

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

RESOLUTION NO. 10-232

**A RESOLUTION REPEALING THE DEVELOPMENT ORDER FOR, AND ABANDONING THE SUNLAKE CENTRE DEVELOPMENT OF REGIONAL IMPACT NO. 248.**

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**WHEREAS**, the original Development Order for the Sunlake Centre Development of Regional Impact (“DRI”) was adopted by the Board of County Commissioners on March 28, 2006, as Resolution No. 06-182 (“**Original DO**”); and

**WHEREAS**, in accordance with Section 380.06(19), Florida Statutes, as amended (“F.S.”), on March 31, 2009, Sunlake-Equity Joint Venture (“**Applicant/Developer**”) filed a Notice of Proposed Change to a Previously Approved DRI (“**NOPC**”), which the Board of County Commissioners adopted on July 28, 2009, as Resolution No. 09-320 (the Original DO, as amended by the NOPC, being referred to as the “**DO**”); and

**WHEREAS**, in accordance with Section 380.06(26), F.S., on October 27, 2009, Applicant filed an Application for Abandonment of a Development of Regional Impact for the DRI (“**Abandonment Application**”), and provided copies of the Abandonment Application to the Tampa Bay Regional Planning Council (“**TBRPC**”), the Florida Department of Community Affairs (“**FDCA**”), and the Florida Department of Transportation (“**FDOT**”); and

**WHEREAS**, the Board of County Commissioners is the governing body having jurisdiction over the review and approval of DRIs, and the amendment and/or abandonment thereof, in Pasco County in accordance with Section 380.06, F.S.; and

**WHEREAS**, the Board of County Commissioners has reviewed the Abandonment Application, as well as all related testimony and evidence submitted by each party and members of the general public; and

**WHEREAS**, the Board of County Commissioners wishes at this time to approve the abandonment of the DRI, and the associated repeal of the DO; and

**WHEREAS**, the Board of County Commissioners has approved the Abandonment Application on April 27, 2010, and hereby adopts this Resolution repealing the DO and abandoning the DRI (“**Resolution**”).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled, as follows:

1. **GENERAL FINDINGS OF FACT**

The Board of County Commissioners makes the following general findings of fact:

(a) The Applicant/Developer has filed, in accordance with Section 380.06(26), F.S., an Abandonment Application NOPC for the DRI and associated responses to requests for additional information.

(b) The real property encompassed by the Sunlake Centre DRI is owned by the individual property owners described in the Abandonment Application. A description of the real property is attached hereto as **Exhibit B ("Property")**, and is incorporated into this Amendment by this reference.

(c) The nature, type, scope, intensity, density, and general impact of development proposed for the Property after abandonment of the DRI ("**Project**") are summarized in the Abandonment Application, and are less than the eighty percent (80%) DRI thresholds established by Section 380.0651, F.S., and Rule 28-24, Florida Administrative Code ("**F.A.C.**").

(d) On December 17, 2009, the TBRPC notified Pasco County that the TBRPC had no objection to the Abandonment Application.

(e) On March 31, 2010, the FDOT notified Pasco County that the FDOT had no objection to the Abandonment Application.

(f) The Board of County Commissioners scheduled a public hearing on the Abandonment Application for April 27, 2010.

(g) The public notice requirement of Section 380.06(26), F.S., has been satisfied.

(h) At the public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and to submit rebuttal evidence, and any member of the general public requesting to do so was given the opportunity to present written or oral communications.

(i) The Board of County Commissioners received and considered various other reports and information including, but not limited to, the recommendation of the Pasco County Development Services Branch and the Development Review Committee ("**DRC**").

2. **CONCLUSIONS OF LAW**

The Board of County Commissioners hereby finds that the abandonment of the Sunlake Centre DRI as proposed by the Abandonment Application:

(a) Will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the Property .

(b) The Project, as governed by the MPUD Conditions of Approval, is consistent with the Pasco County Land Development Code (local land development regulations), and the adopted Comprehensive Plan.

(c) The Property is not in an area of critical State concern.

(d) The Project does not create additional, unmitigated impacts to public facilities not mitigated previously through the DO, or any type of unmitigated regional impact, and the Project will not meet or exceed eighty percent (80%) of any applicable DRI thresholds.

(e) Nothing herein shall limit or modify the rights approved by the MPUD Conditions of Approval, or the protection afforded under Section 163.3167(8), F.S.

