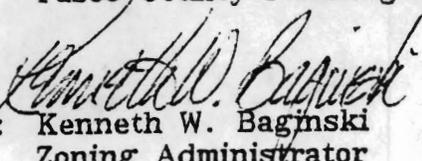


ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission

PETITION #3759

FROM:  Kenneth W. Baginski
Zoning Administrator

Commission Districts #2 & 3

Planning Commission
Hearing Date: 1/13/88

SUBJECT: Rezoning Request
(Cont. from 9/16/87, PC)
(Cont. from 9/29/87, BCC)
(Cont. from 10/14/87, PC)
(Cont. from 10/27/87, BCC)
(Cont. from 11/12/87, PC)
(Cont. from 11/24/87, BCC)

Board of County Commissioners
Hearing Date: 1/26/88 (NPR)

APPLICANT: Adam Smith Enterprises, Inc.

Board of Zoning Adjustment
Hearing Date: N/A

PETITION SUMMARY

Petition #3759 in the name of Adam Smith Enterprises, Inc., has been filed for a change in zoning from A-C (Agricultural), R-4 (High Density Residential), I-1 (Light Industrial Park), and MF-1 (Multiple Family Medium Density) Districts to MPUD (Master Planned Unit Development) District (3,132.7 acres) and A-C (Agricultural) District to R-MH (Mobile Home) District (328.4 acres). The property is located in Southwest Pasco County, on the south side of C.R. 54, approximately 1/2 mile west of C.R. 587 (Gunn Highway) (Sections 22, 23, 25, 26, 27, 35, and 36, Township 26 South, Range 16 East, and Sections 28, 29, 30, 31, 32, 33 and 34, Township 26 South, Range 17 East), and contains 3,461.1 acres, m.o.l. The surrounding zoning districts and land uses are as follows:

	<u>Zoning District</u>	<u>Land Use</u>
North:	I-2 (General Industrial Park) A-C (Agricultural) R-4 (High Density Residential) C-1 (Neighborhood Commercial) E-R (Estate-Residential) I-1 (Light Industrial Park) R-MH (Mobile Home) C-3 (Commercial/Light Manufacturing)	- West Pasco Air Park; C.R. 54; Country Place Village Mobile Home Park; West Pasco Industrial Park
East:	A-C (Agricultural) A-R (Agricultural-Residential) C-2 (General Commercial)	- Single Family Home; Mobile Homes; Barns; Sheds
South:	Hillsborough County MPUD (Master Planned Unit Development)	- Undeveloped; Hillsborough County
West:	R-4 (High Density Residential) MF-1 (Multiple Family Medium Density)	- Largely Undeveloped Land and Veterans Village (Single Family Subdivision)

FINDINGS OF FACT

1. Presently, the subject site contains scattered single family and mobile homes, barns, sheds, and pasture land, and the applicant proposes to develop the property as a Master Planned Unit Development (MPUD).
2. Access to the property is from C.R. 54, which has 24 feet of pavement and 106 feet of right-of-way, and/or Mitchell Road, which has 24 feet and no dedicated County right-of-way.
3. Minimum development standards for this site would require 220 feet of total right-of-way along C.R. 54 and 120 feet of total right-of-way along Mitchell Road.
4. The subject property is partially located in an identified 100-year flood prone area, and development within these areas is subject to all requirements of the Flood Damage Prevention Ordinance 87-11.

5. The site predominately indicates severe soil limitations requiring modifications prior to development per the U.S.D.A. Soil Conservation Service's Soil Survey of Pasco County, Florida.
6. The surrounding area is characterized by largely undeveloped land to the north and south and a large single family subdivision to the east (Veterans Village).

STAFF RECOMMENDATION

Approval R-MH (Mobile Home) with Conditions:

1. The property requested to be rezoned to the Mobile Home District (R-MH) is part of the Trinity Communities DRI. Consequently, this approval is contingent upon compliance with the DRI Development Order.
2. The developer shall comply with the following Conditions of Approval for the Trinity Communities MPUD (Master Planned Unit Development) rezoning (#3759): 1, 2, 3, 4, 5, 6, 7, 8c, 9, 10, 11, 12, 14, and 16.

