

BILL HAMILTON
DISTRICT NO. 1

SAN ANTONIO, FLORIDA

Dan Chambers, Jr.

~~XXXXXXXXXXXXXXXXXXXX~~

DISTRICT NO. 3

~~XXXXXXXXXXXXXXXXXXXX~~

REGULAR MEETINGS SECOND AND FOURTH TUESDAYS

BOARD OF

COUNTY COMMISSIONERS

PASCO COUNTY

DADE CITY, FLORIDA

PHONE 904-567-5274

MILLER NEWTON

CLERK AND AUDITOR

DADE CITY, FLORIDA

WALTER M. VOORHEES

CHAIRMAN

DISTRICT NO. 4 RT. 2 BOX 2133 NEW PORT RICHEY, FLORIDA

PETER M. DUNBAR

ATTORNEY TO BOARD

NEW PORT RICHEY, FLORIDA

MATHEW J. PRAHASKY, JR.

DISTRICT NO. 5

P. O. BOX 656

NEW PORT RICHEY, FLORIDA

February 19, 1974

Tampa Bay Regional Planning Council
3151 Third Avenue North
Suite 540
St. Petersburg, Florida 33713

Gentlemen:

Enclosed you will find the DRI for the Highlands
Unit 10 which the Board approved with the 13 stipulations
on February 12, 1974.

