

DEVELOPMENT ORDER FOR REPLAT OF SPRING HILL UNITS 18, 19 and 20

WHEREAS, on April 3, 1979, The Deltona Corporation, herein referred to as the developer, filed a Development of Regional Impact Application for Development Approval with the Hernando County Board of County Commissioners, herein sometimes referred to as Hernando County, in accordance with Section 380.06, Florida Statutes; and,

WHEREAS, the developer proposes to develop 876 dwelling units on 353 acres, constituting a residential Development of Regional Impact under Chapter 22F-2.10, Florida Administrative Code, on real property located in Hernando County and described under attached Exhibit A; and,

WHEREAS, the Board of County Commissioners, as the governing body of the local government having jurisdiction, is authorized and empowered to consider Applications for Development Approval for Developments of Regional Impact; and,

WHEREAS, the public notice requirements of Hernando County and Section 380.06(7), Florida Statutes, have been satisfied and notice has been given to the Division of State Planning, herein referred to as "DSP", Withlacoochee Regional Planning Council, herein referred to as "WRPC", Florida Department of Environmental Regulation, Southwest Florida Water Management District and to adjacent counties on June 5, 1979; and,

WHEREAS, Hernando County has on August 7, 1979, held a duly noticed public hearing on the DRI Application for Development Approval, and has heard and considered the testimony taken thereat; and,

WHEREAS, Hernando County received and considered the report and recommendations of the WRPC; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 7TH DAY OF AUGUST, 1979, THAT:

This development order is hereby issued.

D.O. 8/7/79
C.O. 8/7/79

I. FINDINGS OF FACT

- A. The proposed development is not in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes.
- B. The proposed development is consistent with the report and recommendations of the WRPC submitted pursuant to Section 380.06(8), Florida Statutes, provided the development proceeds according to the conditions stated hereinafter.
- C. The development comprises two phases containing a combined total of 876 lots according to the Land Development Plan Phases I & II attached hereto and referred to as Exhibit B.

II. CONCLUSIONS OF LAW

- A. The provisions of the Development Order shall not be construed as a waiver or exception of any rule, regulation or ordinance of Hernando County or its departments, agencies or commissions.
- B. This Development Order constitutes final DRI approval of Phases I and II containing 876 dwelling units on 353 acres as defined under Findings of Fact C.

III. ORDER

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, IN PUBLIC MEETING, DULY CONSTITUTED AND ASSEMBLED THIS 7TH DAY OF AUGUST, 1979, that the Development of Regional Impact Application for Development Approval submitted by The Deltona Corporation is hereby ordered approved, subject to the following conditions, restrictions and limitations:

1. Approved Land Development Plan

The development shall conform to the Application for Development Approval in terms of maximum number, type and phasing of residential dwelling units.

2. Historical and Archaeological Sites

If, during excavation or construction, any artifacts of archaeological and/or historical nature are unearthed, construction on that site (and immediate surrounding area) will be halted temporarily until a qualified, professional archaeologist can explore the site and report his findings to Hernando County.

3. Energy

The developer will provide information to prospective buyers regarding the benefits of each energy-saving option they offer. Where possible, this should include the price of the option, the expected energy savings per average year (in kilowatt hours), and the number of years before the item is amortized through reduced electric bills (at today's prices).

4. Arterial Transportation System

Hernando County will consult with the Department of Transportation to determine what improvements and capital expenses will be required to facilitate the flow of traffic on SR 50, where the development ingresses and egresses. If turning lanes, traffic signals or other similar improvements are required to facilitate ingress and egress from the development, the developer and Hernando County will negotiate a means whereby the developer will provide for such improvements. However, the developer will not be required to undertake any maintenance of SR 50 or to construct any improvements to increase the capacity of SR 50 such as widening of the roadway.

5. Land Resources

In Phase II of the development, it is aesthetically desirable that the primary drainage retention areas be left in their natural state; that is, the natural vegetation should not be disturbed consistent with the drainage design criteria and avoidance of creating excessive drainage maintenance problems. The extent to which the natural vegetation is preserved will be determined by the County Engineer and the Public Works Department in consultation with the developer's Engineering and Construction personnel.

