

FINAL REPORT

DRI #248 Sunlake Centre Pasco County



Tampa Bay Regional Planning Council

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REPORT ADOPTED: July 12, 2004

**DRI #248 - SUNLAKE CENTRE
PASCO COUNTY**

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SECTION I - INTRODUCTION
DRI #248 - SUNLAKE CENTRE
PASCO COUNTY

This report is prepared in accordance with the Florida Land and Water Management Act, Chapter 380, Florida Statutes (F.S.), and in compliance with this legislation addresses the development's efficient use or undue burdening of public facilities in the region, as well as the positive and negative impacts of the development on economics and natural resources. The report presents the findings and recommendations of the Tampa Bay Regional Planning Council (TBRPC) based upon data presented in the Development of Regional Impact (DRI) application (ADA, and all Sufficiency Responses) as well as upon information obtained through on-site inspections, local and state agencies, outside sources and comparisons with local and regional plans. Policies cited in this report are from the Council's adopted policy document, *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region* (SRPP), adopted March 12, 1996, as amended.

APPLICANT INFORMATION	
AUTHORIZED AGENT AND LEGAL COUNSEL	Donna Feldman, Esq. Donna J. Feldman, P.A. 19321-C U.S. Hwy. 19 North, Suite 103 Clearwater, FL 33764
OWNER/APPLICANT	E&D Land Corporation c/o Ms. Donna Feldman, Donna J. Feldman, P.A. 19321-C U.S. Hwy. 19 North, Suite 103 Clearwater, FL 33764
DRI CONSULTANT	Mr. Edwin Farmer, President King Engineering Associates 4921 Memorial Hwy. Suite 300 Tampa, FL 33634

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	June 29, 2000
Preapplication Conference	-	August 28, 2000
ADA Submittal	-	March 23, 2001
Site Inspection	-	April 16, 2001
ADA Comments	-	April 20, 2001
First Sufficiency Response Submittal	-	August 8, 2001
First Sufficiency Response Comments	-	September 7, 2001
Second Sufficiency Response Submittal	-	January 7, 2002
Second Sufficiency Response Comments	-	February 6, 2002
Third Sufficiency Response Submittal	-	April 10, 2002
Third Sufficiency Response Comments	-	May 10, 2002
Fourth Sufficiency Response Submittal	-	July 24, 2002
Fourth Sufficiency Response Comments	-	August 23, 2002
Fifth Sufficiency Response Submittal	-	December 23, 2002
Fifth Sufficiency Response Comments	-	January 22, 2003
Sixth Sufficiency Response Submittal	-	May 13, 2003
Sixth Sufficiency Response Comments	-	June 12, 2003
Seventh Sufficiency Response Submittal	-	October 9, 2003
Seventh Sufficiency Response Comments	-	November 7, 2003
Eighth Sufficiency Response Submittal	-	January 14, 2004
Eighth Sufficiency Response Comments	-	February 13, 2004
Ninth Sufficiency Response Submittal	-	March 10, 2004
Declaration of Sufficiency by TBRPC	-	April 8, 2004
Notify Pasco County to Set Hearing Date	-	April 8, 2004
Notification Received of Hearing Date	-	Not Applicable *
TBRPC Final Report	-	July 12, 2004
Pasco County BOCC Meeting	-	Not Applicable *

* - Pasco County staff has indicated that the Sunlake Centre public hearing is not likely to be considered until sometime in 2005 in order to resolve issues pertaining to the companion Comprehensive Plan amendment.

PROJECT DESCRIPTION

The applicant for the Sunlake Centre Development of Regional Impact (DRI) is seeking specific DRI approval for a 150.35 acre retail and office development. The project is proposed as a single phase with completion anticipated in 2010. The project initially included a provision for 1,340 multi-family units on an adjacent 87.57-acre parcel but, as recognized in the Sixth Sufficiency Response, this parcel (and entitlements) were removed from the development plan as the land was sold to the Pasco County School Board. As identified in the Table below, development will consist of:

LAND USE		TOTAL
Commercial	(Sq. Ft.)	783,000
Office	(Sq. Ft.)	340,000

The project is located on the north side of S.R. 54 approximately midway between the Suncoast Parkway and U.S. 41 in southern Pasco County. *Map 1* serves as a general location map for the project.

As depicted on the Master Development Plan (*Map 2*), the commercial entitlements nearly line the entire 1.1 miles of frontage along the north side of S.R. 54. Access to the office parcels will only be available from Sunlake Boulevard.

Map 3 provides an illustration of the regionally-significant natural resources within and adjacent to the Sunlake Centre project site.

DEVELOPMENT AREA:

LAND USE	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Residential	1.7	1.1	0.0	0.0
Retail	0.0	0.0	88.1	58.5
Office	0.0	0.0	36.2	24.1
Improved Pasture	122.6	81.5	0.0	0.0
Cypress Swamp	10.3	6.9	10.3	6.9
Wet Prairie	10.5	7.0	10.5	7.0
Borrow Ponds	5.2	3.5	5.2	3.5
TOTAL	150.35	100.0	150.35	100.0

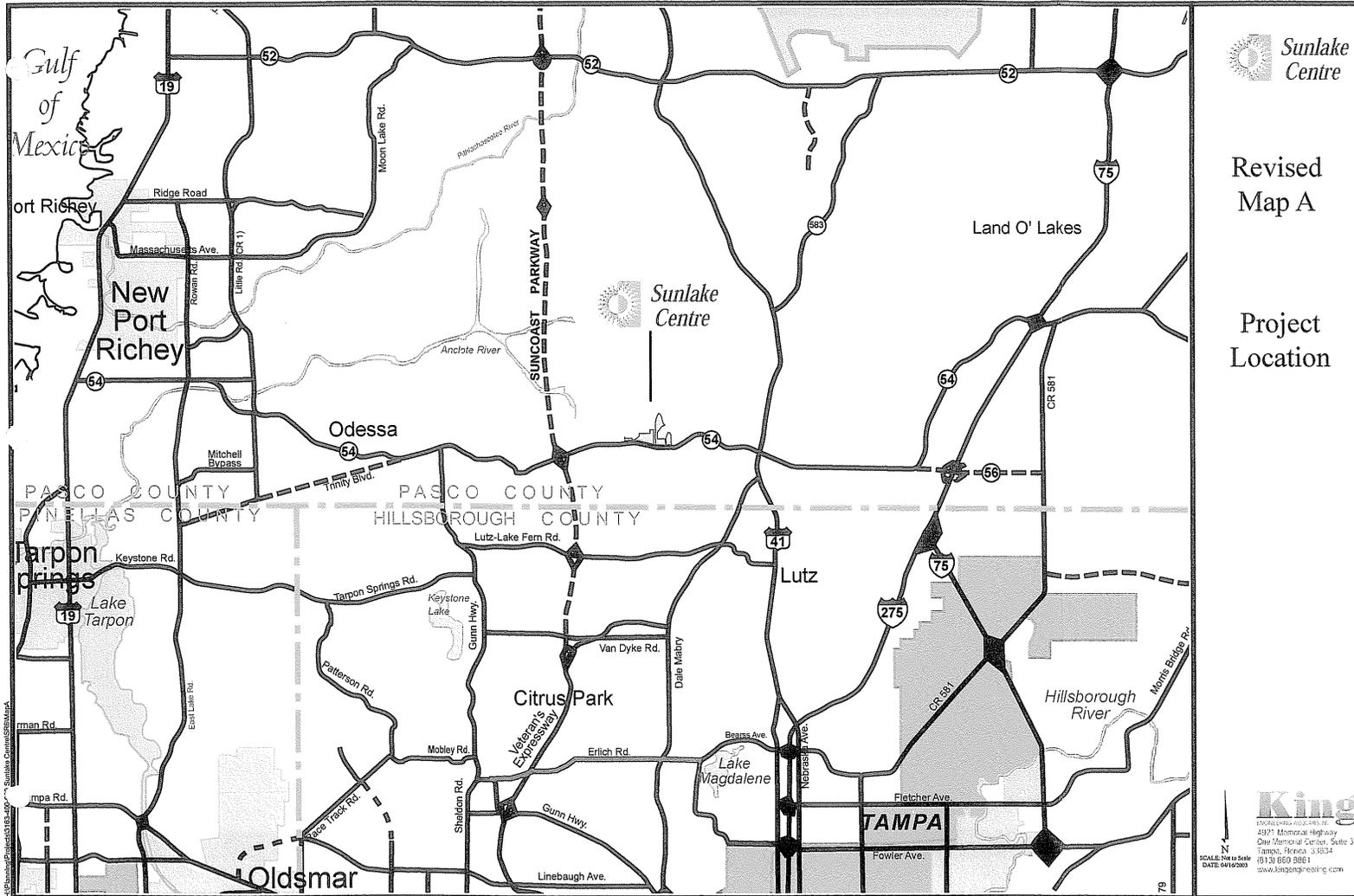
Source: SR6/Table 10-2 Revised

SUMMARY OF PROJECT BENEFITS AND IMPACTS

The following summary identifies those benefits and impacts anticipated following Phase 1 and total project buildout:

