

# **PUBLIC FACILITIES REPORT**

**Prepared for:**

**Board of Supervisors  
Country Walk  
Community Development District**

Prepared by:

**AECOM**

7650 West Courtney Campbell Causeway  
Tampa, Florida 33607  
813-286-1711

August 10, 2015

## TABLE OF CONTENTS

I.	PURPOSE AND SCOPE.....	1
II.	GENERAL INFORMATION.....	1
III.	EXISTING PUBLIC FACILITIES.....	1
IV.	CURRENTLY PROPOSED EXPANSIONS OVER NEXT 5 YEARS.....	2
V.	REPLACEMENT OF FACILITIES .....	2

## **LIST OF EXHIBITS**

EXHIBIT 1.....	VICINITY MAP
EXHIBIT 2.....	SITE LOCATION MAP
EXHIBIT 3.....	STORMWATER MANAGEMENT SYSTEM
APPENDIX A.....	FLORIDA STATUTES SECTION 189.415
APPENDIX B .....	PASCO COUNTY ORDINANCE 99-28
APPENDIX C .....	LEGAL DESCRIPTION OF PROPERTY
APPENDIX D .....	SWFWMD ENVIRONMENTAL RESOURCE PERMIT
APPENDIX E .	APPROVED DEVELOPMENT ORDER THROUGH PASCO COUNTY
APPENDIX F.....	ISSUED CERTIFICATES OF COMPLETION

## **I. PURPOSE AND SCOPE**

At the request of the Country Walk Community Development District (“the District”), this Public Facilities Report has been prepared to satisfy Florida Statutes section 189.415. Section 189.415 details special district public facilities reports. A copy of this section of the Florida Statutes is included in Appendix A. The purpose of this report is to provide a general description of public facilities owned by the District and also to outline any currently proposed facility expansion or upgrade plans within the next five (5) years.

## **II. GENERAL INFORMATION**

The Country Walk Community Development District (“the District”) is a 491 +/- acre residential community located in Pasco County, Florida. The District provides surface water management to its residents.

Construction of this development was divided into two phases during the permitting and construction phases of the project. Exhibit 1 is a vicinity map depicting the general location of the District within the surrounding area. Exhibit 2 is a location map illustrating the District boundaries at a larger scale.

The District was established on December 14, 1999, by ordinance 99-28 through the Pasco County Board of County Commissioners. This ordinance provided for the establishment of the District and its charter in accordance with Florida Statutes Chapter 190 and had an effective date of December 22, 1999. The boundary was amended via ordinance 06-35, adopted on November 8, 2006, with an effective date of November 20, 2006; and the district's name was changed from Meadow Woods to Country Walk by Ordinance 08-26, adopted on July 8, 2008.

## **III. WATER MANAGEMENT FACILITIES**

The stormwater management system at the Country Walk development is designed to store and convey runoff in thirty three (33) ponds.

The stormwater management system is owned and maintained by the CDD. The CDD must maintain this system in accordance with the general and specific conditions listed in the Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (shown in Appendix D of this report.) The development has sixteen environmentally sensitive areas (wetland conservation areas) within the limits of the project that must be maintained and monitored per the conditions of SWFWMD Permit 49021347.

The construction of the stormwater management facilities is complete; therefore, these facilities have sufficient capacity to accommodate the runoff associated with the full build-out of the development. The capacity of the ponds is based upon Pasco County and SWFWMD design criteria.

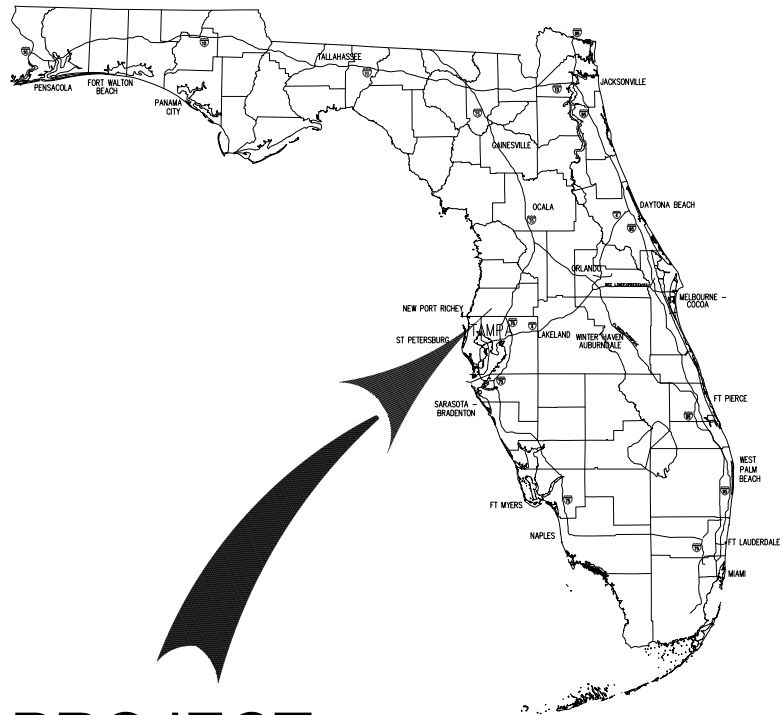


**IV. CURRENTLY PROPOSED EXPANSIONS OVER NEXT FIVE YEARS**

There are no current plans for expansion of the stormwater management facilities owned by the District in the next five years.

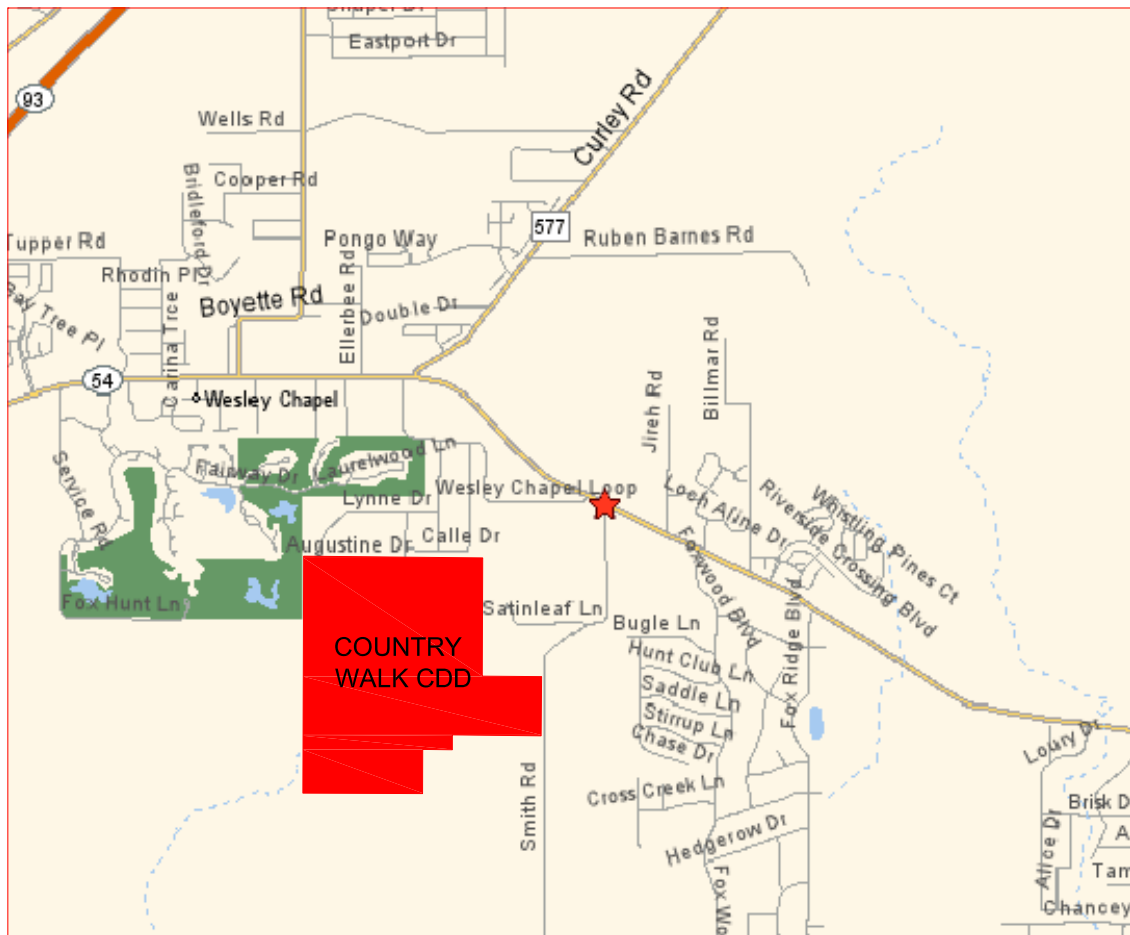
**V. REPLACEMENT OF FACILITIES**

The District currently has no plans for replacement of any facilities.



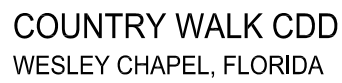
PROJECT  
SITE

EXHIBIT 1  
VICINITY MAP



## EXHIBIT 2

### SITE LOCATION MAP



# EXHIBIT 3

## STORMWATER MANAGEMENT SYSTEM

**APPENDIX A**

**FLORIDA STATUTES SECTION 189.08**

Select Year:  

## The 2014 Florida Statutes

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[Title XIII](#)  
PLANNING AND  
DEVELOPMENT

[Chapter 189](#)  
UNIFORM SPECIAL DISTRICT  
ACCOUNTABILITY ACT

[View Entire  
Chapter](#)

### **189.08 Special district public facilities report.—**

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. [163.3191](#). The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. [163.3191](#)(5), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. [408.039](#).

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent annual report required by s. 380.06(15) and (18) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

**History.**—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22.

**Note.**—Former s. 189.415.

**APPENDIX B**

**PASCO COUNTY ORDINANCE 99-28**



AN ACT TO BE ENTITLED

AN ORDINANCE ESTABLISHING THE MEADOWWOODS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION, OPERATION, AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Richard M. Haber, Trustee (the Petitioner), has petitioned the Pasco County Board of County Commissioners (the County) to adopt an ordinance establishing the MeadowWoods Community Development District (the District) pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the County finds that all statements contained in the Petition to Establish the MeadowWoods Community Development District (the Petition) are true and correct; and,

WHEREAS, the County finds that the establishment of the District is not inconsistent with any applicable element or portion of the State of Florida Comprehensive Plan or the Pasco County Comprehensive Plan; and,

WHEREAS, the County finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and,

WHEREAS, the County finds that the District is an alternative for delivering the community development services and facilities to the area that will be served by the District; and,

WHEREAS, the County finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

WHEREAS, the County finds that a Community Development District does not substitute for a homeowners' association; therefore, the creation of a homeowners' association shall be required prior to the record platting on each phase within the development; and,

WHEREAS, the County finds that the area that will be served by the District is amenable to separate special-district government; and,

WHEREAS, the County finds that the numbers of residential units planned within the District may require community facilities to be used to accommodate the establishment of a polling place by Pasco County Supervisor of Elections; and,

WHEREAS, the County finds that a disclosure statement about the District and funding must be furnished to all buyers, and contracts for sale of property within the District must contain information about the District; and,

WHEREAS, the County finds that the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management, and financial needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. That there is hereby established the MeadowWoods Community Development District which shall operate in accordance with the charter attached as Exhibit 1.

SECTION 2. SEVERABILITY.

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

SECTION 3. EFFECTIVE DATE.

A certified copy of this ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board within ten (10) days after adoption of this ordinance, and shall take effect upon official acknowledgment from that office that said ordinance has been filed.

ADOPTED this 14th day of December, 1999.

(SEAL)

ATTEST:

BY: Jed Pittman  
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: Pat Mulieri  
PAT MULIERI, Ed.D., CHAIRMAN

APPROVED

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

BY: Robert A. Summer  
ATTORNEY

DEC 14 1999

STATE OF FLORIDA  
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING  
IS A TRUE AND CORRECT COPY OF  
PAGE(S) 14 OF 25 PAGES  
OF THE ORIGINAL OF RECORD IN MY  
OFFICE. WITNESS MY HAND AND THE  
COUNTY'S OFFICIAL SEAL THIS

1-22-2004  
JED PITTMAN, CLERK TO THE BOARD

BY: Jed Pittman D.C.

EXHIBIT 1

CHARTER

I. COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED.

Pursuant to Chapter 190, Florida Statutes (F.S.), a community development district, henceforth to be known as the MeadowWoods Community Development District (the District), is established, and this Charter is hereby adopted.

II. GENERAL AND SPECIAL POWERS

The District shall have all power as set forth in Chapter 190, F.S., this Charter, and any other applicable law.

A. General Powers

The District shall have, and the District Board of Supervisors (the District Board) may exercise, all powers which can be granted to a community development district pursuant to Chapter 190, F.S., or other applicable law. Such powers shall include, but shall not be limited to, the following powers:

- (1) To sue and be sued in the name of the District, to adopt and use a seal and authorize the use of a facsimile thereof; to acquire, by purchase, gift, devise, or otherwise, and to dispose of, real and personal property, or any estate therein; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers.
- (2) To apply for coverage of its employees under the state retirement system in the same manner as if such employees were state employees, subject to necessary action by the District to pay employer contributions into the state retirement fund.
- (3) To contract for services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature. Such contracts shall be

subject to public bidding or competitive negotiation requirements set forth in §190.033, F.S.

(4) To borrow money and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any District purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any District purposes in accordance with the terms of the gift, grant, loan or agreement relating thereto.

(5) To adopt rules and orders pursuant to the provisions of Chapter 120, F.S., prescribing the powers, duties, and functions of the officers of the District; the conduct of the business of the District; the maintenance of records; and other form of certificates evidencing tax liens and all other documents and records of the District. The District Board may also adopt administrative rules with respect to any of the projects of the District and define the area to be included therein. The District Board may also adopt resolutions which may be necessary for the conduct of District business.

(6) To maintain an office at such place or places as it may designate within Pasco County which office must be reasonably accessible to the landowners.

(7) To hold, control, and acquire by donation, purchase, or condemnation, or dispose of, any public easements, dedications to public use, platted reservations for public purposes, or any reservation for those purposes authorized by this Charter or applicable law and to make use of such easements, dedications, or reservations for any of the purposes authorized by this Charter.

(8) To lease as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the District is authorized to undertake and facilities or property of any nature for the use of the District to carry out any of the purposes authorized by this Charter.

(9) To borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness; to levy such tax and special assessments; and to charge, collect, and enforce fees and other user charges all as provided in Chapter 190, F.S., or as may otherwise be authorized by law.

(10) To raise, by user charges or fees, amounts of money which are necessary for the conduct of the District activities and services and to enforce their receipt and collection in the manner prescribed by resolution not inconsistent with law.

(11) To exercise within the District, or beyond the District with prior approval by resolution of the Board of County Commissioners if the taking will occur in an unincorporated area or with prior approval by resolution of the governing body of the municipality if the taking will occur within a municipality, the right and power of eminent domain, pursuant to the provisions of Chapter 73 and 74, F.S., over any property within the state, except municipal, county, state, and federal property, for the uses and purposes of the District relating solely to water, sewer, roads, and water management, specifically including, without limitation, the power for the taking of easements for the drainage of the land of one person over and through the land of another.

(12) To cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers,

duties, or purposes authorized by this Charter, Chapter 190, F.S., or other applicable law.

(13) To assess and impose upon lands in the District ad valorem taxes as provided by this Charter, Chapter 190, F.S., or other applicable law.

(14) To determine, order, levy, impose, collect, and enforce special assessments pursuant to Chapter 190 and Chapter 170, F.S. Such special assessments may, in the discretion of the District, be collected and enforced pursuant to the provisions of §§ 197.3631, 197.3632, and 197.3635, or Chapter 170, F.S.

(15) To exercise all of the powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this Charter.

(16) To exercise such special powers as may be authorized by Chapter 190, F.S.

B. Special Powers

The District shall have, and the District Board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the District, any or all of the following special powers relating to public improvements and community facilities authorized by Chapter 190, F.S., other applicable law or this Charter. Such special powers shall include but shall not be limited to the following powers:

(1) To finance, plan, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for the following basic infrastructures:

(a) Water management and control for the lands within the District and to connect some or any of such facilities with roads and bridges.

- (b) Water supply, sewer, and wastewater management, or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system.
  - (c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract, grade, fill, or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through, or over any public right-of-way, highway, grade, fill, or cut.
  - (d) District roads equal to or exceeding the specifications of the county in which such roads are located, and street lights.
  - (e) Any other project within or without the boundaries of the District when a local government has issued a development order pursuant to §380.06 or §380.061, F.S., approving or expressly requiring the construction or funding of the project by the District, or when the project is the subject of an agreement between District and a governmental entity and is consistent with the local comprehensive plan of the local government within which the project is to be located.
- (2) To finance, plan, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(a) Parks and facilities for indoor and outdoor recreation, cultural, and educational uses.

(b) Fire prevention and control, including fire stations, water mains and plugs, fire trucks and other vehicles and equipment.

(c) School buildings and related structures, which may be leased, sold, or donated to the school district for use in the educational system when authorized by the district school board.

(d) Security, including but not limited to, guardhouses, fences and gates, electronic intrusion - detection system and patrol cars, except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District.

(e) Control and elimination of mosquitoes and other arthropods of public health importance.

(f) Waste collection and disposal.

(3) To adopt and enforce appropriate rules in connection with the provision of one or more services through its systems and facilities.

C. The District does not have any zoning or development permitting power. All County planning, building, environmental, and land development laws, regulations, and ordinances apply to all development of land within the District. The District shall take no action which is inconsistent with the Comprehensive Plan.

### III. BOUNDARIES OF THE DISTRICT

The District shall consist of all properties located within the area described in Exhibit A.



#### IV. BOARD OF SUPERVISORS

The Board of Supervisors (the District Board) shall be the governing Board of the District. The District Board shall exercise the powers granted to the District pursuant to this Charter, Chapter 190, F.S. or other applicable law.

##### A. Membership

(1) The initial District Board shall consist of the following five members:

1. Richard M. Haber  
4422 W. San Carlos  
Tampa, FL 33629
2. Andrew J. Lynn  
501 Park Avenue  
Belleair, FL 33756
3. Michael R. Haber  
8821 Beeler Dr.  
Tampa, FL 33624
4. Mack P. Insco  
15919 Winding Drive  
Tampa, FL 33624
5. Richard L. Foreman  
4118 48<sup>th</sup> Avenue S.  
St. Petersburg, FL 33711

Except as otherwise provided herein, each member shall hold office for a term of four years and until his successor is chosen and qualifies. The members of the District Board must be residents of the state and citizens of the United States.

(2) Within 90 days following the effective date of this Charter, there shall be held a meeting of the landowners of the District for the purpose of electing five supervisors for the District. Notice of the landowners' meeting shall be published once a week for two consecutive weeks in a newspaper which is in general

circulation in the area of the District, the last day of such publication to be not fewer than fourteen (14) days or more than twenty eight (28) days before the date of the election. The landowners, when assembled at such meeting, shall organize by electing a chairman who shall conduct the meeting. At such meeting, each landowner shall be entitled to cast one vote per acre of land owned by him and located within the District for each person to be elected. A landowner may vote in person or proxy in writing. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. The two candidates receiving the highest number of votes shall be elected for a period of four (4) years, and the three (3) candidates receiving the next largest number of votes shall be elected for a period of two (2) years. The members of the first board elected by landowners shall serve their respective four (4) year or two (2) year terms; however, the next election by landowners shall be held on the first Tuesday in November. Thereafter, there shall be an election of supervisors with respect to those supervisors whose terms are expiring every two (2) years on the first Tuesday in November. The two (2) candidates receiving the highest number of votes shall be elected to service for a 4-year period and the remaining candidates elected shall serve for a 2-year period.

(3) If the District Board proposes to exercise the ad valorem taxing power authorized by §190.021, F.S., as amended, the District Board shall call an election at which the members of the District Board will be elected. Such election shall be held in conjunction with a primary or general election unless the District bears the cost of a special election. Each member shall be elected by the qualified electors of

the District for a term of four (4) years, except that, at the first such election, three (3) members shall be elected for a period of four (4) years and two (2) members shall be elected for a period of two (2) years. All elected Board members must be qualified electors of the District.

(4) Members of the District Board shall be known as supervisors and, upon entering into office, shall take and subscribe to the oath of office as prescribed by §876.05, F.S. They shall hold office for the terms for which they were elected or appointed and until their successors are chosen and qualified. If, during the term of office, a vacancy occurs, the remaining members of the District Board shall fill the vacancy by an appointment for the remainder of the unexpired term.

(5) A majority of the members of the District Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number.

(6) As soon as practicable after each election or appointment, the District Board shall organize by electing one of its members as chairman and by electing a secretary, who need not be a member of the District Board, and such other officers as the District Board may deem necessary.

(7) The District Board shall keep a permanent record book entitled "Record of Proceedings of MeadowWoods Community Development District," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, bonds given by all employees, and any and all corporate acts. The record book shall at

reasonable times be opened to inspection in the same manner as state, county, and municipal records pursuant to Chapter 119, F.S. The record book shall be kept at the office or other regular place of business maintained by the District Board in Pasco County.

(8) Each supervisor shall be entitled to receive for his or her services an amount not to exceed \$200.00 per meeting of the Board of Supervisors, not to exceed \$4,800.00 per year per supervisor, or an amount as may be established by the electors of the District at referendum. In addition, each supervisor shall receive travel and per diem expenses as set forth in §112.061, F.S.

(9) All meetings of the District Board shall be open to the public and governed by the provisions of Chapter 286, F.S.

B. Duties

(1) The Board shall employ, and fix the compensation of, a District Manager. The District Manager shall have charge and supervision of the works of the District and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this Charter, Chapter 190, F.S., or other applicable law, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the District Board. It shall not be a conflict of interest under Chapter 112, F.S., for a District Board member or the District Manager or another employee of the District to be a stockholder, officer, or employee of a landowner. The District Manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be

necessary and authorized by the District Board. The compensation and other conditions of employment of the officers and employees of the District shall be as provided by the District Board.