6. Vegetation and Wildlife Resources

In order to reduce wind erosion and dust impacts, natural vegetation will not be disturbed in areas not scheduled for immediate construction until road construction and/or actual building is to begin.

7. Employment and Payroll

The developer will utilize employees drawn from the available labor pool in Hernando County to the fullest extent practicable, subject to applicable law and any provisions in collective bargaining agreements between the developer and labor unions.

8. Drainage System

The developer will regrade the drainage retention area in the Southwest corner of Phase I, as shown as (1-4) on the Land Development Plan, to improve it aesthetically, consistent with the 25 year-24 hour design storm criteria approved by the County Engineer.

9. Recreation and Open Space

The developer will undertake reasonable measures to retain and/or establish a vegetative ground cover in all recreation areas in the development.

10. Fire Protection

The developer will install a fire hydrant system in the Phase II areas of the development.

11. Housing Plan Layout

The developer will provide or cause to be provided a vegetative or other buffer between the commercial and residential areas in Phase I in addition to the platted alleyway that creates a buffer area.

BE IT FURTHER RESOLVED by the Hernando County Board of County

Commissioners as follows:

1. That this resolution shall constitute the Development Order of Hernando County in response to the Development of Regional Impact Application for Development Approval filed by the developer.
2. That the definitions found in Chapter 380, Florida Statutes, shall apply to this Development Order.
3. That this Development Order shall be binding upon the developer and its heirs, assignees, or successors in interest.
4. That in the event any portion of or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order, which shall remain in full force and effect.
5. That a certified true copy of this Development Order shall be filed and recorded in the Public Records of Hernando County, Florida, and this Development Order shall govern the development of the Replat of Spring Hill Units 18, 19 and 20.

6. That a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans which create a reasonable likelihood of adverse regional impact shall result in Hernando County ordering termination of all development, and in such event, Hernando County may request that a new DRI Application for Development Approval be submitted, reviewed and approved pursuant to Section 380.06, Florida Statutes.

7. That this Development Order shall remain in effect for a period of ten years from the date of its rendition, provided this effective period may be extended by Hernando County upon a finding of excusable delay in any proposed development activity and that conditions have not changed sufficiently to warrant further review of the plans of the development.

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8. That this Development Order shall become effective upon the date of this resolution, provided, however, that the filing of a notice of appeal pursuant to Chapter 380.07, Florida Statutes, will stay the effectiveness of this Development Order.

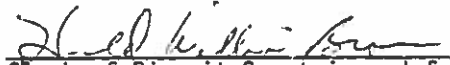
9. That copies of this Development Order shall be transmitted immediately by certified mail to DSP, WRPC, and the developer.

ADOPTED IN REGULAR SESSION THE 7TH DAY OF AUGUST, 1979, HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS.

BY:


MARVIN E. HUNT
Chairman

ATTEST:


Clerk of Circuit Court in and for
Hernando County, Florida

LEGAL DESCRIPTION
"SPRING HILL PHASE II"