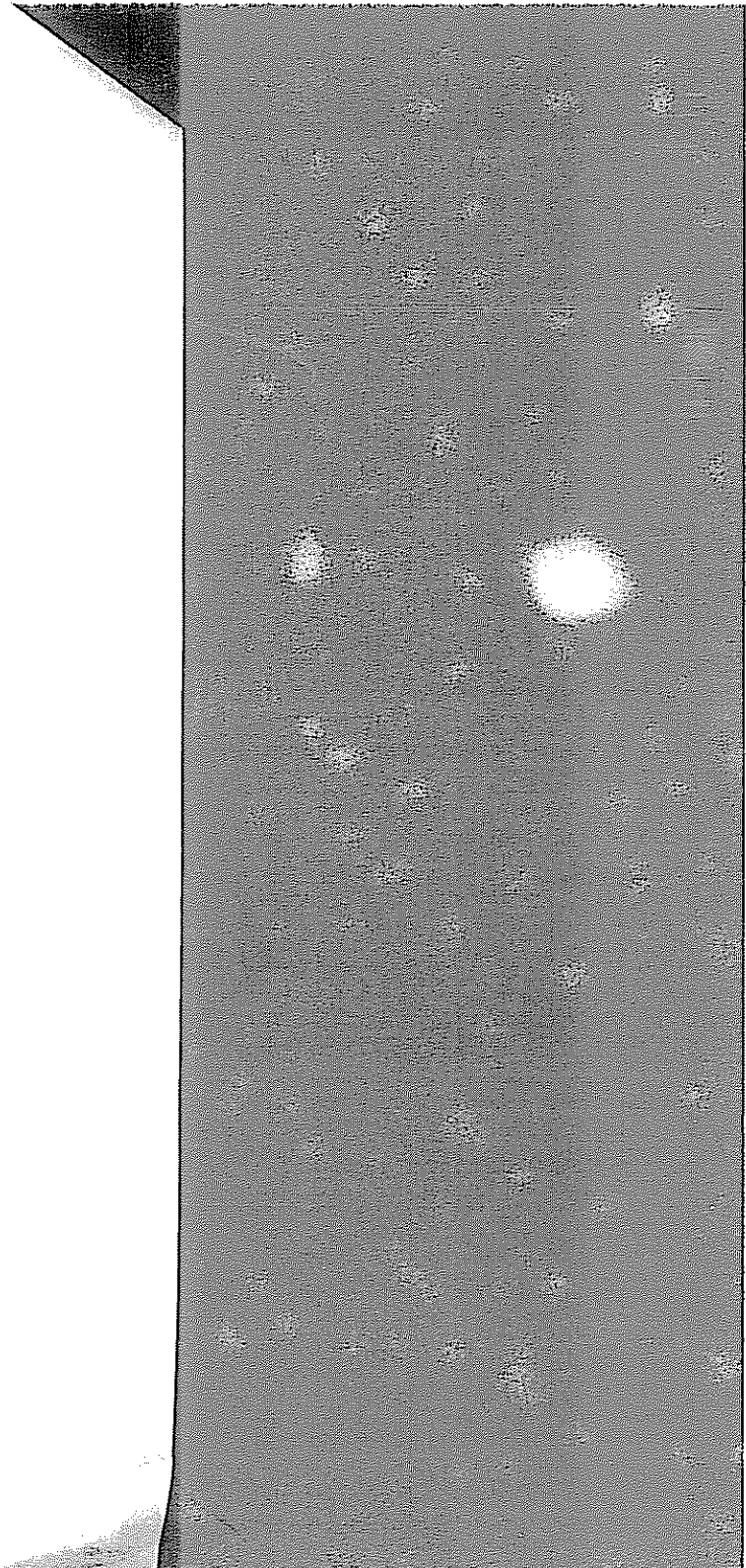
Very truly yours,

Miller Newton
Miller Newton
Clerk to the Board

MN/mdp
Encl:

DRI #21

Message received SDW/...



PASCO COUNTY PLANNING DEPARTMENT

1109 1/2 North 14th Street, (904) 567-5271 Ext. 43 or 66
Dade City, Florida 33525 (904) 567-3535

9. The Developer agrees that Suncoast Blvd. will be a collector street with a 60 foot right-of-way.

10. The Developer agrees to extend Royal Oak Lane to the west to Shady Hills Road and east to Suncoast Boulevard.

11. The Developer agrees to reserve area adjacent to school site for uses other than commercial and industrial uses.

12. Permits from D.O.T. will be required for all roads intersecting State Road 578.

13. The Developer agrees to all site plan revisions as outlined by the County staff on the revised master plan.

MON:ben

February 11, 1974

HIGHLANDS UNIT 10
SUNCOAST HIGHLANDS CORPORATION - DRI #21

The following presents the opinions and recommendations of the Tampa Bay Regional Planning Council in accordance with the Florida Environmental Land and Water Management Act (Chapter 380). This report is based upon data presented in the Development of Regional Impact application as well as upon information obtained through on-site inspections, outside sources, contacts with local officials, and comparisons with local and regional plans. In compliance with the legislation, this evaluation addresses the following points:

- The development's favorable or unfavorable impact on the environment and natural resources of the region.
- The development's favorable or unfavorable impact on the region's economy.
- The development's efficient use or undue burdening of water, sewer, solid waste disposal, and other public facilities.
- The development's efficient use or undue burdening of public transportation facilities.
- The development's favorable or adverse effect on people's accessibility to housing.

PROJECT DESCRIPTION

The Suncoast Highlands Corporation proposes to develop 720 acres of wooded land in northwest Pasco County, bordering the Hernando County Line. The development will be subdivided into 579 home sites each with a minimum of one acre net area. Individual wells and septic tanks will be used by each home. This development is located adjacent to lands previously owned and subdivided by this corporation.

FEB 12 1974

CAJ

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES

There is definite potential for degradation of the water resources in the area and for destruction of natural vegetation due to the following:

- The Developer's plans to have commercial development around the depression or sinkhole area in the north-west corner of the property.
- The proposed use of over 500 septic tanks and wells in the development.
- The lack of any protective measures by either the local government or the developer to prevent clearcutting of trees on the homesites.