BENEFITS	Employment¹	Employment estimates at buildout: <i>2,761 jobs</i>
	Government Tax Revenue²	Estimated Ad Valorem Revenues to Pasco County (at Buildout): <i>\$1,595,718</i> Estimated Impact/Permit Fees to Pasco County (at Buildout): <i>\$ 957,614</i>
IMPACTS	Water Supply³	Estimated Average Daily Potable Water Demand (At Buildout): <i>168,000 gpd</i> Estimated Average Daily Non-Potable Water Dmnd (At Buildout): <i>65,000 gpd</i>
	Wastewater⁴	Estimated Average Daily Flow (At Buildout): <i>168,000 gpd</i>
	Solid Waste⁵	Estimated Average Daily Generation (At Buildout): <i>11,230 lbs./day</i>
	Energy⁶	Estimated Average Daily Electrical Demand (At Buildout): <i>10,210 MW</i> Estimated Peak Demand (At Buildout): <i>6,616 MW</i>
	Transportation⁷	Estimated Trip Generation at Buildout: P.M. Peak Hour Trips: <i>4,397 (1,944 Inbound/2,453 Outbound)</i> Net Ext. P.M. Peak Hour Trips: <i>4,071 (1,781 Inbound/2,290 Outbound)</i>
DEFINITIONS: gpd - gallons per day KW - kilowatts	SOURCES: 1. SR6/Table 10.3 (Revised) 2. SR6/Tables 11-2 & 11-3 (Revised) 3. SR6/Table 17-1 (Revised) 4. SR6/Table 18-1 (Revised) 5. SR6/Table 20-2 (Revised) 6. SR6/Tables 29-1 & 29-2 (Revised) 7. SR7/Table 21-6 (Revised)	

MAP #1 SUNLAKE CENTRE GENERAL LOCATION MAP

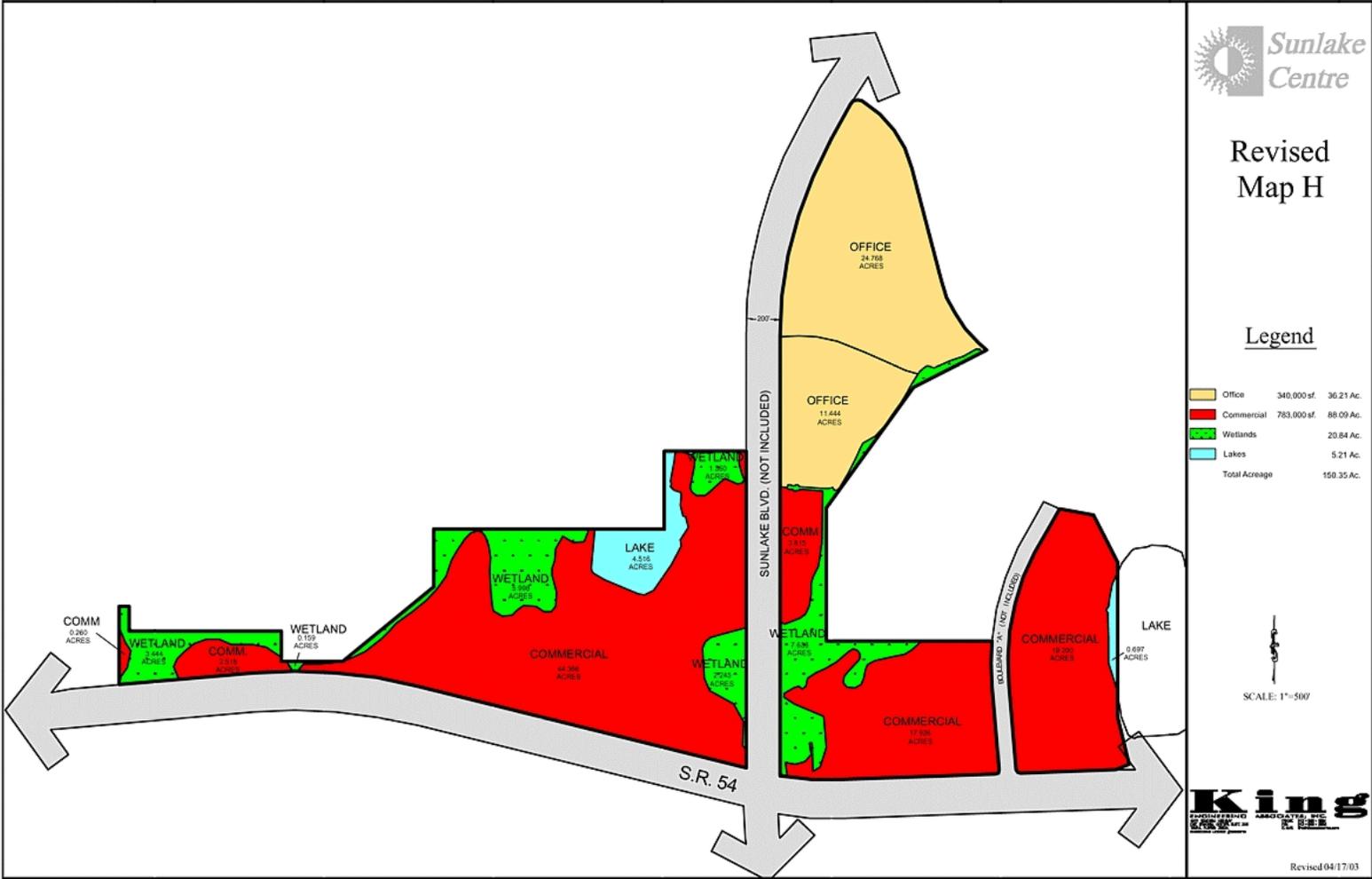


Revised
Map A

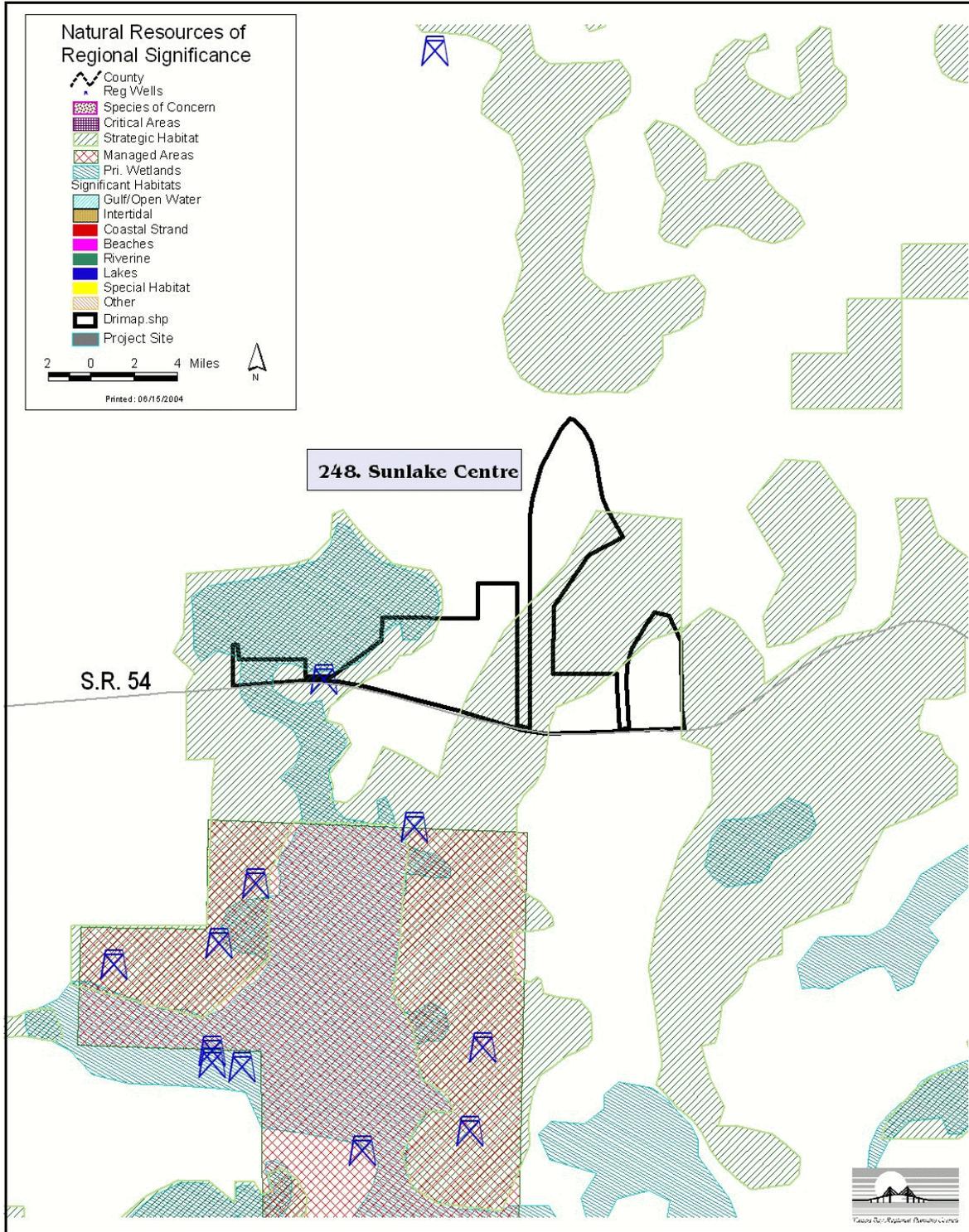
Project
Location



**MAP #2
SUNLAKE CENTRE
MASTER DEVELOPMENT PLAN**



**MAP #3
SUNLAKE CENTRE
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE MAP**



**SECTION II- REGIONAL IMPACTS
DRI #248 - SUNLAKE CENTRE
PASCO COUNTY**

ECONOMY

Revenues Generated

Sunlake Centre will generate revenues for the Pasco County Board of County Commissioners, the Pasco County School Board, and other taxing units of government through several sources. The primary sources of revenue are ad valorem taxes and impact fees. Revenues will also be realized from State and Federal revenue sharing.