A Replat of Spring Hill, Units 19 and 20, and a Replat of a Replat, Units 18 and 19, as recorded in Plat Book 16, Page 90, Hernando County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of Section 4, Township 23 South, Range 18 East, thence $N0^{\circ}03'37''E$, along the West line of said section, a distance of 44.55 feet, to the POINT OF BEGINNING; thence $N66^{\circ}15'33''W$, a distance of 609.17 feet, to the Northwest corner of Lot 17, Block 1798 contained in said Replat of Unit 18 and 19; thence $S23^{\circ}44'27''W$, a distance of 160 feet; thence $S66^{\circ}15'33''E$, a distance of 36.08 feet to the Northwest corner of Lot 1, Block 1799, said Unit 18 and 19 Replat; thence $S23^{\circ}44'27''W$, a distance of 284.08 feet to a Permanent Reference Monument (P.R.M.); thence $S2^{\circ}25'36''W$, a distance of 288.88 feet; thence $N87^{\circ}27'27''W$, a distance of 80.44 feet to a P.R.M.; thence $S23^{\circ}44'27''W$, a distance of 130 feet, to the Southwest corner of Lot 12, said Block 1799; thence $N66^{\circ}15'33''W$, a distance of 105.0 feet to a Point of Curvature; thence along the arc of a curve, through a central angle of $90^{\circ}0'0''$, having a radius of 25 feet, concave to the Northeast, a distance of 39.27 feet to a Point of Tangency; thence $N23^{\circ}44'27''E$, a distance of 25 feet; thence $N66^{\circ}15'33''W$, a distance of 170 feet to a P.R.M.; thence $N14^{\circ}45'38''W$, a distance of 232.92 feet; thence $N66^{\circ}15'33''W$, a distance of 85 feet to a P.R.M., also being the Southeast corner of Lot 7, Block 1243, Spring Hill Unit 18; thence $N23^{\circ}44'27''E$, a distance of 1289.55 feet to a P.R.M. and also being a Point of Curvature; thence along the arc of a curve, concave to the Northwest, having a radius of 1650 feet, through a central angle $7^{\circ}44'56''$, a distance of 223.15 feet to a Point of Tangency; thence $N15^{\circ}59'31''E$, a distance of 620.07 feet to a P.R.M., also designated as the Northeast corner of Lot 1, Block 1267, Spring Hill Unit 20; thence $N15^{\circ}59'31''E$, a distance of 760 feet to a P.R.M.; thence $N75^{\circ}43'52''W$, a distance of 403.24 feet, said Point Bears $S75^{\circ}43'52''E$, from the center of a circle having a radius of 130 feet; thence along the arc of said circle, concave to the Northwest, through a central angle of $67^{\circ}39'54''$, a distance of 153.53 feet, to a Point of Tangency; thence $N53^{\circ}23'46''W$, along the North Right-of-Way line of Roble Avenue, Spring Hill Unit 20, a distance of 180 feet to its intersection with the West Right-of-Way line of Colchester Avenue; thence $N36^{\circ}36'14''E$, a distance of 711.01 feet to a P.R.M., also being on the South Right-of-Way of Fuller Street; thence $S53^{\circ}23'46''E$, a distance of 838.19 feet to a Point of Curvature; thence along the arc of a curve, concave to the Southwest, having a radius of 25 feet, through a central angle of $86^{\circ}49'23''$, a distance of 37.88 feet, to a Point of Reverse Curve, lying on the West right-of-Way line of Mariner Boulevard; thence along the arc of said Reverse curve, concave to the Southeast, having a radius of 2050 feet, through a central angle of $1^{\circ}10'39''$, a distance of 42.13 feet to a Point of Tangency; thence $S57^{\circ}45'02''E$, a distance of 251.34 feet; thence $S32^{\circ}14'58''W$, a distance of 30 feet, to a Point of Curvature, said Point Bears $S32^{\circ}14'58''W$, from the center of a circle having a radius of 630 feet; thence along the arc of said curve, concave to the Northeast, having a radius of 630 feet, through a central angle of $20^{\circ}56'22''$, a distance of 230.24 feet to a Point of Tangency; thence $S78^{\circ}41'24''E$, a distance of 15.16 feet to a P.R.M.; thence $S11^{\circ}18'36''W$, a

distance of 263.09 feet, thence along the Westerly line of Block 1257, Spring Hill Unit 20, S15⁰59'31"W, a distance of 450 feet to a P.R.M.; thence S74⁰00'29"E, a distance of 509.01 feet; thence S66⁰15'33"E, a distance of 995.05 feet to a P.R.M.; thence S89⁰46'06"E, a distance of 775.91 feet; thence S0⁰13'54"W, along the Eastern boundary of Spring Hill Unit 19, a distance of 1225.0 feet to a P.R.M.; thence S23⁰44'27"W, a distance of 1251.22 feet to the Southeast corner of Tract "C", according to the Replat of Units 18 and 19, Recorded in Plat Book 16, Page 90; thence N66⁰15'33"W, along the South Line of said Tract "C" a distance of 1370 feet to a P.R.M.; thence continue N66⁰15'33"W, a distance of 975.83 feet to the POINT OF BEGINNING.