(2) The District Board shall designate a person who is a resident of the state as treasurer of the District, who shall have charge of the funds of the District. Such funds shall be disbursed only upon the order, or pursuant to the resolution, of the District Board by warrant or check countersigned by the treasurer and by such other person as may be authorized by the District Board. The District Board may give the treasurer such other or additional powers and duties as the District Board may deem appropriate and may fix his compensation. The District Board may require the treasurer to give a bond in such amount, on such terms, and with such sureties as may be deemed satisfactory to the District Board to secure the performance by the treasurer of his powers and duties. The financial record of the District Board shall be audited by an independent certified public accountant at least once a year.

#### V. ADMINISTRATION, OPERATION AND FINANCING

The operation, duration, requirement for disclosure, termination, and all other practices of the District shall be in accordance with Chapter 190, F.S., and other applicable law.

#### VI. FUTURE AMENDMENTS TO LAW

In the event of any future amendments to Chapter 190, F.S. or to any other law applicable to the District, such amendments shall be applicable to the District if it is otherwise the intent of such amendment that it apply to community development districts in existence at the time of enactment or upon the effective date of such future amendments. In the event such future amendments provide that their applicability shall be discretionary or subject to specified conditions, this Charter shall not

affect the exercise of such discretion or the conditions upon which such future amendments would become applicable to the District.

A portion of Section 16, township 26 South, Range 30 East, Pasco County, Florida being further described as follows:

A portion of Section 16, township 26 South, Range 30 East, Pasco County, Florida being further described as follows:

The Northwest 1/4 of the Northwest 1/4 of said Section 18, AND The Northeast 1/4 of the Northwest 1/4 of said Section 18, AND The Southwest 1/4 of the Northwest 1/4 of said Section 18, AND The Southeast 1/4 of the Northwest 1/4 of said Section 18, AND The Southwest 1/4 of the Northwest 1/4 of said Section 18, AND The Northeast 1/4 of said Section 18, AND The Southwest 1/4 of the Northwest 1/4 of said Section 18, AND The Southeast 1/4 of said Section 18, AND The Northeast 1/4 of said Section 18, AND The Northwest 1/4 of the Southeast 1/4 of said Section 18, AND The Southwest 1/4 of the Southeast 1/4 of said Section 18, AND The Northeast 1/4 of the Southeast 1/4 of said Section 18, AND The Southwest 1/4 of the Southeast 1/4 of said Section 18, All being more particularly described as follows:

particularly described as follows:

For a POINT OF BEGINNING: Commence at the Northwest corner of said Section 18, thence S.89°35'54"E. along the North line of the Northwest 1/4 of said Section 18, a distance of 2688.15 feet to the North 1/4 corner of said Section 18; thence S.89°11'58"E. along the north line of the Northeast 1/4 of said Section 18, a distance of 1334.47 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 18; thence departing said North line S.89°10'03"W. along the East line of the West 1/2 of the Northeast 1/4 of said Section 18, a distance of 2648.18 feet to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 18, a distance of 1332.88 feet to the East 1/4 corner of said Section 18; thence departing said North line S.00°34'14"E. along the East line of the Southeast 1/4 of said Section 18, a distance of 1318.75 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4; thence departing said East line N.85°28'31"W. along the South line of the North 1/2 of the Southeast 1/4 of said Section 18, a distance of 2652.88 feet to Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 18; thence departing said South line S.00°05'27"W. along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 1318.18 feet to the South 1/4 corner of said Section 18; thence departing said East line N.85°40'48"W. along the South line of the Southwest 1/4 of said Section 18, a distance of 2675.65 feet to the Southwest corner of said Section 18; thence departing said South line N.00°17'41"E. along the West line of the Southwest 1/4 of said Section 18, a distance of 2647.18 feet to the West 1/4 corner of said Section 18; thence N.00°01'34"E. along the West line of the Northwest 1/4 of said Section 18, a distance of 2648.34 feet to the POINT OF BEGINNING.

**Subject Property Contains 405.800 acres more or less.**

I further certify that the visual improvements located thereon have been shown as located and that I have shown on said plat of survey the distances from said buildings to the nearest property line in each direction.

I further certify that there are no encroachments upon said real estate by any improvements located on, or fences or walls enclosing, adjacent property, (except as follows: a.) Fence encroachment at Northeast corner of parcel b.) Fence encroachment at Tucker property along East boundary. c.) Apparent County Maintained right of way for Smith Road along Easternmost property line. d.) Power line encroachment within apparent County maintained rights-of-way for Smith Road. e.) Power line encroachment along Southernly Property line at Adams/Smith Parcel 0000-00000-0000. f.) Frame residence and cattle pen encroachment onto adjacent land of Williams and Macabell Smith at Southernly boundary line onto parcel 0000-00000-0000. g.) Fence encroachment at Northwest corner of Parcel 0000-00000-0000. h.) Fence encroachment along Westernly boundary of Parcel 0000-00000-0000. i.) Fence encroachment along West boundary line North of the West 1/4 corner, and that there is no physical evidence of possible unrecorded encroachments on, above or below the surface of the real estate discernible from inspection of the property except as referenced in items c, d and e above.

EXHIBIT "A"

2000-001036

12/14/99



THE COMPREHENSIVE PLAN  
OF UNINCORPORATED  
PASCO COUNTY

FUTURE LAND USE MAP

T 26 S - R 20 E

SHEET 22

LEGEND

RES-1	RESIDENTIAL-1
RES-2	RESIDENTIAL-2
RES-3	RESIDENTIAL-3
RES-4	RESIDENTIAL-4
RES-5	RESIDENTIAL-5
RES-6	RESIDENTIAL-6
RES-7	RESIDENTIAL-7
RES-8	RESIDENTIAL-8
RES-9	RESIDENTIAL-9
RES-10	RESIDENTIAL-10
RES-11	RESIDENTIAL-11
RES-12	RESIDENTIAL-12
RES-13	RESIDENTIAL-13
RES-14	RESIDENTIAL-14
RES-15	RESIDENTIAL-15
RES-16	RESIDENTIAL-16
RES-17	RESIDENTIAL-17
RES-18	RESIDENTIAL-18
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RES-20	RESIDENTIAL-20
RES-21	RESIDENTIAL-21
RES-22	RESIDENTIAL-22
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RES-90	RESIDENTIAL-90
RES-91	RESIDENTIAL-91
RES-92	RESIDENTIAL-92
RES-93	RESIDENTIAL-93
RES-94	RESIDENTIAL-94
RES-95	RESIDENTIAL-95
RES-96	RESIDENTIAL-96
RES-97	RESIDENTIAL-97
RES-98	RESIDENTIAL-98
RES-99	RESIDENTIAL-99
RES-100	RESIDENTIAL-100

1/4" = 1' - Scaling units per grid box

SEE MAP



DATE ADDED: 4/2/98

REVISION: 2-0

REVISION: 1-0

REVISION: 0-0

REVISION: 0-0

REVISION: 0-0

REVISION: 0-0

REVISION: 0-0

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LOCATION MAP

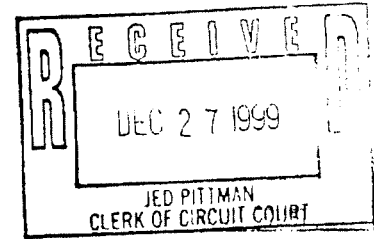


DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
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MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State  
DIVISION OF ELECTIONS

HISTORIC PRESERVATION BOARDS  
Historic Florida Keys Preservation Board  
Historic Palm Beach County Preservation Board  
Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
RINGLING MUSEUM OF ART



December 22, 1999

Honorable Jed Pittman  
Clerk to the Board  
Secretarial Service  
Board Records Department  
38053 Live Oak Avenue  
Dade City, Florida 33523

Attention: Connie M. Schroeder  
Board Records Supervisor

Dear Mr. Pittman:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated December 15, 1999 and certified copy of Pasco County Ordinance No. 99-28, which was filed in this office on December 22, 1999.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

2000-001036

12/14/99

23 of 25

BUREAU OF ADMINISTRATIVE CODE

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427  
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: [election@mail.dos.state.fl.us](mailto:election@mail.dos.state.fl.us)

## **APPENDIX C**

### **LEGAL DESCRIPTION OF PROPERTY**

## Legal Description: Increment "A"

A portion of Southwest ¼ of Section 16, Township 26 South, Range 20 East, Pasco County, Florida being more particularly described as follows:

**Commence** at the South 1/4 corner of said Section 16, as a **Point of Commencement**; thence along the East line of the Southeast ¼ of the Southwest ¼ said Section 16 N 00°05'27" E, a distance of 989.37 feet; thence S 89°28'18" E, a distance of 18.64 feet; thence N 00°31'42" E, a distance of 1.00 feet to a **Point of Beginning**, said point being thence N 50°15'03" W a distance of 24.33 feet; thence N 62°55'42" a distance of 10.97 feet; thence N 14°59'56" E a distance of 4.71 feet; thence N 51°36'47" W a distance of 29.65 feet; thence N 23°41'58" W a distance of 48.49 feet; thence N 02°05'44 " a distance of 24.48 feet; thence N 79°45'07" a distance of 27.22 feet; thence N 60°25'05" a distance of 16.55 feet; thence N 41°05'03" E a distance of 39.28 feet; thence N 59°58'55" a distance of 35.60 feet; thence N 05°58'40" W a distance of 48.22 feet; thence N 37°28'31" W a distance of 77.72 feet; thence N 51°16'09" W a distance of 11.92 feet; thence N 65°03'57" a distance of 19.71 feet; thence N 33°31'56" W a distance of 37.00 feet; thence N 35°17'05" W a distance of 40.77 feet; thence N 47°57'16" W a distance of 17.29 feet; thence N 21°34'47" W a distance of 3.30 feet; thence N 26°48'30" E a distance of 30.15 feet; thence N 61°58'38" a distance of 19.69 feet; thence S 77°35'40" a distance of 59.10 feet; thence S 89°38'34" a distance of 57.38 feet; thence N 49°07'15" E a distance of 67.59 feet; thence N 12°33'44" W a distance of 70.13 feet; thence N 06°06'11" E a distance of 22.66 feet; thence N 02°47'25 " a distance of 32.08 feet; thence N 04°57'06" W a distance of 25.12 feet; thence N 12°22'30" E a distance of 46.93 feet; thence N 28°07'32" E a distance of 42.70 feet; thence N 42°04'25" W a distance of 22.49 feet; thence N 06°42'45" E a distance of 18.42 feet; thence N 13°02'12" E a distance of 38.65 feet; thence N 23°37'35" W a distance of 53.60 feet; thence N 45°07'59" W a distance of 21.31 feet; thence N 11°31'53" W a distance of 26.72 feet; thence along a non-tangent curve to the left having a radius of 900.00 feet, a central angle of 09°10'28", a tangent length of 72.21 feet, a Chord of which bears S 85°09'22" E for a distance of 143.96 feet with an arc length of 144.11 feet, thence S 89°44'36" E a distance of 737.10 feet; thence along a non-tangent curve to the left having a radius of 1500.00 feet, a central angle of 5°42'43", a tangent length of 74.83 feet, a chord of which bears N 87°24'02" E for a distance of 149.48 feet with an arc length of 149.54 feet; thence N 84°32'41" E a distance 496.81 feet; thence along a non-tangent curve to the right having a radius of 700.00 feet, a central angle of 07°13'30", a tangent length of 44.19 feet, a chord of which bears N 88°09'26" for a distance of 88.21 feet with an arc length of 149.54 feet; thence S 88°13'49" E a distance of 354.49 feet; thence along a non-tangent curve to the right having a radius of 500.00 feet, a central angle of 19°37'29", a tangent length of 86.48 feet, a chord of which bears S 78°25'04" E for a distance 170.42 feet with an arc length of 88.27 feet; thence S 68°36'20" a distance of 118.78 feet; thence S 00°46'38" a distance of 483.00 feet; thence N 89°28'31" a distance of 1112.51 feet; thence N 00°46'38" a distance of 154.01 feet; thence S 86°16'42" a distance of 60.19 feet; thence S 00°46'38" a distance of 149.56 feet; thence N 89°28'31" a distance of 477.83 feet; thence S 00°12'39" a distance of 329.82 feet; thence N 89°28'18" a distance of 642.33 feet; the **POINT OF BEGINNING**.

**CONTAINING:** 1,387,101 square feet or 31.84 acres of land, more or less.

# EXHIBIT "A"

## Legal Description: Increment "B"

### Description:

A portion of the Southwest ¼ of Section 16, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Commence at the South ¼ corner of Section 16, as a Point of Commencement, thence along the South line of the Southwest ¼ of Section 16 with a bearing of N 89°40'48" W a distance of 2675.55 feet to the Southwest corner of said Section 16, thence departing said south line N 00°17'41" E, along the West line of the Southwest of said Section 16, a distance of 2647.18 feet; thence N 00°01'34" E a distance of 2649.34 feet to the Northwest corner of said Section 16, thence departing said North line S 89°33'54" E a distance of 2669.15 feet; thence S 89°11'58" E a distance of 1334.47 feet to the Northeast Corner of the Northwest ¼ of the Northeast ¼ of Section 16, thence departing said East line of the West ½ of the Northeast ¼ S 00°10'37" W a distance of 1885.76 feet to a Point of Beginning, thence continue said east line of the West ½ of the Northeast ¼, S 00°10'37" W a distance of 660.45 feet to the Southeast Corner of the Southwest ¼ of the Northeast ¼ of Section 16, thence along the North line of the Northeast ¼ of Southeast ¼ of Section 16, S 89°29'28" E a distance of 1065.72 feet; thence S 00°00'00" W a distance of 579.49 feet; thence along a tangent curve to the right with a radius of 154.00 feet, a tangent length of 29.09 feet, a central angle of 21°23'40", a chord of which bears S 10°41'50" W for a distance of 57.17 feet; thence along the arc of said curve for a distance of 57.50 feet; thence S 21°23'40" W a distance of 110.72 feet; thence N 68°36'20" W a distance of 110.39 feet; thence along a tangent curve to the left with a radius of 600.00 feet, a tangent length of 103.77 feet, a central angle of 19°37'29", a chord of which bears N 78°25'04" W for a distance of 204.51 feet; thence along the arc of said curve for a distance of 205.51 feet; thence N 88°13'49" W a distance of 354.49 feet; thence along a tangent curve to the left with a radius of 800.00 feet, a tangent length of 50.51 feet, a central angle of 7°13'30", a chord of which bears S 88°09'26" W for a distance of 100.81 feet; thence along the arc of said curve for a distance of 100.88 feet; thence S 84°32'41" W a distance of 496.81 feet; thence along a tangent curve to the right with a radius of 1400.00 feet, a tangent length of 69.84 feet, a central angle of 5°42'43", a chord of which bears S 87°24'02" W for a distance of 139.51 feet; thence along the arc of said curve for a distance of 139.57 feet; thence N 89°44'36" W a distance of 737.10 feet; thence along a tangent curve to the right with a radius of 800.00 feet, a tangent length of 16.95 feet, a central angle of 2°25'42", a chord of which bears N 88°31'45" W for a distance of 33.90 feet; thence along the arc of said curve for a distance of 33.90 feet; thence N 11°58'01" W a distance of 12.86 feet; thence along a non-tangent curve to the right having a radius of 72.12 feet, a central angle of 33°54'58", a tangent length of 21.99 feet, a chord of which bears N 13°41'07" W for a distance of 42.07 feet with an arc length of 42.69 feet; thence N 72°00'25" E a distance of 97.45 feet; thence N 18°52'00" E a distance of 41.72 feet; thence N 67°37'12" E a distance of 36.55 feet; thence S 80°11'20" E a distance of 83.98 feet; thence N 21°38'39" W a distance of 79.28 feet; thence N 12°34'08" E a distance of 20.50 feet; thence N 42°51'07" E a distance of 59.98 feet; thence N 22°18'26" E a distance of 34.19 feet; thence N 36°59'16" E a distance of 20.35 feet; thence N 76°36'03" E a distance of 28.43 feet; thence N 38°29'13" E a distance of 43.12 feet; thence N 67°45'41" E a distance of 15.54 feet; thence N 68°34'43" E a distance of 40.24 feet; thence N 34°53'29" E a distance of 54.95 feet; thence N 43°48'50" E a distance of 25.78 feet; thence N 60°18'47" E a distance of 46.13 feet; thence N 33°50'30" W a distance of 41.67 feet; thence N 19°41'18" E a distance of 30.00 feet; thence N 55°12'52" E a distance of 33.81 feet; thence N 03°31'07" E a distance of 25.92 feet; thence N 75°53'31" E a distance of 43.72 feet; thence N 53°17'08" E a distance of 40.69 feet; thence N 48°11'08" E a distance of 66.39 feet; thence S 81°40'50" E a distance of 44.59 feet; thence N 70°38'35" E a distance of 51.93 feet; thence N 43°02'03" E a distance of 67.72 feet; thence N 50°52'46" E a distance of 30.61 feet; thence N 46°10'04" E a distance of 63.58 feet; thence N 01°59'17" E a distance of 28.90 feet; thence N 14°46'00" E a distance of 47.27 feet; thence N 05°46'27" E a distance of 43.05 feet; thence N 29°38'57" E a distance of 42.42 feet; thence N 34°20'46" E a distance of 88.24 feet; thence N 29°15'56" W a distance of 24.50 feet; thence N 30°14'25" E a distance of 34.46 feet; thence N 41°17'53" E a distance of 62.86 feet; thence N 34°25'40" E a distance of 29.67 feet; thence N 55°04'47" E a distance of 55.83 feet; thence N 52°01'57" E a distance of 44.50 feet; thence N 41°39'18" E a distance of 69.01 feet; thence N 17°11'53" E a distance of 40.99 feet; thence N 35°37'12" E a distance of 49.08 feet; thence N 17°04'49" E a distance of 36.65 feet; thence N 28°53'53" E a distance of 50.00 feet; the POINT OF BEGINNING.

CONTAINING: 1,442,049 square feet or 33.10 acres of land, more or less.

APPENDIX C.1  
LEGAL DESCRIPTION

# EXHIBIT B

## Legal Description Increment "C"

### Description:

A portion of the Southwest ¼ of Section 16, Township 26 South, Range 20 East, Pasco County, Florida being more particularly described as follows:

Commence at the South ¼ corner of Section 16, as a Point of Commencement, thence along the South line of the Southwest ¼ of Section 16 with a bearing of N 89°40'48" W a distance of 2675.55 feet to the Southwest corner of said Section 16, thence departing said south line N 00°17'41" E, along the West line of the Southwest of said Section 16, a distance of 2647.18 feet; thence N 00°01'34" E a distance of 2649.34 feet to the Northwest corner of said Section 16, thence departing said North line S 89°33'54" E a distance of 2669.15 feet; thence S 89°11'58" E a distance of 431.16 feet to a Point of Beginning, said point being thence S 89°11'58" E a distance of 878.38 feet; thence S 53°00'44" W a distance of 32.45 feet; thence S 26°56'24" W a distance of 16.01 feet; thence S 79°07'30" W a distance of 23.13 feet; thence S 82°15'47" W a distance of 43.05 feet; thence S 75°38'46" W a distance of 37.64 feet; thence N 82°47'11" W a distance of 23.65 feet; thence N 69°02'50" W a distance of 63.38 feet; thence S 62°12'42" W a distance of 42.26 feet; thence S 71°24'50" W a distance of 31.10 feet; thence S 69°10'28" W a distance of 27.99 feet; thence N 85°25'58" W a distance of 30.48 feet; thence S 78°03'40" W a distance of 41.92 feet; thence S 53°44'34" W a distance of 45.90 feet; thence S 81°41'38" W a distance of 25.01 feet; thence N 50°59'20" W a distance of 24.39 feet; thence N 71°45'12" W a distance of 42.68 feet; thence N 79°21'36" W a distance of 40.26 feet; thence S 74°01'50" W a distance of 26.14 feet; thence S 68°39'32" W a distance of 37.39 feet; thence S 70°34'28" W a distance of 51.29 feet; thence S 46°49'36" W a distance of 55.53 feet; thence S 12°01'09" W a distance of 26.94 feet; thence S 33°06'00" W a distance of 27.28 feet; thence S 09°37'13" W a distance of 64.65 feet; thence S 26°56'00" E a distance of 46.90 feet; thence S 03°03'18" W a distance of 87.40 feet; thence S 69°17'16" E a distance of 40.01 feet; thence S 51°43'13" E a distance of 25.82 feet; thence S 48°14'52" E a distance of 22.65 feet; thence S 16°14'26" E a distance of 24.54 feet; thence S 36°08'26" E a distance of 54.20 feet; thence S 39°23'41" E a distance of 45.37 feet; thence S 18°21'32" E a distance of 56.55 feet; thence S 40°48'50" E a distance of 30.76 feet; thence S 64°51'07" W a distance of 13.07 feet; thence S 35°09'21" W a distance of 57.37 feet; thence S 18°52'17" W a distance of 79.33 feet; thence S 74°04'23" E a distance of 14.21 feet; thence S 21°58'31" E a distance of 9.05 feet; thence S 26°09'07" E a distance of 52.78 feet; thence S 17°52'38" W a distance of 33.80 feet; thence S 44°40'55" E a distance of 26.65 feet; thence S 42°15'47" E a distance of 25.08 feet; thence S 41°38'38" E a distance of 26.28 feet; thence N 36°03'47" E a distance of 33.14 feet; thence N 30°52'35" E a distance of 44.16 feet; thence N 41°57'30" E a distance of 39.06 feet; thence N 43°21'24" E a distance of 35.88 feet; thence N 30°16'42" E a distance of 7.33 feet; thence N 49°55'22" E a distance of 25.47 feet; thence N 44°16'50" E a distance of 15.27 feet; thence N 87°41'10" E a distance of 36.10 feet; thence N 38°25'16" E a distance of 42.03 feet; thence N 17°43'46" E a distance of 54.70 feet; thence N 23°53'13" E a distance of 14.64 feet; thence N 73°15'09" E a distance of 35.91 feet; thence N 44°41'49" E a distance of 20.83 feet; thence N 80°00'58" E a distance of 33.73 feet; thence N 85°12'33" E a distance of 51.45 feet; thence N 58°14'58" E a distance of 53.29 feet; thence N 72°09'42" E a distance of 26.85 feet; thence N 73°45'30" E a distance of 45.74 feet; thence N 52°25'19" E a distance of 55.10 feet; thence N 55°22'38" E a distance of 40.96 feet; thence S 00°10'37" W a distance of 1493.64 feet; thence N 89°49'23" N a distance of 8.57 feet; thence N 13°26'27" W a distance of 55.77 feet; thence N 27°36'19" W a distance of 31.22 feet; thence N 49°25'40" W a distance of 48.44 feet; thence N 49°02'57" W a distance of 54.86 feet; thence N 71°06'16" W a distance of 41.57 feet; thence N 05°47'39" W a distance of 43.11 feet; thence N 52°52'24" W a distance of 40.36 feet; thence S 75°06'43" W a distance of 33.19 feet; thence N 74°52'59" W a distance of 16.34 feet; thence N 84°19'49" W a distance of 28.59 feet; thence N 73°09'53" W a distance of 26.82 feet; thence S 89°06'50" W a distance of 50.91 feet; thence S 24°55'34" W a distance of 54.82 feet; thence N 70°11'00" W a distance of 13.46 feet; thence N 62°16'56" W a distance of 11.67 feet; thence N 60°23'52" W a distance of 46.93 feet; thence N 50°34'39" W a distance of 29.63 feet; thence N 63°31'21" W a distance of 46.92 feet; thence N 68°59'23" W a distance of 44.90 feet; thence N 40°11'19" W a distance of 38.42 feet; thence N 09°47'48" W a distance of 32.50 feet; thence N 00°31'21" E a distance of 20.16 feet; thence N 27°05'30" E a distance of 28.04 feet; thence N 13°03'38" E a distance of 32.92 feet; thence N 41°00'21" E a distance of 30.71 feet; thence N 52°11'45" E a distance of 43.71 feet; thence N 61°42'38" E a distance of 41.00 feet;