Property Tax Revenues

The proposed Sunlake Centre DRI is a mixed land use project. The project will generate substantial property tax revenues for Pasco County and the School Board. Revenue estimates were derived from estimated construction costs, land costs and sales. At buildout, annual property taxes will yield nearly \$1.6 million in cumulative revenues to Pasco County.

The property taxes generated by Sunlake Centre DRI will depend on the value of land and vertical construction, as indicated above, and on the millage rates charged by Pasco County and the School Board. In calculating revenues, Pasco County was anticipated to levy a millage of 10.926 mills. Pasco County School Board was anticipated to levy 9.3025 mills, while water agencies were anticipated to levy a millage of 0.822. These millage levels are expected to remain relatively constant in the future.

Impact Fee Revenues

Sunlake Centre impact fee collections are expected to total \$957,614 through buildout.

VEGETATION, WILDLIFE AND WETLANDS

The Sunlake Centre site is characterized by a few natural and altered land cover types. The predominant upland cover is *improved pasture* (122.6 acres, 82.6% of the site), and grazing pressure maintains the herbaceous cover. There are no native upland communities, but there are several areas designated Natural Resources of Regional Significance due to suitability for key species.

Wetlands cover approximately 20.8 acres (13.9 %) of the site. The cypress wetlands (10.3 acres in seven locations) within the site boundaries are in fair to good condition and are primarily edges of much larger wetlands that extend off-site. Wet prairie covers about 10.5 acres in seven locations. Both wetland types have been impacted by cattle. Portions of two borrow ponds, totalling 5.2 acres within the project site, also are part of much larger ponds that extend off-site. The steep sides preclude significant wetland vegetation.

State- or federally-listed species observed on-site include Florida Sandhill Crane, Tricolored Heron and White Ibis. Due to the timing of the original Sandhill Crane surveys, the applicant has agreed to conduct additional surveys prior to commencing development. The Southeastern American Kestrel may occur, due to the presence of suitable habitat. Bald Eagles may also use the borrow ponds on-site. Several listed plant species were determined likely to occur on-site, including Hooded pitcher plant, Royal fern, Cinnamon fern and Wild pine. None were reported from the applicant’s surveys, however.

The Table below identifies the existing habitat types, the existing acreage of each community type, and the acreage to remain after buildout.

NATURAL COMMUNITY TYPE	EXISTING	AT BUILDOUT	
	Acreage	Acreage	% of Existing Habitat
Improved Pasture	122.6	0	0
Cypress Swamp	10.32	10.32	100
Wet Prairie	10.53	10.53	100
Borrow Ponds	5.2	5.2	100

Source: SR6/Table 10-2 Revised

The wetland systems provide stormwater detention, flood attenuation, and nutrient cycling, and they capture and detain sediments. The site is located in the Anclote River watershed, and specifically in the South Branch watershed.

The applicant proposes to protect all of the wetland habitat on-site. During construction wetlands will be protected by the use of Best Management Practices as required by the permitting agencies and the provision of wetland buffers. Opportunities to restore hydroperiods using stormwater runoff and to rehabilitate the borrow pond by regrading the shorelines will be evaluated during site design. If wetland impact mitigation is required, the mitigation areas will be designed to operate within the hydroperiods established for the wetlands adjacent to each mitigation area.

The following policies from the Council’s *Strategic Regional Policy Plan* pertain to this project in the areas of Vegetation, Wildlife and Wetlands:

4.5.2: *Impacts to regionally-significant natural resources shall be allowed only in cases of overriding public interest and when it is demonstrated and/or documented that the mitigation will successfully recreate the specific resource. Mitigation should meet the following minimum ratios:*

- *Intertidal habitats* 3:1
- *Coastal strand and barrier islands* 3:1
- *Open water marine and estuarine habitats* 4:1
- *Beaches* 2:1
- *Riverine habitats* 3:1
- *Lake habitats* 3:1
- *Special habitats* 2:1

- 4.5.3: *Mitigation by habitat re-creation shall employ native plant material which replaces natural value and function. Monitor mitigation areas for a sufficient time to ensure success: a minimum 85 percent final coverage of desired species. Yearly maintenance and replanting should be undertaken to ensure final cover as necessary.*
- 4.5.5: *Mitigation for allowable impacts to regionally-significant wetland areas should be performed within the drainage basin.*
- 4.5.6: *Mitigation by restoring disturbed habitat of a similar nature, including the removal of exotic plant species, may be acceptable. The minimum acceptable ratio shall be twice the habitat re-creation ratio set forth in policy 4.5.2.*
- 4.5.10: *Maintain a minimum horizontal buffer necessary to preserve the natural value and function of the regionally-significant natural resource.*
- 4.6.7: *Encourage that mitigation be allowed only after avoiding impact to the greatest extent possible; and that habitat creation, restoration, and enhancement, with long-term management, be considered as viable methods of impact mitigation.*
- 4.11.6: *Land use decisions shall be consistent with federal- and state-listed species protection and recovery plans, and adopted habitat management guidelines.*

WATER QUALITY AND STORMWATER MANAGEMENT

The groundwater system of the project site is characterized by a surficial aquifer over the Floridan Aquifer. The aquifers are separated by a semi-confining layer of clay, silt and sandy clay. Recharge to the Upper Floridan aquifer occurs through leakage across this semi-confining layer and through fractures or chemical dissolution of the underlying limestone. The area is considered to have no to very low recharge capacity though all on-site wetlands have been impacted by nearby wellfield drawdowns. No sinkholes or other confinement breaches are known to occur on the site.

The applicant has committed to preventing adverse effects to groundwater by allowing no excavation into the confining clay layers or underlying limestone. Surface water quality will be protected by incorporating natural wetlands into the stormwater management system and using the natural wetlands' assimilative capabilities. Drainage swales will also allow filtration of pollutants. On-site surface waters will be protected from construction impacts by means of staked hay bales and/or silt fences.

Conveyance of stormwater runoff will be by open swales and closed storm sewers, sized based on the 10-year storm event. Detention and retention methods such as lakes, created wetland systems, and ponds will be used. A sedimentation basin will be incorporated when stormwater is routed through an isolated wetland.

Adherence to the following Goals and/or Policies of the Council's *Strategic Regional Policy Plan* will help minimize impacts in the areas of Water Quality and Stormwater Management:

- 4.1.1: *Implement plans to prevent, abate and control surface water and groundwater pollution so that the resource meets state standards.*
- 4.1.10: *Prevent land use and transportation planning and development decisions resulting in unacceptable degradation of existing surface water quality.*

- 4.1.11: *Upgrade or retrofit drainage systems to effectuate improved stormwater treatment for the improvement of water quality of the receiving waters.*
- 4.2.1: *Implement plans to prevent, abate and control groundwater pollution so that the resource meets state or local standards, whichever is more stringent.*
- 4.2.4: *Prevent land use planning and development decisions resulting in degradation of existing groundwater quality.*
- 4.4.5: *Provide sufficient inspection and maintenance of all stormwater facilities.*
- 4.4.7: *Encourage multi-purpose facilities for stormwater management which complement open space, recreation and conservation objectives.*

SOILS

The project site is generally flat. Smyrna, Cassia, Narcoosee, Basinger and Myakka soil types are most prominent. All exhibit severe limitations for use as foundations or for embankments. In the areas where buildings are planned, mucky soils will be removed and replaced with suitable fill material. Wind and water-caused soil erosion will be handled by using Best Management Practices, and may include:

- watering during clearing and grading activities;
- providing staked hay bales or silt fences prior to construction;
- retaining natural vegetation to the fullest extent practicable;
- using fast growing, low maintenance native species wherever possible;
- sodding, seeding and mulching all cleared areas as soon as practicable;
- staging development activities to limit clearing to areas scheduled for pending construction; and
- providing protection around stormwater inlets as required.

It is also proposed that soils unsuitable for construction will be used to the extent feasible in landscape berms or in wetland mitigation areas. Due to the high groundwater table, it is expected that a large percentage of the uplands will be altered by fill material to raise the elevations.

FLOODPLAINS

Most of the project site is outside the 500-year floodplain as determined by the Federal Emergency Management Agency. A very small portion is in FEMA Zone A, within the designated 100-year floodplain where flood elevations have not been determined. Finished floor elevations of habitable buildings will be located at or above the determined 100-year flood elevation. Compensatory storage will be created for any construction that occurs in flood prone areas. There will be no increase in off-site flooding due to project development.