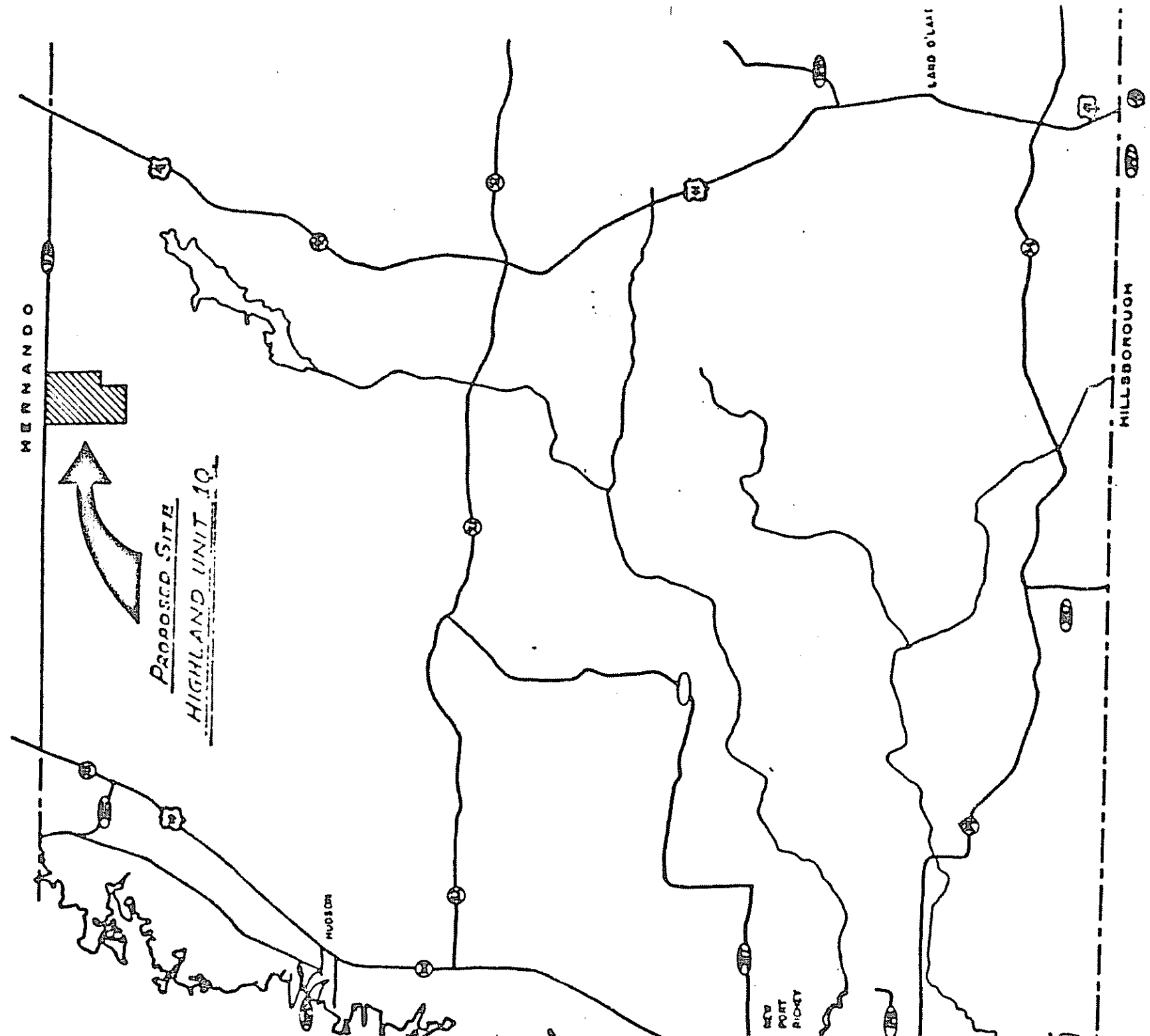
IMPACT ON THE ECONOMY

The area provides little opportunity for employment of its' residents, thus encouraging an unfavorable effect on the economy of the region. Residents must be supported economically from areas other than the development's immediate locale.

IMPACT ON PUBLIC FACILITIES

The additional demand on public facilities generated by this development will compound the critical inadequacies of existing services currently provided to the residents of previous Suncoast Highlands developments in this area. The following problems currently exist:

- The volunteer fire service is unable to protect current residents due to antiquated equipment, lack of training, lack of qualified personnel available for responding to daytime fires, and possible lack of water at fire scenes. Consequently, residents are threatened by loss from fire while ineligible for standard insurance protection.
- The developer does not intend to provide centralized water and sewage treatment facilities for the development. Due to the large number of septic tanks and wells required by this development plus the number of already existing tanks and wells in the area, the potential for contamination of water resources is significant. In addition, current residents have experienced hardships involving poorly constructed wells and delays in both well and septic tank service. A regional plan for wastewater treatment (Tampa Bay Basin Water Quality Management Plan) has recently been endorsed by Pasco County. The over 3,000 residents currently occupying