APPENDIX C.2a

LEGAL DESCRIPTION

thence N 18°44'27" E a distance of 27.36 feet; thence N 28°31'36" E a distance of 35.48 feet; thence N 36°55'43" E a distance of 55.93 feet; thence N 08°58'22" W a distance of 5.24 feet; thence N 10°42'56" W a distance of 57.73 feet; thence N 04°40'23" W a distance of 25.48 feet; thence N 19°18'59" W a distance of 35.27 feet; thence N 14°58'39" W a distance of 24.82 feet; thence N 09°38'41" W a distance of 30.74 feet; thence N 04°45'58" W a distance of 8.74 feet; thence N 30°45'03" W a distance of 35.01 feet; thence N 40°34'22" W a distance of 33.48 feet; thence along a non-tangent curve to the left having a radius of 200.00 feet, a central angle of 0°26'22", a tangent length of 0.77 feet, a chord of which bears N 45°35'37" W for a distance of 1.53 feet with an arc length of 1.53 feet; thence N 45°48'48" W a distance of 100.82 feet; thence N 52°15'55" W a distance of 77.06 feet; thence N 02°05'03" W a distance of 12.53 feet; thence N 34°57'49" E a distance of 116.49 feet; thence N 48°57'03" W a distance of 37.57 feet; thence N 49°58'59" W a distance of 21.76 feet; thence N 49°40'11" W a distance of 12.68 feet; thence N 48°06'38" W a distance of 8.94 feet; thence S 44°11'05" W a distance of 115.13 feet; thence N 45°48'48" W a distance of 110.00 feet; thence N 47°26'08" W a distance of 50.04 feet; thence N 63°33'56" W a distance of 19.34 feet; thence N 74°07'00" W a distance of 12.92 feet; thence along a non-tangent curve to the left having a radius of 85.00 feet, a central angle of 52°45'00", a tangent length of 42.15 feet, a chord of which bears S 75°08'53" W for a distance of 75.52 feet with an arc length of 78.26 feet; thence S 48°46'22" W a distance of 80.98 feet; thence S 18°10'35" W a distance of 57.38 feet; thence S 02°57'13" W a distance of 64.16 feet; thence S 00°47'30" W a distance of 33.93 feet; thence S 05°29'14" W a distance of 45.66 feet; thence S 43°31'36" W a distance of 49.99 feet; thence S 26°41'08" W a distance of 49.47 feet; thence S 85°28'14" W a distance of 40.81 feet; thence S 22°29'07" W a distance of 35.25 feet; thence N 83°35'57" W a distance of 16.84 feet; thence S 70°31'35" W a distance of 40.27 feet; thence N 75°54'20" W a distance of 38.56 feet; thence, S 83°24'57" W a distance of 36.32 feet; thence, S 87°19'21" W a distance of 34.96 feet; thence, S 73°02'44" W a distance of 35.39 feet; thence, S 72°45'43" W a distance of 29.07 feet; thence, S 77°53'01" W a distance of 37.52 feet; thence, S 48°46'22" W a distance of 19.43 feet; thence along a tangent curve to the left with a radius of 385.00 feet, a tangent length of 5.24 feet, a central angle of 1°33'31", a chord of which bears S 47°59'37" W for a distance of 10.47 feet; thence along the arc of said curve for a distance of 10.47 feet; thence S 32°06'51" W a distance of 15.99 feet; thence S 41°36'46" W a distance of 37.61 feet; thence S 17°07'29" W a distance of 66.91 feet; thence S 19°01'54" W a distance of 35.22 feet; thence S 06°56'52" W a distance of 29.23 feet; thence S 08°54'45" W a distance of 55.43 feet; thence S 06°41'55" W a distance of 38.11 feet; thence S 37°35'08" W a distance of 58.51 feet; thence S 43°53'08" E a distance of 41.42 feet; thence S 02°33'54" E a distance of 73.64 feet; thence S 26°52'18" E a distance of 123.86 feet; thence S 34°46'47" E a distance of 83.11 feet; thence S 48°48'39" E a distance of 59.59 feet; thence S 74°17'41" E a distance of 70.22 feet; thence N 82°17'12" E a distance of 68.83 feet; thence N 82°43'26" E a distance of 59.27 feet; thence N 66°24'49" E a distance of 41.36 feet; thence S 76°24'36" E a distance of 43.43 feet; thence S 88°51'12" E a distance of 45.79 feet; thence S 64°25'55" E a distance of 27.11 feet; thence S 35°32'45" E a distance of 34.23 feet; thence S 42°56'39" E a distance of 43.39 feet; thence S 03°53'06" W a distance of 51.62 feet; thence S 05°00'59" E a distance of 65.97 feet; thence S 09°49'52" E a distance of 51.89 feet; thence S 11°30'35" E a distance of 39.33 feet; thence S 26°30'59" W a distance of 34.95 feet; thence S 13°52'09" W a distance of 37.93 feet; thence S 24°31'54" W a distance of 39.49 feet; thence S 66°45'08" W a distance of 69.83 feet; thence S 46°10'08" W a distance of 49.01 feet; thence S 47°13'04" W a distance of 57.82 feet; thence S 36°05'31" W a distance of 51.93 feet; thence S 45°03'35" W a distance of 69.68 feet; thence S 46°31'09" W a distance of 68.75 feet; thence S 25°39'24" W a distance of 52.93 feet; thence S 14°43'28" W a distance of 42.66 feet; thence S 73°08'00" W a distance of 37.40 feet; thence S 67°17'26" W a distance of 54.50 feet; thence S 78°45'19" W a distance of 58.80 feet; thence S 70°32'05" W a distance of 60.39 feet; thence S 77°33'04" W a distance of 59.68 feet; thence S 78°53'22" W a distance of 44.59 feet; thence S 55°14'57" W a distance of 26.14 feet; thence S 81°02'02" W a distance of 110.26 feet; thence N 58°02'26" W a distance of 57.87 feet; thence along a non-tangent curve to the left having a radius of 200.00 feet, a central angle of 4°24'50", a tangent length of 7.71 feet, a chord of which bears N 32°48'51" E for a distance of 15.40 feet with an arc length of 15.41 feet; thence N 79°01'34" W a distance of 115.00 feet; thence N 10°58'26" E a distance of 50.00 feet; thence N 81°03'07" W a distance of 28.39 feet; thence N 10°58'26" E a distance of 457.40 feet; thence along a tangent curve to the left with a radius of 790.00 feet, a tangent length of 201.06 feet, a central angle of 28°33'31", a chord of which bears N 03°18'19" W for a distance of 389.70 feet; thence along the arc of said curve for a distance of 393.77 feet; thence along a reverse curve to the right with a radius of 705.00 feet, a tangent length of 3.77 feet, a central angle of 0°36'46", a chord of which bears N 17°16'42" W for a distance of 7.54 feet; thence along the arc of said curve for a distance of 7.54 feet; thence along a compound curve to the right with a radius of 705.00 feet, a tangent length of 499.52 feet, a central angle of 70°38'16", a chord of which bears N 18°20'49" E for a distance of 815.16 feet; thence along the arc of said curve for a distance of 869.17 feet; thence N 47°51'00" E a distance of 495.40 feet; thence along a non-tangent curve to the left having a radius of 1850.00 feet, a central angle of 6°52'15", a tangent length of 111.06 feet, a chord of which bears N 43°17'03" E for a distance of 221.72 feet with an arc length of 221.85 feet; thence along a compound curve to the left with a radius of 430.00 feet, a tangent length of 71.34 feet, a central angle of 18°50'24", a chord of which bears N 30°25'43" E for a distance of 140.76 feet; thence along the arc of said curve for a distance of 141.39 feet; thence N 21°00'32" E a distance of 87.01 feet; thence along a tangent curve to the left with a radius of 265.00 feet, a tangent length of 47.22 feet, a central angle of 20°12'30", a chord of which bears N 10°54'17" E for a distance of 92.98 feet; thence along the arc of said curve for a distance of 93.47 feet; thence N 00°48'02" E a distance of 223.57 feet to the POINT OF BEGINNING.

CONTAINING: 2,030,642.62 square feet or 46.62 acres of land, more or less.

## APPENDIX C.2b LEGAL DESCRIPTION

## Legal Description: Increment "D"

### Description:

A portion of the Southwest ¼ of Section 16, Township 26 South, Range 20 East, Pasco County, Florida. being more particularly described as follows:

Commence at the South ¼ corner of Section 16, as a **Point of Commencement**, thence along the South line of the Southwest ¼ of Section 16 with a bearing of N 89°40'48" W a distance of 2675.55 feet to the Southwest corner of said Section 16, thence departing said south line N 00°17'41" E, along the West line of the Southwest ¼ of said Section 16, a distance of 2647.18 feet; thence N 00°01'34" E a distance of 2649.34 feet to the Northwest corner of said Section 16, thence departing said North line S 89°33'54" E a distance of 1039.67 feet to a **Point of Beginning**, said point being thence S 89°33'54" E a distance of 1629.48 feet; thence S 89°11'58" E a distance of 431.16 feet; thence S 00°48'02" W a distance of 223.57 feet; thence along a tangent curve to the right with a radius of 265.00 feet, a tangent length of 47.22 feet, a central angle of 20°12'30", a chord of which bears S 10°54'17" W for a distance of 92.98 feet; thence along the arc of said curve for a distance of 93.47 feet; thence, S 21°00'32" W a distance of 87.01 feet; thence along a tangent curve to the right with a radius of 430.00 feet, a tangent length of 71.34 feet, a central angle of 18°50'24", a chord of which bears S 30°25'43" W for a distance of 140.76 feet; thence along the arc of said curve for a distance of 141.39 feet; thence along a compound curve to the right with a radius of 1850.00 feet, a tangent length of 111.06 feet, a central angle of 6°52'15", a chord of which bears S 43°17'03" W for a distance of 221.72 feet; thence along the arc of said curve for a distance of 221.85 feet; thence S 47°51'00" W a distance of 495.40 feet; thence along a non-tangent curve to the left having a radius of 705.00 feet, a central angle of 70°38'16", a tangent length of 499.52 feet, a chord of which bears S 18°20'49" W for a distance of 815.16 feet with an arc length of 869.17 feet; thence along a compound curve to the left with a radius of 705.00 feet, a tangent length of 3.77 feet, a central angle of 0°36'46", a chord of which bears S 17°16'42" E for a distance of 7.54 feet; thence along the arc of said curve for a distance of 7.54 feet; thence along a non-tangent curve to the right having a radius of 790.22 feet, a central angle of 28°33'02", a tangent length of 201.06 feet, a chord of which bears S 03°18'19" E for a distance of 389.70 feet with an arc length of 393.76 feet; thence S 10°58'26" W a distance of 457.40 feet; thence N 81°03'07" W a distance of 50.03 feet; thence S 10°58'26" W a distance of 65.00 feet; thence N 79°01'34" W a distance of 115.00 feet; thence S 10°58'26" W a distance of 20.92 feet; thence along a tangent curve to the left with a radius of 200.00 feet, a tangent length of 19.35 feet, a central angle of 11°03'15", a chord of which bears S 05°26'49" W for a distance of 38.53 feet; thence along the arc of said curve for a distance of 38.59 feet; thence S 89°55'11" W a distance of 54.14 feet; thence N 79°01'34" W a distance of 115.58 feet; thence N 10°58'26" E a distance of 48.94 feet; thence N 90°00'00" W a distance of 80.35 feet; thence N 00°48'49" E a distance of 245.22 feet; thence along a tangent curve to the left with a radius of 705.00 feet, a tangent length of 167.20 feet, a central angle of 26°41'04", a chord of which bears N 12°31'43" W for a distance of 325.38 feet; thence along the arc of said curve for a distance of 328.34 feet; thence S 64°07'45" W a distance of 115.00 feet; thence along a non-tangent curve to the left having a radius of 590.00 feet, a central angle of 49°14'17", a tangent length of 270.36 feet, a chord of which bears N 50°29'23" W for a distance of 491.57 feet with an arc length of 507.03 feet; thence N 22°32'07" E a distance of 251.01 feet; thence S 37°42'15" E a distance of 39.86 feet; thence S 65°30'34" E a distance of 51.95 feet; thence S 59°18'50" E a distance of 35.92 feet; thence N 41°48'45" E a distance of 42.50 feet; thence N 75°56'18" E a distance of 25.40 feet; thence N 60°27'13" E a distance of 58.30 feet; thence N 54°41'25" E a distance of 72.84 feet; thence N 55°11'51" E a distance of 15.85 feet; thence N 50°53'19" E a distance of 36.08 feet; thence N 09°38'41" E a distance of 17.27 feet; thence N 36°45'41" E a distance of 27.47 feet; thence N 42°37'15" E a distance of 43.26 feet; thence N 10°30'26" E a distance of 40.73 feet; thence N 34°20'45" E a distance of 29.32 feet; thence N 36°03'34" E a distance of 31.83 feet; thence N 34°53'23" E a distance of 36.19 feet; thence N 46°19'17" E a distance of 49.08 feet; thence N 46°09'47" E a distance of 45.08 feet; thence N 37°32'00" E a distance of 24.77 feet; thence N 32°27'19" E a distance of 73.61 feet; thence N 07°50'18" E a distance of 55.60 feet; thence N 05°15'39" W a distance of 34.19 feet; thence N 15°26'45" W a distance of 46.02 feet; thence N 36°13'34" W a distance of 59.20 feet; thence N 48°29'19" W a distance of 63.60 feet; thence N 32°02'28" W a distance of 57.50 feet; thence N 69°34'53" W a distance of 44.19 feet; thence N 59°02'15" W a distance of 58.17 feet; thence N 37°52'49" W a distance of 46.59 feet; thence N 60°20'45" W a distance of 18.36 feet; thence along a non-tangent curve to the right having a radius of 540.00 feet, a central angle of 33°54'43", a tangent length of 164.64 feet, a chord of which bears N 19°49'38" W for a distance of 314.97 feet with an arc length of 319.61 feet; thence N 02°52'17" W a distance of 155.01 feet; thence N 07°11'25" E a distance of 37.53 feet; thence N 17°00'12" W a distance of 19.21 feet; thence N 58°46'51" W a distance of 37.48 feet; thence N 61°23'11" W a distance of 21.03 feet; thence N 89°57'31" W a distance of 33.42 feet; thence S 84°29'31" W a distance of 30.57 feet; thence N 71°41'27" W a distance of 23.78 feet; thence S 85°25'12" W a distance of 36.52 feet; thence S 83°33'27" W a distance of 21.72 feet; thence N 17°40'14" W a distance of 24.32 feet; thence N 52°04'24" W a distance of 56.48 feet; thence N 58°29'16" W a distance of 48.87 feet; thence N 36°16'25" W a distance of 36.19 feet; thence N 70°42'06" W a distance of 21.23 feet; thence N 46°21'41" W a distance of 56.23 feet; thence N 74°36'09" W a distance of 24.87 feet; thence N 00°26'06" E a distance of 144.26 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 2,597,000 square feet or 59.62 acres of land, more or less.

# EXHIBIT "C"

## Legal Description: Increment "E"

### Description:

A portion of the Southwest ¼ of Section 16, Township 26 South, Range 20 East, Pasco County, Florida being more particularly described as follows:

Commence at the South ¼ corner of Section 16, as a Point of Commencement, thence along the South line of the Southwest ¼ of Section 16 with a bearing of N 89°40'48" W a distance of 2675.55 feet to the Southwest corner of said Section 16, thence departing said south line N 00°17'41" E, along the West line of the Southwest ¼ of said Section 16, a distance of 1898.68 feet to a Point of Beginning, said point being thence continue said South line N 00°17'41" E, a distance of 748.50 feet; thence N 00°01'34" E a distance of 2649.34 feet; to the Northwest corner of said Section 16, thence departing said North line S 89°33'54" E a distance of 1039.67 feet; thence S 00°26'06" W a distance of 144.26 feet; thence S 69°18'02" W a distance of 51.13 feet; thence S 70°28'01" W a distance of 54.87 feet; thence S 25°54'26" W a distance of 33.51 feet; thence S 42°47'17" W a distance of 37.81 feet; thence S 49°23'47" W a distance of 37.20 feet; thence S 43°26'35" W a distance of 54.56 feet; thence S 54°33'07" W a distance of 32.26 feet; thence S 59°03'48" W a distance of 49.55 feet; thence S 73°21'12" W a distance of 41.46 feet; thence S 17°32'26" W a distance of 24.44 feet; thence S 45°01'55" W a distance of 32.30 feet; thence S 38°56'57" W a distance of 29.44 feet; thence S 39°16'38" W a distance of 31.67 feet; thence S 30°20'47" W a distance of 63.14 feet; thence S 06°01'28" E a distance of 28.11 feet; thence S 06°23'57" E a distance of 18.96 feet; thence S 06°04'36" E a distance of 41.25 feet; thence S 49°01'59" E a distance of 29.05 feet; thence S 32°34'17" E a distance of 30.80 feet; thence S 13°43'41" W a distance of 23.80 feet; thence S 27°56'46" E a distance of 64.12 feet; thence S 42°11'10" E a distance of 34.23 feet; thence S 22°31'30" E a distance of 49.65 feet; thence S 28°14'56" E a distance of 66.51 feet; thence S 47°50'27" E a distance of 40.07 feet; thence S 18°02'28" E a distance of 48.15 feet; thence N 79°13'27" E a distance of 44.63 feet; thence N 82°26'19" E a distance of 36.31 feet; thence N 52°23'06" E a distance of 30.05 feet; thence N 09°23'17" E a distance of 14.89 feet; thence N 56°36'58" W a distance of 29.05 feet; thence N 14°41'13" W a distance of 17.36 feet; thence N 54°01'42" E a distance of 45.45 feet; thence N 38°17'11" E a distance of 26.12 feet; thence N 55°02'24" E a distance of 20.70 feet; thence N 36°25'16" E a distance of 24.57 feet; thence N 55°30'32" E a distance of 28.13 feet; thence N 47°56'35" E a distance of 26.80 feet; thence N 61°51'39" E a distance of 27.82 feet; thence N 70°14'37" E a distance of 19.72 feet; thence N 38°33'17" E a distance of 33.67 feet; thence N 49°38'55" E a distance of 21.73 feet; thence N 42°20'51" E a distance of 37.88 feet; thence N 57°32'36" E a distance of 34.95 feet; thence N 88°35'48" E a distance of 36.59 feet; thence N 79°00'43" E a distance of 32.52 feet; thence N 67°30'52" E a distance of 28.28 feet; thence S 82°27'59" E a distance of 26.41 feet; thence S 52°49'02" E a distance of 22.83 feet; thence S 40°50'42" E a distance of 15.72 feet; thence along a non-tangent curve to the left having a radius of 330.00 feet, a central angle of 17°59'28", a tangent length of 52.24 feet, a chord of which bears S 13°01'43" E for a distance of 103.20 feet with an arc length of 103.62 feet; thence S 58°49'43" W a distance of 28.29 feet; thence S 03°28'01" E a distance of 43.41 feet; thence S 01°05'18" W a distance of 54.54 feet; thence S 39°04'01" E a distance of 76.20 feet; thence S 59°48'28" E a distance of 18.18 feet; thence S 05°23'07" W a distance of 65.36 feet; thence S 10°02'51" E a distance of 48.97 feet; thence S 06°10'45" W a distance of 47.81 feet; thence S 12°30'44" E a distance of 34.15 feet; thence S 20°06'08" W a distance of 7.50 feet; thence S 39°06'01" W a distance of 40.68 feet; thence S 33°17'54" W a distance of 15.28 feet; thence S 69°43'59" W a distance of 42.36 feet; thence S 49°25'51" W a distance of 37.09 feet; thence S 40°56'46" W a distance of 30.66 feet; thence S 69°34'11" W a distance of 24.58 feet; thence S 26°01'17" W a distance of 50.85 feet; thence S 08°13'26" W a distance of 23.51 feet; thence S 39°30'59" W a distance of 17.78 feet; thence S 48°53'09" W a distance of 33.06 feet; thence S 00°52'40" W a distance of 42.08 feet; thence S 19°49'35" W a distance of 24.70 feet; thence S 05°00'52" W a distance of 16.38 feet; thence S 37°27'36" W a distance of 14.31 feet; thence S 45°20'35" W a distance of 61.03 feet; thence S 33°33'59" W a distance of 41.75 feet; thence along a non-tangent curve to the right having a radius of 870.00 feet, a central angle of 3°45'38", a tangent length of 28.56 feet, a chord of which bears S 04°30'05" E for a distance of 57.09 feet with an arc length of 57.10 feet; thence S 51°25'37" E a distance of 52.36 feet; thence N 58°58'47" E a distance of 40.03 feet; thence S 59°54'11" E a distance of 18.58 feet; thence S 73°01'43" E a distance of 32.76 feet; thence S 67°19'01" E a distance of 16.37 feet; thence S 71°34'50" E a distance of 45.95 feet; thence S 22°32'07" W a distance of 250.13 feet; thence along a non-tangent curve to the right having a radius of 590.00 feet, a central angle of



