

FINAL REPORT

DRI #253 Oakley Plaza Pasco County



Tampa Bay Regional Planning Council

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REPORT ADOPTED: September 13, 2004

**DRI #253 - OAKLEY PLAZA
PASCO COUNTY**

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SECTION I - INTRODUCTION
DRI #253 - OAKLEY PLAZA
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	Rhea Law, Esq., President Fowler, White et al Post Office Box 1438 Tampa, FL 33601 H. Clyde Hobby, Esq. Hobby, Grey & Reeves, P.A. 5709 Tidalwave Drive New Port Richey, FL 34652
OWNER/APPLICANT	Mr. Thomas E. Oakley Oakley Groves, Inc. Post Office Box 4170 101 ABC Road Lake Wales, FL 33859
DRI CONSULTANT	Ms. Georgianne Ratliff Wilson Miller, Inc. 1101 Channelside Drive, Suite 400N Tampa, FL 33602
ENVIRONMENTAL CONSULTANT	Ms. Shirley Denton, PhD. Biological Research Associates, Inc. 3910 U.S. Highway 301 N., Suite 180 Tampa, FL 33619
DRI CONSULTANT	Mr. Stan Geberer, Associate Fishkind & Associates, Inc. 11869 High Tech Avenue Orlando, FL 32817

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	November 28, 2001
Preapplication Conference	-	June 24, 2002
ADA Submittal	-	October 14, 2002
Site Inspection	-	November 6, 2002
ADA Comments	-	November 13, 2002
First Sufficiency Response Submittal	-	April 14, 2003
First Sufficiency Response Comments	-	May 14, 2003
Second Sufficiency Response Submittal	-	September 12, 2003
Second Sufficiency Response Comments	-	October 10, 2003
Third Sufficiency Response Submittal	-	January 5, 2004
Third Sufficiency Response Comments	-	February 4, 2004
Fourth Sufficiency Response Submittal	-	May 19, 2004
Declaration of Sufficiency by TBRPC	-	June 29, 2004
Notify Pasco County to Set Hearing Date	-	June 29, 2004
Notification Received of Hearing Date	-	August 9, 2004
TBRPC Final Report	-	September 13, 2004
Pasco County BOCC Meeting	-	October 26, 2004

PROJECT DESCRIPTION

The applicant for the Oakley Plaza Development of Regional Impact (DRI) is seeking specific DRI approval for a 120.497-acre retail and residential development. The project is proposed as a single phase with completion anticipated in 2007. In lieu of the proposed General Commercial uses, the project was initially proposed to contain 900,000 sq. ft. of Auto Mall uses in addition to a limited amount of multi-family residential development. The change in development plans were detailed in the Third Sufficiency Response.

While the applicant has requested recognition of a Land Use Equivalency Matrix to possibly exchange some/all commercial uses for office and/or movie theatre (with limitations), the project is proposed to consist of the following uses:

LAND USE		TOTAL
Commercial	(Sq. Ft.)	835,000
Residential	(Multi-Family Units)	300

The project is located along the western side of I-75, east of Oakley Boulevard and approximately one-third of a mile north of S.R. 54 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 uses line the entire eastern and southern portions of the site. Access to the project will only be available from Oakley Boulevard.

Map 3 has been provided to indicate that no regionally-significant natural resources are located within the project site.

DEVELOPMENT AREA:

LAND USE	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Residential	0.0	0.0	24.5	20.3
Retail	0.0	0.0	84.7	70.3
Cropland and Pature	5.6	4.7	0.0	0.0
Improved Pasture	52.0	43.1	0.0	0.0
Shrub and Brushland	6.9	5.7	0.0	0.0
Hardwood-Conifer Mixed	8.4	7.0	0.0	0.0
Coniferous Plantations	47.6	39.5	0.0	0.0
Roads	0.0	0.0	5.3	4.4
Utilities (Retention)	0.0	0.0	6.0	5.0
TOTAL	120.5	100.0	120.5	100.0