HIGHLAND UNIT 10 DRI No. 21

- this area makes implementation of such plans imperative in the near future. The creation of a special tax district to provide financial assistance could aid in the implementation of these plans.
- Utility services that will be provided to this development, (i.e., electricity and telephone) have high rates and service districts inconsistent with the residents' needs.
- Solid waste disposal has not been adequately addressed by the developer. As a result of such inaction in the past, random dumping has occurred in the immediate area surrounding the project.
- Emergency medical care for residents of this project and the immediate area is currently inadequate, with the nearest facility 13 miles away.
- Limited police protection provided by Pasco County does not meet the needs of the rural residents of the area who currently are experiencing breakins and other violations.

IMPACT ON TRANSPORTATION

Since this area is serviced by narrow, unimproved and some dirt roads, the development will create additional transportation problems for the area. The immediate and surrounding roads lack posted speed limits, regulatory signs (stop and yield), informational signs, and in some cases, street signs. In addition, maintenance of the existing roads is insufficient.

IMPACT ON HOUSING FACILITIES

This development could provide a favorable impact on the region's housing by addressing the needs for low and moderate income residences. However, the possible benefits are threatened by lack of enforcement of deed restrictions and subdivision regulations as evidenced by the use of temporary housing, e.g., tents, in surrounding areas which are owned by Suncoast Highlands.

OTHER IMPACTS

- Pasco County currently has no zoning.
- The site plan for this development reflects the encouragement of strip commercialization along Shady and County Line Roads.

SUMMARY

It is the intent of the Florida Environmental Land and Water Management Act of 1972 to encourage sound growth in the State of Florida. In addition, this legislation is intended to assure among other things, the availability of adequate transportation and public facilities to residents prior to occupancy. Based on these intentions and the findings presented in this report,

IT IS THE RECOMMENDATION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL THAT HIGHLANDS UNIT 10 BE DENIED.

It is further recommended that any future development in this area of Pasco County be contingent upon the developer's cooperation with Pasco County in satisfying the following conditions:

Developer's Responsibilities:

- Provision of a permanent combined fire fighting/emergency care facility capable of administering emergency first aid. (Donation of the property should not be construed as adequate.)
- Financing of appropriate equipment, personnel training and maintenance of the above facility.
- Construction and utilization of both central sewerage and central water facilities for the development prior to the granting of plat approval. The interim sewerage facility would be utilized until such time as the Pasco County North Central Zone Regional Treatment Plant and lines are constructed. This interim plant would then serve as a collection system for this area of the County.
- Provision and enforcement of deed restrictions which will protect the residents of the development and insure a consistent and high standard of development.
- Establishment of a neighborhood or property owners association to deal with problems common to all residents (i.e., utilities, irregular service areas, mail routes, etc.).
- The posting of a bond to insure the County and the potential buyers that the Suncoast Highlands Corporation has the capital necessary to provide the services specified, and that such responsibilities will in fact be carried out. Monitoring for compliance should be initiated within six months after a development order is issued.

Pasco County's Responsibilities:

- Adoption of zoning regulations and a tree removal clearing ordinance.
- Investigation by local officials of the needs and problems of Northwest Pasco County.
- Establishment of a procedure for the posting of public notices in those immediate areas where plat approval or DRI hearings are being considered.
- Publication of hearing information in those newspapers that serve the current area residents affected by development.
- Establishment of a procedure for monitoring development once approval has been granted to insure compliance with existing regulations and fulfillment of the developers commitments.
- Coordination with officials from Hernando County in establishing growth policies for adjacent areas currently divided by governmental jurisdiction.

Joint Responsibility of Suncoast Highland Corporation and Pasco County:

- Encouragement of a sound economic base providing services and employment for the residents and the coordination of business and commercial efforts.
- Cooperation in the determination of future needs for elementary, junior and senior high schools and the proportionate financial support responsibility.
- Assessment of the area's needs for improved police service and a commitment concerning its provision.
- Identification of the problems associated with current utility services to this area and initiation of corrective action.
- Agreement of responsibility for contracting of solid waste pickups and disposal.
- Cooperation in the planning, financing and implementing of roadway improvements, including the paving of County Line Road and the installation of appropriate traffic signs in the area.