49°14'17", a tangent length of 270.36 feet, a chord of which bears S 50°29'23" E for a distance of 491.57 feet with an arc length of 507.03 feet; thence N 64°07'45" E a distance of 115.00 feet; thence along a non-tangent curve to the right having a radius of 705.00 feet, a central angle of 26°41'04", a tangent length of 167.20 feet, a chord of which bears S 12°31'43" E for a distance of 325.38 feet with an arc length of 328.34 feet; thence S 00°48'49" W a distance of 310.22 feet; thence S 89°11'11" E a distance of 18.95 feet; thence S 00°48'49" W a distance of 65.00 feet; thence N 89°11'11" W a distance of 126.66 feet; thence S 79°30'55" W a distance of 53.48 feet; thence along a non-tangent curve to the left having a radius of 249.98 feet, a central angle of 37°23'27", a tangent length of 84.59 feet, a chord of which bears S 29°10'42" E for a distance of 160.26 feet with an arc length of 163.14 feet; thence N 64°09'49" W a distance of 62.97 feet; thence N 37°29'29" W a distance of 56.44 feet; thence N 42°50'14" W a distance of 50.08 feet; thence N 63°38'44" W a distance of 62.86 feet; thence N 43°29'55" W a distance of 51.45 feet; thence N 37°49'57" W a distance of 35.70 feet; thence N 23°29'46" W a distance of 39.15 feet; thence N 18°26'18" W a distance of 36.47 feet; thence N 07°37'06" W a distance of 44.27 feet; thence N 00°12'11" E a distance of 47.06 feet; thence N 17°45'57" E a distance of 49.12 feet; thence N 34°56'54" E a distance of 46.48 feet; thence N 09°37'16" E a distance of 78.07 feet; thence N 06°09'17" W a distance of 49.31 feet; thence N 11°53'32" W a distance of 95.81 feet; thence N 18°25'56" W a distance of 98.95 feet; thence N 36°40'45" W a distance of 77.06 feet; thence N 52°07'33" W a distance of 40.56 feet; thence N 49°41'45" W a distance of 54.89 feet; thence N 55°01'23" W a distance of 59.41 feet; thence N 71°28'56" W a distance of 43.13 feet; thence N 74°59'36" W a distance of 32.71 feet; thence N 77°41'53" W a distance of 58.61 feet; thence S 70°08'09" W a distance of 53.73 feet; thence S 58°13'37" W a distance of 45.55 feet; thence N 81°08'26" W a distance of 58.00 feet; thence S 30°18'54" W a distance of 18.76 feet; thence N 49°24'39" W a distance of 31.13 feet; thence N 53°40'21" W a distance of 24.31 feet; thence N 31°48'16" W a distance of 35.03 feet; thence N 65°50'48" W a distance of 46.38 feet; thence N 61°34'00" W a distance of 41.07 feet; thence N 66°10'11" W a distance of 46.63 feet; thence N 62°48'19" W a distance of 51.93 feet; thence N 89°55'36" W a distance of 45.15 feet; thence N 83°38'23" W a distance of 35.86 feet; thence S 66°06'57" W a distance of 38.53 feet; thence S 68°41'56" W a distance of 41.08 feet; thence S 45°16'51" W a distance of 66.99 feet; thence S 25°30'29" W a distance of 56.22 feet; thence S 46°02'47" W a distance of 58.30 feet; thence S 55°05'26" W a distance of 46.14 feet; thence S 62°37'23" W a distance of 44.01 feet; thence S 54°58'15" W a distance of 51.55 feet; thence S 45°55'35" W a distance of 63.89 feet; thence S 39°17'10" W a distance of 61.29 feet; thence S 34°01'31" W a distance of 63.40 feet; thence S 09°12'13" W a distance of 48.43 feet; thence S 19°15'28" W a distance of 25.27 feet; thence S 52°49'54" W a distance of 45.00 feet; thence S 14°10'55" W a distance of 55.45 feet; thence S 04°29'11" E a distance of 45.18 feet; thence S 33°14'41" E a distance of 66.15 feet; thence S 67°15'11" E a distance of 58.29 feet; thence S 39°06'02" E a distance of 47.33 feet; thence S 39°57'44" E a distance of 38.08 feet; thence S 45°01'20" E a distance of 39.62 feet; thence S 57°35'56" E a distance of 34.73 feet; thence S 47°39'52" E a distance of 39.64 feet; thence S 54°10'01" E a distance of 43.55 feet; thence S 40°39'48" E a distance of 43.82 feet; thence S 43°06'55" E a distance of 36.21 feet; thence S 23°50'49" E a distance of 40.01 feet; thence S 20°38'20" E a distance of 51.93 feet; thence S 18°05'37" E a distance of 41.97 feet; thence S 18°30'49" E a distance of 35.72 feet; thence S 00°39'22" W a distance of 22.26 feet; thence S 50°45'50" W a distance of 28.71 feet; thence S 60°38'38" W a distance of 33.96 feet; thence S 88°55'29" W a distance of 28.94 feet; thence S 72°13'49" W a distance of 28.83 feet; thence S 86°26'57" W a distance of 21.27 feet; thence N 89°43'48" W a distance of 37.05 feet; thence S 28°08'34" W a distance of 51.42 feet; thence S 72°13'05" W a distance of 50.41 feet; thence N 73°45'55" W a distance of 38.51 feet; thence N 41°17'54" W a distance of 51.07 feet; thence N 48°21'03" W a distance of 49.38 feet; thence S 88°16'12" W a distance of 47.43 feet; thence S 60°25'26" W a distance of 49.78 feet; thence S 32°53'34" W a distance of 43.90 feet; thence S 12°46'33" E a distance of 48.90 feet; thence S 38°03'34" E a distance of 44.41 feet; thence S 54°37'46" E a distance of 35.29 feet; thence S 26°35'59" E a distance of 56.29 feet; thence S 24°22'15" E a distance of 52.42 feet; thence S 48°28'16" E a distance of 38.18 feet; thence N 89°24'33" E a distance of 49.40 feet; thence S 89°14'18" E a distance of 60.54 feet; thence S 43°59'52" W a distance of 34.62 feet; thence S 56°29'54" W a distance of 36.86 feet; thence S 61°44'28" W a distance of 37.29 feet; thence S 44°09'32" W a distance of 55.11 feet; thence S 51°31'31" W a distance of 41.75 feet; thence S 83°12'47" W a distance of 27.33 feet; thence N 83°40'44" W a distance of 34.22 feet; thence N 73°13'05" W a distance of 65.43 feet to the POINT OF BEGINNING.

CONTAINING: 2,767,770 square feet or 63.54 acres of land, more or less.

## **APPENDIX D**

### **SWFWMD ENVIRONMENTAL RESOURCE PERMIT**



An Equal  
Opportunity  
Employer

# Southwest Florida Water Management District

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)  
SUNCOM 578-2070

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)  
SUNCOM 572-6200

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-1133 (FL only)  
On the Internet at: WaterMatters.org

**Sarasota Service Office**  
6750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)  
SUNCOM 531-6900

**Lecanto Service Office**  
3600 West Sovereign Path  
Suite 226  
Lecanto, Florida 34461-8070  
(352) 527-8131  
SUNCOM 667-3271

May 7, 2003

**Ronnie E. Duncan**  
Chair, Pinellas

**Thomas G. Dabney, II**  
Vice Chair, Sarasota

**Heidi B. McCree**  
Secretary, Hillsborough

**Watson L. Haynes, II**  
Treasurer, Pinellas

**Edward W. Chance**  
Manatee

**Monroe "Al" Coogler**  
Citrus

**Maggie N. Dominguez**  
Hillsborough

**Pamela L. Fentress**  
Highlands

**Ronald C. Johnson**  
Polk

**Janet D. Kovach**  
Hillsborough

Richard M. Haber  
Meadow Woods, Inc.  
1311 N Church Avenue  
Tampa, FL 33607

Subject: **Corrected Permit**  
Project Name: Palm Pointe Golf & Country Club - Phase 1  
Permit No(s): 49021347.001  
County: Pasco  
Sec/Twp/Rge: 16/26S/20E

Dear Mr. Haber:

District staff have discovered an error in the permit issued to you on April 29, 2003. The correction is the following Specific Condition should be added to your permit as Specific Condition No. 38:

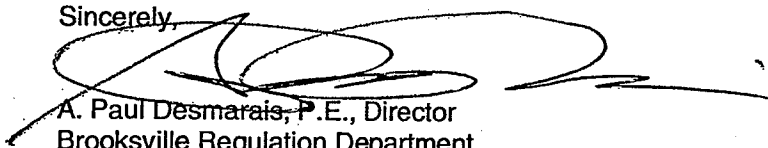
The operation and maintenance entity shall submit inspection reports in the form required by the District, in accordance with the following schedule.

For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operation is authorized and every two (2) years thereafter.

Please attach this letter to your permit packet.

We hope that this error has not caused an inconvenience for you. If you have questions, please contact our office.

Sincerely,

  
A. Paul Desmarais, P.E., Director  
Brooksville Regulation Department

APD:CCB:kcl

cc: File of Record 49021347.001  
USACOE  
Carlos A. Vasquez, P.E., Sprinkle Consulting Inc.



*reviewed*  
**RDBS UPDATE**

**MAY 14 2003**

By: mc

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE  
INDIVIDUAL CONSTRUCTION  
PERMIT NO. 49021347.001

**EXPIRATION DATE: April 29, 2008**

**PERMIT ISSUE DATE: April 29, 2003**

This permit is issued under the provisions of Chapter 373, Florida Statutes (F.S.), and the Rules contained in Chapters 40D-4 and 40, Florida Administrative Code (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

**PROJECT NAME:** Palm Pointe Golf & Country Club - Phase 1

**GRANTED TO:** Meadow Woods, Inc.  
1311 North Church Avenue  
Tampa, FL 33607

**ABSTRACT:** This permit authorizes construction of a new surface water management system serving a 490.90-acre residential development known as Palm Pointe Golf and Country Club - Phase 1. The project is located off Smith Road, two miles east of I-75, in Wesley Chapel, in southern Pasco County.

**OP. & MAINT. ENTITY:** Meadow Woods Community Development District

**PROPERTY LOCATION:** Pasco County

**SEC/TWP/RGE:** 16/26S/20E

**TOTAL ACRES OWNED  
OR UNDER CONTROL:** 490.90

**PROJECT SIZE:** 490.90 Acres

**LAND USE:** Residential

**DATE APPLICATION FILED:** September 13, 2002

**AMENDED DATE:** N/A

Permit No.  
Project Name:  
Page

49021347.001  
Palm Pointe Golf & Country Club - Phase 1  
5

Mitigation Information:					
AREA NO.	CREATED/ RESTORED AC.	UPLAND PRESERVED AC.	ENHANCED WETLAND AC.	WETLANDS PRESERVED AC.	MISC. MITI AC.
D	0.86	0.00	0.00	0.00	0.00
DD	3.42	0.00	0.00	0.00	0.00
E	1.06	0.00	0.00	0.00	0.00
H	0.67	0.00	0.00	0.00	0.00
L	0.29	0.00	0.00	0.00	0.00
P	1.20	0.00	0.00	0.00	0.00
Q	2.13	0.00	0.00	0.00	0.00
C1	0.00	0.00	0.00	0.88	0.00
C2	0.00	0.00	0.00	41.47	0.00
C3	0.00	0.00	0.00	41.44	0.00
H1	0.00	0.00	0.00	0.81	0.00
H2	0.00	0.00	0.00	1.23	0.00
M1	0.00	0.00	0.00	1.02	0.00
M2	0.00	0.00	0.00	2.28	0.00
M4	0.00	0.00	0.00	4.63	0.00
M5	0.00	0.00	0.00	0.76	0.00
M8	0.00	0.00	0.00	6.82	0.00
M10	0.00	0.00	0.00	7.77	0.00
M12	0.00	0.00	0.00	7.97	0.00
M14	0.00	0.00	0.00	3.35	0.00
M17	0.00	0.00	0.00	0.67	0.00
M18	0.00	0.00	0.00	0.14	0.00
U1	0.00	0.79	0.00	0.00	0.00
U2	0.00	0.75	0.00	0.00	0.00
U3	0.00	1.19	0.00	0.00	0.00
U4	0.00	0.37	0.00	0.00	0.00
U5	0.00	1.16	0.00	0.00	0.00
N	0.00	0.00	0.00	0.00	0.27
O	0.00	0.00	0.00	0.00	0.34
G	0.00	0.00	0.00	0.00	0.89
UR1	0.00	0.00	0.00	0.00	0.41
W1	0.00	0.00	0.00	0.00	0.68
W2	0.00	0.00	0.00	0.00	0.32
W3	0.00	0.00	0.00	0.00	0.67
W4	0.00	0.00	0.00	0.00	1.60
TOTAL	9.63	4.26	0.00	121.24	5.18
NET CHANGE	-3.99	OTHER MITIGATION TOTAL			130.68

Permit No. 49021347.001  
Project Name: Palm Pointe Golf & Country Club - Phase 1  
Page 7

5. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit to the Brooksville Service Office a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C., and signed, dated, and sealed as-built drawings. The as-built drawings shall identify any deviations from the approved construction drawings.
6. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.
7. The Permittee shall monitor and maintain the wetland mitigation areas until the criteria set forth in the Wetland Mitigation Success Criteria Conditions below are met. The Permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.
8. The Permittee shall undertake required maintenance activities within the wetland mitigation areas as needed at any time between mitigation area construction and termination of monitoring, with the exception of the final year. Maintenance shall include the manual removal of all nuisance and exotic species, with sufficient frequency that their combined coverage at no time exceeds the Wetland Mitigation Success Criteria Conditions below. Herbicides shall not be used without the prior written approval of the District.
9. A Wetland Mitigation Completion Report shall be submitted to the District within 30 days of completing construction and planting of the wetland mitigation areas. Upon District inspection and approval of the mitigation areas, the monitoring program shall be initiated with the date of the District field inspection being the construction completion date of the mitigation areas. Monitoring events shall occur between March 1 and November 30 of each year. An Annual Wetland Monitoring Report shall be submitted upon the anniversary date of District approval to initiate monitoring.

Annual reports shall provide documentation that a sufficient number of maintenance inspection/activities were conducted to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions below. Note that the performance of maintenance inspections and maintenance activities will normally need to be conducted more frequently than the collection of other monitoring data to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above.

Monitoring Data shall be collected annually.

Permit No. 49021347.001  
Project Name: Palm Pointe Golf & Country Club - Phase 1  
Page 9

16. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:

- (X) wetland preservation
- (X) wetland buffers
- (X) upland preservation
- (X) limits of approved wetland impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

17. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Brooksville Regulation Department."

18. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted surface water management system, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the Statement of Completion and Request for Transfer to Operation Entity Form, and prior to beneficial occupancy or use of the site. The plat shall include the locations and limits of the following:

- (X) all wetlands
- (X) wetland buffers
- (X) upland preservation easements

19. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District (SWFWMD)."

20. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Surface Water Regulation Manager, Brooksville Service Office.

21. All lots abutting wet detention ponds shall have the following language (or similar language as approved in writing by the Brooksville Regulation Department) as part of the deed restrictions:

"The lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD, Brooksville Service Office, Surface Water Regulation Manager."

Permit No. 49021347.001  
Project Name: Palm Pointe Golf & Country Club - Phase 1  
Page 11

30. If the Environmental Management Plan's monitoring program indicates atypical hydroperiods within the monitored wetlands, the Permittee must mitigate any on- or off-site wetland impacts and temporary wetland function loss.

31. WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREA -  
Temporary Wetland Impact Areas

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

- a. The mitigation area can be reasonably expected to develop into a wetland as determined by the USFWS Classification of Wetlands and Deepwater Habitats of the United States.
- b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetland/surface water type specified in criterion "a."
- c. The dominant and subdominant species of desirable wetland plants comprising each vegetation zone and stratum of the mitigation area shall be as follows:

ZONE	STRATUM	PERCENT COVER	DOMINANT SPECIES	SUBDOMINANT SPECIES
------	---------	---------------	------------------	---------------------

1	Ground Cover	70	native wetland spp.	
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This criterion must be achieved within three years of mitigation area construction. The Permittee shall complete any activities necessary to ensure the successful achievement of the mitigation requirements by the deadline specified. Any request for an extension of the deadline specified shall be accompanied with an explanation and submitted as a permit letter modification to the District for evaluation.

- d. Species composition of recruiting wetland vegetation are indicative of the wetland type specified in criterion "a."
- e. Coverage by nuisance or exotic species does not exceed 5 percent.
- f. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.



Permit No. 49021347.001  
Project Name: Palm Pointe Golf & Country Club - Phase 1  
Page 13

33. WETLAND MITIGATION SUCCESS CRITERIA - Mitigation Areas DD (forested area), L, and Q

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

- a. The mitigation areas can be reasonably expected to develop into a forested wetland as determined by the USFWS Classification of Wetlands and Deepwater Habitats of the United States.
- b. Topography, water depth and water level fluctuation in the mitigation areas are characteristic of the wetland/ surface water type specified in criterion "a."
- c. The dominant and subdominant species of desirable wetland plants comprising each vegetation zone and stratum of the mitigation areas shall be as follows:

ZONE	STRATUM	PERCENT COVER	DOMINANT SPECIES <sup>1</sup>	SUBDOMINANT SPECIES <sup>2</sup>
	Canopy	30	<i>Taxodium</i> spp.	
	Shrub	15		<i>Cephalanthus occidentalis</i>
	Herbaceous	40	Native wetland grasses, sedges and rushes	Native wetland fern species

<sup>1</sup> Tree species must be greater than 12 feet in height and have been planted for greater than 3 years.

<sup>2</sup> Plant species providing the same function as those listed may also be considered in determining success.

This criterion must be achieved within 5 years of mitigation site construction. The Permittee shall complete any activities necessary to ensure the successful achievement of the mitigation requirements by the deadline specified. Any request for an extension of the deadline specified shall be accompanied with an explanation and submitted as a permit letter modification to the District for evaluation.

- d. Species compositions of recruiting wetland vegetation are indicative of the upland type specified in criterion "a."
- e. Density of trees and shrubs surviving in the mitigation area equals or exceeds 425/ acre for trees greater than or equal to 12 feet in height and for shrubs greater than or equal to 3 feet in height.
- f. Coverage by nuisance or exotic species does not exceed 7 percent.
- g. The wetland mitigation areas can be determined to be shrubby upland areas.

The mitigation sites may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation sites have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

35. The value of the wetland mitigation plan is highly dependant upon the construction methodology. Therefore, this condition clearly identifies, along with details on the permitted construction drawings, several parameters for many of the mitigation areas. The Permittee will construct the wetland mitigation using the following parameters.

Mitigation Area		Minimum Number of Plants	Maximum Spacing (feet o.c.)
Non-forested Creation	D	4,162 herbs	3
		86 - 3 gal. shrubs	-
	E	5,130 herbs	3
		67 - 3 gal. shrubs	-
	H	3243 herbs	3
		67 - 3 gal. shrubs	-
	P	5,808 herbs	3
		120 - 3 gal. shrubs	-
	DD	7,357 herbs	3
		152 - 3 gal. shrubs	-

- d. Species compositions of recruiting wetland vegetation are indicative of the upland type specified in criterion "a."
- e. Density of trees and shrubs surviving in the mitigation area equals or exceeds 425/ acre for trees greater than or equal to 12 feet in height and for shrubs greater than or equal to 3 feet in height.
- f. Coverage by nuisance or exotic species does not exceed 7 percent.
- g. The wetland mitigation areas can be determined to be shrubby upland areas.

The mitigation sites may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation sites have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

35. The value of the wetland mitigation plan is highly dependant upon the construction methodology. Therefore, this condition clearly identifies, along with details on the permitted construction drawings, several parameters for many of the mitigation areas. The Permittee will construct the wetland mitigation using the following parameters.

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		67 - 3 gal. shrubs	-
	H	3243 herbs	3
		67 - 3 gal. shrubs	-
	P	5,808 herbs	3
		120 - 3 gal. shrubs	-
	DD	7,357 herbs	3
		152 - 3 gal. shrubs	-

Permit No. 49021347.001  
Project Name: Palm Pointe Golf & Country Club - Phase 1  
Page 17

36. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The Permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance within Section 872.05, Florida Statutes.

37. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Brooksville Service Office:

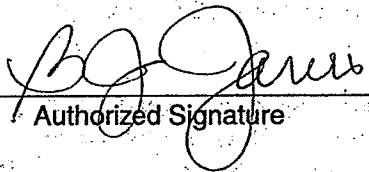
1. homeowners, property owners, master association or condominium association articles of incorporation, and
2. declaration of protective covenants, deed restrictions or declaration of condominium

The Permittee shall submit these documents either: (1) within 180 days after beginning construction or with the Statement of Completion and as-built construction plans if construction is completed prior to 180 days, or (2) prior to any lot or unit sales within the project served by the surface water management system, whichever occurs first.

38. Refer to **GENERAL CONDITION** No. 15 herein.

**GENERAL CONDITIONS**

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

  
Authorized Signature

9. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
  - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
  - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
  - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
10. All surface water management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
11. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a written notification of commencement indicating the actual start date and the expected completion date.
12. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
13. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C. Additionally, if deviation from the approved drawings are discovered during the certification process the certification must be accompanied by a copy of the approved permit drawings with deviations noted.
14. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
15. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the conditions herein, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District accepts responsibility for operation and maintenance of the system. The permit may not be transferred to the operation and maintenance entity approved by the District until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible operation and maintenance entity approved by the District, if different from the permittee. Until a transfer is approved by the District, the permittee shall be liable for compliance with the terms of the permit.
16. Should any other regulatory agency require changes to the permitted system, the District shall be notified of the changes prior to implementation so that a determination can be made whether a permit modification is required.
17. This permit does not eliminate the necessity to obtain any required federal, state, local and special District authorizations including a determination of the proposed activities' compliance with the applicable comprehensive plan prior to the start of any activity approved by this permit.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE  
CONCEPTUAL MODIFICATION  
PERMIT NO. 49021347.002

**Expiration Date: May 25, 2006**

**PERMIT ISSUE DATE: May 25, 2004**

This permit is issued under the provisions of Chapter 373, Florida Statutes (F.S.), and the Rules contained in Chapter 40D-4 and 40, Florida Administrative Code (F.A.C.). The permit authorizes the Permittee to use the information outlined herein and shown by the application, approved drawings, plans, specifications and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District), to proceed with further applications for construction permitting.