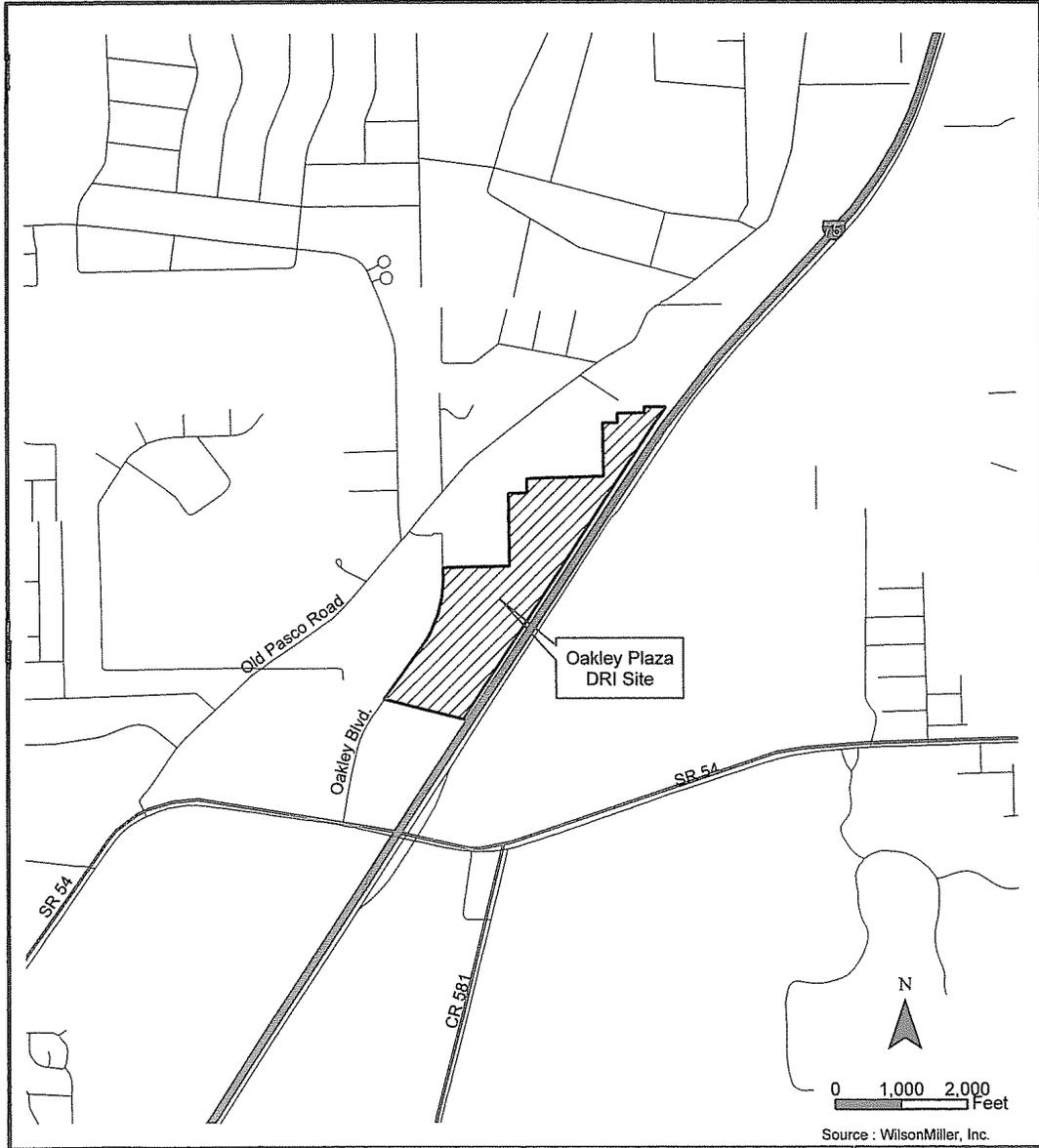
Source: ADA/Table 10-2

SUMMARY OF PROJECT BENEFITS AND IMPACTS

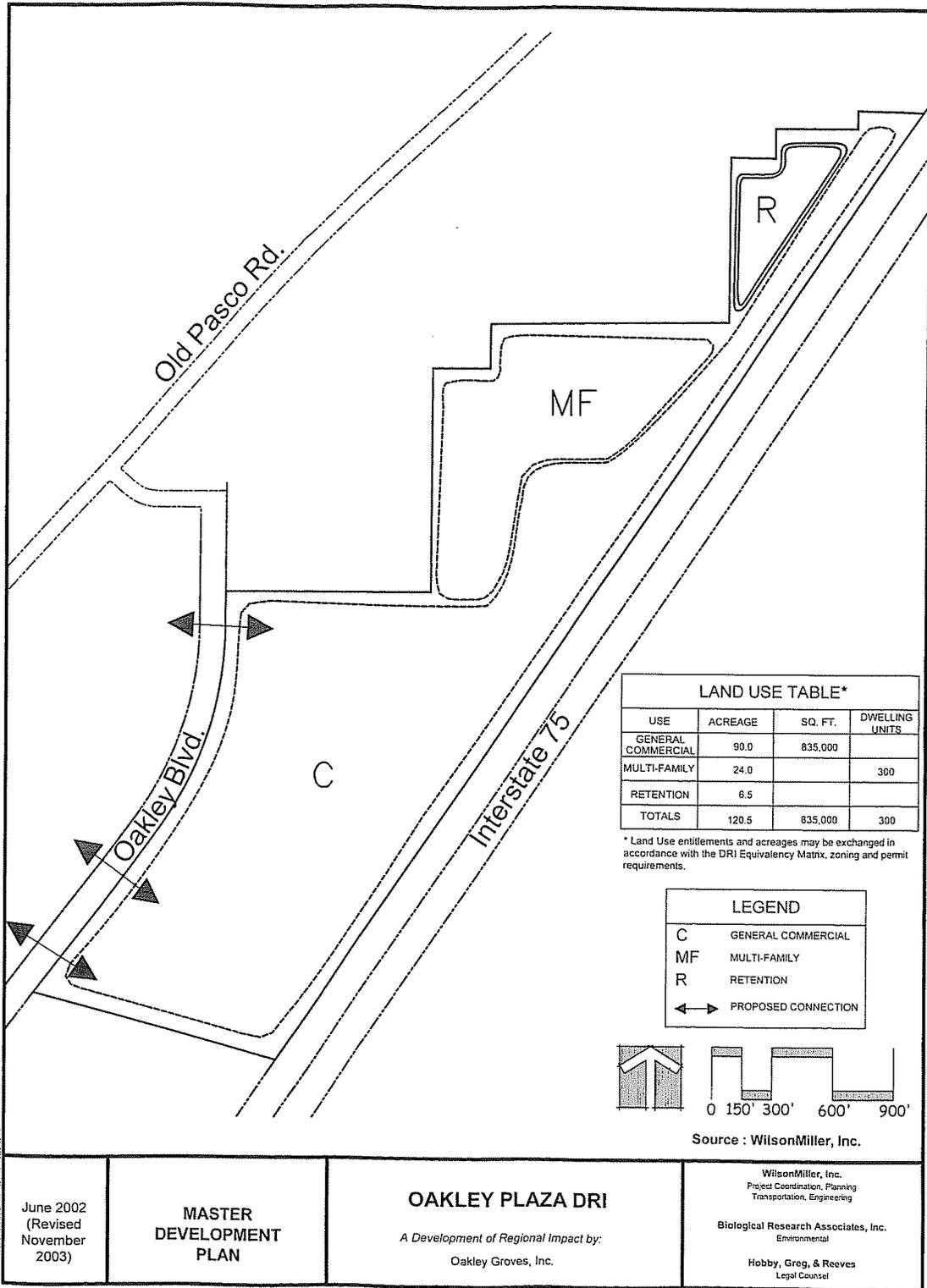
The following summary identifies those benefits and impacts anticipated following Phase 1 and total project buildout:

