORIDA

315 COURT STREET
CLEARWATER, FLORIDA 33756

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SUSAN H. CHURUTI
COUNTY ATTORNEY

March 1, 2000

VIA FEDERAL EXPRESS

Ms. Marina Pennington
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

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

Re: Tarpon Lake Village DRI

Dear Ms. Pennington and Mr. Meyer:

Enclosed are certified copies of the above-referenced DRI amendatory ordinance. I apologize for the delay in forwarding this to you.

Sincerely,

James L. Bennett
Chief Assistant County Attorney

JLB/mjm

Encl.

cc: Al Navaroli, Manager, Development Review Services

FAUSERS\ATTY\ATYKB03\DRS\LTRS\lake tarpon.wpd

ORDINANCE No. 00-10

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING THE DEVELOPMENT ORDER FOR TARPON LAKE VILLAGE PURSUANT TO CHAPTER 380, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; PROVIDING CONCLUSIONS OF LAW; PROVIDING FOR AMENDMENT OF THE EXISTING DEVELOPMENT ORDER TO PROVIDE FOR A REVISION OF THE BUILD-OUT DATE OF PHASE I TO DECEMBER 31, 2004 AND THE EFFECTIVE PERIOD TO DECEMBER 31, 2009; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A RENDERING DATE; PROVIDING FOR FILING OF NOTICE OF THE ADOPTION OF THIS AMENDMENT IN THE PUBLIC RECORDS OF PINELLAS COUNTY

WHEREAS the Tarpon Lake Village Development of Regional Impact, DRI #24 (the "Development"), received a development order on March 18, 1975, which was subsequently amended March 16, 1976, October 8, 1985, April 12, 1988, and November 14, 1989, amended and restated in its entirety on October 13, 1992, Ordinance 92-61, and amended May 5, 1998, Ordinance 98-47 (collectively, "the Development Order"); and

WHEREAS, pursuant to the provisions of Section 380.06, F.S. (1997), Lansbrook Development Corporation (formerly known as Tarpon Lake Corp., and herein referred to as the "Developer"), has filed a "Notification Of a Proposed Change To A Previously Approved Development Of Regional Impact" on Form RPM-BSP-PROPCHANGE-1 (the "NOPC"), with Pinellas County ("County"), with copies provided to the Tampa Bay Regional Planning Council ("TBRPC"), the Florida Department Of Community Affairs ("DCA") and other appropriate agencies; and

WHEREAS, in its NOPC, the Developer proposes to modify the build-out date for Phase I, and the Effective Period of the Development Order; and

WHEREAS, the proposed changes, cumulatively with all previous changes, are intended to create a substantial deviation, pursuant to Subsection 380.06(19)(e)3, Florida Statutes; and

WHEREAS, the NOPC has satisfactorily addressed all regional issues related to the Development; and

WHEREAS, the Pinellas County Board of County Commissioners (the "Commission"), as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider applications for proposed changes to a previously approved Development of Regional Impact ("DRI"); and

WHEREAS, the public notice requirements of Chapter 380 and the County have been satisfied; and

WHEREAS, the Commission has held a duly noticed public hearing on the NOPC and heard and considered testimony and documents received thereon; and

FILED
2000 JAN 31 AM 9:50
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

WHEREAS, the Commission has received a recommendation from the Pinellas Land Planning Agency the findings of which determine that the proposed Ordinance is consistent with the adopted Comprehensive Plan for Pinellas County, Florida; and

WHEREAS, the County has solicited, received, and considered reports, comments and recommendations from interested citizens the County and state and regional agencies, now, therefore,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

SECTION 1 FINDINGS OF FACT

- 1.1 The Developer submitted the NOPC to the County.
- 1.2 The proposed Development is not located in an area of critical state concern, designated as such pursuant to Section 380.05, Florida Statutes (1997).
- 1.3 The DRI will not unreasonably interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.
- 1.4 The Development is consistent with the local comprehensive plan and the local land development regulations.
- 1.5 All modifications to the Development Order heretofore approved and as requested by the Developer in the NOPC, as modified herein, are determined not to be a substantial deviation to the Development Order.
- 1.6 The Developer is in substantial compliance with the Development Order, as amended.

SECTION 2 CONCLUSIONS OF LAW

- 2.1 The Development will not interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.
- 2.2 The Development as built to date is consistent with the local comprehensive plan and the local land development regulations under which it was developed.
- 2.3 The proposed Development is consistent with the local comprehensive plan and the local land development regulations currently in effect.
- 2.4 The review of the NOPC by the County, the TBRPC, the DCA, and other participating agencies and interested citizens has determined that all regional impacts are adequately addressed by this Development Order pursuant to the requirements of Chapter 380, Florida Statutes. Information has been provided to rebut the presumption of substantial deviation.

SECTION 3 AMENDMENT OF EXISTING DEVELOPMENT ORDER

Based upon the foregoing findings of fact and conclusions of law, the Development Order is amended as follows:

- 3.1 Condition XII, Section 12.1 of Pinellas County Ordinance 92-61, as amended, is amended as follows:

.... This remaining development will be divided into two phases, as follows:

<u>Phase</u>	<u>Living Units</u>	<u>Sq. Feet Commercial</u>	<u>Build-out Date</u>
I	3,200	161,054	December 31, 2004

3.2 Condition X of Pinellas County Ordinance 92-61, as amended, is amended as follows:

The effective period of the Development Order is through December 31, 2009. During this period, the Developer shall annually, but no later than April 30, provide the County, the TBRPC and the DCA with a summary of completed construction and an estimate of proposed construction over the remaining life of the Development Order.

3.3 Condition XV of Pinellas County Ordinance 92-61, as amended, is amended as follows:

This Development Order shall be binding upon the Developer, its successors and assigns. This Development Order supersedes the Development Order adopted by the County on March 18, 1975, as amended on March 16, 1976, October 8, 1985, April 12, 1988, November 14, 1989, October 13, 1992 and May 5, 1998.

3.4 Condition XVI of Pinellas County Ordinance 92-61, as amended, is amended as follows:

The Developer is Lansbrook Development Corp. (f/k/a Tarpon Lakes Corp.) and can be located at 4605 Village Centre Drive, Palm Harbor, FL 34685.....

SECTION 4 SEVERABILITY

If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

SECTION 5 FILING OF ORDINANCE; EFFECTIVE DATE

Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective forty-five (45) days following rendition of this Ordinance as provided in Section 6, below, or, if an appeal is filed, at the conclusion of such appeal.

SECTION 6 RENDERING

This Development Order shall be deemed rendered upon transmittal of copies hereof to the recipients specified in Chapter 380, Florida Statutes.

SECTION 7 NOTICE OF ADOPTION

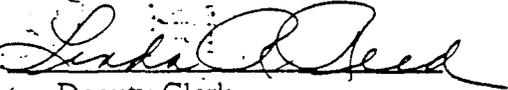
The Developer shall record a notice of adoption of this Development Order as required pursuant to Chapter 380, Florida Statutes.

PINELLAS COUNTY, FLORIDA, a political subdivision, by and through its governing body, the Board of County Commissioners

By: 
CHAIRMAN

ATTEST:

Karleen F. DeBlaker
Clerk of the Circuit Court

By: 
Deputy Clerk

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By: 
Attorney

RFLADOC5\287.wpd

STATE OF FLORIDA

COUNTY OF PINELLAS

I, KARLEEN F. De BLAKER, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners of Pinellas County, Florida, on January 25, 2000 relative to:

ORDINANCE No. 00-10

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING THE DEVELOPMENT ORDER FOR TARPON LAKE VILLAGE PURSUANT TO CHAPTER 380, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; PROVIDING CONCLUSIONS OF LAW; PROVIDING FOR AMENDMENT OF THE EXISTING DEVELOPMENT ORDER TO PROVIDE FOR A REVISION OF THE BUILD-OUT DATE OF PHASE I TO DECEMBER 31, 2004 AND THE EFFECTIVE PERIOD TO DECEMBER 31, 2009; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A RENDERING DATE; PROVIDING FOR FILING OF NOTICE OF THE ADOPTION OF THIS AMENDMENT IN THE PUBLIC RECORDS OF PINELLAS COUNTY

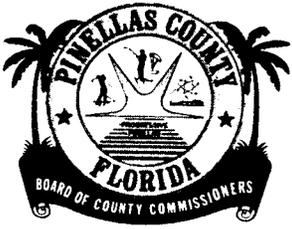
IN WITNESS WHEREOF, I hereunto set my hand and official seal this January, 2000.

FILED
2000 JAN 31 AM 9:50
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

KARLEEN F. De BLAKER
Clerk of the Circuit Court
and Ex-officio Clerk to the
Board of County Commissioners

By: 
Linda R. Reed, Deputy Clerk





BOARD OF COUNTY COMMISSIONERS
Development Review Services Department

Working Together to Serve You Better

COMMISSIONERS

BARBARA SHEEN TODD - CHAIRMAN
STEVEN M. SEIBERT - VICE CHAIRMAN
CALVIN D. HARRIS
SALLIE PARKS
ROBERT B. STEWART

May 20, 1998

Tim Butts
Tampa Bay Regional Planning Council
9455 Koger Boulevard, Suite 219
St. Petersburg, Florida 33702-2491

Re: Tarpon Lake Village (DRI# 24)

Dear Mr. Tim:

Please find enclosed a certified copy of Ordinance No. 98-47 approved by the Pinellas County Board of County Commissioners on May 5, 1998. This Ordinance, amends the Development Order consistent with the changes proposed by the Notice of Proposed Change which was filed on February 24, 1998.

Should there be any question concerning this transmittal please feel free to contact me at (813) 464-3888.

Sincerely,

A handwritten signature in cursive script that reads "Al Navaroli".

Al Navaroli,
DRS Supervisor

ORDINANCE NO. 98-47

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING THE DEVELOPMENT ORDER FOR TARPON LAKE VILLAGE PURSUANT TO CHAPTER 380, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; PROVIDING CONCLUSIONS OF LAW; PROVIDING FOR AMENDMENT OF THE EXISTING DEVELOPMENT ORDER TO PROVIDE FOR A REVISION OF THE OVERALL MASTER DEVELOPMENT PLAN AND PROJECT DATA; TO INCLUDE DEPICTIONS OF ALL DEVELOPMENT WHICH HAS BEEN APPROVED AND COMPLETED; TO INCLUDE THE CURRENT DISTRIBUTION OF ALL PHASE I AND PHASE II RESIDENTIAL LIVING UNITS WHICH HAVE NOT RECEIVED FINAL SITE PLAN APPROVAL TO THE UNDEVELOPED RESIDENTIAL USE PARCELS, TO INCLUDE THE REVISED DISTRIBUTION OF ALL REMAINING PHASE I AND PHASE II COMMERCIAL FLOOR AREA WHICH HAS NOT RECEIVED FINAL SITE PLAN APPROVAL TO THE UNDEVELOPED COMMERCIAL USE PARCEL; TO INCLUDE THE REMOVAL OF CERTAIN COMMERCIAL USE DESIGNATIONS; TO INCLUDE THE REMOVAL OF THE EAGLE PRIMARY PROTECTION ZONE DESIGNATION; TO INCLUDE THE ADDITION OF PRIMARY AND SECONDARY EAGLE PROTECTION ZONE DESIGNATIONS OVER THE PORTIONS OF RESIDENTIAL DEVELOPMENT, PARCEL 3 IN TRACT H; TO INCLUDE THE REMOVAL OF THE TEMPORARY SEWER PERCOLATION POND USE DESIGNATION ON RESIDENTIAL PARCEL 7 IN TRACT H AND REDESIGNATION OF THE UNDERLYING RESIDENTIAL USE AS SUBDIVISION; INCORPORATING THE 1998 NOTICE OF PROPOSED CHANGE BY REFERENCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A RENDERING DATE; PROVIDING FOR FILING OF NOTICE OF THE ADOPTION OF THIS AMENDMENT IN THE PUBLIC RECORDS OF PINELLAS COUNTY

WHEREAS, the Tarpon Lake Village Development of Regional Impact, DRI #24 (the "Development"), received a development order on March 18, 1975, which was subsequently amended March 16, 1976, October 8, 1985, April 12, 1988, and November 14, 1989, and ultimately amended and restated in its entirety on October 13 as 1992, Ordinance 92-61 (collectively, "the Development Order"); and

WHEREAS, pursuant to the provisions of Section 380.06, F.S. (1997), Lansbrook Development Corporation (formerly known as Tarpon Lake Corp., and herein referred to as the "Developer"), has filed a "Notification Of A Proposed Change To A Previously Approved Development Of Regional Impact" on Form RPM-BSP-PROPCHANGE-1, (the "NOPC") with Pinellas County ("County"), with copies provided to the Tampa Bay Regional Planning Council ("TBRPC"), the Florida Department Of Community Affairs ("DCA") and other appropriate agencies; and

WHEREAS, in its NOPC, the Developer proposes an updating of the overall master development plan for the DRI site to reflect revisions made since the September 21, 1992 master plan; and

WHEREAS, the proposed changes, cumulatively with all previous changes, are presumed to create a substantial deviation, pursuant to Subsection 380.06(19)(e)3, Florida Statutes; and

WHEREAS, the NOPC has satisfactorily addressed all regional issues related to the Development; and

WHEREAS, the Pinellas County Board of County Commissioners (the "Commission"), as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider applications for proposed changes to a previously approved Development of Regional Impact ("DRI"); and

WHEREAS, the public notice requirements of Chapter 380 and the County have been satisfied; and

WHEREAS, the Commission has held a duly noticed public hearing on the NOPC and heard and considered testimony and documents received thereon; and

WHEREAS, the Commission has received a recommendation from the Pinellas Land Planning Agency the findings of which determine that the proposed Ordinance is consistent with the adopted Comprehensive Plan for Pinellas County, Florida; and

WHEREAS, the County has solicited, received, and considered reports, comments and recommendations from interested citizens the County and state and regional agencies, now, therefore,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS, COUNTY, FLORIDA:

SECTION 1 FINDINGS OF FACT

- 1.1 The Developer submitted the NOPC to the County.
- 1.2 The proposed Development is not located in an area of critical state concern, designated as such pursuant to Section 380.05, Florida Statutes (1997).
- 1.3 The DRI will not unreasonably interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.
- 1.4 The Development is consistent with the local comprehensive plan and the local land development regulations.
- 1.5 All modifications to the Development Order heretofore approved and as requested by the Developer in the NOPC, as modified herein, are determined not to be a substantial deviation to the Development Order.
- 1.6 The Developer is in substantial compliance with the Development Order, as amended.

SECTION 2 CONCLUSIONS OF LAW

- 2.1 The Development will not interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.

- 2.2 The Development as built to date is consistent with the local comprehensive plan and the local land development regulations under which it was developed.
- 2.3 The proposed Development is consistent with the local comprehensive plan and the local land development regulations currently in effect.
- 2.4 The review of the NOPC by the County, the TBRPC, the DCA, and other participating agencies and interested citizens has determined that all regional impacts are adequately addressed by this Development Order pursuant to the requirements of Chapter 380 Florida Statutes. Information has been provided to rebut the presumption of substantial deviation.

SECTION 3 AMENDMENT OF EXISTING DEVELOPMENT ORDER

Based upon the foregoing findings of fact and conclusions of law, the Development Order is amended as follows:

3.1 Condition IX, Section 9.2 and attached Composite Exhibit "A" of Pinellas County Ordinance 92-61 are amended to read as follows:

9.2 Revised Master Site Plan

The Overall Master Development Plan, attached hereto as Composite Exhibit "A," is the currently adopted Master Site Plan for the development. The Project Data found in Composite Exhibit "A" is summarized as follows:

REVISED PROJECT DATA Land Use Category	See Note	West Acres	East Acres	Total Acres
Residential Use:		1,011.7	689.8	1,701.5
Commercial Use:		6.9	23.2	30.1
Public/Utility Use:	(1)	73.8	84.7	158.5
Recreation/Open space:		352.8	197.5	550.3
Eagle Primary Zones:	(2)	29.1	0.0	29.1
Conservation/Preservation:		611.0	793.5	1,404.5
Major Road Right-of-Way:		94.1	112.3	206.3
<hr/>				
Total Acres:		2,179.4	1,900.9	4,080.3
<hr/>				
Total Living Units:		4,233	3,997	8,230
Living Units/Gross Acre:		1.9	2.1	2.0
Living Units/Residential Acre:		4.2	5.8	4.8
Commercial Sq. Ft. (Floor Area):	(3)	59,256	146,494	205,750
Commercial Sq. Ft./Comm. Ac.:		8,563	6,323	6,838
Commercial Sq. Ft./Living Unit:		14.0	36.7	25.0

Note (1) UTILITY USES: Tract C, or portions thereof, and Parcels U-1 and U-2 in Tract H are

designated for utility use and are subject to being converted to easements or abandoned for utility use purposes in accordance with agreements between the Developer and Pinellas County. Upon conversion to easements or abandonment of utility use, the use designation of such utility use parcels will convert to the following uses:

Tract C: Approximately 4.8 acres will be designated for Conservation (wetlands under conservation easement to Pinellas County) and Preservation (for upland buffers in accordance with Pinellas County ordinances). The remaining approximately 4.9 acres will be designated for Preservation, Recreation/Openspace and/or Residential use without any increase in residential living units allowed within the Development.

Parcels U-1 and U-2 in Tract H: Recreation/Openspace as an addition to the adjoining golf course.

Note (2) EAGLE PROTECTION ZONES: Eagle Primary Protection Zone(s) reflected on the Master Plan have been established by the U.S. Fish & Wildlife Service ("USFWS") with the Developer's cooperation to limit construction within such zones as long as the nests are viable with the understanding that the developable portions of the protection zones would revert to the underlying residential land use(s) should the need for the protection zone(s) cease to exist as evidenced by written findings of the USFWS, or their successor agency having jurisdiction.

Note (3) COMMERCIAL FLOOR AREA: Commercial floor area reflected on the Master Plan is subject to being reallocated between the specific parcels designated for commercial use on the Master Plan within the eastern and western property so long as the total amount of commercial floor area allowed under the Development Order is not exceeded.

3.2 Condition XI of Pinellas County Ordinance 92-61 is amended to read as follows:

CONDITION XI DEVELOPMENT ORDER LIMITATIONS

This Development Order shall not encompass or approve any proposed development which constitutes a substantial deviation from the terms of this Development Order, from the representations contained in the Application for Development Approval (ADA), from the representations contained in the Notification of a Proposed Change to a Previously Approved Development of Regional Impact filed by the Developer on or about February 24, 1998 (the "1998 NOPC"), or which is commenced after the expiration of the period of effectiveness of this order. The ADA submitted by Tarpon Lake Corp. to the County on about January 29, 1974, as amended, and the 1998 NOPC, as modified herein, are hereby incorporated by reference and made a part of this Development Order.

SECTION 4 SEVERABILITY

If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not

be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

SECTION 5 FILING OF ORDINANCE; EFFECTIVE DATE

Pursuant to Section 125.66, Florida Statutes a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective forty-five (45) days following rendition of this Ordinance as provided in Section 6, below, or, if an appeal is filed, at the conclusion of such appeal.

SECTION 6 RENDERING

This Development Order shall be deemed rendered upon transmittal of copies hereof to the recipients specified in Chapter 380, Florida Statutes.

SECTION 7 NOTICE OF ADOPTION

The Developer shall record a notice of adoption of this Development Order as required pursuant to Chapter 380, Florida Statutes.

PINELLAS COUNTY, FLORIDA a political subdivision, by and through its governing body, the Board of County Commissioners

By *Barbara Sheen*
CHAIRMAN

ATTEST:

Karleen F. DeBlaker
Clerk of the Circuit Court

By *Linda R. Reed*
Deputy Clerk 5/17/98

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By *M. Bennett*
Attorney



COMPOSITE EXHIBIT "A"

CONSISTING OF

- EXHIBIT "A" --- MASTER PLAN SHEETS 1 THROUGH 4
- EXHIBIT "B" --- LAND USE AND ACREAGE DATA
- EXHIBIT "C" --- SUMMARY OF LAND USE CHANGES
FROM LAST APPROVED MASTER PLAN AND
ORIGINAL DEVELOPMENT ORDER MASTER PLAN
- EXHIBIT "D" --- DEVELOPMENT TRACKING BY PHASES
- EXHIBIT "E" --- UPLAND BUFFER CREDIT STATUS SUMMARY

TARPON LAKE VILLAGES

OVERALL MASTER DEVELOPMENT PLAN

DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

- EXHIBIT "A" ----- MASTER PLAN SHEETS 1 THROUGH 4
- EXHIBIT "B" ----- LAND USE AND ACREAGE DATA
- EXHIBIT "C" ----- SUMMARY OF LAND USE CHANGES FROM LAST APPROVED MASTER PLAN AND ORIGINAL DEVELOPMENT ORDER MASTER PLAN
- EXHIBIT "D" ----- DEVELOPMENT TRACKING BY PHASES
- EXHIBIT "E" ----- UPLAND BUFFER CREDIT STATUS SUMMARY (VR#28)

REFERENCE MASTER PLAN DATED: 01/05/98
 LAST REVISION TO DATA: 01/23/98
 PRINT DATE: 01/24/98

FILE: SAB\SYM3\MASTPLAN\MPCOVER

Based On Information Supplied By:
 CUMBEY & FAIR, INC.
 Consulting Civil Engineers
 2463 Enterprise Road, Clearwater, FL 34623
 Phone: (813) 797-8992

Prepared By:
 LANSBROOK DEVELOPMENT CORPORATION
 4605 Village Center Drive, Palm Harbor, FL 34885
 Phone: (813) 784-7675 -- Fax: (813) 787-1758

DATE	TRACT	PARCEL	REVISION	DATE	TRACT	PARCEL	REVISION
06/28/88			DRI Amendment Modification (Redrafted)	01/05/98	H	1E/7/14D	Added Quail Lake, Robinwood & Ivy Ridge Phase 2 Subdivisions
10/11/90	H	18/C	Added Presidents Landing Phase 3	01/05/98	B	25A-6	Removed Commercial Parcel - Redesignated Residential
10/11/90	H	14A	Added Caryville Subdivision	01/05/98	B	25B	Added Brooker Creek Plaza & GM Parcel
10/11/90	H	14C	Added Devonshire Subdivision				
10/25/91	H	1E\2\14D	Enlarged Eagle Protection Zone Per FG&RWFC Management Plan				
10/25/91	B & E	8	Added 10/13/75 Wetland Reserve Areas (Exhibit "A", Sheet 1)				
06/19/92	H	9	Added Fallbrook Subdivision				
06/17/92	H		Added Ellinwood Subdivision				
06/11/92	B & H	1D\1E\1S	Added Parcel Uses For Undeveloped Parcels				
09/17/92	H	All	Added Ivy Ridge & Highgate Subdivisions				
09/17/92	All		Added Data Tables to Sheet 1				
09/21/92	B & H		Living Unit and Commercial S.F. Reduction (Removal of Phase III)				
09/21/92	F-2\1\G\H		Revised Upland Preservation Per PCDEM Request				
09/21/92	H	8\9\120	Added Ellinwood & Fallbrook Upland Buffer Acreage				
11/09/93	B	25A-1	Added Public at Brooker Creek Shopping Center				
03/11/94	B	25A-1	Revised Public at Brooker Creek Shopping Center				
03/11/94	H	2\1\11	Added Juniper Bay Phase 1 & Aylesford Subdivisions				
03/11/94	B & H		Updated Parcel Uses For Undeveloped Parcels				
01/15/95	H	2\6	Added Juniper Bay Phases 2 & 3 and Myermont				
01/15/95	H	1A\1\12	Added Presidents Landing Phase 3 and Oakmont				
01/15/95	H	13	Added Revised Golfside				
01/15/95	H	3	Added Eagle Nest Pl--05A Protection Zones				
01/15/95	B\1\H	25A\1\16	Living Unit & Commercial SF Allocations to County for East Lake Road				
03/12/98	B\1\H		Updated Parcel Uses For Undeveloped Parcels				
03/26/97	B\1\H	4\6B	Updated Parcel Uses For Undeveloped Parcels				
03/26/97	H		Added Myrtle Point & Lymwood Subdivisions				
01/05/98	B\1\H		Updated Parcel Uses For Undeveloped Parcels				

TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN
DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBIT "A"

MASTER PLAN SHEETS 1 THROUGH 4



- LEGEND**
- ① 1/4" = 1' SCALE
 - ② 1/8" = 1' SCALE
 - ③ 1/16" = 1' SCALE
 - ④ 1/32" = 1' SCALE
 - ⑤ 1/64" = 1' SCALE
 - ⑥ 1/128" = 1' SCALE
 - ⑦ 1/256" = 1' SCALE
 - ⑧ 1/512" = 1' SCALE
 - ⑨ 1/1024" = 1' SCALE
 - ⑩ 1/2048" = 1' SCALE
 - ⑪ 1/4096" = 1' SCALE
 - ⑫ 1/8192" = 1' SCALE
 - ⑬ 1/16384" = 1' SCALE
 - ⑭ 1/32768" = 1' SCALE
 - ⑮ 1/65536" = 1' SCALE
 - ⑯ 1/131072" = 1' SCALE
 - ⑰ 1/262144" = 1' SCALE
 - ⑱ 1/524288" = 1' SCALE
 - ⑲ 1/1048576" = 1' SCALE
 - ⑳ 1/2097152" = 1' SCALE
 - ㉑ 1/4194304" = 1' SCALE
 - ㉒ 1/8388608" = 1' SCALE
 - ㉓ 1/16777216" = 1' SCALE
 - ㉔ 1/33554432" = 1' SCALE
 - ㉕ 1/67108864" = 1' SCALE
 - ㉖ 1/134217728" = 1' SCALE
 - ㉗ 1/268435456" = 1' SCALE
 - ㉘ 1/536870912" = 1' SCALE
 - ㉙ 1/1073741824" = 1' SCALE
 - ㉚ 1/2147483648" = 1' SCALE
 - ㉛ 1/4294967296" = 1' SCALE
 - ㉜ 1/8589934592" = 1' SCALE
 - ㉝ 1/17179869184" = 1' SCALE
 - ㉞ 1/34359738368" = 1' SCALE
 - ㉟ 1/68719476736" = 1' SCALE
 - ㊱ 1/137438953472" = 1' SCALE
 - ㊲ 1/274877906944" = 1' SCALE
 - ㊳ 1/549755813888" = 1' SCALE
 - ㊴ 1/1099511627776" = 1' SCALE
 - ㊵ 1/2199023255552" = 1' SCALE
 - ㊶ 1/4398046511104" = 1' SCALE
 - ㊷ 1/8796093022208" = 1' SCALE
 - ㊸ 1/17592186044416" = 1' SCALE
 - ㊹ 1/35184372088832" = 1' SCALE
 - ㊺ 1/70368744177664" = 1' SCALE
 - ㊻ 1/140737488355328" = 1' SCALE
 - ㊼ 1/281474976710656" = 1' SCALE
 - ㊽ 1/562949953421312" = 1' SCALE
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**TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN**

DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBIT "B"

LAND USE AND ACREAGE DATA

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
 EXHIBIT "B" TO MASTER DEVELOPMENT PLAN
 OVERALL PROJECT SUMMARY

REFERENCE MASTER DEVELOPMENT PLAN DATED: 01/00/98
 LAST REVISION TO DATA: 12/01/97
 PRINT DATE: 12/19/97 06:08

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL			COMMERCIAL		CONSERVATION		UPLAND PRESERVATION		RECREATION & OPENSOURCE		PUBLIC AND INSTITUTIONAL		MAJOR ROADS		EAGLE ZONE ACRES
		NET ACRES	TOTAL UNITS	U/A	EXISTING UNITS	PROPOSED UNITS	PARCEL ACRES	NET BUILDING SQ. FT.	PARCEL ACRES	ACRES	PARCEL ACRES	ACRES	PARCEL ACRES	ACRES	PARCEL ACRES	ACRES	
TRACT "A" Methodist Church Site	14.500	0.000	1	0.0	1	0	0.000	0	1.500	0.000	0.000	0.000	0.000	0.000	0.000	4.200	0.000
TRACT "B" Lansbrook - East	255.890	84.783	1,118	13.2	280	838	23.170	146,494	111,640	0.300	19,917	0.000	0.000	0.000	16.070	0.000	0.000
TRACT "C" East Lake Tarpon Wetfield	13.470	0.000	0	0.0	0	0	0.000	0	2.900	0.000	0.000	0.000	0.000	10.570	0.000	0.000	0.000
TRACT "D" Cypress Woods Elementary School	65.266	0.000	0	0.0	0	0	0.000	0	0.000	0.000	10.700	0.000	0.000	46.666	7.900	0.000	0.000
TRACT "E-1" Brooker Creek Farm Tracts	54.710	35.010	9	0.3	9	0	0.000	0	12.000	0.000	4.800	0.000	0.000	0.000	2.900	0.000	0.000
TRACT "E-2" Ridgemoor	857.820	350.400	1,421	4.1	1,387	34	0.000	0	381.120	0.000	84.100	0.000	0.000	0.000	42.000	0.000	0.000
TRACT "F-1" Pine Ridge at Lake Tarpon	272.310	78.410	976	12.4	976	0	0.000	0	146.400	0.000	22.500	0.000	0.000	0.000	25.000	0.000	0.000
TRACT "F-2" Woodfield	387.190	141.210	472	3.3	472	0	0.000	0	131.870	5.730	55.500	0.000	0.000	18.620	14.200	0.000	0.000
SUBTOTAL - EAST OF EAST LAKE RD. UNITS/GROSS ACRE (1900.706); % OF EASTERN PROPERTY:	1,900.866	659.813	3,097	5.6	3,125	872	23.170	146,494	767.430	6.030	197.517	0.000	0.000	84.656	112.270	0.000	0.000
TRACT "G" Terpon Lake Village	325.590	213.439	1,038	4.9	1,038	0	1.500	12,196	55,789	0.000	26.134	0.000	0.000	10.146	18.572	0.000	0.000
TRACT "H" Lansbrook - West	1,779.216	798.277	3,195	4.0	1,633	1,562	5,420	47,060	499,403	44,881	326.656	0.000	0.000	3.680	71.779	29.140	0.000
TRACT "I" East Lake High School	74.630	0.000	0	0.0	0	0	0.000	0	10,910	0.000	0.000	0.000	0.000	60.000	3,720	0	0.000
SUBTOTAL - WEST OF EAST LAKE RD. UNITS/GROSS ACRE (2179.450); % OF WESTERN PROPERTY:	2,179.428	1,011.716	4,233	4.2	2,671	1,562	6,920	59,256	566,102	44,881	352,790	0.000	0.000	73,806	94,071	2	0.000
TOTAL PROJECT: UNITS/GROSS ACRE (4080.136); % OF TOTAL PROPERTY:	4,080.312	1,701.529	8,230	4.8	5,796	2,434	30,090	205,750	1,353,532	50,911	550,307	0.000	0.000	158,462	206,341	29,140	0.000
		100.0%		2.0			0.7%		33.2%	1.2%	13.5%	0.0%	0.0%	3.9%	5.1%	0.7%	0.0%

GENERAL NOTES:
 (1) Allocation of Commercial Floor Area between Tracts "B" and "H" will be modified at the time that actual site planning is finalized for the Commercial Use Parcels.
 (2) Existing Living Units reflected herein refer to units which are either existing or have received Site Plan Approval through Pinellas County, Florida.
 (3) Eagle Protection Zone acreage will revert to Residential use should the need for the protection zone cease to exist.
 (4) Upland Preservation areas are set aside to satisfy the 2% upland preservation requirement of the DRI Development Order and 3% upland preservation requirement of Pinellas County Habitat Management ordinance.
 (5) Living Units and Commercial Floor Area include 115 M.F. Units and 7,500 Sq. Ft. of commercial floor area conveyed to Pinellas County with East Lake Road pond conveyances.

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL			COMMERCIAL		CONSERVATION	UPLAND PRESERVATION		RECREATION & OPENSOURCE		PUBLIC AND INSTITUTIONAL		MAJOR ROADS	EAGLE ZONE
		NET ACRES	TOTAL UNITS	U/A	EXISTING UNITS	PROPOSED UNITS		PARCEL	NET ACRES	BUILDING SQ. FT.	PARCEL ACRES	ACRES	PARCEL ACRES		
TRACT 'H'															
LANSBROOK - WEST															
LANSBROOK DEVELOPMENT CORP.															
Lansbrook Residential Parcel (TST)	30.790	1A	27.030	39	1.4	39	0	0	0	0	0	0	0	0	0
Presidents Landing Phases 1-4 (TST)	150.150	1B/C	75.990	123	1.6	123	0	0	0	0	0	0	0	0	0
Hy Ridge Phase 1 (TST)	28.310	1D	25.990	43	1.7	43	0	0	0	0	0	0	0	0	0
Hy Ridge Phase 2 (TST)	9.241	1E	6.995	11	1.7	0	11	0	0	0	0	0	0	0	0
Juniper Bay Phase 1 (TST)	25.590	2	14.820	24	1.6	24	0	0	0	0	0	0	0	0	0
Juniper Bay Phase 2 (TST)	36.970	2	37.960	70	1.8	70	0	0	0	0	0	0	0	0	0
Juniper Bay Phase 3 (TST)	3.490	2	3.490	5	1.4	5	0	0	0	0	0	0	0	0	0
Juniper Bay Phase 4 (TST)	29.140	3	0.000	75	0.0	0	75	0	0	0	0	0	0	0	0
Myrtle Point Phases 1 & 2 (TST)	77.552	4	74.850	120	1.6	120	0	0	0	0	0	0	0	0	0
Highgate Subdivision (TST)	42.270	5	36.430	85	2.3	85	0	0	0	0	0	0	0	0	0
Kylemart Subdivision (TST)	39.500	6	39.500	90	2.3	90	0	0	0	0	0	0	0	0	0
Lynwood Subdivision (TST)	200.068	6	59.250	139	2.4	139	0	0	0	0	0	0	0	0	0
Quail Lake Subdivision (TST)	34.160	7	21.760	36	1.7	0	36	0	0	0	0	0	0	0	0
Fallbrook Subdivision (TST)	92.970	8A	39.330	87	2.2	87	0	0	0	0	0	0	0	0	0
Ellwood Subdivision (TST)	74.745	9	29.930	92	3.1	92	0	0	0	0	0	0	0	0	0
Bertrand Subdivision (TST)	69.847	10	54.397	129	2.4	129	0	0	0	0	0	0	0	0	0
Ayleford Subdivision (LRA)	64.708	11	59.574	137	2.3	137	0	0	0	0	0	0	0	0	0
Oakmont Subdivision (LRA)	21.828	12	19.182	66	3.4	66	0	0	0	0	0	0	0	0	0
The Preserve @ Lansbrook (LRA)	8.450	13A	4.750	40	6.4	40	0	0	0	0	0	0	0	0	0
Goitfed's Subdivision (LRA)	27.790	13B	20.480	63	3.1	63	0	0	0	0	0	0	0	0	0
Carlyle Subdivision (TST)	87.940	14A	47.390	122	2.8	122	0	0	0	0	0	0	0	0	0
Robinwood Subdivision (TST)	2.560	14B	2.560	0	0.0	0	0	0	0	0	0	0	0	0	0
Devonshire Subdivision (TST)	40.070	14C	13.360	44	3.3	44	0	0	0	0	0	0	0	0	0
Robinwood Subdivision (TST)	49.700	14D	45.410	85	0.0	0	85	0	0	0	0	0	0	0	0
Lansbrook Residential Parcel (TST)	27.310	16	25.150	900	35.8	0	900	0	0	0	0	0	0	0	0
Lansbrook Commercial Parcel (TST)	5.420	17	0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lansbrook Residential Parcel (TST)	20.600	18	9.160	395	43.1	0	395	0	0	0	0	0	0	0	0
Lansbrook Residential Parcel (TST)	0.030	18A	0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lansbrook Residential Parcel (TST)	10.320	19	5.040	60	11.9	0	60	0	0	0	0	0	0	0	0
Lansbrook Residential Parcel (LRA)	12.830	20A	0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lansbrook Residential Parcel (LRA)	0.560	20B	0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lansbrook Lakewood Park (R-2)	14.200		0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lansbrook Master Assoc. Lake	7.749		0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lakewood Conservation Area	64.390		0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lansbrook Parkway South Entry	5.722		0.000	0	0.0	0	0	0	0	0	0	0	0	0	0
Lansbrook Commons Park	6.570		0.000	0	0.0	0	0	0	0	0	0	0	0	0	0

TRACT 'H' - CONTINUED ON NEXT PAGE

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN -- DATA SUMMARY SHEET
 EXHIBIT 'B' TO MASTER DEVELOPMENT PLAN
 TRACT 'H' -- CONTINUED

REFERENCE MASTER DEVELOPMENT PLAN DATED: 01/00/98
 LAST REVISION TO DATA: 12/01/97
 PRINT DATE: 12/19/97 06:08

DESCRIPTION	GROSS ACRES		DEVELOPABLE RESIDENTIAL			COMMERCIAL		CONSERVATION		UPLAND PRESERVATION		RECREATION & OPENSPACE		PUBLIC AND INSTITUTIONAL		MAJOR ROADS		EAGLE ZONE		
	NET	TOTAL	PARCEL ACRES	EXISTING UNITS	U/A	U/A	PROPOSED UNITS	PARCEL ACRES	NET ACRES	BUILDING SQ. FT.	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	ACRES	ACRES	ACRES	ACRES
Lansbrook Golf Club	163.204	0	0.000	0	0	0	0	0.000	0.000	0	0.000	GC	162.067	0.000	0.000	1.137	0.000	0.000	0.000	0.000
Golf Course	--	0	0.000	0	0	0	0	0.000	0.000	0	0.000	GC	(0.033)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
East Lake Road RWY from Golf Course	1.966	0	0.000	0	0	0	0	0.000	0.000	0	0.000	GCM	1.262	0.000	0.000	0.704	0.000	0.000	0.000	0.000
Golf Course Maintenance	0.000	0	0.000	0	0	0	0	0.000	0.000	0	0.000	GCM	(0.170)	0.000	0.170	0.000	0.000	0.000	0.000	0.000
Golf Course Maint./Sewer Plant	6.368	0	0.000	0	0	0	0	0.000	0.000	0	6.368	GCM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Golf Course Conservation (P12)	5.277	0	0.000	0	0	0	0	0.000	0.000	0	0.000	R-10	5.277	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Lansbrook Racquet & Swim Club	0.450	0	0.000	0	0	0	0	0.000	0.000	0	0.000	R-10A	0.450	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Racquet & Swim Club Site	0.520	0	0.000	0	0	0	0	0.000	0.000	0	0.000	R-10B	0.520	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Racquet & Swim Club Parking	10.875	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	10.875	0.000	0.000	0.000	0.000
Racquet & Swim Club Addition	12.060	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	12.060	0.000	0.000	0.000	0.000
Tarpon Lake Boulevard	6.861	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	6.861	0.000	0.000	0.000	0.000
Lakefront Drive	21.970	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	21.970	0.000	0.000	0.000	0.000
Lansbrook Parkway Phase 1	4.790	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	4.790	0.000	0.000	0.000	0.000
Lansbrook Parkway Phases 2 & 3	8.260	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	8.260	0.000	0.000	0.000	0.000
Ridgeline Blvd./Silver Eagle Dr.	3.810	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	3.810	0.000	0.000	0.000	0.000
Highpoint Drive (Proposed)	0.779	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	0.779	0.000	0.000	0.000	0.000
Bryan Lane (11/14/85)	0.033	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	0.033	0.000	0.000	0.000	0.000
Bryan Lane (Balance)	4.310	115	0.000	115	0	0	0	0.000	0.000	0	0.000	OS	4.310	0.000	0.000	0.000	0.000	0.000	0.000	0.000
East Lake Road @ Golf Course	2.449	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	2.449	0.000	0.000	0.000	0.000
East Lake Road Pond @ Parcel 16	1.000	0	0.000	0	0	0	0	0.000	0.000	0	0.000		0.000	0.000	0.000	1.000	0.000	0.000	0.000	0.000
Sewer Treatment Plant	1.530	0	0.000	0	0	0	0	0.000	0.000	0	1.530	C-7	1.530	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GTE Substation Site (4/84)	40.000	0	0.000	0	0	0	0	0.000	0.000	0	40.000	C-4	40.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Conservation @ Hunters Wood	36.000	0	0.000	0	0	0	0	0.000	0.000	0	36.000	C-5	36.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TIIF Conservation @ Lake Tarpon	11.821	0	0.000	0	0	0	0	0.000	0.000	0	11.821	C-1A/B	11.821	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TIIF Conservation @ Lake Tarpon	0.125	0	0.000	0	0	0	0	0.000	0.000	0	0.125	P	0.125	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Conservation @ Parcel 11	1.850	0	0.000	0	0	0	0	0.000	0.000	0	1.850	P	1.850	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Lansbrook Residential Parcel (TST)	7.671	0	0.000	0	0	0	0	0.000	0.000	0	7.671	C	7.671	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Lansbrook Residential Parcel (TST)																				
Lake Edge Conservation Adjustment																				
TRACT 'H' TOTAL:	1,179.216	798.277	3,195	4.0	1,633	1,562	47,090	5,420	499,403	44,881	326,656	3,660	71,779	29,140	0.000	60,000	3,720	0.000	0.000	0.000
TRACT 'I'	74.630	0.000	0.000	0	0	0	0	0.000	0	0	0	0	0	0	0	0	0	0	0	0.000
EAST LAKE HIGH SCHOOL																				
Conserved 11/8/85																				

**TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN
EXHIBIT "D"**

**DEVELOPMENT TRACKING BY PHASES AND LAND USE
FOR PINELLAS COUNTY ZONING DEPARTMENT**

LANSBROOK DEVELOPMENT CORPORATION
FILE: SAB\SYM\MASTPLN\MPX2

PRINT DATE: 01/22/98
REFERENCE PLAN DATED:
LAST REVISION TO DATA:

TRACT / PARCEL	SITE PLAN NO.	S.F. UNITS	M.F. UNITS	TOTAL UNITS	COMM. SQ.FT.	TRAFFIC IMPACT FEE CREDIT AMOUNT
LIVING UNIT REDUCTIONS IN "INITIAL PHASE" AFTER ADOPTION OF 1989 D.O. (ORDINANCE 89-60)						
TRACT "F-1" - PINE RIDGE						
TRACT "G" - TARPON LAKE VILLAGES						
Parcel 10 North - Parkside Platted as 26 Units		(19)		(19)		
TRACT "H" - LANSBROOK WEST						
Parcel 1B/C - Presidents Landing Platted as 120 Units		(6)		(6)		
Reduction - Transfer To Phases I-II		(25)	0	(25)		
REVISED SUBTOTAL		1,756	1,974	3,730	12,196	\$0.00
INITIAL PHASE		47.1%	52.9%	100.0%		
DESIGNATED "PHASE I" DEVELOPMENT						
TRACT "B" - LANSBROOK EAST						
Parcel 24A - Villages @ Lansbrook Apts.	1080.242	0	280	280	0	\$0.00
Parcels 24B, 25A-5 & 25A-6		0	838	838	0	\$0.00
Parcel 25A1 - Publix at Brooker Creek	1080.24	0	0	0	78,069	\$253,635.22
Parcel 25A2 - Barnett Bank @ Lansbrook	1080.25	0	0	0	5,000	\$25,715.00
Parcel 25A3 - Chicken Cafe Restaurant	1080.30	0	0	0	3,200	\$14,092.80
Parcel 25A4 - Brooker Creek Plaza	1080.261	0	0	0	4,500	\$0.00
Parcel 25B1 - GM Realty Parcel	1080.26	0	0	0	13,800	\$0.00
Parcel 25B2 - Brooker Creek Plaza	1080.261	0	0	0	34,425	\$0.00
TRACT "E-2" - RIDGEMOOR						
Tract 23A - Salem Square Unit 2, Ph. A	2002.231	0	78	78	0	\$66,456.00
Tract 23A - Salem Square Unit 2, Ph.B1	2002.231	0	39	39	0	\$33,228.00
Tract 23B - Salem Square Unit 2, Ph. B2	2002.231	0	34	34	0	\$28,968.00
Tract 32 - Foxwood	2002.321	26	0	26	0	\$41,782.00
Tract 52 - Coventry Village Phase I						
Lots 1 - 56 Only	2002.51	56	0	56	0	\$89,992.00
Lot "D-1" Only	2002.51	1	0	1	0	\$1,607.00
Lots 57-104 Only	2002.51	0	48	48	0	\$40,896.00
Lots 57-104 Only	2002.51	0	(48)	(48)	0	(\$40,896.00)
Lots 57-74 & 79-100 Only	2002.51	0	40	40	0	\$34,080.00
Tract 52 - Coventry Village Phase IIA						
Lots 105-133 & 178-199 Only	2002.511	50	0	50	0	\$80,350.00
Tract 52 - Coventry Village Phase IIB						
Lots 134 - 177 Only	2002.512	44	0	44	0	\$70,708.00
TRACT "G" - TARPON LAKE VILLAGES						
Parcel 6 - Indigo Pond Phase II	1080.92	68	0	68	0	\$109,276.00
Continued On Next Page						

**TARPON LAK VILLAGES OVERALL MASTER DEVELOPMENT PLAN
EXHIBIT "D"**

**DEVELOPMENT TRACKING BY PHASES AND LAND USE
FOR PINELLAS COUNTY ZONING DEPARTMENT**

LANSBROOK DEVELOPMENT CORPORATION
FILE: SAB\SYM\MASTPLN\MPEXD2

PRINT DATE: 01/22/98
REFERENCE PLAN DATED:
LAST REVISION TO DATA:

TRACT / PARCEL	SITE PLAN NO.	S.F. UNITS	M.F. UNITS	TOTAL UNITS	COMM. SQ.FT.	TRAFFIC IMPACT FEE CREDIT AMOUNT
DESIGNATED "PHASE I" DEVELOPMENT – Continued						
TRACT "H" – LANSBROOK WEST						
Parcel 1A – Pres. Ldg. Phase 5	1080.155	39	0	39	0	\$62,673.00
Parcel 1B – Pres. Ldg. 3 & 4	1080.154	3	0	3	0	\$0.00
Parcel 1D – Ivy Ridge – Phase 1	1080.23	43	0	43	0	\$69,101.00
Parcel 1E – Ivy Ridge – Phase 2	1080.231	11	0	11	0	\$0.00
Parcel 2 – Juniper Bay Phase 1	1080.2	24	0	24	0	\$38,568.00
Parcel 2 – Juniper Bay Phase 2	1080.201	70	0	70	0	\$112,490.00
Parcel 2 – Juniper Bay Phase 3	1080.201	5	0	5	0	\$8,035.00
Parcel 4 – Myrtle Point Phases 1 & 2	1080.44	120	0	120	0	\$192,840.00
Parcel 5 – Highgate	1080.5	85	0	85	0	\$136,595.00
Parcel 6A – Kylemont	1080.601	90	0	90	0	\$144,630.00
Parcel 6B – Lynnwood Phases 1 & 2	1080.603	139	0	139	0	\$223,373.00
Parcel 7 – Quail Lake	1080.7	36	0	36	0	\$0.00
Parcel 8 – Fallbrook Phases 1 & 2	1080.8	87	0	87	0	\$139,809.00
Parcel 9 – Ellinwood Phases 1 & 2	1080.9	92	0	92	0	\$147,844.00
Parcel 11 – Aylesford Phases 1 & 2	1080.29	137	0	137	0	\$220,159.00
Parcel 12 – Oakmont	1080.4	66	0	66	0	\$106,062.00
Parcel 13A – The Preserve @ Lansbrook	1080.131	0	40	40	0	\$34,080.00
Parcel 13B – Golfside	1080.6	63	0	63	0	\$101,241.00
Parcel 14A – Carlyle	1080.19	122	0	122	0	\$196,054.00
Parcel 14C – Devonshire	1080.20	44	0	44	0	\$70,708.00
Parcel 14D – Robinwood (*)	1080.93	85	0	85	0	\$109,183.98
Parcel R3 – Lansbrook Commons	1080.602	0	0	0	0	\$0.00
SUBTOTAL – "PHASE I":		1,606	1,349	2,955	138,994	\$2,963,336.00
		50.2%	42.2%	92.3%		
DRI "PHASE I" SPECIFICATION:		1,280	1,920	3,200	161,054	\$2,963,336.00
		40.0%	60.0%	100.0%		
SETTLEMENT OF IMPACT FEE CREDIT BALANCE WITH ROBINWOOD SUBDIVISION:						
Lots at 1989 Fee Rate:			67	L.U. @	\$1,607	\$107,669.00
Lots at 1998 Fee Rate:			18	L.U. @	\$1,632	\$29,376.00
Total Impact Fee Due:			85	L.U.		\$137,045.00
Impact Fee Credit Balance:			(*)			(\$109,183.98)
Difference to be paid to County:						\$27,861.02
Continued On Next Page						

TARPON LAK VILLAGES OVERALL MASTER DEVELOPMENT PLAN
EXHIBIT "D"
DEVELOPMENT TRACKING BY PHASES AND LAND USE
FOR PINELLAS COUNTY ZONING DEPARTMENT

LANSBROOK DEVELOPMENT CORPORATION
 FILE: SAB\SYM\MASTPLN\MPEXD2

PRINT DATE: 01/22/98
 REFERENCE PLAN DATED:
 LAST REVISION TO DATA:

TRACT / PARCEL	SITE PLAN NO.	S.F. UNITS	M.F. UNITS	TOTAL UNITS	COMM. SQ.FT.	TRAFFIC IMPACT FEE CREDIT AMOUNT
UNDESIGNATED "PHASE I AND II" DEVELOPMENT.						
		(**)	(***)	(****)		
TRACT "B" – LANSBROOK EAST						
Parcel 25B – County Transfer (Phase II)	-----	0	0	0	7,500	
TRACT "H" – LANSBROOK WEST						
Parcel 3 – Juniper Bay Phase 4		50	25	75	0	
Parcel 16		120	780	900	0	
Parcel 16 – County Transfer (Phase II)	-----	0	115	115	0	
Parcel 17 (Phase I Remainder)		0	0	0	22,060	
Parcel 17 (Phase II Remainder)		0	0	0	25,000	
Parcel 18		51	344	395	0	
Parcel 19		24	36	60	0	
(**) Number of units available for Phase I development (245).						
(***) Additional units available for Phase II development (1,300).						
(****) Total number of units available for Phase I and Phase II development.						
SUBTOTAL:		245 15.9%	1,300 84.1%	1,545 100.0%	54,560	
TOTAL – "PHASES I AND II"		1,851 41.1%	2,649 58.9%	4,500 100.0%	193,554	
DRI "PHASE I–II" SPECIFICATION:		1,800 40.0%	2,700 60.0%	4,500 100.0%	193,554	
TOTAL DRI		3,607 43.8%	4,623 56.2%	8,230 100.0%	205,750	
TOTAL DRI SPECIFICATION:		3,556 43.2%	4,674 56.8%	8,230 100.0%	205,750	

TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN
DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBIT "E"

UPLAND BUFFER CREDIT STATUS SUMMARY

**TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN
EXHIBIT "E"
LANSBROOK VESTED RIGHTS DETERMINATION (V.R. #28)
UPLAND BUFFER CREDIT STATUS SUMMARY**

PROJECT DESCRIPTION	SITE PLAN #	UPLAND BUFFER REQUIRED (ACRES)	UPLAND BUFFER PROVIDED (ACRES)	DIFFERENCE APPLIED TOWARDS V.R. CREDIT (ACRES)
INITIAL UPLAND BUFFER ACREAGE CREDIT PER VESTED RIGHTS DETERMINATION V.R. #28:				11.00
PRESIDENTS LANDING PHASES 3 AND 4	1080.154	1.72	0.59	(1.13)
JUNIPER BAY PHASE 1	1080.2	3.04	1.43	(1.61)
KYLEMONT	1080.601	2.17	1.68	(0.49)
LANSBROOK COMMONS	1080.602	0.11	0.05	(0.06)
CONSERVATION EASEMENT - PARCEL 20 CREDITED AGAINST DEFICIT FOR KYLEMONT AND LANSBROOK COMMONS:				0.52
GOLFSIDE	1080.6	3.32	2.75	(0.57)
LYNNWOOD PHASES 1 AND 2	1080.603	3.18	0.77	(2.41)
MYRTLE POINT PHASES 1 AND 2	1080.44	3.08	2.12	(0.96)
THE PRESERVE @ LANSBROOK	1080.131	0.58	0.11	(0.47)
QUAIL LAKE	1080.7	4.76	4.67	(0.09)
REMAINING ACREAGE CREDIT:				3.73

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET															REFERENCE MASTER DEVELOPMENT PLAN DATED: 01/00/98				
EXHIBIT 'B' TO MASTER DEVELOPMENT PLAN															LAST REVISION TO DATA: 12/01/97				
TRACTS 'A', 'B', 'C', 'D' AND 'E'-1*															PRINT DATE: 12/19/97 06:08				
DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL			COMMERCIAL			CONSERVATION			UPLAND PRESERVATION		RECREATION & OPENSPACE		PUBLIC AND INSTITUTIONAL		EAGLE ZONE		
		NET ACRES	TOTAL UNITS	U/A	EXISTING UNITS	PROPOSED UNITS	PARCEL ACRES	NET ACRES	BUILDING SQ. FT.	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES	PARCEL ACRES			
TRACT 'A'	14,500	0.000	1	0	0	0	0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
METHODIST CHURCH - Conveyed 5/81																			
TRACT 'B'																			
LANSBROOK - EAST																			
LANSBROOK DEVELOPMENT CORP.																			
Public @ Brooker Creek Shopping Ctr.	9,670	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outparcel A - Bernett Bank	1,000	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outparcel B - Chicken Cafe Restaurant	1,960	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outparcel C -	1,440	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Villages at Lansbrook Apartments	25,810	24,800	280	11.4	280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Villages at Lansbrook Apartments	133,040	44,453	678	15.3	0	678	0	0	0	0	0	0	0	0	0	0	0	0	0
The Villages at Lansbrook Apartments	22,060	15,750	180	10.2	0	180	0	0	0	0	0	0	0	0	0	0	0	0	0
The Villages at Lansbrook Apartments	5,400	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pine Ridge Blvd. Extension	2,160	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Drive	0,870	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketplace Drive	4,580	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Lake Road - Two Parcels	3,190	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Lake Road Pond	216,650	84,783	1,118	13.2	280	538	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal - Tract 'B' North (216.42)	2,230	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G.M. Parcel	37,000	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooker Creek Plaza	39,230	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal - Tract 'B' South (39.23)	255,880	84,783	1,118	13.2	280	538	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 'B' TOTAL: (255.70)																			
TRACT 'C'																			
EAST LAKE TARPON WELLFIELD																			
Phase I - Conveyed 12/4 & 12/82	13,470	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 'D'																			
CYPRESS WOODS ELEMENTARY SCHOOL																			
(Conveyed 10/73 (DR DO Required))	65,268	0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 'E'-1*																			
BROOKER CREEK FARM TRACTS																			
Tract 'E'-1A* - Conveyed 10/83	30,110	19,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tract 'E'-1B* - Conveyed 10/83	24,800	19,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 'E'-1* TOTAL: (54.71)	54,710	35,010	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL			COMMERCIAL		CONSERVATION		UPLAND PRESERVATION		RECREATION & OPENSOURCE		PUBLIC AND INSTITUTIONAL		MAJOR ROADS		EAGLE ZONE ACRES	
		NET ACRES	TOTAL UNITS	U/A	EXISTING UNITS	PROPOSED UNITS	PARCEL ACRES	NET ACRES	SO. FT.	PARCEL ACRES	ACRES	PARCEL ACRES	ACRES	PARCEL ACRES	ACRES	ACRES		ACRES
TRACT "E-2"																		
Conveyance to U.S. Home Corp.																		
Conveyed 10/83	153.630																	
Conveyed 01/84	132.610																	
Conveyed 05/86	297.300																	
Conveyed 05/86	0.610																	
Conveyed 11/86	146.650																	
Total Ridgemoor Conveyances:	731.000																	
RIDGEMOOR-U.S. HOME CORP.																		
Strawick	25.100	1	25.100	64	2.5	64	0	0	0	0	0	0	0	0	0	0	0	0
Farrall Park	5.200	2A	5.200	120	23.1	120	0	0	0	0	0	0	0	0	0	0	0	0
Farrall Park	8.200	2B	8.200	150	18.3	150	0	0	0	0	0	0	0	0	0	0	0	0
Brookhaven	5.100	3A	5.100	45	8.8	45	0	0	0	0	0	0	0	0	0	0	0	0
Brookhaven	5.100	3B	5.100	45	8.8	45	0	0	0	0	0	0	0	0	0	0	0	0
Brookhaven	2.100	3C	2.100	17	8.1	17	0	0	0	0	0	0	0	0	0	0	0	0
Glennridge	14.900	4	14.900	54	3.6	54	0	0	0	0	0	0	0	0	0	0	0	0
Stratford Commons	3.900	5	3.900	56	14.9	56	0	0	0	0	0	0	0	0	0	0	0	0
Foxyberry Run	8.500	6	8.500	20	2.4	20	0	0	0	0	0	0	0	0	0	0	0	0
Glennridge East	14.700	21	14.700	44	3.0	44	0	0	0	0	0	0	0	0	0	0	0	0
Chattama Landing	19.800	22	19.800	90	4.5	90	0	0	0	0	0	0	0	0	0	0	0	0
Salem Square Phase 2	26.500	23	26.500	151	5.7	117	34	0	0	0	0	0	0	0	0	0	0	0
Ridgemoor Recreation Center	6.200	24	6.200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Salem Square	19.800	25	19.800	107	5.4	107	0	0	0	0	0	0	0	0	0	0	0	0
Windmere	48.700	31	48.700	137	2.8	137	0	0	0	0	0	0	0	0	0	0	0	0
Foxwood	8.700	32	8.700	26	3.0	26	0	0	0	0	0	0	0	0	0	0	0	0
Westmonte	16.700	41	16.700	39	2.3	39	0	0	0	0	0	0	0	0	0	0	0	0
Westwind	32.400	42	32.400	63	1.9	63	0	0	0	0	0	0	0	0	0	0	0	0
Coventry Village	85.000	52	85.000	191	2.2	191	0	0	0	0	0	0	0	0	0	0	0	0
Ridgemoor Non-Residential Uses:	374.400		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ridgemoor Subtotal:	731.000		350.400	1,421	4.1	1,387	34	0	0	0	0	0	0	0	0	0	0	0
LRA RETAINED AREAS																		
LRA Conservation - Brooker Creek	24.800		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	8.670		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	27.540		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	31.910		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	33.520		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	0.180		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal - LRA Conservation:	126.620		0.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT "E-2" TOTAL (857.62)	857.620		\$50,400	1,421	4.1	1,387	34	0	0	0	0	0	0	0	0	0	0	0

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
 EXHIBIT "B" TO MASTER DEVELOPMENT PLAN
 TRACT "G" - CONTINUED

REFERENCE MASTER DEVELOPMENT PLAN DATED: 01/00/98
 LAST REVISION TO DATA: 12/01/97
 PRINT DATE: 12/19/97 06:08

DESCRIPTION	GROSS ACRES TOTAL		DEVELOPABLE RESIDENTIAL				COMMERCIAL		CONSERVATION		UPLAND PRESERVATION		RECREATION & OPENSOURCE		PUBLIC AND INSTITUTIONAL		MAJOR ROADS		EAGLE ZONE ACRES	
	PARCEL	NET	PARCEL	NET	EXISTING	PROPOSED	PARCEL	NET	PARCEL	ACRES	ACRES	PARCEL	ACRES	PARCEL	ACRES	PARCEL	ACRES	PARCEL		ACRES
TRACT "G" - CONTINUED																				
Indigo Pond - Conveyed 7/23/84	6	22.813	394	14.6	153	181	0	0.000	0	0.000	0.000	R/O S	1.600	0.000	0.000	0.028	0.000	0.000	0.000	
Indigo Pond Entry Parcels	6	0.000	0		0	0	0	0.000	0	0.000	0.000	OS	0.265	0.000	0.000	0.000	0.000	0.000	0.000	
Indigo Pond Density Adjustment	6	0.000	(139)		0	(139)	0	0.000	0	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Indigo Pond Density Adjustment	6	0.000	(42)		0	(42)	0	0.000	0	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Subtotal - Indigo Pond:	6	22.813	153	6.7	153	0	0	0.000	0	0.000	0.000		1.865	0.000	0.000	0.028	0.000	0.000	0.000	
Brooker Creek Villas Conveyed 1/20/82	9	10.000	80	8.0	80	0	0	0.000	0	0.000	0.000	OS	6.950	0.000	0.000	0.000	0.000	0.000	0.000	
The Clearing - Conveyed 6/20/84	105	11.950	97	8.1	97	0	0	0.000	0	2.915	0.000	R/O S	1.250	0.000	U-3	0.014	0.000	0.000	0.000	
Parcel 10 North - Parkside	10N	5.659	45	8.0	45	0	0	0.000	0	3.875	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Parkside Density Adjustment	10N	(19)	(19)	(3.4)	(19)	0	0	0.000	0	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Subtotal - Parkside:	10N	5.659	26	4.6	26	0	0	0.000	0	3.875	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Tarpon Lake Blvd. - Unplatted	5.646	0.000	0		0	0	0	0.000	0	0.000	0.000		0.000	0.000	0.000	5.646	0.000	0.000	0.000	
Anchorage Sewer Pump Station	0.150	0.000	0		0	0	0	0.000	0	0.000	0.000		0.000	0.000	U-1	0.150	0.000	0.000	0.000	
Add'l. Anchorage Greenspaces	0.540	0.000	0		0	0	0	0.000	0	0.540	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	
TLPA Greenbelt	23.018	0.000	0		0	0	0	0.000	0	23.018	0.000		0.000	0.000	C-10A	0.000	0.000	0.000	0.000	
Crystal Court Right of Way	0.690	0.000	0		0	0	0	0.000	0	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	
East Lake Fire & Rescue Station	4.000	0.000	0		0	0	0	0.000	0	0.000	0.000		0.000	0.000	0.000	0.690	0.000	0.000	0.000	
Village Center Drive - Unplatted	4.296	0.000	0		0	0	0	0.000	0	0.000	0.000		0.000	0.000	PS-1	4.000	0.000	0.000	0.000	
Tarpon Lake Village HOA Park	9.509	0.000	0		0	0	0	0.000	0	0.000	0.000	R-2	9.509	0.000	0.000	4.296	0.000	0.000	0.000	
TRACT "G" TOTAL:	325.600	213.439	1,038	4.9	1,038	0	0	1.500	12,196	55,789	0.000		26,134	0.000	10,146	18,572	0.000	0.000	0.000	

mailed 10/19/92
received 10/21/92

ORDINANCE NO. 92-61

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING THE DEVELOPMENT ORDER FOR TARPON LAKE VILLAGE PURSUANT TO CHAPTER 380, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; PROVIDING CONCLUSIONS OF LAW; PROVIDING FOR AMENDMENT OF THE EXISTING DEVELOPMENT ORDER INCLUDING MODIFICATIONS AS TO FORM; PROVIDING FOR AMENDMENT OF THE DEVELOPMENT ORDER TO ELIMINATE CERTAIN TRANSPORTATION OPTIONS AND TO TRANSFER RESPONSIBILITY FOR THE CONSTRUCTION OF A SEGMENT OF EAST LAKE ROAD FROM THE DEVELOPER TO THE COUNTY; PROVIDING FOR CONVEYANCE OF NECESSARY RIGHT-OF-WAY AND FOR THE ESTABLISHMENT OF THE DEVELOPER'S CASH OBLIGATIONS; PROVIDING FOR CASH PAYMENT CREDITS AGAINST TRANSPORTATION IMPACT FEE OBLIGATIONS AND PROVIDING FOR A LIMITED VESTING AGAINST IMPACT FEE INCREASES; PROVIDING FOR THE EXTENSION OF BUILD OUT DATES; PROVIDING FOR THE ELIMINATION OF PHASE III; PROVIDING FOR SHORTENING OF THE EFFECTIVE PERIOD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A RENDERING DATE; PROVIDING FOR FILING OF NOTICE OF THE ADOPTION OF THIS AMENDMENT IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

WHEREAS, the Tarpon Lake Village Development of Regional Impact, DRI #24 (the "Development"), received a development order on March 18, 1975, which was subsequently amended March 16, 1976, October 8, 1985, April 12, 1988, and November 14, 1989, (collectively, "the Development Order"); and

WHEREAS, practical considerations have made it apparent that the construction provisions of the 1989 amendment to the Development Order should be modified to allow for a transfer from the Developer (hereinafter defined) to the County of responsibility for construction of the relevant portions of East Lake Road; and

WHEREAS, the series of amendments to the Development Order have made it difficult to read and an amended and restated Development Order would eliminate this difficulty; and

WHEREAS, the Developer has requested that the build-out dates and effective period of the Development Order be extended; and

WHEREAS, pursuant to the provisions of Section 380.06, F.S. (1991), Lansbrook Development Corporation (formerly known as Tarpon Lake Corp., and herein referred to as the "Developer"), has filed a "Notification Of A Proposed Change To A Previously Approved Development Of Regional Impact" on Form RPM-BSP-PROPCHANGE-1, (the "NOPC") with Pinellas County ("County"), with copies provided to the Tampa Bay Regional Planning Council ("TBRPC"), the Florida Department Of Community Affairs ("DCA") and other appropriate agencies; and

WHEREAS, the Developer has requested the deletion of Phase III and a reduction of commercial square footage in Phase II of the proposed Development, and changes in the conditions relating to Phase I transportation impact mitigation; and

WHEREAS, the proposed changes, cumulatively with all previous changes, are presumed to create a substantial deviation, pursuant to Subsection 380.06(19)(e)3, Florida Statutes; and

WHEREAS, the NOPC has satisfactorily addressed all regional issues related to the Development; and

WHEREAS, the Pinellas County Board of County Commissioners (the "Commission"), as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider applications for proposed changes to a previously approved Development of Regional Impact ("DRI"); and

WHEREAS, the public notice requirements of Chapter 380 and the County have been satisfied; and

WHEREAS, the Commission has held a duly noticed public hearing on the NOPC and heard and considered testimony and documents received thereon; and

WHEREAS, the Commission has received a recommendation from the Pinellas Land Planning Agency the findings of which determine that the proposed Ordinance is consistent with the adopted Comprehensive Plan for Pinellas County, Florida; and

WHEREAS, the County has solicited, received, and considered reports, comments and recommendations from interested citizens the County and state and regional agencies, now, therefore,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS, COUNTY, FLORIDA:

SECTION 1 FINDINGS OF FACT

1.1 The Developer submitted the NOPC to the County.

1.2 The proposed Development is not located in an area of critical state concern, designated as such pursuant to Section 380.05, Florida Statutes (1991).

1.3 The DRI will not unreasonably interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.

1.4 Subject to final review of its vested rights application, the Development is consistent with the local comprehensive plan and the local land development regulations.

1.5 All modifications to the Development Order heretofore approved and as requested by the Developer in the NOPC, as modified herein, are determined not to be a substantial deviation to the Development Order.

1.6 The Developer is in substantial compliance with the Development Order, as amended, but is not in strict compliance with the timely completion of all of the transportation requirements thereof. The County has not withheld development permits for the Development, however, since such non-compliance is due to conditions beyond the control of either the Developer or the County.

1.7 Although the County is not aware of any condition that would prevent the Developer from completing the Construction Project (hereinafter defined), the need for coordination among the Developer, the Developer's consultants, contractors, engineers and contract administrators and the County creates a level of inefficiency in communication and operations that makes the transfer of responsibility for the Construction Project to the County to be in the public's best interest.

1.8 The Design Project and the Construction Project (hereinafter defined) are reasonably attributable to the Development.

1.9 The County intends to complete the Construction Project as soon as possible, as part of the planned reconstruction of East Lake Road. The County's proactive schedule for increasing roadway capacity in this part of the region will ensure adequate levels of service in this important corridor.

1.10 The Development Order should be amended and restated in its entirety in order to make it easier to understand and to administer.

1.11 The Developer has eliminated Phase III and reduced the commercial square footage in Phase II. The Development Order should be amended to reflect those changes, as well as those relating to the project's Phase I transportation impact mitigation.

SECTION 2 CONCLUSIONS OF LAW

2.1 The Development will not interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.

2.2 The Development as built to date is consistent with the local comprehensive plan and the local land development regulations under which it was developed.

2.3 Subject to final review of its vested rights application, the proposed Development is consistent with the local comprehensive plan and the local land development regulations currently in effect.

2.4 The review of the NOPC by the County, the TBRPC, the DCA, and other participating agencies and interested citizens has determined that all regional impacts are adequately addressed by this Development Order pursuant to the requirements of Chapter 380 Florida Statutes. Information has been provided to rebut the presumption of substantial deviation.

2.5 Consistent with Article XIII of the 1989 amendment to the Development Order, the preservation of rights provision of Section 5(c.2.d) of Ordinance 89-32, and consistent with the provisions of Section 163.3167(8), Florida Statutes, nothing herein contained, shall operate to waive or divest any right or privilege held or enjoyed by the Developer as of November 14, 1989, including the Developer's right to the "pipeline option" for Phase I only, documented in the Development Order amendment of that date.

SECTION 3 AMENDMENT OF EXISTING DEVELOPMENT ORDER

Based upon the foregoing findings of fact and conclusions of law, the Development Order is amended and restated in full to read as follows:

TARPON LAKE VILLAGE - DRI# 24

This DRI is consistent with current development activities in northern Pinellas County and the adopted County Land Use Plan, which provides for urban development in the East Lake Tarpon Area under RPD zoning with limited commercial development. Since the Development is compatible with existing plans of development for that area, this DRI is approved and a Development Order is issued by the Commission. Consonant with the 1976 Joint Stipulation among the Division of State Planning, the TBRPC, the County, and the Developer, subsequent amendments to the Development Order, and the NOPC, the following conditions apply to the Development:

CONDITION I AIR QUALITY

The Development will comply with the following conditions in accord with TBRPC air quality recommendations:

1.1 Pay to the County 59% of the cost of establishing an air quality monitoring station on public dedicated land within the area of the Development. This air monitoring station total cost estimate includes:

1.1.1	Hi Vol. Sampler	\$ 500.00
1.1.2	Ozone electronic continuous sampler	5,500.00
1.1.3	SO ₂ electronic continuous sampler	6,500.00
1.1.4	NO _x Bubbler	400.00
1.1.5	Wong wind speed & direction instrument	<u>700.00</u>
	TOTAL	\$13,600.00

1.2 The unit will be purchased, operated and maintained by appropriate public agency and will be located on one of the County-owned properties existing in this area.

1.3 The County will establish an escrow account "earmarked" for said purpose.

CONDITION II ARCHAEOLOGICAL

The Developer shall show proof of contract for an archaeological survey of the subject property by a qualified firm or individual (approved by the County) before major land alteration occurs.

CONDITION III INTERIOR LAKE MANAGEMENT PLAN

The Developer shall contract with a qualified firm, agency or individual to establish an interior lake management plan of sufficient detail (approved by the County) to allow the future proposed lakes to become functional biological units recognizing their primary purpose of providing retention and/or detention.

CONDITION IV ENDANGERED SPECIES

The Developer will contract with a qualified firm, agency or individual to monitor the continuing status of threatened and endangered species on or near the site. In addition, before any land alteration occurs in each phase of the continuing development, the County will be allowed to conduct an appropriate survey of the site for endangered species, including, but not limited to, the Southern Bald Eagle.

CONDITION V PRESERVATION AREAS

An adequate area of upland vegetation and wildlife shall be preserved in its natural state, as a prerequisite to final site plan approval of each additional phase of development to be approved by the County.

This area will be agreed to by the Developer and the County and will not exceed two percent (2%) of the upland acreage of the site. Passive recreation may be considered a compatible use for these areas, depending on agreed to intensity limitations.

CONDITION VI WETLANDS

The Developer shall, to the extent set forth below, preserve the existing wetlands areas on the site.

6.1 Conservation areas shall consist of those areas designated as "conservation areas" on Composite Exhibit "A" attached hereto and made a part hereof. It is the intent of this Development Order that the conservation areas designated shall be maintained substantially in their natural state by dedication of appropriate conservation and or drainage easements. Such areas

may be used for stormwater retention or detention, passive recreation, and other uses compatible with the natural functions and character of the wetlands. However, no excavation shall take place, nor shall any fill material, golf courses, artificial lakes, or structures be placed on or within any such designated conservation areas which would adversely affect the natural functions and character of the wetlands.

6.2 Wetland reserve areas shall be those areas so designated on Composite Exhibit "A" attached hereto, which total approximately 215 acres. No development shall take place within any designated wetland reserve area until after other portions of the site east of East Lake Road have been substantially developed. Prior to any development in the wetland reserve areas designated herein, the Developer shall demonstrate to the County and to the DCA that such development will not adversely affect the water quality, flood hazards, aquifer recharge or other natural functions of the wetlands system in the Brooker Creek and Lake Tarpon drainage basins.

6.3 Nothing herein shall limit the right of the County to protect wetlands areas pursuant to state or local laws, ordinances, or regulations.

CONDITION VII WATER QUALITY AND QUANTITY MONITORING

Brooker Creek and Lake Tarpon are, as of March, 1975, under study by the United States Geological Survey (the "USGS") under programs funded by the Southwest Florida Water Management District ("SWFWMD") and the County. The study for the County is an urban run-off study that is concerned primarily with water

quality and will take five years to complete. The USGS has been obtaining water samples and has been testing for and analyzing various constituents for background screening. This current level of sampling and analysis is deemed adequate and commensurate with the minimal development activity taking place in the Brooker Creek area of the Development. If, in the opinion of the County, additional testing and analysis of water quality are necessary because of the increased development activity within the Brooker Creek area of the Development, then the Developer will cooperate with the County to retain the USGS to perform such additional testing and analysis. If any of the above monitoring activities indicate that water quality in Brooker Creek or Lake Tarpon is being degraded as a result of the Development, then the Developer shall be required to formulate and implement such measures as are necessary to mitigate any such degradation.

CONDITION VIII IMPACT ON PUBLIC FACILITIES

8.1 Water Supply

8.1.1 The Developer has entered into an agreement with the County in which the Developer has conveyed to the County its rights in the Floridan Aquifer as well as certain real property for the construction of wells, pipelines and a water treatment facility. The County has agreed to provide, subject to certain conditions, water for domestic consumption in the Development. Said agreement between the Developer and the County remains in full force and effect.

8.1.2 Potable water supply for the Development shall be limited to an amount equivalent to the production capability authorized by SWFWMD or its successor agency for the East Lake

Tarpon wellfield Phase I as set forth in the agreement between the Developer and the County. This limitation shall apply to any and all development and improvements of any kind or character placed in the Development. No site plan shall be approved which would cause the Development's water demand to exceed the authorized production capability of the East Lake Tarpon wellfield Phase I at the time of request. Water demand shall be calculated based upon the County's most current estimates of actual domestic and non-domestic water use in the Development. If there is an alternative or supplemental supply to the East Lake Tarpon wellfield Phase I, then the Developer's right to apply to the County or any other appropriate governmental agency for such water shall not be limited by this stipulation. Any application for the use of such additional water shall be subject to direct administrative review and comment by the DCA (within 30 days after receipt thereof) for adverse regional impact prior to approval.

8.1.3 Water for non-potable needs shall be obtained from sewage effluent, shallow wells, or the retention and/or detention lake system. Except, however, that if the quality or quantity of the water from the shallow wells or the retention lake system is insufficient to meet the irrigation needs of the golf courses, then in such event the Developer may construct one deep well per golf course, if approved by the appropriate agencies. The deep wells shall be used only for the period of time required for the quantity or quality of the water from the above-mentioned sources to improve sufficiently to meet the needs of the golf courses; provided, however, that the amount of water withdrawn from the golf course deep wells shall be considered as part of the maximum

authorized production of the East Lake Tarpon Wellfield Phase I as provided herein.

8.2 Sewer Facilities

8.2.1 The Developer is to install all interior sewage collection facilities, i.e., sewer lines, pumping stations and sewer mains, etc., at its cost and is to donate these facilities to the County for operation and maintenance. The land, installations, easements and operation shall be maintained by the Developer until such time as an agreement is reached between the Developer and the County, at which time the County will assume operation and maintenance of the Developer's sewage facilities, including the treatment plant. These facilities include an approved "interim" wastewater treatment plant that uses the "contact stabilization" method of treatment.

8.2.2 Effluent disposal will be permitted only under approved plans, supervision and control of the State and County regulatory authorities.

8.2.3 No building permits will be issued for future development unless adequate sewage disposal facilities are in existence.

8.2.4 Upon completion of the Regional Northwest County Wastewater Treatment Plant (1976-77) and collection system, the developer will be required to have wastewater treated at this facility. In addition, the approved sewer impact fee will be charged for this County service.

8.3 Schools

The Developer will provide an adequate school site, not

exceeding 80 acres, that is agreed upon by the School Board of Pinellas County.

8.4 Fire Protection

8.4.1 The Developer will provide a public safety facility site (minimum of 4 acres total) for the establishment of a fire station.

8.4.2 The Developer will contract with the Tarpon Lake Volunteer Fire Department for fire protection services for residential units under construction, model homes, recreation buildings and other community buildings owned by the Developer. In addition, upon the closing of the sale of a house a fee will be collected from the buyer which will be payable to the Tarpon Lake Volunteer Fire Department and will be equal to the then current annual subscription fee for fire protection.

8.5 Transportation

8.5.1 Right-of-Way Dedications

8.5.1(A) The Developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted on the transportation network map, affixed to and made part of the original Development Order.

8.5.1(B) In addition, the Developer will be required to dedicate by plat, all rights-of-way as required by County regulations, uniformly applied.

8.5.1(C) Also, as a minimum, the required right-of-way will be 110 feet for the entirety of East Lake Road lying within the property limits of the Development.

8.5.2 Conditions of Phase I Approval

8.5.2(A) Traffic Mitigation

8.5.2(A.1) Proportionate Share Notwithstanding any other provisions of this Condition 8.5, the Developer's Proportionate Share Contribution for transportation for Phase I (as Phase I is defined in Condition 12.1 herein) under Rule 9J-2.0255, F.A.C., is \$3,553,765. This contribution will be satisfied by the payment of \$2,963,336.00 in cash ("Cash Payment") plus dedication of property presently identified to be within the 200 foot right-of-way requirement identified in Section 8.5.2(A.4.b). If the value of this dedicated property is less than \$590,429.00, as determined by the County, then an appraisal procedure agreed to by the parties shall be utilized to determine the value of the dedicated property. If that procedure determines the value to be less than \$590,429.00, then the Cash Payment shall be increased by the amount of such short-fall. The Cash Payment shall not be reduced if the value of this dedicated property is greater than \$590,429.00 and the County shall not pay the Developer for any such excess. The Developer will be credited against the County's transportation impact fee ordinance for the Cash Payment, as outlined in Section 8.5.2(B), below.

8.5.2(A.2) Conditions Development approval for Phase I is granted based upon the Developer's performance of the following activities as mitigation for the Development's impact on the transportation network provided, however, and notwithstanding the provisions of Section 8.5.2(A.6.b), if the Developer's obligations set forth in this Section 8.5.2(A) are not followed in a timely manner, as determined by the County

Administrator, after notice to the Developer and an opportunity to be heard, issuance of permits for Phase I shall immediately cease until the Developer has fulfilled its obligations.

8.5.2(A.3) The Design Project

8.5.2(A.3.a) The Developer has designed the roadway segment of East Lake Road from north of Brooker Creek to south of the Keystone Road intersection, from Station 486 + 90.86 to station 720 + 00 (the "Design Project"). The road and intersections within the aforescribed limits have been designed compatible with an ultimate six lane divided rural section arterial roadway. Construction plans have been prepared for a four lane divided rural section arterial roadway. Drainage plans shall be prepared to the specifications of the ultimate six lane design. The Developer's design has included 10 foot shoulders of which 5 feet will be paved, and has a design speed approved by the County. Horizontal and vertical alignments have a design speed approved by the County. The design and all attendant permit applications have been completed to a stage and in a manner acceptable to the County.

8.5.2(A.3.b) The Developer shall diligently pursue completion of the Design Project in accordance with the contract between the Developer and Cumbey and Fair, Inc., dated January 25, 1990.

8.5.2(A.3.c) The County shall apply for and diligently pursue and obtain at its expense, all necessary permits and approvals from the appropriate regulatory agencies which are necessary to complete the Design Project and to implement the Construction Project. Upon receipt of the

necessary permits and approvals, the final design plans for the Design Project shall be modified by the Developer to reflect the permit and approval conditions.

8.5.2(A.4) Right-of-Way Acquisition

8.5.2(A.4.a) After all approvals for the Design Project have been granted by the County, the Developer shall produce or obtain signed and sealed surveys of the right-of-way requirements, reflecting the right-of-way requirements of the Design Project. The County will apply for and diligently pursue and obtain from the Developer and from others real property interests which are necessary to implement the entire Design Project.

8.5.2(A.4.b) After approval of the final design of the Construction Project described below, and the issuance of all permits incident thereto, and after thirty (30) day's written notice from the County, the below described rights-of-way (parcel references refer to the properties legally described in a side agreement) shall be conveyed to the County by the Developer if such conveyance has not already occurred:

RIGHT-OF-WAY AREAS FOR EAST LAKE ROAD

PARCEL	CURRENT OWNER	SQ. FT.	ACRES
<u>Parcels Previously Conveyed to County</u>			
"A"	County	52,172	1.200
"B"	County	56,298	1.290
"C"	County	16,759	0.380
"D"	County	<u>16,759</u>	<u>0.380</u>
SUBTOTAL		141,988	3.250

Parcels Remaining to be Conveyed to County

315.1	Land Trust No. 301	161,792	3.714
315.2	Land Trust No. 301	37,886	0.870
315.9	Land Trust No. 301	2,924	0.067

315.9	Land Trust No. 301	114,457	2.628
319.0	Lansbrook Golf Club Corp.	1,459	0.033
322.1	Lansbrook Realty Associates	59,862	1.374
334.0	Land Trust No. 301	<u>3,107</u>	<u>0.071</u>
SUBTOTAL		<u>381,487</u>	<u>8.757</u>
TOTAL		523,475	12.007

8.5.2(A.4.c) Pursuant to the right-of-way dedication requirements of Section 8.5.1, and immediately after approval of the final design of the Construction Project described below, and the issuance of all permits required for construction thereof, the Developer shall assist and cooperate with the County, at no expense to the Developer, in obtaining deeds from the Developer or its successor in title to all right-of-way needs within the two hundred (200) foot right-of-way of the Design Project which lies within the property limits of the Development.

8.5.2(A.4.d) Thirty (30) days following written request for conveyance by the County, the Developer shall convey all real property owned or controlled by it that is necessary for the Design Project and is located within the boundaries of the DRI, but is outside the two-hundred (200) foot right-of-way requirement. Simultaneous with the conveyance, the County shall credit the Developer's Cash Payment or pay the Developer, the value of the property as determined by a simplified appraisal procedure agreed to by the County and the Developer.

8.5.2(A.5) Construction Fund Account

8.5.2(A.5.a) The Construction Fund Account, established below, shall be used to defray the remaining costs of the Construction Project, including any remaining acquisition of property related to the Construction Project. Expenditures from this

Construction Fund Account shall initially be limited to those necessary to complete the Construction Project. Any remaining funds shall be allocated to construction of the remainder of the Design Project. Subject to the limitations found in Section 8.5.2(A.6.a), any shortfall in funds to complete the Construction Project will be contributed by the County.

8.5.2(A.5.b) The Construction Fund Account shall be established at the later of the following:

8.5.2(A.5.b.i) within thirty (30) days after the date the statutory appeal period expires as set forth in Chapter 380, Florida Statutes, or if an appeal is filed, at the conclusion of such appeal; or

8.5.2(A.5.b.ii) within thirty (30) days after completion of the credit/payment requirement of Section 8.5.2(A.4.d).

8.5.2(A.5.c) To the extent that the values of the Developer's property referred to in Section 8.5.2(A.4.d) plus the cost of all design work for East Lake Road performed and paid for by the Developer is less than the Developer's Cash Payment as adjusted in Section 8.5.2(A.1), such funds will be deposited in a Construction Fund Account. Such Construction Fund Account shall be established at the Developer's sole expense, in the form of letter of credit or escrow account or such other form of security agreed to by the County and said funds shall be available to the County, in its sole discretion, for completion of the Design and Construction Projects, including right-of-way acquisitions.

In the event that the value of the above-mentioned Developer's property referred to in Section 8.5.2(A.4.d) plus the cost of all

design work for East Lake Road performed and paid for by the Developer exceeds the Developer's Cash Payment, as adjusted, as defined in Section 8.5.2(A.1), no Construction Fund Account need be established, and such excess shall be paid by the County to the Developer or owner as provided for in Section 8.5.2(A.4.d) upon, transfer of title, subject to the funding limitations referred to in Section 8.5.2(A.6.a).