**PROJECT NAME:** Country Walk (f/k/a Palm Pointe Golf and Country Club)

**GRANTED TO:** Palm Pointe, LLC  
1311 N. Church Avenue  
Tampa, FL 33607

**ABSTRACT:** This permit is for the conceptual approval of a new surface water management system to serve a 490.77-acre single-family residential subdivision including a clubhouse/recreational center. The project site is located 3.6 miles east of I-75 on SR 54 and one mile south of SR 54 on the west side of Smith Road in Pasco County. Information regarding the surface water management system is contained in the tables below.

**OP. & MAINT. ENTITY:** Palm Pointe, LLC

**COUNTY:** Pasco

**SEC/TWP/RGE:** 16/26S/20E

**TOTAL ACRES OWNED  
OR UNDER CONTROL:** 490.77

**PROJECT SIZE:** 490.77 Acres

**LAND USE:** Residential

**DATE APPLICATION FILED:** October 7, 2003

**AMENDED DATE:** N/A

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type*	Encroachment Result**(feet)
23.72	112.46	SM [ X ]	Depth [ N/A ]

\*Codes [ X ] for the type or method of compensation provided are as follows:

SM = Storage Modeling hydrographs of pond and receiving stages indicate timing separation;

N/A = Not Applicable

III. Environmental Considerations

The project contains 136.01 acres of wetlands. This permit conceptually approves the filling of 2.64 acres of forested and non-forested wetlands. To mitigate for these impacts the permit conceptually requires the preservation of 131.77 acres of wetlands and the protection of 3.19 acres of wildlife corridors. This permit also conceptually approves 0.04 acre of temporary wetland impacts. Additionally, six isolated wetlands, totaling 1.55 acres, and one surface water, totaling 0.12 acre, will be filled or temporarily disturbed. However, since under the Environmental Resource Permit Basis of Review (Subsections 3.2.2.1 and 3.2.2.2) no significant habitat is provided by these wetlands and surface waters, no habitat mitigation will be required.

Watershed Name: Hillsborough River

A regulatory conservation easement is not required.

A proprietary conservation easement is not required.

**SPECIFIC CONDITIONS**

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit shall terminate, pursuant to Section 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. Unless specified otherwise herein, two copies of all information and reports required by this permit shall be submitted to:  
  
Brooksville Regulation Department  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, FL 34604-6899  
  
The permit number, title of report or information and event (for recurring report or information submittal) shall be identified on all information and reports submitted.
3. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.
4. The Permittee will, pursuant to Section 3.3.7, Basis of Review (B.O.R.), meet the financial responsibility criteria regarding wetland mitigation in subsequent construction permits for this project.

16. The Permittee shall monitor and maintain the temporary wetland impact areas until the criteria set forth in the Wetland Mitigation Success Criteria Conditions below are met. The Permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.
17. The Permittee shall undertake required maintenance activities within the temporary wetland impact areas as needed at any time between mitigation area construction and termination of monitoring, with the exception of the final year. Maintenance shall include the manual removal of all nuisance and exotic species, with sufficient frequency that their combined coverage at no time exceeds the Wetland Mitigation Success Criteria Conditions below. Herbicides shall not be used without the prior written approval of the District.
18. A Wetland Mitigation Completion Report shall be submitted to the District within 30 days of completing construction and planting of the temporary wetland impact areas. Upon District inspection and approval of the mitigation areas, the monitoring program shall be initiated with the date of the District field inspection being the construction completion date of the mitigation areas. Monitoring events shall occur between March 1 and November 30 of each year. An Annual Wetland Monitoring Report shall be submitted upon the anniversary date of District approval to initiate monitoring.

Annual reports shall provide documentation that a sufficient number of maintenance inspection/activities were conducted to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions below. Note that the performance of maintenance inspections and maintenance activities will normally need to be conducted more frequently than the collection of other monitoring data to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above.

Monitoring Data shall be collected annually.

19. Termination of monitoring for the wetland mitigation areas shall be coordinated with the District by:
  - A. notifying the District in writing when the criteria set forth in the Wetland Mitigation Success Criteria Conditions have been achieved;
  - B. suspending all maintenance activities in the wetland mitigation areas including, but not limited to, irrigation and addition or removal of vegetation; and,
  - C. submitting a monitoring report to the District one year following the written notification and suspension of maintenance activities.

Upon receipt of the monitoring report, the District will evaluate the temporary wetland impact sites to determine if the Mitigation Success Criteria Conditions have been met and maintained. The District will notify the Permittee in writing of the evaluation results. The Permittee shall perform corrective actions for any portions of the wetland mitigation areas that fail to maintain the criteria set forth in the Wetland Mitigation Success Criteria Conditions.

20. The Permittee shall submit the executed conservation easement, as recorded in the County Public Records, to the District within 90 days of permit issuance and prior to any wetland impacts. The Permittee shall use the format of the District approved conservation easement document. The conservation easement shall identify the District as the grantee and shall cover the following areas: **Wetlands C1, C2, C3, D1, H1, H2, H3, M1, M2, M4, M5, M8, M10, M12, M14, M17, M18.** The conservation easement will refer to the recorded plat for the preserved wetlands' and uplands' descriptions.



Permit No.: 49021347.002

Project Name: Country Walk (f/k/a Palm Pointe Golf and Country Club)

Page: 7

29. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Surface Water Regulation Manager, Brooksville Service Office.

30. All lots abutting wet detention ponds shall have the following language (or similar language as approved in writing by the Brooksville Regulation Department) as part of the deed restrictions:

"The lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD, Brooksville Service Office, Surface Water Regulation Manager."

31. The Permittee will install permanent markers indicating the wetland boundary, or buffer boundary if applicable, at every other lot line radiating from the wetland. A metal plate will be affixed to the marker and will contain the following wording: "Preservation Boundary: No construction or activity downslope from this boundary without prior approval from the Southwest Florida Water Management District." Marker details are located on Sheet 82 of the approved construction plans.

32. WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREA - Temporary Wetland Impact Areas

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

A. The mitigation area can be reasonably expected to develop into a *wetland* as determined by the USFWS Classification of Wetlands and Deepwater Habitats of the United States.

B. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetland/surface water type specified in criterion "A."

C. The dominant and subdominant species of desirable wetland plants comprising each vegetation zone and stratum of the mitigation area shall be as follows:

ZONE	STRATUM	PERCENT COVER	DOMINANT SPECIES	SUBDOMINANT SPECIES
1	Ground Cover	70	native wetland spp.	

This criterion must be achieved within three years of mitigation area construction. The Permittee shall complete any activities necessary to ensure the successful achievement of the mitigation requirements by the deadline specified. Any request for an extension of the deadline specified shall be accompanied with an explanation and submitted as a permit letter modification to the District for evaluation.

D. Species composition of recruiting wetland vegetation are indicative of the wetland type specified in criterion "A."

E. Coverage by nuisance or exotic species does not exceed 5 percent.

F. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

## EXHIBIT "A"


1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and a pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. Water quality data for the water discharged from the permittee's property or into the surface waters of the state shall be submitted to the District as required by the permit. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association or Methods for Chemical Analyses of Water and Wastes by the U.S. Environmental Protection Agency. If water quality data are required, the permittee shall provide data as required on volumes of water discharged, including total volume discharged during the days of sampling and total monthly volume discharged from the property or into surface waters of the state.
5. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
6. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
7. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
8. The permittee shall complete construction of all aspects of the surface water management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.

18. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40D-40, F.A.C.
19. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
20. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
21. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rule 40D-4.351, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
22. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with District rules, regulations and conditions of the permits.
23. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District and the Florida Department of State, Division of Historical Resources.
24. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

**PROFESSIONAL CERTIFICATION\***  
**FOR THE ENGINEERING EVALUATION REPORT**

MSSW/ERP Permit Number: 49021347.002  
Date Application Received: October 7, 2003  
Permittee's Name: Palm Pointe, LLC  
Address: 1311 N. Church Avenue  
Tampa, FL 33607  
Project Name: Country Walk (f/k/a Palm Pointe Golf and Country Club)  
Project Description: Residential  
Project Size: 490.77 Acres  
Activity: Construction  
Section(s)/Township/Range: 16/26S/20E

I HEREBY CERTIFY that the engineering features described in the referenced application to construct and/or operate a surface water management system associated with the indicated project have been evaluated regarding provision of reasonable assurance of compliance with Part IV, Chapter 373, Florida Statutes, and Chapters 40D-4, 40D-40 or 40D-400, Florida Administrative Code (F.A.C.), as applicable. I have not evaluated and do not make any certifications as to other aspects of the proposal.

 5/27/04 \_\_\_\_\_ (Seal)  
Edwin J. Rogers, P.E., FL P.E. #50082  
Brooksville Regulation Department  
Southwest Florida Water Management District

\* When required by Subsection 61G15-26.001(1), F.A.C., a professional engineer's seal, signature and date (i.e., "Professional Certification") means that the work indicated has been conducted under the responsible supervision, direction or control of a person licensed by the State to practice engineering, who by authority of their license is required to have some specialized knowledge of engineering. Professional Certification is not a guaranty or warranty of fitness or suitability, either explicit or implied.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE  
INDIVIDUAL CONSTRUCTION  
PERMIT NO. 49021347.003

Expiration Date: November 16, 2009

PERMIT ISSUE DATE: November 16, 2004

This permit is issued under the provisions of Chapter 373, Florida Statutes (F.S.), and the Rules contained in Chapters 40D-4 and 40, Florida Administrative Code (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

**PROJECT NAME:** Country Walk - Phase 2

**GRANTED TO:** Palm Pointe, LLC  
1311 North Church Avenue  
Tampa, FL 33607

**ABSTRACT:** This permit is for the construction of a new surface water management system to serve a 153.12-acre Phase 2 single-family residential subdivision. The project site is located 3.7 miles east of I-75 on SR 54, and one mile south of SR 54 on the west side of Smith Road, in Pasco County. Information regarding the surface water management system is contained in the tables below.

**OP. & MAINT. ENTITY:** Meadowwoods Community Development District

**COUNTY:** Pasco

**SEC/TWP/RGE:** 16/26S/20E

**TOTAL ACRES OWNED  
OR UNDER CONTROL:** 490.77

**PROJECT SIZE:** 153.12 Acres

**LAND USE:** Residential

**DATE APPLICATION FILED:** June 21, 2004

**AMENDED DATE:** September 10, 2004

Permit No.: 49021347.003  
 Project Name: Country Walk - Phase 2  
 Page: 2

I. Water Quantity/Quality

POND NO.	AREA ACRES @ TOP OF BANK	TREATMENT TYPE
1A	4.60	Wet Detention
2A	2.78	Wet Detention
3	54.62	Wet Detention
4	9.82	Isolated Wetland
5	50.26	Isolated Wetland
12	5.75	Isolated Wetland
26	4.36	Wet Detention
27	10.45	Isolated Wetland
<b>TOTAL</b>	<b>142.64</b>	

A mixing zone is not required.  
 A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type*	Encroachment Result**(feet)
23.81	114.62	EE [ X ]	Depth [ N/A ]

\*Codes [ X ] for the type or method of compensation provided are as follows:

EE = Equivalent Excavation to offset project filling per Section 4.4 of the District's Basis of Review;

MI = Minimal Impact based on modeling of existing stages vs. post-project encroachment.

N/A = Not Applicable

\*\*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims MI type of compensation.

III. Environmental Considerations

Wetland Information:				
WETLAND NO.	TOTAL AC.	NOT IMPACTED AC.	TEMPORARILY DISTURBED AC.	PERMANENTLY DESTROYED AC.
M11	0.36	0.36	0.00	0.00
M13	0.67	0.00	0.00	0.67
D1	0.12	0.12	0.00	0.00
<b>TOTAL</b>	<b>1.15</b>	<b>0.48</b>	<b>0.00</b>	<b>0.67</b>

Permit No.: 49021347.003  
Project Name: Country Walk - Phase 2  
Page: 3

Mitigation Information:						
AREA NO.	CREATED/ RESTORED AC.	UPLAND PRESERVED AC.	ENHANCED WETLAND AC.	WETLANDS PRESERVED AC.	MISC. MITI. AC.	
W2	0.00	0.00	0.00	0.00	0.45	
W4	0.00	0.00	0.00	0.00	1.06	
TOTAL	0.00	0.00	0.00	0.00	1.51	
NET CHANGE	-0.67	OTHER MITIGATION TOTAL				1.51

Watershed Name: Hillsborough River

Comments: The project contains 1.15 acres of wetlands and surface waters. Project construction will result in the filling of 0.67 acre of non-forested wetlands. To mitigate for these impacts, the Permittee will protect 1.51 acres of wildlife corridors (1.43 acres within conservation easements). Additional mitigation for these impacts is provided within Country Walk Phase 1, ERP No. 49021347.004. One isolated wetland and one surface water, totaling 0.48 acre, will be filled or temporarily disturbed. However, since under the ERP Basis of Review (Subsections 3.2.2.1 and 3.2.2.2) no significant habitat is provided by this wetland and surface water, no habitat mitigation will be required.

A regulatory conservation easement is required.

A proprietary conservation easement is not required.

#### **SPECIFIC CONDITIONS**

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit shall terminate, pursuant to Section 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. Unless specified otherwise herein, two copies of all information and reports required by this permit shall be submitted to:

Brooksville Regulation Department  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, FL 34604-6899

The permit number, title of report or information and event (for recurring report or information submittal) shall be identified on all information and reports submitted.

3. The Permittee shall retain the design engineer, or other professional engineer registered in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the professional engineer so employed. This information shall be submitted prior to construction.
4. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit to the Brooksville Service Office a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1.659, F.A.C., and signed, dated and sealed as-built drawings. The as-built drawings shall identify any deviations from the approved construction drawings.

Permit No.: 49021347.003  
Project Name: Country Walk -- Phase 2  
Page: 4

5. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.
6. The construction of all wetland impacts and wetland mitigation shall be supervised by a qualified environmental scientist/specialist/consultant. The Permittee shall identify, in writing, the environmental professional retained for construction oversight prior to initial clearing and grading activities.
7. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance.
8. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
  - A. wetland preservation
  - B. wetland buffers
  - C. upland preservation
  - D. limits of approved wetland impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

9. All wetland boundaries shown on the approved construction drawings shall be binding upon the Permittee and the District.
10. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District, Brooksville Regulation Department."

11. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities which constitute the permitted surface water management system, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the Statement of Completion and Request for Transfer to Operation Entity Form, and prior to beneficial occupancy or use of the site. The plat shall include the locations and limits of the following:
  - A. all wetlands
  - B. wetland buffers
  - C. upland preservation easements

12. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District (SWFWMD)."



Permit No.: 49021347.003  
Project Name: Country Walk - Phase 2  
Page: 5

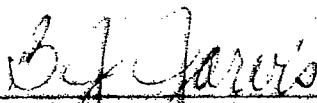
13. The operation and maintenance entity shall submit inspection reports in the form required by the District, in accordance with the following schedule.  
  
For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operation is authorized and every two (2) years thereafter.
14. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Surface Water Regulation Manager, Brooksville Service Office.
15. All lots abutting wet detention ponds shall have the following language (or similar language as approved in writing by the Brooksville Regulation Department) as part of the deed restrictions.  
  
"The lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD, Brooksville Service Office, Surface Water Regulation Manager."
16. If limestone bedrock is encountered during construction of the surface water management system, the District must be notified and construction in the affected area shall cease.
17. The Permittee shall notify the District of any sinkhole development in the surface water management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.
18. The District, upon prior notice to the Permittee, may conduct on-site inspections to assess the effectiveness of the erosion control barriers and other measures employed to prevent violations of state water quality standards and avoid downstream impacts. Such barriers or other measures should control discharges, erosion, and sediment transport during construction and thereafter. The District will also determine any potential environmental problems that may develop as a result of leaving or removing the barriers and other measures during construction or after construction of the project has been completed. The Permittee must provide any remedial measures that are needed.
19. No construction within Phase 2 of Country Walk is authorized prior to the issuance of ERP No. 49021347.004. The construction of Phase 1 must occur prior to, or concurrently with, the construction of Phase 2.
20. The final title insurance policy required within ERP No. 49021347.004, in the amount and under the terms approved, must be submitted prior to initiating any activities authorized by this permit, ERP No. 49021347.003. No construction may take place until the District confirms compliance with the terms of this condition.
21. The final title insurance policy, in the amount and under the terms approved, must be submitted prior to initiating any activities authorized by this permit. No construction may take place until the District confirms compliance with the terms of this condition.
22. In the event wetland impacts for which the preservation parcels are providing mitigation are not conducted, the Permittee will notify the District in writing. Upon District verification that these wetlands impacts have not occurred, the District will release any executed and recorded conservation easement.

Permit No.: 49021347.003  
Project Name: Country Walk - Phase 2  
Page: 6

23. The Permittee, for the purpose of providing reasonable assurance that no wetland impacts, relative to hydrologic changes will occur, or at least that impacts will be identified and corrected, will monitor specific wetlands. The monitoring will be performed as proposed in Southeast Environmental Solutions' Environmental Management Plan, received February 13, 2004, Environmental Resource Permit (ERP) No. 49021347.002.
24. The above wetland monitoring will continue for a minimum of three years after the as-built drawings of the last construction phase of the Country Walk f/k/a Palm Pointe development is deemed complete by the District.
25. If the wetland monitoring program indicates atypical hydroperiods within the monitored wetlands, the Permittee must mitigate any on- or off-site wetland impacts and temporary wetland function loss.
26. The Permittee will install and maintain permanent markers indicating the wetland boundary, or buffer boundary if applicable, at every other lot line radiating from the wetland. A metal plate will be affixed to the marker and will contain the following wording: "Preservation Boundary. No construction or activity downslope from this boundary without prior approval from the Southwest Florida Water Management District." Marker details are located on Sheet 82 of the approved construction plans.
27. No construction is authorized within undisturbed upland buffer areas that are labeled "Emergency Access". These access areas are being provided to comply with Pasco County Land Development Code. Only in emergency situations will vehicles and pedestrians be allowed to utilize this access way by traversing over the existing land cover.
28. The Permittee shall submit the executed conservation easements, as recorded in the County Public Records, to the District within 90 days of permit issuance, and prior to any wetland impacts. The Permittee shall use the format of the District approved conservation easement document. The conservation easements shall identify the District as the grantee and shall cover the following areas: **Uplands W2 and W4**. The Permittee shall receive approval from the District for any proposal to modify the conservation easements prior to conducting any activity prohibited by the terms of the conservation easement.
29. This permit is issued based upon the design prepared by the Permittee's consultant. If at any time it is determined by the District that the Conditions for Issuance of Permits in Rules 40D-4.301 and 40D-4.302, F.A.C., have not been met, upon written notice by the District, the Permittee shall obtain a permit modification and perform any construction necessary thereunder to correct any deficiencies in the system design or construction to meet District rule criteria. The Permittee is advised that the correction of deficiencies may require re-construction of the surface water management system and/or mitigation areas.

#### GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

  
\_\_\_\_\_  
Authorized Signature

## EXHIBIT "A"

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. For general permits authorizing incidental site activities, the following limiting general conditions shall also apply:
  - a. If the decision to issue the associated individual permit is not final within 90 days of issuance of the incidental site activities permit, the site must be restored by the permittee within 90 days after notification by the District. Restoration must be completed by re-contouring the disturbed site to previous grades and slopes re-establishing and maintaining suitable vegetation and erosion control to provide stabilized hydraulic conditions. The period for completing restoration may be extended if requested by the permittee and determined by the District to be warranted due to adverse weather conditions or other good cause. In addition, the permittee shall institute stabilization measures for erosion and sediment control as soon as practicable, but in no case more than 7 days after notification by the District.
  - b. The incidental site activities are commenced at the permittee's own risk. The Governing Board will not consider the monetary costs associated with the incidental site activities or any potential restoration costs in making its decision to approve or deny the individual environmental resource permit application. Issuance of this permit shall not in any way be construed as commitment to issue the associated individual environmental resource permit.
4. Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and a pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Water quality data for the water discharged from the permittee's property or into the surface waters of the state shall be submitted to the District as required by the permit. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association or Methods for Chemical Analyses of Water and Wastes by the U.S. Environmental Protection Agency. If water quality data are required, the permittee shall provide data as required on volumes of water discharged, including total volume discharged during the days of sampling and total monthly volume discharged from the property or into surface waters of the state.

6. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
7. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
8. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
9. The permittee shall complete construction of all aspects of the surface water management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
10. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
  - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
  - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
  - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
11. All surface water management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
12. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a written notification of commencement indicating the actual start date and the expected completion date.
13. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
14. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C. Additionally, if deviation from the approved drawings are discovered during the certification process the certification must be accompanied by a copy of the approved permit drawings with deviations noted.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE  
INDIVIDUAL CONSTRUCTION  
PERMIT NO. 49021347.004

Expiration Date: November 16, 2009

PERMIT ISSUE DATE: November 16, 2004

This permit is issued under the provisions of Chapter 373, Florida Statutes (F.S.), and the Rules contained in Chapters 40D-4 and 40, Florida Administrative Code (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

**PROJECT NAME:** Country Walk - Phase 1

**GRANTED TO:** Palm Pointe, LLC  
1311 North Church Avenue  
Tampa, FL 33607

**ABSTRACT:** This permit is for the construction of a new surface water management system to serve a 337.65-acre Phase 1 of a single-family residential subdivision. The project site is located 3.7 miles east of I-75 on State Road 54, and one mile south of State Road 54 on the west side of Smith Road, in Pasco County. Information regarding the surface water management system is contained in the tables below.