BENEFITS	Employment¹	Employment estimates at buildout:	1,670 jobs
	Government Tax Revenue²	Estimated Impact Fee Revenues (through Buildout):	\$6,214,235
		Estimated Annual Property Tax Revenues (at Buildout):	\$1,894,907
		Estimated Annual Sales Tax Revenues (at Buildout):	\$ 531,977
		Estimated Annual Gas Tax Revenues (at Buildout):	\$ 364,843
IMPACTS	Water Supply³	Estimated Avg. Daily Potable Water Demand (At Buildout):	160,200 gpd
		Estimated Avg. Daily Non-Potable Water Demand (At Buildout):	102,400 gpd
	Wastewater⁴	Estimated Average Daily Flow (At Buildout):	148,900 gpd
	Solid Waste⁵	Estimated Average Daily Generation (At Buildout):	25,523 lbs./day
	Affordable Housing⁶	Estimated Affordable Housing Supply:	2,483 Units
		Estimated Affordable Housing Demand:	2,555 Units*
	Education⁷	Estimated Elementary School Population (At Buildout):	52 students
Estimated Middle School Population (At Buildout):		26 students	
Estimated High School Population (At Buildout):		27 students	
Energy⁸	Estimated Average Daily Hour Electrical Demand (At Buildout):	3,987 KW	
	Estimated Peak Hour Demand (At Buildout):	7,045 KW	
Transportation⁹	Estimated Trip Generation at Buildout:		
	P.M. Peak Hour Trips:	2,595 (1,275 Inbound/1,320 Outbound)	
	Net Ext. P.M. Peak Hour Trips:	2,068 (1,024 Inbound/1,044 Outbound)	
DEFINITIONS:		SOURCES:	
gpd - gallons per day KW - kilowatts		<ol style="list-style-type: none"> 1. SR3/Table 10-4 (Revised December 2003) 2. SR3/Tables 11-2, 11-3 & 11-5 (Revised December 2003) 3. SR3/Appendix B/Table 17-1 (Revised October 2003) 4. SR3/Appendix B/Table 18-1 (Revised October 2003) 5. SR3/Appendix B/Table 20-1 (Revised October 2003) 6. SR2/Tables 24-6 & 24-10 (Revised June 2003) 7. ADA/Table 27-1 8. SR3/Appendix B/Table 29-1 (Revised October 2003) 9. Supplemental to SR4/Map J-2 (Revised April, 2004) 	
NOTES:			
* - If the expected affordable housing demand exceeds the housing supply by more than 100 units (in Pasco County), the applicant would be responsible for affordable housing mitigation in accordance with Rule 9J-2.048, F.A.C.			

**MAP #1
OAKLEY PLAZA
GENERAL LOCATION MAP**

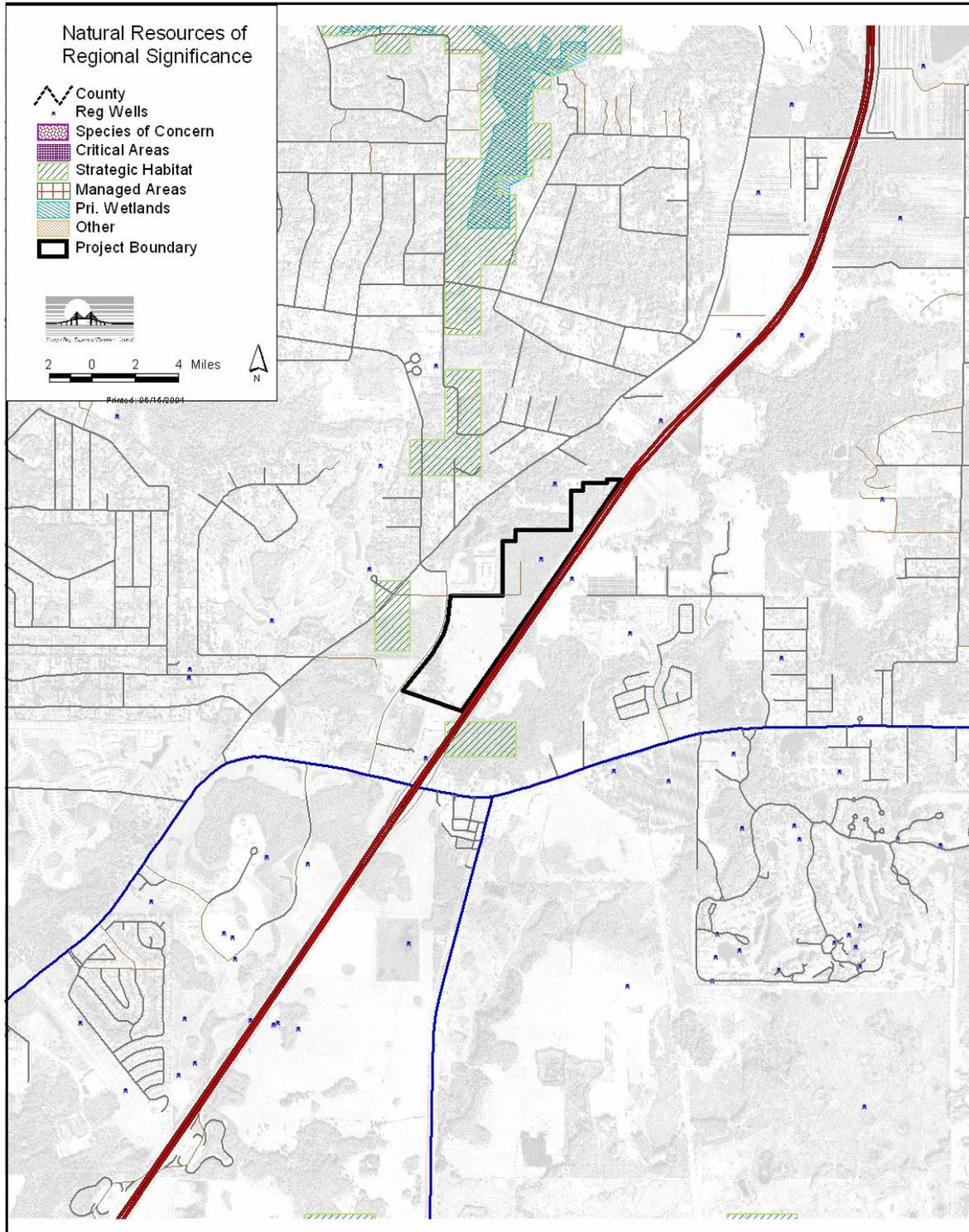


**MAP #2
OAKLEY PLAZA
MASTER DEVELOPMENT PLAN**



<p>June 2002 (Revised November 2003)</p>	<p align="center">MASTER DEVELOPMENT PLAN</p>	<p align="center">OAKLEY PLAZA DRI <i>A Development of Regional Impact by:</i> Oakley Groves, Inc.</p>	<p align="center">WilsonMiller, Inc. Project Coordination, Planning Transportation, Engineering Biological Research Associates, Inc. Environmental Hobby, Greg, & Reeves Legal Counsel</p>
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MAP #3
OAKLEY PLAZA
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE MAP



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**SECTION II- REGIONAL IMPACTS
DRI #253 - OAKLEY PLAZA
PASCO COUNTY**

ECONOMY

Revenues Generated

Oakley Plaza 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 Oakley Plaza DRI is a mixed use retail and residential project. The project could potentially 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 \$1.9 million in revenues to Pasco County, water agencies and the School Board. Of that figure, \$823,258 go to the school district.

