



PASCO COUNTY, FLORIDA

NEW PORT RICHEY
DADE CITY
LAND O' LAKES
FAX

(727) 847-8193
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(813) 996-7341
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GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVT. CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

Via Hand Delivery to Ms. Johnson on January 4, 2011

January 4, 2011

Shelly May Johnson, Esq.
Shelly May Johnson, P.A.
8726 Old C.R. 54
Suite D
New Port Richey, FL 34653

RE: Beacon Woods East Development of Regional Impact (#203)
Development Order Amendment

Dear Ms. Johnson:

Enclosed, please find a certified copy of the Beacon Woods East Development of Regional Impact (#203), Development Order Amendment (Resolution No. 11-113), which is hereby rendered in accordance with Chapter 380.06, Florida Statutes and Chapter 9J-2.025, Florida Administrative Code. This development order was approved by the Board of County Commissioners on December 21, 2010.

Further the developer shall record a Notice of Adoption with the Pasco County Clerk of the Circuit Court in accordance with Chapter 380.0(15)(f), Florida Statutes. Enclosed find an original executed Notice of Adoption for recording. Please record the Notice of adoption with 45 days and return a copy of the recorded document to this office for our records.

Please contact me with any questions at (727) 847-8193 or cspidell@pascocountyfl.net.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia D. Spidell".

Cynthia D. Spidell, MBA
Sr. Planner & DRI Coordinator

Enclosure

**NOTICE OF ADOPTION OF THE DEVELOPMENT ORDER AMENDMENT
FOR THE BEACON WOODS EAST
DEVELOPMENT OF REGIONAL IMPACT NO. 203**

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No 11-113, dated December 21, 2010, has adopted a development order amendment (DO Amendment) for a Development of Regional Impact. The above-referenced DO Amendment constitutes a land development regulation applicable to the property described in Exhibit "C" of the DO Amendment.

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

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

DONE AND RESOLVED this 21st day of December, 2010.

Rcpt: 1345307 Rec: 265.00
DS: 0.00 IT: 0.00
01/12/11 L. Sagastume, Dpty Clerk

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

(SEAL)

ATTEST:


ANN HILDEBRAND, CHAIRMAN


PAULA S. O'NEIL, CLERK AND COMPTROLLER

APPROVED

DEC 21 2010

BOCC

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
01/12/11 01:33pm 1 of 31
OR BK 8501 PG 3519

BY COMMISSIONER _____

RESOLUTION NO. 11-113

A RESOLUTION AMENDING RESOLUTION NO. 82-147, AS AMENDED, FOR BEACON WOODS EAST DEVELOPMENT OF REGIONAL IMPACT NO. 203 TO REFLECT ADOPTION OF A LAND USE EQUIVALENCY MATRIX APPLICABLE TOWARD PARCELS V-23, V-24, V-34, V-35, V-36 AND C-1; REVISE MAP H; AND TO EXTEND THE PROJECT BUILDOUT DATE

WHEREAS, on August 31, 1982, the Board of County Commissioners of Pasco County adopted Resolution No. 82-147 approving with conditions, the Beacon Woods East DRI (Project) and granting development approval for 4,483 dwelling units; 300,000 square feet of office; 390,000 square feet of commercial; and miscellaneous recreational, public, and open space status (Resolution No. 82-147, and all amendments thereto, are hereinafter individually and collectively referred to as "DRI/DO," "DO," or "Development Order"); and

WHEREAS, on October 19, 1982, the Board of County Commissioners of Pasco County adopted Resolution No. 82-167 and approved amendments to DRI/DO to amend transportation conditions; and

WHEREAS, on August 30, 1983, the Board of County Commissioners of Pasco County adopted Resolution No. 83-153 approving with conditions an amendment increasing the total dwelling unit count, and granting the County Administrator authority to review and approve non-substantial amendments; and

WHEREAS, on March 3, 1987, the Board of County Commissioners of Pasco County adopted Resolution No. 87-108 and approved amendments to DRI/DO to incorporate land use changes and revised approval conditions; and

WHEREAS, on May 24, 1988, the Board of County Commissioners of Pasco County adopted Resolution No. 88-203 thereby revising Map H to provide increases in single-family acreage and units with corresponding decreases in multifamily acreage/units (no net increase in units) and increasing the acreage designated as golf course; and

WHEREAS, on April 25, 1989, the Board of County Commissioners of Pasco County adopted Resolution No. 89-160, and amended DRI/DO to establish a security fund to provide financing for the widening of Hudson Avenue and/or Little Road within the project until such time as the County determined that the developer's obligation for such widening has been satisfied; and

WHEREAS, on February 27, 1990, the Board of County Commissioners of Pasco County adopted Resolution No. 90-91, a DRI Substantial Deviation, which incorporated previous non-substantial DRI changes, increased commercial acreage to 53.7 acres (no floor-area increase), revised special protection areas, extended the build-out date to 1994, and changed the type and configuration of conservation areas; and

WHEREAS, on July 26, 1994, the Board of County Commissioners of Pasco County adopted Resolution No. 94-277, which extended the project build-out date from the original date of December 31, 1992 to December 15, 1997, and extended the duration of DRI/DO until December 15, 1997; and

WHEREAS, on April 27, 1999, the Board of County Commissioners of Pasco County adopted Resolution No. 99-161, which extended the project build-out date from the amended date of December 15, 1997, to December 15, 1999, and extended the duration of DRI/DO until December 15, 1999; and

WHEREAS, on September 4, 2002, the Board of County Commissioners of Pasco County adopted Resolution No. 02-241 which extended the build-out date from the amended build out date of December 15, 1999 to December 15, 2005 and to extend the duration of DRI/DO until December 15, 2005 for the 3.25 acre Huntley Parcel only; and

WHEREAS, on November 8, 2005, the Board of County Commissioners of Pasco County adopted Resolution 06-22 which 1) extended the build-out date from December 15, 1999 to December 15, 2008 , 2) reduced the total number of residential units, commercial and office square footage, 3) identified alternative transportation mitigation measures, and 4) updated Map H to reflect the above referenced entitlement revisions; and

WHEREAS, for State/regional review purposes, a three (3) year extension was granted pursuant to House Bill 7203 (2007) (which provided a 3-year extension to the build-out date and DO expiration date from December 15, 2008 to December 15, 2011) (The Three Year State/Regional Extension); and a two (2) year extension was granted pursuant to Senate Bill 360 (2009) (which provided a 2-year extension to the build-out date and the DO expiration date from December 15, 2011 to December 15, 2013) (the Two-Year State/Regional Extension); and

WHEREAS, the Three-Year and the Two-Year State/Regional Extensions were claimed respectively in the September 24, 2007 and July 2, 2008 letters from the Developer to the Tampa Bay Regional Planning Council (TBRPC); and

WHEREAS, on November 25, 2008, the Board of County Commissioners adopted Ordinance No. 08-47, amending the County's Concurrency Management Regulations to extend, without additional concurrency review or analysis, the concurrency expiration date of all projects in Pasco County by one (1) year (the One-Yea Extension); and

WHEREAS, on June 23, 2009, the Board of County Commissioners adopted Resolution No. 09-269 pursuant to the County's Concurrency Management Regulations to further extend, without additional concurrency review or analysis, the concurrency expiration date of all projects in Pasco County by two (2) additional years (the 2009 Two-Year Extension); and

WHEREAS, on July 27, 2010, the Board of County Commissioners adopted Resolution No. 10-327 pursuant to the County's Concurrency Management Regulations to further extend, without additional concurrency review or analysis, the concurrency expiration date of all projects in Pasco County with an expiration date from September 1, 2008 through January 1, 2012, by two (2) additional years (the 2010 Two-Year Extension); and

WHEREAS, the Project is eligible for the One-Year Extension, the 2009 Two-Year Extension, and the 2010 Two-Year Extension for transportation concurrency review purposes; and

WHEREAS, on January 4, 2006, pursuant to Resolution 06-22, the Developer paid to the Pasco County Board of County Commissioners the sum of Nine Hundred Thirty-Four Thousand Four Hundred and

Thirty-Nine and 00/100 Dollars (\$934,439.00) as their "Proportionate Share" in 2005 dollars for the mitigation of the Beacon Woods East DRI Phase III transportation impacts to be applied to intersection improvements at Little Road/Hudson Avenue and U.S. Highway 19/Hudson Avenue; and

WHEREAS, on July 9, 2010, BOH Emerald Field, FL, L.P. and BOH Beacon Woods FL, L.P. (Developer) filed a Notice of Proposed Change (NOPC) to a previously approved Development of Regional Impact pursuant to Section 380.06(19), Florida Statutes requesting the following:

1. The addition of a Land Use Equivalency Matrix (LUEM) as Exhibit E to the DRI Development Order as applied to Parcels V-23, V-24, V-34, V-35, V-36 and C-1 in Phase III.
2. Adoption of a revised Map H to reflect the addition of the LUEM and depict those parcels that may utilize the LUEM.
3. Revision of the Phasing Schedule, build-out date, and duration to recognize the new build-out and DO expiration date of December 15, 2013 pursuant to the State/Regional Extensions and the local concurrency extensions (Proposed Changes).