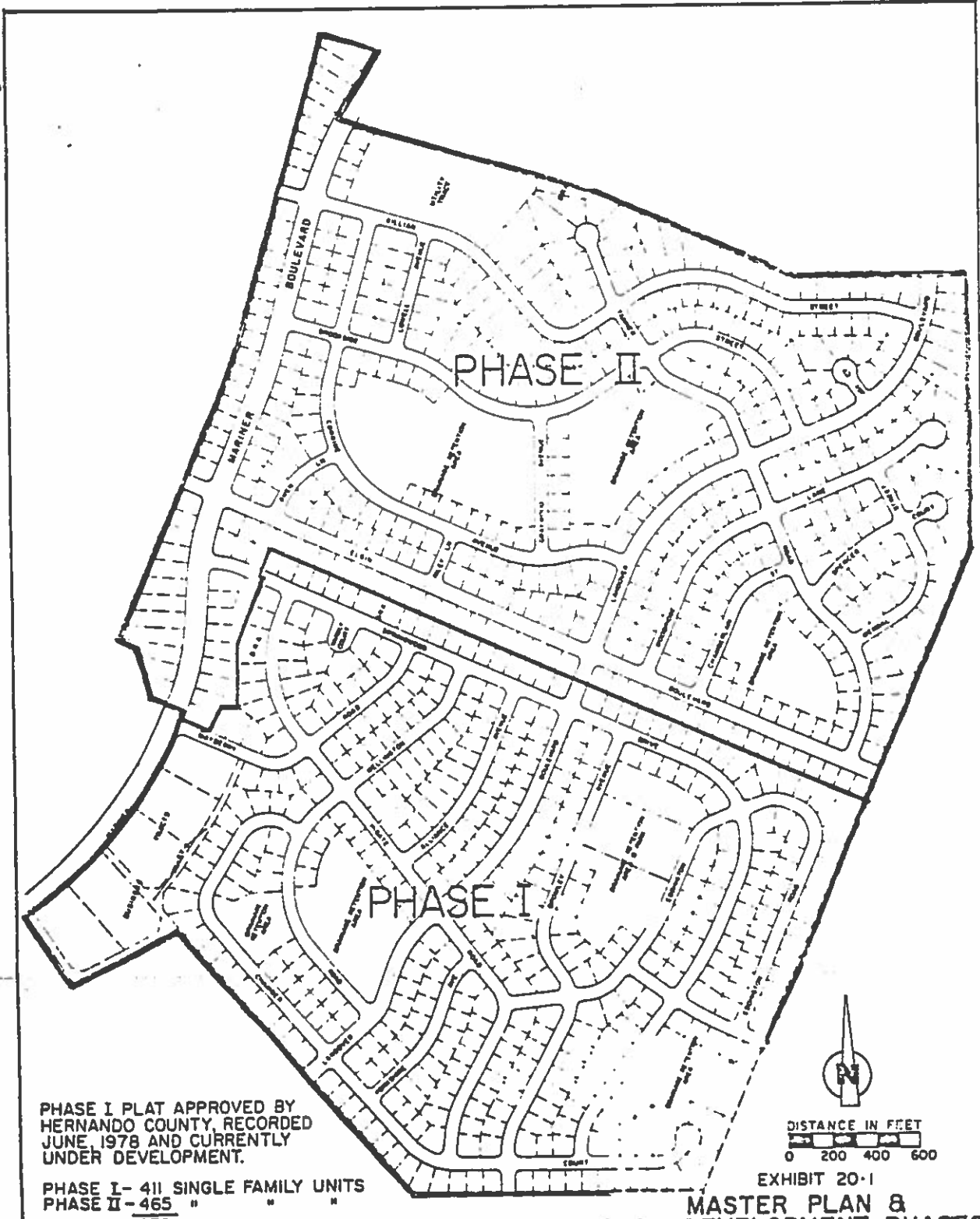
Described property lying in Sections 4, 5, 8 and 9, Township 23 South, Range 18 East, and containing 197.65 acres more or less.