**OP. & MAINT. ENTITY:** Meadowwoods Community Development District

**COUNTY:** Pasco

**SEC/TWP/RGE:** 16/26S/20E

**TOTAL ACRES OWNED  
OR UNDER CONTROL:** 490.77

**PROJECT SIZE:** 337.65 Acres

**LAND USE:** Residential

**DATE APPLICATION FILED:** June 25, 2004

**AMENDED DATE:** September 10, 2004

15. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
16. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the conditions herein, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District accepts responsibility for operation and maintenance of the system. The permit may not be transferred to the operation and maintenance entity approved by the District until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible operation and maintenance entity approved by the District, if different from the permittee. Until a transfer is approved by the District, the permittee shall be liable for compliance with the terms of the permit.
17. Should any other regulatory agency require changes to the permitted system, the District shall be notified of the changes prior to implementation so that a determination can be made whether a permit modification is required.
18. This permit does not eliminate the necessity to obtain any required federal, state, local and special District authorizations including a determination of the proposed activities' compliance with the applicable comprehensive plan prior to the start of any activity approved by this permit.
19. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40D-4 or Chapter 40D-40, F.A.C.
20. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
21. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
22. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rule 40D-4.351, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
23. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with District rules, regulations and conditions of the permits.
24. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District and the Florida Department of State, Division of Historical Resources.
25. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

## FAA DRAWINGS

GOVERNING BOARD DATE: November 16, 2004

### Proposed Agency Action (PAA)

PERMIT NO: 43021347.003

CONCEPTUAL: \_\_\_\_\_

CONSTRUCTION: ☒

QUANTITY: 1

STAFF INITIAL: Debbie W.

### Final Agency Action (FAA)

DATE MAILED: 11.19.04

MAILED BY: Debbie W.

R&D ERP/MSSW/WOD  
PAA PERMIT CHECKLIST

PERMIT NO. 49021347.003

PERMITS ARE CHECKED BY THE R&D SUPERVISOR PRIOR TO PAA MAILOUT AND PRIOR TO THE MAILING OF THE APPROVED PERMIT.

Proofer: check permit against project data sheet and application file of record for:

Item Proofed	✓ QR	✓ PR	Item Proofed	✓ QR	✓ PR
Individual/General/Notice General/Wetland Resource/WOD (Title)	✓	✓	Date Application Filed	✓	✓
Construction/Conceptual (Title)	✓	✓	Amended Date	✓	✓
Permit # / Revision # (Title)	✓	✓	Conditions: Verify Permit #'s referenced and attachments included	✓	✓
Issue Date	✓	✓	Location Map	✓	✓
Expiration Date	✓	✓	Wetland Report	✓	✓
Permit Header Paragraph: Construction or Conceptual	✓	✓	FAA Transmittal Letter & Labels	✓	✓
Project Name	✓	✓	Notice of Authorization (N/A for Conceptual)	✓	✓
Permittee/Owner Name, Address	✓	✓	Statement of Completion (N/A for Conceptual)	✓	✓
Applicant	✓	X	Discussion Paper (Individual Only)	✓	✓
Engineer / Consultant	✓	X	Interested Parties (Copy to PP room)	✓	X
Owner's Agent	✓	X	Certificate of Mailing PAA / FAA Noticing Interested Parties Consultant	X	✓
Abstract (Individuals Only)	✓	✓	DRAWINGS: Included & Correct stamp applied for Construction or Conceptual	✓	✓
Operation and Maintenance Entity	✓	✓	Complete Date	✓	✓
Property Location / County	✓	✓	Default Date	✓	✓
Section / Township / Range	✓	✓	Advertisement	✓	✓
Total Acres	✓	✓	Project Data Sheet	✓	✓
Project Size (Acres)	✓	✓	Verify Quad Plotting	✓	✓
Land Use	✓	✓	Fee Received / Due / Refund	✓	✓

1. Proofer has checked the items listed above for PAA Mailing on 10-14-24 (Date).  
Initials WA
2. Proofer has checked Permit for issue and expiration date on \_\_\_\_\_ (Date) and approved for issue. Initials \_\_\_\_\_

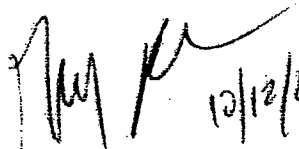


**PROFESSIONAL CERTIFICATION\***  
**FOR THE ENGINEERING EVALUATION REPORT**

MSSW/ERP Permit Number: 49021347.003  
Date Application Received: June 21, 2004  
Permittee's Name: Palm Pointe, LLC  
Address: 1311 North Church Avenue  
Tampa, FL 33607  
Project Name: Country Walk - Phase 2  
Project Description: Residential  
Project Size: 153.12 Acres  
Activity: Construction  
Section(s)/Township/Range: 16/26S/20E

I HEREBY CERTIFY that the engineering features described in the referenced application to construct and/or operate a surface water management system associated with the indicated project have been evaluated regarding provision of reasonable assurance of compliance with Part IV, Chapter 373, Florida Statutes, and Chapters 40D-4, 40D-40 or 40D-400, Florida Administrative Code (F.A.C.), as applicable. I have not evaluated and do not make any certifications as to other aspects of the proposal.

This evaluation was conducted within limited time frames and focused on a summary review of the construction plans, permit abstract and conditions, and District rule requirements relative to the Conditions of Issuance. Ongoing responsible oversight by degreed engineering staff was provided during the detailed project review.

 12/12/04

(Seal)

Wojciech M. Mroz, FL P.E. # 33749  
Surface Water Regulation Manager  
Brooksville Regulation Department  
Southwest Florida Water Management District

\* When required by Subsection 61G15-26.001(1), F.A.C., a professional engineer's seal, signature and date (i.e., "Professional Certification") means that the work indicated has been conducted under the responsible supervision, direction or control of a person licensed by the State to practice engineering, who by authority of their license is required to have some specialized knowledge of engineering. Professional Certification is not a guaranty or warranty of fitness or suitability, either explicit or implied.



Application Number: 49021347.0023

Project Name: Country Walk, Ph 2

County: Pasco

Land Use: SFR Subdivision

AREA I.D.: (* - IF DISTURBED)		M1	M2	M3	PROJECT TOTAL
TYPE		IS/WOS	IS/WOS	IS/WOS	
EXEMPT: (Y or N)		N	N	N	1.15
TOTAL ACREAGE		0.80	2.28	0.42	136.01
ACREAGE NOT IMPACTED		0.80	2.28	0.42	133.33
ACREAGE TEMPORARILY DISTURBED		0	0	0	0.04
ACREAGE PERMANENTLY DESTROYED	FORESTED				
	NON-FORESTED				
	SURFACE WATER				0.67
	TOTAL	0	0	0*	2.64
MITIGATION AREA I.D.		N/A	N/A	N/A	
S.H.W. ELEVATION					
N.P. ELEVATION					
SURFACE OVERFLOW EL.					
DOMINANT SPECIES				*to be filled exempt	
WILDLIFE OBSERVED					

COMMENTS:

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I. Water Quantity/Quality

POND NO.	AREA ACRES @ TOP OF BANK	TREATMENT TYPE
3	56.59	Isolated Wetland
4	10.37	Isolated Wetland
5	53.44	Isolated Wetland
9	1.26	Wet Detention
12	7.34	Isolated Wetland
26	4.36	Wet Detention
27	9.66	Isolated Wetland
8A East	1.97	Wet Detention
<b>TOTAL</b>	<b>144.99</b>	

A mixing zone is not required.  
 A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type*	Encroachment Result**(feet)
18.05	122.33	EE [X]	Depth [N/A]

\*Codes [ X ] for the type or method of compensation provided are as follows:  
 EE = Equivalent Excavation to offset project filling per Section 4.4 of the District's Basis of Review,  
 MI = Minimal Impact based on modeling of existing stages vs. post-project encroachment.  
 N/A = Not Applicable

\*\*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims MI type of compensation.

Mitigation Information:					
AREA NO.	CREATED/ RESTORED AC.	UPLAND PRESERVED AC.	ENHANCED WETLAND AC.	WETLANDS PRESERVED AC.	MISC. MITI. AC.
M-1	0.00	0.00	0.00	0.80	0.00
M-2	0.00	0.00	0.00	2.28	0.00
M-4	0.00	0.00	0.00	4.63	0.00
M-5	0.00	0.00	0.00	1.56	0.00
M-8	0.00	0.00	0.00	6.85	0.00
M-10	0.00	0.00	0.00	7.83	0.00
M-12	0.00	0.00	0.00	8.00	0.00
M-14	0.00	0.00	0.00	5.68	0.00
M-17	0.00	0.00	0.00	0.67	0.00
M-18	0.00	0.00	0.00	0.14	0.00
C-1	0.00	0.00	0.00	0.89	0.00
C-2	0.00	0.00	0.00	47.23	0.00
C-3	0.00	0.00	0.00	41.57	0.00
H-1	0.00	0.00	0.00	0.83	0.00
H-2	0.00	0.00	0.00	1.25	0.00
H-3	0.00	0.00	0.00	1.46	0.00
D-1	0.00	0.00	0.00	0.10	0.00
W-1	0.00	0.00	0.00	0.00	1.00
W-3	0.00	0.00	0.00	0.00	0.68
TOTAL	0.00	0.00	0.00	131.77	1.68
NET CHANGE	-1.97	OTHER MITIGATION TOTAL			
					133.45

Watershed Name: Hillsborough River

Comments: The project contains 134.98 acres of wetlands and surface waters. Project construction will result in the filling of 1.97 acres of forested and non-forested wetlands. To mitigate for these impacts, and permanent wetland impacts within Phase 2 of the Country Walk development (ERP No. 49021347.003), the Permittee will preserve within conservation easements, 131.77 acres of wetlands, and protect 1.68 acres of wildlife corridors (1.47 acres within conservation easements). This permit also authorizes 0.04 acre of temporary wetland impacts. Additionally, five isolated wetlands, totaling 1.19 acres, will be filled. However, since under the ERP Basis of Review ( Subsections 3 2.2.1) no significant habitat is provided by these wetlands, no habitat mitigation will be required.

A regulatory conservation easement is required.

A proprietary conservation easement is not required.

**SPECIFIC CONDITIONS**

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit shall terminate, pursuant to Section 40D-1.6105, F.A.C. In such situations, each landowner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.

2. Unless specified otherwise herein, two copies of all information and reports required by this permit shall be submitted to:

Brooksville Regulation Department  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, FL 34604-6899

The permit number, title of report or information and event (for recurring report or information submittal) shall be identified on all information and report submitted.

3. The Permittee shall retain the design engineer, or other professional engineer registered in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the professional engineer so employed. This information shall be submitted prior to construction.
4. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit to the Brooksville Service Office a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1.659, F.A.C., and signed, dated and sealed as-built drawings. The as-built drawings shall identify any deviations from the approved construction drawings.
5. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.

6. WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREA - Temporary Wetland Impact Areas

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

- A. The mitigation area can be reasonably expected to develop into a wetland, as determined by the USFWS Classification of Wetlands and Deepwater Habitats of the United States.

- B. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetland/surface water type specified in criterion "A."
- C. The dominant and subdominant species of desirable wetland plants comprising each vegetation zone and stratum of the mitigation area shall be as follows:

ZONE	STRATUM	PERCENT COVER	DOMINANT SPECIES	SUBDOMINANT SPECIES
1	Groundcover	70	Native Wetland spp.	Not Specified

This criterion must be achieved within three years of mitigation area construction. The Permittee shall complete any activities necessary to ensure the successful achievement of the mitigation requirements by the deadline specified. Any request for an extension of the deadline specified shall be accompanied with an explanation and submitted as a permit letter modification to the District for evaluation.

- D. Species composition of recruiting wetland vegetation are indicative of the wetland type specified in criterion "A."
- E. Coverage by nuisance or exotic species does not exceed 5 percent.
- F. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

7. The construction of all wetland impacts and wetland mitigation shall be supervised by a qualified environmental scientist/specialist/consultant. The Permittee shall identify, in writing, the environmental professional retained for construction, oversight prior to initial clearing and grading activities.
8. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance.
9. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
- wetland preservation
  - wetland buffers
  - upland preservation
  - limits of approved wetland impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

10. All Wetland boundaries shown on the approved construction drawings shall be binding upon the Permittee and the District.

11. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District, Brooksville Regulation Department."

12. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted surface water management system, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the Statement of Completion and Request for Transfer to Operation Entity Form, and prior to beneficial occupancy or use of the site. The plat shall include the locations and limits of the following:

- all wetlands
- wetland buffers
- upland preservation easements

13. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District (SWFWMD)."

14. The operation and maintenance entity shall submit inspection reports in the form required by the District, in accordance with the following schedule.

For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operation is authorized and every two (2) years thereafter.

15. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Surface Water Regulation Manager, Brooksville Service Office.

16. All lots abutting wet detention ponds shall have the following language (or similar language as approved in writing by the Brooksville Regulation Department) as part of the deed restrictions.

"The lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD, Brooksville Service Office, Surface Water Regulation Manager."

17. If limestone bedrock is encountered during construction of the surface water management system, the District must be notified and construction in the affected area shall cease.

18. The Permittee shall notify the District of any sinkhole development in the surface water management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

19. The District, upon prior notice to the Permittee, may conduct on-site inspections to assess the effectiveness of the erosion control barriers and other measures employed to prevent violations of state water quality standards and avoid downstream impacts. Such barriers or other measures should control discharges, erosion, and sediment transport during construction and thereafter. The District will also determine any potential environmental problems that may develop as a result of leaving or removing the barriers and other measures during construction or after construction of the project has been completed. The Permittee must provide any remedial measures that are needed.
20. The Permittee, for the purpose of providing reasonable assurance that no wetland impacts, relative to hydrologic changes will occur, or at least that impacts will be identified and corrected, will monitor specific wetlands. The monitoring will be performed as proposed in Southeast Environmental Solutions' Environmental Management Plan, received February 13, 2004, Environmental Resource Permit (ERP) No. 49021347.002.
21. The above wetland monitoring will continue for a minimum of three years after the as-built drawings of the last construction phase of the Palm Pointe development is deemed complete by the District.
22. If the wetland monitoring program indicates atypical hydroperiods within the monitored wetlands, the Permittee must mitigate any on- or off-site wetland impacts and temporary wetland function loss.
23. The Permittee will install and maintain permanent markers indicating the wetland boundary, or buffer boundary if applicable, at every other lot line radiating from the wetland. A metal plate will be affixed to the marker and will contain the following wording: "Preservation Boundary: No construction or activity downslope from this boundary without prior approval from the Southwest Florida Water Management District." Marker details are located on Sheet 82 of the approved construction plans.
24. No construction is authorized within undisturbed upland buffer areas that are labeled "Emergency Access". These access areas are being provided to comply with Pasco County Land Development Code. Only in emergency situations will vehicles and pedestrians be allowed to utilize this access way by traversing over the existing land cover.
25. The final title insurance policy, in the amount and under the terms approved, must be submitted prior to initiating any activities authorized by this permit. No construction may take place until the District confirms compliance with the terms of this condition.
26. In the event wetland impacts for which the preservation parcels are providing mitigation are not conducted, the Permittee will notify the District in writing. Upon District verification that these wetlands impacts have not occurred, the District will release any executed and recorded conservation easement.
27. The wetland mitigation authorized within this permit is part of the compensation for permanent wetlands impacts within ERP No. 49021347.003, Country Walk Phase 2.



28. The Permittee shall submit the executed conservation easements, as recorded in the County Public Records, to the District within 90 days of permit issuance, and prior to any wetland impacts. The Permittee shall use the format of the District approved conservation easement document. The conservation easements shall identify the District as the grantee and shall cover the following areas: **Wetlands C1, C2, C3, D1, H1, H2, H3, M1, M2, M4, M5, M8, M10, M12, M14, M17, M18 and Uplands W1 and W3.** The Permittee shall receive approval from the District for any proposal to modify the conservation easements prior to conducting any activity prohibited by the terms of the conservation easement.
29. The Permittee shall monitor and maintain the temporary wetland impact areas until the criteria set forth in the Wetland Mitigation Success Criteria Conditions above are met. The Permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.
30. The Permittee shall undertake required maintenance activities within the temporary wetland impact areas as needed at any time between temporary wetland impact area construction and termination of monitoring, with the exception of the final year. Maintenance shall include the manual removal of all nuisance and exotic species, with sufficient frequency that their combined coverage at no time exceeds the Wetland Mitigation Success Criteria Conditions above. Herbicides shall not be used without the prior written approval of the District.
31. A Wetland Mitigation Completion Report shall be submitted to the District within 30 days of completing construction and planting of the temporary wetland impact areas. Upon District inspection and approval of the mitigation areas, the monitoring program shall be initiated with the date of the District field inspection being the construction completion date of the mitigation areas. Monitoring events shall occur between March 1 and November 30 of each year. An Annual Wetland Monitoring Report shall be submitted upon the anniversary date of District approval to initiate monitoring.

Annual reports shall provide documentation that a sufficient number of maintenance inspection/activities were conducted to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above. Note that the performance of maintenance inspections and maintenance activities will normally need to be conducted more frequently than the collection of other monitoring data to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above.

Monitoring Data shall be collected annually.

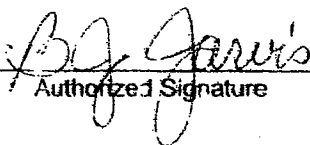
32. Termination of monitoring for the temporary wetland impact areas shall be coordinated with the District by:
  - A. notifying the District in writing when the criteria set forth in the Wetland Mitigation Success Criteria Conditions have been achieved;
  - B. suspending all maintenance activities in the wetland mitigation areas including, but not limited to, irrigation and addition or removal of vegetation ; and,
  - C. submitting a monitoring report to the District one year following the written notification and suspension of maintenance activities.

Upon receipt of the monitoring report, the District will evaluate the wetland mitigation sites to determine if the Mitigation Success Criteria Conditions have been met and maintained. The District will notify the Permittee in writing of the evaluation results. The Permittee shall perform corrective actions for any portions of the temporary wetland impact sites that fail to maintain the criteria set forth in the Wetland Mitigation Success Criteria Conditions.

33. Following the District's determination that the restoration of temporary impacts has been successfully completed, the Permittee shall operate and maintain the wetland restoration areas such that they remain in their current or intended condition for the life of the surface water management facility. The Permittee must perform corrective actions for any portions of the wetland restoration areas where conditions no longer meet the criteria set forth in the Wetland Mitigation Success Criteria Conditions.
34. The Permittee shall, within 60 days of initial wetland impact and prior to beneficial use of the site, complete all aspects of the mitigation plan, including restoration of temporary wetland impacts, in accordance with the design details in the final approved construction drawings.
35. This permit is issued based upon the design prepared by the Permittee's consultant. If at any time it is determined by the District that the Conditions for Issuance of Permits in Rules 40D-4.301 and 40D-4.302, F.A.C., have not been met, upon written notice by the District, the Permittee shall obtain a permit modification and perform any construction necessary thereunder to correct any deficiencies in the system design or construction to meet District rule criteria. The Permittee is advised that the correction of deficiencies may require re-construction of the surface water management system and/or mitigation areas.

#### GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

  
Authorized Signature

## EXHIBIT "A"

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. For general permits authorizing incidental site activities, the following limiting general conditions shall also apply:
  - a. If the decision to issue the associated individual permit is not final within 90 days of issuance of the incidental site activities permit, the site must be restored by the permittee within 90 days after notification by the District. Restoration must be completed by re-contouring the disturbed site to previous grades and slopes re-establishing and maintaining suitable vegetation and erosion control to provide stabilized hydraulic conditions. The period for completing restoration may be extended if requested by the permittee and determined by the District to be warranted due to adverse weather conditions or other good cause. In addition, the permittee shall institute stabilization measures for erosion and sediment control as soon as practicable, but in no case more than 7 days after notification by the District.
  - b. The incidental site activities are commenced at the permittee's own risk. The Governing Board will not consider the monetary costs associated with the incidental site activities or any potential restoration costs in making its decision to approve or deny the individual environmental resource permit application. Issuance of this permit shall not in any way be construed as commitment to issue the associated individual environmental resource permit.
4. Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and a pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Water quality data for the water discharged from the permittee's property or into the surface waters of the state shall be submitted to the District as required by the permit. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association or Methods for Chemical Analyses of Water and Wastes by the U.S. Environmental Protection Agency. If water quality data are required, the permittee shall provide data as required on volumes of water discharged, including total volume discharged during the days of sampling and total monthly volume discharged from the property or into surface waters of the state.

6. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
7. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
8. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
9. The permittee shall complete construction of all aspects of the surface water management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
10. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
  - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
  - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
  - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
11. All surface water management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
12. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a written notification of commencement indicating the actual start date and the expected completion date.
13. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
14. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C. Additionally, if deviation from the approved drawings are discovered during the certification process the certification must be accompanied by a copy of the approved permit drawings with deviations noted.

15. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
16. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the conditions herein, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District accepts responsibility for operation and maintenance of the system. The permit may not be transferred to the operation and maintenance entity approved by the District until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible operation and maintenance entity approved by the District, if different from the permittee. Until a transfer is approved by the District, the permittee shall be liable for compliance with the terms of the permit.
17. Should any other regulatory agency require changes to the permitted system, the District shall be notified of the changes prior to implementation so that a determination can be made whether a permit modification is required.
18. This permit does not eliminate the necessity to obtain any required federal, state, local and special District authorizations including a determination of the proposed activities' compliance with the applicable comprehensive plan prior to the start of any activity approved by this permit.
19. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40D-4 or Chapter 40D-40, F.A.C.
20. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
21. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
22. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rule 40D-4.351, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
23. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with District rules, regulations and conditions of the permits.
24. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District and the Florida Department of State, Division of Historical Resources.
25. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

**PROFESSIONAL CERTIFICATION\***  
**FOR THE ENGINEERING EVALUATION REPORT**

MSSW/ERP Permit Number: 49021347.004  
Date Application Received: June 25, 2004  
Permittee's Name: Palm Pointe, LLC  
Address: 1311 North Church Avenue  
Tampa, FL 33607  
Project Name: Country Walk - Phase 1  
Project Description: Residential  
Project Size: 337.65 Acres  
Activity: Construction  
Section(s)/Township/Range: 16/26S/20E

I HEREBY CERTIFY that the engineering features described in the referenced application to construct and/or operate a surface water management system associated with the indicated project have been evaluated regarding provision of reasonable assurance of compliance with Part IV, Chapter 373, Florida Statutes, and Chapters 40D-4, 40D-40 or 40D-400, Florida Administrative Code (F.A.C.), as applicable. I have not evaluated and do not make any certifications as to other aspects of the proposal.

This evaluation was conducted within limited time frames and focused on a summary review of the construction plans, permit abstract and conditions, and District rule requirements relative to the Conditions of Issuance. Ongoing responsible oversight by degreed engineering staff was provided during the detailed project review.