8.5.2(A.6) Construction

8.5.2(A.6.a) Subject to the funding limitations in the County's annual budget, pursuant to Chapter 129.07, 129.08 and 129.09 Florida Statutes and the funds available from the Construction Fund Account, the County will construct a four-lane divided arterial, rural section of East Lake Road between station 486 + 90.86 and station 566 + 00, a distance of approximately 1.5 miles of roadway, measured northbound from the north of the Brooker Creek crossing (the "Construction Project"). Construction will not be required to commence before all rights-of-way necessary for the Construction Project have been acquired. In the event that the Construction Project is removed from the County's Capital Improvement Program, the County shall cease issuing development permits. Removal of the Construction Project from the County's Capital Improvement Program shall be presumed to constitute a substantial deviation.

8.5.2(A.6.b) The Construction Project was projected to commence during fiscal year 1991/1992, however due to delays in permitting, will not meet this projection. The County and Developer shall make every effort to assure that the Construction Project is commenced and completed in as expeditious a manner as possible. In

the event construction of the Construction Project has not commenced by January 1, 1996, the County shall cease issuing development permits. The failure to commence construction by January 1, 1996 shall be presumed to constitute a substantial deviation.

8.5.2(A.6.c) Completion of the Design Project and Construction Project mitigates the traffic impact of Phase I, provided Phase I is built-out by November 1, 2001.

8.5.2(A.7) Funding Assumptions

8.5.2(A.7.a) For purposes of this development order, the total approximate cost of completing the Design Project and constructing the Construction Project has been estimated to be the following:

Final Design	600,000
Construction, Eng./Testing	<u>3,530,976</u>
TOTAL	\$ 4,130,976

8.5.2(A.7.b) Subject to the limitations of Section 8.5.2(A.6.a), above, the County will furnish any and all additional funding to complete construction of the Construction Project.

8.5.2(B) Impact Fee Credits

8.5.2(B.1) The Developer will be fully credited against the County's transportation impact fee requirements for the total amount of \$2,963,336.00 as the same may be increased as provided in Section 8.5.2(A.1). Such credits shall be utilized based upon the impact fee schedule in effect as of November 14, 1989.

8.5.2(B.2) Except as provided in Condition 8.5.2(B.3) below, the County shall only issue transportation impact fee credits for Phase I to the Developer. In order to receive such credits, the Developer shall notify the County Zoning Administrator, or his

designee, in writing of the dollar value of the credit being taken and the specific project or lot within Phase I to which the credit is to be applied.

8.5.2(B.3) Transportation impact fee credits shall be assignable by the Developer, at the Developer's sole discretion, for use by other persons or entities developing lands and/or constructing residential or commercial buildings within Phase I. Any such person or entity must provide evidence of such assignment to the County Zoning Administrator, or his designee, in order to receive any credit against transportation impact fees from the County. Evidence of such assignment shall be in the form of a written assignment, specifying the dollar value of the credit being assigned, with an original notarized signature of the Developer's representative authorized for such purposes. The Developer is responsible for keeping the County Zoning Administrator informed, in writing, or the then present representative authorized for such purposes.

8.5.2(B.4) In the event Phase II or any portion thereof is specifically approved by development order amendment the Developer may utilize such credits toward Phase II impact fee assessments to the extent that its impact fee credits obtained under section 8.5.2(B.1) are not utilized, but any such "carry-over" credits shall be utilized based upon the impact fee schedule applying at the time of utilization.

8.5.2(C) Bryan Lane

8.5.2(C.1) Prior to the completion (build-out) of Phase I, the Developer shall donate right-of-way owned by it south of the Bryan Lane center line to allow construction of Bryan Lane between Highpoint Drive and the westernmost terminus of the then paved

portion of Bryan Lane as a two-lane collector with rural cross section.

8.5.2(C.2) The Developer shall provide one-half of the construction cost at the time the construction contract therefor is awarded by the County.

8.5.2(C.3) The right-of-way donation and construction cost specified in this provision are provided as mitigation for the deletion of a portion of Silver Eagle Drive from the Traffic Circulation Element of the Pinellas County Comprehensive Plan through plan amendment procedures. Should the Developer commit to construct Silver Eagle Drive as depicted in the plan, prior to the earlier of (i) the letting of the contract to construct Bryan Lane or (ii) the build-out of Phase I, then this provision shall become null and void.

8.5.3 Phase II

8.5.3(A) Development of Phase II is not authorized by this development order. Any development beyond Phase I shall require a new Section 380.06, Florida Statutes, transportation study and a development order amendment to identify the conditions necessary for mitigation of the transportation impacts. The transportation study and mitigation requirements for Phase II shall be performed pursuant to and in accordance with Section 380.06, Florida Statutes, and all other rules and regulations in effect when said study is performed and development order amendment issued.

CONDITION IX SITE PLAN APPROVAL

9.1 Site plan approval shall be required for any development in

the Development. All requests for site plan approval shall include the proposed build-out for the area covered by the proposed site plan. A copy of all final site plans approved for the Development shall be transmitted to the DCA.

9.2 Revised Master Site Plan

The Overall Master Development Plan, attached hereto as Composite Exhibit "A", is the currently adopted Master Site Plan for the Development. The Project Data found in Composite Exhibit "A" is summarized as follows:

REVISED PROJECT DATA Land Use Category	WEST Acres	EAST Acres	TOTAL Acres
Residential Use:	978.4	677.1	1,665.5
Commercial Use:	6.5	37.9	44.4
Public/Utility Use:	100.2	84.7	184.9
Recreation/Open Space:	341.2	194.7	535.9
Eagle Primary Zones: (*)	55.5	0.0	55.5
Conservation/Preservation:	597.5	794.1	1,389.0
Major Road Right-of-Way	100.2	115.0	215.1
<hr/>			
Total Acres:	2,179.4	1,900.7	4,080.1
<hr/>			
Total Living Units:	4,233	3,997	8,230
Living Units/Gross Acre:	1.9	2.1	2.0
Living Units/Residential Acre:	4.3	5.9	5.0
REVISED PROJECT DATA Land Use Category			
Commercial Sq.Ft. (Floor Area)	47,196	158,554	205,750
Commercial Sq.Ft./Comm. Ac.:	7,272	4,186	4,637
Commercial Sq.Ft./Living Unit:	11.1	39.7	25.0

(*) Based upon the written findings of the Florida Game and Fresh Water Fish Commission ("FG&FWFC") the Eagle Primary Zone located east of East Lake Road (designated as Territory PI-12) has not been used by eagles for at least four (4) consecutive nesting seasons, is not known to have produced young for at least twelve (12) years, and there is no longer a nest in the area. The Eagle Primary Zones were established (with the Developer's cooperation) to limit construction as long as the nests were viable with the understanding that these zones would revert to residential land uses should the need for them cease to exist. Additionally, the Eagle Primary Zone located west of East Lake Road has been enlarged in accordance with the "Management Plan for Bald Eagle Nest Territory PI-05", dated December, 1990, as approved by the FG&FWFC on February 14, 1991.

CONDITION X EFFECTIVE PERIOD

The effective period of the Development Order is through November 1, 2006. During this period, the Developer shall annually, but no later than April 30, provide the County, the TBRPC and the DCA with a summary of completed construction and an estimate of proposed construction over the remaining life of the Development Order.

CONDITION XI DEVELOPMENT ORDER LIMITATIONS

This Development Order shall not encompass or approve any proposed development which constitutes a substantial deviation from the terms of this Development Order, from the representations contained in the Application for Development Approval (ADA), or which is commenced after the expiration of the period of effectiveness of this order. The ADA submitted by Tarpon Lake Corp. to the County on or about January 29, 1974, as amended, is hereby incorporated by reference and made a part of this Development Order.

CONDITION XII TIMING OF DEVELOPMENT PHASING; REZONING

12.1 As of November 14, 1989, 3,755 residential units had been constructed or approved for construction within the Development. Subsequent to that date, revisions to development plans have resulted in a reduction in this number to 3,730 residential units. Additionally, 12,196 sq. feet of commercial floor area, two schools, two churches, a fire station, a golf course with associated tennis and swimming facilities, and five private recreational facilities have been constructed. All of this development was in accordance with the then existing development orders for the Development. The remaining balance of the Development (post November 14, 1989) will

consist of an additional 4,500 residential dwelling units (approximately 40% single family and 60% multi-family) and an additional 193,554 sq. feet of commercial floor area. This remaining development will be divided into two phases, as follows:

<u>Phase</u>	<u>Living Units</u>	<u>Sq. Feet Commercial</u>	<u>Build-out Date</u>
I	3,200	161,054	November 1, 2001
II	<u>1,300</u>	<u>32,500</u>	November 1, 2006
TOTAL	4,500	193,554	

12.2 The County shall immediately receive and expeditiously process all applications necessary to amend the County comprehensive plan designation, zoning and other plans and/or regulations as deemed necessary for areas designated for commercial use on the Master Site Plan (attached hereto as Composite Exhibit "A") so as allow commercial development and construction in accordance with the foregoing schedule. The County is aware of no facts which would preclude changing Neighborhood Commercial and General Commercial land uses categories to Residential/Office /Retail land use and changing RPD-Residential Plan Development Zoning to CP-1, commercial parkway (or its equivalent as CP-1 zoning in existence on November 14, 1991) within those areas.

12.3 During the effective period of this Development Order, the Development shall not be subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate:

- 12.3.1 That substantial changes and conditions underlining the approval of the Development Order have occurred; or

12.3.2 The Development Order was based on substantially inaccurate information provided by the Developer;
or

12.3.3 That the changes clearly established by local government to be essential to the public health, safety, or welfare.

CONDITION XIII SUBSEQUENT AMENDMENTS AND COMPREHENSIVE PLAN

13.1 Any subsequent proposed increase in dwelling units, individually or cumulatively, greater than or equal to 225 units will be presumed to be a substantial deviation.

13.2 Subject to the preservation of rights provision of Section 5(c.2.d) of Ordinance 89-32 and consistent with the provisions of Section 163.3167(8), Florida Statutes, any amendment to this Development Order will be subject to applicable provisions of the Pinellas County Comprehensive Plan in effect at the time of the amendment. Nothing herein contained shall operate to waive or divest any right or privilege held or enjoyed by the Developer as of the effective date of the 1992 amendment.

CONDITION XIV IMPACT FEES

Except as provided herein, the provisions of this Development Order in no way preclude the application of any impact fees, regardless of their nature, either existing or new, including any increases in those fees. However, pursuant to Section

380.06(16), Florida Statutes, the Developer shall be given appropriate credits against applicable impact fees.

CONDITION XV STATUS OF PRIOR DEVELOPMENT ORDERS

This Development Order shall be binding upon the Developer, its successors and assigns. This Development Order supersedes the Development Order adopted by the County on March 18, 1975, as amended on March 16, 1976, October 8, 1985, April 12, 1988 and November 14, 1989.

CONDITION XVI DEVELOPER; REPRESENTATIVES

The Developer is Lansbrook Development Corp. (FKA Tarpon Lake Corp.) and can be located at 2500 Village Center Drive, Palm Harbor, Florida 34685. The Developer agrees that its authorized agent shall be Stacey A Beyer. Mr. Beyer can be located at the above address. The Developer may change its address and authorization by notifying the County, TBRPC, and DCA in writing and such change shall not require an amendment to this Development Order.

CONDITION XVII MONITORING AND ENFORCEMENT

17.1 The County Administrator of the County is responsible for ensuring compliance with this Development Order and otherwise monitoring the Development. Monitoring shall be accomplished by review of the annual report, building permits, certificates occupancy, plats, site plans and on-site observation and by any other appropriate means.

17.2 In addition to the provisions of section 8.5.2(A), where applicable, violations of this Ordinance as determined by the County Administrator, whether by the Developer, his successors or assigns shall be dealt with in the following manner:

17.2.1 The Developer and/or the alleged violator shall be given written notice regarding the alleged violations following receipt of which a fifteen (15) day period shall be allowed for the Developer and/or the violator to have an opportunity to be heard by the County Administrator on the nature of the violation(s) and to propose any basis for its resolution. If, after such time period, the violation has not been resolved, or a procedure is not in place to satisfactorily resolve the violation, as determined by the County Administrator, issuance of permits within the DRI, in whole or in part, may cease until the Development is in compliance with the Development Order.

17.2.2 Whether the violation is of a severity sufficient to warrant a full or partial cessation of permit issuance shall be in the sole discretion of the County Administrator who shall consider the following criteria in his/her decision:

17.2.2(A) The size of the acreage potentially affected by the violation.

17.2.2(B) The degree to which the alleged violations affect properties outside or inside the acreage to which the Development Order is applicable.

17.2.2(C) The degree to which the alleged violations affect underlying assumptions that served as a basis for approval

of the original development order, any amendments thereto, or any subsequently approved development orders or permits for development activities within or outside the acreage to which the Development Order is applicable.

17.2.2(D) The degree to which innocent third parties may be adversely affected.

17.2.3 The County Administrator may, in his discretion ask staff to review the nature of the violation through the same procedure generally required for vested rights reviews.

17.2.4 Nothing herein shall prevent the Developer or any party subject to the provisions of this Development Order from being subject to appropriate civil action in the court of appropriate jurisdiction.

17.3 Compliance Inspections

The Developer agrees to comply with all requests for inspections reasonably necessary to determine whether the Developer is in compliance with the terms of this Development Order or to verify compliance as directed by the County.

17.4 Nothing herein shall limit the DCA in its statutory enforcement role pursuant to Chapter 380.06, Florida Statutes.

SECTION 4 SEVERABILITY

If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

SECTION 5 FILING OF ORDINANCE; EFFECTIVE DATE

Pursuant to Section 125.66, Florida Statutes a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective forty-five (45) days following rendition of this Ordinance as provided in Section 6, below, or, if an appeal is filed, at the conclusion of such appeal.

SECTION 6 RENDERING

This Development Order shall be deemed rendered upon transmittal of copies hereof to the recipients specified in Chapter 380, Florida Statutes.

SECTION 7 NOTICE OF ADOPTION

The Developer shall record a notice of adoption of this Development Order as required pursuant to Chapter 380, Florida Statutes.

PINELLAS COUNTY, FLORIDA a political subdivision, by and through its governing body, the Board of County Commissioners

By *Debra Green*
CHAIRMAN

ATTEST:

Karleen F. DeBlaker
Clerk of the Circuit Court

By *G. K. West*
Deputy Clerk

CAOJLB(ID#78)pg 1-28

I, KARLEEN F. DeBLAKER, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida.
Witness my hand and the seal of said County, this 15th day of October 1992.
KARLEEN F. DeBLAKER, Clerk of the Circuit Court Ex-Officio, to the Board of County Commissioners, Pinellas County, Florida.
By: *G. K. West*
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
PINELLAS COUNTY, FLORIDA

315 COURT STREET
CLEARWATER, FLORIDA 34616

COMMISSIONERS

GEORGE GREER - CHAIRMAN
JOHN CHESNUT, JR. - VICE CHAIRMAN
CHARLES E. RAINEY
BARBARA SHEEN TODD
BRUCE TYNDALL

October 21, 1992

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

Dear Ms. Cooper:

Re: Lake Tarpon DRI-Attached composite

Attached you will find Composite Exhibit A which should be attached to the certified copy of Ordinance No. 92-61 regarding the above referenced DRI which was sent to you earlier this week. We apologize for this omission and hope you have not been inconvenienced.

Should you have any questions, please feel free to call me at 462-3403.

Sincerely,

Al Navaroli
Development Review Services Manager

AN/dm
Attachment

mailed 10/20/92

received 10/23/92



462-3403
440 Court Street, Clearwater, FL 34616



C O M P O S I T E E X H I B I T A

consisting of

- Exhibit "A" - Master Plan Sheets 1 through 4**
- Exhibit "B" - Land Use and Acreage Data**
- Exhibit "C" - Summary of Land Use Changes From Last
Approved Master Plan And Original
Development Order Master Plan**
- Exhibit "D" - Development Tracking By Phases**

TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN
DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBIT "A"

MASTER PLAN SHEETS 1 THROUGH 4

TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN
 DEVELOPMENT OF REGIONAL IMPACT NO. 24
 PINELLAS COUNTY, FLORIDA

EXHIBIT 'A' ----- MASTER PLAN SHEETS 1 THROUGH 4
 EXHIBIT 'B' ----- LAND USE AND ACREAGE DATA
 EXHIBIT 'C' ----- SUMMARY OF LAND USE CHANGES FROM LAST APPROVED MASTER
 PLAN AND ORIGINAL DEVELOPMENT ORDER MASTER PLAN
 EXHIBIT 'D' ----- DEVELOPMENT TRACKING BY PHASES

Based On Information Supplied By:
CUMBNEY & FAIR, INC.
 Consulting Civil Engineers
 2463 Enterprise Road, Clearwater, FL 34623
 Phone: (813) 797-6982

REFERENCE MASTER PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/18/92
 PRINT DATE: 09/20/92
 FILE: SAB\SYM31MASTPLAN\MPCOVER

Prepared By:
LANSBROOK DEVELOPMENT CORPORATION
 2500 Village Center Drive, Palm Harbor, FL 34685
 Phone: (813) 764-7675 - Fax: (813) 767-1758

DATE	TRACT	PARCEL	REVISION
09/28/92	H	18/C	DRI Amendment Modification (Redrafted)
10/11/90	H	14A	Added Presidential Landing Phase 3
10/11/90	H	14C	Added Carlyle Subdivision
10/29/91	H	1E\2\14D	Added Devonshire Subdivision
10/29/91	B & E		Enlarged Eagle Protection Zone Per FG&FWFC Management Plan
09/18/92	H	8	Added 10/13/75 Wetland Reserve Areas (Exhibit 'A', Sheet 1)
09/18/92	H	9	Added Fairbrook Subdivision
09/17/92	B & H		Added Elirwood Subdivision
09/11/92	H	1D\1E\1S	Added Parcel Uses For Underdeveloped Parcels
09/17/92	All	All	Added Key Ridge & Highgate Subdivisions
09/21/92	B & H		Added Data Tables to Sheet 1
09/21/92	F-2\G\H		Living Unit and Commercial S.F. Reduction (Removal of Phase III)
09/21/92	H	8\9\10	Revised Upland Preservation Per PCDEM Request
09/21/92	H		Added Elirwood & Fairbrook Upland Buffer Acreage

DATE TRACT PARCEL REVISION

DATE TRACT PARCEL REVISION

TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN
DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBIT "B"

LAND USE AND ACREAGE DATA

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
EXHIBIT 'B' TO MASTER DEVELOPMENT PLAN
OVERALL PROJECT SUMMARY

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/21/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES	DEVELOPABLE RESIDENTIAL				COMMERCIAL		CONSERVATION	UPLAND PRESERVATION	RECREATION & OPENSOURCE	PUBLIC AND INSTITUTIONAL	MAJOR ROADS	EAGLE ZONE
		NET ACRES	TOTAL UNITS	EXISTING UNITS	PROPOSED UNITS	NET ACRES	BUILDING SQ FT						
TRACT 'A'	14,500	0,000	1	0,0	1	0	0,000	0	1,500	0,000	0,000	4,200	0,000
Methodist Church Site													
TRACT 'B'	258,700	72,070	1,090	15,1	0	1,090	37,880	158,534	108,800	0,000	17,100	0,000	18,790
TRACT 'C'	13,470	0,000	0	0,0	0	0	0,000	0	2,800	0,000	0,000	0,000	0,000
East Lake Tarpon Wetlands													
TRACT 'D'	63,266	0,000	0	0,0	0	0	0,000	0	0,000	0,000	10,700	48,886	7,900
Cypress Woods Elementary School													
TRACT 'E-1'	54,710	35,010	9	0,3	9	0	0,000	0	12,000	0,000	4,800	2,800	0,000
Brookline Creek Farm Tracts													
TRACT 'E-2'	857,620	350,400	1,449	4,1	1,053	396	0,000	0	381,120	0,000	84,100	42,000	0,000
Ridgemoor													
TRACT 'F-1'	272,310	78,410	976	12,4	976	0	0,000	0	146,400	0,000	22,500	25,000	0,000
Pine Ridge at Lake Tarpon													
TRACT 'F-2'	387,130	141,210	472	3,3	472	0	0,000	0	131,870	5,730	53,500	18,820	14,200
Woodfield													
SUBTOTAL - EAST OF EAST LAKE RD.	1,800,706	677,100	3,987	5,9	2,511	1,486	37,880	158,534	785,890	5,730	184,700	84,636	114,850
UNITS/GROSS ACRE (1,800,706)				2.1									
% OF EASTERN PROPERTY	100.0%	35.6%					2.0%		41.3%	0.3%	10.2%	4.5%	6.0%
TRACT 'G'	325,580	213,438	1,080	5,1	870	110	1,500	12,186	55,788	0,000	28,134	10,146	18,572
Tarpon Lake Village													
TRACT 'H'	1,778,220	764,911	3,153	4,1	368	2,785	4,990	35,000	499,403	31,440	315,042	30,080	77,884
Lansbrook - West													
TRACT 'I'	74,630	0,000	0	0,0	0	0	0,000	0	10,910	0,000	0,000	60,000	3,720
East High School													
TAL - WEST OF EAST LAKE RD.	2,179,430	878,350	4,233	4,3	1,338	2,895	6,480	47,186	568,102	31,440	341,176	100,236	100,186
UNITS/GROSS ACRE (2,179,430)				1.9									
% OF WESTERN PROPERTY	100.0%	44.9%					0.3%		29.0%	1.4%	19.7%	4.6%	4.8%
TOTAL PROJECT	4,080,136	1,655,450	8,230	5,0	3,849	4,381	44,370	205,730	1,351,792	37,170	535,876	184,862	215,136
UNITS/GROSS ACRE (4,080,136)				2.0									
% OF TOTAL PROPERTY	100.0%	40.6%					1.1%		33.1%	0.9%	13.1%	4.5%	5.3%

GENERAL NOTES:
 (1) Allocation of 183,534 S.F. of Commercial Floor Area between Tracts 'B' and 'H' will be modified at the time that actual site planning is finalized for the Commercial Use Parcels
 (2) Existing Upland Units reflected herein refer to units which are either existing or have received Site Plan Approval through Pinellas County, Florida
 (3) Eagle Protection Zone acreage will revert to residential use should the need for the protection zone cease to exist
 (4) Upland Preservation areas are set aside to satisfy the 2% upland preservation requirement of the DRI Development Order and 3% upland preservation requirement of Pinellas County Habitat Management ordinance

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
 EXHIBIT 'B' TO MASTER DEVELOPMENT PLAN
 TRACTS 'A', 'B', 'C', 'D' AND 'E-1'

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/18/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL				COMMERCIAL		CONSERVATION PARCEL ACRES	UPLAND PRESERVATION PARCEL ACRES	RECREATION & OPENSPACE PARCEL ACRES	PUBLIC AND INSTITUTIONAL PARCEL ACRES	MAJOR ROADS ACRES	EAGLE ZONE ACRES			
		NET ACRES	TOTAL UNITS	EXISTING UNITS	PROPOSED UNITS	NET ACRES	BUILDING SQ FT									
METHODIST CHURCH - Conveyed 5/81	14.500	0.000	1	1	0	0.000	0	C-6	1.500	0.000	0.000	0.000	1-3	8.600	4.200	0.000
TRACT 'A'																
TRACT 'B'																
LANSEBROOK DEVELOPMENT CORP.																
Landbrook Commercial Parcel	38.700	0.000	0	0	0	234	28.800	115,000	0.000	0.000	OS	7.100	0.000	0.000	3.800	0.000
Landbrook Residential Parcel	39.600	244	37,200	545	14.7	0	0.000	0	0.000	0.000	OS	0.000	0.000	0.000	2.400	0.000
Landbrook Residential Parcel	34.870	248	34,870	545	15.6	0	0.000	0	0.000	0.000	OS	0.000	0.000	0.000	0.000	0.000
Pine Ridge Blvd. Extension	5.850	0.000	0	0	0	0	0.000	0	0.000	0.000	OS	0.000	0.000	0.000	5.850	0.000
Commercial Drive	3.000	0.000	0	0	0	0	0.000	0	0.000	0.000	OS	0.000	0.000	0.000	3.000	0.000
Brooker Creek Conservation Area	81.200	0.000	0	0	0	0	0.000	0	81,200	0.000	OS	0.000	0.000	0.000	0.000	0.000
Wetland Reserve Area	3.700	0.000	0	0	0	0	0.000	0	3,700	0.000	OS	0.000	0.000	0.000	0.000	0.000
Lake at Ridgemoor Boulevard	8.500	0.000	0	0	0	0	0.000	0	0.000	0.000	OS	8.500	0.000	0.000	0.000	0.000
Subtotal - Tract 'B' North (216.42)	216.420	72.070	1,090	15.1	0	1,090	28.800	115,000	84.900	0.000	OS	15.800	0.000	0.000	15,050	0.000
Subtotal - Tract 'B' South (39.28)	39.280	0.000	0	0	0	258	9.080	43,554	25.000	0.000	OS	1.500	0.000	0.000	3.700	0.000
TRACT 'B' TOTAL: (255.70)	255.700	72.070	1,090	15.1	0	1,090	37.880	158,554	109.900	0.000	OS	17.100	0.000	0.000	18,750	0.000
TRACT 'C'																
EAST LAKE TARPON WELLFIELD																
#1 - Conveyed 2/74 & 12/82	13.470	0.000	0	0	0	0	0.000	0	2.900	0.000	OS	0.000	U-1	10.570	0.000	0.000
TRACT 'D'																
CYPRESS WOODS ELEMENTARY SCHOOL																
Conveyed 10/75 (DR1 DO Required)	85.266	0.000	0	0	0	0	0.000	0	0.000	OS	10.700	1-2	46.968	7.800	0.000	
TRACT 'E-1'																
BROOKER CREEK FARM TRACTS																
Tract 'E-1A' - Conveyed 10/83	30.110	E-1A	19,010	0	0	0	0.000	0	C	6.300	0.000	OS	4.800	0.000	0.000	0.000
Tract 'E-1B' - Conveyed 10/83	24.600	E-1B	16,000	0	0	0	0.000	0	C	5.700	0.000	OS	0.000	0.000	2.800	0.000
TRACT 'E-1' TOTAL: (54.71)	54.710		35,010	0	0	0	0.000	0		12,000	0.000	OS	4.800	0.000	2,800	0.000

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
 EXHIBIT B- TO MASTER DEVELOPMENT PLAN
 TRACT E-2

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/21/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES	DEVELOPABLE RESIDENTIAL					COMMERCIAL		CONSERVATION PARCEL ACRES	UPLAND PRESERVATION PARCEL ACRES	RECREATION & OPENSPACE PARCEL ACRES	PUBLIC AND INSTITUTIONAL PARCEL ACRES	MAJOR ROADS ACRES	EAGLE ZONE ACRES
		NET ACRES	TOTAL UNITS	U/A	EXISTING UNITS	PROPOSED UNITS	NET ACRES	BUILDING SO FT						
TRACT E-2														
Conveyances to U.S. Home Corp.														
C - d/10/83	153 830													
C - /ed 01/84	132 810													
Conveyed 05/88	297 300													
Conveyed 05/88	0 810													
Conveyed 11/88	146 850													
Total Ridgemoor Conveyances:	731 000													
RIDGEMOOR - U.S. HOME CORP.														
Briarwick	25 100	1	25 100	64	2.5	64	0	0	0	0	0	0	0	0
Farnell Park	5 200	2A	5 200	120	23.1	120	0	0	0	0	0	0	0	0
Farnell Park	8 200	2B	8 200	150	18.3	150	0	0	0	0	0	0	0	0
Brookhaven	5 100	3A	5 100	45	8.8	45	0	0	0	0	0	0	0	0
Brookhaven	5 100	3B	5 100	45	8.8	45	0	0	0	0	0	0	0	0
Brookhaven	2 100	3C	2 100	17	6.1	17	0	0	0	0	0	0	0	0
Glennidge	14 800	4	14 800	54	3.6	54	0	0	0	0	0	0	0	0
Stallord Commons	3 900	5	3 900	58	14.9	58	0	0	0	0	0	0	0	0
Forberry Run	8 500	6	8 500	20	2.4	20	0	0	0	0	0	0	0	0
Glennidge East	14 700	21	14 700	44	3.0	44	0	0	0	0	0	0	0	0
Chabens Landing	19 800	22	19 800	80	4.5	80	0	0	0	0	0	0	0	0
Ridgemoor Tract 23	26 500	23	26 500	116	4.4	116	0	0	0	0	0	0	0	0
Ridgemoor Recreation Center	6 200	24	6 200	0	0	0	0	0	0	0	0	0	0	0
Salem Square	19 800	25	19 800	107	5.4	107	0	0	0	0	0	0	0	0
Wendmere	48 700	31	48 700	137	2.8	137	0	0	0	0	0	0	0	0
Wendmere	8 700	32	8 700	80	9.2	80	0	0	0	0	0	0	0	0
Wendmere	16 700	41	16 700	39	2.3	39	0	0	0	0	0	0	0	0
Wendmere	32 400	42	32 400	63	1.9	63	0	0	0	0	0	0	0	0
Wendmere	85 000	52	85 000	200	2.4	200	0	0	0	0	0	0	0	0
Ridgemoor Tract 52	374 400		374 400	0	0	0	0	0	0	0	0	0	0	0
Ridgemoor Non-Residential Uses	0		0	0	0	0	0	0	0	0	0	0	0	0
Ridgemoor Subtotal	731 000		390 400	1 448	4.1	1 053	0	0	0	0	0	0	0	0
LRA RETAINED AREAS														
LRA Conservation - Brooker Creek	24 800		0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	6 870		0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	27 540		0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	31 910		0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	33 520		0	0	0	0	0	0	0	0	0	0	0	0
LRA Conservation - Brooker Creek	0 180		0	0	0	0	0	0	0	0	0	0	0	0
Subtotal - LRA Conservation	128 820		0	0	0	0	0	0	0	0	0	0	0	0
TRACT E-2 TOTAL: (857 820)	857 820		390 400	1 448	4.1	1 053	0	0	0	0	0	0	0	0

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
 EXHIBIT 'B' TO MASTER DEVELOPMENT PLAN
 TRACTS 'F-1', 'F-2' AND 'G'

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/21/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL				COMMERCIAL		CONSERVATION		UPLAND PRESERVATION PARCEL ACRES	RECREATION & OPENSOURCE PARCEL ACRES	PUBLIC AND INSTITUTIONAL PARCEL ACRES	MAJOR ROADS ACRES	EAGLE ZONE ACRES	
		NET ACRES	TOTAL UNITS	U/A	EXISTING UNITS	PROPOSED UNITS	NET ACRES	SO FT BLDG	PARCEL ACRES						PARCEL ACRES
TRACT 'F-1'															
PINE RIDGE AT LAKE TARPON K HOVNANIAN COMPANES Sect 2/B3 (272.31)	272.310	76.410	978	12.4	978	0	0	149,490	0	0.000	R/O/S	22,300	0.000	23,000	0.000
TRACT 'F-2'															
WOODFELD Sewer Treatment Plant Site Conveyed 6/83 (0.35) Sewer Percolation Pond Site Conveyed 6/83 (6.89)	0.350 6.890	0.000	0	0	0	0	0	0.000	0	0.000	U-1	0.000	0.350	0.000	0.000
WOODFELD DEVELOPMENT AMERFIRST DEVELOPMENT CORP Conveyed 11/94 (357.88) Add'l Sewer Treatment Plant & Disposal Sites	348.510	141.210	472	3.3	472	0	0	131,870	0	5.730	R/O/S	55,500	0.000	14,200	0.000
TRACT 'F-2' TOTAL: (367.13)	367.130	141.210	472	3.3	472	0	0	131,870	0	5.730	U-3/4	9,340	18,630	14,200	0.000
TRACT 'G'															
TARPON LAKE VILLAGES															
Anchorage of Tarpon Lake Unit 1	19.630	12.110	64	5.3	64	0	0	0.910	0	0.000	R-1	3,440	0.000	3,370	0.000
Anchorage of Tarpon Lake Unit 2	16.330	14.630	52	3.5	52	0	0	0.000	0	0.000		0.000	0.000	0.000	0.000
Anchorage of Tarpon Lake Unit 3	39.790	33.750	132	3.9	132	0	0	4,480	0	0.000		0.000	1,550	0.000	0.000
Subtotal - Anchorage:	75.950	60.690	248	4.1	248	0	0	5,400	0	0.000		3,440	0.000	4,920	0.000
Windmill Points Unit 1	13.560	9.320	28	3.0	28	0	0	4,240	0	0.000		0.000	0.000	0.000	0.000
Windmill Points Unit 2	17.030	14.670	61	4.2	61	0	0	2,360	0	0.000		0.000	0.000	0.000	0.000
Windmill Points Unit 3	44.370	30.530	116	3.8	116	0	0	4,870	0	0.000		0.000	5,870	3,000	0.000
Greenspace Exclusion	(0.140)	0.000	0	0	0	0	0	(0.140)	0	0.000		0.000	0.000	0.000	0.000
Unit 3 Greenspace Exclusion	(0.320)	0.000	0	0	0	0	0	(0.320)	0	0.000		0.000	0.000	0.000	0.000
Subtotal - Windmill Points	74.300	54.520	205	3.8	205	0	0	10,810	0	0.000		0.000	5,870	3,000	0.000
Woodgate Estates & Entry Parcel	14.530	11.410	13	1.1	13	0	0	0.000	0	0.000	OS	3,120	0.000	0.000	0.000
Resubdivision Agreement (1981)	0.000	0.000	2	0	2	0	0	0.000	0	0.000		0.000	0.000	0.000	0.000
Subtotal - Woodgate Estates	14.530	11.410	15	1.3	15	0	0	0.000	0	0.000		3,120	0.000	0.000	0.000
Crystal Lake - Conveyed 1/18/84	15.846	6.617	104	15.7	104	0	0	9,231	0	0.000		0.000	0.000	0.000	0.000
Farmway Forest & Pump Station															
Conveyed 1978 - 1981	29.792	29.780	110	3.7	110	0	0	0.000	0	0.000	U-2	0.012	0.000	0.000	0.000
TRACT 'G' - CONTINUED ON NEXT PAGE															

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
 EXHIBIT B-7 TO MASTER DEVELOPMENT PLAN
 TRACT 'G' - CONTINUED

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/21/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL				COMMERCIAL		CONSERVATION	UPLAND PRESERVATION		RECREATION & OPENSPACE		PUBLIC AND INSTITUTIONAL		MAJOR ROADS ACRES	EAGLE ZONE ACRES
		PARCEL ACRES	NET ACRES	TOTAL UNITS	U/A UNITS	EXISTING UNITS	PROPOSED UNITS		PARCEL ACRES	NET BUILDING SQ FT	PARCEL ACRES	ACRES	PARCEL ACRES	ACRES		
TRACT 'G' - CONTINUED																
Indigo Pond - Conveyed 7/23/84	24.441	6	22.813	334	14.6	85	246	0.000	0.000	0.000	0.000	R/O/S	1.600	0.000	0.028	0.000
Indigo Pond Entry Pavers	0.885	6	0.000	0	0	0	0	0.000	0.000	0.000	0.000	OS	0.285	0.000	0.000	0.000
Pond Density Adjustment	0.000	6	0.000	(139)	0	(139)	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
All - Indigo Pond:	24.706	6	22.813	195	6.5	85	110	0.000	0.000	0.000	1.685	0.000	0.000	0.028	0.000	
Brooker Creek Villas																
Conveyed 1/20/82	16.950	9	10.000	80	8.0	80	0	0.000	0.000	0.000	0.000	OS	6.950	0.000	0.000	0.000
The Cheating - Conveyed 6/20/84	16.129	10S	11.950	97	8.1	97	0	0.000	0.000	0.000	R/O/S	1.250	0.014	0.000	0.000	
Parcel 10 North - Partside	9.534	10N	5.659	45	6.0	45	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Partside Density Adjustment		10N		(19)	(34)	(19)	0									
Subtotal - Partside:	9.534	10N	5.659	26	4.6	26	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Tarpon Lake Blvd - Unplatted	5.646		0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	5.646	0.000	
Anchorage Sewer Pump Station	0.150		0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Add 1 Anchorage Greenspace	0.540		0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
TURB Greenbelt	23.018		0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Crystal Court Right of Way	0.680		0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.680	0.000	
aka Fire & Rescue Station	4.000		0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Village Center Drive - Unplatted	4.288		0.000	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	4.288	0.000	
Tarpon Lake Village HOA Park	9.509		0.000	0	0	0	0	0.000	0.000	0.000	R--2	9.509	0.000	0.000	0.000	
TRACT 'G' TOTAL:		323.980	213.439	1,080	5.1	970	110	1.500	12,195	55,788	0.000	28,124	10,145	18,572	0.000	

TRAPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
 EXHIBIT "B" TO MASTER DEVELOPMENT PLAN
 TRACT "H"

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/21/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES	DEVELOPABLE RESIDENTIAL						COMMERCIAL		CONSERVATION	UPLAND PRESERVATION		RECREATION & OPENSPACE	PUBLIC AND INSTITUTIONAL	MAJOR ROADS	EAGLE ZONE	
		PARCEL	NET ACRES	TOTAL UNITS	U/A	EXISTING UNITS	PROPOSED UNITS	PARCEL	NET ACRES		PARCEL	ACRES					PARCEL
TRACT "H" - CONTINUED ON NEXT PAGE																	
LANSBROOK DEVELOPMENT CORP.																	
1. Residential Parcel	(TST)	30.780	1A	27.030	77	2.8	0	77	0.000	0	0.000	0	0.000	OS	3.780	0.000	0.000
2. Residential Phases 1-3	(TST)	150.150	1B/C	75.880	120	1.6	73	47	47.960	0	0.000	0	0.000	R/O/S	28.310	0.000	0.000
3. Residential Phases 1	(TST)	28.310	1D	25.990	43	1.7	0	43	1.070	0	0.000	0	0.000	OS	1.250	0.000	0.000
4. Residential Phases 2	(TST)	9.241	1E	0.000	11	0.0	0	11	1.910	0	0.000	0	0.000	OS	0.000	0.000	0.000
5. Residential Parcel	(TST)	25.580	2	14.820	50	3.4	0	50	9.720	0	1.040	0	0.000	OS	0.000	0.000	0.000
6. Residential Parcel	(TST)	44.924	3	44.924	150	3.3	0	150	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
7. Residential Parcel	(TST)	43.357	4	42.974	595	13.6	0	595	0.000	0	0.000	0	0.000	OS	0.383	0.000	0.000
8. Residential Parcel	(TST)	42.270	5	36.430	86	2.4	0	86	2.780	0	0.000	0	0.000	OS	3.060	0.000	0.000
9. Residential Parcel	(TST)	295.993	6	154.155	421	2.7	0	421	137.003	0	0.000	0	0.000	OS	4.835	0.000	0.000
10. Residential Parcel	(TST)	0.079	6K	0.079	0	0.0	0	0	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
11. Residential Parcel	(TST)	0.048	6L	0.048	0	0.0	0	0	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
12. Residential Parcel	(TST)	92.870	6A	39.330	87	2.2	0	87	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
13. Residential Parcel	(TST)	1.140	6B	1.140	0	0.0	0	0	0.000	0	0.000	0	0.000	OS	12.520	0.000	0.000
14. Residential Parcel	(TST)	0.710	6C	0.710	0	0.0	0	0	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
15. Residential Parcel	(TST)	74.745	9	29.930	92	3.1	0	92	37.960	0	2.450	0	0.000	OS	5.005	0.000	0.000
16. Residential Parcel	(TST)	69.647	10	54.397	129	2.4	128	0	3.330	0	0.000	0	0.000	OS	12.120	0.000	0.000
17. Residential Parcel	(LRA)	64.708	11	59.574	176	3.0	0	176	3.420	0	0.000	0	0.000	OS	1.714	0.000	0.000
18. Residential Parcel	(LRA)	21.528	12	19.182	125	6.5	0	125	0.000	0	0.000	0	0.000	OS	2.346	0.000	0.000
19. Residential Parcel	(LRA)	36.245	13A/B	26.880	81	2.8	0	81	0.000	0	0.000	0	0.000	OS	7.365	0.000	0.000
20. Residential Parcel	(TST)	87.940	14A	47.390	122	2.6	122	0	20.240	0	0.000	0	0.000	OS	20.020	0.000	0.000
21. Residential Parcel	(TST)	2.560	14B	2.560	44	0.0	44	0	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
22. Residential Parcel	(TST)	40.070	14C	13.360	44	3.3	44	0	19.630	0	2.720	0	0.000	OS	4.360	0.000	0.000
23. Residential Parcel	(TST)	49.700	14D	0.000	160	0.0	0	160	0.000	0	0.000	0	0.000	OS	1.560	0.000	0.000
24. Residential Parcel	(TST)	31.620	16	28.560	446	15.6	0	446	0.510	0	0.000	0	0.000	OS	1.650	0.000	0.000
25. Residential Parcel	(TST)	5.420	17	0.000	0	0.0	0	0	0.000	0	0.000	0	0.000	OS	0.650	0.000	0.000
26. Residential Parcel	(TST)	20.600	18	9.190	136	15.1	0	136	10.480	0	0.000	0	0.000	OS	0.650	0.000	0.000
27. Residential Parcel	(TST)	0.030	18A	0.030	0	0.0	0	0	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
28. Residential Parcel	(TST)	10.320	19	5.040	0	0.0	0	0	3.699	0	0.000	0	0.000	OS	1.540	0.000	0.000
29. Residential Parcel	(LRA)	12.830	20A	2.780	0	0.0	0	0	3.200	0	3.850	0	0.000	OS	3.020	0.000	0.000
30. Residential Parcel	(LRA)	0.560	20B	0.560	0	0.0	0	0	0.000	0	0.000	0	0.000	OS	0.000	0.000	0.000
31. Commercial Parcel	(TST)	14.200		0.000	0	0.0	0	0	1.080	0	0.000	0	0.000	R/O/S	12.620	0.000	0.000
32. Commercial Parcel	(TST)	7.748		0.000	0	0.0	0	0	0.000	0	0.000	0	0.000	R-12	7.748	0.000	0.000
33. Commercial Parcel	(TST)	70.568		0.000	0	0.0	0	0	47.420	0	16.870	0	0.000	R-3	6.198	0.000	0.000
34. Commercial Parcel	(TST)	5.722		0.000	0	0.0	0	0	0.440	0	0.000	0	0.000	OS	5.282	0.000	0.000