The property taxes generated by Oakley Plaza 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 9.114 mills along with 1.812 mills for municipal fire services and the mosquito control district. 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

Oakley Plaza impact fee collections are expected to reach \$5.8 million over the life of the project for transportation, \$188,100 for parks & recreation, \$11,700 for solid waste and \$211,185 for the county school board. The total impact fee revenue anticipated at buildout will exceed \$6.2 million.

Sales Tax Revenues

Sales tax revenues generated by Oakley Plaza will be collected by the State of Florida. A proportion of these revenues are shared with all 67 Florida counties. The distribution formula is complex, but it is dominated by the relative share of the State's population living in the subject county and secondarily by the amount of sales taxes generated by the county.

For Oakley Plaza, sales taxes are generated by on-site retail sales. For all tax funds as described in the Pasco County Budget, Pasco County will receive, upon completion of Oakley Plaza, estimated additional sales tax revenues of \$531,977 per year.

Gasoline Tax Revenues

Gas tax revenues generated by Oakley Plaza will be collected by the State of Florida in the same way as Sales Tax Revenues (above). A proportion of these revenues is shared with all 67 Florida counties.

For Oakley Plaza, gas taxes are generated by employment-based trips and project households. Pasco County will receive, upon completion of Oakley Plaza, estimated additional gas tax revenues of \$364,843 per year.

Summary

Oakley Plaza DRI will provide Pasco County with significant economic benefits. These funds can be used to enhance the quality of services provided to Pasco County residents. Of these revenues, one time impact fee collections will reach \$6.2 million over the life of the project.

REVENUE PROJECTIONS SUMMARY

RECIPIENT ENTITY/SOURCE	AT PROJECT COMPLETION (2007)
Pasco County/Impact Fees	\$6,214,235*
Pasco County/Ad Valorem Taxes	\$1,894,907
County	(\$996,667)
School Board	(\$823,258)
Other Agencies	(\$ 74,983)
Pasco County/Sales Taxes	\$ 531,977
Pasco County/Gas Taxes	\$ 364,843
TOTAL PROJECT REVENUES →	\$9,005,962

SOURCE: SR3/Tables 11-2, 11-3 & 11-5

* - One-time assessment (i.e. not recurring funds)

VEGETATION, WILDLIFE AND WETLANDS

The 120.5-acre Oakley Plaza site has been extensively modified by cattle ranching, agricultural and silvicultural activities. The applicant states that a review of historic aerial photographs reveals that all naturally-occurring vegetation had been eliminated from the site by 1967. There are no wetlands on the site and no Natural Resources of Regional Significance. Seven acres of Shrub and Brushland have been grazed by cattle but retain a mix of native species. The oak-pine hammock (8.44 acres) is second growth, with an open understory. The area of pine plantation was previously a citrus grove which was killed in the freezes of 1983 and 1985.

Below is a table providing a summary of existing habitat types on-site and the amount of each proposed to remain after development.

NATURAL COMMUNITY TYPE	EXISTING	AT BUILDOUT	
	Acreage	Acreage	% of Existing Habitat
Improved Pasture	51.96	0	0
Pine Plantation	47.58	0	0
Hardwood-Conifer Mixed	8.44	0	0
Shrub and Brushland	6.92	0	0
Cropland/Pasture	5.6	0	0

Source: ADA/Table 10-2

Wildlife surveys revealed the presence of Gopher tortoises, but the population is too small to require preservation on-site. The developer plans to mitigate the taking of this species. Sandhill Cranes and White Ibis were also observed on the property, but nesting habitat does not exist.

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

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 project site is very flat. Runoff flows through ditches to Cypress Creek and Trout Creek, and this is not expected to change post-development. Grassed swales and retention ponds will provide stormwater management and treatment of the first one-inch of rainfall from each storm event.

The project site is located over a surficial aquifer and the deeper Floridan aquifer. Public potable-water supply wells are located as close as 0.1 miles northwest of the site, with several one to two miles away. It does not appear that pumping at the wellfields has had an effect on the surficial aquifer on-site. The site is up-gradient of public potable wellfields. The applicant has committed that the confining clay layers will not be breached and that the limestone aquifer will not be contacted for any construction activities.

Pasco County has a Groundwater/Wellhead Protection Ordinance which will determine various design parameters and land uses for the development.

Due to the use of the land for a variety of agricultural activities and the proposed residential and commercial uses, the FL Department of Environmental Protection suggested that baseline samples be taken to identify the pre-development quality of surface- and groundwater. It is appropriate that this become a Development Order condition.

Runoff from the site now flows to three distinct outfalls: the northern portion drains through a creek system to Cypress Creek; the central portion flows eastward under I-75 to the Trout Creek system; and the southern portion of the site discharges through a wetland to the Cypress creek system. There is no treatment of the agricultural runoff. The proposed stormwater management system will be designed to mimic the existing flow patterns on the site. It will include biological treatment in wet-detention ponds and grassed swales, meeting the current requirements regarding water quantity and quality. Littoral shelves of native wetland species will be integrated into the ponds.

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

Soils on the Oakley Plaza site are predominantly Tavares, Sparr and Pomona. Tavares sands are well drained slightly limiting for development purposes. Sparr soils are less permeable, seasonally wet, and offer moderate limitations to development. Pomona soils are poorly drained and have severe limitations for development purposes. It is anticipated that fill will be utilized to overcome high water table conditions and that other standard construction techniques will be employed to treat local soil conditions. Wind and water-caused soil erosion will be handled by using Best Management Practices, and may include:

- watering during clearing and grading activities;
- regularly inspecting and maintaining staked hay bales or silt fences to ensure proper function;
- 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 practical;
- staging development activities to limit clearing to areas scheduled for pending construction; and
- providing protection around stormwater inlets as required.

The project site may be located in a karst sensitive (sinkhole-prone) area. Hydrogeologic and geophysical investigations will be necessary prior to design of the stormwater management system and site development.

FLOODPLAINS

Except for a small area adjacent to the I-75 right-of-way, the entire Oakley Plaza site is outside the 500-year flood-prone area as shown on the FEMA Flood Insurance Rate Map. The small area (estimated at less than five acres) is within the 100-year flood-prone area. Any proposed development within the 100-year flood-prone area will necessitate 1:1 compensation for the loss of flood storage capacity within the same drainage basin.