WHEREAS, the Pasco County Board of County Commissioners, is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, Florida Statutes, as amended DRIs; and

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires the approval, approval with conditions, or denial of an NOPC; and,

WHEREAS, the Pasco County Board of County Commissioners held duly noticed hearings on the NOPC, and reviewed the NOPC as well as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, the Pasco County Board of County Commissioners wishes at this time to amend the DO in accordance with the Proposed Changes; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that this NOPC for the Beacon Woods DRI is approved with conditions, as set forth in the following DRI development order amendment:

BEACON WOODS EAST DEVELOPMENT ORDER AMENDMENT

1. Introduction.

This Resolution shall constitute an amendment to the Development Order.

2. General Findings of Fact.

The Board County Commissioners makes the following general Findings of Fact:

- a. The foregoing "Whereas" clauses are hereby incorporated as Findings of Fact.
- b. The NOPC application is incorporated into this DO by reference as Exhibit A.
- c. The nature, type, scope, intensity, costs, and general impact of the Project, as revised, are summarized in the NOPC application and the Tampa Bay Regional Planning Council (TBRPC) NOPC Report, which collectively are incorporated into this DO by reference as Exhibit B.

d. Concurrently with this DO Amendment, the Applicant has filed an amendment to the Comprehensive Plan to amend the Future Land Use Classification of Parcels V-34, V-35, V-36, and C-1 from RES-6 (Residential – 6 du/ga) to PD (Planned Development). The Pasco County Comprehensive Plan Future Land Use Map classification for the remainder of the Property subject to the NOPC is RES-6 (Residential-6 du/ga). The proposed development is consistent with the applicable provisions of the PD (Planned Development) and RES-6 (Residential-6 du/ga) classifications and other applicable Goals, Objectives and Policies of the Comprehensive Plan.

e. On September, 24, 2010, the TBRPC notified the County that the TBRPC had prepared its NOPC Report, and the NOPC Report was adopted at the October 11, 2010 TBRPC meeting.

f. The Board of County Commissioners scheduled and held a public hearing on the NOPC application on December 21, 2010.

g. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing.

h. At such public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.

i. Additionally, at such public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

j. The Board of County Commissioners has received and considered the TBRPC NOPC Report on the NOPC application.

k. The Board of County Commissioners has received and considered various other reports and information including, but not limited to, the recommendation of the Planning and Growth Management Department and the Development Review Committee (DRC).

l. The Developer, BOH Emerald Field, FL, L.P. and BOH Beacon Woods, FL, L.P., is the Applicant and the Developer of Record referred to as the "Applicant" or "Developer".

m. The Development Order is a valid final development order within the provisions of Section 163.3167(8), Florida Statutes, affecting the property described on Exhibit "C" attached hereto and incorporated herein.

3. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

a. The Project will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the amended Development Order.

b. As conditioned, this amended DO addresses issues raised consistent with the report and recommendations of the TBRPC.

c. As conditioned, this amended DO is consistent with the applicable provisions of the Pasco County Land Development Code (local land development regulations).

d. As conditioned, this amended DO is consistent with the applicable provisions of the adopted Pasco County Comprehensive Plan (the Comprehensive Plan).

e. The land that is the subject of this amended DO is not in an Area of Critical State Concern.

f. As conditioned, this amended DO is consistent with the applicable provisions of the adopted State Comprehensive Plan.

g. Pursuant to Subsection 380.06(19)(e), Florida Statutes, the Proposed Changes are presumed to be a substantial deviation; however, it is the opinion of the County, TBRPC, and other participating agencies that the Applicant has provided clear and convincing evidence to rebut the presumption of a substantial deviation and that no unmitigated regional impacts shall result. The Proposed Changes, therefore, do not constitute a substantial deviation, pursuant to Chapter 380.06(19)(c), Florida Statutes.

5. Specific Conditions

Having made the above findings of Fact and drawn the above conclusions of law, it is ordered that the Development Order and Map H are hereby amended as follows;

a. The Land Use Equivalency Matrix (LUEM) attached hereto as Exhibit E is hereby adopted and incorporated herein.

b. Master Development Plan, Map H attached hereto as Exhibit D, is hereby amended to reflect the adoption of the LUEM and depict those parcels that may utilize the LUEM.

c. Section B of Resolution 82-147 entitled "Specific Conditions Restricting Development" is hereby amended as follows:

(1) Phasing Schedule and Approvals

(a) Any change to the project which departs significantly from the below referenced parameters set forth in the phasing schedule below shall require a substantial deviation determination pursuant to Section 380.06(19), Florida Statutes.

(b) Unless extended by the Board of County Commissioners pursuant to the Concurrency Management Ordinance, the build-out date of the Project shall be December 15, 2013. The December 15, 2013 date for transportation concurrency includes the One Year, the 2009 Two-Year and the 2010 Two-Year Extensions.

(c) Any delay to the build-out date beyond December 15, 2013, may require a new transportation analysis, in accordance with applicable law, as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The Administrator or Board of County Commissioners may waive any applicable transportation analysis requirement for any entitlements within the Project that satisfy the Limited Exemption criteria of Section 402.7 of the County's Concurrency Management Ordinance; however, the build-out date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), Florida Statute, as may be amended from time to time.

DRI #203 – PHASING SCHEDULE (BUILD-OUT 200813)						
Area/Use	Existing	Phase I (1981-82)	Phase II (1983-87)	Phase III (1988- 200813)	Total	Unit
Residential						
Single-Family	2498			90	2,588	DU**
Multi-Family Condominium and Townhouse Units				544	544	
Nursing Home Beds	120			30	150	DU
Residential Subtotal	2,618			634	3,132	DU
Commercial	101,800			91,450	193,250	SF***
Professional Office	56,500			73,500	130,000	SF
Community Service			6		6	A****
Library	32,000		32,000		32,000	SF
Recreation/Open Space						
Golf Course / Rec. Center	122.7				122.7	A
Club House	14,000				14,000	SF
Parks	21.6				21.6	A
Open Space Corridor	40.4		40.4		40.4	A
Buffers	10.0		10.0		10.0	A
Conservation	40.0				40.0	A
Lakes	27.9		27.9		27.9	A

** Dwelling Units
*** Square Feet
**** Acres

(2) Land Use Exchange

(a) Development entitlements within the parcels designated on Map H may be exchanged pursuant to the LUEM attached hereto as Exhibit E. All land use exchange requests shall be submitted to the Pasco County Planning and Growth Management Department with copies to the FDCA and the TBRPC for verification as to implementation in accordance with the LUEM, this DO, and the Comprehensive Plan, as amended. Upon verification which shall not be unreasonably withheld or delayed, the Pasco County Growth Management Department shall submit such exchange for approval on the consent agenda at the next available DRC meeting which is at least fourteen (14) days from submittal to the Growth Management Department, FDCA, and TBRPC. The use of the LUEM shall be reported in the next biennial report. Notwithstanding the foregoing, land use exchanges from nonresidential to residential shall be prohibited.