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN - DATA SUMMARY SHEET
EXHIBIT "B" TO MASTER DEVELOPMENT PLAN
TRACT "H" - CONTINUED

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/21/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL					COMMERCIAL			CONSERVATION	UPLAND PRESERVATION	RECREATION & OPENSOURCE	PUBLIC AND INSTITUTIONAL	MAJOR ROADS	EAGLE ZONE	
		NET ACRES	TOTAL UNITS	U/A UNITS	EXISTING UNITS	PROPOSED UNITS	NET ACRES	BUILDING SQ FT	PARCEL ACRES							
TRACT "H" - CONTINUED																
Lanetook Golf Club	183.204	0.000	0	0	0	0	0.000	0	0.000	0	0.000	0.000	0.000	1.137	0.000	
0 - Utilities	1.986	0.000	0	0	0	0.000	0	0.000	0.000	0.000	G/C	182.087	0.000	0.704	0.000	
1 - Area Maintenance	0.000	0.000	0	0	0	0.000	0	0.000	0.000	0.000	G/C	1.282	0.000	0.000	0.000	
2 - Courses Maint./Sewer Plant	6.368	0.000	0	0	0	0.000	0	0.000	0.000	0.000	G/C	(0.170)	0.170	0.000	0.000	
Golf Course Conservation (P12)		0.000	0	0	0	0.000	0	0.000	6.368	0.000	C-2	0.000	0.000	0.000	0.000	
Lanetook Racquet & Swim Club	5.277	0.000	0	0	0	0.000	0	0.000	0.000	0.000	R-10	5.277	0.000	0.000	0.000	
Racquet & Swim Club Site	0.450	0.000	0	0	0	0.000	0	0.000	0.000	0.000	R-10A	0.450	0.000	0.000	0.000	
Racquet & Swim Club Parking	0.520	0.000	0	0	0	0.000	0	0.000	0.000	0.000	R-10B	0.520	0.000	0.000	0.000	
Tarpon Lake Boulevard	10.875	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	10.875	0.000	
Lakelook Drive	12.060	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	12.060	0.000	
Lanetook Parkway/Phase 1	8.861	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	8.861	0.000	
Lanetook Parkway/Phases 2 & 3	21.970	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	21.970	0.000	
Madonna Blvd /Silver Eagle Dr.	4.780	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	4.780	0.000	
Highpoint Lane/Drive (Proposed)	13.088	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	13.088	0.000	
Bryan Lane (1/14/85)	3.810	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	3.810	0.000	
Bryan Lane (Balance)	0.779	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	0.779	0.000	
Sewer Treatment Plant	2.448	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	2.448	0.000	
Sewer Percolation Ponds	34.180	0.000	0	0	0	0.000	0	0.000	7.750	0.000	C-22	0.000	0.000	28.430	0.000	
GTE Substation Site (4/84)	1.000	0.000	0	0	0	0.000	0	0.000	0.000	0.000		0.000	0.000	1.000	0.000	
Conservation @ Hunters Wood	1.530	0.000	0	0	0	0.000	0	0.000	1.530	0.000	C-7	0.000	0.000	0.000	0.000	
Conservation @ Lake Tarpon	40.000	0.000	0	0	0	0.000	0	0.000	40.000	0.000	C-4	0.000	0.000	0.000	0.000	
Conservation @ Lake Tarpon	36.000	0.000	0	0	0	0.000	0	0.000	36.000	0.000	C-5	0.000	0.000	0.000	0.000	
Conservation @ Parcel 11	11.821	0.000	0	0	0	0.000	0	0.000	11.821	0.000	C-1A/B	0.000	0.000	0.000	0.000	
Lake Edge Conservation Adjustment	7.871	0.000	0	0	0	0.000	0	0.000	7.871	0.000	C	0.000	0.000	0.000	0.000	
TRACT "H" TOTAL:																
	1,778,220	764,911	3,153	4.1	368	2,785	4,990	35,000	489,403	31,440	315,042	30,090	77,884	55,451		
TRACT "I"																
EAST LAKE HIGH SCHOOL	74,630	0.000	0	0	0	0	0.000	0	0	0.000	C-18B	10,910	0.000	90,090	3,720	0.000
Conserved 11/8/85																

TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN
DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBIT "C"

SUMMARY OF LAND USE CHANGES
FROM LAST APPROVED MASTER PLAN
AND ORIGINAL DEVELOPMENT ORDER MASTER PLAN

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN
 EXHIBIT C- TO MASTER DEVELOPMENT PLAN
 SUMMARY OF LAND USE CHANGES

REFERENCE MASTER DEVELOPMENT PLAN DATED: 09/21/92
 LAST REVISION TO DATA: 09/21/92
 PRINT DATE: 09/21/92 09:24

DESCRIPTION	GROSS ACRES		DEVELOPABLE RESIDENTIAL				COMMERCIAL		CONSERVATION PRESERVATION	RECREATION & OPENSPACE		PUBLIC AND INSTITUTIONAL		MAJOR ROADS		EAGLE ZONE
	ACRES	TOTAL	NET ACRES	TOTAL UNITS	U/A NET	U/A GROSS	NET ACRES	BUILDING SQ FT	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
CHANGES FROM 1989 DRI DEVELOPMENT ORDER AMENDMENT:																
OF EAST LAKE ROAD - 1989	1,900.71		677.10	3,997	5.9	2.1	37.66	223,000	794.12	192.00		64.66	114.85	0.00		
OF EAST LAKE ROAD - CURRENT	1,900.71		677.10	3,997	5.9	2.1	37.66	158,534	791.42	194.70		64.66	114.85	0.00		
EAST OF EAST LAKE RD - DIFFERENCE:	(0.00)		0.00	0	0.0	0.0	0.00	(66,466)	(2.70)	2.70		(0.00)	0.00	0.00		
WEST OF EAST LAKE ROAD - 1989	2,178.44		1,024.83	6,491	6.3	3.0	6.49	37,196	571.83	331.82		100.24	100.19	44.04		
WEST OF EAST LAKE ROAD - CURRENT	2,178.43		978.35	4,233	4.3	1.9	6.49	47,196	597.34	341.18		100.24	100.19	55.45		
WEST OF EAST LAKE RD - DIFFERENCE:	(0.01)		(46.48)	(2,258)	(2.0)	(1.0)	0.00	10,000	26.51	9.36		(0.00)	(0.00)	11.41		
TOTAL PROJECT - 1989	4,080.15		1,701.93	10,488	6.2	2.6	44.37	262,196	1,365.95	523.82		164.90	215.14	44.04		
TOTAL PROJECT - CURRENT	4,080.14		1,655.45	8,230	5.0	2.0	44.37	205,730	1,368.96	535.66		164.89	215.14	55.45		
TOTAL PROJECT - DIFFERENCE:	(0.01)		(46.48)	(2,258)	(1.2)	(0.6)	0.00	(56,466)	23.01	12.06		(0.01)	(0.00)	11.41		
COMMERCIAL S.F./LIVING UNIT - 1989							25.0									
COMMERCIAL S.F./LIVING UNIT - CURRENT							25.0									
CUMULATIVE CHANGES FROM 1976 DRI DEVELOPMENT ORDER:																
TOTAL PROJECT - 1976	4,078.10		2,227.10	20,037	9.0	4.9	100.80	520,000	1,003.90	431.10		64.50	231.00	0.00		
TOTAL PROJECT - CURRENT	4,080.14		1,655.45	8,230	5.0	2.0	44.37	205,730	1,368.96	535.66		164.89	215.14	55.45		
TOTAL PROJECT - DIFFERENCE:	2.04		(571.65)	(11,807)	(4.0)	(2.9)	(56.43)	(314,270)	365.06	104.78		100.39	(15.86)	55.45		
COMMERCIAL S.F./LIVING UNIT - 1976							28.0									
COMMERCIAL S.F./LIVING UNIT - CURRENT							25.0									

TARPON LAKE VILLAGES
OVERALL MASTER DEVELOPMENT PLAN
DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBIT "D"

DEVELOPMENT TRACKING BY PHASES

- I. Modifications to reflect additional Openspace Areas created by establishment of local, State and Federal environmental protection jurisdiction boundaries.
 - J. Correction of overall property acreage by two (2) acres due to surveying corrections (not acquisition of additional property) and acreages of individual parcels and land uses as more exact survey information becomes available.
 - K. Modifications to Recreational Uses specified in the Development Order Master Plan to replace the second golf course and the number of community recreation centers with more specific community recreation parcels and restricted openspace areas where natural vegetation and watersheds can be preserved, while still providing passive recreational benefits. In most cases, existing and future recreation facilities located within, and for the use of individual development parcels are not reflected on the Master Plan.
2. NO DRI ADA'S OR REQUESTS FOR SUBSTANTIAL DEVIATION DETERMINATIONS HAVE BEEN FILED SINCE THE PROJECT ORIGINALLY RECEIVED DRI APPROVAL.
 3. EXCEPT FOR MASTER PLAN CHANGES MENTIONED ELSEWHERE HEREIN, NO MODIFICATIONS OR AMENDMENTS HAVE BEEN MADE TO THE DEVELOPMENT ORDER.

the Pinellas Land Planning Agency the findings of which determine that the proposed Ordinance is consistent with the adopted Comprehensive Plan for Pinellas County; and

WHEREAS, the County has solicited, received, and considered reports, comments and recommendations from interested citizens the County and state and regional agencies, now, therefore,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS, COUNTY, FLORIDA:

Section 1 RATIFYING AND CONFIRMING THE EXISTING DEVELOPMENT ORDER; ESTABLISHING THE DEVELOPMENT ORDER FOR LAKE TARPON VILLAGE

Except to the extent that it is amended by subsequent provisions of this Ordinance the DRI Development Order for Lake Tarpon Village, attached as Schedule 1, having been properly adopted on March 16, 1976 and subsequently amended pursuant to the provisions of Schedules 2 and 3 is hereby incorporated by reference, ratified and confirmed as an effective Development Order for the Lake Tarpon Village residential Development of Regional Impact, hereinafter referred to as the DRI. The Development Order, as amended hereby, constitutes the Development Order for Lake Tarpon Village.

Section 2 FINDINGS OF FACT

- A. The Developer submitted the Application to the County.
- B. The proposed Development is not located in an area of critical state concern, designated as such pursuant to Section 380.05, Florida Statutes (1987).
- C. The DRI will not unreasonably interfere with the achievement of the objectives of the adopted state land development plan applicable to the area.
- D. The County specifically finds that the Developer is in compliance with the development order, as amended, and that physical development commenced under the development order, as amended, has been stopped because the transportation conditions for continued development have not been met, through no fault of the developer.

E. The Development is consistent with the local comprehensive plan and local land development regulations.

F. All modifications to the Development Order requested by the Applicant in form BRM-08-86, submitted on August 30, 1989, and as modified herein, are determined not to be a substantial deviation from the Development Order, as amended.

Section 3 CONCLUSIONS OF LAW

A. Based upon compliance with the terms and conditions of this Order, the representations contained within the Application, and the recommendations and testimony heard and considered by the Commission, it is concluded that:

1. The Development will not interfere with the achievement of the objectives of the adopted state land development plan applicable to the area; and

2. The Development is consistent with the local comprehensive plan and local land development regulations.

B. The review by the County, the TBRPC, and other participating agencies and interested citizens has determined that all regional impacts are adequately addressed pursuant to the requirements of Chapter 380 within the terms and conditions of this Order.

Section 4 APPLICATION APPROVAL

These proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in this proceeding, the Application is hereby approved and continuation of the Development is hereby authorized, subject to the conditions, restrictions and limitations set forth in the Development Order and the amendments thereto.

Section 5 AMENDING THE EXISTING DEVELOPMENT ORDER

The DRI Development Order for Lake Tarpon Village (DRI #24) issued by the Pinellas County, Florida, on March 16, 1976, as heretofore amendment or modified on October 8, 1985 and April 12, 1988 (the "Development Order"), is hereby further amended as follows:

Revised Master Site Plan

The Development Order is amended to substitute the revised Master Site Plan attached hereto as composite Exhibit "A", as the Master Site Plan for the DRI with the exception that the Project Data Summary found in Exhibit "A" is amended to read as follows:

PROPOSED REVISIED PROJECT DATA:	WEST	EAST	TOTAL
-----	-----	-----	-----
Land Use Category:	Acres	Acres	Acres
-----	-----	-----	-----
Residential Use:	1,024.8	677.1	1,701.9
Commercial Use:	6.5	37.9	44.4
Public/Utility Use:	100.2	84.7	184.9
Recreation/Open Space:	331.8	192.0	523.8
Eagle Primary Zones:*	44.0	0.0	44.0
Conservation/Preservation	571.8	794.1	1,336.0
Major Road R/W:	100.2	115.0	215.1
-----	-----	-----	-----
Total Acres:	2,179.4	1,900.7	4,080.1
-----	-----	-----	-----
Total Living Units	6,491.0	3,997.0	10,488.0
Living Units/Gross Acre:	3.0	2.1	2.6
Living Units/Residential Acre:	6.3	5.9	6.2
Commercial Sq. Ft. (Floor Area):	37,196.0	225,000.0	262,196.0
Commercial Sq. Ft./Comm Ac:	5,731.3	5,939.8	5,909.3
Commercial Sq. Ft./Living Unit:	5.7	56.3	25.0

*Based upon the written findings of the Florida Game and Fresh Water Fish Commission the Eagle Primary Zone located east of East Lake Road (designated as Territory PI-12) has not been used by eagles for at least four consecutive nesting seasons, is not known to have produced young for a least 12 years, and there is no longer a nest in the area. The Eagle Primary Zones were established (with developer cooperation) to limit construction as long as the nests were viable with the understanding that these zones would revert to residential land uses should the need for them cease to exist.

Section 6 Article XII is added and reads as follows:

XII

Present Status and Future Phasing; Land-Use-Zoning Amendments

1. As of the date of the November 14, 1989 Amendment, 3,755 residential dwelling units have been constructed or approved for construction within the DRI site. Additionally, 12,196 square feet of commercial floor area have been constructed. The remaining balance of the DRI site development will consist of an additional 6,733 residential dwelling units (approximately 40% single family and 60% multi-family) and an additional 250,000 square feet of commercial floor area. This remaining development will be divided into three phases, as follows:

PHASE	LIVING UNITS	SQ. FT. COMM.	BUILD-OUT DATE
I	3,200	161,629	5 yrs after effective date of this amendment
II	1,300	88,371	10 yrs after effective date of this amendment
III	2,233	0	15 yrs after effective date of this amendment, but no later than the effective period of the Development Order
---TOTAL	6,733	250,000	

2. The County shall immediately receive and expeditiously process all applications necessary to amend the County Comprehensive Plan Designation, zoning and other plans and/or regulations as deemed necessary for areas designated for commercial use on the Master Site Plan (attached hereto as exhibit "A") so as to allow commercial development and construction in accordance with the foregoing schedule. The County is aware of no fact which would preclude changing the Neighborhood Commercial and General Commercial land use categories to Residential/Office/Retail land use and changing RPD, Residential Planned Development zoning to CP-1, Commercial Parkway (or its equivalent as CP 1 zoning in existence on November 14, 1989) within those areas.

Section 7 Article VIII, Section 5, TRANSPORTATION is amended by adding thereto, the following:

Notwithstanding any other provisions of this Section 5, the Developer's proportionate share contribution for Phase I under Rule 9J-2.0255, F.A.C., is \$3,553,765. A schedule setting forth the basis for that contribution is attached as Exhibit "B." Impact fees for transportation payable to Pinellas County for Phase I are estimated to total \$4,130,976. Development approval for Phase I is hereby granted based upon the Developer's commitment to perform the following activities as mitigation for the development's impact on the transportation network,

provided however, if the timetable set forth below for design and construction is not followed in a timely manner, issuance of permits for Phase I shall immediately cease until the Developer is in compliance with such timetable:

1. DESIGN

Within thirty days after the effective date of this amendment, the County will provide the Developer with existing preliminary design documents and give the Developer notice to proceed with the final design for the improvements described below. Such design shall be completed to applicable County and Florida Department of Transportation standards.

The Developer shall design the roadway segment of East Lake Road from north of Brooker Creek to south of the Keystone Road intersection, from Station 486 + 90.86 to station 720 + 00. The road and intersections within the aforescribed limits shall be designed compatible with an ultimate six lane divided rural section arterial roadway. Construction plans shall be prepared for a four lane divided rural section arterial roadway. Drainage plans shall be prepared to the specifications of the ultimate six lane design. The Developer's design will include 10 foot shoulders of which 4 feet will be paved, and shall have a design speed of 55 MPH or other design speed approved by the County.

The Developer will coordinate the design (including a predesign conference), contractual process, technical review and oversight with the County Engineering Department and will provide plans for 30%, 60%, and final approval by the County. The County shall complete 30% and 60% reviews within two weeks after submittal and final review within three weeks after submittal. Re-reviews shall be completed within one week after resubmittal. Failure by the County to complete reviews within four weeks for 30%, 60% and final reviews

and two weeks for re-reviews shall constitute approval of the relevant stage of review. In order to expedite construction of the roadway segment described below, the design work shall be divided into two segments: that portion which relates to the construction project described below and that portion that relates to the balance of the design project. The County will review and approve the 30%, 60%, and final design plans for the segment to be constructed by the Developer prior to such review for the balance of the design for East Lake Road. Funding for completing design of this roadway segment shall be provided by the Developer. The Developer will be fully credited against County transportation impact fee requirements for the cost of the design project, which cost has been preliminarily estimated to be \$600,000.00. The design relative to the construction project is to be completed within 12 months after the notice to proceed is given by the County and the balance of the design is to be completed within 15 months after the notice to proceed is given by the County.

Upon submittal of the 60% design plans to the County for the roadway construction project described below, the County shall apply for and diligently pursue and obtain at its expense and in a period not to exceed 6 months after approval of final design, all necessary rights-of-way, wetlands removal mitigation areas, storm drainage outfalls and retention/detention/treatment areas, easements, permits, approvals, and utility relocations which are necessary to implement the construction project. The Developer shall submit to the County signed and sealed surveys of the right-of-way requirements which must meet eminent domain proceeding standards. The County shall utilize the "quick take" procedures afforded by Florida law if necessary to meet this timetable.

Promptly after approval of the final design of the construction project described below, the County shall pay

the Developer the following amount for the below described rights-of-way which shall then be conveyed to the County by the Developer if such conveyance has not already occurred:

RIGHT-OF-WAY TABLE

1. Parcel 10 @ \$60,000/AC	1.20 AC	\$ 72,000
2. Parcel 11 @ \$60,000/AC	1.29 AC	77,400
3. Parcel 24A @ \$75,000/AC	2.47 AC	185,008
4. Parcel 25A @ \$4.00/SF	2.20 AC	384,000
5. Parcel 25B @ \$4.00/SF	2.29 AC	399,432
6. Ridgeline/East Lake R/W @ \$60,000/AC	<u>0.83 AC</u>	<u>49,800</u>
	10.28 AC	\$1,167,640

2. CONSTRUCTION

Subject to the funding limitations hereinafter set forth, the Developer will be responsible for the construction of a four-lane divided arterial, rural section of East Lake Road between station 486 + 90.86 and station 566 + 00, a distance of approximately 1.5 miles of roadway, measured northbound from the north of the Brooker Creek crossing.

Funding for the construction and testing of this roadway segment shall be provided by the Developer up to the total amount of \$4,130,976 less the cost of all design work for East Lake Road performed by the Developer. The County shall furnish any and all additional funding to timely complete construction of this roadway segment as described herein. The Developer will be fully credited against the County's transportation impact fee requirements for all funds expended by the Developer.

The Developer shall, within thirty days after the County secures all rights-of-way, wetlands removal mitigation areas, storm drainage outfalls and retention/detention/treatment areas, easements and permits and relocation of all utilities, expeditiously begin and pursue to completion the construction and testing phases which are the subject of this pipelining option. The County shall retain full control over all quality control

aspects of the construction and testing phases. The construction shall be completed in 15 months following commencement. Based on the foregoing the projected completion date for the transportation improvements to be constructed is October, 1992.

The total approximate cost of completing this project has been estimated to be the following:

Final Design	600,000
Construction, Eng/Testing	<u>3,530,976</u>
TOTAL	\$ 4,130,976

Performance by the Developer hereunder mitigates the traffic impact of Phase I and fulfills the County transportation impact fee requirement of Phase I subject to final adjustment prior to commencement of Phase II should the impact fees that would be payable for Phase I (based on the impact fee schedule in effect as of the date of this Amendment) exceed \$4,130,976. The Developer shall receive a credit toward Phase II impact fee assessments to the extent that its cash contribution for Phase I transportation improvements (design and construction) exceeds the amount that would have been paid as impact fees during Phase I, based upon the impact fee schedule in effect as of the date of this Amendment. The credit shall be in the form of County transportation impact fee equivalents as of the date of this Amendment.

Prior to the completion (build-out) of Phase I, the Developer shall donate right-of-way owned by it south of the Bryan Lane centerline to allow construction of Bryan Lane between Highpoint Drive and the westernmost terminus of the then paved portion of Bryan Lane as a two-lane collector with rural cross section. The Developer shall provide one-half of the construction cost at the time the construction contract therefor is awarded by the County. The right-of-way donation and construction cost specified in this provision are provided as mitigation for the deletion of a portion of Silver Eagle Drive from the Traffic Circulation Element of the Pinellas County Comprehensive Plan through plan amendment procedures. Should the Developer commit to construct Silver Eagle Drive as

depicted in the plan, prior to the earlier of (i) the letting of the contract to construct Bryan Lane or (ii) the build-out of Phase I, then this provision shall become null and void.

As to each of Phases II and III, the Developer may elect either of the following options after build-out of the preceding phase. First, new traffic analyses of Phases II and/or III shall be performed by the Developer to identify necessary improvements to the affected roadway network. Each analysis shall be based upon methodology agreed upon at a new transportation methodology meeting which shall be held prior to preparation of each new traffic analysis and shall be performed pursuant to Chapter 380.06, Florida Statutes, and all other rules and regulations in effect when each such study is performed. There shall be no development approval for any portion of the project beyond Phase I until the traffic analysis and mitigation plan for Phase II have been submitted to and approved by the County, the Tampa Bay Regional Planning Council, and the Department of Community Affairs. There shall be no development approval for any portion of the project beyond Phase II until the traffic analysis and mitigation plan for Phase III have been submitted to and approved by the County, the Tampa Bay Regional Planning Council and the Department of Community Affairs. The Development Order shall be amended to reflect the conclusions of each future traffic analysis and an accompanying substantial deviation determination conducted in this event. Second, as an alternative to the foregoing option, the Developer may develop Phases II and III in accordance with the original provisions of Article 8, Section 5.

Section 8 Article X is amended to read as follows:

The effective period of the Development Order is hereby clarified and confirmed to be thirty (30) years from the date of the 1976 Amended Joint Stipulation of the Florida Land and Water

Adjudicatory Commission amending the original 1975 Development Order. Thus the effective period of this order will extend through December 31, 2006.

Section 9 Article XIII is added and reads as follows:

XIII

Subsequent Amendments and the Comprehensive Plan

Subject to the preservation of rights provision of Section 5(C)(2)(d) of Ordinance 89-32 and consistent with the provisions of Section 163.3167(8), Florida Statutes, any amendment to this Development Order will be subject to applicable provisions of the Pinellas County Comprehensive Plan in effect at the time of the amendment. Nothing herein contained shall operate to waive or divest any right or privilege held or enjoyed by the Developer as of the effective date of this Amendment.

Section 10 Article XIV is added and reads as follows:

XIV

Impact Fees

Except as provided herein, the provisions of the Order in no way preclude the application of any impact fees, regardless of their nature, either existing or new, including any increases in those fees. However, pursuant to Section 380.06(16), Florida Statutes, the Developer shall be given appropriate credits against applicable impact fees.

Section 11 SEVERABILITY

If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 12 EFFECTIVE DATE

The effective date of this Amendment shall be the date of its adoption by Pinellas County.

2705Q

PINELLAS COUNTY, FLORIDA
a political subdivision, by
and through its governing
body, the Board of County
Commissioners

By *Dwight Lyndall*
CHAIRMAN

ATTEST:

KARLEEN F. DEBLAKER
Clerk of the Circuit Court

By *G. K. West*
Deputy Clerk

I, KARLEEN F. DeBLAKER, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners in Pinellas County, Florida.
Witness my hand and seal of said County,
this 17th day of Nov, A.D. 1989.
KARLEEN F. DeBLAKER, Clerk of the Circuit Court Ex-Officio Clerk to the Board of County Commissioners, Pinellas County, Florida.
By: *G. K. West*
Deputy Clerk

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06 (19), FLORIDA STATUTES
FORM BRM-08-86

EXHIBIT "D"
REVISED OVERALL MASTER DEVELOPMENT PLAN
Master Site Plan - Exhibit "A"
Land Use and Acreage Data - Exhibit "B"
Summary of Acreage and Land Use Changes -Exhibit "C"

LAKE TARPON VILLAGE (DRI NO. 24)
PINELLAS COUNTY, FLORIDA

APPLICANT
LANSBROOK DEVELOPMENT CORPORATION

08/29/89

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN
DEVELOPMENT OF REGIONAL IMPACT NO. 24
PINELLAS COUNTY, FLORIDA

EXHIBITS "B" AND "C"

EXHIBIT "B" - LAND USE AND ACREAGE DATA

EXHIBIT "C" - SUMMARY OF ACREAGE AND LAND USE CHANGES
FROM LAST APPROVED MASTER PLAN
AND

ORIGINAL DEVELOPMENT ORDER MASTER PLAN

Prepared By:

LANSBROOK DEVELOPMENT CORPORATION
2500 Village Center Drive, Palm Harbor, Florida 34685
Phone: (813) 784-7675

Based On Information Prepared By:

CUMBEY & FAIR, INC.
Consulting Civil Engineers
2463 Enterprise Road, Clearwater, Florida 34623
Phone: (813) 797-8982

TRACT #	DESCRIPTION	GROSS ACRES	NET ACRES	DEVELOPABLE RESIDENTIAL UNITS	U/A	EXISTING UNITS	EXISTING PROPOSED UNITS	COMMERCIAL NET ACRES	BUILDING SQ. FT.	CONSERVATION PARCEL ACRES	UPLAND PRESERVATION PARCEL ACRES	RECREATION & OPENSPACE PARCEL ACRES	PUBLIC AND INSTITUTIONAL PARCEL ACRES	MAJOR ROADS ACRES	EAGLE ZONE ACRES
TRACT "H"															
LANSBROOK - WEST															
LANSBROOK DEVELOPMENT CORPORATION															
	Lansbrook Residential Parcel(TST)*	30.980	27.370	0	0.0	0	0	0.000	0	C-3	0.000	OS	3.610	0.000	0.000
	Presidents Landing Phases1-3(TST)*	149.960	75.540	126	1.7	126	0	0.000	0	C-3	46.810	R/OS	27.610	0.000	0.000
	Lansbrook Residential Parcel(TST)*	16.430	15.430	0	0.0	0	0	0.000	0	C-6	0.000	OS	1.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	19.650	16.420	0	0.0	0	0	0.000	0	C-6	2.980	OS	0.250	0.000	0.000
	Lansbrook Residential Parcel(TST)*	27.050	16.300	0	0.0	0	0	0.000	0	C-8	9.720	P-9/10	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	44.924	44.924	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	43.357	42.744	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	46.350	40.510	99	2.4	0	99	0.000	0	C-9	2.780	OS	3.060	0.000	0.000
	Lansbrook Residential Parcel(TST)*	295.993	154.155	0	0.0	0	0	0.000	0	C-10	137.003	OS	4.835	0.000	0.000
	Lansbrook Residential Parcel(TST)*	0.079	0.079	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	0.046	0.046	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	92.970	43.450	0	0.0	0	0	0.000	0	C-11	37.000	OS	12.520	0.000	0.000
	Lansbrook Residential Parcel(TST)*	1.140	1.140	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	0.710	0.710	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	74.745	32.380	0	0.0	0	0	0.000	0	C-12	37.360	OS	5.005	0.000	0.000
	Berisford Subdivision (TST)*	69.847	54.397	129	2.4	129	0	0.000	0	C-13	3.330	OS	12.120	0.000	0.000
	Lansbrook Residential Parcel(LRA)*	64.708	59.574	0	0.0	0	0	0.000	0	CE	3.420	OS	1.714	0.000	0.000
	Lansbrook Residential Parcel(LRA)*	21.528	19.182	0	0.0	0	0	0.000	0		0.000	OS	2.346	0.000	0.000
	Lansbrook Residential Parcel(LRA)*	8.513	6.671	0	0.0	0	0	0.000	0		0.000	OS	1.841	0.000	0.000
	Lansbrook Residential Parcel(LRA)*	27.732	22.209	79	3.6	0	79	0.000	0		0.000	OS	5.523	0.000	0.000
	Lansbrook Residential Parcel(TST)*	99.970	71.590	120	1.7	0	120	0.000	0	C-14	20.210	OS	8.170	0.000	0.000
	Lansbrook Residential Parcel(TST)*	0.290	0.290	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	30.310	16.300	0	0.0	0	0	0.000	0	C-15	8.540	OS	5.470	0.000	0.000
	Eagle Protection Zone (TST)*	45.620	0.000	0	0.0	0	0	0.000	0		0.000	OS	1.580	0.000	44.040
	Lansbrook Residential Parcel(TST)*	31.620	28.580	0	0.0	0	0	0.000	0	C-16	0.510	OS	1.650	0.000	0.000
	Lansbrook Commercial Parcel (TST)*	5.420	0.000	0	0.0	0	0	4.990	0		0.000	OS	0.000	0.830	0.000
	Lansbrook Residential Parcel(TST)*	20.600	9.160	0	0.0	0	0	0.000	0	C-17	10.490	OS	0.950	0.000	0.000
	Lansbrook Residential Parcel(TST)*	0.030	0.030	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Residential Parcel(TST)*	10.320	5.040	0	0.0	0	0	0.000	0	C-18	3.699	OS	1.540	0.041	0.000
	Lansbrook Residential Parcel(LRA)*	12.830	6.610	0	0.0	0	0	0.000	0	C-19	3.200	OS	3.020	0.000	0.000
	Lansbrook Residential Parcel(LRA)*	0.560	0.560	0	0.0	0	0	0.000	0		0.000	OS	0.000	0.000	0.000
	Lansbrook Lakefront Park (R-2)	14.200	0.000	0	0.0	0	0	0.000	0	C-20	1.080	R/OS	12.620	0.500	0.000
TRACT "H"-CONTINUED ON NEXT PAGE															
Lansbrook Golf Club															
	Golf Course	163.204	0.000	0	0.0	0	0	0.000	0		0.000	GC	162.067	1.137	0.000
	Golf Course Maintenance	1.966	0.000	0	0.0	0	0	0.000	0		0.000	GCM	1.262	0.704	0.000
	Golf Course Maint./Sewer Plant	0.000	0.000	0	0.0	0	0	0.000	0		0.000	GCM	(0.170)*	0.000	0.000
	Golf Course Conservation (P12)	6.368	0.000	0	0.0	0	0	0.000	0	C-2	6.368	GCM	0.000	0.000	0.000
Lansbrook Racquet & Swim Club															
	Racquet & Swim Club Site	5.277	0.000	0	0.0	0	0	0.000	0		0.000	R-10	5.277	0.000	0.000
	Racquet & Swim Club Parking	0.450	0.000	0	0.0	0	0	0.000	0		0.000	R-10A	0.450	0.000	0.000
	Racquet & Swim Club Addition	0.520	0.000	0	0.0	0	0	0.000	0		0.000	R-10B	0.520	0.000	0.000

DESCRIPTION	GROSS ACRES TOTAL	DEVELOPABLE RESIDENTIAL U/A	EXISTING PROPOSED UNITS	COMMERCIAL NET ACRES	BUILDING SQ. FT.	CONSERVATION PARCEL ACRES	UPLAND PRESERVATION PARCEL ACRES	RECREATION & OPENSOURCE PARCEL ACRES	PUBLIC AND INSTITUTIONAL PARCEL ACRES	MAJOR ROADS ACRES	EAGLE ZONE ACRES
Lansbrook Master Assoc. Lake	7.749	0	0	0.000	0	0.000	0.000	7.749	0.000	0.000	0.000
Lakefront Recreation Area (R-3)	70.588	0	0	0.000	0	47.420	16.970	6.198	0.000	0.000	0.000
Lansbrook Parkway South Entry	5.722	0	0	0.000	0	0.440	0.000	5.282	0.000	0.000	0.000
Tarpon Lake Boulevard	10.875	0	0	0.000	0	0.000	0.000	0.000	0.000	10.875	0.000
Lakefront Drive	12.060	0	0	0.000	0	0.000	0.000	0.000	0.000	12.060	0.000
Lansbrook Parkway Phase 1	6.861	0	0	0.000	0	0.000	0.000	0.000	0.000	6.861	0.000
Lansbrook Parkway Phases 2 & 3	21.970	0	0	0.000	0	0.000	0.000	0.000	0.000	21.970	0.000
Ridgeline Blvd./Silver Eagle Dr.	4.790	0	0	0.000	0	0.000	0.000	0.000	0.000	4.790	0.000
Highpoint Lane/Drive (Proposed)	13.098	0	0	0.000	0	0.000	0.000	0.000	0.000	13.098	0.000
Bryan Lane (11/14/86)	3.810	0	0	0.000	0	0.000	0.000	0.000	0.000	3.810	0.000
Bryan Lane (Balance)	0.779	0	0	0.000	0	0.000	0.000	0.000	0.000	0.779	0.000
Sewer Treatment Plant	2.449	0	0	0.000	0	0.000	0.000	0.000	2.449	0.000	0.000
Sewer Percolation Ponds	34.780	0	0	0.000	0	7.750	0.000	0.000	26.430	0.000	0.000
GTE Substation Site (4/84)	1.000	0	0	0.000	0	0.000	0.000	0.000	1.000	0.000	0.000
Conservation @ Hunters Wood	1.530	0	0	0.000	0	1.530	0.000	0.000	0.000	0.000	0.000
TIIF Conservation @ Lake Tarpon	40.000	0	0	0.000	0	40.000	0.000	0.000	0.000	0.000	0.000
TIIF Conservation @ Lake Tarpon	36.000	0	0	0.000	0	36.000	0.000	0.000	0.000	0.000	0.000
Conservation @ Parcel 11	11.821	0	0	0.000	0	11.821	0.000	0.000	0.000	0.000	0.000
Lake Edge Conservation Adjustment	7.671	0	0	0.000	0	7.671	0.000	0.000	0.000	0.000	0.000
TRACT "H" TOTAL:	1,779.220	811.391	5,392	4,990	25,000	487.133	18,000	305.682	30,090	77.894	44,040
TRACT "I" TOTAL:	74.630	0	0	0.000	0	10.910	0.000	0.000	60.000	3.720	0.000

TRACT "H" TOTAL: 1,779.220 * 811.391 * 5,392 * 4,990 * 25,000 * 487.133 * 18,000 * 305.682 * 30,090 * 77.894 * 44,040 *
 TRACT "I" TOTAL: 74.630 * 0 * 0 * 0.000 * 0 * 10.910 * 0.000 * 0.000 * 60.000 * 3.720 * 0.000 *
 TRACT "I" EAST LAKE HIGH SCHOOL
 Conveyed 11/8/85

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN

EXHIBIT "B"

LAND USE AND ACREAGE DATA

DESCRIPTION	* GROSS ACRES	* DEVELOPABLE RESIDENTIAL U/A	* EXISTING PROPOSED UNITS	* COMMERCIAL NET BUILDING SQ. FT.	* CONSERVATION ACRES	* UPLAND PRESERVATION ACRES	* RECREATION & OPENSPACE ACRES	* PUBLIC AND INSTITUTIONAL ACRES	* MAJOR ROADS ACRES	* EAGLE PROTECTION ZONE ACRES
TRACT "A"										
Methodist Church Site	14.500	0.000	1	0	0.000	0	1.500	0.000	0.000	8.800
TRACT "B"										
Lansbrook - East	255.700	72.070	1,090	1,090	37.880	225,000	109.900	0.000	17.100	0.000
TRACT "C"										
East Lake Tarpon Wellfield	13.470	0.000	0	0	0.000	0	2.900	0.000	0.000	10.570
TRACT "D"										
Cypress Woods Elementary School	65.266	0.000	0	0	0.000	0	0.000	0.000	10.700	46.666
TRACT "E-1"										
Brooker Creek Farm Tracts	54.710	35.010	9	0	0.000	0	12.000	0.000	4.800	0.000
TRACT "E-2"										
Ridgemoor	857.620	350.400	1,449	396	0.000	0	381.120	0.000	84.100	0.000
TRACT "F-1"										
Pine Ridge at Lake Tarpon	272.310	78.410	976	0	0.000	0	146.400	0.000	22.500	0.000
TRACT "F-2"										
Woodfield	367.130	141.210	472	0	0.000	0	131.400	8.900	52.800	18.620
SUBTOTAL - EAST OF EAST LAKE ROAD	1,900.706	677.100	3,997	1,486	37.880	225,000	785.220	8.900	192.000	84.656
UNITS/GROSS ACRE (1900.706):										
% OF EASTERN PROPERTY:	100.0%	35.6%	2.0%	41.3%	0.5%	10.1%	4.5%	6.0%	0.0%	0.0%
TRACT "G"										
Tarpon Lake Village	325.580	213.439	1,099	110	1.500	12,196	53.089	2.700	26.134	10.146
TRACT "H"										
Lansbrook - West	1,779.220	811.391	5,392	5,137	4.990	25,000	487.133	18.000	305.682	30.090
TRACT "I"										
East Lake High School	74.630	0.000	0	0	0.000	0	10.910	0.000	0.000	60.000
SUBTOTAL - WEST OF EAST LAKE ROAD	2,179.430	1,024.830	6,491	5,247	6.490	37,196	551.132	20.700	331.816	100.236
UNITS/GROSS ACRE (2179.430):										
% OF WESTERN PROPERTY:	100.0%	47.0%	0.3%	25.3%	0.9%	15.2%	4.6%	2.0%	0.0%	0.0%
TOTAL PROJECT:	4,080.136	1,701.930	10,488	6,733	44,370	262,196	1,336,352	29,600	523,816	184,892
UNITS/GROSS ACRE (4080.136):										
% OF TOTAL PROPERTY:	100.0%	41.7%	1.1%	32.8%	0.7%	12.8%	4.5%	5.3%	1.1%	0.0%

GENERAL NOTES:
 (1) Allocation of 250,000 S.F. of Commercial Floor Area between Tracts "B" and "H" will be modified at the time that actual site planning is finalized for the Commercial Use Parcels.
 (2) Existing Living Units reflected herein refer to units which are either existing or have received Site Plan Approval through Pinellas County, Florida.
 (3) Eagle Protection Zone acreage will revert to Residential use should the need for the protection zone cease to exist.
 (4) Upland Preservation areas are set aside to satisfy the 2% upland preservation requirement of the DRI Development Order.