Approval MPUD (Master Planned Unit Development) with Conditions:

1. See attached list of conditions.

PLANNING COMMISSION RECOMMENDATION

Approval of Staff Recommendation: 11 Ayes; 0 Nays
Denial of Staff Recommendation: _____ Ayes; _____ Nays

Approval Staff Recommendation

BOARD OF COUNTY COMMISSIONERS ACTION

Approval with Amended Conditions

RESOLUTION CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED IN APPLICATION NO. 3759

FROM A-C, R-4, I-1, TO MPUD and R-MH
& MF-1
Adam Smith Enterprises, Inc.

WHEREAS, the Board of County Commissioners of Pasco County has held a public hearing on Rezoning Application No. 3759 for a change of the zoning classification on property described in said application from A-C, R-4, to MPUD &; and
I-1, & MF-1 R-MH

WHEREAS, the Board has heard the presentation of the applicant and individuals in opposition to and in favor of the application; and

WHEREAS, the Board of County Commissioners of Pasco County has reviewed the report and recommendations of the Planning Commission and the recommendation of the Planning and Zoning staff; and

WHEREAS, the Board of County Commissioners has taken into consideration other factors relevant to the legislative decision as to whether the zoning classification should be changed on the subject property;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, this 26th day of January, 19 88, that the zoning classification of the following described real property is hereby changed from A-C, R-4, I-1 to MPUD &, subject to the conditions set forth below.
R-MH

Conditions:

Approval R-MH (Mobile Home) with Conditions:

1. The property requested to be rezoned to the Mobile Home District (R-MH) is part of the Trinity Communities DRI. Consequently, this approval is contingent upon compliance with the DRI Development Order.
2. The developer shall comply with the following Conditions of Approval for the Trinity Communities MPUD (Master Planned Unit Development) rezoning (#3759) 1, 2, 3, 4, 5, 6, 7, 8c, 9, 10, 11, 12, 14, and 16.

Approval MPUD (Master Planned Unit Development) with Conditions:

1. See attached list of conditions.

See Description on Exhibit "A" Attached

DONE AND RESOLVED, this 26th of January, 19 88.



BY: Jed Pittman
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

BY: Sylvia Young
CHAIRMAN

by Julie A. Holtzhausen, D.C.
APPROVED AS TO LEGAL FORM AND CONTENT
Office of the County Attorney

[Signature]
Attorney

TRINITY COMMUNITIES
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL

Rezoning #3759

1. The Transportation Element of the Trinity Communities Master Plan was designed in accordance with the traffic methodology statement that was a part of the DRI process for Trinity Communities. The transportation methodology and major road network was established prior to the announcement of either the North Suncoast Expressway or the Bicity Thruway as having definite plans for road construction. However, in the event that these roads or the future road network create the need for substantial modification to the Trinity Communities plan, the Trinity Communities Master Plan shall be amended to reflect these changes.
2. Prior to the first preliminary/site plan approval, the developer shall submit to the County Engineer for approval by the Development Review Committee (DRC) a Master Drainage Plan for the entire project. Said Master Drainage Plan shall consist of a Master Drainage Report and Master Drainage Plan drawings and all items specified within "Master Drainage Plan Preparation Guidelines for Proposed Developments in Pasco County." In addition, the ownership and maintenance responsibilities for the drainage system(s) shall be indicated in this plan. The existing wetlands shall be referenced on the plan.
3. The developer shall submit drainage plans to include drainage maps for all pre-development and postdevelopment drainage watersheds, runoff computations for each watershed, detention/retention computations and quantities, drainage structure, pipe, swale, ditch, and other appurtenant location, size, cross section, type, and sizing computations for each phase of an increment, which shall be in conformance with the above-referenced Master Drainage Plan, prior to submission of the construction plans for that phase. The subsequent construction drawings for all or a portion of that increment (parcel) shall indicate how and when the drainage system for that portion will coordinate with that of the entire increment's (parcel's) drainage system and the Master Drainage Plan. No design of an individual increment (parcel) or portion of an increment (parcel) shall be dependent upon the ultimate construction of future increments (parcel[s]), unless an interim design for drainage through a future increment(s) (parcel[s]) is approved by the DRC.
4. Prior to approval of the Master Drainage Plan, an ownership and maintenance program for preservation/conservation areas, recreation areas, recreational vehicle storage areas, drainage areas, detention and retention ponds, common areas, and landscape buffer areas must receive DRC approval. The program will also acknowledge how and when the ownership and maintenance responsibilities will be conveyed.
5. Prior to the first preliminary/site plan approval, or in accordance with the DRI Development Order, the developer shall donate to the County 100± acres (one-hundredth of an acre per dwelling unit, unless modified by ordinance) of parkland as required by the Subdivision Ordinance and location to be agreed upon by the County, and the developer shall pay \$50.00 per unit (unless modified by ordinance) to the County for park service fee; these fees shall be paid prior to each record platting or where no record plat is required, then prior to final site plan (building permit) approval. In lieu of this requirement, the developer may enter into an agreement with Pasco County providing for an alternative plan to satisfy this condition.
6. The developer shall provide letters of commitment and/or approval for water and/or sewer services from the appropriate serving utility prior to construction plan approval. A Master Utility Plan for the development in the County service area must be submitted to the DRC for review and approval prior to approval of the first preliminary/site plan. This utility plan shall minimally show the following:
 - a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and nonpotable water lines.
 - c. Any overhead electric lines.
 - d. Method of lighting all major roads.
 - e. Sewage treatment facility location.
 - f. Discuss the proposed method of treatment and the possibility of nonpotable water system for irrigation.
7. The developer has identified on his Master Plan two school sites. The school site will be reserved for donation to the Pasco County School District. Prior to th