Adherence to the following Policies of the Council's *Strategic Regional Policy Plan* would be an appropriate strategy for floodplain management:

- 4.11.2 *Discourage development in the undeveloped 100-year floodplain.*

4.11.3 *Implement floodplain management strategies to prevent erosion, retard runoff and protect natural functions and values.*

WATER SUPPLY

Uses associated Sunlake Centre are expected to generate a daily demand for 233,000 gallons of potable and non-potable water combined.

The applicant had provided a correspondence from Mr. Douglas Bramlett, Assistant County Administrator (Utility Services) dated November 9, 2000. The correspondence acknowledged an excess capacity of four million gallons per day (gpd) of potable water exists as of the date of his correspondence and a statement that *“Pasco County will be able to provide water services during and after development.”* Mr. Bramlett’s correspondence also included the following statement: *“Tampa Bay Water, our regional water supplier has an absolute and unequivocal obligation to meet the present and future water supply needs of Pasco County.”*

The following summarizes the anticipated potable and non-potable water demand for the project:

LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
		Potable	Non-Potable
COMMERCIAL	783,000 Sq. Ft.	117,000	19,000
OFFICE	340,000 Sq. Ft.	51,000	46,000
TOTAL PROJECT		168,000	65,000

Source: SR6/Table 17-1 (Revised)

Applicable Water Supply Policies of the *Strategic Regional Policy Plan* include:

4.3.6 *Encourage the use of the lowest quality water reasonably available, suitable and environmentally-appropriate to a given purpose in order to reduce the use of potable-quality water for irrigation and other non-potable purposes.*

4.3.14: *Encourage water use efficiency and conservation measures such as, but not limited to the following:*

- *xeriscape principles;*
- *the design of sewage treatment facilities to achieve 100 percent reuse of water;*
- *water saving devices, irrigation systems and low volume plumbing fixtures;*
- *water conservation-favorable utility rates; and*
- *water and wastewater reuse systems.*

4.4.4: *Implement water reclamation and reuse alternatives for stormwater disposal to surface water bodies, as appropriate.*

WASTEWATER MANAGEMENT

The Sunlake Centre DRI is proposed with only two land uses - retail and office. Each of these uses is expected to generate domestic wastewater. Among the retail uses, restaurants, laundromats, dry cleaners and supermarkets could locate within the project and generate small quantities of industrial-

type effluents. Any such generator would be required to comply with all applicable federal, state and local regulatory and licensing criteria.

The Sunlake Centre DRI is projected to generate 168,000 gallons of wastewater daily upon completion in 2010. The following summarizes the anticipated daily wastewater flow rates for each of the project uses:

LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
COMMERCIAL	783,000 Sq. Ft.	117,000
OFFICE	340,000 Sq. Ft.	51,000
TOTAL PROJECT		168,000

Source: SR6/Table 18-1 (Revised)

Mr. Douglas Bramlett’s November 9, 2000 correspondence stated that 2.5 million gallons of wastewater treatment capacity per day was available at the newly-opened Land-O-Lakes facility in 2001. An additional capacity of 0.5 million gallons was also noted for the existing Lake Padgett Plant. Future expansion efforts at the Odessa and Land-O-Lakes facilities were described in an effort to meet the anticipated growth in Central Pasco County. Mr. Bramlett’s correspondence indicated that “*Pasco County will be able to provide wastewater services during and after development.*”

Septic tanks are not planned for permanent use in the project.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

It is estimated that the Sunlake Centre project will generate more than five and a half tons of solid waste per day at buildout in 2010. It has been assumed that all solid waste will be domestic in nature. In a November 9, 2000 correspondence, Mr. Douglas Bramlett stated that Pasco County’s Resource Recovery Facility should have sufficient capacity to meet the solid waste needs of the project.

The following summarizes the anticipated solid waste generation for each land use at buildout:

LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (LBS./DAY)
COMMERCIAL	783,000 Sq. Ft.	7,830
OFFICE	340,000 Sq. Ft.	3,400
TOTAL PROJECT		11,200

Source: SR6/Table 20-2 (Revised)

If potential commercial or office tenants utilize, produce or store hazardous wastes or materials on site, these facilities must operate in accordance with federal and state regulations and guidelines.

TRANSPORTATION

The project is proposed as a single phase with completion scheduled in 2010. At buildout, the project is expected to generate 1,944 inbound and 2,453 outbound trips in the PM peak hour. Internal capture would reduce the number of trips generated by 2.96 percent to 1,879 inbound and 2,388 outbound. Pass-by capture to the commercial land uses (98 inbound trips and 98 outbound trips) would further reduce the number of trips generated, resulting in 1,781 inbound and 2,290 outbound trips in the PM peak hour at buildout.

A number of state and county roads will be significantly impacted by project traffic. These include SR 54, SR 56 and Countyline Road. The acceptable Level of Service (LOS) for the impacted roadways is D. The developer conducted a traffic impact analysis to identify improvements needed as a result of project traffic upon project completion in 2010.

In cases where a roadway facility will require an improvement to bring it to a satisfactory LOS, it is TBRPC policy to identify the regional roadway facilities to which the project will contribute five percent or more of the maximum service volume for the adopted LOS at peak hour for links and intersections. If the project contributes five percent or more of the maximum service volume for the acceptable level of service at peak hour and the link or intersection is projected to operate at an unacceptable LOS, then specific improvements are identified and are intended to become specific recommendations for project approval.

Appropriate Transportation Policies of the *Strategic Regional Policy Plan* include:

Goal 5.1 *Develop a regional transportation system which is coordinated with land use patterns and planning and minimizes negative impacts on the environment, especially air quality.*

5.1.11 *Promote shared access and parking, improved bikeway and pedestrian facilities, improved mass transit systems, park-and-ride lots, and roadway capital improvements for downtown and urban development through local land use plans and land development regulations.*

5.1.16: *Developments of Regional Impact, and large-scale developments with interjurisdictional impacts, should assess and mitigate their impact on regionally significant transportation facilities in a compatible manner.*

5.2.2: *Protect the functional integrity of Regional Roadway Network, as well as protect the functional integrity of the Florida Intrastate Highway System, through coordination of LGCPs, MPO plans, and land development regulations as well as the limitation of access points near interchanges.*

5.2.6: *Utilize Transportation Systems Management (TSM) and Travel Demand Management (TDM) techniques to the fullest extent possible prior implementing major expansion of existing facilities or constructing new corridors.*

5.2.10: *Promote utilization of public-private partnerships, joint-ventures, user fees, impact fees and TES contributions (DRIs only) by jurisdictions to mitigate impacts of development on regionally significant transportation facilities.*

5.3.24: *Provide opportunities for internal bicycle and pedestrian systems and connections with adjacent developments as part of the local land development approval process.*

AIR QUALITY

Fugitive dust will be a byproduct of site preparation and construction, resulting from wind blowing over disturbed soil surfaces, the movement of construction equipment, and burning of cleared vegetation. Because most of the site is improved pasture, the amount of burning will be minimized. The project will utilize various procedures to minimize fugitive dust:

- clearing and grubbing will be performed only on individual parcels where construction is scheduled to proceed;
- sodding, seeding, mulching or planting of landscape material in cleared or disturbed areas; and
- watering as needed.

Since the project will have no residential component, internal capture trips will be reduced and the trip lengths will generally be longer. Regardless, initial air quality analyses indicated that further detailed air quality modeling was not required to assess project's impacts.

Adherence to the following Goals and/or Policies of the Council's *Strategic Regional Policy Plan* would benefit air quality in the vicinity of Sunlake Centre:

- 4.14.4: *Incorporate specific mitigative measures to prevent fugitive dust emissions during excavation and construction phases of all land development projects which produce heavy vehicular traffic and exposed surfaces.*
- 4.14.5: *Implement land use-related performance standards, such as setbacks and prohibition of conflicting land uses, that minimize negative air quality impacts resulting from development.*
- 4.14.6: *Promote and implement Congestion Management strategies, Traffic Control Measures and other programs which serve to reduce SOV (single-occupant vehicle) trips and reduce VMT (vehicle miles traveled).*

AFFORDABLE HOUSING

The affordable housing analysis was based on a median household income of \$45,600 for Pasco County. The ADA analyzed the housing supply area for the availability of affordable rental and for-sale housing. Affordable housing supply/demand was analyzed utilizing the East Central Florida Regional Planning Council housing methodology. The analysis determined that 1,984 affordable units were available at the time of the study. Demand was calculated based on the estimated head of households projected to be employed by the project's land use types.

The Sunlake Centre ADA indicates that the project will create a demand for 1,187 affordable housing units through project completion. **The ADA analysis projected a deficit of 50 affordable housing units in the "very low" income range upon project buildout, with the original proposed housing stock in Sunlake Centre being considered as part of the 'existing' housing stock.** Since the initial ADA application, the proposed housing units have been removed from the DRI, however, because the proposed housing units were intended for moderate and higher income households, no further adverse impacts to very low income housing are anticipated. Because the identified shortage does not exceed "5 percent of the applicable DRI residential threshold [i.e. 100 units] for the affected local government, or 50 units, whichever is greater," the project is not deemed to have a significant impact on affordable housing and mitigation would not be required under the provisions of Rule 9J-2.048, F.A.C.