- (b) The use of the LUEM shall be restricted to the parcels designated on Map H.
- (c) The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.
- (d) Prior to approval of any land use exchange, the proposed exchange must include assurance that such exchange is within the maximums set forth in the Beacon Woods Subarea Policy 7.1.28.
- (e) For conversions to Independent Living Facility (ILF) or Attached Senior Housing, prior to approval of each plat, or where platting is not required, prior to the approval of each construction plan, the Applicant/Developer shall provide the County Attorney's office (CAO), executed and recorded covenants or deed restrictions that restrict such plat or construction plan to housing of persons fifty-five (55) and older or sixty-two (62) and older.
- i. If the Applicant/Developer fails to timely provide the required covenants or deed restrictions, the Applicant/Developer shall be required to, amend the applicable site development plan or plat to reduce the number of residential units consistent with the non-age restricted maximum set forth in Beacon Woods Subarea Policy 7.1.28 (presently 390 residential dwelling units).
- ii. If the Applicant/Developer, its successors, assigns, or other end-user (End-user) fails to comply with such covenants or deed restrictions or converts such use to a non age-restricted use, the End-User shall be deemed in noncompliance of Beacon Woods Subarea Policy 7.1.28 and this DO entitling the County to any remedies authorized by law, in addition to any County remedies set forth in the County-approved covenants/deed restrictions.
- (f) Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to the NOPC process as required by Section 380.06(19), Florida Statutes.

Amended Section F.2 of Resolution 82-147, "Duration" Is hereby amended as follows:

(2) The duration of this DO shall remain in effect until December 15, 2008~~13~~, provided that the effective date may be extended by the Board of County Commissioners upon a showing of good cause.

6. Effective Date

This DO Amendment shall not be effective until the Florida Department of Community Affairs (FDCA) has issued its Notice of Intent and the appeal period has passed for the Comprehensive Plan Amendment associated with this NOPC application.

7. Procedures

a. A Notice of Adoption of this Resolution shall be filed and recorded in the Public Record of Pasco County, Florida, in accordance with Section 380.06(14)(a), Florida Statutes, as amended.

b. The Clerk of the Board of County Commissioners shall return four (4) signed originals of this DO Amendment and one (1) signed original Notice of Adoption to the Pasco County Planning & Growth

Management Department. The Pasco County Planning and Growth Management Department shall then send copies of each document to the Florida Department of Community Affairs, TBRPC, and to attorneys of record in these proceedings.

c. This DO Amendment shall be deemed rendered upon transmittal of copies to all recipients identified in Chapter 380, Florida Statutes.

8. Severability

Each provision of this DO is material to the Board of County Commissioners approval of this DO. 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 the resolution shall be suspended until such time that the Board of County Commissioners modifies the DO 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 1) Limited exemption entitlements or DRI 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 CO; or 2) any DRI mitigation committed to or performed as of the date the determination is made. Notwithstanding the foregoing, the resolution shall not be suspended if the Applicant/Developer and all affected successors or assigns agree to abide by all of the provisions of the resolution until an NOPC is adopted to modify the DO in order to address the illegal or invalid provision. NOPCs to the DO shall not be considered challenges to the DO, and decisions by the Board of County Commissioners regarding any NOPC or the like shall not have the effect of suspending the DO under any circumstances. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this resolution and the challenged portion of the resolution is subsequently declared illegal or invalid, the 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 illegal.

DONE AND RESOLVED THIS 21st DAY OF DECEMBER, 2010.



By: Paula S. O'Neil
PAULA O'NEIL, CLERK AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By: [Signature]
CHAIRMAN

APPROVED

DEC 21 2010

BOCC

EXHIBITS

- A. NOPC Application*
- B. TBRPC NOPC Report
- C. Legal Description
- D. Map H
- E. Land Use Equivalency Matrix

* incorporated by reference only and on file with the Planning and Growth Management Department

Beacon Woods East DRI No. 230

Exhibit A

NOPC Application*

* incorporated by reference only and on file with the Planning and Growth Management Department

Beacon Woods East DRI No. 230

Exhibit B

TBRPC NOPC Report



Consent Agenda 10/11/10
Agenda Item #3.E.2.

NOPC

Notice of Proposed Change Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #203 - BEACON WOODS PASCO COUNTY

On July 12, 2010 (dated July 7, 2010), the Applicant submitted a Notice of Proposed Change application requesting modifications to the Development Order. Supplemental information was received on August 31, 2010 (dated August 25, 2010). The following provides a summary of project entitlements and history, a description of the proposal, and the Council recommendation.

PROJECT DESCRIPTION

On February 27, 1990, the Pasco County Board of County Commissioners approved Resolution No. 90-91, which granted a Substantial Deviation Development Order (SDDO) for the Beacon Woods East DRI (#203). This SDDO (for DRI #203) authorized Beacon Homes, Ltd. to construct significant revisions to the Beacon Woods East development plan.

The SDDO has been subsequently amended four times, most recently on November 8, 2005 (Resolution No. 06-22). The amendments have cumulatively: reactivated and extended the buildout and expiration dates by a cumulative period of 15 years, 11 months and 15 days; reduced each component of development; and identified alternative transportation mitigation measure(s). The Annual Report anniversary date is August 31st. The Developer has subsequently requested a further three-year extension of the buildout and Development Order expiration dates resulting from 2007 revisions to Subsection 380.06(19)(c), F.S. and a further two-year extension in accordance with the passage of SB 360 in 2009.

The revised plan of development is as follows:

LAND USE	EXISTING ¹	PHASE 3 ¹ (1988-2013) ²	TOTAL
RESIDENTIAL	2,498	634	3,132
(Single-Family)	(2,498)	(90)	(2,588)
(Multi-Family)	(0)	(544)	(544)
NURSING HOME (Beds)	120	30	150
COMMERCIAL (Sq. Ft.)	101,800	91,450	193,250
OFFICE (Sq. Ft.)	56,500	73,500	130,000
LIBRARY (Sq. Ft.)	32,000	0	32,000

1. The reference to Phase 3 is accurate in terms of Development Order representation. Phases 1 & 2 have subsequently been completed and are now combined and referred to as "Existing."

2. The project buildout date (12/15/2013) is reflective of a three-year extension granted pursuant to 2007 revisions to Subsection 380.06(19)(ca), F.S. plus a two year extension in accordance with 2009 legislation (SB 360).

PROPOSED CHANGES UNDER THIS NOPC

The Applicant has requested a modification to the Development Order to allow recognition of a Land Use Equivalency Matrix that would only be applicable to Parcels V-23, V-24, V-34, V-35, V-36 and C-1. The Parcels are located in the northwest portion of the project between Hudson Avenue and Fivay Road.

CONSISTENCY WITH SUBSECTION 380.06(19), FLORIDA STATUTES

Subsection 380.06(19)(e)3. identifies the provision applicable to this proposal. This citation reads as follows:

"Except for the change authorized by subsubparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence."
[underline has been added to express intended provisions of current application]

DISCUSSION

The following statements serve as representations made by, or on behalf of, the applicant or are statements or recommendations made by Tampa Bay Regional Planning Council staff. These references/recommendations were relied upon by the Tampa Bay Regional Planning Council to determine that no further information would be required in conjunction with the current proposal:

1. The Land Use Equivalency Matrix (LUEM), included as **Exhibit 3** to this Report, "will only apply to Parcels V-23, V-24, V-34, V-35, V-36 and C-1." (August 25, 2010 Correspondence/Page 1/Response to TBRPC #1). The currently-approved entitlements associated with each of these parcels are as follows:

<u>Parcels V-23 & V-24</u>	<u>Parcel C-1</u>	<u>Parcels V-34 & V-35</u>	<u>Parcel V-36</u>
208 Townhome Units	30,000 Sq. Ft. Commercial	336 Townhome Units	28 Single-Family Units

The location of these Parcels are highlighted in **red** in the proposed/revised Master Development Plan, attached as **Exhibit 2** to this Report.

2. *There are no change(s) proposed to the approved external access points.* (August 25, 2010 Correspondence/Page 1/Response to TBRPC #2)
3. *There are no conversions from non-residential to residential proposed in the LUEM. C-1 is the only non-residential parcel and there are no proposed conversions to residential for the C-1 parcel.* (September 20, 2010 Correspondence/Page 1/Revised responses to former Pasco County #1.a. & #1.b.).
4. Land Use Equivalency Matrices are not typically intended to introduce many new uses to a project that were not formerly considered and/or analyzed. However, in this instance, the extent of conversion(s) would apply to only those limited, previously approved, entitlements of the six identified parcels (i.e. totaling 544 Townhome units, 28 Single-Family units and 30,000 sq. ft. of Commercial).