(Seal)

Wojciech M. Mroz, FL P.E. # 38749  
Surface Water Regulation Manager  
Brooksville Regulation Department  
Southwest Florida Water Management District

\* When required by Subsection 61G15-26.001(1), F.A.C., a professional engineer's seal, signature and date (i.e., "Professional Certification") means that the work indicated has been conducted under the responsible supervision, direction or control of a person licensed by the State to practice engineering, who by authority of their license is required to have some specialized knowledge of engineering. Professional Certification is not a guaranty or warranty of fitness or suitability, either explicit or implied.

**WUP & ERP REQUEST FORM  
FOR  
AMENDED APPLICATION / NUMBER CHANGE**

Date: 9.13.04

TO: NORMAN JOHNSON, PERMIT DATA SECTION / RECORDS & DATA DEPARTMENT (PMD)  
THRU: PERMIT COORDINATOR DLH (initial) BRD REGULATION DEPT.  
FROM: DAVE LORAN (Evaluator name)  
SUBJECT: ☒ Amended Application  
          ☐ Number Change - Change Number to \_\_\_\_\_

Instructions: Forward original form to PMD/Records & Data for placement in the File of Record. Retain a copy for your work file.

**WUP INFORMATION**

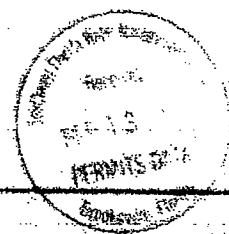
WUP Application No.: \_\_\_\_\_ Permittee Name: \_\_\_\_\_  
Information Received on: \_\_\_\_\_ Attached to this form? Yes ☐ No ☐  
This application has changed to a ☐ General ☐ Individual  
Has this application changed to a Letter Modification? Yes ☐ No ☐  
Advertise \_\_\_\_\_ or Re-advertise \_\_\_\_\_ Reason for Advertising: \_\_\_\_\_  
Complete this section for advertising if the following information has changed:  
Use: \_\_\_\_\_ Location: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Avg. gpd \_\_\_\_\_ Peak Month gpd \_\_\_\_\_ Maximum gpd \_\_\_\_\_

**ERP INFORMATION**

ERP Application No. 49021347.004 Project Name: CONCRETE WALK PHASE 1  
Information Received on: 9.10.04 Attached to this form? Yes ☐ No ☒  
This application has changed to a ☐ General  
  ☐ Noticed General  
  ☐ Individual Construction  
  ☐ Conceptual  
Has this application changed to a Letter Modification? Yes ☐ No ☐  
Advertise \_\_\_\_\_ or Re-advertise \_\_\_\_\_ Reason for advertising: \_\_\_\_\_  
Complete this section for advertising if the following information has changed:  
Project Acreage: \_\_\_\_\_ Location: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Activity: \_\_\_\_\_ Project Description: \_\_\_\_\_ Wetlands: Yes ☐ No ☐

**FOR RECORDS & DATA USE**

- ☐ Number in WUP/ERP Sequence database updated by Quad Room
- ☐ Forward all amendments that change application to an individual to M. Ford
- ☐ Old number has been deleted from the RDBS
- ☐ Initial and date when forwarded to: Vault \_\_\_\_\_ / \_\_\_\_\_
- ☐ Initial and date when forwarded to: GIS \_\_\_\_\_ / \_\_\_\_\_
- ☐ S \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_



## **APPENDIX E**

### **APPROVED DEVELOPMENT ORDER THROUGH PASCO COUNTY**



ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission

PETITION #6073

FROM:  Debra M. Zampetti  
Zoning/Code Compliance Administrator

Commission District #2

Planning Commission  
Hearing Date: 10/8/03SUBJECT: Rezoning Request  
South Central Pasco County  
(Cont. from 9/10/03, PC)  
(Cont. from 10/7/03, BCC)Board of County Commissioners  
Hearing Date: 10/21/03, DCAPPLICANT: PALM POINTE, LLC/COUNTRY WALK MPUD,  
f.k.a. PALM POINTE GOLF AND COUNTRY CLUB MPUD

TAZ #241

PETITION SUMMARY:

Petition No. 6073 in the name of Palm Pointe, LLC/Country Walk MPUD Master Planned Unit Development, f.k.a. Palm Pointe Golf and Country Club MPUD Master Planned Unit Development has been filed for an MPUD Master Planned Unit Development Amendment. The property is located on the west side of Smith Road, approximately 4,800 feet south of S.R. 54 and approximately three miles east of I-75, extending northerly to Augustine Drive (Parcel ID Nos. 16-26-20-0000-00200-0000, Nos. 16-26-20-0000-00200-0010, 16-26-20-0000-00600-0000, 16-26-20-0000-00700-0000, 16-26-20-0000-00700-0010, and 16-26-20-0000-00900-0010 ), and contains 490.6 acres, m.o.l.

Project Name:	Country Walk (f.k.a. Palm Pointe Golf and Country Club)
Developer's Name:	MeadowWoods, Inc. (a.k.a. Palm Pointe, LLC)
Future Land Use:	RES-3 (Residential - 3 du/ga)
No. of Dwelling Units:	918
Type of Dwelling Units:	Single-Family Detached
Other Land Uses:	Clubhouse/Recreation Center (4.83 Acres)

The surrounding zoning districts and land uses are as follows:

	<u>Zoning District</u>	<u>Land Use</u>
North:	A-R Agricultural-Residential	Augustine Drive; Single-Family Dwellings; Mobile Homes
East:	A-C Agricultural; MPUD Master Planned Unit Development	Smith Road; Pastureland; Mobile Home
South:	A-C Agricultural	Farm buildings; Undeveloped; Tree Farm
West:	MPUD Master Planned Unit Development; R-2 Low Density Residential	Undeveloped

FINDINGS OF FACT:

1. Presently, the subject site is undeveloped, and the applicant proposes to develop the property residentially.
2. Currently, access to the property is from Smith Road, which has 50 feet of right-of-way, and/or Augustine Drive, which has 50 feet of right-of-way.
3. The subject property is located in Flood Zone "X," and development within this area is not subject to the requirements of Article 700, Flood Damage Prevention, of the Land Development Code.
4. The surrounding area is characterized by rural-residential and agricultural pursuits.
5. The subject area has been designated RES-3 (Residential - 3 du/ga) under the Comprehensive Plan.
6. On November 16, 1999, the Board of County Commissioners approved a rezoning (Petition No. 5513) from A-C Agricultural to MPUD Master Planned Unit Development (MeadowWoods

MPUD Master Planned Unit Development) with conditions for a tract comprised of 485.9 acres, which is a portion of the subject request.

7. On August 15, 2000, the Board of County Commissioners approved a rezoning (Petition No. 5624) from A-C Agricultural and MPUD Master Planned Unit Development to MPUD Master Planned Unit Development with conditions for the subject request. This was a substantial modification which added acreage, amended development standards, redistributed density, revised parcel boundaries, roadway standards, and added short-term rentals and commercial uses to the clubhouse.
8. On August 2, 2001, the Development Review Committee approved a preliminary site plan for Palm Pointe Golf Course (DR01-1428).
9. On August 2, 2001, the Development Review Committee approved a preliminary plan for Palm Pointe Golf and Country Club for 858 units, included were the condominiums and golf villas (DR01-1451).
10. On August 3, 2001, the Development Review Division approved a preliminary site plan for the tennis center and golf maintenance area (DR01-1434).
11. On August 21, 2001, the Board of County Commissioners approved a nonsubstantial amendment with conditions to the above Palm Pointe Golf and Country Club MPUD Master Planned Unit Development. This changed the development's name, removed access cuts, added short-term rentals (golf villas), and rearranged the golf course hole numbers.
12. The Growth Management Department has received a formal request from the developer of Country Walk to amend the existing Master Development Plan as follows:
  - a. Change the development name from Palm Pointe Golf and Country Club to Country Walk.
  - b. Remove the golf course.
  - c. Remove the golf-course maintenance facility.
  - d. Remove the golf-driving range.
  - e. Remove the golf villas.
  - f. Remove the twin homes (duplexes).
  - g. Remove the condominiums.
  - h. Remove the tennis center.
13. Presently, the site is undeveloped.
14. Access to the property will be provided by proposed Meadow Pointe Boulevard, a collector roadway with a minimum of 140 feet right-of-way, to be dedicated to Pasco County. Meadow Pointe Boulevard is formerly know as Smith Road realignment.

#### ANALYSIS:

MPUD Master Planned Unit Development amendments must be reviewed in accordance with Section 522.6, Modifications, of the Pasco County Land Development Code to determine if the proposed changes are substantial. A substantial change is deemed to exist where:

1. "There is a proposed increase of greater than five (5) percent in the total number of dwelling units proposed for the MPUD Master Planned Unit Development."

**FINDING:** There will be no increase in the total number of dwelling units.

2. "There is a proposed major redistribution of density within individual phases of the MPUD Master Planned Unit Development."

**FINDING:** A major redistribution of density will occur.

3. "There is a decrease of proposed preservation or conservation areas involving more than five (5) percent of the original area set forth in the MPUD Master Planned Unit Development Plan."

**FINDING:** No decrease will occur.

4. "There is an increase in the size of areas proposed for nonresidential uses of more than five (5) percent."

**FINDING:** There will be no increase in nonresidential use.

5. "There is a substantial increase in the adverse impact of the development due to modifications or failure to comply with conditions or stipulations authorized in the original approval."

**FINDING:** No increase will occur.

6. Based upon the foregoing and the criteria established within Section 522.6, Modifications, of the Pasco County Land Development Code, the Growth Management Department staff has determined that the proposed amendment does constitute a substantial change.

7. The proposed request is consistent with Article 300, Subsection 303.2(E)1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, of the Pasco County Land Development Code and with the Pasco County Comprehensive Plan, October 2000.

**STAFF RECOMMENDATION:**

Approval with Conditions

**CONDITIONS:**

See attachment.

**DEVELOPMENT REVIEW COMMITTEE ACTION (8/28/03):**

Approval with Conditions

**PLANNING COMMISSION ACTION:**

Approval of Staff Recommendation: 10 Ayes; 0 Nays

**BOARD OF COUNTY COMMISSIONERS ACTION:**

Approval of Planning Commission Recommendation

**COUNTRY WALK  
MPUD MASTER PLANNED UNIT DEVELOPMENT  
CONDITIONS OF APPROVAL  
REZONING PETITION NO. 6073**

**Master Development Plans**

1. The original MPUD Master Planned Unit Development conditions of approval and Master Development Plan, Rezoning Petition No. 5513 as approved by the Pasco County Board of County Commissioners on November 16, 1999, and any subsequent amendments and Rezoning Petition No. 5624 as approved by the Board on August 15, 2000, and any subsequent amendments are hereby superseded by Rezoning Petition No. 6073.
2. The developer shall submit, within 45 days of Board approval, or prior to preliminary plan/preliminary site plan submittal, whichever occurs first, 20 sets of the revised MPUD Master Planned Unit Development Plan to the Pasco County Growth Management Department, for review and approval, that addresses all applicable conditions set forth and the following specific instructions. Without the submittal of revised plans, the preliminary plan/preliminary site plan will not be accepted for review.

**Instructions**

- a. Revise the land use schedule to reflect the correct total number of lots.

**Open Space/Buffering**

3. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan, and jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency; i.e., the Southwest Florida Water Management District, the Florida Department of Environmental Protection, or the Army Corps of Engineers. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary plan/preliminary site plan and platted as conservation/preservation areas.
4. The developer has submitted an environmental/habitat study which has been reviewed and found to be acceptable by Pasco County on July 24, 2001. The following shall apply:
  - a. Since the Florida burrowing owl and the Florida sandhill crane were potential breeders on site, contact an environmental consultant and confirm whether both or either species are still potential breeders on-site. Prior to issuance of the hard copy Site Development Permit, provide the environmental consultant's findings to the Pasco County Growth Management Department.
  - b. If either species is still present, determine if breeding is occurring.
  - c. If breeding is confirmed, construction should be curtailed around the breeding site(s) (the burrowing owl's breeding season is March-June; the sandhill crane's breeding season is January-July) until the birds have fledged their young.
5. The developer has submitted an Archaeological/Historical Survey, which was reviewed and found acceptable by Pasco County on March 11, 2003. Although no archaeological sites eligible for the National Register of Historic Places were found, the following statement shall be placed on all future site plans:

"If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop, and Pasco County and the State Historic Preservation Officer shall be notified within two working days."
6. The developer shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association, or Community Development District (CDD) in the form of a nonprofit corporation registered with the Secretary of State, State of Florida, or, where such association currently exists, proof of good standing shall be submitted. This association shall provide for the maintenance of all open space, drainage areas, common areas, buffer areas, preservation/conservation areas, recreation areas, neighborhood parks, and other special purpose areas by the said association. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants', or CDD documents, including Articles of Incorporation with proof of being filed with the Secretary of State, State of Florida, restrictive covenants, and all exhibits, shall be submitted to the Pasco County Engineering Services Department for review along with copies of instruments to be used to convey the above-mentioned areas to the said association.

7. The Pasco County Development Review Committee (DRC) may approve a master landscape/buffer plan for all major internal roads prior to the first preliminary plan/preliminary site plan approval of the revised layout, which provides an alternative method of landscaping from the Pasco County Land Development Code, as amended. In the absence of an approved landscape buffer plan, the requirements of the Pasco County Land Development Code shall apply.
8. Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, the developer shall submit a copy of any required Incidental Take Permit issued by the Florida Fish and Wildlife Conservation Commission to the Pasco County Development Review Division (DRD).
9. Residential lot lines shall not extend into jurisdictional areas except for the purpose of squaring off lots or where permitted by other agencies. Lot encroachments into jurisdictional areas will be reviewed at the time of construction plan review and approval.
10. The neighborhood parks as depicted are not necessarily approved as part of this master plan. Specific review and approval of the neighborhood parks will be conducted at each preliminary plan/preliminary site plan review.

#### Ordinances

11. In addition to the MPUD Master Planned Unit Development conditions of approval, the developer shall comply with all applicable Pasco County ordinances.
12. In the event an ordinance/resolution is subsequently adopted by the Board relating to or funding of solid waste, public safety, or wildlife, the owner/developer shall be required to comply with such ordinance/resolution.

#### Transportation/Circulation

13. The developer may develop the site utilizing private roadways. Adequate access for public utilities shall be provided in accordance with the Utilities Service Agreement.
14. Alternative roadway design standards may be considered and approved by DRC at the time of each preliminary plan approval.
15. Any entrance gates on Meadow Pointe Boulevard (Smith Road) shall be set back for a minimum of three vehicles from Meadow Pointe Boulevard (Smith Road) right-of-way in order to provide vehicular stacking. A greater stacking distance may be required if it is determined to be necessary at the time of preliminary plan/preliminary site plan review. Entrance gates shall allow free passage of fire and other emergency vehicles.
16. In the case of private streets, or if the County does not accept the streets for maintenance, dedication to the appropriate maintenance entity (other than Pasco County) may be approved by DRC at the time of preliminary plan approval. If CDD is created, all private roads shall be maintained by CDD.
17. Access Management.
  - a. Vehicular-access rights shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment, or where no plat is required prior to construction plan approval along the rear of all double frontage lots that abut nonlocal roads within or adjoining the project.
  - b. The intersection of Meadow Pointe Boulevard (Smith Road realignment) and the main entrance road shall be constructed as approved by Pasco County. The developer shall pay its proportionate share of the cost of signalization of this intersection if such signalization is deemed to be necessary by DRC and meets required County Engineering Services Department traffic warrants. The developer acknowledges that if warrants are met due to the impacts of this project, then the entire cost of signalization shall be the developer's responsibility.
  - c. The developer shall pay a proportionate share of the cost of signalization at the intersection of S.R. 54 and Meadow Pointe Boulevard (Smith Road realignment) when such signalization is deemed to be necessary by DRC and meets required Florida Department of Transportation (FDOT) and Pasco County Engineering Services Department traffic warrants.
  - d. The developer shall provide a secondary access to each increment in accordance with the Land Development Code, as amended. This access may be barricaded in a manner found acceptable by DRD and the Pasco County Emergency Services Department.

- e. At each preliminary plan/preliminary site plan approval, DRC may also require further intersection improvements along the internal road intersections. Intersection improvements shall be determined in accordance with the Pasco County Land Development Code, as amended.
18. Prior to approval of the first preliminary plan, the developer shall conduct a traffic study to determine the number of trips generated by the development that can be accommodated by the surrounding transportation infrastructure. The parameters of the traffic study shall be approved by Pasco County staff through a traffic methodology meeting (submitted April 17, 2001).
19. The developer shall:
- Construct Meadow Pointe Boulevard (Smith Road realignment) from the south project boundary, north to S.R. 54. The roadway shall be constructed in accordance with the approved construction plans for Meadow Pointe Boulevard as approved by Pasco County.
  - Cause to be dedicated, at no cost to Pasco County, the entire 140 feet of right-of-way, including easements for the drainage facilities, within 180 days of the County's request or prior to the issuance of the first Certificate of Occupancy, whichever occurs first.
  - Construct the first two lanes (offset) of Meadow Pointe Boulevard (Smith Road realignment) from the south project boundary, north to S.R. 54, along with the drainage facilities, prior to the issuance of the first Certificate of Occupancy, unless otherwise approved by DRC.
20. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, or as directed by the Pasco County Engineering Services Director, or as shown on the approved construction plans for Meadow Pointe Boulevard.
21. The developer shall provide an interconnect at Increment E at the west project boundary and Increments A and F at the south project boundary. The interconnect at Increment F to the south project boundary may not be required if approval is received from DRC at the preliminary plan/preliminary site plan review through an alternative standards request.
22. The developer shall submit a plan to the Pasco County Growth Management Department identifying roadway alignment and construction phasing of all internal roadways. Approval of this plan must be obtained from DRC prior to preliminary plan/preliminary site plan approval of the revised layout of the first increment. The County shall have the right to require specific dates of completion of construction for any portion of these roads required to provide safe access to the increment which is subject of the submittal at the time of each preliminary/site plan approval.
23. DRC may approve a pedestrian/bike path plan prior to approval of the revised layout of the first preliminary plan/preliminary site plan, which provides an alternative method of pedestrian/bike path circulation from the Pasco County Land Development Code as amended. Such pedestrian/bike path plans shall comply with the handicapped provisions of Chapter 336.045, Florida Statutes. In the absence of an approved pedestrian/bike path plan, the following standards will apply: 1) sidewalks shall be constructed in accordance with the Pasco County Land Development Code, as amended; 2) bicycle lanes shall be provided along all internal roadways above local status; and 3) bicycle facilities shall be in conformance with the *FDOT Bicycle Planning and Design Manual* (approved August 2, 2001).
24. Prior to the first site or preliminary plan, the developer shall submit to the County proof that adequate EMS/fire-protection service and response time are currently available (as determined by the Pasco County Emergency Services Director) within a distance of this development which allows an acceptable response time. As an alternative to the preceding sentence, the developer shall donate to the County \$45.00 per dwelling unit and \$190.00 per 1,000 square feet of gross leasable area of commercial (or as amended by the Board) for public safety facilities and equipment. These funds shall be donated prior to approval of the record plat or the final site construction drawings (multifamily/commercial) used for the issuance of Building Permits. (A preliminary plan was approved on August 2, 2001.)

**Utilities: Drainage, Water Service, Wastewater Disposal**

25. The developer shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County Land Development Code as amended. The said plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by DRD.
26. Finished floor elevations for all habitable structures shall be at or above the 100-year flood plain elevation. All preliminary/site plan submittals shall provide 100-year flood elevation data.

27. A revised Master Utility Plan (including hydraulic analysis) for the entire development shall be submitted to the Pasco County Utilities Services Branch for review and approval within 60 days of Board approval. This Master Utility Plan shall minimally show the following:

- a. Trunk sewer lines and lift stations.
- b. Main potable water lines and nonpotable water lines, if applicable.
- c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.
- d. Hydraulic flow analysis.
- e. Method of lighting all nonlocal roads.

Master Utility Plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the Pasco County Utilities Services Branch. The Utilities Service Agreement which was approved on July 31, 2001, shall be amended to reflect the deletion or modification of the usage of reclaimed water.

28. The developer shall construct all water and wastewater facilities within the development to current Pasco County standards. A complete set of instructions may be obtained from the Utilities Services Branch.

#### Land Use

29. The residential design standards are as follows:

- a. Single-Family Detached

- (1) Minimum Lot Width of 50 Feet
- (2) Minimum Lot Depth of 110 Feet
- (3) Minimum Front-Yard Setback of 20 Feet
- (4) Minimum Side-Yard Setback of 7.5 Feet\*
- (5) Minimum Rear-Yard Setback of 20 Feet
- (6) Minimum Lot Area of 5,500 Square Feet
- (7) Maximum Lot Coverage of 65 Percent—Principal Structure and Accessory Structure

A maximum number of 416 units/lots are approved for five-foot side setbacks.

- b. The clubhouse/recreation center, including all commercial uses, shall comply with C-1 Neighborhood Commercial Zoning District development standards, and the maximum floor area shall not exceed 56,806 square feet of gross floor area.
- c. The clubhouse, located in Increment G, shall be approved for the following commercial uses:
  - (1) Restaurant.
  - (2) Convenience store.
  - (3) Beauty parlor.
  - (4) Barber shop.
  - (5) Day spa.
  - (6) Pro shop.
  - (7) Health club.
- d. The restaurant and convenience store may sell alcoholic beverages.
- e. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

30. Principal structures (exclusive of swimming pools) shall be set back at least 35 feet from the right-of-way of the major internal roads. However, this setback may be reduced to 25 feet if a six-foot-high wall is provided as a buffer.

31. Upon submittal of an amendment request of the developer, and upon recommendation of the Zoning Administrator, DRC may amend residential use designations to intensify or deintensify development; i.e.,

R-3 Medium Density Residential to R-4 High Density Residential or MF-1 Multiple Family Medium Density to R-4 High Density Residential, provided that:

- a. The number of units and density does not increase by more than 20 percent within any specific increment shown on the Master Development Plan; and, there is a corresponding increase or decrease, as appropriate, in some other increment to indicate that the total unit cap of 918 is not exceeded.
  - b. The total aggregate number of dwelling units shall not exceed 918.
  - c. If any redistribution of units is proposed, pursuant to the guidelines listed in this condition, the developer shall submit an amended Master Development Plan to the Zoning Administrator illustrating unit redistribution. Residential use may not be intensified within any one increment, as provided above, following approval of the plat or final site plan for the first unit in that increment without review and approval by the Board.
32. The developer may designate, on the Master Development Plan, a site or sites which do not exceed a total of two acres to be used for recreational vehicle storage for the exclusive use of Country Walk residents. Such a site(s) shall have appropriate landscape buffering and must be approved by the Zoning Administrator, and shall be shown on the approved Master Development Plan. The site(s) must obtain commercial site plan approval prior to development and be owned by the mandatory homeowners'/property owners'/condominium owners'/merchants' association.