first preliminary/site plan approval, the developer shall provide the County with a copy of a separate agreement between the developer and the Pasco County School Board, which identifies the sites and terms for transfer satisfactory to the developer and the Pasco County School District.

8. a. The ordinance and regulations current at the time of preliminary or site plan submittal shall be in effect, unless the matters regulated thereby are specifically covered in the MPUD approval, and/or unless otherwise specifically stipulated herein, and/or in the DRI/DO, or specifically modified at the request of the developer following the review (and advertising, if required) by the DRC and approval by the Board of County Commissioners.

b. A preliminary plan and/or preliminary site plan must be approved for an entire increment (parcel) prior to any phased construction drawing (site plan) approval within the increment (parcel). The maximum number of units for Trinity Communities MPUD (Pasco County) shall not exceed 9,236. Development shall occur in accordance with Exhibit A attached hereto and the Master Development Plan (dated November 4, 1987). The number of units and density may increase or decrease within any specific residential increment (parcel) shown on the Master Development Plan provided:

(1) The land use categories listed on Table 12-1 are pyramidal, so that a less intense and/or dense type of residential unit is allowable in the higher intensity/density residential land use increments (e.g., larger lot size). For example, single family (4-6 d.u.'s/AC), single family (2-4 d.u.'s/AC), multifamily (12 d. u.'s/AC), or multifamily (18 d.u.'s/AC) may be constructed in an 18 d.u.'s/AC multifamily increment. Residential use may be intensified (e.g., multifamily in a single family parcel) within any increment (parcel) from that which is shown on the Master Development Plan with Zoning Administrator's approval.

(2) There is a corresponding increase or decrease, as appropriate, in some other increment (parcel) to indicate that the total unit threshold of 9,676 (Pasco County MPUD only) is not exceeded.

(3) The increase in dwelling units for that increment (parcel) does not exceed 20 percent.

Residential use may not be intensified from that as shown on the preliminary plan within any one increment, as provided above, following approval of the plat or final site plan for the first unit in that increment without approval by the Board of County Commissioners at a public hearing (substantial change).

c. With the submittal of each preliminary or site plan, the developer shall also submit the accumulative number of residential units by type and the gross leasable square footage of nonresidential structures (by type) which have received preliminary and final site plan approval from the County and those of which have been record platted and/or constructed. In addition, if any redistribution of units is proposed, pursuant to the guidelines above (8.b.), the developer shall submit an amended Master Development Plan to the Zoning Administrator illustrating unit redistribution.

9. The developer shall comply with the specific requirements relative to transportation issues as they are directed by the DRI/DO. Specific rights-of-way and transportation improvements will be adopted and implemented by the developer through the DRI/DO process. The developer shall submit a plan indicating the construction phasing and right-of-way requirements/donations of the adjoining internal-major roads. Approval of this phasing and right-of-way plan must be obtained from the DRC prior to preliminary/preliminary site plan approval of the first increment. Said plan can be amended either at the request of the developer by the DRC, or the County, or if the future road network for this area changes. The County shall have the right to require specific dates of right-of-way dedication and/or completion for the construction of any portion of these roads required to provide safe access to the increment which is the subject of the submittal at the time of each preliminary/site plan approval.