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

Planned uses associated Oakley Plaza are expected to generate a daily demand for 262,600 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 21, 2001. 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	835,000 Sq. Ft.	100,200	69,800
RESIDENTIAL	300 Multi-Family Units	60,000	32,600
TOTAL PROJECT		160,200	102,400

Source: SR3/Appendix B/Table 17-1 (Revised October 2003)

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 Oakley Plaza DRI is proposed with only two land uses - retail and residential. 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 Oakley Plaza DRI is projected to generate 148,900 gallons of wastewater daily upon completion in 2007. The following summarizes the anticipated daily wastewater flow rates for each of the project uses:

LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
COMMERCIAL	835,000 Sq. Ft.	93,100
RESIDENTIAL	300 Multi-Family Units	55,800
TOTAL PROJECT		148,900

Source: SR3/Appendix B/Table 18-1 (Revised October 2003)

Mr. Douglas Bramlett’s November 21, 2001 correspondence stated that 3.0 million gallons per day (mgd) of wastewater treatment capacity existed at the combined Land-O-Lakes/Wesley Chapel as of the date of correspondence. Further 9.0 mgd expansions for each of these facilities was also described in order to meet the future growth anticipated for Central Pasco County. Mr. Bramlett’s correspondence concluded with *“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 Oakley Plaza project will generate more than 12.5 tons of solid waste each day following buildout in 2007. It has been assumed that all solid waste will be domestic in nature. Mr. Bramlett’s November 21, 2001 correspondence indicated that Pasco County 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	835,000 Sq. Ft.	23,699
RESIDENTIAL	300 Multi-Family Units	1,824
TOTAL PROJECT		25,523

Source: SR3/Appendix B/Table 20-1 (Revised October 2003)

If potential commercial 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 2007. The project is expected to generate 1,275 inbound and 1,320 outbound trips in the PM peak hour. Pass-by and pass-by diverted trips to the commercial land uses (251 inbound and 276 outbound) will further reduce the number of trips generated to result in 1,024 inbound and 1,044 outbound net external trips in the PM peak hour.

A number of state and county roads will be significantly impacted by project traffic. These include: I-75 (I-275 to CR 54), CR 54, SR 54, SR 581 (Bruce B. Downs Boulevard), Old Pasco Road, and Oakley Boulevard. The acceptable Level of Service (LOS) for the impacted roadways is LOS C for the impacted sections of I-75 and LOS D for all other impacted roadways. All of the significantly impacted roadway links, except I-75 from I-275 to SR 54, currently operate at acceptable levels of service. All of the intersections impacted by project traffic currently operate at acceptable levels of service. The developer conducted a traffic impact analysis to identify improvements needed as a result of project traffic in the 2007 buildout year for this DRI.

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 (5) 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 is common to all construction sites. Wind erosion of disturbed soils, the movement of construction equipment and the burning of cleared vegetation are air pollution sources. Best Management Practices can be employed to reduce air emissions from the construction site, such as: clearing and grubbing only individual parcels where construction is scheduled to proceed; sodding, seeding, mulching or planting of landscaped material in cleared and disturbed areas; and watering of exposed areas.

Project traffic will significantly impact the intersection of SR 54 and CR 581, triggering the requirement for an air quality screening. The screening indicated that the intersection will not exceed the NAAQS (National Ambient Air Quality Standard) one-hour or eight-hour standard for carbon monoxide concentration. Therefore no mitigation is required of the project.

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

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 households with incomes up to \$60,600. 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 2,483 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 housing analysis submitted for the Oakley Plaza DRI indicates that the project will create a demand for 2,555 affordable housing units through project completion. **The analysis projected a deficit of 72 affordable housing units in the “very low” income range upon project buildout.** Since the identified shortage is less than “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 deemed to not 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 SR3:

CATEGORY	INCOME RANGE	HOUSING SUPPLY	HOUSING DEMAND	SUPPLY MINUS DEMAND
Very Low	<\$25,250	346	415	(- 69)
Low	\$25,251-\$40,400	918	921	(- 3)
Moderate	\$40,401-\$60,600	1,219	1,219	0
TOTAL→		2,483	2,555	(- 72)

Source: SR2/Tables 24-6 & 24-10

POLICE AND FIRE PROTECTION

Law enforcement support of the site will be provided by the Pasco County Sheriff’s Office. Col. Al Nienhuis’ October 4, 2002 correspondence indicated that the project will cause a significant increase in population during the day and evening hours. In addition, “a very conservative estimate of the number of deputies needed as a direct result of this project, considering the necessity for 24 hours a day coverage, would be five.”

The applicant also provided a December 7, 2001 correspondence from Mr. Anthony F. Lopinto, Pasco County Emergency Services Director, indicating that the Pasco County Emergency Services Department will be responsible for providing public safety services for the project. The correspondence identified proposed “donation” amounts for residential and non-residential development and the timing thereof. The donations 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 Oakley Plaza will provide typical recreational uses associated with multi-family development .

EDUCATION

The number of residential units proposed within a community determines the extent of impacts to the public school system. With the proposal for 300 multi-family residential units, it is anticipated that 105 school age students would reside within the residential portion of the development. A breakdown of these students by school type is as follows:

PHASE	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL NUMBER OF STUDENTS
Buildout (2007)	52	26	27	105

Source: ADA/Table 27-1

A December 17, 2001 correspondence from Mr. Michael Rapp, Planning Director for the Pasco County School Board identified that the future students would reside within the attendance boundaries of Quail Hollow Elementary School (684 students currently enrolled/577 student capacity), Weightman Middle School (1,247 students currently enrolled/1,081 student capacity) and Wesley Chapel High School (1,387 students currently enrolled/1,507 student capacity). Mr. Rapp indicated that, with the exception of Wesley Chapel High School, each of the other school facilities is currently operating over capacity and suggested that construction of new schools will be necessary.

HEALTH CARE

The majority of health care needs can be provided to Oakley Plaza by the Pasco Regional Medical Center, North Bay Hospital and/or East Pasco Medical Center. Correspondences from each of these facilities were provided within the Application for Development Approval indicating the willingness and ability to meet the project’s needs. Additional health care facilities which could provide services to Oakley Plaza residents, tenants and guests and are located in close proximity to the project include: Morton Plant Mease Health Care’s Trinity Outpatient Center, University Community Hospital and St. Joseph’s Hospital

ENERGY

A November 26, 2001 correspondence from Mr. Howard Prim of Withlacoochee River Electric Cooperative, Inc. (WREC) was provided. The letter acknowledges WREC’s ability to meet the future demands of Oakley Plaza. A July 16, 2002 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 95,688 kilowatts (KW) and a peak-hour demand rate of 7,045 KW at buildout.

LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
		Avg. Daily Hr.	Peak Hour
COMMERCIAL	835,000 Sq. Ft.	3,507	5,845
RESIDENTIAL	300 Multi-Family Units	480	1,200
TOTAL PROJECT		3,987	7,045

Source: SR3/Appendix B/Table 29-1 (Revised October 2003)

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 to the Florida Division of Historical Resources (FDHR) for review in December, 2001. This survey was also provided in the Application for Development Approval.

In conclusion, Dr. Janet Snyder Matthews, Director of FDHR, agreed that there was limited artifact assemblage, absence of intact cultural deposits, and lack of substantive research potential associated with the single identified archaeological site (8PA627) recorded on site, and concluded that her agency “finds the submitted report complete and sufficient.”

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SECTION III - DEVELOPER COMMITMENTS
DRI #253 - OAKLEY PLAZA
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 Response (SR3), or the Fourth Sufficiency Response (SR4):

GENERAL

The applicant proposes to supplement the infrastructure available to the site in accordance with the policies of the Comprehensive Plan and the Land Development Code. The project will connect to existing Pasco County public facilities (e.g. potable water, sanitary sewer and roadway systems. (ADA/Page 10.8)

VEGETATION AND WILDLIFE

1. *The applicant intends to mitigate for impacts to gopher tortoises through donation to a Florida Fish and Wildlife Conservation Commission mitigation bank... (ADA/Page 12.6)*
2. *The Applicant will be submitting a [gopher tortoise take] permit request to the FFWCC to take these animals. Mitigation will be provided offsite, most likely a donation to a gopher tortoise mitigation bank approved by the FFWCC. (SR4/Page 12.1)*

WETLANDS

1. *No wetlands will be disturbed or altered. The ditch will be removed and replaced with a surface water management system appropriate to the land use. (ADA/Page 13.2)*
2. *The applicant is agreeable to working with Tampa Bay Water [to evaluate the establishment of potential ecological monitoring sites on the property should they be beneficial in the future as part of Tampa Bay Water's ecological monitoring program]. (SR1/Page 13.1)*

WATER QUALITY

1. *The surface water management system proposed for the site will be designed to protect surface water quality through the use of grass swale systems and surface water retention ponds. The design will incorporate the first one-half inch of runoff or runoff from the first inch of rainfall... To prevent adverse effects to ground water quality during construction, no excavation into the confining layers or underlying limestone is proposed. (ADA/Page 14.4)*
2. *The [stormwater management] system will be designed to reduce pollutant loads discharged from the site and mitigate development-related effects. (ADA/Page 14.4)*

3. *Construction Best Management Practices will be used to prevent construction related turbidity and erosion problems. A plan to regularly monitor and maintain, as necessary, erosion and turbidity control measures will be designed and implemented with input from the county and other regulatory agencies, as appropriate. (ADA/Page 14.4)*
4. *Appropriate conditions for the monitoring and collection of baseline data will be proposed during preparation of the development order. (SR1/Pages 14.1, 14.2 & 20.1)*
5. *There will be no underground petroleum storage tanks. There will be no auto body shop/paint facility on-site. (SR2/Page 10.1)*

SOILS

1. *In areas to be developed, unsuitable soils will be removed and replaced with suitable materials. (ADA/Page 15.1)*
2. *All buildings will be constructed on compacted fill materials with habitable structure finished floor elevations set at or above the determined 100-year flood elevation. (ADA/Page 15.1)*
3. *Unsuitable soils will be utilized for the creation of landscape berms to the extent possible. Additional unsuitable materials will be disposed of based on plans approved by local government agencies. (ADA/Page 15.2)*
4. *The Applicant acknowledges that appropriate subsurface investigations may need to be done prior to construction of stormwater/floodplain compensation ponds. These investigations will be those routinely performed to support issuance of required permits. (SR3/Page 15.1)*
5. *The Applicant has worked with the Department of Environmental Protection (DEP) in response to the above comments. Language proposed as a development order condition has been accepted by DEP [was included as SR4/Exhibit 15-3]. (SR4/Page 15.2)*

FLOODPLAINS

1. *In general, floodplain impacts will be mitigated at a 1:1 ratio with the proposed mitigation area being located within the same basin as the floodplain impacts. (ADA/Page 16.1)*
2. *There will be no increase in the potential for off site flooding due to the development of this site. (ADA/Page 16.2)*

WATER SUPPLY

1. *No on site [water] wells are proposed with this project. (ADA/Page 17.2)*

2. *Oakley Plaza will encourage the practice of water conservation in both the residential and non-residential components of the project... Xeriscaped common areas will be encouraged throughout the project to reduce the demand for water supply. (ADA/Page 17.3)*
3. *When available, water for irrigation and other non-potable purposes will be taken from the stormwater management ponds and any reclaimed water sources adjacent to the site. (SR1/Page 10.1)*
4. *Water conservation fixtures, appliances and other water conserving devices and implementation of xeriscape principles will be encouraged through the property owner's association and/or recommended building design standards. (SR1/Page 17.1)*
5. *The Applicant will implement an integrated pest management program to address the responsible use of water, pesticides, herbicides and fertilizers to minimize groundwater contamination. In addition, the Applicant will also agree to incorporate landscaping principles of the Florida Yards and Neighborhoods Program in the multi-family residential areas of the Development. Where available, reclaimed or another non-potable water source will be utilized for irrigation. (SR1/Page 17.2)*

WASTEWATER MANAGEMENT

1. *All portions of the development will be served by the proposed sanitary sewer system. Consequently, no permanent septic tanks will be installed. (ADA/Page 18.2)*
2. *All wastewater flows from the project will be collected and directed to the public wastewater treatment plant. (SR1/Page 10.1)*

STORMWATER MANAGEMENT

1. *The stormwater management areas will be designed with 4:1 side slopes and stabilized with sod. This will minimize erosion and allow for easy maintenance of the slopes. (ADA/Page 15.2)*
2. *All development runoff will receive a minimum of one inch of treatment prior to discharge from the site. (ADA/Page 19.2)*
3. *The proposed ponds will contain a littoral shelf that comprises approximately 35% of the pond area at the normal water level (NWL). The littoral shelf vegetation provides biological treatment to the stormwater passing through and over the shelf through nutrient uptake. The first one-inch of runoff from each basin will be treated in the lakes between normal water level (NWL) and the design low water (DLW). These types of ponds provide for a minimum of 36 hours and a maximum of 60 hours to discharge half of the treatment volume. The remaining volume will be drawn down in 120 hours. (ADA/Page 19.4)*