The following represents a summary of the affordable housing analysis as submitted in the ADA:

CATEGORY	INCOME RANGE	HOUSING SUPPLY	HOUSING DEMAND	SUPPLY MINUS DEMAND
Very Low	<\$22,800	437	487	(- 50)
Low	\$22,801-\$36,480	850	475	375
Moderate	\$36,481-\$54,720	697	225	472
TOTAL→		1,984	1,187	797

Source: ADA/Tables 24-19 & 24-10

POLICE AND FIRE PROTECTION

Law enforcement support of the site will be provided by the Pasco County Sheriff’s Office. Sheriff Lee Cannon’s November 20, 2000 correspondence indicated that the project “*will require an additional increase of personnel to ensure a sufficient level of professional services.*”

The applicant also provided a November 15, 2000 correspondence from Mr. Anthony F. Lopinto, Pasco County Emergency Services Director, indicating that the Pasco County Emergency Services Department will be responsible for fire protection of the project. The correspondence identified proposed impact fees for residential and non-residential development and the timing thereof. The impact fees would offset the anticipated “*operational and capital impact that this project will have on the fire and rescue services.*”

RECREATION AND OPEN SPACE

The developer has identified that Sunlake Centre has several wetland fringes within the development boundaries which will serve as open space buffers.

EDUCATION

The number of residential units proposed within a community determine the extent of impacts to the public school system. With the removal of the previously-proposed 1,340 multi-family residential units from the development scenario, the impacts on the local school system have been nullified.

In actuality, much of the 87.57-acres removed from the project during the DRI review process and destined for much of the residential development, was sold to the Pasco County School Board for development of additional school facility(ies).

HEALTH CARE

The majority of health care needs can be provided to Sunlake Centre by Morton Plant Mease Health Care’s Trinity Outpatient Center (in southwest Pasco County) and North Bay Hospital (in New Port Richey) as noted in a October 18, 2000 correspondence from Mr. William Jennings, Morton Plant Health Care’s Administrator and Chief Operating Officer.

ENERGY

An October 10, 2000 correspondence from Mr. Jack Faustino of Florida Power Corporation (FPC) was provided. The letter acknowledges FPC’s ability to meet the future demands of Sunlake Centre. An August 7, 2000 letter has also been submitted from the Peoples Gas division of TECO identifying their ability to meet the natural gas needs of the project.

As presented in the Table below, the anticipated average daily energy consumption of 11,210 megawatts (MW) and a peak-hour demand rates of 5,616 MW at buildout.

LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN MEGAWATTS)	
		Avg. Daily Hr.	Peak Hour
COMMERCIAL	783,000 Sq. Ft.	7,830	4,307
OFFICE	340,000 Sq. Ft.	2,380	1,309
TOTAL PROJECT		11,210	5,616

Source: SR6/Tables 29-1 and 29-2 (Revised)

The developer has acknowledged that consideration will be given to site design, building construction and landscaping as a means of energy conservation.

HISTORICAL AND ARCHAEOLOGICAL

The applicant submitted a Cultural Resource Assessment, also referred to as a site survey, to the Florida Division of Historical Resources (FDHR) in August, 2002. In conclusion, Dr. Janet Snyder Matthews, Director of FDHR, agreed that “the proposed Sunlake Centre will have no effect on any historic properties eligible for listing in the *National Register*, or otherwise of historical or archaeological value,” as stated in her August 23, 2002 correspondence.

SECTION III - DEVELOPER COMMITMENTS
DRI #248 - SUNLAKE CENTRE
PASCO COUNTY

The following commitments have been made by, or on behalf of, the applicant in the Application for Development Approval (ADA), the First Sufficiency Response (SR1), the Second Sufficiency Response (SR2), the Third Sufficiency (SR3), the Fourth Sufficiency (SR4), the Fifth Sufficiency (SR5), the Sixth Sufficiency (SR6), the Seventh Sufficiency (SR7), the Eighth Sufficiency (SR8) and/or the Ninth Sufficiency Response (SR9).

GENERAL

1. *Regionally significant natural resource locations, indicated in the TBRPC map will be field verified and their extent will be determined through site-specific investigation. These resources will be protected through site planning and permitting. (ADA/Page 10-10 & SR6/Section 2/Revised Page 10-9)*
2. *Sunlake Centre will maintain the function of natural systems which exist on-site through the maintenance and protection of significant wetlands and certain upland preservation areas. (ADA/Page 10-12 & SR6/Section 2/Revised Page 10-11)*
3. *The applicant acknowledges that a rezoning application for Sunlake Centre is necessary and will pursue rezoning concurrent with development order approval. (SR1/Page 10-8)*
4. *The developer is agreeable to a Development Order Condition which commits not to develop this [the] 0.26 acre area [located in southwest corner of DRI parcel]. (SR8/Page 9-2)*

VEGETATION AND WILDLIFE

1. *Cattle grazing will terminate upon commencement of site work. (SR1/Page 12-1)*
2. *The Applicant has designated over 26 acres of wetland protection areas. (SR6/Section 2/Revised Page 12-20)*
3. *The applicant intends to maintain all wetlands under their control in their natural state. (SR7/Section 1/Page 12-1)*

WETLANDS

1. *In areas of the site which constitute the intermediate watersheds for large on-site and off-site wetland systems, wetland edges will be maintained and enhanced. (ADA/Page 10-2 & SR6/Section 2/Revised Page 10-2)*
2. *Opportunities to restore hydroperiods by judicial capture of stormwater runoff and to rehabilitate borrow pits will be evaluated as construction plans are developed for each parcel. (ADA/Page 13-1 & SR6/Section 2/Revised Page 13-1)*

3. *Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (e.g. silt fencing) required by the agencies and the provision of wetland buffers consisting of existing plant communities. (ADA/Page 13-4 & SR6/Section 2/Revised Page 13-4)*
4. *The applicant proposes to minimize impacts to wetlands by limiting wetland encroachment to the minimum necessary. (SR2/Page 13-1)*
4. *No wetland disturbances are anticipated in order to construct the building program depicted on Map H. (SR4/Section 2/Revised Page 13-4)*
5. *Wetland areas that are to remain during construction are protected by a combination of Best Management Practices (e.g. silt fencing) required by the agencies (e.g. SWFWMD, Pasco County, USEPA) and the provision of wetland buffers consisting of plant communities. (SR4/Section 2/Revised Page 13-4)*
6. *It is the intent of the development plan as shown in Map H to protect 26 acres of wetlands and borrow pits from negative impacts through proper planning, conservation easement and/or other suitable mechanism. (SR6/Section 2/Revised Page 13-1)*

WATER QUALITY

1. *Wetland buffers will be provided as well as maintenance of acceptable hydroperiods. Impact areas will be minimized to the greatest extent possible... (ADA/Page 14-3)*
2. *On-site surface waters within Sunlake Centre will be protected from construction impacts by various measures, including the use of staked hay bales and/or silt fences, reducing both erosion and sediment transport into wetland areas. (ADA/Page 14-3)*
3. *The developer is willing to share this information [i.e. results of connections to piezometers, groundwater monitoring wells and staff gauges] with Tampa Bay Water. (SR1/Page 14-3)*
4. *The post-development discharge will be designed to not exceed the pre-development standards, insuring hydrological downstream systems will not be impaired. (SR1/Page 14-4)*
5. *Applicant would agree not to allow any underground tanks within 1,000 feet of the South Pasco Wellfield. (SR1/Page 14-4)*
6. *The Development Order will include a specific condition to address groundwater monitoring. (SR8/Page 14-1)*

WATER SUPPLY

1. *Reclaimed water, when available, will be used for lawn irrigation. (ADA/Page 10-9, SR1/Page 17-2 & SR6/Section 2/Revised Page 10-9)*

2. *The developers of the Sunlake Centre community will practice water conservation. (ADA/Page 17-4 & SR6/Section 2/Revised Page 17-4)*
3. *Water conservation... will be encouraged through the property owners association(s) within the development. (SR1/Page 10-2)*
4. *Modern and efficient fixtures such as low-flush toilets, low supply taps, and showers will be recommended for water conservation along with encouraging xeriscaping of lawns and common areas to reduce the demand for non-potable water. Modern rain sensor shut-off, preservation of natural area, mulching in landscaped areas, and efficient irrigation technology and techniques will be requested to ensure and reduce water demands. (SR1/Page 17-1)*

WASTEWATER MANAGEMENT

Septic tanks are not planned for permanent use in Sunlake Centre. (ADA/Page 18-2)

STORMWATER MANAGEMENT

1. *The stormwater management plan will place particular emphasis on these methods [i.e. creation of wetland systems, and construction of littoral zones to be vegetated by native aquatic species and utilization of existing isolated wetland system to provide biological treatment to maintain water quality] to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Page 19-2)*
2. *Where stormwater is routed through an isolated wetland system, a sedimentation basin will be provided on the upstream side of the isolated wetland. Where lakes or ponds are to be constructed adjacent to isolated systems, littoral zone areas, as well as deeper sump areas, will be constructed as part of the new system. Where new wetland systems are to be created, it shall include the construction of a littoral zone that presents a suitable environment for establishment of suitable native aquatic vegetation and this will provide biological treatment to maintain water quality. (ADA/Page 19-2)*
3. *Storage facilities will provide attenuation of the post-development runoff to maintain the pre-development levels in accordance with the design criteria previously stated. (ADA/Page 19-3)*
4. *The Applicant is willing and affirmatively desires to cooperate with all agencies having jurisdiction over the potential rehydration of the wetlands to be retained on site, which have been substantially degraded by excess pumping at the adjoining wetfields and prolonged drought conditions. (SR1/Pages 18-2 & 19-2)*