The roads shall be designed and constructed according to the functional classification of the road, unless specifically modified by the DRC. Sufficient right-of-way shall be dedicated to the public so that the typical roadway meets Florida

Department of Transportation design and construction standards. Reductions in right-of-way may occur, if approved by the County, where the road stormwater is provided for (e.g., may include urban roadway designs with a stormwater sewer system and/or stormwater easements into adjoining increments [bubble] retention areas). At intersections along these roads where more right-of-way is needed to accommodate the roadway, additional right-of-way shall be provided. Where multilaned facilities are required, these roads may be initially constructed with two offset lanes (if offset) with provisions for multilaning. The developer shall pay for the construction costs of additional lanes when this road is calculated to fall below LOS "C" (daily), LOS "D" (peak hour).

10. There shall be no residential driveway cuts along the major roads within and/or adjoining the project; such restrictions shall be shown on the record plat. Landscape buffering shall be provided along collector or higher roads. A unifying landscape buffer plan, if approved by the DRC, would obviate the need to strictly comply with the requirements of Section 9.10 of the Subdivision Ordinance. Specific access points to parcels of land shall be approved at the time of preliminary/site plan approval by the DRC. No principal structures shall be closer than thirty-five feet (35') from the right-of-way where vehicular access rights have been given.
11. The developer shall be responsible for the provision of street lights along all roads. The street lights shall be shown on the construction drawings and meet National Street Light Standards.
12. The developer shall construct sidewalks along all collector or higher roads; however, this requirement would be superseded by a DRC approved pedestrian plan. This condition does not obviate the requirements of the Subdivision Ordinance for sidewalks along local streets.
13. The following development standards shall apply to Trinity Communities as shown on the Trinity Communities Land Use Plan (Development Plan) and Land Use Table (Exhibit A):

Single Family (2 UPA - 4 UPA)

The permitted use includes single family structures and customary accessory uses. Minimum lot size shall be 6,500 square feet. Minimum frontage lot width shall be 65 feet at the front lot setback line (with a minimum 30-foot width at street frontage), and the minimum depth shall be 100 feet. The yard setbacks shall include a minimum of 20 feet on the front yard, 15 feet on the rear yard, and 6.5 feet on the side yard (a minimum of 15 feet between buildings). The maximum height for a building shall be 35 feet.

Single Family (4 UPA - 6 UPA)

The permitted uses include single family structures and customary accessory uses. Minimum lot size shall be 4,800 square feet. Individual minimum average lot width shall be 52 feet. Minimum frontage for lots on cul-de-sac streets will be 30 feet. The yard setbacks shall include a minimum of 20 feet on the front yard, 12 feet on the rear yard, and 6 feet on the side yard (a minimum of 12 feet between buildings). Upon final plat approval of an increment for single family development, either 2-4 d.u.'s/AC or 4-6 d.u.'s/AC, the developer is "locked in" to the completion of that increment as approved unless a change is approved by the Board of County Commissioners at a public hearing.

Single Family (Zero Lot Line)

(Reserved)

Multifamily (12 d.u.'s/AC)

The standards established in the Pasco County Zoning Ordinance in Article XII, MF-1, Multiple Family Medium Density District, shall apply.

Multifamily (18 d.u.'s/AC)

The standards established in the Pasco County Zoning Ordinance, Article XV, MF-1, Multiple Family High Density District, shall apply.

Commerce Park

The average lot size shall not be less than 20,000 square feet, with no lot less than 10,000 square feet. The building footprint shall not exceed 50 percent of the lot. Prior to approval of the first preliminary plan approval, a unifying landscape and signage plan for the entire commerce park must be reviewed and approved by the Zoning Administrator. Landscape buffering shall be installed and maintained around the periphery of the commerce park unless waived by the DRC. There shall be a minimum of 15 percent gross open space within the commerce park. Individual lots shall conform with the landscaping requirement of the C-3 (Commercial/Light Manufacturing) District. Service (loading) areas and any heavy truck parking shall be screened/buffered (hidden) from public streets and adjoining residential areas. There shall be no outdoor storage unless it is screened by an appropriately designed buffer as approved by the DRC, and all permanent business activities shall take place solely within enclosed structures. The business activities shall not cause a nuisance or hazardous levels of vibration, water/air pollution, noise, odor, or electromagnetic radiation. Parking lots shall be planted with trees in such a manner as to break up the expanse of paving. The permitted uses will be consistent with the Trinity Communities DRI ADA first Sufficiency Response (Page 11). The developer shall record with the County covenants, conditions, and restrictions that will insure proper site planning, architectural coordination, no noxious emissions or noise, coordinated street lighting and signage, and landscaping for the commerce park development. All other development standards shall conform with the I-1 (Light Industrial) zoning district.