5. The LUEM (*Exhibit 3* of this Report) shall be referenced and included as a separate Exhibit within the amendatory language and include caveats requiring the following:
- restrict the use of the LUEM to Parcels V-23, V-24, V-34, V-35, V-36 and C-1;
 - include reasonable “minimums” and “maximums” associated with each current or potential use as may be determined by Pasco County;
 - notification of the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs regarding any/all future conversion(s) a minimum of 14 days prior to consideration for approval by Pasco County;
 - Parcel C-1 shall not be converted to Residential uses; and
 - require assessment of impacts to schools, parks and public utilities in the event an increase in residential development is proposed or as may otherwise apply.

RECOMMENDED ACTION

Indicate to Pasco County and the Florida Department of Community Affairs that the proposal is presumed to create a Substantial Deviation, as defined above. However, it is the opinion of this agency that no unmitigated regional impacts would be expected upon inclusion of the recommendations/representations stated in the Discussion above within the amendatory language, as may be appropriate.

EXHIBIT 1
GENERAL LOCATION MAP

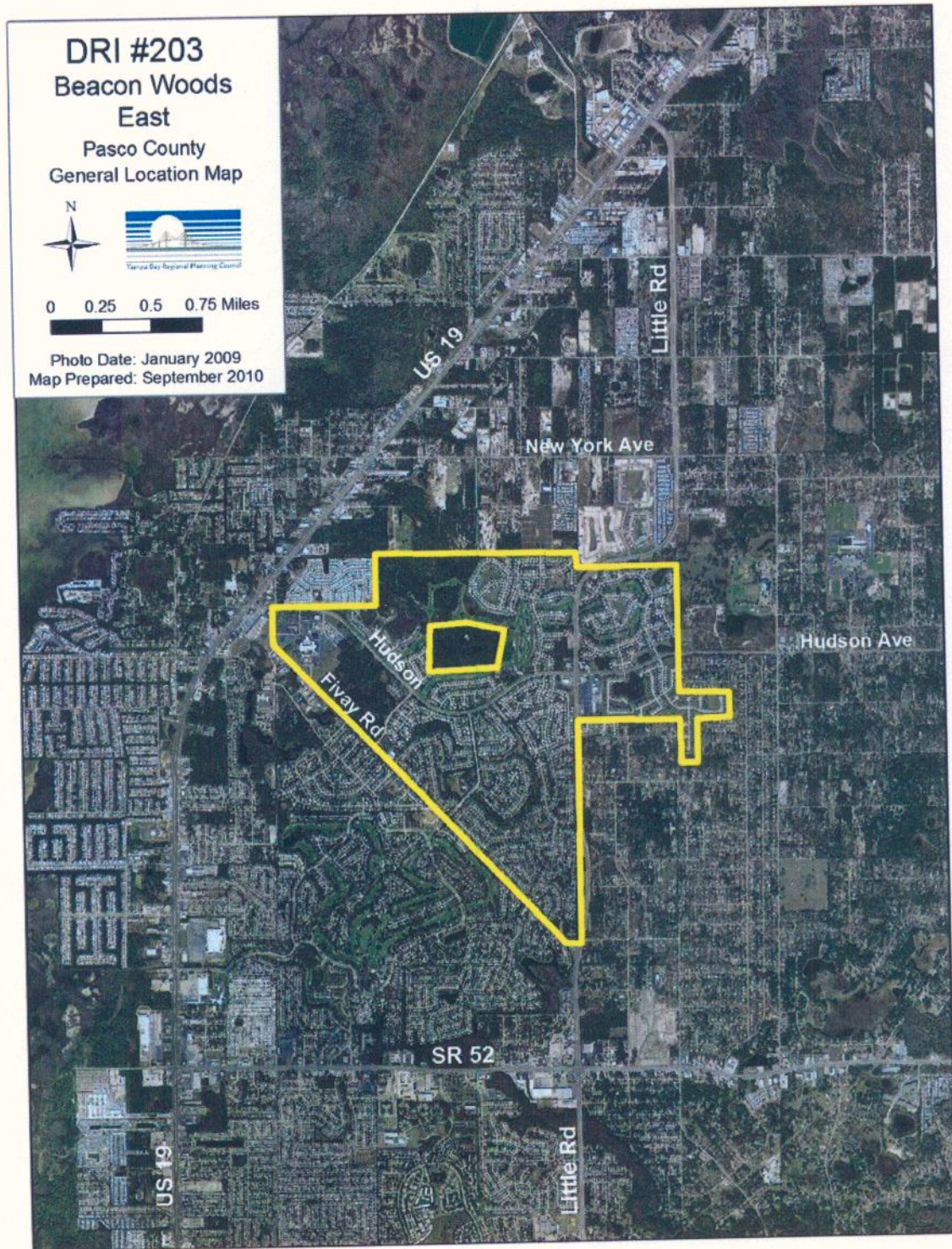
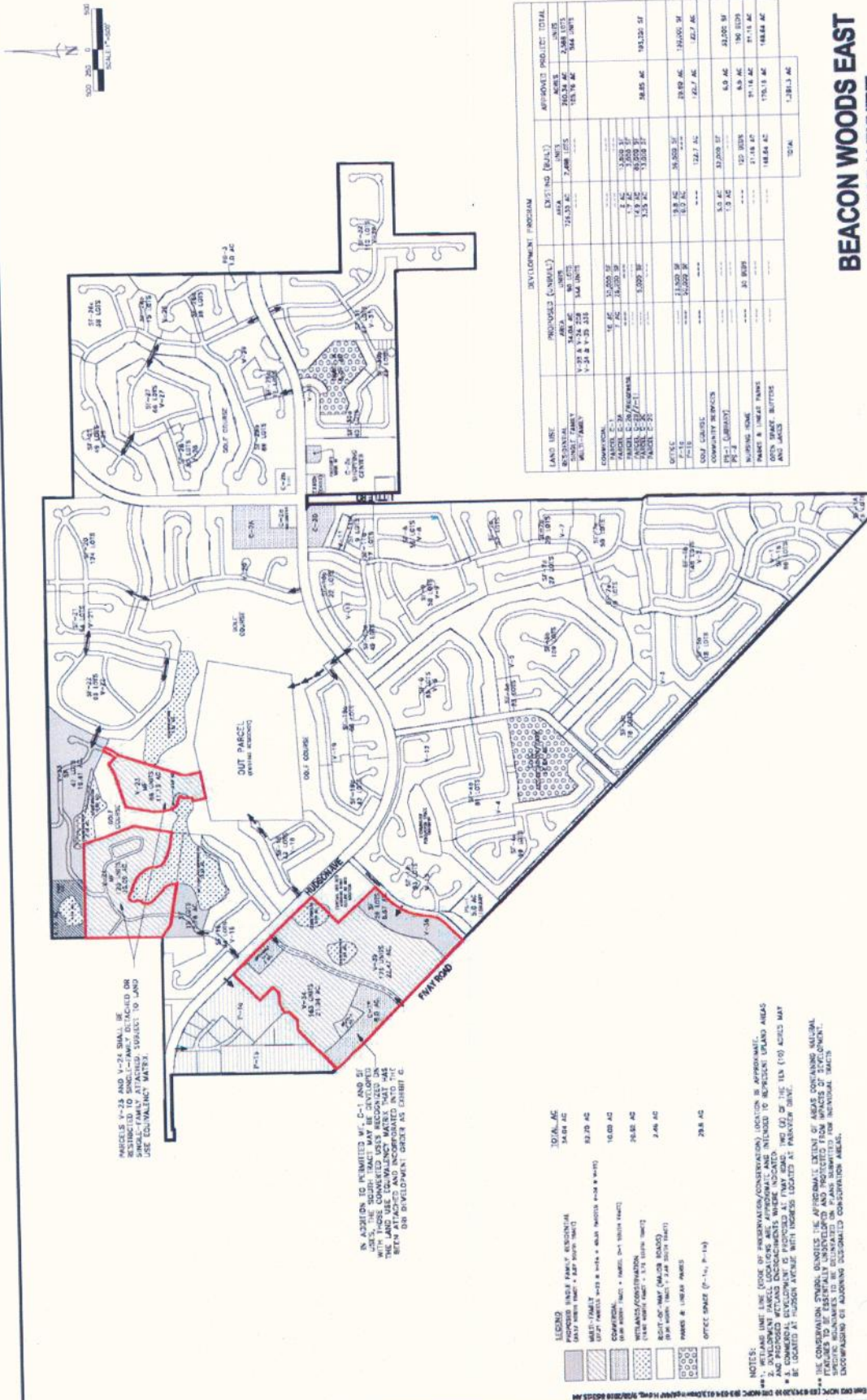