PHASE I

A replat of portions of Spring Hill Unit 18 as recorded in Plat Book 9, pages 47 through 59 inclusive of the Public Records of Hernando County, Florida and Spring Hill Unit 19 as recorded in Plat Book 9, pages 97 through 101 inclusive of the aforementioned Public Records and being more particularly described as follows:

COMMENCE at the West quarter corner of Section 9, Township 23 South, Range 18 East; thence go S89⁰29'06"E along the South line of the Northwest quarter of said Section 9, for 67.08 feet, to the POINT OF BEGINNING, said point being on the Eastern corner of Tract "B" as shown on said plat of Spring Hill Unit 19; thence go N41⁰17'25"W, along the Northeasterly side of said Tract "B" and Tract "A" as shown on said Plat of Spring Hill Unit 19, for a distance of 1613.15 feet; thence go S62⁰42'21"W for 538.77 feet, to a point being common with the Southwesterly corner of Lot 1, Block 1245 as shown on said plat of Spring Hill Unit 18; thence N34⁰34'40"W, along the Westerly side lot line of said lot 1 for a distance of 361.62 feet, to a point intersecting the southerly Right-of-Way line of Mariner Boulevard as shown on said plat of Spring Hill Unit 18, said point also intersects a circular curve concave in a Northwesterly direction and having a radius of 2050 feet, said point bears S34⁰34'40"E from the center of said circle; thence Northeasterly along the arc of said curve and the Southerly Right-of-Way line of Mariner Boulevard as shown on said plat of Spring Hill Unit 18, for 1133.54 feet, subtending a central angle of 31⁰40'53", to a point of tangency; thence N23⁰44'27"W, along said Southerly Right-of-Way line of Mariner Boulevard, for 937.28 feet, to a point of curvature of a circular curve concave in a Southerly direction and having a radius of 50.00 feet; thence Northeasterly and Southeasterly along the arc of said curve and leaving the Southerly Right-of-Way line of said Mariner Boulevard, for a distance of 78.54 feet and subtending a central angle of 90⁰00'00", to a point of tangency, said point also being on the Southerly Right-of-Way line of Elgin Boulevard as shown on said plat of Spring Hill Unit 18; thence S66⁰15'33"E along said Southerly Right-of-Way line of said Elgin Boulevard for 2968.92 feet, to a point intersecting the Easterly limit of plat of said Spring Hill Unit 19; thence S23⁰44'27"W, along said easterly limit of plat, for a distance of 1994.29 feet, to a point being common with the Southeasterly corner of said Spring Hill Unit 19, said point also intersects the aforementioned South line of the Northwest Quarter of Said Section 9; thence N89⁰29'06"W along said South line and the Southerly limit of plat of said Spring Hill Unit 19, for 1322.68 feet to the POINT OF BEGINNING.