Office Park

The average lot size shall not be less than 20,000 square feet, with no lot less than 10,000 square feet. The building footprint shall not exceed 50 percent of the lot. Prior to approval of the first preliminary plan approval, a unifying landscape and signage plan for the entire office park must be reviewed and approved by the Zoning Administrator. Landscape buffering shall be installed and maintained around the periphery of the office park, unless waived by the DRC. There shall be a minimum of 15 percent gross open space within the office park. Individual lots shall conform with the landscaping requirements of the Trinity Communities design guides. Service (loading) areas and any truck parking shall be screened/buffered (hidden) from public streets and adjoining residential areas. There shall be no outdoor storage, and all business activities shall take place solely within enclosed structures. Parking lots shall be planted with trees in such a manner as to break up the expanse of paving. The permitted uses will be consistent with the concept submitted in the Trinity Communities DRI/ADA. All other development standards shall conform with the C-2 zoning district standards.

Commercial

The standards established by the Pasco County Zoning Ordinance in Article XVI, Planned Unit Development District (as amended), Section 16.3, Permitted Uses, (d)(1):

Neighborhood Commercial: Sale of shoppers' goods, banking facilities, business services, offices, and all uses in Convenience Commercial.

The parcel numbers are 36, 24, 20, 13, and 15 as identified on the Trinity Communities Master Plan.

Community Commercial: Junior and discount department stores, amusement facilities, automotive sales and service, hotels/motels, and all uses in Neighborhood Commercial.

The parcel numbers are 23 and 35 as identified on the Trinity Communities Master Plan.

Regional Commercial: Major department stores, sale or general merchandise, and all uses in Community Commercial, designed to serve both the residents of the MPUD and the region.

The parcel number is 9 as identified on the Trinity Communities Master Plan.

Setback, height, and buffering requirements for Neighborhood, Community, and Regional Commercial shall be equivalent to the requirements in the C-2 zoning district.

14. In the event an ordinance or resolution is adopted by the Board of County Commissioners establishing a County-wide fee for the purpose of funding area-wide public safety improvements, the developer shall be required to pay said fee pursuant to that ordinance or resolution, if applicable.
15. The developer agrees to reserve a site not to exceed five (5) acres of land for a library. Upon demonstration of need by the County, the developer shall donate said site to the County within ninety (90) days from the time of the County request. The mutually agreed upon site shall be shown on the Master Development Plan prior to approval of the first preliminary site plan. This condition shall be applicable for a period of five (5) years (from the date of the rezoning); the County shall have the right to extend this condition for a second five (5) year period.
16. With the submittal of the first preliminary site plan for each phase, the developer may designate, on the Master Development Plan, a site or sites to be used for recreational vehicle storage for the exclusive use of the Trinity Communication residents. Such a site(s) shall have appropriate landscape buffering and must be approved by the Zoning Administrator for size(s) and location(s). The site(s) must obtain commercial site plan review and approval prior to development and be owned by the mandatory homeowners' association.
17. Any decisions or matters which, under the conditions of the MPUD, required approval by the DRC or allow modification by the DRC may be appealed to the Board of County Commissioners and, where appropriate, to the courts.
18. The owner/developer acknowledges that the proposed development is a DRI. There shall be no development until the DRI Development Order is adopted. The County and the developer agree that these conditions of the MPUD may be modified or added to by the County if required, to be consistent with the terms of the DRI/DO in accordance with Chapter 380.06(19), Florida Statutes.