#### Procedures

33. Prior to approval of the first revised preliminary plan/preliminary site plan, the developer shall provide to the Pasco County Growth Management Department an affidavit attesting to the number of lots sold and the names and addresses of individuals or entities who purchased any lots. An acknowledgment from the said purchasers' shall be attached to the affidavit stating that they have knowledge that the golf course and related amenities have been removed from the project.
34. If a complete preliminary plan or preliminary site plan for the first phase of the MPUD Master Planned Unit Development is not submitted and approved within five years after the rezoning approval, the conditions of approval and any vested entitlements shall be considered expired and any future development shall be in accordance with the Land Development Code in effect at the time.
35. Unless otherwise approved by the Pasco County Emergency Services Director, when the development is record platted, or where a plat is not required, prior to issuance of the first Building Permit, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection.
36. The developer shall quarterly submit to the Pasco County Growth Management Department documentation indicating the cumulative number of Certificates of Occupancy issued for the project.
37. Development shall be in accordance with the approved Master Development Plan. All plans shall be governed by the Land Development Code in effect at the time of submittal.
38. A preliminary plan must be approved for an entire increment/phase prior to any phased construction drawing approval. The maximum number of units and the density of each residential increment shall not exceed the limits shown on the Master Development Plan. A preliminary site plan must also be approved for each multifamily (nonfee simple), recreational vehicle, or commercial increment in its entirety prior to any phased site plan approval. Submittals shall also include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received preliminary/site plan approval, construction plan approval, and/or record plat approval.
39. Any decisions or matters which, under the conditions of MPUD Master Planned Unit Development, require approval or allow modification by DRC or require approval by the Zoning Administrator, may be appealed in accordance with the Land Development Code as amended.
40. Rezoning of this property with conditions of approval does not constitute a development order nor does it relieve any developer of responsibilities under the State of Florida Growth Management Legislation as implemented by the Florida Department of Community Affairs and Pasco County.



41. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning/Code Compliance Division.

OWNER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/applicant acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

(Date)

By:

Andrew J. Lynn, Co-Managing Member

I hereby certify on this 30th day of October, 2003, A.D., before me personally appeared the owner/applicant, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Tampa, Hillsborough County, Florida, the day and year aforesaid.

My commission expires:



Linda Burr  
Commission # CC 983863  
Expires Jan. 11, 2005  
Bonded Through  
Atlantic Bonding Co., Inc.

Notary Public, State of FLORIDA at Large

BCC  
OCT 21 2003  
APPROVED

**APPENDIX F**  
**ISSUED CERTIFICATES OF COMPLETION**



**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION**

The undersigned acting on behalf of URS Corporation Southern, as District Engineer to Meadow Woods Community Development District, (the "**District**"), in connection with the District's \$9,140,000 Special Assessment Revenue Bonds, Series 2004A and the District's \$4,500,000 Special Assessment Revenue Bonds, Series 2004B (the "**Bonds**"), hereby certifies, in the opinion of the District Engineer, as follows:

1. The 2004A and 2004B Series Project, as described in the S2004A Master Trust Indenture by and between the District and Wachovia Bank, dated January 23, 2004, and in the S2004B Master Trust Indenture by and between the District and Wachovia Bank, dated September 16, 2004, is complete.
2. The actual cost to complete the 2004A and 2004B Series Project was in excess of \$12,383,213.
3. All facilities necessary in connection with the 2004A and 2004B Series Project have been constructed, acquired, and all cost and expenses in connection with the 2004A and 2004B Series Project have been paid.

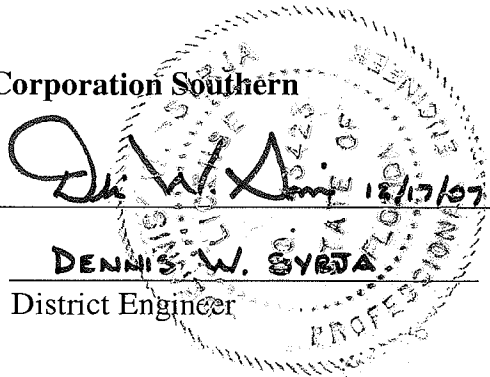
IN WITNESS WHEREOF, I have signed the Certificate on behalf of the District Engineer, this 17<sup>th</sup> day of December 2007.

URS Corporation Southern

By: \_\_\_\_\_

Name: \_\_\_\_\_

District Engineer

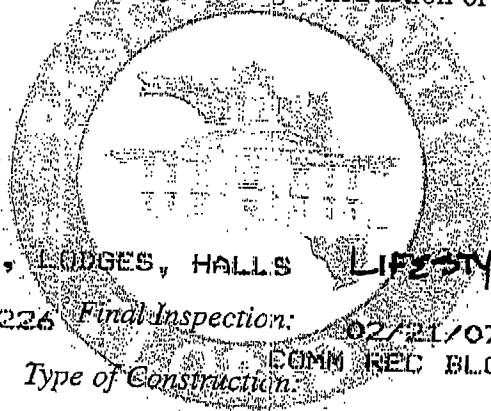


# Certificate of Occupancy

## PASCO COUNTY

### Building Inspection Division

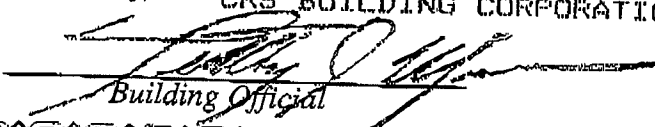
This Certificate issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the applicable ordinances of Pasco County regulating building construction or use, for the following.




Use Classification: CLUBS, LODGES, HALLS **LIFESTYLE CENTER**  
Building Permit No. 576226 Final Inspection: 02/21/07 Max. Occupancy:  
Occupancy Group: MFUD Type of Construction: COMM REC BLOCK Fire District:

Building Address: 30400 COUNTRY POINT BLVD  
16-26-20-0000-00700-0010  
Owner of Building: PALM POINTE LLC

Contractor CRS BUILDING CORPORATION

  
Building Official

C.O. Issue Date: 3-27-07  
Received By: 

**County Commissioners**

Chairman Ann Hildebrand, District 3  
Vice-Chairman Ted J. Schrader, District 1  
Pat Mulieri, Ed.D., District 2  
Michael Cox, CFP®, District 4  
Jack Mariano, District 5

**County Administrator**

John J. Gallagher

**County Attorney**

Robert D. Sumner

**Clerk to the Board**

Jed Pittman

# County Commission Agenda

## September 25, 2007

### 10:00 a.m., New Port Richey



West Pasco Government Center, Board Room  
7530 Little Road, New Port Richey, Florida 34654-5598

All cellular phones and pagers must be turned off while in the Board Room.

- 10:00 a.m. - **CONSENT** and **REGULAR** Sections of the Agenda
- 12:00 p.m. - Recess
- 1:30 p.m. - **PUBLIC HEARINGS**. Following the Public Hearings, the County Commission will complete any unfinished items from the 10:00 a.m. session.

The County Commission Agenda is comprised of four sections: Beginning at 10:00 a.m., the first section is called **CONSENT**. The Consent section contains numerous routine matters that require the approval of the County Commission but do not require discussion. Prior to voting on the Consent portion of the agenda a County Commissioner, the County Administrator, or the County Attorney may request an item be removed from the Consent portion for discussion, correction, or withdrawal. All remaining items on Consent are approved by the County Commission with a single motion and vote. Immediately following the Consent is the portion of the agenda called **REGULAR**. Regular consists of items for approval by the County Commission that require discussion, motions, and votes on an item-by-item basis. Regular also contains Public Comment, that portion of the agenda where individuals can comment on matters that concern County government. **Each individual is limited to three minutes for such comments.** A timer will sound at two minutes to indicate that you have one minute remaining. The third section of the agenda is reserved for a **WORK SESSION** (if necessary). The Work Session allows the County Commission an opportunity to discuss a policy matter in depth in a more informal manner and to receive lengthy presentations by staff or consultants prior to scheduling the item for approval. Typically no motions or votes are made during a Work Session. Beginning at 1:30 p.m., the final section of the agenda is reserved for **PUBLIC HEARINGS**. Public Hearings are advertised items, including rezonings, land use amendments, ordinance adoptions and revisions, etc. Comments by the public are allowed on each item. An individual is limited to one comment per item.

**ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION, DEVELOPMENT REVIEW COMMITTEE OR BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two working days of your receipt of this notice, please contact the Zoning/Code Compliance Division, West Pasco Government Center, 7530 Little Road, New Port Richey, FL 34654; (727) 847-8110 (v) in New Port Richey; (352) 521-4274, Ext. 8110 (v) in Dade City; and via 1-800-955-8771 if you are hearing impaired.

- C 46. Release Partial Performance Guarantee and Accept Maintenance Guarantee – Lennar Homes, LLC – Bridgewater, Phases 1 and 2; Comm. Dist. 1  
Memorandum ENIA07-154  
RECOMMENDATION: Approve
- C 47. Release Performance Guarantee, No Maintenance Guarantee for Private Roads and Drainage System – SB Associates, LLC – Seven Oaks, Parcel S-5A; Comm. Dist. 2  
Memorandum ENIA07-155  
RECOMMENDATION: Approve
- C 48. Release Maintenance Guarantee – Crosland, Inc. – Oak Creek, Phase 1, Handcart Road Right-of-Way Improvements; Comm. Dist. 1  
Memorandum ENIA07-156  
RECOMMENDATION: Approve
- C 49. Release Performance Guarantee, No Maintenance Guarantee for Private Streets and Drainage System – Florida Dream Communities – Groves, Phase 4; Comm. Dist. 2  
Memorandum ENIA07-157  
RECOMMENDATION: Approve
- C 50. Release Maintenance Guarantee and Accept Streets and Stormwater System for County Maintenance – Country Walk Developers, LLC – Country Walk, Increment B, Phase 2; Comm. Dist. 2  
Memorandum ENIA07-158  
RECOMMENDATION: Approve
- C 51. Release Maintenance Guarantee and Accept Streets and Stormwater System for County Maintenance – Country Walk Developers, LLC – Country Walk, Increment C, Phase 2; Comm. Dist. 2  
Memorandum ENIA07-159  
RECOMMENDATION: Approve
- C 52. Release Maintenance Guarantee and Accept Streets and Stormwater System for County Maintenance – Country Walk Developers, LLC – Country Walk, Increment E, Phase 2; Comm. Dist. 2  
Memorandum ENIA07-160  
RECOMMENDATION: Approve
- C 53. Release Maintenance Guarantee and Accept Streets and Stormwater System for County Maintenance – Tri-County Development, Inc. – River Crossing, Unit 14; Comm. Dist. 4  
Memorandum ENIA07-164  
RECOMMENDATION: Approve

**Engineering Services—Project Management**

- C 54. Agreement – Reynolds, Smith and Hills, Inc. – Furnish Miscellaneous Professional Engineering Services; All Comm. Dists.  
Memorandum PMA07-184  
RECOMMENDATION: Approve and Authorize Chairman's Signature
- C 55. Agreement – HDR Engineering, Inc. – Furnish Miscellaneous Professional Engineering Services; All Comm. Dists.  
Memorandum PMA07-185  
RECOMMENDATION: Approve and Authorize Chairman's Signature

**Engineering Services—Real Estate**

- C 56. Agreement for Sale and Purchase of Interest in Property – Calvin R. Byrom and Margie M. Byrom – Clinton Avenue Project; Project No. C3216.30; Parcel Nos. 104, 704A, and 704B; Section 09, Township 25 South, Range 21 East; Comm. Dist. 1  
Memorandum REA07-273  
RECOMMENDATION: Approve and Authorize Chairman's Signature



DEF

## PASCO COUNTY, FLORIDA

### Water Distribution Clearance

RECEIVED

JUL 03 2006

Sprinkle Consulting

DADE CITY (352) 521-4274  
LAND O' LAKES (813) 996-7341  
NEW PORT RICHEY (727) 847-8145  
FAX (727) 847-8064

UTILITIES DEPARTMENT  
PUB. WKS/UTILITIES BLDG., S-205  
7530 LITTLE ROAD  
NEW PORT RICHEY, FL 34654

June 28, 2006

Richard M. Haber  
Palm Pointe, LLC  
1311 North Church Ave  
Tampa, FL 33607

RE: Country Walk, Phase Two  
Permit No.: 554-51GW99-236.07

Dear Mr. Haber:

This acknowledges receipt of the Certificate of Completion and Record Drawings for the above referenced project. The water distribution system extension under the above permit number has been inspected on **June 26 2006** and deemed completed in accordance with your plans and related materials.

Based on the Certification of Construction Completion and Request for Clearance to place a Public Drinking Water Facility into Service "Form 62-555.900(9)" prepared and certified **Carlos A. Vasquez, P.E.**, and submittal of satisfactory pressure tests and bacteriological results, Pasco County has no objection to placing these water system facilities into service.

Sincerely,

Bruce E. Kennedy, P.E.  
Assistant County Administrator  
(Utilities Services)

BEK/gmb

✓ cc: Carlos A. Vasquez, P.E., Sprinkle Consulting, Inc., 18115 US Hwy 41 North, Suite 600, Lutz, FL 33549  
Annamarie O'Dell, Utilities Customer Services Manager  
Nelson Holt, Field Supervisor (Water)  
Robert D. DeTroy, Civil Engineering Technician *all*  
Angie Curiale, Data Entry Operator  
Files: 99-236.071.P.1



DEF

## PASCO COUNTY, FLORIDA

### Water Distribution Clearance

DADE CITY (352) 521-4274  
LAND O' LAKES (813) 996-7341  
NEW PORT RICHEY (727) 847-8145  
FAX (727) 847-8064

UTILITIES DEPARTMENT  
PUB. WKS/UTILITIES BLDG., S-205  
7530 LITTLE ROAD  
NEW PORT RICHEY, FL 34654

February 16, 2006

Richard M. Haber  
Palm Pointe, LLC  
1311 North Church Ave.  
Tampa, FL 33607

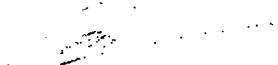
RE: Country Walk, Phase 1 Increments A thru G  
Permit No.: 497-51CW99-236.05

Dear Mr. Haber:

This acknowledges receipt of the Certificate of Completion and Record Drawings for the above referenced project. The water distribution system extension under the above permit number has been inspected on **November 16, 2005** and deemed completed in accordance with your plans and related materials.

Based on the Certification of Construction Completion and Request for Clearance to place a Public Drinking Water Facility into Service "Form 62-555.900(9)" prepared and certified **Carlos A. Vasquez, P. E.**, and submittal of satisfactory pressure tests and bacteriological results, Pasco County has no objection to placing these water system facilities into service.

Sincerely,

  
Bruce E. Kennedy, P.E.  
Assistant County Administrator  
(Utilities Services)

RECEIVED

FEB 23 2006

Sprinkle Consulting

BEK/gmb

✓ cc: Carlos A. Vasquez, P.E., Sprinkle Consulting, Inc., 18115 US Hwy 41 North, Suite 600, Lutz, FL 33549  
Michael Bates, Chief Engineering Inspector  
Annamarie O'Dell, Utilities Customer Services Manager  
Nelson Holt, Field Supervisor (Water)  
Robert D. DeTroy, Civil Engineering Technician  
Angie Curiale, Data Entry Operator  
Files: 99-236.05.P.1





DEP

## PASCO COUNTY, FLORIDA

### Wastewater Clearance

DADE CITY (352) 521-4274  
LAND O' LAKES (813) 996-7341  
NEW PORT RICHEY (727) 847-8145  
FAX (727) 847-8064

UTILITIES SERVICES BRANCH  
PUB. WKS/UTILITIES BLDG., S-205  
7530 LITTLE ROAD  
NEW PORT RICHEY, FL 34654

February 16, 2006

Richard M. Haber  
Palm Pointe, LLC  
1311 North Church Ave.  
Tampa, FL 33607


RE: Country Walk, Phase 1 Increments A thru G  
Permit No.: 554-51CS99-236.05

Dear Mr. Haber:

This acknowledges receipt of the Certificate of Completion and Record Drawings for the above reference. The wastewater collection system under the above permit number has been inspected on **November 16, 2005**, and deemed completed in accordance with your plans and related materials.

Based on the Domestic Wastewater Collection / Transmission Systems Certification of Completion of Construction "Form 62-604.300(8)(b)" prepared and certified by **Carlos A. Vasquez, P.E.**, Pasco County has no objection to placing these wastewater system facilities into service.

Sincerely,

  
Bruce E. Kennedy, P.E.  
Assistant County Administrator  
(Utilities Services)  
BEK/gmb

✓ cc: Carlos A. Vasquez, P.E., Sprinkle Consulting, Inc., 18115 US Hwy 41 North, Suite 600, Lutz, FL 33549  
Michael Bates, Chief Engineering Inspector  
Annamarie O'Dell, Utilities Customer Services Manager  
Stan VerDier, Field Supervisor (Wastewater)  
Robert D. DeTroy, Civil Engineering Technician  
Angie Curiale, Data Entry Operator  
File: 99-236.05.P.1

RECEIVED

FFR 2 2 2006

Sprinkle Consulting





An Equal  
Opportunity  
Employer

# Southwest Florida Water Management District

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)  
SUNCOM 572-6200

**Lecanto Service Office**  
Suite 226  
3600 West Sovereign Path  
Lecanto, Florida 34461-8070  
(352) 527-8131

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)  
On the Internet at: WaterMatters.org

**Sarasota Service Office**  
6750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)  
SUNCOM 531-6900

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)  
SUNCOM 578-2070

October 3, 2006

**Talmadge G. "Jerry" Rice**  
Chair, Pasco

**Judith C. Whitehead**  
Vice Chair, Hernando

**Neil Combee**  
Secretary, Polk

**Jennifer E. Closshey**  
Treasurer, Hillsborough

**Thomas G. Dabney**  
Sarasota

**Heidi B. McCree**  
Hillsborough

**Sallie Parks**  
Pinellas

**Todd Pressman**  
Pinellas

**Maritza Rovira-Forino**  
Hillsborough

**Patsy C. Symons**  
DeSoto

**David L. Moore**  
Executive Director  
**William S. Bilenky**  
General Counsel

**Ross Puzzitiello**  
Meadowwoods Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Subject: Transfer to Operation Phase  
Project Name: Country Walk - Phase 1  
Permit No.: 49021347.004  
County: Pasco

Dear Mr. Puzzitiello:

The request to transfer the permit referenced above to the operation phase has been approved. District staff has reviewed the as-built drawings, inspected the project, and determined the surface water management system in compliance at the time of our inspection. The District reserves the right to inspect the project in the future to ensure continued compliance with state law and District rules.

The Permit contains conditions requiring periodic inspection and maintenance. The inspections are required every 18 to 24 months. The inspection results must be reported to the District on the enclosed form entitled "Statement of Inspection for Proper Operation and Maintenance." Please refer to the permit to determine the inspection schedule and when this form should be filed.

As outlined in Subsection 40D-4.351(1)(a), "A Permittee shall notify the District within 30 days of any sale, conveyance or any other transfer for a permitted surface water management system or the real property at which the system is located." For your convenience, we have enclosed a "Notification and Request for Transfer of Environmental Resource Permit" form to submit for transferring the permit.

If you have questions, please contact David G. Urban, at extension 4372 in the Brooksville Service Office.

Sincerely,

Henry Robert Lue, P.E., Director  
Brooksville Regulation Department

HRL:DGU:CLJ:jcn

Enclosures: Executed Statement of Completion, As-Built Drawings, Notification and Request to Transfer Form

cc: File of Record 49021347.004/CT 166210  
Carlos A. Vasquez, P.E., Sprinkle Consulting, Inc.

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OCT 5 2006

Sprinkle Consulting



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## Southwest Florida Water Management District

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)  
SUNCOM 572-6200

**Lecanto Service Office**  
Suite 226  
3600 West Sovereign Path  
Lecanto, Florida 34461-8070  
(352) 527-8131

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)

On the Internet at: [WaterMatters.org](http://WaterMatters.org)

**Sarasota Service Office**  
6750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)  
SUNCOM 531-6900

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)  
SUNCOM 578-2070

March 20, 2007

**Talmadge G. "Jerry" Rice**  
Chair, Pasco

**Judith C. Whitehead**  
Vice Chair, Hernando

**Neil Combee**  
Secretary, Polk

**Jennifer E. Closshey**  
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**Sallie Parks**  
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**Todd Pressman**  
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**Maritza Rovira-Folino**  
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**Patsy C. Symons**  
DeSoto

**David L. Moore**  
Executive Director  
**William S. Bilenky**  
General Counsel

Ross Puzzitiello  
Meadowwoods Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Subject: **Transfer to Operation Phase**  
Project Name: Country Walk - Phase 2  
Permit No.: 49021347.003  
County: Pasco

Dear Mr. Puzzitiello:

The request to transfer the permit referenced above to the operation phase has been approved. District staff has reviewed the as-built drawings, inspected the project, and determined the surface water management system in compliance at the time of our inspection. The District reserves the right to inspect the project in the future to ensure continued compliance with state law and District rules.

The Permit contains conditions requiring periodic inspection and maintenance. The inspections are required every 18 to 24 months. The inspection results must be reported to the District on the enclosed form entitled "Statement of Inspection for Proper Operation and Maintenance." Please refer to the permit to determine the inspection schedule and when this form should be filed.

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If you have questions, please contact David G. Urban, at extension 4372 in the Brooksville Service Office.

Sincerely,

Henry Robert Lue, P.E., Director  
Brooksville Regulation Department

HRL:DGU:CLJ:jeg

Enclosures: Executed Statement of Completion, As-Built Drawings, Notification and Request to Transfer Form

cc: File of Record 49021347.003/CT 166209  
Carlos A. Vasquez, P.E., Sprinkle Consulting, Inc.

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MAR 22 2007

Sprinkle Consulting, Inc.