(f) Based on the transportation mitigation completed by the Applicant with respect to the Project prior to the adoption of this Resolution, the Project is and shall remain vested for transportation concurrency purposes through December 31, 2013 in accordance with the MPUD Conditions of Approval, and Pasco County's land development regulations.

(g) These proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the various departments of Pasco County, and the Applicant/Developer are authorized to proceed with respect to development of the Project pursuant to the MPUD Conditions of Approval, without regard to the DO, which is repealed hereby, and without DRI review.

3. **ORDER**

The Board of County Commissioners, having made the above findings of fact and having drawn the above conclusions of law, hereby approves the Abandonment Application, and orders that the DO is hereby repealed and the DRI is hereby abandoned, and shall be governed by Pasco County's Comprehensive Plan, the MPUD Conditions of Approval, and Pasco County's Land Development Code and other applicable regulations.

4. **PROCEDURES**

(a) **Notice of Adoption:** A Notice of Abandonment shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended.

(b) **Certified Resolution:** The Clerk of the Circuit Court, Secretarial Services, for the Board of County Commissioners shall return eight (8) signed and certified copies of this resolution, including all exhibits, and Notice of Adoption to the Pasco County Growth Management Department. The Pasco County Growth Management Department shall then send

out the copies of each document to FDCA, TBRPC, and to the attorney of record in these proceedings.

(c) Severability: Each provision of this Resolution is material to the Board of County Commissioners' approval of this Resolution. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Resolution shall be suspended until such time that the Board of County Commissioners modifies the this Resolution to address the illegal or invalid provision; provided, however, that such suspension shall not exceed nine (9) months in duration and such determination shall not affect the validity of any of the Project's entitlements for which a complete application has been submitted, or approval has been received, for a preliminary plan, preliminary site plan, plat, construction plan, Building Permit, or Certificates of Occupancy. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this Resolution and the challenged portion is subsequently declared illegal or invalid, this Resolution shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause, or provision of this Resolution is declared illegal or invalid as the result of a third party challenge, the Applicant/Developer shall cooperate with the County to amend this Resolution to address the portion which has been declared invalid or ill legal.

**DONE AND RESOLVED** this 27th day of April, 2010.



  
PAULA S. O'NEIL,  
CLERK AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

  
PAT MULIERI, ED.D, CHAIRMAN

**APPROVED**

**APR 27 2010**

**BOCC**

## **EXHIBITS**

- A. ABANDONMENT APPLICATION (incorporated by reference and on file with Pasco County's Growth Management Department)**
  