1. Adam Smith Enterprises, Inc, petitions for a Rezoning from A-C, R-4, I-1 & MF-1 Dists to MPUD & R-MH Dists or other appropriate zoning classification on:

Parcel 1: The E 140.00' of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 22; a portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 23; the W 200.00' of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 23 less the N 50.00'; the E $\frac{1}{2}$ of Sec 27, less the N 1866.76' thereof; the N 1866.76' of the E 2042.66' of the NE $\frac{1}{4}$ of Sec 27; a portion of the W $\frac{1}{2}$ of Sec 26; & the W $\frac{1}{2}$ of Sec 35, all in T26S, R16E, Pasco County, FL, being more particularly desc as follows:

Com at the S $\frac{1}{4}$ cor of said Sec 35 for a POB; th run N89 $^{\circ}$ 46'44"W, 2642.96' along the S bdry line of the SW $\frac{1}{4}$ of said Sec 35, (also being the S bdry line of said T26S, the S bdry of said T26S, the S bdry line of Pasco County, FL, the N bdry line of Sec 2, T27S, R16E, Pinellas County, FL, the N bdry line of said T27S & the N bdry line, Pinellas County), to the SW cor of said Sec 35; th N00 $^{\circ}$ 25'06"E, 2637.58' along the W bdry line of the SW $\frac{1}{4}$ of said Sec 35 to the W $\frac{1}{4}$ cor of said Sec 35; th N00 $^{\circ}$ 25'17"E, 2637.50' along the W bdry line of the NW $\frac{1}{4}$ of said Sec 35 to the NW cor of said Sec 35, also being the SE cor of said Sec 27; th N89 $^{\circ}$ 35'51"W, 1321.84' along the S bdry line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec 27 to the SW cor of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec 27; th N00 $^{\circ}$ 39'33"E, 2643.61' along the W bdry line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Sec 27 to the NW cor of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Sec 27; th N00 $^{\circ}$ 39'38"E, 780.00' along the W bdry line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Sec 27; th 89 $^{\circ}$ 24'59"W, 718.82'; th N00 $^{\circ}$ 41'43"E, 1866.76' to a pt on the N bdry line of

the NE $\frac{1}{4}$ of said Sec 27; th S89 $^{\circ}$ 24'59"E, 2042.66' along the N bdry line of the NE $\frac{1}{4}$ of said Sec 27 to the NE cor of said Sec 27, also being the NW cor of said Sec 26; th S89 $^{\circ}$ 33'51"E, 230.00' along the N bdry line of the NW $\frac{1}{4}$ of said Sec 26; th N00 $^{\circ}$ 18'38"E, 660.44' along a line parallel to the W bdry line of the SW $\frac{1}{4}$ of said Sec 23; th N89 $^{\circ}$ 33'51"W, 230.00' to the SW cor of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec 23, also being the SE cor of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec 22; th N89 $^{\circ}$ 27'04"W, 140.00' along the S bdry line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec 22, also being the E exten of the S bdry line of Seven Springs Homes, Unit 7, Ph 3, as shown on plat recorded in PB 22, pgs 18 & 19 of the Public Records of Pasco County, FL; th N00 $^{\circ}$ 18'38"E, 660.51' along the E bdry line of said Seven Springs Homes, Unit 7, Ph 3, to a pt on the N bdry line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec 22; th S89 $^{\circ}$ 29'08"E; 140.00' along the N bdry line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec 22 to the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec 22; th S00 $^{\circ}$ 18'38"W, 50.00' along the E bdry line of the SE $\frac{1}{4}$ of said Sec 22 to the S r/w line of Mitchell Rd, a 50.0' wide r/w as recorded in ORB 1020, pg 1122 of the Public Records of Pasco County, FL; th S89 $^{\circ}$ 32'51"E, 455.00' along said Sly r/w line; th S00 $^{\circ}$ 18'38"W, 361.50'; th S89 $^{\circ}$ 32'51"E, 361.50'; th N00 $^{\circ}$ 18'38"E, 361.50' to a pt on said Sly r/w line; th S89 $^{\circ}$ 32'51"E, 707.49' along said Sly r/w line; th S00 $^{\circ}$ 14'13"W, 1270.60' along a line parallel to the W bdry line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec 23 to a pt on the S bdry line of the SW $\frac{1}{4}$ of said Sec 23, also being the N bdry line of the NW $\frac{1}{4}$ of said Sec 26; th S89 $^{\circ}$ 33'51"E, 1125.62' along the N bdry line of the NW $\frac{1}{4}$ of said Sec 26 to the N $\frac{1}{4}$ cor of said Sec 26; th S00 $^{\circ}$ 32'57"W, 2644.91' along the E bdry line of the NW $\frac{1}{4}$ cor of said Sec 26 to the SE cor of the NW $\frac{1}{4}$ of said Sec 26; th N89 $^{\circ}$ 31'40"W, 1750.00'; th 1010.01' along the arc of a curve concaved to the left, having a radius of 1300.00', a chord of 984.80' bearing S04 $^{\circ}$ 08'14"E; th S89 $^{\circ}$ 31'40"E, 1669.47' to a pt on the E bdry line of the SW $\frac{1}{4}$ of said Sec 26; th S00 $^{\circ}$ 33'15"W, 1659.94' along the E bdry line of the SW $\frac{1}{4}$ of said Sec 26 to the S $\frac{1}{4}$ cor of said Sec 26, also being the N $\frac{1}{4}$ cor of said Sec 35; th S00 $^{\circ}$ 39'03"W, 2633.26' along the E bdry line of the NW $\frac{1}{4}$ of said Sec 35 to the SE cor of the NW $\frac{1}{4}$ of said Sec 35; th S00 $^{\circ}$ 39'19"W, 2631.63' along the E bdry line of the SW $\frac{1}{4}$ of said Sec 35 to the POB.