DESCRIPTION	* GROSS ACRES	* NET ACRES	* U/A	* EXISTING UNITS	* PROPOSED UNITS	* COMMERCIAL NET ACRES	* BUILDING SQ. FT.	* PARCEL ACRES	* CONSERVATION ACRES	* UPPLAND PRESERVATION ACRES	* RECREATION & OPENSPACE ACRES	* INSTITUTIONAL ACRES	* PUBLIC AND MAJOR ROADS ACRES	* EAGLE ZONE ACRES
TRACT "A"														
METHODIST CHURCH - Conveyed 5/81	14.500	0.000	1	1	0	0.000	0	C-6	1.500	0.000	0.000	I-3	8.800	4.200 * 0.000 *
TRACT "B"														
LANSBROOK - EAST														
LANSBROOK DEVELOPMENT CORPORATION*														
Lansbrook Commercial Parcel	39.700	0.000	0	0	0	28.800	0	0.000	0.000	0.000	OS	7.100	0.000	3.800 * 0.000 *
Lansbrook Residential Parcel	39.600	37.200	0	0	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	2.400 * 0.000 *
Lansbrook Residential Parcel	34.870	34.870	0	0	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000 * 0.000 *
Pine Ridge Blvd. Extension	5.850	0.000	0	0	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	5.850 * 0.000 *
Commercial Drive	3.000	0.000	0	0	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	3.000 * 0.000 *
Brooker Creek Conservation Area	81.200	0.000	0	0	0	0.000	0	C	81.200	0.000	0.000	0.000	0.000	0.000 * 0.000 *
Wetland Reserve Area	3.700	0.000	0	0	0	0.000	0	C	3.700	0.000	0.000	0.000	0.000	0.000 * 0.000 *
Lake at Ridgemoor Boulevard	8.500	0.000	0	0	0	0.000	0	0.000	0.000	0.000	OS	8.500	0.000	0.000 * 0.000 *
Subtotal-Tract "B" North(216.42)	216.420	72.070	1,090	15.1	0	28.800	0	0.000	84.900	0.000	15.600	0.000	0.000	15.050 * 0.000 *
Subtotal-Tract "B" South (39.28)	39.280	0.000	0	0	0	9.080	0	C	25.000	0.000	OS	1.500	0.000	3.700 * 0.000 *
TRACT "B" TOTAL: (255.70)	255.700	72.070	1,090	15.1	0	37.880	225,000	109.900	0.000	0.000	17.100	0.000	0.000	18.750 * 0.000 *
TRACT "C"														
EAST LAKE TARPON WELLFIELD														
Phase I - Conveyed 2/74 & 12/82	13.470	0.000	0	0	0	0.000	0	C	2.900	0.000	0.000	U-1	10.570	0.000 * 0.000 *
TRACT "D"														
CYPRESS WOODS ELEMENTARY SCHOOL														
Conveyed 10/75 (DRI DO Required)	65.266	0.000	0	0	0	0.000	0	0.000	0.000	0.000	OS	10.700	46.666	7.900 * 0.000 *
TRACT "E-1"														
BROOKER CREEK FARM TRACTS														
Tract "E-1A" - Conveyed 10/83	30.110	19.010	0	0	0	0.000	0	C	6.300	0.000	OS	4.800	0.000	0.000 * 0.000 *
Tract "E-1B" - Conveyed 10/83	24.600	16.000	0	0	0	0.000	0	C	5.700	0.000	0.000	0.000	0.000	2.900 * 0.000 *
TRACT "E-1" TOTAL: (54.71)	54.710	35.010	9	0.3	9	0.000	0	0.000	12.000	0.000	4.800	0.000	0.000	2.900 * 0.000 *

DESCRIPTION	* GROSS * * TOTAL *	* PARCEL * * ACRES *	DEVELOPABLE RESIDENTIAL	U/A	EXISTING PROPOSED UNITS	UNITS	COMMERCIAL NET ACRES	BUILDING SQ. FT.	PARCEL ACRES	CONSERVATION	UPLAND PRESERVATION * PARCEL ACRES *	RECREATION & * * OPENSPACE * * PARCEL ACRES *	PUBLIC AND * * INSTITUTIONAL * * PARCEL ACRES *	MAJOR * * ROADS * * ACRES *	EAGLE * * ZONE * * ACRES *
TRACT "E-2"															
Conveyances to U.S. Home Corp. Conveyed 10/83	153.630		64	2.5	64	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Conveyed 01/84	132.810		120	23.1	120	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Conveyed 05/86	297.300		150	18.3	150	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Conveyed 05/88	0.610		45	8.8	45	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Conveyed 11/88	146.650		45	8.8	45	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			17	8.1	17	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			54	3.6	54	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			58	14.9	58	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			20	2.4	20	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			44	3.0	44	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			90	4.5	90	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			116	4.4	116	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			0		0	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			107	5.4	107	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			137	2.8	137	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			80	9.2	80	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			39	2.3	39	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			63	1.9	63	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			200	2.4	200	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
			0		0	0	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Ridgemoor Subtotal:	731.000		1,449	4.1	1,053	396	0.000	0	254.500	0.000	0.000	0.000	0.000	42.000	0.000
LRA RETAINED AREAS															
LRA Conservation -Brooker Creek	24.800		0		0	0	0.000	0	24.800	0.000	0.000	0.000	0.000	0.000	0.000
LRA Conservation -Brooker Creek	8.670		0		0	0	0.000	0	8.670	0.000	0.000	0.000	0.000	0.000	0.000
LRA Conservation -Brooker Creek	27.540		0		0	0	0.000	0	27.540	0.000	0.000	0.000	0.000	0.000	0.000
LRA Conservation -Brooker Creek	31.910		0		0	0	0.000	0	31.910	0.000	0.000	0.000	0.000	0.000	0.000
LRA Conservation -Brooker Creek	33.520		0		0	0	0.000	0	33.520	0.000	0.000	0.000	0.000	0.000	0.000
LRA Conservation -Brooker Creek	0.180		0		0	0	0.000	0	0.180	0.000	0.000	0.000	0.000	0.000	0.000
Subtotal - LRA Conservation:	126.620		0		0	0	0.000	0	126.620	0.000	0.000	0.000	0.000	0.000	0.000
TRACT "E-2" TOTAL: (857.62)	857.620		1,449	4.1	1,053	396	0.000	0	381.120	0.000	0.000	0.000	0.000	42.000	0.000

DESCRIPTION	* GROSS * * ACRES *	* PARCEL * * TOTAL *	NET ACRES	DEVELOPABLE RESIDENTIAL UNITS	U/A	EXISTING RESIDENTIAL UNITS	PROPOSED UNITS	COMMERCIAL NET ACRES	BUILDING Sq. Ft.	CONSERVATION ACRES	UPLAND PRESERVATION ACRES	RECREATION & OPENSOURCE ACRES	PUBLIC AND INSTITUTIONAL ACRES	ROADS ACRES	MAJOR ROADS ACRES	EAGLE ZONE ACRES
TRACT "G"-CONTINUED																
Indigo Pond - Conveyed 7/23/84	24.441	6	22.813	334	14.6	85	249	0.000	0	0.000	0.000	1.600	0.000	0.028	0.000	0.000
Indigo Pond Entry Parcels	0.265	6	0.000	0		0	0	0.000	0	0.000	0.000	0.265	0.000	0.000	0.000	0.000
Indigo Pond Density Adjustment	0.000	6	0.000	(139)		0	(139)	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Subtotal - Indigo Pond:	24.706	6	22.813	195	8.5	85	110	0.000	0	0.000	0.000	1.865	0.000	0.028	0.000	0.000
Brooker Creek Villas Conveyed 1/20/82	16.950	9	10.000	80	8.0	80	0	0.000	0	0.000	0.000	6.950	0.000	0.000	0.000	0.000
The Clearing - Conveyed 6/20/84	16.129	10S	11.950	97	8.1	97	0	0.000	0	2.915	0.000	1.250	0.014	0.000	0.000	0.000
Parcel 10 North - Conveyed ---	9.534	10N	5.659	45	8.0	45	0	0.000	0	3.875	0.000	0.000	0.000	0.000	0.000	0.000
Tarpon Lake Blvd.-Unplatted	5.646		0.000	0		0	0	0.000	0	0.000	0.000	0.000	0.000	5.646	0.000	0.000
Anchorage Sewer Pump Station	0.150		0.000	0		0	0	0.000	0	0.000	0.000	0.000	0.150	0.000	0.000	0.000
Add'l. Anchorage Greenspace	0.540		0.000	0		0	0	0.000	0	0.540	0.000	0.000	0.000	0.000	0.000	0.000
TLRA Greenbelt	23.018		0.000	0		0	0	0.000	0	23.018	0.000	0.000	0.000	0.000	0.000	0.000
Crystal Court Right of Way	0.680		0.000	0		0	0	0.000	0	0.000	0.000	0.000	0.000	0.680	0.000	0.000
East Lake Fire & Rescue Station	4.000		0.000	0		0	0	0.000	0	0.000	0.000	0.000	4.000	0.000	0.000	0.000
Village Center Drive - Unplatted	4.298		0.000	0		0	0	0.000	0	0.000	0.000	0.000	0.000	4.298	0.000	0.000
Tarpon Lake Village HOA Park	9.509		0.000	0		0	0	0.000	0	0.000	0.000	9.509	0.000	0.000	0.000	0.000
TRACT "G" TOTAL:	325.580		213.439	1,099	5.1	989	110	1.500	12,196	53.089	2.700	26.134	10.146	18.572	0.000	0.000

TARPON LAKE VILLAGES OVERALL MASTER DEVELOPMENT PLAN

EXHIBIT "C"

SUMMARY OF ACREAGE AND LAND USE CHANGES
FROM LAST APPROVED MASTER PLAN
AND
ORIGINAL DEVELOPMENT ORDER MASTER PLAN

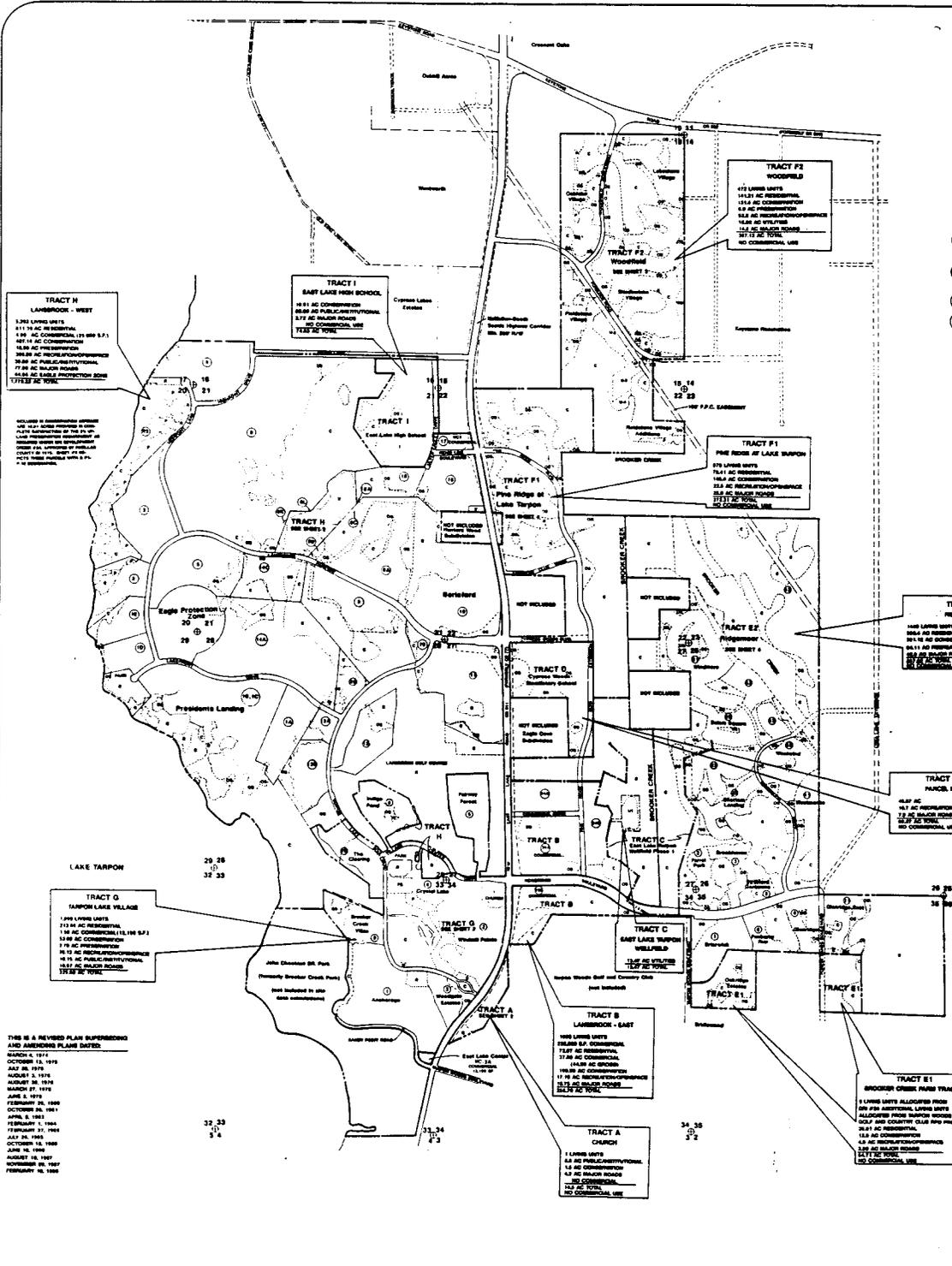
DESCRIPTION	* GROSS * * ACRES *	* TOTAL * * ACRES *	DEVELOPABLE RESIDENTIAL LIVING UNITS/NET UNITS/GROSS ACRE	NET ACRES	COMMERCIAL NET BUILDING SQ. FT. ACRES	CONSERVATION PRESERVATION ACRES	RECREATION & * PUBLIC AND * * OPENSAPCE * INSTITUTIONAL * * ACRES * ACRES * ACRES * ACRES *	MAJOR * EAGLE * ROADS * ZONE * ACRES * ACRES *	
EAST OF EAST LAKE ROAD-1988	1,900.70	691.30	3,997	5.8	2.1	598.70	213.50	123.50	15.30
EAST OF EAST LAKE ROAD-1989	1,900.71	677.10	3,997	5.9	2.1	794.12	192.00	84.66	0.00
EAST OF EAST LAKE ROAD-DIFFERENCE:	0.01	(14.20)	0	0.1	(0.0)	195.42	(21.50)	(133.34)	(15.30)
WEST OF EAST LAKE ROAD-1988	2,179.50	1,115.60	10,897	9.8	5.0	567.90	226.10	100.10	116.10
WEST OF EAST LAKE ROAD-1989	2,179.43	1,024.83	6,491	6.3	3.0	571.83	331.82	100.24	44.04
WEST OF EAST LAKE ROAD-DIFFERENCE:	(0.07)	(90.77)	(4,406)	(3.4)	(2.0)	3.93	105.72	0.14	(15.91)
TOTAL PROJECT-1988	4,080.20	1,806.90	14,894	8.2	3.7	1,166.60	439.60	318.10	239.60
TOTAL PROJECT-1989	4,080.14	1,701.93	10,488	6.2	2.6	1,365.95	523.82	184.89	215.14
TOTAL PROJECT - DIFFERENCE:	(0.06)	(104.97)	(4,406)	(2.1)	(1.1)	199.35	84.22	(133.21)	(24.46)

COMMERCIAL S.F./LIVING UNIT - 1988: 25.0
 COMMERCIAL S.F./LIVING UNIT - 1989: 25.0

CUMULATIVE CHANGES FROM 1976 DRI DEVELOPMENT ORDER:

TOTAL PROJECT - 1976	4,078.10	2,227.10	20,037	9.0	4.9	1,003.60	431.10	84.50	231.00
TOTAL PROJECT - 1989	4,080.14	1,701.93	10,488	6.2	2.6	1,365.95	523.82	184.89	215.14
TOTAL PROJECT - DIFFERENCE:	2.04	(525.17)	(9,549)	(2.8)	(2.3)	362.35	92.72	100.39	(15.86)

COMMERCIAL S.F./LIVING UNIT - 1976: 26.0
 COMMERCIAL S.F./LIVING UNIT - 1989: 25.0



THIS IS A REVISION PLAN SUPERSEDING AND AMENDING PLANS DATED:

- MARCH 4, 1977
- OCTOBER 13, 1979
- JULY 26, 1978
- AUGUST 3, 1978
- AUGUST 26, 1978
- MARCH 27, 1979
- JUNE 8, 1979
- FEBRUARY 26, 1980
- OCTOBER 26, 1981
- APRIL 8, 1981
- FEBRUARY 1, 1984
- FEBRUARY 21, 1984
- JULY 26, 1984
- OCTOBER 12, 1984
- JUNE 16, 1984
- AUGUST 16, 1987
- NOVEMBER 26, 1987
- FEBRUARY 16, 1988

NOTE: ALLOCATION OF COMMERCIAL BUILDING SQUARE FOOTAGE TO COMMERCIAL PARCELS IS PRELIMINARY BASED ON PRESENTLY PROPOSED USES. ALLOCATION MAY BE CHANGED SO LONG AS MAXIMUM OF 242,196 SQUARE FEET IS NOT EXCEEDED FOR THE OVERALL PROJECT.

OVERALL GENERALIZED SITE PLAN
SEE SHEETS 2 THROUGH 4 FOR DETAILS
SEE EXHIBITS "B" AND "C" FOR DETAILED PROJECT DATA

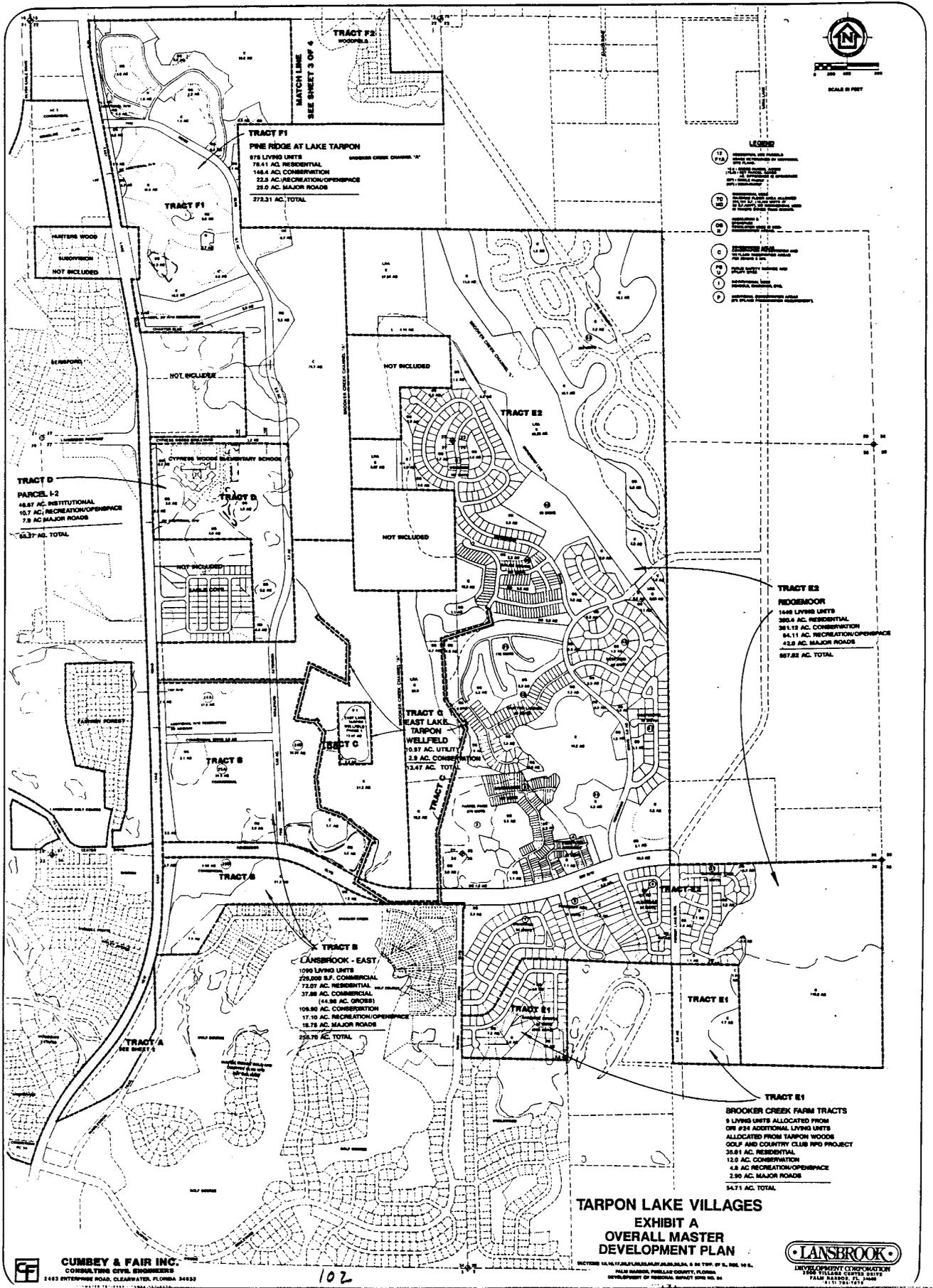
LAND USE	WEST				EAST				OVERALL TOTAL			
	ACRES	UNITS	SP	SP/AC	ACRES	UNITS	SP	SP/AC	ACRES	UNITS	SP	SP/AC
RESIDENTIAL	1,024.0	8,911	8.3	8.1	477.1	3,907	8.0	16.5	1,501.1	12,818	8.2	5.4
COMMERCIAL	5.8	37,190	6.7	57.9	238.0	86.5	36.3	15.3	243.8	123,555	50.7	21.6
PUBLIC/INSTITUTIONAL	100.2			0.47	164.8			0.76	265.0			1.23
OFFICE/BUSINESS	34.1			0.15	78.8			0.34	112.9			0.50
CONVENTION	26.7			0.12	5.8			0.03	32.5			0.14
PRESERVATION	271.9			1.21	75.1			0.33	347.0			1.54
CONSERVATION/PRESERVATION	271.9			1.21	75.1			0.33	347.0			1.54
MAJOR ROADS	100.2			0.47	164.8			0.76	265.0			1.23
EDGE PROTECTION ZONE	44.8			0.20	8.8			0.04	53.6			0.24
TOTALS	2,178.2	8,948	4.1	37.196	671.1	3,997	5.9	23.800	2,849.3	12,945	8.2	44.996

TARPON LAKE VILLAGES
EXHIBIT A
OVERALL MASTER
DEVELOPMENT PLAN

SECTION 16-16-17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

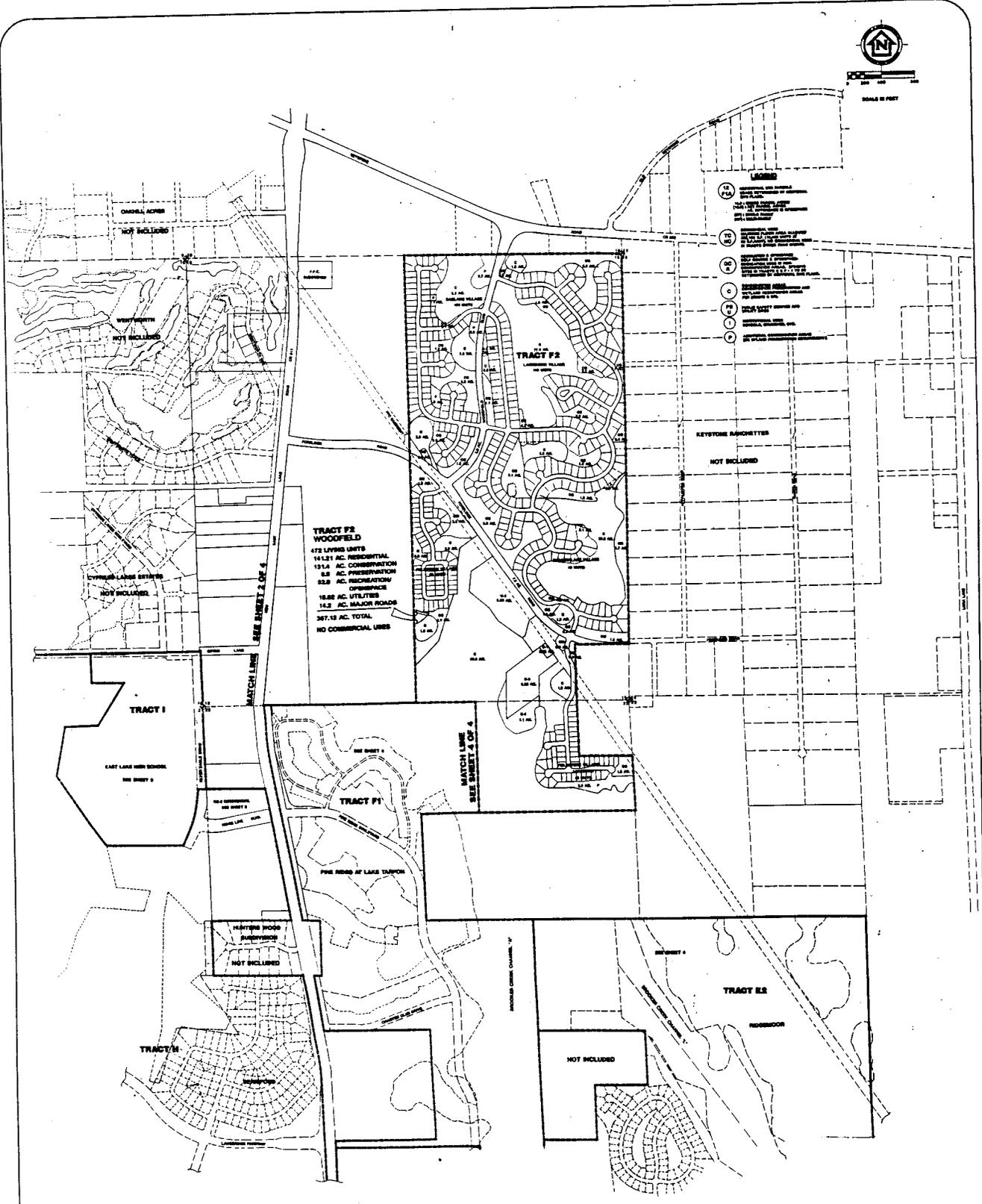
ENGINEER:
CUMBEY & FAIR INC.
CONSULTING CIVIL ENGINEERS
2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 34625
CLEARWATER 337-0922 / TAMPA 333-1332

DEVELOPER:
LANSBROOK
DEVELOPMENT CORPORATION
2400 WILLOW CREEK DRIVE
TAMPA, FLORIDA 33606
(813) 750-1575





SCALE 1/8" = 1' 0"



- LEGEND**
- 1. 1/4" = 1' 0"
 - 2. 1/8" = 1' 0"
 - 3. 1/16" = 1' 0"
 - 4. 1/32" = 1' 0"
 - 5. 1/64" = 1' 0"
 - 6. 1/128" = 1' 0"
 - 7. 1/256" = 1' 0"
 - 8. 1/512" = 1' 0"
 - 9. 1/1024" = 1' 0"
 - 10. 1/2048" = 1' 0"
 - 11. 1/4096" = 1' 0"
 - 12. 1/8192" = 1' 0"
 - 13. 1/16384" = 1' 0"
 - 14. 1/32768" = 1' 0"
 - 15. 1/65536" = 1' 0"
 - 16. 1/131072" = 1' 0"
 - 17. 1/262144" = 1' 0"
 - 18. 1/524288" = 1' 0"
 - 19. 1/1048576" = 1' 0"
 - 20. 1/2097152" = 1' 0"
 - 21. 1/4194304" = 1' 0"
 - 22. 1/8388608" = 1' 0"
 - 23. 1/16777216" = 1' 0"
 - 24. 1/33554432" = 1' 0"
 - 25. 1/67108864" = 1' 0"
 - 26. 1/134217728" = 1' 0"
 - 27. 1/268435456" = 1' 0"
 - 28. 1/536870912" = 1' 0"
 - 29. 1/1073741824" = 1' 0"
 - 30. 1/2147483648" = 1' 0"
 - 31. 1/4294967296" = 1' 0"
 - 32. 1/8589934592" = 1' 0"
 - 33. 1/17179869184" = 1' 0"
 - 34. 1/34359738368" = 1' 0"
 - 35. 1/68719476736" = 1' 0"
 - 36. 1/137438953472" = 1' 0"
 - 37. 1/274877906944" = 1' 0"
 - 38. 1/549755813888" = 1' 0"
 - 39. 1/1099511627776" = 1' 0"
 - 40. 1/2199023255552" = 1' 0"
 - 41. 1/4398046511104" = 1' 0"
 - 42. 1/8796093022208" = 1' 0"
 - 43. 1/17592186044416" = 1' 0"
 - 44. 1/35184372088832" = 1' 0"
 - 45. 1/70368744177664" = 1' 0"
 - 46. 1/140737488355328" = 1' 0"
 - 47. 1/281474976710656" = 1' 0"
 - 48. 1/562949953421312" = 1' 0"
 - 49. 1/1125899906842624" = 1' 0"
 - 50. 1/2251799813685248" = 1' 0"
 - 51. 1/4503599627370496" = 1' 0"
 - 52. 1/9007199254740992" = 1' 0"
 - 53. 1/18014398509481984" = 1' 0"
 - 54. 1/36028797018963968" = 1' 0"
 - 55. 1/72057594037927936" = 1' 0"
 - 56. 1/144115188075855872" = 1' 0"
 - 57. 1/288230376151711744" = 1' 0"
 - 58. 1/576460752303423488" = 1' 0"
 - 59. 1/1152921504606846976" = 1' 0"
 - 60. 1/2305843009213693952" = 1' 0"
 - 61. 1/4611686018427387904" = 1' 0"
 - 62. 1/9223372036854775808" = 1' 0"
 - 63. 1/18446744073709551616" = 1' 0"
 - 64. 1/36893488147419103232" = 1' 0"
 - 65. 1/73786976294838206464" = 1' 0"
 - 66. 1/147573952589676412928" = 1' 0"
 - 67. 1/295147905179352825856" = 1' 0"
 - 68. 1/590295810358705651712" = 1' 0"
 - 69. 1/1180591620717411303424" = 1' 0"
 - 70. 1/2361183241434822606848" = 1' 0"
 - 71. 1/4722366482869645213696" = 1' 0"
 - 72. 1/9444732965739290427392" = 1' 0"
 - 73. 1/18889465931478580854784" = 1' 0"
 - 74. 1/37778931862957161709568" = 1' 0"
 - 75. 1/75557863725914323419136" = 1' 0"
 - 76. 1/151115727451828646838272" = 1' 0"
 - 77. 1/302231454903657293676544" = 1' 0"
 - 78. 1/604462909807314587353088" = 1' 0"
 - 79. 1/1208925819614629174706176" = 1' 0"
 - 80. 1/2417851639229258349412352" = 1' 0"
 - 81. 1/4835703278458516698824704" = 1' 0"
 - 82. 1/9671406556917033397649408" = 1' 0"
 - 83. 1/19342813113834066795298816" = 1' 0"
 - 84. 1/38685626227668133590597632" = 1' 0"
 - 85. 1/77371252455336267181195264" = 1' 0"
 - 86. 1/154742504910672534362390528" = 1' 0"
 - 87. 1/309485009821345068724781056" = 1' 0"
 - 88. 1/618970019642690137449562112" = 1' 0"
 - 89. 1/1237940039285380274899124224" = 1' 0"
 - 90. 1/2475880078570760549798248448" = 1' 0"
 - 91. 1/4951760157141521099596496896" = 1' 0"
 - 92. 1/9903520314283042199192993792" = 1' 0"
 - 93. 1/19807040628566084398385987584" = 1' 0"
 - 94. 1/39614081257132168796771975168" = 1' 0"
 - 95. 1/79228162514264337593543950336" = 1' 0"
 - 96. 1/158456325028528675187087900672" = 1' 0"
 - 97. 1/316912650057057350374175801344" = 1' 0"
 - 98. 1/633825300114114700748351602688" = 1' 0"
 - 99. 1/1267650600228229401496703205376" = 1' 0"
 - 100. 1/2535301200456458802993406410752" = 1' 0"
 - 101. 1/5070602400912917605986812821504" = 1' 0"
 - 102. 1/10141204801825835211973625643008" = 1' 0"
 - 103. 1/20282409603651670423947251286016" = 1' 0"
 - 104. 1/40564819207303340847894502572032" = 1' 0"
 - 105. 1/81129638414606681695789005144064" = 1' 0"
 - 106. 1/162259276829213363391578010288128" = 1' 0"
 - 107. 1/324518553658426726783156020576256" = 1' 0"
 - 108. 1/649037107316853453566312041152512" = 1' 0"
 - 109. 1/1298074214633706907132624082305024" = 1' 0"
 - 110. 1/2596148429267413814265248164610048" = 1' 0"
 - 111. 1/5192296858534827628530496329220096" = 1' 0"
 - 112. 1/10384593717069655257060992598440192" = 1' 0"
 - 113. 1/20769187434139310514121985196880384" = 1' 0"
 - 114. 1/41538374868278621028243970393760768" = 1' 0"
 - 115. 1/83076749736557242056487940787521536" = 1' 0"
 - 116. 1/16615349947311448411297588157503072" = 1' 0"
 - 117. 1/33230699894622896822595176315006144" = 1' 0"
 - 118. 1/66461399789245793645190352630012288" = 1' 0"
 - 119. 1/132922799578491587290380705260024576" = 1' 0"
 - 120. 1/265845599156983174580761410520049152" = 1' 0"
 - 121. 1/531691198313966349161522821040098304" = 1' 0"
 - 122. 1/1063382396627932698323045642080196608" = 1' 0"
 - 123. 1/2126764793255865396646091284160393216" = 1' 0"
 - 124. 1/4253529586511730793292182568320786432" = 1' 0"
 - 125. 1/8507059173023461586584365136641572864" = 1' 0"
 - 126. 1/17014118346046923173168730273283145728" = 1' 0"
 - 127. 1/34028236692093846346337460546566291456" = 1' 0"
 - 128. 1/68056473384187692692674921093132582912" = 1' 0"
 - 129. 1/136112946768375385385349842186265165824" = 1' 0"
 - 130. 1/272225893536750770770699684372530331648" = 1' 0"
 - 131. 1/544451787073501541541399368745060663296" = 1' 0"
 - 132. 1/1088903574147003083082798737490121326592" = 1' 0"
 - 133. 1/2177807148294006166165597474980242653184" = 1' 0"
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 - 135. 1/8711228593176024664662389899920970612736" = 1' 0"
 - 136. 1/17422457186352049329324779799841441225472" = 1' 0"
 - 137. 1/34844914372704098658649559599682882450944" = 1' 0"
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 - 140. 1/278759314981632789269196476797463059607552" = 1' 0"
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 - 142. 1/1115037

EXHIBIT "B"

Link	Name	Links	Group Code	Group Description	Max Vol	Length (Miles)	Daily Source	Peak Direction	K	D	Peak Dir Volume L-0.5-	Currentl. Advanort?
1	E Lake Rd	Ridgecrest - Terpon Woods Blvd	1	Group N 2 Lane Undivided (0.0 - 0.75/Mi/1.5)	890	0.970	16,761 N	N	0.074	0.507	752 B	Yes
2	E Lake Rd	Terpon Woods Blvd - Breaker Creek Pkwy	2	Group N 2 Lane Undivided (0.0 - 0.75/Mi/1.5)	930	0.900	16,761 N	N	0.074	0.507	752 B	Yes
3	E Lake Rd	Breaker Crk Pkwy - Tampa Rd	3	Group N 2 Lane Undivided (0.0 - 0.75/Mi/1.5)	930	1.250	16,761 N	N	0.074	0.507	752 B	Yes
4	E Lake Rd	Curlew - Curlew	4	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.530	20,736 N	N	0.075	0.533	967 F	Yes
5	E Lake Rd	Curlew - Forest Lakes Blvd	5	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.060	20,736 N	N	0.075	0.533	967 F	Yes
6	E Lake Rd	Forest Lakes Blvd - Old Memorial	6	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.470	26,398 N	N	0.075	0.533	1,156 F	Yes
7	E Lake Rd	Curlew - Curlew	7	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	800	0.880	16,062 N	N	0.076	0.535	1,176 F	Yes
8	E Lake Rd	Curlew - SR 580	8	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.750	21,678 N	N	0.076	0.535	1,750 B	Yes
9	E Lake Rd	Curlew - Tampa Rd	9	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	930	0.937	13,591 N	N	0.076	0.535	1,024 F	Yes
10	E Lake Rd	Curlew - Tampa Rd	10	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	930	1.940	21,989 N	N	0.076	0.535	3,152 F	Yes
11	E Lake Rd	Curlew - Tampa Rd	11	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.600	15,576 N	N	0.074	0.508	637 B	Yes
12	E Lake Rd	Curlew - Tampa Rd	12	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.240	15,576 N	N	0.074	0.508	637 B	Yes
13	E Lake Rd	Curlew - Tampa Rd	13	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	15,576 N	N	0.074	0.508	637 B	Yes
14	E Lake Rd	Curlew - Tampa Rd	14	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.000	15,576 N	N	0.074	0.508	637 B	Yes
15	E Lake Rd	Curlew - Tampa Rd	15	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
16	E Lake Rd	Curlew - Tampa Rd	16	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
17	E Lake Rd	Curlew - Tampa Rd	17	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
18	E Lake Rd	Curlew - Tampa Rd	18	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
19	E Lake Rd	Curlew - Tampa Rd	19	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
20	E Lake Rd	Curlew - Tampa Rd	20	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
21	E Lake Rd	Curlew - Tampa Rd	21	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
22	E Lake Rd	Curlew - Tampa Rd	22	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
23	E Lake Rd	Curlew - Tampa Rd	23	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
24	E Lake Rd	Curlew - Tampa Rd	24	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
25	E Lake Rd	Curlew - Tampa Rd	25	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
26	E Lake Rd	Curlew - Tampa Rd	26	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
27	E Lake Rd	Curlew - Tampa Rd	27	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
28	E Lake Rd	Curlew - Tampa Rd	28	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
29	E Lake Rd	Curlew - Tampa Rd	29	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
30	E Lake Rd	Curlew - Tampa Rd	30	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
31	E Lake Rd	Curlew - Tampa Rd	31	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes
32	E Lake Rd	Curlew - Tampa Rd	32	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.508	637 B	Yes

Off-Peak Direction

1	E Lake Rd	Ridgecrest - Terpon Woods Blvd	1	Group N 2 Lane Undivided (0.0 - 0.75/Mi/1.5)	890	0.870	16,761 N	N	0.074	0.393	487 B	Yes
2	E Lake Rd	Terpon Woods Blvd - Breaker Creek Pkwy	2	Group N 2 Lane Undivided (0.0 - 0.75/Mi/1.5)	930	0.900	16,761 N	N	0.074	0.393	487 B	Yes
3	E Lake Rd	Breaker Crk Pkwy - Tampa Rd	3	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.250	20,736 N	N	0.075	0.377	586 B	Yes
4	E Lake Rd	Curlew - Curlew	4	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.060	20,736 N	N	0.075	0.377	586 B	Yes
5	E Lake Rd	Curlew - Forest Lakes Blvd	5	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.470	26,398 N	N	0.075	0.435	721 B	Yes
6	E Lake Rd	Forest Lakes Blvd - Old Memorial	6	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	743	0.800	16,062 N	N	0.076	0.435	905 F	Yes
7	E Lake Rd	Curlew - Curlew	7	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.880	21,678 N	N	0.076	0.463	840 B	Yes
8	E Lake Rd	Curlew - SR 580	8	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	870	1.750	18,568 N	N	0.076	0.463	840 B	Yes
9	E Lake Rd	Curlew - Tampa Rd	9	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	930	0.937	13,591 N	N	0.076	0.376	520 B	Yes
10	E Lake Rd	Curlew - Tampa Rd	10	Group N 2 Lane Undivided (0.0 - 0.75/Mi/1.5)	930	1.940	21,989 N	N	0.076	0.376	2,430 B	Yes
11	E Lake Rd	Curlew - Tampa Rd	11	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	0.820	15,576 N	N	0.074	0.392	432 B	Yes
12	E Lake Rd	Curlew - Tampa Rd	12	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	0.820	15,576 N	N	0.074	0.392	432 B	Yes
13	E Lake Rd	Curlew - Tampa Rd	13	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.500	15,576 N	N	0.074	0.392	582 B	Yes
14	E Lake Rd	Curlew - Tampa Rd	14	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.300	15,165 N	N	0.077	0.484	545 B	Yes
15	E Lake Rd	Curlew - Tampa Rd	15	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.980	15,165 N	N	0.077	0.484	545 B	Yes
16	E Lake Rd	Curlew - Tampa Rd	16	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.839	41,446 N	N	0.076	0.435	1,731 B	Yes
17	E Lake Rd	Curlew - Tampa Rd	17	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.662	62,430 N	N	0.076	0.435	2,608 B	Yes
18	E Lake Rd	Curlew - Tampa Rd	18	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	1,760	2.845	62,430 N	N	0.076	0.435	2,608 B	Yes
19	E Lake Rd	Curlew - Tampa Rd	19	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	1,760	2.765	62,430 N	N	0.076	0.435	2,608 B	Yes
20	E Lake Rd	Curlew - Tampa Rd	20	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	1,760	0.808	16,062 N	N	0.076	0.435	2,608 B	Yes
21	E Lake Rd	Curlew - Tampa Rd	21	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
22	E Lake Rd	Curlew - Tampa Rd	22	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
23	E Lake Rd	Curlew - Tampa Rd	23	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
24	E Lake Rd	Curlew - Tampa Rd	24	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
25	E Lake Rd	Curlew - Tampa Rd	25	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
26	E Lake Rd	Curlew - Tampa Rd	26	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
27	E Lake Rd	Curlew - Tampa Rd	27	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
28	E Lake Rd	Curlew - Tampa Rd	28	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
29	E Lake Rd	Curlew - Tampa Rd	29	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
30	E Lake Rd	Curlew - Tampa Rd	30	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
31	E Lake Rd	Curlew - Tampa Rd	31	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes
32	E Lake Rd	Curlew - Tampa Rd	32	Group N 2 Lane Undivided (0.75 - 1.5/Mi/1.5)	890	1.760	18,568 N	N	0.076	0.435	2,608 B	Yes

Phase 1
 With Changes made by addlr 10-11-8
 With the Corrected Link 24 - State
 File LRMCHM