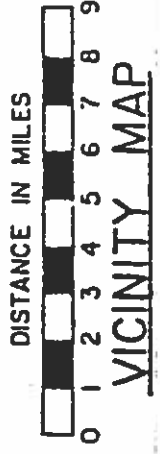
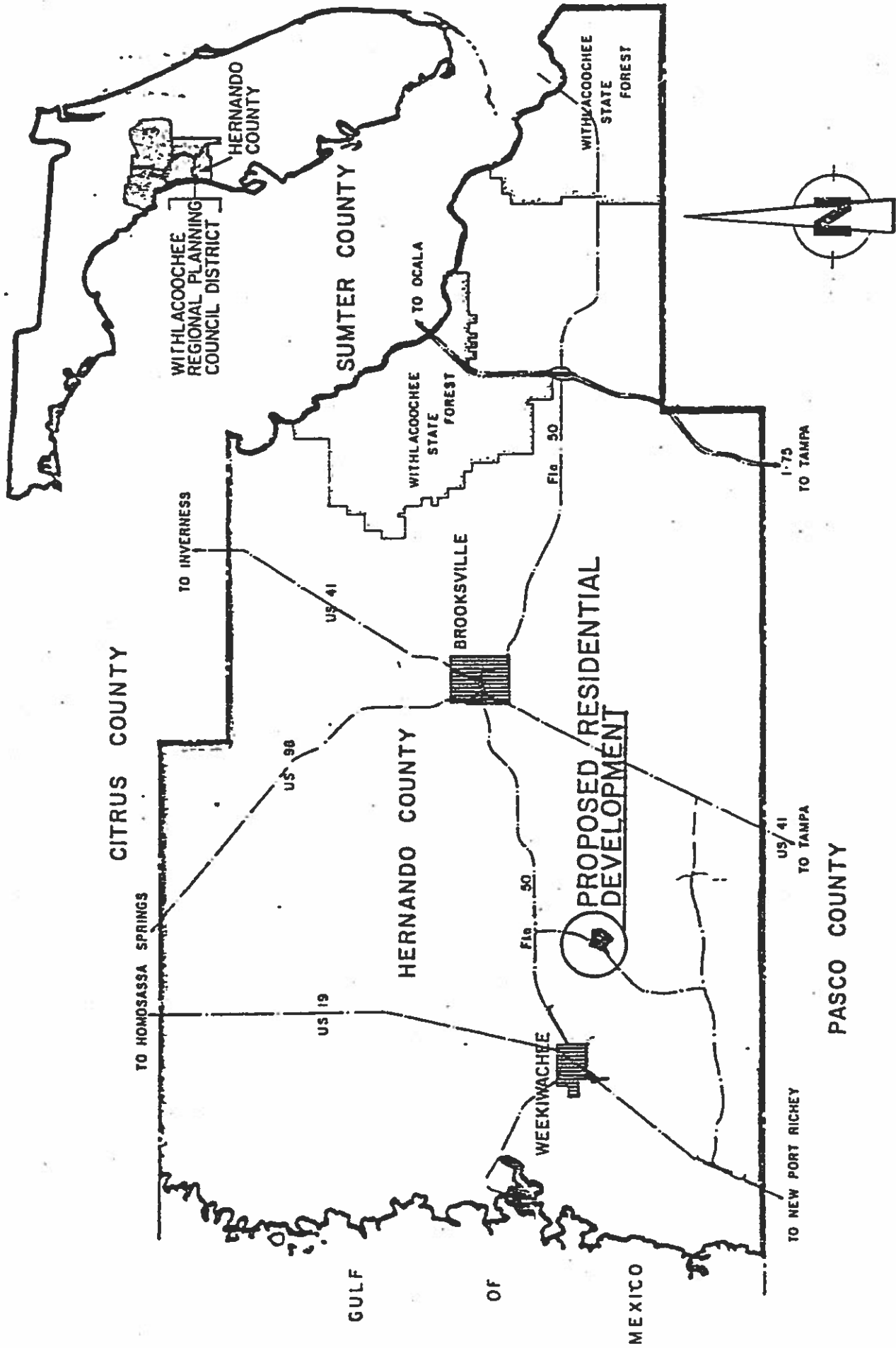
All land lying in Sections 5, 4, 8 and 9, Township 23 South, Range 18 East, Hernando County, Florida and Containing 165.47 AC±.