EXHIBIT 2 PROPOSED/REVISED MASTER DEVELOPMENT PLAN (MAP H)



**EXHIBIT 3
PROPOSED LAND USE EQUIVALENCY MATRIX**

↓ CONVERSION FROM ↓					
→ C O N V E R S I O N T O →		Single-Family (Unit)	Multi-Family (Unit)	Commercial (1K Sq. Ft.)	Office (1K Sq. Ft.)
	Single-Family (Unit)		0.52		
	Townhome (Unit)	1.94			
	Apartment (Unit)	1.63	0.84		
	Assisted Sr. Housing/ILF (Unit)	6.31	3.25		
	Nursing Home and/or Assisted Living Facility/ALF (Bed)	4.59	2.36	16.95	6.77
	Commercial (1K Sq. Ft.)	0.27	0.14		0.40
	Daycare Center (1K Sq. Ft.)	0.08	0.04	0.30	0.12
	Office (1K Sq. Ft.)	0.67	0.35	2.50	
	Gov't Office (1K Sq. Ft.)	0.82	0.43	3.08	1.23
	Medical Office (1K Sq. Ft.)	0.29	0.15	1.08	0.43
	Clinic (1K Sq. Ft.)	0.19	0.10	0.72	0.29
	Hospital (Bed)	0.76	0.40	2.85	1.13
	Recreation Center (1K Sq. Ft.)	0.69	0.36	2.57	1.02
	Church (Sq. Ft.)	1.81	0.94	6.78	2.71

Beacon Woods East DRI No. 230

Exhibit C

Legal Description

LEG... DESCRIPTION:

A portion of Lots 49, 50, 51, 53, and 55; and all of Lots 52, 56, 57 and 61 in Section 25, Township 24 South, Range 16 East, of the Port Richey Land Company Subdivision as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida;

TOGETHER WITH

All of Lots 8, 13, 14, and 21 in Section 36, Township 24 South, Range 16 East, of said Port Richey Land Company Subdivision;

TOGETHER WITH

A portion of Sections 25, 26, 27, 35 and 36, Township 24 South, Range 16 East, Pasco County, Florida;

All being more particularly described as follows:

From the East quarter corner of said Section 35 as a point of reference; thence N 00°39'09" E, along the easterly line of said Section 35 for 370.58 feet to the POINT OF BEGINNING; thence N 89°20'17" W for 255.95 feet; thence S 67°42'07" W, for 563.98 feet to a point on the arc of a non-tangent curve from which a radial line bears S 67°42'07" W to the center of said curve; thence along the arc of said curve concave to the West, having for its elements a radius of 725.00 feet, a central angle of 01°18'35", an arc distance of 16.15 feet, a chord bearing of N 22°36'10" W, and a chord distance of 16.15 feet to a point of reverse curve; thence along the arc of a curve concave to the East having for its elements a radius of 1,025.00 feet, a central angle of 41°53'50", an arc distance of 749.53 feet, a chord bearing of N 02°37'33" W, and a chord distance of 732.94 feet; thence N 18°19'22" E, for 78.39 feet to a point of curve; thence along the arc of a curve concave to the West, having for its elements a radius of 600.00 feet, a central angle of 27°32'04", an arc distance of 288.34 feet, a chord bearing of N 04°33'29" E, and a chord distance of 285.57 feet; thence departing said curve on a non-tangent line N 89°20'51" W, for 25.39 feet to a point on the arc of a non-tangent curve from which a radial line bears S 80°21'19" W; thence along the arc of said curve having for its elements a radius of 575.00 feet, a central angle of 02°59'23", an arc distance of 30.00 feet, a chord bearing of S 08°09'00" E, and a chord distance of 30.00 feet; thence departing said curve on a non-tangent line S 83°42'29" W, for 545.67 feet; thence S 51°21'28" W, for 500.00 feet; thence N 38°38'22" W, for 739.02 feet; thence S 53°34'19" W, for 98.86 feet to a point of curve; thence along the arc of a curve concave to the North having for its elements a radius of 1,492.39 feet, a central angle of 82°48'29", an arc distance of 2,156.05 feet, a chord bearing of N 85°02'27" W, and a chord distance of 1,973.38 feet; thence N 43°39'12" W, for 187.47 feet; thence S 48°20'48" W, for 667.50 feet to a point of curve; thence along the arc of said curve having for its elements a radius of 651.29 feet, a central angle of 25°36'33", an arc distance of 294.89 feet, a chord bearing of S 33°22'32" W, and a chord distance of 292.38 feet; thence departing said curve on a radial line N 69°35'43" W, for 70.00 feet to the arc of a non-tangent curve from which a radial line bears S 69°35'43" E to the center of said curve; thence along the arc of said curve, concave to the Southeast, having for its elements a radius of 711.29 feet, a central angle of 02°46'47", an arc distance of 35.00 feet, a chord bearing of S 19°00'52" W, and a chord distance of 34.99 feet; thence departing said curve on a radial line N 72°22'32" W, for 30.00 feet to a point on the arc of a non-tangent curve from which a radial line bears S 72°22'32" E; thence S 16°05'58" W, for 40.00 feet; thence S 75°25'35" E, for 30.00 feet to a point on the arc of a non-tangent curve from which a radial line bears S 75°25'35" E; thence along the arc of said curve, concave to the Southeast, having for its elements a radius of 721.29 feet, a central angle of 10°13'34", an arc distance of 128.73 feet, a chord bearing of S 09°27'38" W, and a chord distance of 128.58 feet; thence S 04°10'51" W, for 11.62 feet to a point of curve; thence along the arc of a curve concave to the Northwest, having for its elements a radius of 330.00 feet, a central angle of 40°58'31", an arc distance of 236.00 feet, a chord bearing of S 24°50'07" W, and a chord distance of 231.00 feet; thence S 45°19'22" W, for 295.03 feet to the northeasterly right-of-way line of Flvay Road (an 80.00' right-of-way); thence N 44°40'39" W, along said northeasterly right-of-way line for 2,059.34 feet to a point of curve; thence continue along said right-of-way line on the arc of a curve concave to the Northeast having for its elements a radius of 980.00 feet, a central angle of 07°52'58", an arc distance of 132.08 feet, a chord bearing of N 40°44'30" W, and a chord distance of 131.97 feet; thence departing said northeasterly right-of-way line on a non-tangent line N 46°33'04" E, for 427.33 feet; thence N 00°38'04" E, for 1,096.33 feet; thence N 89°21'56" W, for 346.44 feet; thence N 00°38'04" E, for 666.00 feet to the northerly line of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence S 89°31'25" E, along said line for 1,672.24 feet to the westerly line of said Section 26; thence along said line N 00°35'25" E, for 1,326.03 feet to the West quarter corner of said Section 26; thence S 89°33'16" E, along the East-West