Phase 1 Conditions
 Peak Dir Trips
 1042
 Non Peak Dir Trips
 675

Growth Rate
 0.00
 1994

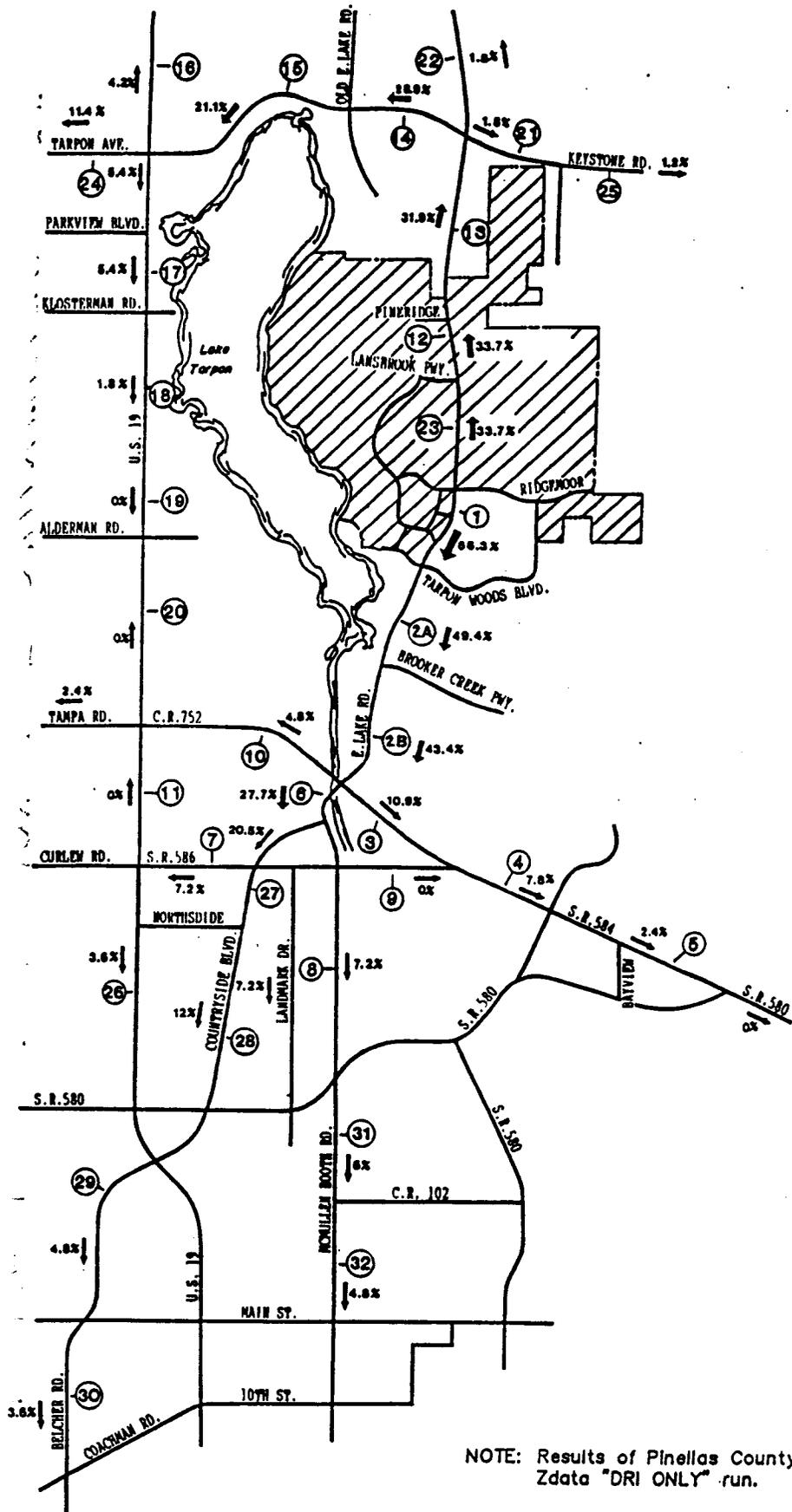
Link	Name	Limit	Background NOT	K	D	Background PH	Background Dir	Dist. Trips	Phase Number	Percent of Total	Signal	Phase L.O.S.	Phase Adverse	Signal Adverse
1	E Lake Rd	Ridgmore - Terpon Woods Blvd	24,627	0.074	0.607	1.106	66.32	531	890	77.62%	1.797	F	Yes	Yes
2	E Lake Rd	Terpon Mds Blvd - Brookier Creek Pkwy	24,627	0.074	0.607	1.106	49.42	515	930	53.00%	1.621	F	Yes	Yes
3	Tempa Rd	Brookier Crk Pkwy - Tempa Rd	24,627	0.074	0.607	1.106	43.42	452	930	31.85%	1.558	F	Yes	Yes
4	Tempa Rd	E Lake Rd - Curlew	30,468	0.075	0.623	1.424	10.92	114	870	13.03%	1.537	F	Yes	Yes
5	Tempa Rd	Curlew - Forest Lks Blvd	30,468	0.075	0.623	1.424	7.82	81	870	9.34%	1.505	F	Yes	Yes
6	E Lake Rd	Forest Lakes Blvd - Old Memorial	38,787	0.073	0.600	1.289	2.42	25	870	2.87%	1.724	F	Yes	Yes
7	Curlew Rd	Tempa Rd - Curlew	23,600	0.076	0.565	1.289	27.72	289	870	33.18%	1.569	F	Yes	Yes
8	E Lake Rd	US 19 - E Lake Rd	27,882	0.076	0.511	1.060	7.22	75	800	9.38%	1.605	F	Yes	Yes
9	Curlew Rd	Curlew - SR 580	19,969	0.075	0.565	1.060	0.02	0	870	0.00%	1.135	F	Yes	Yes
10	Tempa Rd	E Lake Rd - Tempa Rd	32,309	0.075	0.624	1.512	4.82	50	930	5.38%	1.083	F	Yes	Yes
11	US 19	US 19 - E Lake Rd	85,488	0.076	0.565	1.512	0.02	0	2,650	5.00%	4.637	F	Yes	Yes
12	E Lake Rd	Lenabrk Pkwy - Pine Ridge Blvd	22,886	0.074	0.608	1.030	33.72	351	890	39.46%	1.581	F	Yes	Yes
13	E Lake Rd	Pine Ridge Blvd - Kaystone	22,886	0.074	0.608	1.030	31.92	332	890	37.32%	1.562	F	Yes	Yes
14	Terpon Ave	E Lake Rd - Old E Lake rd	22,282	0.077	0.516	885	28.92	301	890	33.84%	1.386	F	Yes	Yes
15	Terpon Ave	Old E Lake Rd - US 19	60,898	0.077	0.516	885	21.12	220	890	24.70%	1.105	F	Yes	Yes
16	US 19	Terpon Ave - Parkview Blvd	91,729	0.076	0.565	3,303	4.42	44	1,690	2.32%	3.347	F	Yes	Yes
17	US 19	Parkview Blvd - Ridgman	91,729	0.076	0.565	4,917	5.42	56	1,760	3.20%	5.035	F	Yes	Yes
18	US 19	Ridgman Rd - Nebraska Ave	91,729	0.076	0.565	4,917	1.82	19	2,840	0.66%	4.996	F	Yes	Yes
19	US 19	Nebraska Ave - Tempa Rd	91,729	0.076	0.565	4,917	0.02	0	1,760	0.00%	4.977	F	Yes	Yes
20	US 19	Nebraska Ave - Tempa Rd	16,623	0.079	0.561	4,917	1.82	19	890	2.11%	7.755	F	Yes	Yes
21	Kaystone Rd	Kaystone - Pasco Co	22,935	0.080	0.611	1,124	1.82	19	890	2.11%	1.143	F	Yes	Yes
22	E Lake Rd	Ridgmore - Lenabrk Pkwy	22,886	0.074	0.608	1,030	33.72	351	890	39.46%	1.581	F	Yes	Yes
23	E Lake Rd	US 19 - Pinellas Pkwy	30,862	0.076	0.565	1,674	11.22	119	890	13.35%	1.743	F	Yes	Yes
24	Terpon Ave	East of Woodfield	36,992	0.076	0.565	2,006	3.62	38	1,760	2.13%	4.685	F	Yes	Yes
25	Kaystone Rd	South of Curlew	85,691	0.076	0.565	1,608	20.52	214	1,830	25.77%	1.621	F	Yes	Yes
26	US 19	E Lake Blvd - North Dr	18,578	0.076	0.565	1,008	7.22	75	870	6.62%	2.513	F	Yes	Yes
27	Countyrail	North Dr - 580	40,332	0.076	0.565	2,188	12.02	125	1,890	6.62%	2.513	F	Yes	Yes
28	Countyrail	580 - Main	40,332	0.076	0.565	2,188	4.02	50	1,890	2.65%	2.070	F	Yes	Yes
29	Countyrail	Main - Coachman	55,917	0.076	0.565	3,033	3.82	38	1,890	1.98%	2.210	F	Yes	Yes
30	Belcher	SR 580 - CR 102	39,539	0.076	0.565	2,148	6.82	63	870	7.13%	2.210	F	Yes	Yes
31	Michl.Booth	CR 102 - Main	39,539	0.076	0.565	2,148	4.82	50	870	5.75%	2.198	F	Yes	Yes
32	Michl.Booth	CR 102 - Main	39,539	0.076	0.565	2,148	4.82	50	870	5.75%	2.198	F	Yes	Yes

Off-Peak Direction

1	E Lake Rd	Ridgmore - Terpon Woods Blvd	24,627	0.074	0.393	716	66.32	448	890	50.28%	1.164	F	Yes	Yes
2	E Lake Rd	Terpon Mds Blvd - Brookier Creek Pkwy	24,627	0.074	0.393	716	49.42	333	930	35.85%	1.050	F	Yes	Yes
3	E Lake Rd	Brookier Crk Pkwy - Tempa Rd	24,627	0.074	0.393	716	43.42	293	930	31.50%	1.009	F	Yes	Yes
4	Tempa Rd	E Lake Rd - Curlew	30,468	0.075	0.377	861	10.92	74	870	8.45%	935	F	Yes	Yes
5	Tempa Rd	Curlew - Forest Lks Blvd	30,468	0.075	0.377	861	7.82	53	870	6.05%	914	F	Yes	Yes
6	E Lake Rd	Forest Lakes Blvd - Old Memorial	38,787	0.073	0.400	1,133	2.42	16	870	1.86%	1.149	F	Yes	Yes
7	Curlew Rd	Tempa Rd - Curlew	23,600	0.076	0.435	986	27.72	187	870	21.45%	1.179	F	Yes	Yes
8	E Lake Rd	US 19 - E Lake Rd	31,832	0.076	0.435	1,330	7.22	79	745	6.54%	1.379	F	Yes	Yes
9	Curlew Rd	Curlew - SR 580	27,282	0.076	0.489	1,014	0.02	0	870	5.53%	1.063	F	Yes	Yes
10	Tempa Rd	E Lake Rd - Tempa Rd	19,969	0.075	0.435	874	4.82	49	870	0.00%	834	F	Yes	Yes
11	US 19	US 19 - E Lake Rd	32,309	0.075	0.435	3,111	0.02	0	930	3.48%	944	F	Yes	Yes
12	E Lake Rd	Curlew - Tempa Rd	85,488	0.076	0.435	3,370	33.72	352	2,650	50.00%	3.570	F	Yes	Yes
13	E Lake Rd	Lenabrk Pkwy - Pine Ridge Blvd	22,886	0.074	0.392	664	33.72	227	890	25.56%	891	F	Yes	Yes
14	Terpon Ave	Pine Ridge Blvd - Kaystone	22,886	0.074	0.392	664	31.92	215	890	24.19%	879	F	Yes	Yes
15	Terpon Ave	E Lake Rd - Old E Lake rd	22,282	0.077	0.484	830	28.92	195	890	21.92%	1,025	F	Yes	Yes
16	US 19	Old E Lake Rd - US 19	60,898	0.077	0.484	830	21.12	142	890	16.00%	973	F	Yes	Yes
17	US 19	Terpon Ave - Pasco Co	22,282	0.077	0.484	830	4.42	28	1,690	1.50%	2,571	F	Yes	Yes
18	US 19	Terpon Ave - Parkview Blvd	91,729	0.076	0.435	2,549	5.42	36	1,760	2.07%	3,868	F	Yes	Yes
19	US 19	Parkview Blvd - Ridgman	91,729	0.076	0.435	3,832	1.82	12	2,840	0.43%	3,844	F	Yes	Yes
20	US 19	Ridgman Rd - Nebraska Ave	91,729	0.076	0.435	3,832	0.02	0	1,760	0.00%	3,832	F	Yes	Yes
21	Kaystone Rd	Nebraska Ave - Tempa Rd	91,729	0.076	0.435	3,832	0.02	0	1,760	0.00%	3,832	F	Yes	Yes
22	E Lake Rd	E Lake Rd - Tempa Rd	16,623	0.079	0.435	3,111	0.02	0	890	1.37%	589	F	Yes	Yes
23	E Lake Rd	Kaystone - Pasco Co	22,935	0.080	0.389	376	1.82	12	890	1.37%	728	F	Yes	Yes
24	Terpon Ave	Ridgmore - Lenabrk Pkwy	22,886	0.074	0.392	664	33.72	227	890	25.56%	891	F	Yes	Yes
25	Terpon Ave	US 19 - Pinellas Pkwy	30,862	0.076	0.435	1,289	33.72	12	890	1.37%	728	F	Yes	Yes
26	US 19	US 19 - Pinellas Pkwy	30,862	0.076	0.435	1,289	31.92	215	890	24.19%	879	F	Yes	Yes
27	Countyrail	East of Woodfield	36,992	0.076	0.435	1,545	11.42	77	890	9.65%	1,366	F	Yes	Yes
28	Countyrail	South of Curlew	85,691	0.076	0.435	3,578	3.62	24	1,760	0.91%	1,553	F	Yes	Yes
29	Countyrail	E Lake Blvd - North Dr	17,201	0.076	0.435	718	20.52	130	1,830	16.67%	3,603	F	Yes	Yes
30	Countyrail	North Dr - 580	40,332	0.076	0.435	1,684	12.02	91	1,890	6.64%	2,513	F	Yes	Yes
31	Michl.Booth	580 - Coachman	40,332	0.076	0.435	1,684	4.02	24	1,890	2.65%	2,438	F	Yes	Yes
32	Michl.Booth	SR 580 - CR 102	39,539	0.076	0.435	1,634	6.82	41	1,890	2.02%	2,210	F	Yes	Yes
33	Michl.Booth	CR 102 - Main	39,539	0.076	0.435	1,634	4.82	32	870	5.72%	2,198	F	Yes	Yes

Name	Link(s)	Length/Construct.	Unit Cost	R/W \$	Additional Cost	Estat. Method	Estat. Value	Dist. Sack	Description	New Incr. Method	Incr. Method	Chargable			
												Dist. Sack	Dist. Proportion		
E Lake Rd	Ridgecrest - Terpen Woods Blvd	0.87	6 Lane Div	2,019,000	98,298	030	752	631	138	Group B 4 Lane Div 2.650	1,760	553	31,402	562,497	562,497
E Lake Rd	Terpen Woods Blvd - Breaker Creek Pkwy	0.90	2 to 4 Lane	1,258,000	1,132,200	030	752	315	178	Group B 4 Lane Div 1.760	1,760	337	40,562	459,180	459,180
E Lake Rd	Breaker Creek Pkwy - Terpen Rd	1.33	Credit for Project	0	0	030	752	452	178	Group B 4 Lane Div 1.760	1,760	337	33,022	0	0
Terpen Rd	E Lake Rd - Curlew	1.25	2 to 4 Lane	1,569,500	0	030	752	114	0	Group B 4 Lane Div 1.760	1,760	114	12,762	250,366	250,366
Terpen Rd	Curlew - Forest Lake Blvd	1.06	2 to 4 Lane	2,037,748	2,160,013	030	752	967	81	Group C 4 Lane Div 1.760	1,760	81	9,562	206,538	206,538
Terpen Rd	Forest Lake Blvd - 018 Memorial	1.47	Credit for Project	0	0	030	752	1,156	25	Group B 4 Lane Div 1.760	1,760	25	2,812	0	0
E Lake Rd	US 19 - E Lake Rd	0.80	6 Lane	3,082,898	0	030	752	269	0	Group B 4 Lane Div 1.760	1,760	269	32,432	0	0
E Lake Rd	Curlew - SR 580	1.95	2 to 4 Lane	1,258,000	2,201,500	030	752	75	150	Group C 4 Lane Div 2.650	1,760	75	4,172	241,571	241,571
E Lake Rd	Curlew - Terpen Rd	0.74	2 to 4 Lane	1,258,000	0	030	752	0	133	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	US 19 - E Lake Rd	1.94	2 to 4 Lane	1,569,500	3,044,830	030	752	1,026	0	Group B 4 Lane Div 1.760	1,760	50	5,212	158,636	158,636
E Lake Rd	Curlew - Terpen Rd	1.24	2 to 4 Lane	1,258,000	4,796	030	752	637	351	Group B 4 Lane Div 1.760	1,760	158	18,162	188,151	188,151
E Lake Rd	Prime Ridge Blvd - Keystone	1.60	2 to 4 Lane	1,258,000	2,012,800	030	752	637	332	Group B 4 Lane Div 1.760	1,760	139	16,002	322,033	322,033
E Lake Rd	Old E Lake Rd - US 19	1.30	2 to 4 Lane	1,258,000	1,635,400	030	752	605	201	Group B 4 Lane Div 1.760	1,760	16	0,002	25,633	25,633
Terpen Rd	Old E Lake Rd - US 19	1.98	2 to 4 Lane	1,258,000	2,490,840	030	752	605	220	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Terpen Ave - Pasco Co	1.86	Credit for Project	0	0	030	752	44	0	Group B 4 Lane Div 1.760	1,760	44	4,612	0	0
Terpen Rd	Terpen Ave - Parkview Blvd	1.86	Credit for Project	0	0	030	752	56	0	Group B 4 Lane Div 1.760	1,760	56	5,212	0	0
Terpen Rd	Terpen Ave - Alderman	2.77	2 to 4 Lane	1,258,000	0	030	752	1,760	19	Group B 4 Lane Div 1.760	1,760	19	0,002	0	0
Terpen Rd	Alderman - Hebracka Ave	1.00	2 to 4 Lane	1,258,000	0	030	752	0	0	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Hebracka Ave - Terpen Rd	0.81	2 to 4 Lane	1,258,000	0	030	752	0	0	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	E Lake Rd - Pasco Co	1.60	2 to 4 Lane	1,258,000	0	030	752	352	12	Group B 4 Lane Div 1.760	1,760	12	0,002	0	0
Terpen Rd	Keystone - Pasco Co	1.76	2 to 4 Lane	1,258,000	1,416,467	030	752	487	19	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	Terpen Ave - Lemorik Pkwy	1.00	2 to 4 Lane	1,258,000	1,535,901	030	752	877	13	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	US 19 - Pinehill Ave	1.00	2 to 4 Lane	1,258,000	0	030	752	0	0	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	East of Woodfield	1.00	2 to 4 Lane	1,258,000	0	030	752	1,051	6	Group B 4 Lane Div 1.760	1,760	6	0,812	0	0
Terpen Ave	South of Curlew	1.00	2 to 4 Lane	1,258,000	0	030	752	24	0	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Counterpart de North - Horward Dr	1.75	2 to 4 Lane	2,675,102	2,746,625	030	752	489	138	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Counterpart de North - SR 580	1.25	2 to 4 Lane	1,258,000	0	030	752	1,489	81	Group B 4 Lane Div 2.650	1,760	0	0,002	0	0
Terpen Ave	Counterpart de North - Main	2.25	2 to 4 Lane	1,258,000	0	030	752	1,489	32	Group B 4 Lane Div 2.650	1,760	0	0,002	0	0
Terpen Ave	Belcher - Coachman	1.25	2 to 4 Lane	1,258,000	0	030	752	2,064	24	Group B 4 Lane Div 2.650	1,760	0	0,002	0	0
Terpen Ave	Belcher - SR 600 - CR 102	0.75	6 Lane	2,019,000	1,314,250	030	752	870	41	Group B 4 Lane Div 2.650	1,760	41	2,282	34,453	34,453
Terpen Ave	Belcher - Main	1.5	6 Lane	2,019,000	3,028,500	030	752	1,462	32	Group B 4 Lane Div 2.650	1,760	32	1,822	55,126	55,126
Off-Peak Direction															
E Lake Rd	Ridgecrest - Terpen Woods Blvd	0.87	6 Lane Div	2,019,000	98,298	030	752	448	403	Group B 4 Lane Div 2.650	1,760	45	2,562	47,591	47,591
E Lake Rd	Terpen Woods Blvd - Breaker Creek Pkwy	0.90	2 to 4 Lane	1,258,000	1,132,200	030	752	487	233	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	Breaker Creek Pkwy - Terpen Rd	1.33	Credit for Project	0	0	030	752	487	233	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	E Lake Rd - Curlew	1.25	2 to 4 Lane	1,569,500	0	030	752	326	443	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Curlew - Forest Lake Blvd	1.06	2 to 4 Lane	2,037,748	2,160,013	030	752	326	443	Group B 4 Lane Div 1.760	1,760	26	1,292	26,568	26,568
Terpen Rd	Forest Lake Blvd - 018 Memorial	1.47	Credit for Project	0	0	030	752	326	443	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	US 19 - E Lake Rd	0.80	6 Lane	3,082,898	0	030	752	671	187	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	Curlew - SR 580	1.95	2 to 4 Lane	1,258,000	2,201,500	030	752	671	187	Group B 4 Lane Div 1.760	1,760	49	2,852	165,014	165,014
E Lake Rd	Curlew - Terpen Rd	1.24	2 to 4 Lane	1,258,000	0	030	752	630	49	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	US 19 - E Lake Rd	1.94	2 to 4 Lane	1,569,500	3,044,830	030	752	630	302	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	Curlew - Terpen Rd	1.24	2 to 4 Lane	1,258,000	4,796	030	752	630	310	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	Prime Ridge Blvd - Keystone	1.60	2 to 4 Lane	1,258,000	2,012,800	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	Old E Lake Rd - US 19	1.30	2 to 4 Lane	1,258,000	1,635,400	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Old E Lake Rd - US 19	1.98	2 to 4 Lane	1,258,000	2,490,840	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Terpen Ave - Pasco Co	1.86	Credit for Project	0	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Terpen Ave - Parkview Blvd	1.86	Credit for Project	0	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Terpen Ave - Alderman	2.77	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Alderman - Hebracka Ave	1.00	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Hebracka Ave - Terpen Rd	0.81	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	E Lake Rd - Pasco Co	1.60	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Rd	Keystone - Pasco Co	1.76	2 to 4 Lane	1,258,000	1,416,467	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
E Lake Rd	Terpen Ave - Lemorik Pkwy	1.00	2 to 4 Lane	1,258,000	1,535,901	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	US 19 - Pinehill Ave	1.00	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	East of Woodfield	1.00	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	South of Curlew	1.00	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Counterpart de North - Horward Dr	1.75	2 to 4 Lane	2,675,102	2,746,625	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Counterpart de North - SR 580	1.25	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Counterpart de North - Main	2.25	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Belcher - Coachman	1.25	2 to 4 Lane	1,258,000	0	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Belcher - SR 600 - CR 102	0.75	6 Lane	2,019,000	1,314,250	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Terpen Ave	Belcher - Main	1.5	6 Lane	2,019,000	3,028,500	030	752	630	438	Group B 4 Lane Div 1.760	1,760	0	0,002	0	0
Off-Peak Dir															
Peak & Off Peak															
Total															

Peak & Off Peak 3,553,765 2,860,448 930,317
 Total 6,414,213
 County Sta



TARPON LAKES AREA
 PINELLAS COUNTY
 LINK MAP/
 DISTRIBUTION OF DRI TRIPS

109 yd
ADA-8
MAY 5 1976

DIRECTOR'S OFFICE
DIV. OF STATE PLANNING

DRI DEVELOPMENT ORDER FOR LAKE TARPON VILLAGE

RECEIVED
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DIVISION OF
ADMINISTRATIVE
HEARINGS

Let it be known that pursuant to Section 380.06(7), Florida
the Board of County Commissioners of Pinellas County has heard at
public hearing held on March 16, 1976, the application for development
approval for Lake Tarpon Village, a development of regional impact con-
sisting of a Residential Project of 20,000 units, to be located in
Pinellas County through 1985.

Pursuant to Section 380.06 and after due consideration of the con-
sistency of this development with the regulations, and the regional
report, this body took the following action:

Approval with the attached conditions of this development.

This development order specifically sets out the conditions of the
proposed phases of construction. This DRI is consistent with current
development activities in northern Pinellas County and the adopted
Comprehensive Land Use Plan, which provides for urban development in the
east Lake Tarpon area of RPD zoning. Since the Lake Tarpon Village
residential DRI is compatible with existing plans of development for
that area, it is the recommendation of the Planning Department that
this DRI and development order be issued by the Board of County Commis-
sioners subject to the enclosed conditions.

LAKE TARPON VILLAGE-DRI #24

SUMMARY

This DRI is consistent with current development activities in northern Pinellas County and the adopted County Land Use Plan, which provides for urban development in the East Lake Tarpon Area under RPD zoning. Since the Lake Tarpon Village residential DRI is compatible with existing plans of development for that area, it is the recommendation of the Zoning Examiner that this DRI be approved and a Development Order be issued by the Board of County Commissioners. Consonant with the Joint Stipulation among the Division of State Planning, Tampa Bay Regional Planning Council, Pinellas County, and the developer, the following conditions apply to Tarpon Lake Villages:

1. AIR QUALITY

The proposed Leadership Homes Development will comply with the following conditions in accord with TBRPC air quality recommendations:

1. Pay to the Pinellas County Board of County Commissioners 59% of the cost of establishing an Air Quality Monitoring Station on public dedicated land within the proposed development area.

This air monitoring station total cost estimate includes:

(a) Hi Vol. Sampler	\$ 500.00
(b) Ozone electronic continuous sampler	5,500.00
(c) SO ₂ electronic continuous sampler	6,500.00
(d) NO _x Bubbler	400.00
(e) Wong wind speed & direction instrument	700.00
TOTAL	±\$ 13,600.00

The unit will be purchased, operated and maintained by appropriate public agency and will be located on one of the County-owned properties existing in this area.

Pinellas County will establish an escrow account "earmarked" for said purpose.

II. ARCHAEOLOGICAL

The developer shall show proof of contract for an archaeological survey of the subject property by a qualified firm or individual (approved by Pinellas County) before further major land alteration occurs.

III. INTERIOR LAKE MANAGEMENT PLAN

The developer shall contract with a qualified firm, agency or individual to establish an interior lake management plan of sufficient detail (approved by Pinellas County) to allow the future proposed lakes to become functional biological units recognizing their primary purpose of providing retention.

IV. ENDANGERED SPECIES

The developer will contract with a qualified firm, agency or individual to monitor the continuing status of threatened species on or near the site. In addition, before any land alteration occurs in each phase of the continuing development, the Pinellas County staff will be allowed to conduct an appropriate survey of the site for endangered species, including, but not limited to, the Southern Bald Eagle.

V. PRESERVATION AREAS

An adequate area of upland vegetation and wildlife shall be preserved in its natural state, as a prerequisite to final site plan approval of each additional phase of development to be approved by the Board of County Commissioners.

This area will be agreed to by the developer and the Pinellas County Planning Department staff and will not exceed two percent (2%) of the upland acreage of the site. Passive recreation may be considered a compatible use for these areas, depending on agreed to intensity limitations.

VI. WETLANDS

The developer shall, to the extent set forth below, preserve the existing wetland areas on the site.

Conservation areas shall consist of those areas designated as "conservation areas" on the attached preliminary site plan, Exhibit A, dated October 13, 1975, and incorporated by reference herein. It is the intent of this development order that the conservation areas designated herein shall be maintained substantially in their natural state. Such areas may be used for storm water retention, passive recreation, and other uses compatible with the natural functions and character of the wetlands. However, no excavation shall take place, nor shall any fill material, golf courses, artificial lakes, or structures be placed on or within any such designated conservation areas which would adversely affect the natural functions and character of the wetlands.

Wetland Reserve Areas shall be those areas so designated on said Exhibit A which total approximately 215 acres. No development shall take place within any designed Wetland Reserve Area until after other portions of the site east of East Lake Road have been substantially developed. Prior to any development in the Wetland Reserve Areas designated herein, the Developer shall demonstrate to the County of Pinellas and to the Division of State Planning that such development will not adversely affect water

quality, flood hazards, aquifer recharge or other natural functions of the wetlands system in the Brooker Creek Drainage Basin.

Nothing herein shall limit the right of Pinellas County to protect wetlands areas pursuant to state or local laws, ordinances or regulations.

VII. WATER QUALITY AND QUANTITY MONITORING

Brooker Creek and Lake Tarpon are currently under study by the United States Geological Survey under programs funded by the Southwest Florida Water Management District and Pinellas County. The study for Pinellas County is an urban run-off study that is concerned primarily with water quality and will take five years to complete. The USGS already has been obtaining water samples and has been testing for and analyzing various constituents for background screening. This current level of sampling and analysis is deemed adequate and commensurate with the minimal development activity taking place in the Brooker Creek area of the Tarpon Lake Villages development. If, in the opinion of the Pinellas County Administration, additional testing and analysis of water quality are necessary because of increased development activity within the Brooker Creek area of the Tarpon Lake Villages development, then the Developer will cooperate with the County to retain the USGS to perform such additional testing and analysis. If any of the above monitoring activities indicate that water quality in Brooker Creek or Lake Tarpon is being degraded as a result of the development of Tarpon Lake Villages, then the Developer shall be required to formulate and implement such measures as are necessary to mitigate any such degradation.

VIII. IMPACT ON PUBLIC FACILITIES

1. Water Supply

The developer has entered into an agreement with Pinellas County in which the developer has conveyed to Pinellas County its rights in the Floridan Aquifer as well as certain real property for the construction of wells, pipelines and a water treatment facility. The County has agreed to provide, subject to certain conditions, water for domestic consumption in the Tarpon Lake Village development. Said agreement between the Developer and Pinellas County remains in full force and effect.

Potable water supply for Tarpon Lake Village shall be limited to an amount equivalent to the production capability authorized by the Southwest Florida Water Management District or its successor agency for the East Lake Tarpon Wellfield Phase I as set forth in the agreement between the Developer and Pinellas County. This limitation shall apply to any and all development and improvements of any kind or character placed upon the Tarpon Lake Villages site. No site plans shall be approved which would cause the development's water demand to exceed the authorized production capability of the East Lake Tarpon Wellfield Phase I at the time of request. Water demand shall be calculated based upon the County's most current estimates of actual domestic and non-domestic water use in Lake Tarpon Village. If there is an alternative or supplemental supply to the East Lake Tarpon Wellfield Phase I, then the Developer's right to apply to Pinellas County or any other appropriate governmental agency for such water shall not be limited by this Stipulation. Any application for the use of such additional water shall be subject to direct administrative review and comment by the Division of State Planning (within 30 days after receipt thereof) for adverse regional impact prior to approval.

Water for non-potable needs shall be obtained from sewage effluent, shallow wells or the retention lake system. Except, however, that if the quality or quantity of the water from the shallow wells or the retention lake system is insufficient to meet the irrigation needs of the golf courses, then in such event the Developer may construct one deep well per golf course, if approved by the appropriate agencies. The deep wells shall be used only for the period of time required for the quantity or quality of the water from the above mentioned sources to improve sufficiently to meet the needs of the golf courses; provided, however, that the amount of water withdrawn from the golf course deep wells shall be considered a part of the maximum authorized production of the East Lake Tarpon Wellfield Phase I as provided herein.

2. Sewer Facilities

The developer is to install all interior sewage collection facilities, i.e., sewer lines, pumping station and sewer main, etc., at his cost and is to donate this facility to the County for operation and maintenance. The land, installations, easements and operations being maintained by the developer until such time that an agreement is reached between the developer and the County, at that time the County will assume operation and maintenance of the developer's sewage facilities to include the treatment plant. These facilities currently include an approved "interim" wastewater treatment plant that uses the "contact stabilization" method of treatment. Effluent disposal will be permitted only under approved plans, supervision and control of State and County Department of Pollution Control regulations. No building permits will be issued for future development unless adequate sewage disposal facilities are in existence. Upon completion of the regional Northwest County Wastewater Treatment Plan (1976-77) and collection system,

the developer will be required to have wastewater treated at this facility. In addition, the approved sewer impact fee will be charged for this County service.

3. School

The developer will provide an adequate school site, not exceeding 80 acres, that is agreed upon by the School Board of Pinellas County.

4. Fire Protection

The developer will provide a public safety facility site (minimum of four acres total) for the establishment of a fire station.

The developer will contract with the Tarpon Lake Volunteer Fire Department for fire protection services for residential units under construction, model homes, recreation buildings and other community buildings owned by the developer. In addition, upon the closing of the sale of a house a fee will be collected from the buyer which will be payable to the Tarpon Lake Volunteer Fire Department and will be equal to the then current annual subscription fee for fire protection.

5. Transportation

The developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted on the accompanying transportation network map, affixed to and made part of the original development order.

In addition, the developer will be required to dedicate by plat all rights-of-way as required by the Pinellas County Subdivision Regulations and/or the Pinellas County Zoning regulations.

Also, as a minimum, the required right-of-way will be 110 feet for the entirety of East Lake Road lying within property limits of Lake Tarpon Village.

The capacity and loading of transportation facilities in the East Lake Tarpon area, including but not limited to East Lake Road (CR 77); State Road 586 (between SR 584 and US 19); State Road 584 (between SR 580 and US 19); State Road 582 (between US 19 and the Hillsborough County line); shall be a limiting factor in subsequent site plan approvals. No site plans shall be approved for Tarpon Lake Villages unless it is determined by the County Administration in a written finding, that the above roadways are operating a level of Service C or above, and that the expected trips to be generated by such approval would not cause the roadways to operate below Level of Service C. A site plan disapproval through this procedure may be appealed by the Developer to the Board of County Commissioners. On appeal, the Board of County Commissioners may approve such site plan upon an affirmative finding that the aforesaid roadways shall not be unduly burdened regardless of the present or projected level of service of any of said described roads. If any improvements or new roads are deemed necessary by the Board of County Commissioners to avoid such undue burden, then such improvements shall be either substantially completed or programmed for construction by the expected date of completion for the development phase or portion under consideration. Determinations of the Level of Service of roadways shall be set forth in writing, and shall be based upon the most recent and best available transportation data, including but not limited to average daily traffic counts by the Florida Department of Transportation, and to the extent that appropriate data is available, shall utilize the methodology contained in the Highway Capacity Manual - 1965. In making any determinations pursuant to this provision, the County shall consider applying proportionate uniform treatment in relation to other proposed developments in the area.

IX. SITE PLAN APPROVAL

Site plan approval shall be required for any development in Tarpon Lake Village. All requests for site plan approval shall include the proposed buildout period for the area covered by the proposed site plan. A copy of all final site plans approved for Lake Tarpon Village shall be transmitted to the Division of State Planning.

X.

This development order shall stay in effect for a period of thirty (30) years from and after the date hereof. During this period, the Developer shall annually provide Pinellas County, Tampa Bay Regional Planning Council, and the Division of State Planning with a summary of completed construction and an estimate of proposed construction over the remaining life of the development order.

XI.

This development order shall not encompass or approve any proposed development which constitutes a substantial deviation from the terms of this order, from the representations contained in the Application for Development Approval (ADA), or which is commenced after the expiration of the period of effectiveness of this order. The Application for Development Approval submitted by Tarpon Lake Corporation to Pinellas County on or about January 29, 1974, as amended is hereby incorporated by reference and made a part of this Development Order.

This Order shall be binding upon the Developer, its successors and assigns. This Order supercedes the development order adopted on March 18, 1975, by Pinellas County.

PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS

TARPON LAKE CORPORATION

BY: *Don Jones*
Authorized Signature
DON JONES, Chairman

BY: _____
Authorized Signature

ATTEST:

Wassell D. Willard
Clerk

TAMPA BAY REGIONAL PLANNING COUNCIL

DIVISION OF STATE PLANNING

BY: _____
Authorized Signature

BY: _____
R. G. Whittle, Jr.
Director

A RESOLUTION FINDING NO SUBSTANTIAL DEVIATION
FROM DEVELOPMENT ORDER AND APPROVING THE JULY
26, 1985, AMENDMENTS TO EXHIBIT "A" AND
EXHIBIT "B" OF THE OVERALL MASTER DEVELOPMENT
PLAN FOR THE TARPON LAKE VILLAGES DEVELOPMENT
OF REGIONAL IMPACT NO. 24

WHEREAS, on July 26, 1985, TARPON LAKE CORP. and TARPON GROUP, INC. submitted amendments to Exhibit "A" and Exhibit "B" of the Overall Master Development Plan for the Tarpon Villages Development of Regional Impact No. 24 to incorporate a sixty (60) acre high school site (the "Amendments"); and

WHEREAS, the Board of County Commissioners for the County finds that the northern portion of the County has a need for a high school, that there is a significant public interest to be served by the proposed high school, and that the proposed site is highly desirable for a high school; and

WHEREAS, the Board of County Commissioners for the County finds that the simultaneous increases and decreases of uses resulting from the Amendments do not exceed the regional impact of the originally authorized development, as subsequently amended, and that the Amendments do not create regional impacts which have not been previously reviewed; and

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Pinellas County, Florida that the July 26, 1985 Amendments to Exhibit "A" and Exhibit "B" of the Tarpon Lake Villages Overall Master Development Plan for Development of Regional Impact No. 24 are not a substantial deviation from the development order for Tarpon Lake Villages pursuant to Florida Statute Section 380.06 and that said amendments are hereby approved.

Adopted at a regular session of the Board of County Commissioners held on the 8 day of October, 1985.

This Resolution shall become effective immediately upon its adoption.

Commissioner Greer offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Todd and upon roll call the vote was:

AYES: Tyndall, Rainey, Chesnut, Todd and Greer.

NAYS: None.

ABSENT AND NOT VOTING: None.

WHEREAS, on March 16, 1976, Pinellas County issued a development order for the Tarpon Lake Villages Development of Regional Impact #24 and;

WHEREAS, the 1976 development order incorporated by referenced Exhibit A, a preliminary site plan dated October 13, 1975 and;

WHEREAS, the referenced site plan depicted certain lands within the development for use as residential, commercial, public/utility, recreation/open space, conservation/preservation, and major road right-of-way, and;

WHEREAS, in 1979 Pinellas County, through its managed growth efforts for the Northeast Lake Tarpon area, rezoned the Tarpon Lake Villages development to reduce density, and;

WHEREAS, since 1976 certain amendments to the 1975 master plan have occurred including reductions in residential and commercial density resultant of the 1979 rezoning, modifications to provide additional rights-of-way to conform to Pinellas County's Comprehensive Road Plan, modifications to reflect additional school sites conveyed to the school board, modifications to reflect fire station sites donated as a development order condition, modifications to reflect protective zones for Southern Bald Eagle nests and other changes, and;

WHEREAS, the conservation area boundaries within the development have been "ground-truthed" by a cooperative effort of the developers consultant, The Florida Department of Environmental Regulation. Pinellas County's Environmental Management Department and the and Army Corps of Engineers, and;

WHEREAS, the net acreage of the conservation areas is substantially increased and such increase provides significant protection of additional shoreline vegetation along Lake Tarpon, and;

WHEREAS, the developer has submitted form BRM-08-86 to Pinellas County, The Tampa Bay Regional Planning Council (TBRPC), and the Florida Department of Community Affairs (DCA) pursuant to Florida Statutes 380.06 (19) to request certain changes to the conservation areas as depicted in the 1975 Master Site Plan as well as amendments to the Master Site Plan previously approved by Pinellas County, and;

WHEREAS, Pinellas County, the TBRPC, and DCA have determined the revisions of the conservation area boundaries to be clarifications to the 1975 Master Site Plan, and;

WHEREAS, the notice requirements of Section 360.06 Florida Statutes have been satisfied and on February 2, 1988 the Board of County Commissioners of Pinellas County held a public hearing on the proposed changes to the development order and has heard and considered testimony and documents received thereon.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County Florida in regular session assembled this 12th Day of April 1988:

1. All modifications requested by the developer in form BRM-08-86 submitted November 30, 1987 are determined not to be a substantial deviation to the 1976 development order.
2. The modified conservation areas, as determined by ground-truthed surveys, are considered to be clarifications to the 1975 Master Site Plan. The development order is hereby amended to include Exhibit B as the approved wetland/conservation plans for the "Lansbrook Development" portion of the Tarpon Lake Villages DRI.
3. The development order is hereby amended to include the modified conservation areas, the revised master site plan tabulations attached as Exhibit C, and all modifications as described in form BRM-08-86 attached as Exhibit D.
4. All other conditions and requirements of the 1976 development order remain in effect.

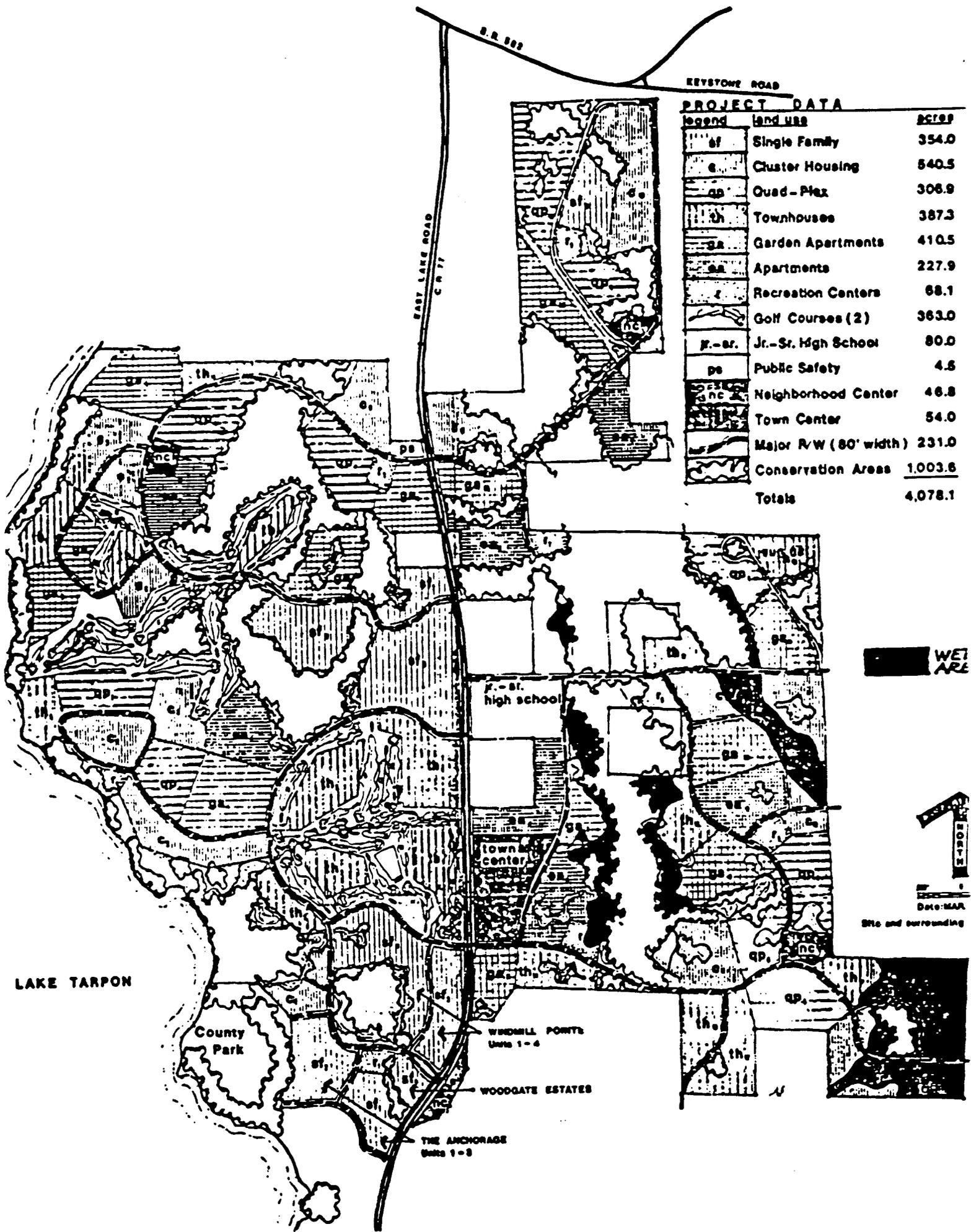
Commissioner Todd offered the foregoing resolution and moved its adoption, which was seconded by

Commissioner Tyndall and upon roll call the vote was:

Ayes: Chesnut, Tyndall, Rainey, Todd and Greer.

Nays: None.

Absent and not voting: None.