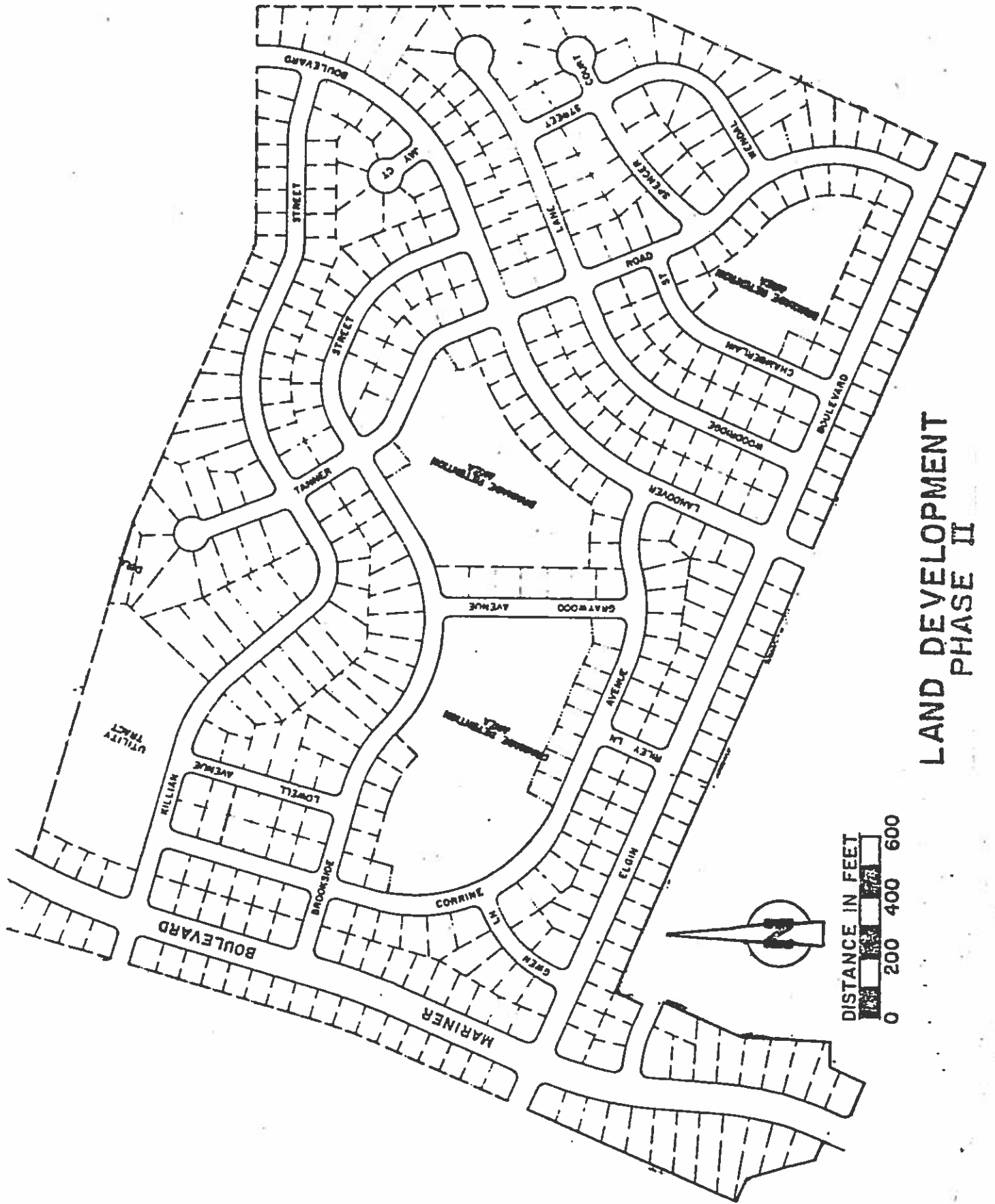
PHASE I PLAT APPROVED BY
HERNANDO COUNTY, RECORDED
JUNE, 1978 AND CURRENTLY
UNDER DEVELOPMENT.