The W 230.0' of said Sec 26 & the E 90.0' of said Sec 27 are subj to a FL Power esmt; the N 320.0' of the NW $\frac{1}{4}$ of the said Sec 35 is subj to a FL Power esmt; the E 60.0' of the W 20.0' of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec 23 is subj to an esmt for ingress & egress; also subj to esmts & r/w as recorded in ORB 747, pgs 115, 116 & 117, ORB 1082, pg 1125, ORB 778, pg 911, ORB 623, pgs 743 & 744, ORB 1082, pg 1125 & ORB 763, pgs 1591-1596 inclu of the Public Records of Pasco County, FL.

Subj to esmts & r/w of record.

AND

Parcel 2: A portion of the SE $\frac{1}{4}$ of Sec 35, a portion of Sec 35, a portion of the SE $\frac{1}{4}$ of Sec 25, T26S, R16E; also a portion of the S $\frac{1}{2}$ of Sec 30, all of Sec 31, a portion of the S $\frac{1}{2}$ of Sec 29, a portion of Sec 32, a portion of the S $\frac{1}{2}$ of Sec 28, Sec 33 less the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ thereof, a portion of the NW $\frac{1}{4}$ of Sec 34, T26S, R17E, Pasco County, FL, being more particularly desc as follows: Com at the S $\frac{1}{4}$ cor of said Sec 35 for a POR; th run S89 $^{\circ}$ 42'06"E, 396.765' along the S bdry line of the SE $\frac{1}{4}$ of said Sec 35 (also being the S bdry line of said T26S, the S bdry line of Pasco County, the N bdry line of Sec 1 & 2, T27S, R16E, Pinellas County, FL, the N bdry line of said T27S & the N bdry line of Pinellas County), to a pt on the Nly r/w line of the Seaboard Coast Line RR as now estab, also being the POB; th N72 $^{\circ}$ 17'58"E, 6687.05' along said Nly r/w line to a pt on the Ely r/w line of a 295.0' wide FL Power r/w as recorded in ORB 278, pg 231 of the Public Records of Pasco County, FL; th N00 $^{\circ}$ 18'19"W, 2579.48' along said Ely r/w line; th N34 $^{\circ}$ 09'24"E, 2138.725' along said Ely r/w line; th S55 $^{\circ}$ 25'26"E, 420.21'; th S56 $^{\circ}$ 41'48"E, 34.39'; th S73 $^{\circ}$ 02'44"E, 1712.36'; th N60 $^{\circ}$ 19'09"E, 875.50'; th N47 $^{\circ}$ 21'14"E, 1270.94'; th N48 $^{\circ}$ 07'21"E, 574.28'; th N40 $^{\circ}$ 25'51"E, 17.80' to a pt on the Sly r/w line of CR 54, as now estab; th S72 $^{\circ}$ 01'30.5"E, 1870.82' along said Sly r/w line; th S20 $^{\circ}$ 54'10"E, 336.99'; th S24 $^{\circ}$ 45'42"W, 374.93'; th S11 $^{\circ}$ 41'41"W, 106.91'; th S69 $^{\circ}$ 25'16"E 242.07'; th S32 $^{\circ}$ 30'09"E, 971.90'; th S78 $^{\circ}$ 54'10"W, 1357.10' to a pt on the E bdry line of the NE $\frac{1}{4}$ of said Sec 31; th S00 $^{\circ}$ 06'04"W, 455.40' along the E bdry line of the NE $\frac{1}{4}$ of said Sec 31 to a pt on said Nly r/w line; th N77 $^{\circ}$ 20'58"E, 2476.41' along said Nly r/w line; th 968.24' along the arc of a curve concaved to the left along said Nly r/w line, having a radius of 11399.16',