PROJECT DATA

Legend	Land Use	ACRES
sf	Single Family	354.0
ch	Cluster Housing	540.5
qp	Quad-Plaz	308.9
th	Townhouses	387.3
ga	Garden Apartments	410.5
ap	Apartments	227.9
rc	Recreation Centers	68.1
gc	Golf Courses (2)	363.0
j.-sr.	Jr.-Sr. High School	80.0
ps	Public Safety	4.8
nc	Neighborhood Center	46.8
tc	Town Center	54.0
	Major R/W (80' width)	231.0
	Conservation Area	1,003.6
Totals		4,078.1

WET ARE



Date: MAR

Site and surrounding

LAKE TARPON

County Park

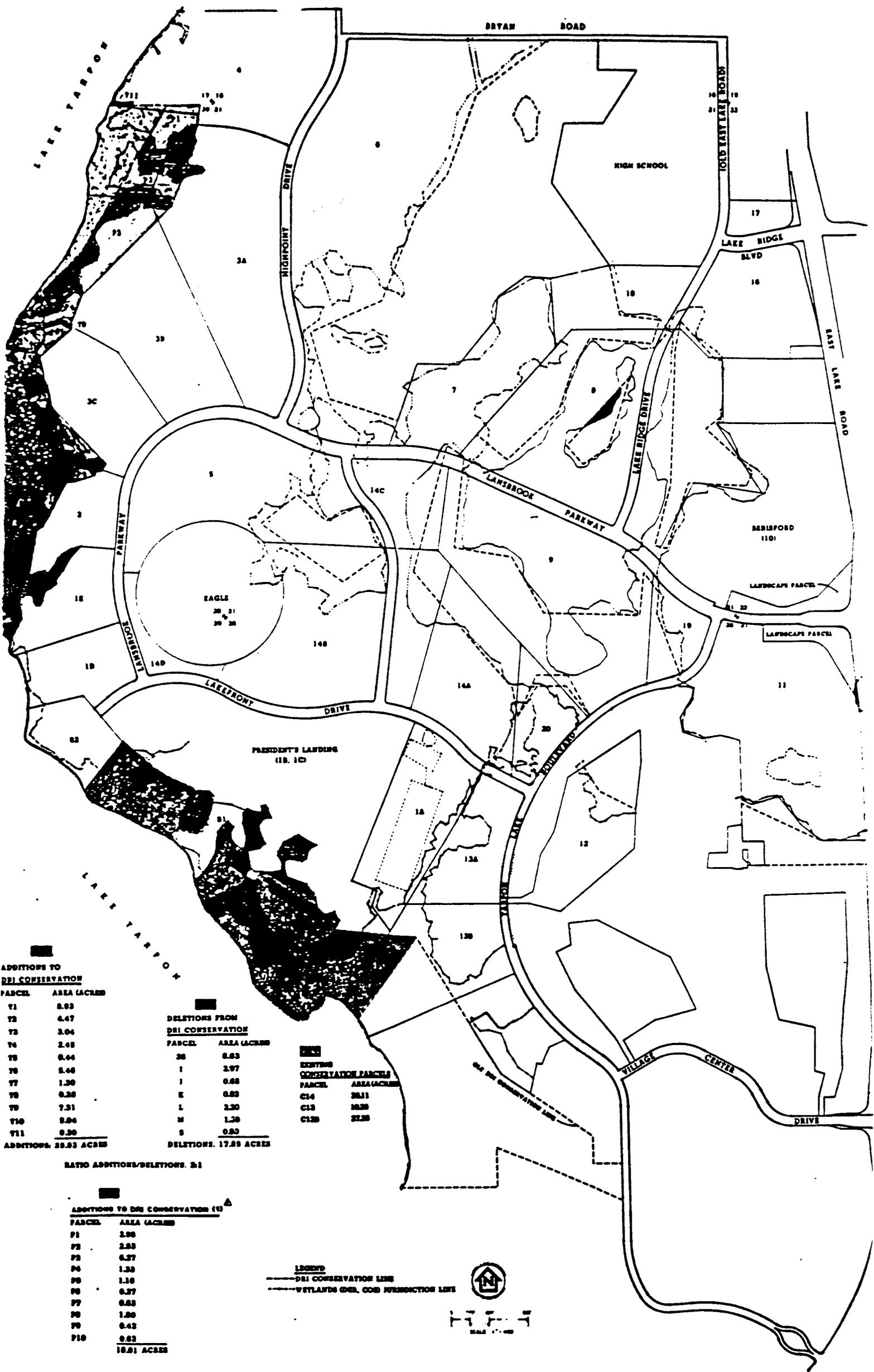
Jr.-Sr. high school

town center

WINDMILL POINTS Units 1-4

WOODGATE ESTATES

THE ANCHORAGE Units 1-3



ADDITIONS TO DRI CONSERVATION

PARCEL	AREA (ACRES)
71	0.83
72	4.47
73	3.04
74	2.48
75	0.44
76	0.46
77	1.30
78	0.38
79	7.31
710	0.04
711	0.30
ADDITIONS:	28.82 ACRES

DELETIONS FROM DRI CONSERVATION

PARCEL	AREA (ACRES)
28	0.83
1	2.97
1	0.68
E	0.82
L	2.30
M	1.38
S	0.80
DELETIONS:	17.85 ACRES

EXISTING CONSERVATION PARCELS

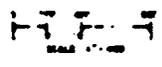
PARCEL	AREA (ACRES)
C14	26.11
C13	26.38
C12B	22.28

RATIO ADDITIONS/DELETIONS: 2:1

ADDITIONS TO DRI CONSERVATION (U)

PARCEL	AREA (ACRES)
71	2.98
72	2.53
73	0.37
74	1.33
76	1.18
78	0.37
77	0.83
78	1.20
79	0.43
710	0.83
ADDITIONS:	18.01 ACRES

LEGEND
 ——— DRI CONSERVATION LINE
 - - - - - WETLANDS GEN. COOD JURISDICTION LINE





BOARD OF COUNTY COMMISSIONERS

PINELLAS COUNTY, FLORIDA

315 COURT STREET

CLEARWATER, FLORIDA 34616

COMMISSIONERS

JOHN CHESNUT, JR. - CHAIRMAN
BRUCE TYNDALL - VICE CHAIRMAN
GEORGE GREER
CHARLES E. RAINEY
BARBARA SHEEN TODD

April 12, 1988

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

Re: Tarpon Lake Village DRI #24

TO WHOM IT MAY CONCERN:

On February 2, 1988, the Pinellas County Commission held a public hearing pursuant to Chapter 380.06 (19) to consider certain modifications to the Development Order for Tarpon Lake Villages DRI #24. These changes were as outlined in Form BRM-08-86 submitted by the Developer on November 30, 1986. These modifications were found not to be a substantial deviation to the 1976 Development Order and were approved by the Board. Attached you will find a resolution adopted today by the Board of County Commissioners officially amending the Development Order to incorporate these modifications into the 1976 order.

If you have any questions regarding this matter please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Paul Cassel".

Paul Cassel
Zoning Administrator

PC/dm

PLEASE ADDRESS REPLY TO:
DEPARTMENT OF PLANNING

126

PINELLAS COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

RESOLUTION NO. 88-130
RESOLUTION AMENDING THE MARCH 1975
TARPON LAKE VILLAGES DEVELOPMENT ORDER

WHEREAS, on March 16, 1976, Pinellas County issued a development order for the Tarpon Lake Villages Development of Regional Impact #24 and;

WHEREAS, the 1976 development order incorporated by referenced Exhibit A, a preliminary site plan dated October 13, 1975 and;

WHEREAS, the referenced site plan depicted certain lands within the development for use as residential, commercial, public/utility, recreation/open space, conservation/preservation, and major road right-of-way, and;

WHEREAS, in 1979 Pinellas County, through its managed growth efforts for the Northeast Lake Tarpon area, rezoned the Tarpon Lake Villages development to reduce density, and;

WHEREAS, since 1976 certain amendments to the 1975 master plan have occurred including reductions in residential and commercial density resultant of the 1979 rezoning, modifications to provide additional rights-of-way to conform to Pinellas County's Comprehensive Road Plan, modifications to reflect additional school sites conveyed to the school board, modifications to reflect fire station sites donated as a development order condition, modifications to reflect protective zones for Southern Bald Eagle nests and other changes, and;

WHEREAS, the conservation area boundaries within the development have been "ground-truthed" by a cooperative effort of the developers consultant, The Florida Department of Environmental Regulation. Pinellas County's Environmental Management Department and the and Army Corps of Engineers, and;

WHEREAS, the net acreage of the conservation areas is substantially increased and such increase provides significant protection of additional shoreline vegetation along Lake Tarpon, and;

WHEREAS, the developer has submitted form BRM-08-86 to Pinellas County, The Tampa Bay Regional Planning Council (TBRPC), and the Florida Department of Community Affairs (DCA) pursuant to Florida Statutes 380.06 (19) to request certain changes to the conservation areas as depicted in the 1975 Master Site Plan as well as amendments to the Master Site Plan previously approved by Pinellas County, and;

WHEREAS, Pinellas County, the TBRPC, and DCA have determined the revisions of the conservation area boundaries to be clarifications to the 1975 Master Site Plan, and;

WHEREAS, the notice requirements of Section 380.06 Florida Statutes have been satisfied and on February 2, 1988 the Board of County Commissioners of Pinellas County held a public hearing on the proposed changes to the development order and has heard and considered testimony and documents received thereon.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County Florida in regular session assembled this 12th Day of April 1988:

1. All modifications requested by the developer in form BRM-08-86 submitted November 30, 1987 are determined not to be a substantial deviation to the 1976 development order.
2. The modified conservation areas, as determined by ground-truthed surveys, are considered to be clarifications to the 1975 Master Site Plan. The development order is hereby amended to include Exhibit B as the approved wetland/conservation plans for the "Lansbrook Development" portion of the Tarpon Lake Villages DRI.
3. The development order is hereby amended to include the modified conservation areas, the revised master site plan tabulations attached as Exhibit C, and all modifications as described in form BRM-08-86 attached as Exhibit D.
4. All other conditions and requirements of the 1976 development order remain in effect.

Commissioner Todd offered the foregoing resolution and moved its adoption, which was seconded by

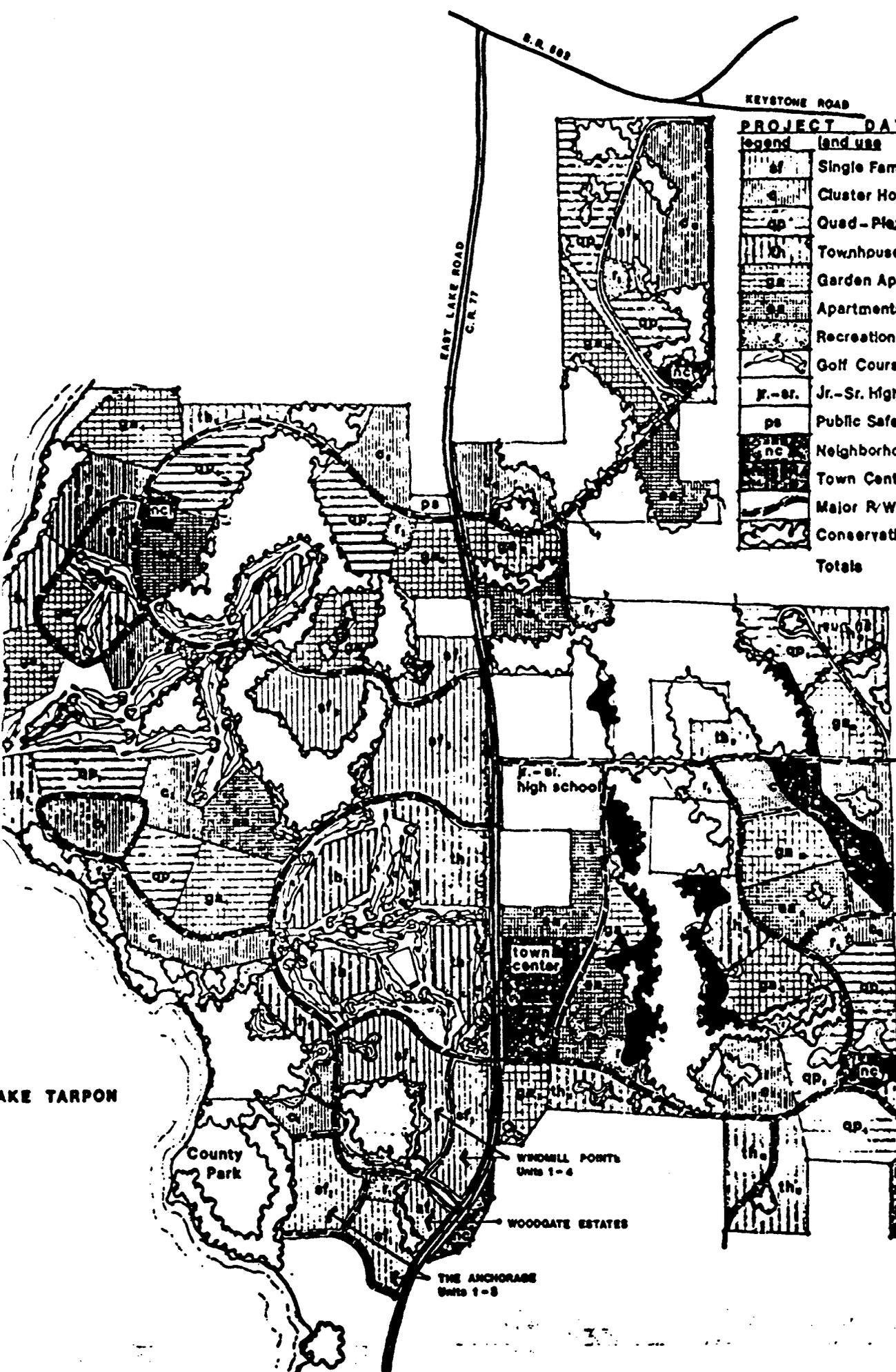
Commissioner Tyndall and upon roll call the vote was:

Ayes: Chesnut, Tyndall, Rainey, Todd and Greer.

Nays: None.

Absent and not voting: None.

I, KARLEEN F. De BLAKER, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida.
Witness my hand and seal of said County.
this 13th day of April, A.D. 1988.
KARLEEN F. De BLAKER, Clerk of the Circuit Court Ex-Officio Clerk to the Board of County Commissioners, Pinellas County, Florida.
By: G. K. West Deputy Clerk



PROJECT DATA

Legend	Land use	acres	units
sf	Single Family	354.0	3
ch	Cluster Housing	540.5	5
qp	Quad-Plax	306.9	8
th	Townhouses	387.3	8
ga	Garden Apartments	410.5	15
ap	Apartments	227.9	20
rc	Recreation Centers	68.1	
gc	Golf Courses (2)	363.0	
jr.-sr.	Jr.-Sr. High School	80.0	
ps	Public Safety	4.5	
nc	Neighborhood Center	48.8	
tc	Town Center	54.0	
	Major R/W (80' width)	231.0	
	Conservation Areas	<u>1,003.8</u>	
	Totals	4,078.1	4

WETLAND AREAS



Date: MAR 4, 1974
Site and surrounding area 21

LAKE TARPON

County Park

WINDMILL POINTS
Units 1-4

WOODGATE ESTATES

THE ANCHORAGE
Units 1-3

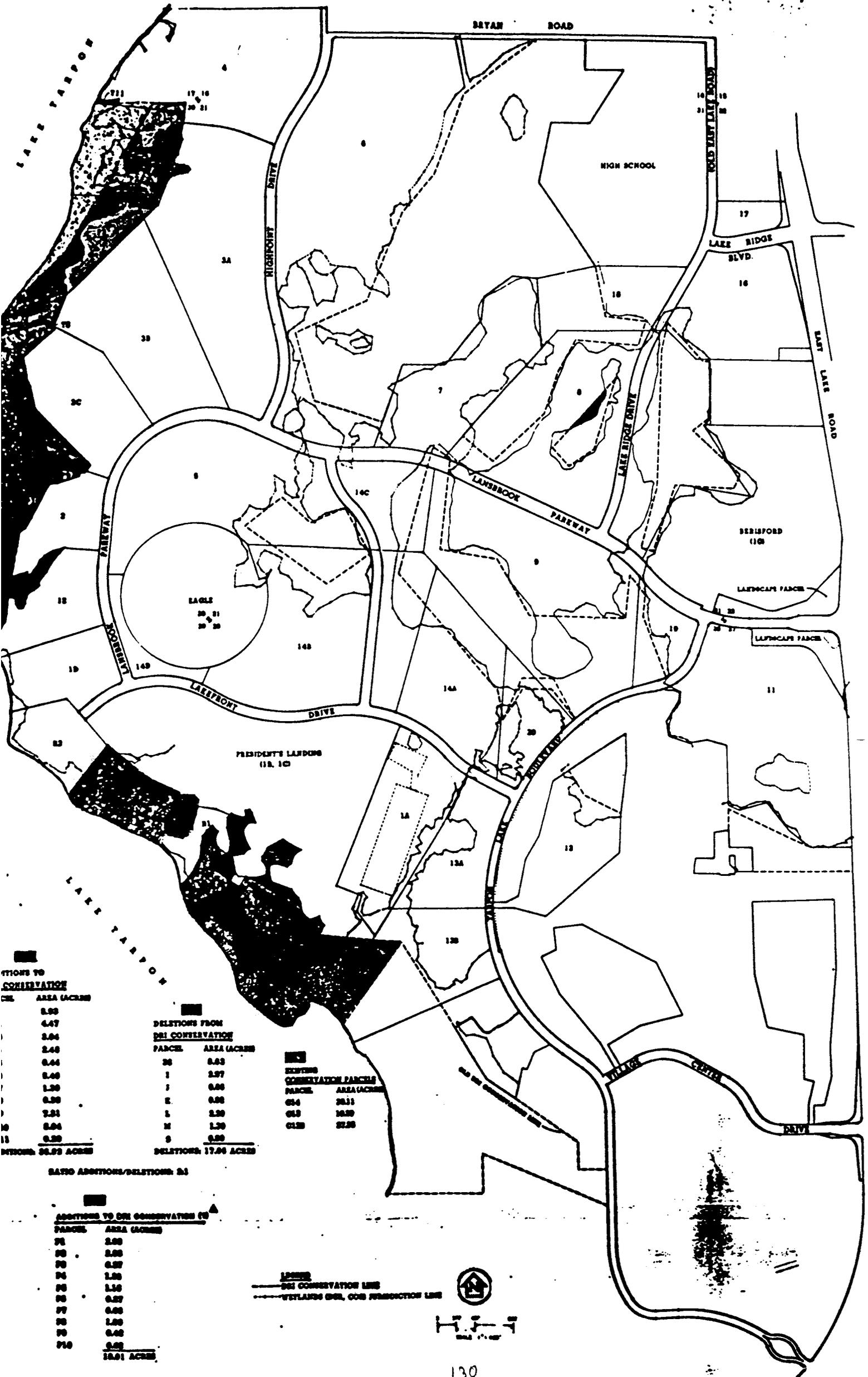
Jr.-Sr.
High school

town
center

WINDMILL POINTS
Units 1-4

WOODGATE ESTATES

THE ANCHORAGE
Units 1-3



ADDITIONS TO CONSERVATION

PARCEL	AREA (ACRES)
1	0.00
2	4.47
3	3.04
4	2.48
5	0.44
6	0.40
7	1.30
8	0.30
9	2.51
10	0.04
11	0.00
TOTAL:	21.55 ACRES

DELETIONS FROM DRI CONSERVATION

PARCEL	AREA (ACRES)
26	0.03
1	2.97
7	0.00
8	0.00
1	2.30
8	1.30
9	0.00
TOTAL:	17.06 ACRES

EXISTING CONSERVATION PARCELS

PARCEL	AREA (ACRES)
024	20.11
013	10.00
012	22.20

ADDITIONS TO CONSERVATION TO

PARCEL	AREA (ACRES)
75	2.00
76	2.00
77	0.07
78	1.00
79	1.10
80	0.07
81	0.00
82	1.00
83	0.40
84	0.00
TOTAL:	10.61 ACRES

DRI CONSERVATION LINE
 WETLANDS OR, COB PROTECTION LINE

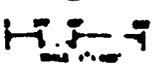


EXHIBIT "C"

Residential Use:	2227.1	1806.9
Commercial Use:	100.8	53.5
Public/Utility Use:	84.5	318.1
Recreation/Open Space:	431.1	439.6
Eagle Primary Zones:	-----	55.9
Conservation/Preservation:	1003.6	1166.6
Major Road R.O.W.:	231.0	239.6

TOTAL ACRES: 4078.1* 4080.2*

*Due to Survey Corrections.

PROJECT DATA	1976	1988
Total Living Units:	20,037	14,894
Units Per Gross Acre:	4.91	3.70
Units Per Residential Acre:	8.99	8.20
Commercial Sq. Ft (Floor Area):	520,000	372,350
Commercial Sq. Ft/Comm. Acre:	5158.7	6959.8
Commercial Sq. Ft/Living Unit:	25.95	25.0

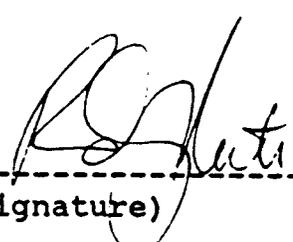
STATE OF FLORIDA
 DEPARTMENT OF COMMUNITY AFFAIRS
 DIVISION OF RESOURCE PLANNING AND MANAGEMENT
 BUREAU OF RESOURCE MANAGEMENT
 2571 Executive Center Circle, East
 Tallahassee, Florida 32301-8244
 (904) 488-4925

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
 DEVELOPMENT OF REGIONAL IMPACT (DRI)
 SUBSECTION 380.06 (19), FLORIDA STATUTES

Subsection 380.06 (19), Florida Statutes (1985) requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning council, and the state land planning agency according to this form.

- I, Randall J. Crete, as Executive Vice President of Lansbrook Development Corporation hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06 (19), Florida Statutes (1985). In support thereof, I submit the following information concerning the LAKE TARPON VILLAGE (DRI NO. 24) development (now known as TARPON LAKE VILLAGES), which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to Pinellas County, Florida, to the Tampa Bay Regional Planning Council, and the Bureau of Resource Management, Department of Community Affairs.

Nov. 30, 1987
 (Date)


 (Signature)

- APPLICANT:
 Lansbrook Development Corporation
 2500 Village Center Drive, Palm Harbor, Florida 34685
 Phone: (813) 784-7675

3. AUTHORIZED AGENT:
Same as applicant
4. LOCATION OF APPROVED DRI AND PROPOSED CHANGE:
All or portions of Sections 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 29, 33, 34 and 35, Township 27 South, Range 16 East, Pinellas County, Florida (unincorporated area).
Proposed changes contained in Sections 16, 17, 20, 21, 22, 27, 28 and 29.
5. DESCRIBE AND INDICATE ON A PROJECT MASTER SITE PLAN MAP OR OTHER MAPS ALL INDIVIDUAL CHANGES PREVIOUSLY MADE TO THE DEVELOPMENT. PLEASE DESCRIBE ALL CHANGES PREVIOUSLY MADE IN THE PLAN OF DEVELOPMENT, PHASING, BUILD OUT DATE, OR IN THE REPRESENTATIONS CONTAINED IN THE APPLICATION FOR DEVELOPMENT APPROVAL (ADA) SINCE THE DRI FIRST RECEIVED APPROVAL.

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "A" A DETAILED DESCRIPTION OF EACH CHANGE AND COPIES OF THE MODIFIED SITE PLAN DRAWINGS. EXHIBIT "A" SHOULD ALSO ADDRESS THE FOLLOWING ADDITIONAL ITEMS IF APPLICABLE:

A) INDICATE ALL DRI ADA'S OR REQUESTS FOR SUBSTANTIAL DEVIATION DETERMINATIONS THAT HAVE BEEN FILED SINCE THE PROJECT ORIGINALLY RECEIVED DRI APPROVAL.

B) ATTACH COPIES OF ALL MODIFICATIONS OR AMENDMENTS TO THE ORIGINALLY APPROVED DEVELOPMENT ORDER THAT HAVE BEEN ADOPTED BY LOCAL GOVERNMENT (UNLESS OTHERWISE PROVIDED; IF SO, CITE HOW).

See Exhibit "A" attached hereto.

6. DESCRIBE AND INDICATE ON A PROJECT MASTER SITE PLAN MAP ALL CURRENTLY PROPOSED CHANGES TO THE DEVELOPMENT. PLEASE DESCRIBE IN DETAIL ALL PROPOSED CHANGES TO THE LAST APPROVED PLAN OF DEVELOPMENT, PHASING, BUILD OUT DATE, OR TO THE REPRESENTATIONS CONTAINED IN THE LAST APPROVED APPLICATION FOR DEVELOPMENT APPROVAL (ADA). ADDITIONALLY, SUPPLY INFORMATION FOR APPROPRIATE PORTIONS OF THE CHART BELOW, INDICATING THE PROPOSED PROJECT CHANGES:

SUBSTANTIAL DEVIATION CHART

TYPE OF LAND USE- CHANGE CATAGORY	LAST APPROVED #	PROPOSED #
-----------------------------------	-----------------	------------

NOTE: Only catagories applicable to DRI # 24 are shown

OFFICE

=====

ACREAGE, INCLUDING DRAINAGE,
ROW, EASEMENTS, ETC.....

BUILDING (GROSS S.F.).....

PARKING SPACES.....

EMPLOYEES.....

SITE LOCATION CHANGES.....

EXTERNAL VEHICLE TRIPS.....

RESIDENTIAL

=====

DWELLING UNITS.....

LOTS

ACREAGE, INCLUDING DRAINAGE,
ROW, EASEMENTS, ETC..... 1813.9 1806.9

SITE LOCATION CHANGES..... Yes

EXTERNAL VEHICLE TRIPS.....

WHOLESALE, RETAIL OR SERVICE

=====

ACREAGE, INCLUDING DRAINAGE,
ROW, EASEMENTS, ETC.....

FLOOR SPACE (GROSS S.F.).....

PARKING SPACES.....

EMPLOYEES.....

SITE LOCATION CHANGES.....

EXTERNAL VEHICLE TRIPS.....

OPEN SPACE (ALL NATURAL AND VEGETATED NON-IMPERVIOUS SURFACES)

=====

ACREAGE

SITE LOCATION CHANGES.....

TYPE OF OPEN SPACE

PRESERVATION, BUFFER OR SPECIAL PROTECTION AREAS

=====

ACREAGE 1120.1 1166.6

SITE LOCATIONAL CHANGES..... Yes

DEVELOPMENT PROPOSED No

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "B" A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

See Exhibit "B" attached hereto.

7. HAS THERE BEEN A CHANGE IN LOCAL GOVERNMENT JURISDICTION FOR ANY PORTION OF THE DEVELOPMENT SINCE THE LAST APPROVAL OR THE DEVELOPMENT ORDER WAS ISSUED?

No

8. DESCRIBE ANY LANDS PURCHASED OR OPTIONED WITHIN ONE MILE OF THE ORIGINAL DRI SITE SUBSEQUENT TO THE ORIGINAL APPROVAL OR ISSUANCE OF THE DRI DEVELOPMENT ORDER. IDENTIFY SUCH LAND, ITS SIZE, AND INTENDED USE ON A PROJECT MASTER SITE PLAN OR OTHER MAP.

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH AS EXHIBIT "C".

See Exhibit "C" attached hereto.

9. BRIEFLY DESCRIBE WHETHER AND THE EXTENT OF WHICH:

- A) THE PROPOSED CHANGE MAY BE INCONSISTANT WITH ANY OBJECTIVES OR POLICIES OF THE ADOPTED STATE LAND DEVELOPMENT PLAN (OR, IN ITS ABSENCE, THE ADOPTED STATE COMPREHENSIVE PLAN) APPLICABLE TO THE AREA; AND

(1) Same as for item 9B below.

- B) THE PROPOSED CHANGE MAY BE INCONSISTANT WITH ANY LOCAL LAND DEVELOPMENT REGULATIONS OR THE ADOPTED LOCAL COMPREHENSIVE PLAN.

(1) The Pinellas County Comprehensive Land Use Plan (CLUP) reflects Conservation areas similiar to the Lake Tarpon Village (DRI No. 24) Master Plan. The CLUP base mapping is substantially smaller scale than the DRI base maps so it would not appear that the relatively subtle modifications made to the DRI map would affect the CLUP.

SUBSTANTIAL DEVIATION DETERMINATION

IF THE PROPOSED CHANGE TO THE PREVIOUSLY APPROVED DRI OR DEVELOPMENT ORDER CONDITION DOES NOT MEET OR EXCEED ANY OF THE CRITERIA LISTED IN THE DRI DEVELOPMENT ORDER OR IN SUBSECTION 380.06 (19) (b), FLORIDA STATUTES, THEN THE LOCAL GOVERNMENT HAVING JURISDICTION OVER THE DEVELOPMENT MUST MAKE A DETERMINATION AS TO WHETHER SUCH PROPOSED CHANGES CONSTITUTE A SUBSTANTIAL DEVIATION AND WILL CAUSE THE DEVELOPMENT TO BE FURTHER DEVELOPMENT-OF-REGIONAL-IMPACT REVIEW. IF THE LOCAL GOVERNMENT DETERMINES THAT THE PROPOSED CHANGE DOES NOT REQUIRE FURTHER DEVELOPMENT-OF-REGIONAL-IMPACT REVIEW AND IS OTHERWISE APPROVED, THE LOCAL GOVERNMENT MUST ISSUE AN AMENDMENT TO THE DEVELOPMENT ORDER INCORPORATING THE APPROVED CHANGE AND CONDITIONS OF APPROVAL RELATING TO THE CHANGE, SUBJECT TO THE APPEAL PROVISIONS OF SUBSECTION 380.06 (19) (f), F.S., AND SECTION 380.07, F.S.

PROVIDE THE FOLLOWING FOR INCORPORATION INTO SUCH AN AMENDED DEVELOPMENT ORDER, PURSUANT TO SUBSECTIONS 380.06 (15), F.S., AND 9J-2.25, FLORIDA ADMINISTRATIVE CODE:

10. AN UPDATED MASTER SITE PLAN OR OTHER MAP OF THE DEVELOPMENT PORTRAYING AND DISTINGUISHING THE PROPOSED CHANGES TO THE PREVIOUSLY APPROVED DRI OR DEVELOPMENT ORDER CONDITIONS.

Updated Master Plan Attached

11. PURSUANT TO SUBSECTION 380.06 (19) (f), F.S., INCLUDE THE PRECISE LANGUAGE THAT IS BEING PROPOSED TO BE DELETED OR ADDED AS AN AMENDMENT TO THE DEVELOPMENT ORDER. THIS LANGUAGE SHOULD ADDRESS AND QUANTIFY:

- A) ALL PROPOSED SPECIFIC CHANGES TO THE NATURE, PHASING, AND BUILD OUT-DATE OF THE DEVELOPMENT; TO THE ACREAGE ATTRIBUTABLE TO EACH PROPOSED CHANGE IN LAND USE, OPEN SPACE, AREAS FOR PRESERVATION, GREEN BELTS; TO STRUCTURES OR TO OTHER IMPROVEMENTS INCLUDING LOCATIONS, SQUARE FOOTAGE, NUMBER OF UNITS; AND OTHER MAJOR CHARACTERISTICS OR COMPONENTS OF THE PROPOSED CHANGE:

Proposed Revised Project Data:	West	East	Total
Land Use Category:	Acres	Acres	Acres
Residential Use:	1115.6	691.3	1806.9
Commercial Use:	13.1	40.4	53.5
Public/Utility Use:	100.1	218.0	318.1
Recreation/Openspace:	226.1	213.5	439.6
Eagle Primary Zones:	40.6	15.3	55.9
Conservation/Preservation:	567.9	598.7	1166.6
Major Road R/W:	116.1	123.5	239.6
Total Acres:	2179.4	1900.7	4080.1

Proposed Revised Project Data:	West	East	Total
Total Living Units:	10897	3997	14894
Living Units/Gross Acre:	5.0	2.1	3.7
Living Units/Residential Acre:	9.8	5.8	8.2
Commercial Sq.Ft. (Floor Area):	97350	275000	372350
Commercial Sq.Ft./Comm. Ac.:	7459.8	6806.9	6966.3
Commercial Sq.Ft./Living Unit:	8.9	68.8	25.0

B) AN UPDATED LEGAL DESCRIPTION OF THE PROPERTY, IF ANY PROJECT ACREAGE IS/HAS BEEN ADDED OR DELETED TO THE PREVIOUSLY APPROVED PLAN OF DEVELOPMENT;

Not Applicable

C) A PROPOSED AMENDED DEVELOPMENT ORDER DEADLINE FOR COMMENCING PHYSICAL DEVELOPMENT OF THE PROPOSED CHANGES, IF APPLICABLE;

Not Applicable.

D) A PROPOSED AMENDED DEVELOPMENT ORDER TERMINATION DATE THAT REASONABLY REFLECTS THE TIME REQUIRED TO COMPLETE THE DEVELOPMENT;

Not Applicable

- E) A PROPOSED DEVELOPMENT ORDER DATE TO WHICH LOCAL GOVERNMENT AGREES THAT THE CHANGES TO THE DRI SHALL NOT BE SUBJECT TO DOWN-ZONING, UNIT DENSITY REDUCTION, OR INTENSITY REDUCTION, IF APPLICABLE; AND

Not Applicable

- F) PROPOSED AMENDED DEVELOPMENT ORDER SPECIFICATIONS FOR THE ANNUAL REPORT, INCLUDING THE DATE OF SUBMISSION, CONTENTS AND PARTIES TO WHOM THE REPORT IS SUBMITTED AS SPECIFIED IN SUBSECTION 9J-2.25 (7), F.A.C.

Not Applicable

IF THE PROPOSED CHANGE MEETS OR EXCEEDS SUBSTANTIAL DEVIATION CRITERIA LISTED IN THE DRI DEVELOPMENT ORDER, OR IN THE CRITERIA LISTED IN SUBSECTION 380.06 (19) (b), F.S., THEN THE PROPOSED CHANGE IS A SUBSTANTIAL DEVIATION AND SHALL BE SUBJECT TO FURTHER DRI REVIEW WITHOUT THE NECESSITY FOR A DETERMINATION BY THE LOCAL GOVERNMENT.

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06 (19), FLORIDA STATUTES
EXHIBIT "A"

1. DESCRIPTION OF INDIVIDUAL CHANGES PREVIOUSLY MADE TO THE PLAN
OF DEVELOPMENT:

- A. Conversion of "Wetland Reserve Areas" (215 acres) specified in the Development order to Conservation and Openspace classifications.
- B. Reduction in Residential Living Units permitted within that portion of the DRI site lying east of East lake Road by 5,206 units in response to down-zoning by Pinellas County, Florida. Total project Residential Living Units reduced from 20,100 to 14,894.
- C. Reduction of Commercial Floor Area permitted by 147,650 square feet due to down-zoning mentioned above and the relationship of commercial floor area to residential living units under Pinellas County, Florida RPD zoning regulations. Total project Commercial Floor Area reduced from 520,000 square feet to 372,350 square feet and total commercial acreage reduced from 100.8 acres to 54.3 acres.
- D. Modification of Major Road Network within the project boundary to conform to Pinellas County Comprehensive Road Network Plan and McMullen-Booth Scenic Highway Corridor Plans. Additional right of way required above that specified in the Development Order.
- E. Modifications to add protection zones for Southern Bald Eagle nests (2) and corresponding modifications to adjoining land uses caused thereby.
- F. Modifications made to reflect actual sites chosen by grantees for school (Elementary and future Middle School) and fire station sites donated as a condition of the Development Order.
- G. Modifications made to reflect additional school site (High School) conveyed to School Board of Pinellas County, Florida.
- H. Modifications required to reflect lands utilized by Pinellas County, Florida for sewer treatment and disposal.

Ordinance No. 89-60

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING THE DEVELOPMENT ORDER FOR LAKE TARPON VILLAGE PURSUANT TO CHAPTER 380, FLORIDA STATUTES; PROVIDING FOR RATIFICATION OF OF THE PRIOR DEVELOPMENT ORDER AND ESTABLISHING THE AMENDED DEVELOPMENT ORDER AS THE DEVELOPMENT ORDER FOR LAKE TARPON VILLAGE; PROVIDING FINDINGS OF FACT; PROVIDING CONCLUSIONS OF LAW; PROVIDING FOR APPROVAL OF THE APPLICATION; PROVIDING FOR AMENDMENT OF THE DEVELOPMENT ORDER INCLUDING A REVISED MASTER SITE PLAN, PHASING PROVISIONS, AMENDMENT OF THE LAND-USE PLAN, AMENDED TRANSPORTATION SECTION TO INCLUDE OPTIONS; PROVIDING FOR APPLICATION OF THE COMPREHENSIVE PLAN TO SUBSEQUENT AMENDMENTS; PROVIDING FOR THE APPLICATION OF IMPACT FEES AND APPROPRIATE CREDITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lake Tarpon Village Development of Regional Impact, hereinafter referred to as the "Development", received a Development Order on March 18, 1975 which was subsequently amended March 16, 1976, October 8, 1985, and April 12, 1988; and

WHEREAS, pursuant to the provisions of Section 380.06, F.S. (1987), the Lansbrook Development Corporation formerly known as the Tarpon Lake Corporation, hereinafter referred to as the Developer, filed an application for Approval of Proposed Change to the Original Development Order (Reference Number BRM-08-86, hereinafter referred to as the "Application") with the County, the Tampa Bay Regional Planning Council ("TBRPC"), the Florida Department Of Community Affairs ("DCA") and other appropriate entities; and

WHEREAS, the Application has satisfactorily addressed all regional issues related to the Development; and

WHEREAS, the Pinellas County Board of County Commissioners (the "Commission"), as the governing body of the local government having jurisdiction pursuant to Chapter 380, is authorized and empowered to consider applications for proposed changes to previously approved DRIs; and

WHEREAS, the public notice requirements of Chapter 380 and the County have been satisfied; and

WHEREAS, the Commission has, on the 14th day of November, 1989, held a duly noticed public hearing on the Application and heard and considered testimony and documents received thereon; and

WHEREAS, the Commission has received a recommendation from

X.

In the event the applicant does not conform to any portion of the heretofore mentioned development order, the Board of County Commissioners has the authority to rescind said order whereby triggering the DRI process on the undeveloped portion of the Lake Tarpon Development.

- (4) Additionally, 35.92 acres of jurisdictional wetlands adjoining the DRI Conservation Areas (Master Plan Sheet 2 of 2, Parcels T1-T11 and shaded in red) along the shoreline of Lake Tarpon, which were not previously designated as Conservation, are being proposed to be reclassified as Conservation Areas from their present Residential classification. This results in a 2:1 ratio of areas being added to those being deleted from the Conservation Area classification.

B. DESIGNATION OF 18.01 ACRES OF UPLAND PRESERVATION AREA ADJOINING THE CONSERVATION AREAS ALONG THE SHORELINE OF LAKE TARPON:

- (1) Based on agreement with Pinellas County Environmental Management the Applicant has agreed to satisfy, in advance, the 2% uplands preservation requirement by adding certain lands adjacent to DRI Wetlands Conservation acreage. In accordance with Section V (Preservation Areas) of the Development Order, an additional 18.01 acres of upland vegetation (Master Plan Sheet 2 of 2, Parcels P1-P10 shaded in green) are being classified as Preservation Areas in satisfaction of the 2% upland preservation requirement for that portion of the DRI site lying west of East Lake Road.

The location and distributional pattern of these proposed preservation areas were specifically selected to maximize the species diversity and functional wildlife value of the conservation areas in the post-development state. Site reviews indicate that the greatest diversity of upland and wetland habitats occurs in the northern half of Lansbrook along the shoreline of Lake Tarpon. In this region of the property topographic relief is complex, consisting of a series of high ridges interspersed with valleys of varying slopes, all draining into Lake Tarpon. Of the eight different soil types that occur on Lansbrook, seven are found within the proposed preservation/conservation area.

The proposed preservation/conservation areas incorporate numerous fingers of loblolly bay (Gordonia lasianthus) forest juxtapositioned between ridges of sand pine scrub, all sloping towards the

swamp forest that fringes Lake Tarpon in this region. These sand pine scrubs are diverse associations containing a majority of those species endemic to this community type. On most ridges the canopy is dominated by sand pine (Pinus clausa) with a shrub layer containing numerous species including sand live oak (Quercus geminata), Chapman's oak (Quercus chapmanii), myrtle oak (Quercus myrtifolia), rusty lyonia (Lyonia ferruginea), wild olive (Osmanthus megacarpa), rosemary (Ceratiola eriocoides), scrub plum (Ximenia americana) and scattered saw palmetto (Serenoa repens). The ground cover is equally diverse with reindeer moss (Cledonia sp.) being particularly abundant.

By setting aside a nearly continuous band of sand pine scrub, loblolly bay forest and hardwood swamp forest, a true wildlife corridor will be created along a majority of the eastern shore of Lake Tarpon. In addition to preserving the endemic floral and faunal components of these habitats, this area would provide a permanent natural buffer for the aquatic environment of Lake Tarpon.

For the Lansbrook Master Homeowners' Association, the maintenance requirements of these conservation/preservation areas should be minimal. Since this natural buffer will border residences, littering and indiscriminate disturbance by the public should not be a problem. Deed restrictions will prohibit any residence bordering the conservation area from altering its natural character.

See Exhibit "A" to Overall Master Development Plan (Sheets 1 and 2) attached hereto for the generalized and specific locations of the areas discussed in this Exhibit "B".

BRM-08-86/EXHIBIT "C"

LAKE TARPON VILLAGE (DRI NO. 24) - LANSBROOK DEVELOPMENT CORP.

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06 (19), FLORIDA STATUTES
EXHIBIT "C"

1. DESCRIPTION OF LANDS OPTIONED WITHIN ONE MILE OF ORIGINAL DRI
SITE SUBSEQUENT TO ORIGINAL APPROVAL OR ISSUANCE OF DRI
DEVELOPMENT ORDER:

- A. A five (5) acre site was optioned to purchase in Section 10, Township 27 South, Range 16 East, adjoining Keystone Road, to provide a route for a road connection from Master Plan Tract F-2 to Keystone Road. This was necessary since no ownership or right of way connection existed between the DRI site and Keystone Road. The option was exercised by the purchaser of Tract F-2, the road constructed and dedicated to Pinellas County as part of their Collector Road system designated in their Comprehensive Road Network Plan. Present ownership and intended use of the non-right of way portions of this parcel are not known. This parcel of land has not been annexed into the DRI site nor does its possible future development fall under the control of the DRI project developer.

pinellas county schools

memo

To: Suzanne Cooper

Date: 10/21/85

From: Jim Miller/kk

Subject: Resolution from Pinellas County,
(High School "EEE")

Attached is a copy of the signed
and sealed resolution from
Pinellas County.

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A RESOLUTION FINDING NO SUBSTANTIAL DEVIATION FROM DEVELOPMENT ORDER AND APPROVING THE JULY 26, 1985, AMENDMENTS TO EXHIBIT "A" AND EXHIBIT "B" OF THE OVERALL MASTER DEVELOPMENT PLAN FOR THE TARPON LAKE VILLAGES DEVELOPMENT OF REGIONAL IMPACT NO. 24

WHEREAS, on July 26, 1985, TARPON LAKE CORP. and TARPON GROUP, INC. submitted amendments to Exhibit "A" and Exhibit "B" of the Overall Master Development Plan for the Tarpon Villages Development of Regional Impact No. 24 to incorporate a sixty (60) acre high school site (the "Amendments"); and

WHEREAS, the Board of County Commissioners for the County finds that the northern portion of the County has a need for a high school, that there is a significant public interest to be served by the proposed high school, and that the proposed site is highly desirable for a high school; and

WHEREAS, the Board of County Commissioners for the County finds that the simultaneous increases and decreases of uses resulting from the Amendments do not exceed the regional impact of the originally authorized development, as subsequently amended, and that the Amendments do not create regional impacts which have not been previously reviewed; and

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Pinellas County, Florida that the July 26, 1985 Amendments to Exhibit "A" and Exhibit "B" of the Tarpon Lake Villages Overall Master Development Plan for Development of Regional Impact No. 24 are not a substantial deviation from the development order for Tarpon Lake Villages pursuant to Florida Statute Section 380.06 and that said amendments are hereby approved.