5. *A geotechnical investigation will be undertaken prior to commencing development activities, including borings to locate or determine the absence of limerock or confining layers within proposed lakes, ponds, or other excavations on site (SR1/Page 19-1). Then, during construction, the geotechnical consultant will observe the excavation while it is in progress and, should the above-mentioned clay or limestone layers be encountered, he will advise that the contractor stop digging at those locations. (SR2/Page 14-3)*

AIR QUALITY

1. *To minimize wind erosion, clearing and grubbing operations will be performed only on individual parcels of land where construction is scheduled to proceed. (ADA/Page 22-1 & SR8/Page 22-1)*
2. *Measures to be employed to minimize fugitive dust will include sodding, mulching, or planting of landscaped material in cleared and disturbed areas. Watering procedures will be employed as necessary to minimize fugitive dust. (ADA/Page 22-1 & SR8/Page 22-1)*
3. *The use of transportation alternatives will reduce on-site vehicular usage and associated auto pollutant emissions. (ADA/Page 22-2 & SR8/Page 22-2)*

SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #248 - SUNLAKE CENTRE
PASCO COUNTY

Subsection 380.06(15), F.S., requires that the local government render a decision on the development proposal within 30 days after a public hearing, and issue a development order containing, at minimum:

- findings of fact
- conclusions of law
- conditions of approval
- consideration of whether or not the development interferes with the achievement of the objectives of an adopted state land development plan applicable to the area
- consideration of whether the development is consistent with the local comprehensive plan and local land development regulations
- consideration of whether the development is consistent with the report and recommendations of the regional planning agency
- monitoring responsibility
- expiration dates for commencing development, compliance with conditions or phasing requirements and termination date of the order
- biennial report requirements
- a date until which the local government agrees that the approved DRI shall not be subject to down-zoning, unit density reduction or intensity reduction
- substantial deviation determinations
- legal description of the property

Any Development Order adopted for Sunlake Centre shall include the above-referenced Section 380.06, F.S., requirements and shall include the following recommended regional conditions:

BASED ON THE FINDINGS AND THE ISSUES RAISED IN THIS REPORT, IT IS THE RECOMMENDATION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL THAT SUNLAKE CENTRE, AS CURRENTLY PROPOSED, BE APPROVED WITH THE FOLLOWING CONDITIONS, AT MINIMUM:

VEGETATION, WILDLIFE AND WETLANDS

1. Natural habitat and natural resources of regional significance shall not be negatively impacted by the construction or operation of development, stormwater treatment, or floodplain compensation area.
2. Impacts to Natural Resources of Regional Significance, as delineated on Map 3 in this report, shall only occur if justified pursuant to *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region* Policy 4.5.2. Mitigation for justifiable impacts to Natural Resources of Regional Significance should meet the ratios set forth in that policy and Policy

4.5.6; i.e. 2 created : 1 impacted for Special Habitats (Strategic Habitat Conservation Areas and Priority Wetlands), and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.

3. In the event that any state- or federally-listed species, nesting colonies of wading birds or nesting Florida Sandhill cranes are discovered on-site during project development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.
4. Nuisance and exotic plant species shall be removed from the project site during site development. A plan shall be developed to address how the project site will be maintained free of nuisance and exotic species in perpetuity. The Plan shall be submitted to Pasco County for approval and included in the first biennial report.
5. The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.
6. The wetlands on-site shall be protected from development and buffered by natural habitat, swales and stormwater ponds that are created for stormwater attenuation and treatment. Buffers around on-site wetlands shall be maintained and enhanced with native vegetation.

WATER QUALITY AND STORMWATER MANAGEMENT

1. The stormwater management system should be designed to restore and maintain the natural hydroperiod of the receiving wetlands.
2. Development practices should incorporate adopted Best Management Practices.
3. An integrated pest management program shall be implemented to minimize the use of fertilizers and pesticides, and the design and construction techniques listed below should be utilized to minimize groundwater contamination:
 - lining stormwater ponds with clay or synthetic material if no natural clay layer exists;
 - using shallow ponds;
 - ensuring that ponds and swales are properly grassed;
 - setting a maximum depth for stormwater storage;
 - implementation of a site-specific groundwater quality monitoring system; and
 - maintaining a minimum distance between pond bottoms and the top of the confining layer for the Floridan aquifer.
4. The developer shall encourage the use of water conserving landscapes and the responsible use of water by occupants.

5. Native plant species shall be incorporated into the landscape design to the greatest extent practicable.
6. To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.
7. As committed, when reclaimed water becomes available to the project site, the developer or its assigns shall utilize it for all irrigation on-site.
8. Construction Best Management Practices (BMPs) shall be used to prevent construction related turbidity and erosion problems.
9. Appropriate subsurface investigations shall be performed prior to construction of stormwater management and /floodplain compensation ponds. (SR2/Page 15.1)

SOILS

Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to prevent soil erosion.

FLOODPLAINS

1. All habitable structures shall be constructed at or above the 100-year flood elevation.
2. Compensation for the loss of 100-year flood storage capacity shall be provided, but shall not be constructed in existing wetlands or other native habitat.

WATER SUPPLY

1. The project shall utilize the lowest quality water reasonably available, suitable and appropriate.
2. Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).
3. Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided in the Development Order. This shall include the necessity for adequate water supply for fire-fighting.
4. The developer should install a dual water system during site development. The project shall utilize reclaimed water at the time, and to the full extent, that it is made available by Pasco County.

5. Outdoor water conservation techniques, such as installation of rain sensor shutoffs, preservation of natural areas, use of Florida Friendly landscaping and employing efficient irrigation technology and techniques shall be employed throughout the development. (SWFWMD)
6. Indoor water conservation techniques shall include installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices as required by the Standard Plumbing Codes (Southern Building Codes). [SWFWMD]

WASTEWATER MANAGEMENT

1. Approval of the project shall include assurance of adequate wastewater treatment capacity as well as any developer provision(s) of any wastewater improvements to the internal wastewater collection system.
2. No permanent septic tanks shall be installed on the Sunlake Centre site.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

TRANSPORTATION

1. The Sunlake Centre DRI development will have a negative impact on several regionally significant roadway facilities within the primary impact area. Tables 1 and 2 (below) identify the improvements proposed for Phase 1 (project buildout) approval.

**TABLE 1
Sunlake Centre DRI
Required Link Improvement (2010)**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 56: from SR 54 east to I-75	F	11.7	Widen to 6 Lanes

TABLE 2
Sunlake Centre DRI
Required Intersection Improvements (2010)

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 / US 41	F	21.3	Interchange (grade separation)
SR 54 / Collier Parkway	F	21.9	Add NB LT & SB LT
SR 54 / Livingston Road	F	15.5	Signalization when warranted by MUTCD
Countyline Road / Livingston Road	F	6.6	Signalization when warranted by MUTCD
SR 54 / Project Drive B	F	100.0	Add WB RT
SR 54 / Project Drive C	F	100.0	Add EB LT, WB LT and WB RT
SR 54 / Project Drive D	F	100.0	Add WB RT
SR 54 / Project Drive E (Sunlake Boulevard)	F	100.0	Add WB RT, WB LT (for a total of two) and EB LT (for a total of two)
SR 54 / Project Drive F	F	100.0	Add WB RT
SR 54 / Project Drive G (Boulevard A)	F	100.0	Add WB RT
SR 54 / Project Drive H	F	100.0	Add WB RT
ACRONYM LISTING:			
EB - East Bound WB - West Bound NB - North Bound SB - South Bound		LT - Left Turn RT - Right Turn MUTCD - Manual on Uniform Traffic Control Devices	

Rule 9J-2.045, FAC, provides several options for transportation mitigation:

- A. **SCHEDULING OF FACILITY IMPROVEMENTS.** A schedule which specifically provides for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase. The schedule shall ensure that each and every roadway improvement which is necessary to achieve the adopted level of service standard for that project stage or phase shall be guaranteed to be in place and operational, or under actual construction for the entire improvement, at buildout of each project stage or phase that creates the significant impact.

- B. **ALTERNATIVE CONCURRENCY PROVISIONS.** A schedule that appropriately addresses each significantly impacted state and regional roadway segment through compliance with that jurisdiction's specific alternative concurrency provision of Subsections 163.3180, F.S., where such mitigative measures are specifically adopted in an in-compliance local government comprehensive plan and are fully explained and applied in the development order.