PHASE I - 411 SINGLE FAMILY UNITS
PHASE II - 465 " " "

EXHIBIT 20-1
MASTER PLAN &



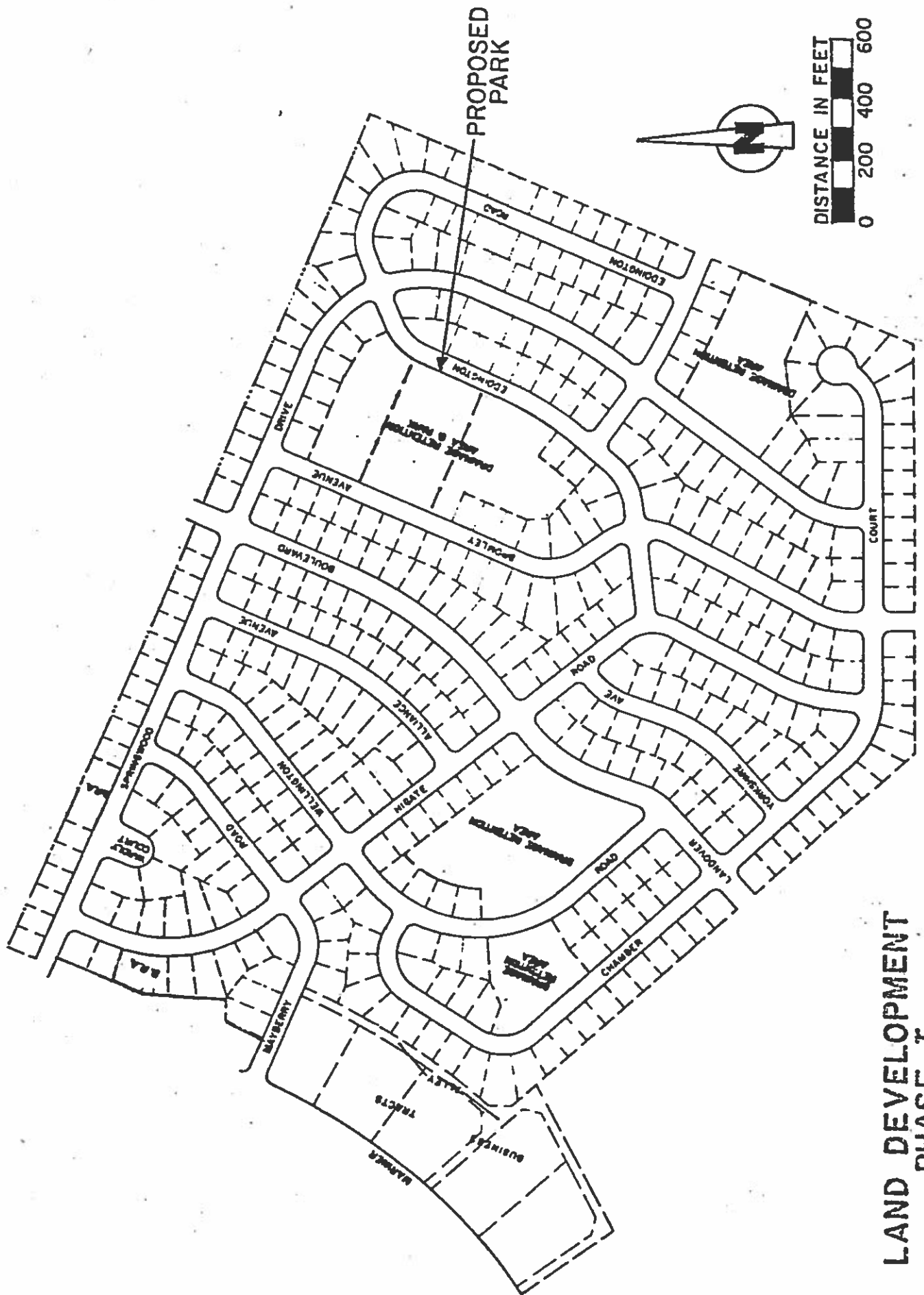
Source: Deltona Corporation SPRING HILL DE-I



LAND DEVELOPMENT PHASE II

DISTANCE IN FEET
0 200 400 600





**LAND DEVELOPMENT
PHASE I**

Source: Deltona Corporation