4. *Stormwater runoff from the site will be routed to the on-site stormwater ponds. (SR1/Page 10.2)*
5. *Maintenance of all stormwater facilities will be the responsibility of the developer or its assignee... (SR1/Page 10.2)*
6. *The Applicant will commit to not breaching the confining clay layers or contacting the limestone aquifer during the construction of any needed storm/surface water retention or treatment systems. (SR1/Page 19.3 & SR2/Page 19.1)*

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

There will be no underground petroleum storage tanks. There will be no auto body shop/paint facility on site. (SR2/Page 10.1)

TRANSPORTATION

The applicant will provide sidewalks and bike lanes consistent with requirements of the Pasco County Land Development Regulations. (SR1/Page 21.3)

AIR QUALITY

To minimize wind erosion, clearing and grubbing operations will be performed only on individual parcels of land where construction is scheduled to proceed... Measures to be employed to minimize fugitive dust include sodding, seeding, 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)

HURRICANE PREPAREDNESS

The developer will coordinate plans prepared for permitting and construction of the proposed multi-family residential buildings with Pasco County's Emergency Management Department. (SR1/Page 23.1)

AFFORDABLE HOUSING

1. *The development will increase the supply of safe, affordable, and sanitary housing in the region by providing multi-family housing types. (ADA/Page 10.6)*
2. *The entire residential development component of this project will be renter-occupied. (ADA/Page 24.1)*

RECREATION AND OPEN SPACE

1. *Recreation uses typically associated with multi-family development are also anticipated on site and will meet the Recreation Facilities Performance Standards listed in the Comprehensive Plan. (ADA/Page 10.5)*
2. *Oakley Plaza will meet the recreation and open space goals and objectives of the Pasco County Comprehensive Plan by providing recreational facilities for residents of multifamily development and through the County's adopted parks and recreation impact fees. (ADA/Page 26.1)*

EDUCATION

The proposed development will be required to pay school impact fees at the time residential building permits are issued. (SR1/Page 27.1)

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SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #253 -OAKLEY PLAZA
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 approval of Oakley Plaza shall include the above-referenced Section 380.06, F.S. requirements and shall address the following recommended regional conditions:

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 SPECIFIC APPROVAL OF OAKLEY PLAZA AS PRESENTED IN THE ADA, BE APPROVED, SUBJECT TO THE CONDITIONS CITED HEREIN.

COMMENCEMENT OF DEVELOPMENT

In an effort to achieve the 2007 buildout date, physical development shall commence within one year of the Development Order effective date. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.

VEGETATION, WILDLIFE AND WETLANDS

1. 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.
2. 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 submitted following commencement of development.
3. 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.

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 shall 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. When reclaimed water becomes available to the project site, the developer or its assigns shall utilize it for all irrigation on-site.
8. Best Management Practices (BMPs) shall be used to prevent construction related turbidity.
9. Appropriate subsurface investigations shall be performed prior to construction of stormwater management and /floodplain compensation ponds.
10. As committed, all groundwater confining layers shall be retained intact during construction activities.

SOILS

1. Prior to any site alteration activities associated with the project, the Developer shall implement a groundwater monitoring program approved by FDEP. The plan shall include appropriate provisions for the characterization of the pre-development baseline water quality and water level conditions of the site's groundwater. The groundwater monitoring program required pursuant to this condition shall include identification of well locations, sampling frequency, and sampling duration, as well as parameters to be monitored and applicable collection and analytical methods.
2. Upon completion of the pre-development groundwater program, a report of the results shall be submitted to FDEP for review and approval. In addition to the official laboratory results, the report shall include recommendations regarding monitoring during construction and post-construction. Any proposed construction and post-construction monitoring plans developed pursuant to this condition shall be submitted to FDEP for review and approval. After initial data is received, the necessity of further monitoring will be assessed.
3. Best Management Practices pertaining to soils, including those identified in the ADA, shall be employed during site preparation and construction to prevent soil erosion.

FLOODPLAINS

1. There shall be no off-site flooding due to the development of the Oakley Plaza project. The stormwater management system shall be designed to provide attenuation for any flows due to increased impervious area.
2. All habitable structures and access roadways shall be constructed above the 100-year flood elevation.
3. 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. 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.
3. Dual lines for irrigation shall be installed in the development during construction. Reuse connections shall also be metered when they occur. (SWFWMD)
4. The local water resources are very limited and “every tool available to minimize water demand” shall be used. The applicant shall use the following at the time of construction: (SWFWMD)
 - low volume irrigation systems in all non-turf areas, and all irrigation (turf and non-turf) in accordance with the irrigation design standards described in Appendix J of the Florida Building Code;
 - common area laundry rooms, versus separate laundry hook-ups in each multi-family unit, or require/install low-volume laundry machines and dishwashers where individual hook-ups are allowed; and
 - water meters on all irrigation system clocks.
5. Florida Friendly landscaping materials and techniques shall be used that, once established, the landscape will be prepared for more extreme weather conditions. The applicant shall work with Florida Yards & Neighborhoods to implement Integrated Pest Management, landscape design, plant material selection, and irrigation system installation. (SWFWMD)

WASTEWATER MANAGEMENT

1. Approval of the project shall include assurance of adequate wastewater treatment capacity as well as developer provision of any wastewater improvements to the internal wastewater collection system.
2. As committed, all wastewater flows from the project will be collected and directed to the public wastewater treatment plant. Consequently, wastewater shall not be treated on-site or by a private utility.
3. No septic tanks shall be installed on the Oakley Plaza site.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

1. 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.
2. In the event that any portion of the site is constructed with Auto Mall uses, as committed, there shall be no underground petroleum storage tanks or auto body shop/paint facility(ies) on site.