- C. **PROPORTIONATE SHARE PAYMENTS.** This option is available if affected extra-jurisdictional local governments, or the Florida Department of Transportation for facilities on the State Highway System, agree to accept proportionate share payments as adequately mitigating the extra-jurisdictional impacts of the development on the significantly-impacted state and regional roadways within their jurisdiction.
 - D. **LEVEL OF SERVICE MONITORING.** A monitoring schedule for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase shall be developed. The schedule shall identify each roadway improvement which is necessary to achieve the adopted level of service standard, and indicate the amount of development and the timing of that development which will cause a roadway to operate below the adopted level of service. In the circumstance where the schedule does not identify the necessity and timing of improvements for a particular phase or substage, the development order shall require that building permits for that phase or substage will not be issued until the appropriate written approvals are obtained and any needed mitigation requirements are complied with.
 - E. **COMBINATION OF MITIGATION MEASURES.** A combination of the mitigative measures contained in paragraphs A-D, above, that mitigates for each significantly impacted state and regional roadway, or other mitigative measures which are proposed and reviewed in the ADA, including the provision for capital facilities for mass transportation, or the provision for programs that provide alternatives to single occupancy vehicle travel, which reasonably assure that public transportation facilities shall be constructed and made available when needed to accommodate the impacts of the proposed development.
2. Due to the rapid growth of south Pasco County, deficiencies of the existing transportation system and the impacts anticipated from this project, the following measures are necessary as conditions of approval.

A monitoring program to verify that the actual number of trips generated by Sunlake Centre is reflective of the transportation analysis and subsequently prescribed mitigative measures shall be instituted by the developer. The program shall provide biennial p.m. peak hour project driveway counts at all project entrance driveway intersections with S.R. 54. The monitoring program shall commence upon completion of 50 percent of the approved development, or the equivalent, in terms of trip generation. Monitoring shall continue on an biennial basis until project buildout. Each monitoring event shall be conducted within a six month period from the due date of each Biennial Report.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at all project entrance driveways to SR 54. Only turns to and from the project entrances need to be counted (through volumes on SR 54 will not be required). The sum of the project entrance trips will be totaled in 15-minute

increments and the highest four consecutive 15 minute totals will be summed to determine the project's total PM peak hour traffic volume. This total will include net external trips, diverted trips, and pass-by trips of the Sunlake Centre development. The total PM peak hour project traffic was estimated to be 4,071 net external, 196 pass-by, and 130 internal trips, for a total of 4,397 trips.

The required monitoring data shall be included in each Biennial Report. If the monitoring results demonstrate that the project is generating more than fifteen (15) percent above the number of trips estimated in the original analysis (as stated above) or a Biennial Report is not submitted within 30 days of its due date, Pasco County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the Development Order to change or require additional roadway improvements. The revised Transportation Analyses, if required, shall be subject to review by all appropriate review entities.

AIR QUALITY

Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

HURRICANE PREPAREDNESS

The developer should coordinate with the Institute for Business and Home Safety (IBHS) and the Pasco County Emergency Management Department to determine the feasibility of incorporating fire and wind-resistant "fortified" design criteria into the commercial and office facilities.

POLICE AND FIRE PROTECTION

The Development Order shall include identification of the police/fire protection mitigation measures.

ENERGY

The developer shall incorporate energy conservation measures into the site design, building construction and landscaping to the maximum extent feasible.

HISTORICAL AND ARCHAEOLOGICAL

The discovery of any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Pasco County.

GENERAL CONDITIONS

1. Should development significantly depart from the parameters set forth in the ADA, the project will be subject to substantial deviation review pursuant to Section 380.06, F.S.

2. Physical development shall commence within two years of Development Order adoption, in order to have reasonable expectation of achieving buildout by 2010. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.
3. Any approval of Sunlake Centre shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 9J-2.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 9J-2.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 9J-2.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 9J-2.045 (Transportation Uniform Standard Rule); and 9J-2.048 (Adequate Housing Uniform Standard Rule).
4. Any approval of this development shall require that all of the developer's commitments set forth in the ADA and subsequent Sufficiency Responses be honored, except as they may be superseded by specific terms of the Development Order. Such commitments have been summarized in Section III of this Report.
5. Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the developer in accordance with Rule 9J-2.0252, FAC.
6. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.
7. Approval of Sunlake Centre shall be contingent upon the project's consistency with the Pasco County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.
8. The Development Order should take into account any applicable concerns set forth in the attached letters of the Florida Department of Environmental Protection, the Southwest Florida Water Management District, Tampa Bay Water and the Florida Department of Transportation.

Steve Simon, Chair

ATTEST: _____
Lori Denman, Recording Secretary

These comments and recommendations were approved by a majority vote of the Tampa Bay Regional Planning Council on this 12th day of July, 2004

**SECTION V - REVIEW AGENCY COMMENTS
DRI #248 - SUNLAKE CENTRE
PASCO COUNTY**

Comments for the following Review Agencies are attached

Southwest Florida Water Management District
Florida Department of Environmental Protection
Tampa Bay Water
Florida Department of Transportation



An Equal Opportunity Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)
SUNCOM 572-6200

Lecanto Service Office
3600 West Sovereign Path
Suite 226
Lecanto, Florida 34461-8070
(352) 527-8131
SUNCOM 657-3271

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)
SUNCOM 531-6900

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)
SUNCOM 578-2070

- Watson L. Haynes II**
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- Heldi B. McCree**
Vice Chair, Hillsborough
- Judith C. Whitcomb**
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- Talmadge G. "Jerry" Rice**
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- Ronald C. Johnson**
Polk
- Janet D. Kovach**
Hillsborough
- Patay C. Symons**
DeSoto

- David L. Moore**
Executive Director
- Gene A. Heath**
Assistant Executive Director
- William S. Bilenky**
General Counsel

June 25, 2004

Mr. John M. Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

SUBJECT: Development of Regional Impact - Sunlake Centre, Pasco County – Recommended Development Order Conditions

Dear Mr. Meyer:

The Staff of the Southwest Florida Water Management District has reviewed the Application for the above referenced project. Thank you for this opportunity. We suggest the following conditions be considered for inclusion in the Final Report developed by your agency.

Permits

An Environmental Resources Permit (ERP) and possibly a Water Use Permit will be required to address surface water management and water use as part of the proposed development. It is recommended that the applicant establish a pre-application meeting with District regulatory staff to discuss the proposed project. Such meetings are beneficial in highlighting any specific surface water management or water use information needs that may be required for the permitting and development of the proposed project. For more information regarding the District's permitting process, please visit www.watermatters.org.

Wetlands

Where possible, eliminate or minimize any adverse impacts of the main entrance road to the cypress wetlands and wet prairie designated as "strategic habitat" by the Game and Fresh Water Fish Commission.

Where possible, eliminate or minimize adverse impacts potentially caused by the proposed location of the Sunlake Boulevard/SR 54 intersection. A cypress dome, also designated "strategic habitat" by the Game and Fresh Water Fish Commission, is located directly south of SR 54 at the intersection location.



Mr. John Meyer
June 25, 2004
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Mitigation should be determined by the midpoint of the guidelines in Section 3.3.2 of the Basis of Review of Chapter 40D-4, Florida Administrative Code (F.A.C). The midpoint for forested creation is 3.5:1, the midpoint for non-forested creation is 2.75:1, and the midpoint for upland preservation is 35:1.

Avoid using small piecemeal wetland creation sites as mitigation. The District's experience has shown they have a poor compliance and success record. Additionally, it is not advisable to place small mitigation areas directly adjacent to major roadways, as this does not provide significant assurance of habitat replacement.

Water Supply

Pasco County, along with 9 other counties within the Southwest Florida Water Management District, is located in a region where water demand is expected to exceed the ability of traditional ground water sources to provide necessary supplies over the next 20 years. New development represents additional water demand in an area where water resources are already stressed in providing for current reasonable and beneficial uses. All new development must consider, and implement to the maximum extent possible, all options for developing alternative supplies (reclaimed water, storm water, water conservation, etc.) to meet their needs.

Commercial and residential irrigation should both be allocated at, and not exceed, 1 inch per week.

Outdoor conservation techniques, such as installation of rain sensor shut-offs, preservation of natural areas, use of Florida Friendly landscaping and employing efficient irrigation technology and techniques shall be employed throughout the development. In addition, installation of dual irrigation lines is a Pasco County requirement.

Indoor water conservation techniques shall include installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices as required by the Standard Plumbing Codes (Southern Building Codes).

Stormwater

Low impact design elements should be used throughout the site where possible. These provide alternatives that can successfully reduce runoff and pollution loads. The following list represents several examples of low impact design strategies:

- Retention of the maximum amount of existing native vegetation
- Shallow vegetated swales in all areas, including parking
- Appropriate *Florida Friendly* plant selections
- Small, recessed garden areas throughout landscaped areas

Mr. John Meyer
June 25, 2004
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- Porous pavement and other pervious pavement technologies
- Stabilized grass areas for overflow parking
- Public education to advocate pollution prevention measures

The above recommendations are provided for your consideration. We appreciate the opportunity to comment on this project as part of the DRI process. These comments do not constitute permit approval under Chapter 373, Florida Statutes, or any rules promulgated thereunder, nor do they stand in lieu of normal permitting procedures. Additionally, these comments are not necessarily the final position of the District and may be subject to revision pursuant to additional information and further review. If I can be of further assistance, please call me at (352) 796-7211 extension 4413.