Adopted at a regular session of the Board of County Commissioners held on the 8 day of October, 1985.

This Resolution shall become effective immediately upon its adoption.

Commissioner Greer offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Todd and upon roll call the vote was:

AYES: Tyndall, Rainey, Chesnut, Todd and Greer.

NAYS: None.

ABSENT AND NOT VOTING: None.

0133J/0002j

I, KARLEEN F. DeBLAKER, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida.

Witness my hand and seal of said County this 18 day of October A.D. 1985

KARLEEN F. DeBLAKER, Clerk of the Circuit Court Ex-Officio Clerk to the Board of County Commissioners, Pinellas County, Florida.

By: [Signature] Deputy Clerk

24 file

DRI DEVELOPMENT ORDER FOR LAKE TARPON VILLAGE

Let it be known that pursuant to Section 380.06(7), Florida Statutes, the Board of County Commissioners of Pinellas County has heard at a public hearing held on March 16, 1976, the application for development approval for Lake Tarpon Village, a development of regional impact consisting of a Residential Project of 20,000 units, to be located in Pinellas County through 1985.

Pursuant to Section 380.06 and after due consideration of the consistency of this development with the regulations, and the regional report, this body took the following action:

Approval with the attached conditions of this development.

This development order specifically sets out the conditions of the proposed phases of construction. This DRI is consistent with current development activities in northern Pinellas County and the adopted Comprehensive Land Use Plan, which provides for urban development in the east Lake Tarpon area of RPD zoning. Since the Lake Tarpon Village residential DRI is compatible with existing plans of development for that area, it is the recommendation of the Planning Department that this DRI and development order be issued by the Board of County Commissioners subject to the enclosed conditions.



BOARD OF COUNTY COMMISSIONERS

PINELLAS COUNTY, FLORIDA

315 HAVEN STREET

CLEARWATER, FLORIDA 33516

December 12, 1979

COMMISSIONERS

JOSEPH "JOE" WORNICKI, CHAIRMAN
JOHN CHESNUT, JR., VICE-CHAIRMAN
JEANNE MALCHON
CHARLES E. RAINEY
BRUCE TYNDALL

SDW
WCL
MMV

Mr. Stacey A. Beyer
Vice President
Tarpon Lake Corporation
2500 Village Center Drive
Palm Harbor, Florida 33563

Re: Tarpon Lake Villages Archaeological
Survey, Pinellas County, Florida

Dear Stacey:

By this letter, I am granting Pinellas County's approval to Tarpon Lake Corporation to utilize the University of South Florida for the completion of the required archaeological survey.

Pinellas County will require that Tarpon Lake Village Corporation provide copies of the completed archaeological survey to all appropriate parties referenced in the development order. Additionally, please provide a brief statement as to the completion and findings of the archaeological survey at the time of submittal to Pinellas County of each additional final site plan.

Thank you for your cooperation and, if I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

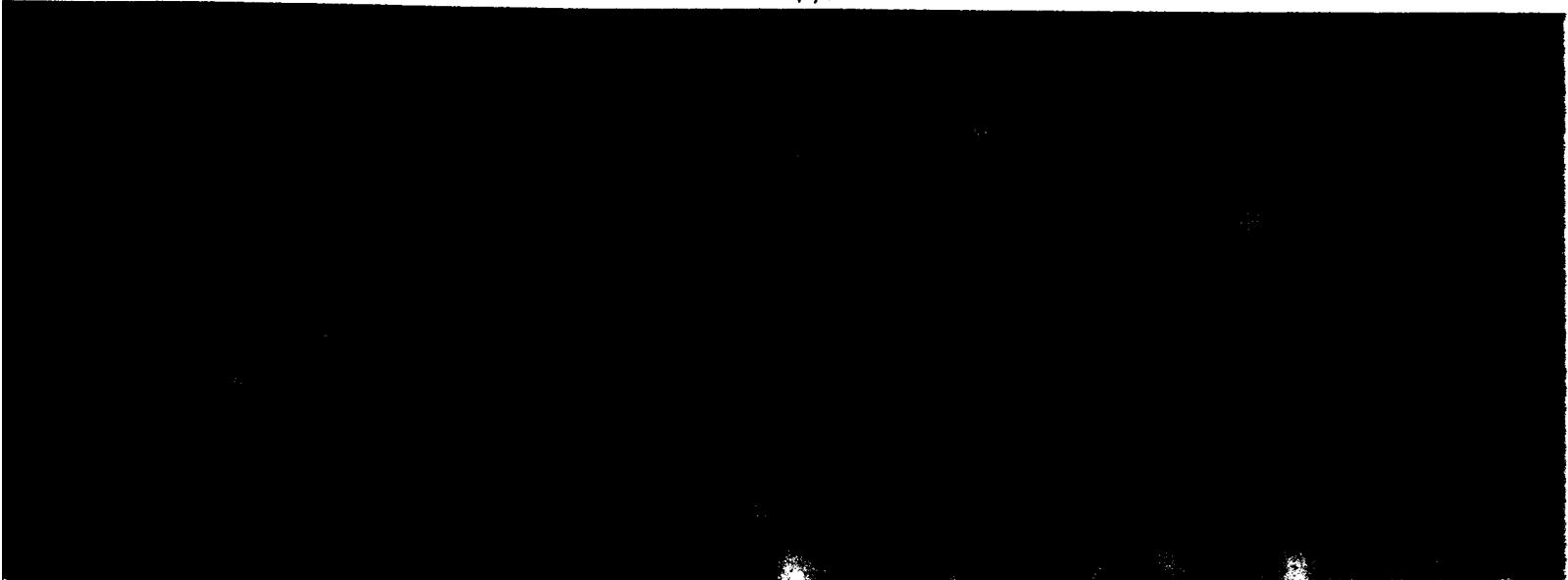
STEPHEN L. PEACOCK
Assistant County Administrator

SLPbjf

CC: J.F. Stowers, Director, DEM
Paul Bergmann, Director, Planning
Tampa Bay Regional Planning Council

PINELLAS COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

~~DOZ 471~~ *David D. ... - 7124*





TARPON LAKE CORP.

MM: ✓
W/O ✓
SL ✓
M/S ✓

December 7, 1979

Mr. Stephen L. Peacock
Assistant County Administrator
Pinellas County, Florida
315 Haven Street
Clearwater, Florida 33516

Re: Tarpon Lake Villages Archaeological Survey,
Pinellas County, Florida

Dear Steve:

Per the conditions of our Development Order for the Development of Regional Impact (D.R.I. #02-74-24) we are required to have an archaeological survey performed on any lands within the above referenced project prior to the commencement of site development. The Development Order also specifies that the firm, organization or individual conducting that survey shall be approved by Pinellas County.

With your approval we entered into an agreement with the Suncoast Archaeological Society on September 23, 1976 to conduct the necessary surveys to comply with the Development Order. To date they have surveyed approximately seven hundred acres of the site.

Due to their site survey team limitations of available time and manpower we have not been able to progress as rapidly as desired towards completion of the archaeological survey and therefore have investigated other means of having the survey completed.

For that purpose we anticipate entering into an agreement to complete the archaeological survey for Tarpon Lake Villages with the University of South Florida, College of Social and Behavioral Sciences, Department of Anthropology, Tampa, Florida 33620. The site survey work would be carried out by U.S.F. graduate students under the supervision of Professor Roger T. Grange, Jr. and Dr. Steve Gluckman of the Department of Anthropology. They are estimating that they will need nine to twelve months to complete the survey which will require approximately 2600 manhours of research, field survey, laboratory and report preparation time.

In accordance with the stipulation of the Development Order we hereby request the approval of Pinellas County for the University of South Florida, under the department and individuals specified

2500 VILLAGE CENTER DRIVE • PALM HARBOR, FLORIDA 33563
PINELLAS COUNTY (813) 784-7675 • HILLSBOROUGH COUNTY (813) 223-9501

~~original~~ original D.O. file for # 24

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Mr. Stephen L. Peacock
December 7, 1979
Page Two

herein, to complete the archaeological survey for Tarpon Lake Villages. It would be appreciated if such approval could be rendered in writing, and as soon as possible, so that we can proceed with finalizing our contract with the University.

Your prompt attention and assistance in this matter will be greatly appreciated.

Very truly yours,


Stacey A. Beyer
Vice President

SAB/mb

cc: Professor Roger T. Grange, Jr., U.S.F.
Mr. George W. Percy, Bureau of Historic Sites & Properties
Mr. Scott Wilson, Tampa Bay Regional Planning Council

STATE OF FLORIDA
LAND AND WATER ADJUDICATORY COMMISSION

IN RE:)
)
TARPON LAKE VILLAGES)
A Development of Regional Impact) APPEAL NO. 75-6
Proposed for Development in)
Pinellas County, Florida) DOAH NO. 75-480N
)
)
_____)

AMENDED JOINT STIPULATION FOR FINAL ORDER OF THE
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION
AMENDING DEVELOPMENT ORDER AND DISMISSING APPEAL

1. The Tarpon Lake Corporation, hereinafter called the developer, filed an application with Pinellas County for development approval for Tarpon Lake Villages, a development of regional impact, pursuant to section 380.06, Florida Statutes. Subsequent to receipt of the report and recommendations of the Tampa Bay Regional Planning Council, the Board of County Commissioners adopted its development order on March 18, 1975, approving with conditions the Lake Tarpon Villages development.

2. The Division of State Planning (hereafter Division), within the Florida Department of Administration, pursuant to section 380.07, Florida Statutes, appealed the development order on the grounds that certain aspects of the development had not been adequately planned and that certain regional impacts had not been resolved.

3. The undersigned parties to the appeal have stipulated that the development order should be amended to approve the Lake Tarpon Villages development subject to the following conditions:

A. Water Quality

Brooker Creek and Lake Tarpon are currently under study by the United States Geological Survey under programs funded by the Southwest Florida Water Management District and Pinellas County. The study for Pinellas County is an urban

run-off study that is concerned primarily with water quality and will take five years to complete. The USGS already has been obtaining water samples and has been testing for and analyzing various constituents for background screening. This current level of sampling and analysis is deemed adequate and commensurate with the minimal development activity taking place in the Brooker Creek area of the Tarpon Lake Villages development. If, in the opinion of the Pinellas County Administration, additional testing and analysis of water quality are necessary because of increased development activity within the Brooker Creek area of the Tarpon Lake Villages development, then the Developer will cooperate with the County to retain the USGS to perform such additional testing and analysis. If any of the above monitoring activities indicate that water quality in Brooker Creek or Lake Tarpon is being degraded as a result of the development of Tarpon Lake Villages, then the Developer shall be required to formulate and implement such measures as are necessary to mitigate any such degradation.

B. Water Supply

The Developer has entered into an agreement with Pinellas County in which the Developer has conveyed to Pinellas County its rights in the Floridan Aquifer as well as certain real property for the construction of wells, pipelines and a water treatment facility. The County has agreed to provide, subject to certain conditions, water for domestic consumption in the Tarpon Lake Village development. Said agreement between the Developer and Pinellas County remains in full force and effect.

Potable water supply for Tarpon Lake Village shall be limited to an amount equivalent to the production capability authorized by the Southwest Florida Water Management District or its successor agency for the East Lake Tarpon Wellfield Phase I as set forth in the agreement between the Developer and Pinellas County. This limitation shall apply to any and all

development and improvements of any kind or character placed upon the Tarpon Lake Villages site. No site plans shall be approved which would cause the development's water demand to exceed the authorized production capability of the East Lake Tarpon Wellfield Phase I at the time of request. Water demand shall be calculated based upon the County's most current estimates of actual domestic and non-domestic water use in Lake Tarpon Village. If there is an alternative or supplemental supply to the East Lake Tarpon Wellfield Phase I, then the Developer's right to apply to Pinellas County or any other appropriate governmental agency for such water shall not be limited by this Stipulation. Any application for the use of such additional water shall be subject to direct administrative review and comment by the Division (within 30 days after receipt thereof) for adverse regional impact prior to approval.

Water for non-potable needs shall be obtained from sewage effluent, shallow wells or the retention lake system. Except, however, that if the quality or quantity of the water from the shallow wells or the retention lake system is insufficient to meet the irrigation needs of the golf courses, then in such event the Developer may construct one deep well per golf course, if approved by the appropriate agencies. The deep wells shall be used only for the period of time required for the quantity or quality of the water from the above-mentioned sources to improve sufficiently to meet the needs of the golf courses; provided, however, that the amount of water withdrawn from the golf course deep wells shall be considered a part of the maximum authorized production of the East Lake Tarpon Wellfield Phase I as provided herein.

C. Wetlands

The Developer shall, to the extent set forth below, preserve the existing wetland areas on the site.

Conservation areas shall consist of those areas designated as "conservation areas" on the attached preliminary

site plan, Exhibit A, dated October 13, 1975, and incorporated by reference herein. It is the intent of this development order that the conservation areas designated herein shall be maintained substantially in their natural state. Such areas may be used for storm water retention, passive recreation, and other uses compatible with the natural functions and character of the wetlands. However, no excavation shall take place, nor shall any fill material, golf courses, artificial lakes, or structures be placed on or within any such designated conservation areas which would adversely affect the natural functions and character of the wetlands.

Wetland Reserve Areas shall be those areas so designated on said Exhibit A which total approximately 215 acres. No development shall take place within any designated Wetland Reserve Area until after other portions of the site east of East Lake Road have been substantially developed. Prior to any development in the Wetland Reserve Areas designated herein, the Developer shall demonstrate to the Division and Pinellas County that such development will not adversely affect water quality, flood hazards, aquifer recharge or other natural functions of the wetlands system in the Brooker Creek Drainage Basin.

Nothing herein shall limit the right of Pinellas County to protect wetlands areas pursuant to state or local laws, ordinances or regulations.

D. Transportation

The Developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted on the accompanying transportation network map, affixed to and made part of the original development order.

In addition, the Developer will be required to dedicate by plat all rights-of-way as required by the Pinellas County Subdivision Regulations and/or the Pinellas County Zoning regulations.

Also, as a minimum, the required right-of-way will be 110 feet for the entirety of East Lake Road lying within property limits of LAKE TARPON VILLAGE.

The capacity and loading of transportation facilities in the East Lake Tarpon area, including but not limited to East Lake Road (CR77); SR 586 (between SR 584 and US 19); SR 584 (between SR 580 and US 19); SR 582 (between US 19 and the Hillsborough County line); shall be a limiting factor in subsequent site plan approvals. No site plans shall be approved for Tarpon Lake Villages unless it is determined by the County Administration in a written finding, that the above roadways are operating at level of Service C or above, and that the expected trips to be generated by such approval would not cause the roadways to operate below Level of Service C. A site plan disapproval through this procedure may be appealed by the Developer to the Board of County Commissioners. On appeal, the Board of County Commissioners may approve such site plan upon an affirmative finding that the aforesaid roadways shall not be unduly burdened regardless of the present or projected level of service of any of said described roads. If any improvements or new roads are deemed necessary by the Board of County Commissioners to avoid such undue burden, then such improvements shall be either substantially completed or programmed for construction by the expected date of completion for the development phase or portion under consideration. Deter-minations of the Level of Service of roadways shall be set forth in writing, and shall be based upon the most recent and best available transportation data, including but not limited to average daily traffic counts by the Florida Department of Transportation, and to the extent that appropriate data is available, shall utilize the methodology contained in the Highway Capacity Manual - 1965. In making any determinations pursuant to this provision, the county shall consider applying

proportionate uniform treatment in relation to other proposed developments in the area.

E. Site Plan Approval

Site plan approval shall be required for any development in Tarpon Lake Village. All requests for site plan approval shall include the proposed buildout period for the area covered by the proposed site plan. A copy of all Final Site Plans approved for Lake Tarpon Village shall be transmitted to the Division of State Planning.

4. This development order shall stay in effect for a period of thirty (30) years from and after the date hereof. During this period, the Developer shall annually provide Pinellas County, Tampa Bay Regional Planning Council, and the Division with a summary of completed construction and an estimate of proposed construction over the remaining life of the development order.

5. This development order shall not encompass or approve any proposed development which constitutes a substantial deviation from the terms of this order, from the representations contained in the Application for Development Approval (ADA), or which is commenced after the expiration of the period of effectiveness of this order. The Application for Development Approval submitted by Tarpon Lake Corporation to Pinellas County on or about January 29, 1974, as amended is hereby incorporated by reference and made a part of this Development Order.

6. This Stipulation for Agreement shall be binding upon the Developer, its successors and assigns. This Stipulation is supplementary to the development order adopted on March 18, 1975, by Pinellas County. In the event of any conflict between the terms of that order and this Stipulation, the terms of this Stipulation shall be deemed controlling. All conditions, restrictions and stipulations contained in this Stipulation may be enforced by any party hereto by action at law or in equity.

7. The parties to this Stipulation hereby acknowledge that the Development Order of Pinellas County dated March 18, 1975, as modified by this Stipulation, shall be made effective by final order of the Land and Water Adjudicatory Commission and that this appeal shall be thereafter dismissed.

PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS

BY: Don Jones
Authorized Signature
DON JONES, Chairman

ATTEST:

Hamed D. Melendore
Clerk

TARPON LAKE CORPORATION

BY: [Signature]
Authorized Signature
1975 11.25.

TAMPA BAY REGIONAL PLANNING COUNCIL

BY: Amanda A. Buckle
Authorized Signature

DIVISION OF STATE PLANNING

BY: R. G. Whittle, Jr.
R. G. Whittle, Jr.
Director

Region

March 18, 1975

#5 DEVELOPMENT OF REGIONAL IMPACT ORDER FOR TARPON LAKE VILLAGE - APPROVED

Pursuant to legal notice published on February 12, 1975 in the Clearwater Sun as evidenced by affidavit of publication, public hearing was held on the application for Development of Regional Impact for Tarpon Lake Village.

Deputy Clerk Harold L. Rollman reported that no letters have been received relative to the application; and that the matter is properly before the Board to be heard.

County Administrator Merrett R. Stierheim indicated that in accordance with the agreement between the County and the Tampa Bay Regional Planning Council and also as required under Section 380.06(7) of the Florida Statutes the generalized development order should hereby be acted upon by the Board.

No one appeared in response to the Chairman's call for opponents or proponents to the application.

Following discussion, Commissioner Jones moved, seconded by Commissioner Stephens and carried, that the following development order be approved:

DRI DEVELOPMENT ORDER FOR LAKE TARPON VILLAGE

Let it be known that pursuant to Section 380.06(7), Florida Statutes, the Board of County Commissioners of Pinellas County has heard at a public hearing held on March 18, 1975, the application for development approval for Lake Tarpon Village, a development of regional impact consisting of a Residential Project of 20,000 units, to be located in Pinellas County on through 1985.

Pursuant to Section 380.06 and after due consideration of the consistency of this development with the regulations, and the regional report, this body took the following action:

approval with the attached conditions
of this development.

File DRI #2 ORIGINALS

02-74-24

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March 18, 1975

This development order specifically sets out the conditions of the proposed phases of construction. This DRI is consistent with current development activities in northern Pinellas County and the adopted Comprehensive Land Use Plan, which provides for urban development in the east Lake Tarpon area of RPD zoning. Since the Lake Tarpon Village residential DRI is compatible with existing plans of development for that area it is the recommendation of the Planning Department that this DRI and development order be issued by the Board of County Commissioners subject to the enclosed conditions.

LAKE TARPON VILLAGE-DRI #24

SUMMARY

This DRI is consistent with current development activities in northern Pinellas County and the adopted County Land Use Plan, which provides for urban development in the East Lake Tarpon Area under RPD zoning. Since the Lake Tarpon Village residential DRI is compatible with existing plans of development for that area, it is the recommendation of the Zoning Examiner that this DRI be approved and a Development Order be issued by the Board of County Commissioners, subject to the following conditions:

I. AIR QUALITY

The proposed Leadership Homes Development will comply with the following conditions in accord with TBRPC air quality recommendations:

1. Pay to the Pinellas County Board of County Commissioners 59% of the cost of establishing an Air Quality Monitoring Station on public dedicated land within the proposed development area. This air monitoring station total cost estimate includes:

(a) Hi Vol. Sampler	\$ 500.00
(b) Ozone electronic continuous sampler	5,500.00
(c) SO ₂ electronic continuous sampler	6,500.00
(d) NO _x Bubbler	400.00
(e) Wong wind speed & Direction instrument	700.00
TOTAL	<u>±\$13,600.00</u>

The unit will be purchased, operated and maintained by an appropriate public agency and will be located on one of the County-owned properties

March 18, 1975

existing in this area.

Pinellas County will establish an escrow account "earmarked" for said purpose.

II. ARCHAEOLOGICAL SURVEY

The developer shall show proof of contract for an archaeological survey of the subject property by a qualified firm or individual (approved by Pinellas County) before further major land alteration occurs.

III. INTERIOR LAKE MANAGEMENT PLAN

The developer shall contract with a qualified firm, agency or individual to establish an interior lake management plan of sufficient detail (approved by Pinellas County) to allow the future proposed lakes to become functional biological units recognizing their primary purpose of providing retention.

IV. ENDANGERED SPECIES

The developer will contract with a qualified firm, agency or individual to monitor the continuing status of threatened species on or near the site. In addition, before any land alteration occurs in each phase of the continuing development, the Pinellas County staff will be allowed to conduct an appropriate survey of the site for endangered species, including but not limited to the Southern Bald Eagle.

If deemed necessary by Pinellas County Board of County Commissioners, an adequate management plan, approved by the Florida Game and Fresh Water Commission, will be established to protect said species.

V. PRESERVATION AREAS

An adequate area of upland vegetation and wildlife shall be preserved in its natural state, as a prerequisite to final site plan approval of each additional phase of development to be approved by the Board of County Commissioners.

March 18, 1975

This area will be agreed to by the developer and the Pinellas County Planning Department staff and will not exceed 2% of the upland acreage of the site. Passive recreation may be considered a compatible use for these areas, depending on agreed-to intensity limitations.

VI. WATER QUALITY AND QUANTITY MONITORING

Brooker Creek and Lake Tarpon are currently under study by the United States Geological Survey under programs funded by the Southwest Florida Water Management District and Pinellas County. The study for Pinellas County is an urban run-off study that is concerned primarily with water quality and will take five years to complete. The USGS already has been obtaining water samples and has been testing for and analyzing various constituents for background screening. This current level of sampling and analysis is deemed adequate and commensurate with the minimal development activity taking place in the Brooker Creek area of the Tarpon Lake Villages development. If, in the opinion of the Pinellas County Administration, additional testing and analysis of water quality are necessary because of increased development activity within the Brooker Creek area of the Lake Tarpon Villages development, then the developer will cooperate with the County to retain the USGS to perform such additional testing and analysis.

VII. IMPACT ON PUBLIC FACILITIES

1. Water Supply

The developer has entered into an agreement with Pinellas County in which the developer has conveyed to Pinellas County its rights in the Floridian aquifer as well as certain real property for the construction of wells, pipelines and a water treatment facility. The County has agreed to provide, subject to certain conditions, water for domestic consumption in the Tarpon Lake Village development.

March 18, 1975

2. Sewer Facilities

The developer is to install all interior sewage collection facilities, i.e. sewer lines, pumping station and sewer main, etc., at his cost and is to donate this facility to the County for operation and maintenance. The land, installations, easements and operations being maintained by the developer until such time that an agreement is reached between the developer and the County, at that time the County will assume operation and maintenance of the developer's sewage facilities to include the treatment plant. These facilities currently include an approved "interim" wastewater treatment plant that uses the "contact stabilization" method of treatment. Effluent disposal will be permitted only under approved plans, supervision and control of State and County Department of Pollution Control regulations. No building permits will be issued for future development unless adequate sewage disposal facilities are in existence. Upon completion of the regional Northwest County Wastewater Treatment Plant (1976-77) and collection system, the developer will be required to have wastewater treated at this facility. In addition, the approved sewer impact fee will be charged for this County service.

3. School

The developer will provide an adequate school site, not exceeding 80 acres, that is agreed upon by the School Board of Pinellas County.

4. Fire Protection

The developer will provide a public safety facility site (minimum of four acres total) for the establishment of a fire station.

The developer will contract with the Tarpon Lake Volunteer Fire Department for fire protection services for residential units under construction, model homes, recreation buildings and other community buildings owned by the developer. In addition, upon the closing of the sale of a house, a fee will be collected from the buyer which will be payable to the Tarpon Lake Volunteer Fire Department and will be equal to the then current annual subscription fee for fire protection.

March 18, 1975

5. Transportation

The developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted on the accompanying transportation network map, affixed hereto and made part of this development order.

In addition, the developer will be required to dedicate by plat all rights-of-way as required by the Pinellas County Subdivision Regulations and/or the Pinellas County Zoning Regulations.

Also, as a minimum, the required right-of-way will be 110 feet for the entirety of East Lake Road lying within property limits of LAKE TARPON VILLAGE.

VIII.

The development order shall stay in effect for a period of ten (10) years from and after the date of its rendition provided that the effective period is not extended by the Board of County Commissioners upon a finding of excusable delay in any approved development activity.

IX.

The approval granted by this development order is conditional and such approval shall not be construed as granting automatic approval of subsequent phases of the development. The applicant must adhere to all County site plan requirements on each new phase of the development.

X.

In the event the applicant does not conform to any portion of the heretofore mentioned development order, the Board of County Commissioners has the authority to rescind said order whereby triggering the DRI process on the undeveloped portion of the Lake Tarpon Development.

I, HAROLD MULLENDORE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida.

Witness my hand and seal of said county this 18th day of April A.D. 19 75

HAROLD MULLENDORE, Clerk of the Circuit Court Ex-Officio Clerk to the Board of County Commissioners, Pinellas County, Florida.

By Gerald A. Colan
Deputy Clerk

DRI DEVELOPMENT ORDER FOR LAKE TARPON VILLAGE

Let it be known that pursuant to Section 380.06(7), Florida Statutes, the Board of County Commissioners of Pinellas County has heard at a public hearing held on March 18, 1975, the application for development approval for Lake Tarpon Village, a development of regional impact consisting of a Residential Project of 20,000 units, to be located in Pinellas County on through 1985.

Pursuant to Section 380.06 and after due consideration of the consistency of this development with the regulations, and the regional report, this body took the following action:

approval with the attached conditions
of this development.

This development order specifically sets out the conditions of the proposed phases of construction. This DRI is consistent with current development activities in northern Pinellas County and the adopted Comprehensive Land Use Plan, which provides for urban development in the east Lake Tarpon area of RPD zoning. Since the Lake Tarpon Village residential DRI is compatible with existing plans of development for that area it is the recommendation of the Planning Department that this DRI and development order be issued by the Board of County Commissioners subject to the enclosed conditions.

LAKE TARPON VILLAGE-DRI #24

SUMMARY

This DRI is consistent with current development activities in northern Pinellas County and the adopted County Land Use Plan, which provides for urban development in the East Lake Tarpon Area under RPD zoning. Since the Lake Tarpon Village residential DRI is compatible with existing plans of development for that area, it is the recommendation of the Zoning Examiner that is DRI-be approved and a Development Order be issued by the Board of County Commissioners, subject to the following conditions:

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TOTAL	<u>±\$13,600.00</u>

The unit will be purchased, operated and maintained by an appropriate public agency and will be located on one of the County-owned properties.

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Pinellas County will establish an escrow account "earmarked" for said purpose.

II. ARCHAEOLOGICAL SURVEY

The developer shall show proof of contract for an archaeological survey of the subject property by a qualified firm or individual (approved by Pinellas County) before further major land alteration occurs.

III. INTERIOR LAKE MANAGEMENT PLAN

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If deemed necessary by Pinellas County Board of County Commissioners, an adequate management plan, approved by the Florida Game and Fresh Water Commission, will be established to protect said species.

V. PRESERVATION AREAS

An adequate area of upland vegetation and wildlife shall be preserved in its natural state, as a prerequisite to final site plan approval of each additional phase of development to be approved by the Board of County Commissioners.

This area will be agreed to by the developer and the Pinellas County Planning Department staff and will not exceed 2% of the upland acreage of the site. Passive recreation may be considered a compatible use for these areas, depending on agreed-to intensity limitations.

VI. WATER QUALITY AND QUANTITY MONITORING

Brooker Creek and Lake Tarpon are currently under study by the United States Geological Survey under programs funded by the Southwest Florida Water Management District and Pinellas County. The study for Pinellas County is an urban run-off study that is concerned primarily with water quality and will take five years to complete. The USGS already has been obtaining water samples and has been testing for and analyzing various constituents for background screening. This current level of sampling and analysis is deemed adequate and commensurate with the minimal development activity taking place in the Brooker Creek area of the Tarpon Lake Villages development. If, in the opinion of the Pinellas County Administration, additional testing and analysis of water quality are necessary because of increased development activity within the Brooker Creek area of the Lake Tarpon Villages development, then the developer will cooperate with the County to retain the USGS to perform such additional testing and analysis.

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2. Sewer Facilities

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An adequate area of upland vegetation and wildlife shall be preserved in its natural state, as a prerequisite to final site plan approval of each additional phase of development to be approved by the Board of County Commissioners.

This area will be agreed to by the developer and the Pinellas County Planning Department staff and will not exceed two percent (2%) of the upland acreage of the site. Passive recreation may be considered a compatible use for these areas, depending on agreed to intensity limitations.

VI. WETLANDS

The developer shall, to the extent set forth below, preserve the existing wetland areas on the site.

Conservation areas shall consist of those areas designated as "conservation areas" on the attached preliminary site plan, Exhibit A, dated October 13, 1975, and incorporated by reference herein. It is the intent of this development order that the conservation areas designated herein shall be maintained substantially in their natural state. Such areas may be used for storm water retention, passive recreation, and other uses compatible with the natural functions and character of the wetlands. However, no excavation shall take place, nor shall any fill material, golf courses, artificial lakes, or structures be placed on or within any such designated conservation areas which would adversely affect the natural functions and character of the wetlands.

Wetland Reserve Areas shall be those areas so designated on said Exhibit A which total approximately 215 acres. No development shall take place within any designed Wetland Reserve Area until after other portions of the site east of East Lake Road have been substantially developed. Prior to any development in the Wetland Reserve Areas designated herein, the Developer shall demonstrate to the County of Pinellas and to the Division of State Planning that such development will not adversely affect water

quality, flood hazards, aquifer recharge or other natural functions of the wetlands system in the Brooker Creek Drainage Basin.

Nothing herein shall limit the right of Pinellas County to protect wetlands areas pursuant to state or local laws, ordinances or regulations.

VII. WATER QUALITY AND QUANTITY MONITORING

Brooker Creek and Lake Tarpon are currently under study by the United States Geological Survey under programs funded by the Southwest Florida Water Management District and Pinellas County. The study for Pinellas County is an urban run-off study that is concerned primarily with water quality and will take five years to complete. The USGS already has been obtaining water samples and has been testing for and analyzing various constituents for background screening. This current level of sampling and analysis is deemed adequate and commensurate with the minimal development activity taking place in the Brooker Creek area of the Tarpon Lake Villages development. If, in the opinion of the Pinellas County Administration, additional testing and analysis of water quality are necessary because of increased development activity within the Brooker Creek area of the Tarpon Lake Villages development, then the Developer will cooperate with the County to retain the USGS to perform such additional testing and analysis. If any of the above monitoring activities indicate that water quality in Brooker Creek or Lake Tarpon is being degraded as a result of the development of Tarpon Lake Villages, then the Developer shall be required to formulate and implement such measures as are necessary to mitigate any such degradation.

VIII. IMPACT ON PUBLIC FACILITIES

I. Water Supply

The developer has entered into an agreement with Pinellas County in which the developer has conveyed to Pinellas County its rights in the Floridan Aquifer as well as certain real property for the construction of wells, pipelines and a water treatment facility. The County has agreed to provide, subject to certain conditions, water for domestic consumption in the Tarpon Lake Village development. Said agreement between the Developer and Pinellas County remains in full force and effect.

Potable water supply for Tarpon Lake Village shall be limited to an amount equivalent to the production capability authorized by the Southwest Florida Water Management District or its successor agency for the East Lake Tarpon Wellfield Phase I as set forth in the agreement between the Developer and Pinellas County. This limitation shall apply to any and all development and improvements of any kind or character placed upon the Tarpon Lake Villages site. No site plans shall be approved which would cause the development's water demand to exceed the authorized production capability of the East Lake Tarpon Wellfield Phase I at the time of request. Water demand shall be calculated based upon the County's most current estimates of actual domestic and non-domestic water use in Lake Tarpon Village. If there is an alternative or supplemental supply to the East Lake Tarpon Wellfield Phase I, then the Developer's right to apply to Pinellas County or any other appropriate governmental agency for such water shall not be limited by this Stipulation. Any application for the use of such additional water shall be subject to direct administrative review and comment by the Division of State Planning (within 30 days after receipt thereof) for adverse regional impact prior to approval.

Water for non-potable needs shall be obtained from sewage effluent, shallow wells or the retention lake system. Except, however, that if the quality or quantity of the water from the shallow wells or the retention lake system is insufficient to meet the irrigation needs of the golf courses, then in such event the Developer may construct one deep well per golf course, if approved by the appropriate agencies. The deep wells shall be used only for the period of time required for the quantity or quality of the water from the above mentioned sources to improve sufficiently to meet the needs of the golf courses; provided, however, that the amount of water withdrawn from the golf course deep wells shall be considered a part of the maximum authorized production of the East Lake Tarpon Wellfield Phase I as provided herein.

2. Sewer Facilities

The developer is to install all interior sewage collection facilities, i.e., sewer lines, pumping station and sewer main, etc., at his cost and is to donate this facility to the County for operation and maintenance. The land, installations, easements and operations being maintained by the developer until such time that an agreement is reached between the developer and the County, at that time the County will assume operation and maintenance of the developer's sewage facilities to include the treatment plant. These facilities currently include an approved "interim" wastewater treatment plant that uses the "contact stabilization" method of treatment. Effluent disposal will be permitted only under approved plans, supervision and control of State and County Department of Pollution Control regulations. No building permits will be issued for future development unless adequate sewage disposal facilities are in existence. Upon completion of the regional Northwest County Wastewater Treatment Plan (1976-77) and collection system,

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5. Transportation

The developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted on the accompanying transportation network map, affixed to and made part of the original development order.

In addition, the developer will be required to dedicate by plat all rights-of-way as required by the Pinellas County Subdivision Regulations and/or the Pinellas County Zoning regulations.

Also, as a minimum, the required right-of-way will be 110 feet for the entirety of East Lake Road lying within property limits of Lake Tarpon Village.

The capacity and loading of transportation facilities in the East Lake Tarpon area, including but not limited to East Lake Road (CR 77); State Road 586 (between SR 584 and US 19); State Road 584 (between SR 580 and US 19); State Road 582 (between US 19 and the Hillsborough County line); shall be a limiting factor in subsequent site plan approvals. No site plans shall be approved for Tarpon Lake Villages unless it is determined by the County Administration in a written finding, that the above roadways are operating a level of Service C or above, and that the expected trips to be generated by such approval would not cause the roadways to operate below Level of Service C. A site plan disapproval through this procedure may be appealed by the Developer to the Board of County Commissioners. On appeal, the Board of County Commissioners may approve such site plan upon an affirmative finding that the aforesaid roadways shall not be unduly burdened regardless of the present or projected level of service of any of said described roads. If any improvements or new roads are deemed necessary by the Board of County Commissioners to avoid such undue burden, then such improvements shall be either substantially completed or programmed for construction by the expected date of completion for the development phase or portion under consideration. Determinations of the Level of Service of roadways shall be set forth in writing, and shall be based upon the most recent and best available transportation data, including but not limited to average daily traffic counts by the Florida Department of Transportation, and to the extent that appropriate data is available, shall utilize the methodology contained in the Highway Capacity Manual - 1965. In making any determinations pursuant to this provision, the County shall consider applying proportionate uniform treatment in relation to other proposed developments in the area.

IX. SITE PLAN APPROVAL

Site plan approval shall be required for any development in Tarpon Lake Village. All requests for site plan approval shall include the proposed buildout period for the area covered by the proposed site plan. A copy of all final site plans approved for Lake Tarpon Village shall be transmitted to the Division of State Planning.

X.

This development order shall stay in effect for a period of thirty (30) years from and after the date hereof. During this period, the Developer shall annually provide Pinellas County, Tampa Bay Regional Planning Council, and the Division of State Planning with a summary of completed construction and an estimate of proposed construction over the remaining life of the development order.

XI.

This development order shall not encompass or approve any proposed development which constitutes a substantial deviation from the terms of this order, from the representations contained in the Application for Development Approval (ADA), or which is commenced after the expiration of the period of effectiveness of this order. The Application for Development Approval submitted by Tarpon Lake Corporation to Pinellas County on or about January 29, 1974, as amended is hereby incorporated by reference and made a part of this Development Order.

XII.

This Order shall be binding upon the Developer, its successors and assigns. This Order supercedes the development order adopted on March 18, 1975, by Pinellas County.

PINELLAS COUNTY BOARD OF
COUNTY COMMISSIONERS

TARPON LAKE CORPORATION

BY: *Don Jones*
Authorized Signature
DON JONES, Chairman

BY: _____
Authorized Signature

ATTEST:

Harold D. Mullenbore
Clerk

TAMPA BAY REGIONAL
PLANNING COUNCIL

DIVISION OF STATE PLANNING

BY: *Amanda A. Burke*
Authorized Signature

BY: _____
R. G. Whittle, Jr.
Director

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BY: _____
Authorized Signature

DIVISION OF STATE PLANNING

BY: _____
R. G. Whittle, Jr.
Director

LAKE TARPON VILLAGE-DRI #24

SUMMARY

This DRI is consistent with current development activities in northern Pinellas County and the adopted County Land Use Plan, which provides for urban development in the East Lake Tarpon Area under RPD zoning. Since the Lake Tarpon Village residential DRI is compatible with existing plans of development for that area, it is the recommendation of the Zoning Examiner that this DRI be approved and a Development Order be issued by the Board of County Commissioners. Consonant with the Joint Stipulation among the Division of State Planning, Tampa Bay Regional Planning Council, Pinellas County, and the developer, the following conditions apply to Tarpon Lake Villages:

I. AIR QUALITY

The proposed Leadership Homes Development will comply with the following conditions in accord with TBRPC air quality recommendations:

1. Pay to the Pinellas County Board of County Commissioners 59% of the cost of establishing an Air Quality Monitoring Station on public dedicated land within the proposed development area.

This air monitoring station total cost estimate includes:

(a) Hi Vol. Sampler	\$ 500.00
(b) Ozone electronic continuous sampler	5,500.00
(c) SO ₂ electronic continuous sampler	6,500.00
(d) NO _x Bubbler	400.00
(e) Wong wind speed & direction instrument	700.00
TOTAL	<u>±\$ 13,600.00</u>

The unit will be purchased, operated and maintained by appropriate public agency and will be located on one of the County-owned properties existing in this area.

4. Fire Protection

The developer will provide a public safety facility site (minimum of four acres total) for the establishment of a fire station.

The developer will contract with the Tarpon Lake Volunteer Fire Department for fire protection services for residential units under construction, model homes, recreation buildings and other community buildings owned by the developer. In addition, upon the closing of the sale of a house, a fee will be collected from the buyer which will be payable to the Tarpon Lake Volunteer Fire Department and will be equal to the then current annual subscription fee for fire protection.

5. Transportation

The developer will be required to dedicate by deed or plat, whichever is appropriate, the right-of-way requirements depicted on the accompanying transportation network map, affixed hereto and made part of this development order.

In addition, the developer will be required to dedicate by plat all rights-of-way as required by the Pinellas County Subdivision Regulations and/or the Pinellas County Zoning Regulations.

Also, as a minimum, the required right-of-way will be 110 feet for the entirety of East Lake Road lying within property limits of LAKE TARPON VILLAGE.

VIII.

The development order shall stay in effect for a period of ten (10) years from and after the date of its rendition provided that the effective period is not extended by the Board of County Commissioners upon a finding of excusable delay in any approved development activity.

IX.

The approval granted by this development order is conditional and such approval shall not be construed as granting automatic approval of subsequent phases of the development. The applicant must adhere to all County site plan requirements on each new phase of the development.

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06 (19), FLORIDA STATUTES
EXHIBIT "B"

1. DESCRIPTION OF CURRENTLY PROPOSED CHANGES TO THE DEVELOPMENT:

A. RECLASSIFICATIONS OF AREAS PREVIOUSLY DESIGNATED AS
CONSERVATION (17.66 ACRES) AND ADDITION OF ADDITIONAL
CONSERVATION AREAS (35.92 ACRES):

- (1) Original Master Plan delineations of Wetlands Conservation in Section VI of the Development Order were established from crude aerial photography and topography in 1974 and have since found to be incorrect by detailed on-the-ground field surveys.

This submission provides for accurate definition of Conservation Areas reflected on the Development Order Master Plan (See Sheet 2 of 2) to correspond to actual wetlands conditions found, ground truthed and surveyed in the field and verified by the Florida Department of Environmental Regulation and Corps of Engineers (after Henderson Wetlands Act). This redefinition results in a 46.5 acre net increase in Wetlands Conservation acreage.

- (2) Along the lake shoreline, jurisdictional surveys reflect 29.86 acres of uplands that have previously been incorrectly designated as Wetlands Conservation Area. The Master Plan change being proposed recognizes 16.86 acres of these uplands (Master Plan Sheet 2 of 2 labeled Parcels 36, I, J, K, L, M and shaded in brown) as developable uses (residential and recreation) with the remaining 13.0 acres (drawn but not shown in Existing Conservation Parcels) to remain classified as Conservation.
- (3) Within Master Plan Tract 8 (labelled Parcel S on Master Plan Sheet 2 of 2 and shaded in brown), 0.80 acres of what was designated as Wetlands Conservation has by field survey been found to be upland and is being corrected to Residential use classification. Together with the 16.86 acres described in (2) above totals the 17.66 acres shown on Sheet 2 of 2.