- B. LEGAL DESCRIPTION OF PROPERTY**

**EXHIBIT A**

**ABANDONMENT APPLICATION**

**INCORPORATED BY REFERENCE AND ON FILE WITH THE GROWTH  
MANAGEMENT DEPARTMENT**

**EXHIBIT B**  
**LEGAL DESCRIPTION OF PROPERTY**

**DESCRIPTION OF:**

**DRI PARCEL I:**

THAT PART OF SECTIONS 21, AND 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE NORTH 00°09'52" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 27, FOR 51.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) SOUTH 88°00'50" WEST, 730.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE WESTERLY, 519.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 16°00'50" AND A CHORD OF 518.13 FEET BEARING NORTH 83°58'45" WEST; 3) THENCE NORTH 75°58'20" WEST, 54.32 FEET TO THE POINT OF BEGINNING; 4) THENCE CONTINUING NORTH 75°58'20" WEST, 1,979.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 5) THENCE WESTERLY, 965.70 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,914.79 FEET, A CENTRAL ANGLE OF 18°58'58" AND A CHORD OF 961.29 FEET BEARING NORTH 85°27'49" WEST; 6) THENCE SOUTH 85°02'42" WEST, 788.49 FEET; THENCE NORTH 00°02'00" WEST, 457.20 FEET; THENCE NORTH 89°58'00" EAST, 60.00 FEET; THENCE SOUTH 00°02'00" EAST, 143.00 FEET, THENCE NORTH 89°58'00" EAST, 890.00 FEET, THENCE SOUTH 00°02'00" EAST, 178.00 FEET, THENCE NORTH 89°58'00" EAST, 356.00 FEET, THENCE NORTH 50°28'00" EAST, 690.00 FEET, THENCE NORTH 00°02'00" WEST, 337.00 FEET; THENCE NORTH 89°58'00" EAST, 1,350.00 FEET; THENCE NORTH 00°02'00" WEST, 806.00 FEET; THENCE SOUTH 89°58'00" WEST, 1,415.00 FEET; THENCE NORTH 44°58'00" WEST, 640.00 FEET; THENCE NORTH 00°02'00" WEST, 494.68 FEET; THENCE SOUTH 70°18'26" EAST, 498.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 643.57 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 73°44'51" AND A CHORD OF 600.05 FEET BEARING NORTH 72°49'09" EAST; THENCE NORTH 35°56'43" EAST, 1,620.83 FEET; THENCE SOUTH 61°14'59" EAST, 873.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, 78.54 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 70.71 FEET BEARING SOUTH 16°14'59" EAST; THENCE SOUTH 28°45'01" WEST, 239.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY, 1,304.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,600.00 FEET, A CENTRAL ANGLE OF 28°45'01" AND A CHORD OF 1,291.00 FEET BEARING SOUTH 14°22'31" WEST; THENCE SOUTH 00°00'00" WEST, 2,527.31 FEET TO THE POINT OF BEGINNING.  
CONTAINING 145.380 ACRES, MORE OR LESS.

**LESS AND EXCEPT FROM DRI PARCEL I:**

**DRI EXCEPTION PARCEL A:**

THAT PART OF SECTIONS 21, AND 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE NORTH 00°09'52" EAST, ALONG THE WEST BOUNDARY OF THE

NORTHWEST 1/4 OF SAID SECTION 27, FOR 51.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 88°00'50" WEST, 730.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE WESTERLY, 519.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 16°00'50" AND A CHORD OF 518.13 FEET BEARING NORTH 83°58'45" WEST; 3) THENCE NORTH 75°58'20" WEST, 54.32 FEET; THENCE N 00°00'00" E, A DISTANCE OF 1,856.74 FEET TO THE POINT OF BEGINNING; THENCE N 90°00'00" W, 476.42 FEET; THENCE NORTH 00°02'00" WEST, 350.89 FEET; THENCE SOUTH 89°58'00" WEST, 1,415.00 FEET; THENCE NORTH 44°58'00" WEST, 640.00 FEET; THENCE NORTH 00°02'00" WEST, 494.68 FEET; THENCE SOUTH 70°18'26" EAST, 498.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 643.57 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 73°44'51" AND A CHORD OF 600.05 FEET BEARING NORTH 72°49'09" EAST; THENCE NORTH 35°56'43" EAST, 1,620.83 FEET; THENCE SOUTH 61°14'59" EAST, 873.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, 78.54 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 70.71 FEET BEARING SOUTH 16°14'59" EAST; THENCE SOUTH 28°45'01" WEST, 239.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY, 1,304.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,600.00 FEET, A CENTRAL ANGLE OF 28°45'01" AND A CHORD OF 1,291.00 FEET BEARING SOUTH 14°22'31" WEST; THENCE SOUTH 00°00'00" WEST, 670.57 FEET TO THE POINT OF BEGINNING. CONTAINING 80.514 ACRES, MORE OR LESS.

DRI PARCEL I CONTAINING A NET AREA OF  $145.380 - 80.514 = 64.866$  ACRES, MORE OR LESS.

**TOGETHER WITH:**

**DRI PARCEL II:**

THAT PART OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE NORTH 00°09'52" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 27, FOR 51.95 FEET TO THE POINT OF BEGINNING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 88°00'50" WEST, 730.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE WESTERLY, 369.35 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 11°22'42" AND A CHORD OF 368.74 FEET BEARING NORTH 86°17'49" WEST; THENCE NORTH 00°00'00" WEST, 2,571.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 1,204.29 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,400.00 FEET, A CENTRAL ANGLE OF 28°45'01" AND A CHORD OF 1,191.70 FEET BEARING NORTH 14°22'31" EAST; THENCE NORTH 28°45'01" EAST, 238.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE EASTERLY, 80.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF

92°39'00" AND A CHORD OF 72.33 FEET BEARING NORTH 75°04'31" EAST TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, 501.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 44°10'24" AND A CHORD OF 488.81 FEET BEARING SOUTH 36°30'47" EAST; THENCE SOUTH 14°25'35" EAST, 678.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY, 432.46 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 33°02'16" AND A CHORD OF 426.50 FEET BEARING SOUTH 30°56'43" EAST; THENCE SOUTH 47°27'51" EAST, 64.67 FEET; THENCE SOUTH 62°48'00" WEST, 477.82 FEET, THENCE SOUTH 35°56'00" WEST, 873.00 FEET, THENCE SOUTH 00°02'00" EAST, 783.00 FEET; THENCE NORTH 89°58'00" EAST, 505.00 FEET; THENCE NORTH 40°34'00" EAST, 926.00 FEET; THENCE NORTH 00°18'00" EAST, 122.00 FEET; THENCE SOUTH 79°38'00" EAST, 155.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, 97.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 8°33'23" AND A CHORD OF 96.98 FEET BEARING SOUTH 29°03'53" WEST TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, 1,023.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,530.00 FEET, A CENTRAL ANGLE OF 3800°20'35" AND A CHORD OF 1,004.89 FEET BEARING SOUTH 14°10'17" EAST; THENCE SOUTH 05°00'00" EAST, 492.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, 40.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°00'50" AND A CHORD OF 36.27 FEET BEARING SOUTH 41°30'25" WEST; THENCE SOUTH 88°00'50" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, 159.02 FEET TO THE POINT OF BEGINNING.  
CONTAINING 69.939 ACRES, MORE OR LESS.

DRI PARCEL II CONTAINING A NET AREA OF 69.939 ACRES, MORE OR LESS.

**TOGETHER WITH:**

**DRI PARCEL III:**

THAT PART OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE NORTH 00°09'52" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 27, FOR 51.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 88°00'50" EAST, 309.23 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 37.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°59'10" AND A CHORD OF 34.41 FEET BEARING NORTH 48°29'35" WEST; THENCE NORTH 05°00'00" WEST, 500.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHERLY, 956.97 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF 38°20'35" AND A CHORD OF 939.22 FEET BEARING NORTH 14°10'17" EAST TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 137.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 10°30'45" AND A CHORD OF 137.41 FEET BEARING NORTH 28°05'12" EAST; THENCE SOUTH 79°38'00" EAST, 201.58 FEET; THENCE SOUTH 27°26'00" EAST, 313.00 FEET; THENCE SOUTH 00°02'00" EAST, 905.00 FEET; THENCE SOUTH 13°10'00" EAST, 289.23 FEET TO THE BEGINNING OF A NON-

TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, 86.19 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,740.12 FEET, A CENTRAL ANGLE OF 1°48'08" AND A CHORD OF 86.18 FEET BEARING SOUTH 67°30'44" WEST; THENCE SOUTH 88°00'50" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, 554.89 FEET TO THE POINT OF BEGINNING.

DRI PARCEL III CONTAINING 19.897 ACRES, MORE OR LESS.

LESS THE FOLLOWING:

A PARCEL OF LAND LYING WITHIN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST; THENCE N00°09'52"E, A DISTANCE OF 51.95 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, AS TAKEN FROM FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 14570-2521, STATE ROAD NUMBER 54, PASCO COUNTY, FLORIDA, DATED 5-29-97; THENCE, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, N88°00'50"E, A DISTANCE OF 309.23 FEET TO THE POINT OF BEGINNING; THENCE N44°02'25"E, DEPARTING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.41 FEET; THENCE N88°00'50"E, A DISTANCE OF 512.55 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE LEFT, THENCE EASTERLY 44.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,705.12 FEET, A CENTRAL ANGLE OF 00°56'31" AND A CHORD BEARING AND DISTANCE OF N67°48'53"E, 44.47 FEET; THENCE S22°08'13"E, A DISTANCE OF 35.00 FEET, TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE AFOREMENTIONED EXISTING NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, THENCE WESTERLY 50.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,740.12 FEET, A CENTRAL ANGLE OF 01°03'47" AND A CHORD BEARING AND DISTANCE OF S67°52'54"W, 50.83 FEET; THENCE S88°00'50"W, A DISTANCE OF 554.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.347 SQUARE FEET OR 0.467 ACRES, MORE OR LESS.

TOTAL NET DRI AREA = 64.866 + 69.939 + 19.897 - 0.467 = 154.235 ACRES, MORE OR LESS.