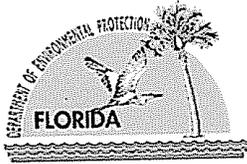
Sincerely,



Mikel Renner, AICP
Senior Planner

MER

cc: Michael LaSala, DRI Coordinator, Pasco County
Rand Baldwin, Governmental Affairs Coordinator
Len Bartos, Brooksville Regulation



Jeb Bush
Governor

Department of Environmental Protection

Southwest District
3804 Coconut Palm Drive
Tampa, Florida 33619-1352

Colleen M. Castille
Secretary

Mr. John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Centre
Suite 100
Pinellas Park, Fl. 33782

June 21, 2004

Sent via: regular mail and facsimile
Re: Final Comments Sunlake Centre DRI, Pasco County

Dear Mr. Meyer:

The staff of the Florida Department of Environmental Protection's Southwest District Office has reviewed the referenced project and offers the following comments:

The Department recommends a Development Order (DO) condition requiring the applicant to provide a Ground and Surface Water Monitoring Plan to the Department for approval to include the establishment of baseline ground and surface water conditions in the area of the 259.6-acre development. The baseline should be determined prior to any construction or earth moving activities. The Department routinely requests (and receives) groundwater-monitoring plans as part of the DRI process. The Department strongly recommends that the applicant commit to a *DEP approved* ground/surface (ie: a Site-wide Environmental Monitoring Plan/EMP) water monitoring plan as part of the conditions of the Development Order. The potential EMP should include baseline monitoring and should be in accordance with 62-522.600 F.A.C. as the standard for developing groundwater-monitoring plans. The plan should also be *reviewed and approved* by DEP *prior* to its inclusion in the DO.

We appreciate the opportunity to comment on this project as part of the DRI process. Any comments provided previously and those above are not necessarily the final position of the Department and may be subject to revision pursuant to additional information and further review. These comments and those previously made do not preclude or deem exempt the applicant from any permitting responsibilities that are required by the FDEP or other applicable agencies. If I can be of further assistance, please do not hesitate to contact me at (813) 744-6100, ext. 440.

Sincerely,

Brenda Arnold
Environmental Specialist

"More Protection, Less Process"



Board of Directors Robert Stewart, Ted Schrader, Rick Baker, Kathy Castor,
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VIA FAX & U.S. MAIL

May 24, 2004

John M. Meyer, DRI Coordinator
Tampa Bay Regional Planning Council
4000 Gateway Center Boulevard, Suite 100
Pinellas Park, FL 33782

Re: **DRI #248 – Sunlake Centre, Pasco County**
Review of DRI Information/Proposed DO Conditions

Dear Mr. Meyer:

Tampa Bay Water staff appreciates the opportunity to provide additional comments for the Sunlake Centre as the TBRPC staff creates proposed Development Order conditions. In our original correspondence dated February 6, 2002, Tampa Bay Water staff identified the applicant's responses were sufficient for the proposed development in relationship to the public water supply facilities. The subject site is located in close proximity to the South Pasco Wellfield, a major public drinking water supply facility and a regionally significant resource.

Tampa Bay Water staff recommends the following Development Order conditions for the Sunlake Centre DRI. Tampa Bay Water staff also requests that we be able to review and comment on conditions when the final Development Order is drafted.

Water Quality and Drainage:

1. Development of the project shall not result in Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Comprehensive Plan and Land Development Code, as may be amended from time to time.
2. The project's stormwater management system shall be designed, constructed and maintained to meet or exceed Chapters 17-25 and 40D-4, or 40D-40, Florida Administrative Code (FAC), and Pasco County stormwater management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices for reducing adverse water quality

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impacts as required by the regulations of Pasco County and other appropriate regulatory bodies shall be implemented. In addition, the applicants/developers shall comply with the following design requirements:

- a. All swales shall be fully vegetated and operational.
 - b. Dry stormwater, retention/detention areas, including side slopes and bottoms, shall be vegetated as required.
 - c. The applicants/developers or other responsible entities shall ensure that the stormwater management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit.
 - d. Should the applicants/developers discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the applicants/developers shall, within seven (7) days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The Biennial Report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous Biennial Report.
 - e. Landscape and irrigation shall be in conformance with the Land Development Code in effect at the time of preliminary plan/site plan approval.
 - f. The applicants/developers should advise future residents of seasonal variations within created water features and should not be perceived as lakes with constant water levels.
3. Pre-development hydrologic/hydraulic properties of all of the onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
 4. No outlet or conveyance, either natural or man-made, should be lowered in elevation to prevent lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected wetlands to a more natural state so that existing wetland and normal flow quantities are maintained.
 5. The development activities must not breach the clay-confining unit, and in no event should contact with the limestone aquifer be allowed.

Applicants/developers' responsibilities to prevent this occurrence and any remedial actions are required during the site plan permitting process.

6. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The applicants/developers shall develop a surface water quality monitoring program approved by Pasco County, SWFWMD, FDEP and Tampa Bay Water, and shall be instituted before commencement of development as defined in the Pasco County Land Development Code and continue through build-out of the development. Access to the monitoring sites shall be made available to the agencies listed above. One of the purposes of these monitoring programs is to ensure no adverse impact to the South Pasco Wellfield, which is a regionally significant resource. The following parameters shall be included within any required water quality monitoring program:
 - a. Sampling locations and specific parameters (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring, and reporting shall be subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.
 - b. All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/FDEP quality control standards and requirements.
 - c. The monitoring results shall be submitted to FDEP, SWFWMD, Tampa Bay Water and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met; the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.
7. A ground water monitoring program shall be developed in coordination with FDEP, SWFWMD and Tampa Bay Water to establish parameters, methodology, sampling frequency, and locations of monitoring sites. Any such program shall be submitted to FDEP, SWFWMD and Tampa

Bay Water for review and to Pasco County for approval and shall be included in the next Biennial Report. The groundwater quality monitoring program shall be instituted before commencement of development begins as defined in the Pasco County Land Development Code to provide background data and shall continue to project build-out. If reclaimed water for irrigation purposes is used in the future, any groundwater monitoring program will be amended as required by the permit for use of reclaimed water. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. Monitoring results shall be reported at least annually or more as may be required, and included in the Biennial Report.

Wellfield Protection:

1. The applicants/developers shall comply with the current Wellhead Protection Ordinance (Section 612 of the Pasco County Land Development Code as amended).
2. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, Tampa Bay Water and SWFWMD, and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - a. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - b. Take immediate measures to ensure no surface water drains into the affected areas.
 - c. Visually inspect the affected area.
 - d. Excavate and backfill as required to fill the affected area and prevent further subsidence.
 - e. Use geotextile materials in the backfilling operation, when appropriate.
 - f. If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.

John M. Meyer, DRI Coordinator
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- g. If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
- 3. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
- 4. The historic average rainfall volume discharged from the project should be maintained post-development. The applicants/developers shall, in cooperation with Tampa Bay Water and to the extent the permitting agencies (Pasco County and SWFWMD) can allow, propose stormwater design solutions which achieve this goal (i.e., use of swale systems and reducing treatment volume requirements).

Tampa Bay Water staff appreciates the opportunity to review and comment on land development-related activities proposed within the Tampa Bay Water "Area of Interest". Please contact me at (727) 796-2355 if you have any questions, or if you need any further information.

Sincerely,



Paula Dye, AICP
Chief Environmental Planner

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Florida Department of Transportation

11201 N McKinley Drive • Tampa, FL 33612 6456 • Phone (H13) 975-6000 • 1-800 226 7226

JEB BUSH
GOVERNOR

JOSÉ ABREU
SECRETARY

DATE: June 30, 2004
TO: John Meyer, Tampa Bay Regional Planning Council
FROM: Yvonne M. ^{YMA}Arens, FDOT, District Seven
RE: Sunlake Center DRI #208
Recommended DO Conditions

Attached are the URS, consultant comments on behalf of the FDOT for the above referenced DRI. Should you have any questions, please feel free to contact me.

Received Time Jun.30. 9:54AM www.dot.state.fl.us





**SUNLAKE CENTRE DRI
Final Comments
June 29, 2004**

URS has been retained by FDOT and Pasco County to review the Sunlake Centre DRI. It should be noted that Pasco County met with the applicant consultant (King Engineering) on May 27, 2004 to discuss any issues remaining from the 9th Sufficiency Response. Any final comments/concerns remaining are provided below:

1. All truck percentage and K-factor issues have been resolved at this time. King Engineering provided a separate transportation analysis on June 9, 2004 to address concerns on these topics. The percentage of heavy vehicles was increased to 7% and the K-factor used was altered to 9.56%. These values were applied along SR 54 and its intersections. By changing these factors, two new intersection improvements were triggered for this DRI and must be added to the proportionate share table. These improvements are as follows:
 - Add an eastbound left at SR 54/Collier Parkway, and
 - Add a southbound right at SR 54/SR 56.

2. Please note that there are still issues remaining regarding the costs to be used in the applicant's proportionate share calculations. Of special concern is the improvement cost for the proposed interchange at US 41 and SR 54 in Pasco County. A letter dated June 22, 2004 from King Engineering requests the use of I.R.E costs for the interchange, instead of the costs provided by District VII back in March 2004. Coordination efforts are ongoing at this time between the applicant consultant, the Department and Pasco County regarding the actual cost deemed acceptable for use in the final proportionate share calculations.

Received Time Jun.30. 9:54AM