a chord of 967.95' bearing $N74^{\circ}54'58''E$; th $N72^{\circ}28'58''E$, 108.86' along said Nly r/w line; th $N17^{\circ}31'02''W$, 749.81' to a pt on said Sly r/w line; th 558.72' along the arc of a curve concaved to the left along said Sly r/w line, having a radius of 1195.92', a chord of 553.65' bearing $S85^{\circ}24'32.5''E$; th $N81^{\circ}12'25.5''E$, 1645.31' along said Sly r/w line; th 495.63' along the arc of a curve concaved to the right, along said Sly r/w line, having a radius of 1095.92', a chord of 491.415' bearing $S85^{\circ}50'13''E$; th $S72^{\circ}52'51''E$, 769.12' along said Sly r/w line; th 689.24' along the arc of a curve concaved to the left, along said Sly r/w line, having a radius of 1195.92', a chord of 679.74' bearing $S89^{\circ}23'29''E$; th $N74^{\circ}05'53''E$, 3296.732' along said Sly r/w line; th 129.82' along the arc of a curve concaved to the right along said Sly r/w line, having a radius of 5679.58', a chord of 129.82' bearing $N74^{\circ}45'10''E$ to a pt on the E bdry line of the $SE\frac{1}{4}$ of said Sec 28; th $S00^{\circ}16'14.5''W$, 1765.82' along the E bdry line of the $SE\frac{1}{4}$ of said Sec 28, also being the W bdry line of the Lyon Co Sub as shown on plat recorded in PB 2, pg 39 of the Public Records of Pasco County, FL, to the SE cor of said Sec 28, also being the NW cor of said Sec 34; th $S89^{\circ}14'34''E$, 731.95' along the N bdry line of the $NW\frac{1}{4}$ of said Sec 34, also being the S bdry line of said Lyon Co Sub; th $S00^{\circ}05'26''W$, 594.36'; th $S89^{\circ}14'34''E$, 884.38'; th $S81^{\circ}49'22''E$, 419.47'; th $S00^{\circ}45'26''W$, 398.24'; th $S82^{\circ}05'34''E$, 173.14'; th $S08^{\circ}18'26''W$, 732.02'; th $N82^{\circ}05'34''W$, 537.49'; th $S08^{\circ}18'26''W$, 732.02'; th $N89^{\circ}14'34''W$, 2096.37' to a pt on the W bdry line of the $NW\frac{1}{4}$ of said Sec 34, also being the E bdry line of the $NE\frac{1}{4}$ of said Sec 33; th $S00^{\circ}10'05''W$, 811.50' along the E bdry line of the $NE\frac{1}{4}$ of said Sec 33 to the $E\frac{1}{4}$ cor of said Sec 33; th $S00^{\circ}24'47''W$, 1985.34' along the E bdry line of the $SE\frac{1}{4}$ of said Sec 33 to the NE cor of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Sec 33, also being the NE cor of Lot 16, Keystone Park Colony, as shown on plat recorded in PB 1, pg 53 of the Public Records of Pasco County, FL; th $N89^{\circ}34'10''W$, 662.00' along the N bdry line of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Sec 33, also being the N bdry line of said Lot 16; th $S00^{\circ}21'06''W$, 661.20' along the W bdry line of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Sec 33, also being the W bdry line of said Lot 16; th $N89^{\circ}31'08''W$, 4629.025' along the S bdry line of said Sec 33 (also being the S bdry line of said T26S, the S bdry of Pasco County, the N bdry line of Sec 4 & 5, T27S, R17E, Hillsborough County, the N bdry line of said T27S, & the N bdry line of