erline of said Section 26, said East-West line also being the southerly boundary of Gulf Coast Acres, Unit 1, according to the plat thereof as recorded in Plat Book 3, Page 84, Public Records of Pasco County, Florida, the southerly boundary of Gulf Coast Acres, Unit 4, according to the plat thereof as recorded in Plat Book 3, Page 87, Public Records of said County, and 15 feet South of and parallel with the southerly line of Lots 11 and 12 in Section 26, Port Richey Land Company Subdivision, according to the plat thereof as recorded in Plat Book 1, Pages 60 and 61, Public Records of said County, for 5,339.38 feet to the West quarter corner of said Section 25; thence S 00° 56' 15" W, along the westerly boundary of said Section for 361.72 feet; thence S 49° 35' 58" E, along a line parallel with the northerly line of the Southwest quarter of said Section for 2,620.87 feet to the easterly line of the Southwest quarter of said Section 25; thence S 00° 47' 07" W, along said easterly line for 2,286.84 feet to the North quarter corner of said Section 26; thence S 00° 41' 52" W, along the North-South centerline of said Section for 990.29 feet to a point 13.00 feet West of the Northwest corner of Lot 8 of said Port Richey Land Company Subdivision; thence S 89° 33' 38" E, along the westerly extension of, and the northerly line of said Lot 8 for 1,320.00 feet to the Northeast corner of said lot; thence S 00° 41' 51" W, along the easterly boundary of said Lots 8 and 13, for 660.71 feet to the Southeast corner of said Lot 13; thence N 89° 32' 17" W, along the southerly line of said Lot 13 for 880.00 feet to the Northeast corner of said Lot 14; thence S 00° 41' 51" W, along the easterly line of said Lot 14 and its southerly extension for 990.55 feet to the northerly line of Five-A Ranches, Unit 6, according to the plat thereof as recorded in Plat Book 7, Page 54, Public Records of Pasco County, Florida; thence N 89° 30' 18" W, along said line for 440.00 feet to the center of said Section 36, said point also being the Southeast corner of Five-A Ranches, Unit 7, according to the plat thereof as recorded in Plat Book 7, Page 55, Public Records of Pasco County, Florida; thence along the boundary of said Unit 7 by the following two (2) courses; (1) N 00° 41' 52" E, for 390.29 feet to the Northeast corner of said Unit 7; (2) N 89° 28' 20" W, along the northerly line of said Unit 7 and also the northerly line of Lot 30 of said Port Richey Land Company Subdivision, and the westerly extension thereof, for 2,825.39 feet to the easterly line of the Northeast quarter of said Section 35; thence S 00° 39' 09" W, along said line for 621.18 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING:

PARCEL "E":

Commence at the section corner common to said Sections 25, 26, 33, and 36, as a point of reference; thence N 89° 42' 55" W, for 1,758.78 feet to the POINT OF BEGINNING; thence S 10° 54' 48" W, for 291.76 feet; thence S 88° 54' 41" W, for 2,100.00 feet; thence N 00° 54' 48" E, for 1,114.94 feet; thence N 78° 48' 19" E, for 956.95 feet; thence S 79° 05' 19" E, for 1,344.60 feet; thence S 10° 54' 48" W, for 558.24 feet to the POINT OF BEGINNING.

Containing 56.695 acres, more or less.

ALSO LESS:

Commence at the North 1/4 corner of said Section 36; thence N 00° 47' 07" W along the easterly line of the Southwest 1/4 of said Section 25 for 120.00 feet to a point on the arc of a non-tangent curve from which a radial line bears S 00° 38' 44" E to the center of said curve, also being the POINT OF BEGINNING; thence along the arc of said curve, concave to the South having for its elements a radius of 1,205.92 feet, a central angle of 85° 14' 34", an arc distance of 110.34 feet, a chord bearing of S 87° 59' 27" W, and a chord distance of 110.31 feet; thence departing said curve on a non-tangent line N 00° 41' 52" E, for 79.18 feet; thence N 42° 49' 45" W, for 132.94 feet; thence N 00° 47' 07" E, for 99.97 feet; thence S 89° 12' 53" E, for 202.00 feet to the easterly line of the Southwest 1/4 of said Section 25; thence S 00° 47' 07" W, along said easterly line for 270.00 feet to the POINT OF BEGINNING.

Containing 1.00 acres, more or less.

Total net acreage = 830.62 acres, more or less.

This is NOT a survey.

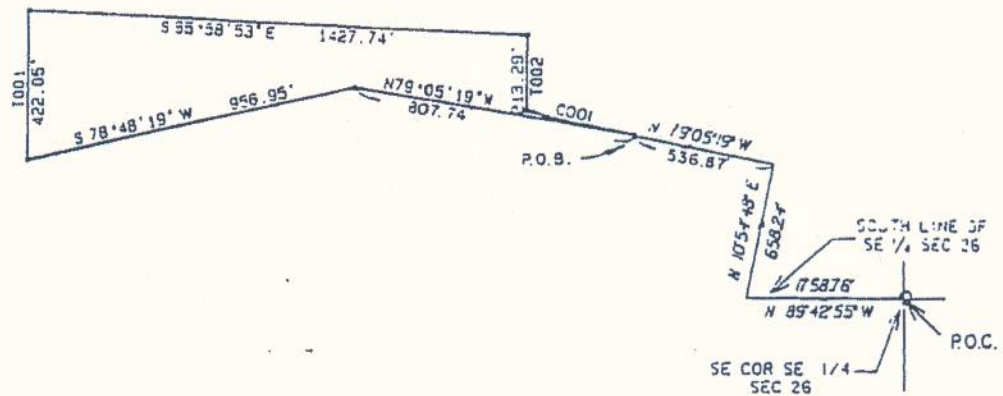
CURVE DATA

ID	RADIUS	DELTA	LPC LGT	CHORD	CHORD BEING	TANGENT
C001	2924.59	5°08'49"	313.76	313.51	576°00'55"E	157.03

TANGENT DATA

ID	BEARING	DIST
T001	N 0°54'48"E	422.06'
T002	S 0°54'48"W	213.29'

SCALE: 1" = 200'



NOTES:

- 1) The sketch shown here is for graphic representation only and does not represent a boundary survey.
- 2) No title report has been presented to or pursued by the undersigned in conjunction with the above sketch or legal description.
- 3) Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 26, Township 24 South, Range 16 East, as being N 89° 42' 55" W.
- 4) Corner monuments were not set in conjunction with the preparation of this drawing.
- 5) Reproductions of this sketch are not valid unless sealed with the embossed surveyor's seal.

BEACON WOODS EAST ADDITIONAL LANDS SKETCH AND LEGAL DESCRIPTION

Job No. 03-201.32	Calculated by:
Date 4-1-83	Drawn by: N.B.
	Checked by:

We hereby certify that the attached Sketch and Legal Description is true and correct to the best of our knowledge and belief as recently prepared under our direction and that this sketch meets the intent of the minimum technical standards for surveying pursuant to Section 222.007, Florida Statutes and Chapter 11H11-4, Florida Administrative Code.

For: BUCKLEY, SCHUH & JERNIGAN, INC.

Surveyor's Seal: 4-1-83 State of Fla.

For: BUCKLEY, SCHUH & JERNIGAN, INC.

CONSULTING ENGINEERS and PLANNERS
100 ENTERPRISE ROAD, CLEARWATER, FLORIDA 34615

1332

O.R. 1714 PG

LEGAL DESCRIPTION: BEACON WOODS EAST
ADDITIONAL LANDS

A parcel of land being a portion of the South 1/2 of Section 26, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 26; thence N 39° 42' 35" W, along the southerly line of said Section 26, for 1,738.76 feet; thence N 10° 54' 48" E, for 538.24 feet; thence N 79° 05' 19" W, for 536.37 feet to the POINT OF BEGINNING; thence continue N 79° 05' 19" W, for 807.74 feet; thence S 73° 48' 19" W, for 956.95 feet; thence N 00° 54' 48" E, for 422.05 feet; thence S 85° 58' 53" E, for 1,427.74 feet; thence S 00° 54' 48" W, for 213.29 feet to a point on the arc of a non-tangent curve, a radial line from which point bears N 17° 03' 30" E, to the center of said curve; thence along the arc of said curve, concave to the North, having for its elements a radius of 2,924.53 feet, a central angle of 06° 08' 49", an arc length of 313.76 feet, a chord bearing of S 76° 00' 55" E, and a chord length of 313.61 feet to the POINT OF BEGINNING.

Containing 8.66 acres, more or less.

This instrument prepared by West Pasco Title & Abstract Co., 1120 N. Highway 1, P.O. Box 1000, New Port Richey, Florida

85327.15
1625.15
7,652.00

sent to
mail
1-23-87

This Indenture, Made this 22nd day of December A.D. 1983
between C.A. CLAYTON and MAXINE J. CLAYTON, his wife
RECORDING
01 00 40 1 1
DOC STAMPS
01 00 41 1 463
10 CASH TOTAL 1 463

parties of the first part and BEACON HOMES LIMITED, a Florida Limited Partnership
whose address is P.O. Box 610
Dunedin, FL 33528

parties of the second part.

Witnesseth, That the said parties of the first part for and in consideration of the sum of
TEN (\$10.00) and Other Good and Valuable Consideration
to them in hand paid by the said parties of the second part the receipt whereof is hereby acknowledged
has granted, bargained and sold to the said parties of the second part their heirs and assigns forever
the following described land, situate in Pasco County, Florida, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE PART OF.

PLACE
STAMP
HERE

Documentary Tax Pd. \$ 4,639.00
Intangible Tax Pd.

John P. Hinton, Clerk, Pasco County
Deputy Clerk

RECORD VERIFIED
JED MITCHELL
Clerk Court, Pasco County

By S. H. H. H.

300059
FILED FOR RECORD
DEC 31 2 00 PM '86
CLK. CH. CL. PASCO COUNTY FL

To Have and to Hold the Same, together with all the hereditaments and appurtenances there-
ing or in anywise appertaining, to the said parties of the second part, their heirs and assigns
forever, and the said parties of the first part do hereby fully warrant the title to said land
and will defend the same against the lawful claim of all persons whomsoever.

Parties of the second part assume the payment of taxes for the year 1987 and subsequent years.

In Witness Whereof, The said parties of the first part have hereunto set their
hand and seal the day and year above written.

Signed, sealed and delivered in the presence of

Maurice W. W. W.
Maxine J. Clayton

C. A. Clayton (SE)
C.A. CLAYTON (SE)
Maxine J. Clayton (SE)
MAXINE J. CLAYTON (SE)

State of Florida

County of Pasco

I Herby Certify, That on this day personally appeared before me, an officer duly authorized to a-

nister oaths and take acknowledgments C.A. Clayton and Maxine J. Clayton, his wife

O.R. 1714 PG 1334

to me well known to be the persons described in and who executed the foregoing instrument and acknowledged
for me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this day of December A.D. 1983

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES SEP 17, 1990
NOTED THROUGH

Notary Public

A portion of Lots 49, 50, 51, 53, and 55; and all of Lots 52, 56, 57 and 61 in Section 25, Township 24 South, Range 16 East, of the Fort Richey Land Company Subdivision as recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida;

TOGETHER WITH

All of Lots 8, 13, 14, and 21 in Section 36, Township 24 South, Range 16 East, of said Fort Richey Land Company Subdivision;

TOGETHER WITH

A portion of Sections 25, 26, 27, 35 and 36, Township 24 South, Range 16 East, Pasco County, Florida;

All being more particularly described as follows:

From the East quarter corner of said Section 35 as a point of reference; thence N 00°39'09" E, along the easterly line of said Section 35 for 571.65 feet to the POINT OF BEGINNING; thence departing said easterly line N 85°20'31" W, for 346.34 feet to a point of curve of a non-tangent curve concave to the East; thence along the arc of said non-tangent curve having a radius of 1,000.00 feet, a central angle of 18°29'31", an arc of 322.75 feet, a chord bearing of N 09°04'37" E, and a chord of 321.35 feet; thence N 16°19'22" E, for 278.39 feet to a point of curve; thence along the arc of said curve concave to the West having a radius of 850.00 feet, a central angle of 26°31'40", an arc of 353.35 feet, a chord bearing of N 05°03'32" E, and a chord of 390.04 feet; thence N 89°20'17" W, along a non-radial line for 50.64 feet to a point of curve; thence along the arc of a non-tangent curve concave to the West having a radius of 300.00 feet, a central angle of 27°05'13", an arc of 378.20 feet, a chord bearing of S 04°46'46" W, and a chord of 374.59 feet; thence S 16°19'22" W, for 23.60 feet to a point of curve; thence along the arc of a non-tangent curve concave to the West having a radius of 600.00 feet, a central angle of 10°56'11", an arc of 114.53 feet, and a chord bearing of N 03°44'36" W, for 114.35 feet; thence N 85°20'51" W, for 25.39 feet, thence S 05°09'00" E for 30.30 feet; thence S 83°42'29" W for 545.67 feet; thence S 51°21'38" W, for 500.00 feet; thence N 38°38'22" W for 777.38 feet to a point of curve; thence along the arc of a non-tangent curve concave to the Southeast having a radius of 360.00 feet, a central angle of 07°31'35", an arc of 112.97 feet, a chord bearing of N 71°33'35" E, and a chord of 112.39 feet; thence N 14°40'38" W, along a radial line for 80.00 feet to a point of curve; thence along the arc of a non-tangent curve concave to the Southeast having a radius of 940.00 feet, a central angle of 83°00'00", an arc of 1,361.71 feet, a chord bearing of S 33°49'22" W, and a chord of 1,245.73 feet; thence S 07°40'38" E, for 260.00 feet to the northeasterly corner of Lot 506, Ravenswood Village Unit 2B according to the plat thereof as recorded in Plat Book 21, Pages 139 through 144, Public Records of Pasco County, Florida; thence along the northerly line of said Ravenswood Village Unit 2B by the following five (5) courses; (1) S 82°19'22" W, for 490.00 feet; (2) N 07°40'38" W, for 185.99 feet; (3) N 19°40'38" W, for 395.58 feet; (4) N 52°34'57" W, for 86.99 feet; (5) along the arc of a curve concave to the North having a radius of 2,000.00 feet, a central angle of 21°06'42", an arc of 736.94 feet, a chord bearing of S 71°43'34" W, and a chord of 732.77 feet to the northeastern most corner of Lot 548, Ravenswood Village Unit 1, according to the plat thereof as recorded in Plat Book 19, Pages 62 through 67, Public Records of Pasco County, Florida; thence continue along the northerly and westerly lines of said Ravenswood Village Unit 1 by the following three (3) courses; (1) along the arc of a curve concave to the North having a radius of 2,000.00 feet, a central angle of 03°46'31", an arc of 131.78 feet, a chord bearing of S 84°10'07" W, and a chord of 131.75 feet; (2) S 14°45'49" W, for 110.33 feet; (3) S 45°19'22" W, for 835.00 feet to the right-of-way N 44°40'59" W, for 419.32 feet; thence departing said right-of-way N 45°19'22" E, for 301.00 feet; thence N 07°32'10" W, for 710.86 feet; thence N 46°12'39" E, for 101.38 feet; thence N 86°12'39" E, for 250.00 feet; thence N 14°05'01" E, for 112.58 feet; thence N 51°40'06" E, for 500.00 feet to a point on the arc of a non-tangent curve concave to the East; thence along the arc of said curve having a radius of 300.00 feet, a central angle of 17°11'19", an arc of 150.00 feet, and a chord bearing N 11°24'03" W, for 149.44 feet; thence N 02°48'23" W, for 278.38 feet to a point of curve; thence along the arc of a curve concave to the West having a radius of 300.00 feet, a central angle of 13°00'39", an arc of 181.67 feet, and a chord bearing N 09°18'43" W, for 181.28 feet; thence N 86°53'57" E, for 563.25 feet; thence N 86°54'41" E, for 2,100.00 feet; thence N 10°54'48" E, for 250.00 feet; thence N 79°05'19" W, for 1,344.60 feet; thence S 78°48'19" W, for 956.95 feet; thence N 00°54'48" E, for 422.04 feet, thence N 85°58'53" W, for 1,196.97 feet; thence N 04°01'07" E, for 10.00 feet to a point on the arc of a curve concave to the South from which a radial line bears S 04°01'07" W; thence along the arc of said curve having a radius of 5,679.58 feet, a central angle of 03°32'32", an arc of 351.12 feet, and a chord bearing N 87°45'09" W, for 351.06 feet; thence N 89°31'25" W, for 702.42 feet; thence N 00°28'35" E, for 100.00 feet to the northerly line of the Southwest quarter of the

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O.R. 1568 PG 0473

Southeast quarter of said Section 27; thence along said line S 89°31' 15" E, for 322.25 feet to the westerly line of said Section 25; thence along said line N 00°35' 25" E, for 1,226.03 feet to the West quarter corner of said Section 25; thence S 35°35' 16" E, along the East-West centerline of said Section 25, said East-West line also being the southerly boundary of Gulf Coast Acres, Unit 1, according to the plat thereof as recorded in Plat Book 3, Page 34, Public Records of Pasco County, Florida, the southerly boundary of Gulf Coast Acres, Unit 4, according to the plat thereof as recorded in Plat Book 3, Page 37, Public Records of said County, and 15 feet South of and parallel with the southerly line of Lots 11 and 12 in Section 25, Port Richey Land Company Subdivision, according to the plat thereof as recorded in Plat Book 1, Pages 50 and 61, Public Records of said County, for 3,339.58 feet to the West quarter corner of said Section 25; thence S 00°36' 13" W, along the westerly boundary of said Section for 361.72 feet; thence S 89°35' 58" E, along a line parallel with the northerly line of the Southwest quarter of said Section for 2,520.57 feet to the easterly line of the Southwest quarter of said Section 25; thence S 00°47' 07" W, along said easterly line for 2,296.34 feet to the North quarter corner of said Section 35; thence S 00°41' 52" W, along the North-South centerline of said Section for 990.29 feet to a point 15.00 feet West of the Northwest corner of Lot 8 of said Port Richey Land Company Subdivision; thence S 39°33' 38" E, along the westerly extension of, and the northerly line of said Lot 8 for 1,320.00 feet to the Northeast corner of said lot; thence S 00°41' 31" W, along the easterly boundary of said Lots 8 and 13, for 650.71 feet to the Southeast corner of said Lot 13; thence N 89°32' 17" W, along the southerly line of said Lot 13 for 880.00 feet to the Northeast corner of said Lot 14; thence S 00°41' 31" W, along the easterly line of said Lot 14 and its southerly extension for 990.55 feet to the northerly line of Five-A Ranches, Unit 6, according to the plat thereof as recorded in Plat Book 7, Page 54, Public Records of Pasco County, Florida; thence N 89°30' 15" W, along said line for 440.00 feet to the center of said Section 36, said point also being the Southeast corner of Five-A Ranches, Unit 7, according to the plat thereof as recorded in Plat Book 7, Page 55, Public Records of Pasco County, Florida; thence along the boundary of said Unit 7 by the following two (2) courses; (1) N 00°41' 52" E, for 990.29 feet to the Northeast corner of said Unit 7; (2) N 89°28' 20" W, along the northerly line of said Unit 7 and also the northerly line of Lot 30 of said Port Richey Land Company Subdivision, and the westerly extension thereof, for 2,625.39 feet to the easterly line of the Northeast quarter of said Section 35; thence S 00°39' 09" W, along said line for 420.11 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING:

A tract of land lying in the Southwest 1/4 of Section 25, Township 24 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the South 1/4 corner of Section 25, Township 24 South, Range 16 East; thence N 00°47' 07" E, for 268.41 feet along the East line of the Southwest 1/4 of said Section 25 to the POINT OF BEGINNING; thence continue along said East line N 00°47' 07" E, for 272.35 feet; thence leaving said East line, N 89°12' 53" W, for 200.00 feet; thence S 00°47' 07" W, for 155.98 feet to a point on a curve concave to the North; thence southeasterly along the arc of said curve having a radius of 1,349.86 feet, a central angle of 07°09' 22", an arc length of 231.04 feet and a chord bearing of S 59°14' 11" E, for 230.89 feet to the POINT OF BEGINNING, and containing 1.00 acres, more or less.

ALSO LESS:

The East 359.27 feet of Lot 57, PORT RICHEY LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 60, Public Records of Pasco County, Florida

Containing 2.62 acres, more or less.

ALSO LESS:

A parcel of land lying in Section 35, Township 24 South, Range 16 East, being more particular described as follows:

Begin at the western-most Point of RAVENSWOOD VILLAGE UNIT 1 as recorded in Plat Bc 19, Pages 62 - 67, Public Records of Pasco County, Florida; thence N 44°40'55" W, along the northeasterly right-of-way of Flivay Road (an 30' right-of-way) for 475.00 feet; thence N 45°19'22" E, for 200.00 feet to a Point of Curve; thence along the arc of a curve concave to the Northwest having a radius of 300.00 feet, a central angle of 32°36'04", an arc of 170.70 and chord bearing N 29°01'20" E, for 168.41 feet; thence departing said curve on a non-radial line S 44°40'59" E, for 522.27 feet to the northwesterly boundary of said Ravenswood Village; thence S 45°19'22" W, along said northwesterly boundary 361.64 feet to the POINT OF BEGINNING

Containing 4.00 acres, more or less.

Net Area = 686.96 acres, more or less.

All being subject to a 3.00 foot maintenance easement lying contiguous and exterior to the following described parcel:

A tract of land located in Section 25 and 35, Township 24 south, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 35 as a point of reference; thence N 89°42'55" W, along the northerly line of said Section 35 for 1,758.75 feet to the POINT OF BEGINNING; thence S 10°54'48" W, for 291.76 feet; thence S 36°54'41" W, for 2,100.00 feet; thence N 00°54'48" E, for 1,114.84 feet; thence N 78°48'19" E, for 956.95 feet; thence S 10°05'19" E, for 1,344.60 feet; thence S 10°54'48" W, 658.24 feet to the POINT OF BEGINNING

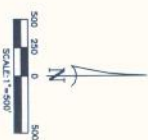
Legal Description per survey prepared by POST, BUCKLEY, SCHUH & JERRIGAN, INC., dated November 18, 1986, Job No. 05-501-1.25.

Beacon Woods East DRI No. 230

Exhibit D

Map H

PARCELS V-23 AND V-24 SHALL BE RESTRICTED TO SINGLE-FAMILY DETACHED OR SINGLE-FAMILY ATTACHED, SUBJECT TO LAND USE EQUIVALENCY MATRIX.



BEACON WOODS EAST
MAP H EXHIBIT

Beacon Woods East DRI No. 230

Exhibit E

Land Use Equivalency Matrix

Exhibit E Land Use Equivalency Matrix

		TO											
FROM		Single-Family Detached (D.U.)	Nursing Home or Assisted Living Facility (Bed)	Attached Sr. Housing/ILF (D.U.)	Retail (1000 s.f.)	Office (1000 s.f.)	Medical Office (1000 s.f.)	Daycare Center (1000 s.f.)	Clinic (1000 s.f.)	Recreational Center (1000 s.f.)	Government Office (1000 s.f.)	Church (1000 s.f.)	Hospital (Bed)
Single-Family House (D.U.)	X		4.59	6.31	0.27	0.67	0.29	0.08	0.19	0.69	0.82	1.81	0.76
Multifamily/Townhouse (D.U.)	0.52		2.36	3.25	0.14	0.35	0.15	0.04	0.10	0.36	0.43	0.94	0.40
Retail (1000 s.f.)	X		16.95	X	X	2.5	1.08	0.3	0.72	2.57	3.08	6.78	2.85
Approved Land Use		Minimum				Approved				Maximum			
Multifamily/Townhouses		0				544				544			
Single-Family Detached		0				28				136			
Retail		0				30,000				84,340			
Day Care		0				0				37,000			
Office		0				0				211,360			
Government Office		0				0				260,000			
Medical Office		0				0				90,920			
Clinic		0				0				60,520			
ALF/Nursing Home		0				0				630			
Attached Sr. Housing/ILF		0				0				630			
Hospital Beds		0				0				352			
Recreational Center/Church		0				0				570,000			

Approved Land Use	Minimum	Approved	Maximum
Multifamily/Townhouses	0	544	544
Single-Family Detached	0	28	136
Retail	0	30,000	84,340
Day Care	0	0	37,000
Office	0	0	211,360
Government Office	0	0	260,000
Medical Office	0	0	90,920
Clinic	0	0	60,520
ALF/Nursing Home	0	0	630
Attached Sr. Housing/ILF	0	0	630
Hospital Beds	0	0	352
Recreational Center/Church	0	0	570,000

Notes:
All land use exchanges are subject to maximums in Comprehensive Plan Subarea Policy 7.1.28 Beacon Woods
Land use Exchanges are restricted to the following Parcels on Map H:
V23, V24, C-1, V-34, V-35, and V-36

Additional Maximums
Day Care and Retail are cumulatively capped at 84,340 square feet
All office uses are cumulatively capped at 260,000 square feet
Total Residential Units for V-34, V-35, and V-36 are capped at 390 dwelling units