TRANSPORTATION

1. The Oakley Plaza development will have a negative impact on several regionally-significant roadway facilities within the primary impact area. Transportation system improvements required to mitigate the negative impact of this proposed development have been identified have been identified during the development review process. To approve this development, the transportation system deficiencies must be cured and mitigated, as set in the Table below:

Oakley Plaza (2007) Required Improvements

Location	Total Traffic LOS Prior to Improvement	Project Traffic Impact (%)	Required Improvement
CR 54 (I-75 to SR 581)	F	18	Widen to 6 lane divided
I-75 (I-275 to SR 56)	F	5.1	Widen to 6 lane freeway
I-75 (SR 56 to SR 54)	F	10	Widen to 6 lane freeway
Oakley Blvd. (CR 54 to Dayflower)	F	90	Widen to 2 lanes NB
Oakley Blvd. (Dayflower to South Site Drive)	F	108	Widen to 4 lane divided
Gateway Blvd./Dayflower (CR 54 to Oakley Boulevard)	NA	94	Construct 2 lane road
SR 54 at Bruce B. Downs Blvd. (C.R. 581)	E	69	Construct WB LT lane and EB “drop through” lane
Oakley Blvd. at Old Pasco Road	F	100	Construct WB LT lane
CR 54 at Gateway Blvd. North	NA	100	Construct two SB LT lanes, a SB Thru lane, and a SB RT lanes
Oakley Blvd. at Dayflower	NA	100	Construct EB LT lane, a combined EB RT & Thru lane, and a SB RT lane. Signalize when warranted by MUTCD
Oakley Blvd. at South Site Drive	NA	100	Construct a NB RT lane, a SB LT lane, two WB LT lanes and a WB RT lane. Signalize when warranted by MUTCD
Oakley Blvd. at Center Site Drive	NA	100	Construct a NB RT lane, a SB LT lane, a WB LT lane and WB RT lane.
Oakley Blvd. at North Site Drive	NA	100	Construct a NB RT lane, a SB LT lane, a WB LT lane and a WB RT lane.
ACRONYM LISTING:			
EB - Eastbound		LT - Left Turn	
WB - Westbound		RT - Right Turn	
NB - Northbound			
SB - Southbound		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 Oakley Plaza is reflective of the transportation analysis and subsequently prescribed mitigative measures shall be instituted by the developer. The program shall provide biennial PM peak hour project driveway counts at all project entrance driveway intersections with Oakley Blvd. 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 to ensure that the counts are relatively current.

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 Oakley Blvd. Only turns to and from the project entrance need to be counted (through volumes on Oakley Blvd. 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 the net external trips, pass-by trips, and pass-by diverted trips. For the project, the total PM peak hour project traffic at the driveways was estimated to be 2,068 net external and 527 pass-by and pass-by diverted trips, for a total of 2,595 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 Analysis, 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 shall coordinate with the Institute for Business and Home Safety and the Pasco County Emergency Management Department to determine the feasibility of incorporating fire and wind-resistant "fortified" design criteria for all development.

POLICE AND FIRE PROTECTION

1. The developer shall provide a pro-rata share of the cost for additional equipment and/or personnel required of the Pasco County Sheriff's Department and Pasco County Emergency Services in order to ensure adequate police and fire protection to the development if deemed appropriate by Pasco County and required through the application of uniform development standards. The mitigative measures shall be identified in the Development Order.
2. The developer shall review the concepts of "fire safe communities," as provided by the Florida Division of Forestry, and implement all appropriate measures.

EDUCATION

The developer shall cooperate with the District School Board of Pasco County to accurately assess and mitigate school system impacts. The mitigative measures shall be identified in the Development Order.

ENERGY

Implementation of the energy conservation measures referenced on Page 29-3 of the ADA shall be required.

HISTORICAL AND ARCHAEOLOGICAL

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

GENERAL CONDITIONS

1. Should development significantly depart from the parameters set forth in the ADA to an extent that such departure or change creates a reasonable likelihood of additional regional impact, or creates any type of regional impact not previously reviewed by the regional planning agency, the project will be subject to substantial deviation review pursuant to Section 380.06, F.S.
2. Any approval of Oakley Plaza 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).
3. Any approval of this development shall require that all of the developer's commitments set forth in the ADA, SR1, SR2, SR 3 and SR4 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.

4. 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.
5. The potential Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.
6. Approval of Oakley Plaza 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.
7. The following proposed *Land Use Equivalency Matrix (Revised 8/04)* was analyzed as part of the DRI review of the project. TBRPC concurs with the Matrix. However, it shall be noted in the Development Order that while the conversion ratios are based on trip generation (transportation) factors, the determining factor will be the affordable housing demand. Future conversions shall not exceed the projected 612 affordable housing unit demand associated with the initial project approval for 835,000 sq. ft. of general commercial uses. In addition, it shall be verified that the County would meet any additional demands for water, wastewater and solid resulting from future conversions. The developer shall submit all conversion requests to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs a minimum of 14 days prior to approval by Pasco County. Such requests shall include a description of the proposed exchanges of land uses, calculations supporting the conversion(s), an assessment of the affordable housing demand associated with the revised project, and the project's anticipated net change in water, wastewater and solid waste volumes.

**TABLE 1
EQUIVALENCY MATRIX
Oakley Plaza
(Revised 8/04)**

Change To:	Auto Mall	Office	Movie Theater
Change From:			
Retail	1,328 sf/ksf (1.3278) ^{2,3}	1,493 sf/ksf (1.4927) ³	33.50 sf/seat (33.5000) ³

¹ Land use exchanges are based on net external p.m. peak hour peak two-way project traffic. Use of this matrix shall be limited to the following minimums and maximums to ensure that impacts for transportation, water, wastewater, solid waste, and affordable housing (total demand shall not exceed 612 dwelling units based on the following rates: Retail 0.733 dus/ksf; Auto Mall 0.733 dus/ksf; Office 3.35 dus/ksf; and Movie Theater .006 dus/seat) are not exceeded

Land Use	Minimum	Approved	Maximum
Retail ^a	0 sf/ksf	835,000 sf/ksf	835,000 sf/ksf ^a
Multi-Family	300 dus	300 dus	300 dus
Auto Mall ^a	0 sf	0 sf	835,000 sf
Office	0 sf	0 sf	175,000 sf
Movie Theater	0 seats	0 seats	2,400 seats

^a The combination of Retail and Auto Mall land uses shall not exceed a combined total square footage of 835,000 sf.

² Example exchanges:
Add 500,000 sf of Auto Mall by reducing Retail: 500,000sf Auto Mall + 1.3278 = 376,562.74;
reduce Retail by 376,563sf

³ Actual Equivalency factor for use in calculations

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8. The acreage associated with the multi-family development may range from 12.5 to 24.0 acres so long as the number of multi-family units does not exceed 300, as proposed.
8. The initial biennial report, required by Subsection 380.06(18), F.S., shall be submitted on the second anniversary of the Development Order effective date. Such Report shall be submitted every second year thereafter until project buildout.
9. The Development Order address the concerns set forth in the attached letters from the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Florida Department of Transportation, Tampa Bay Water and the Hillsborough County City-County Planning Commission.

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 13th day of September, 2004

**SECTION V - REVIEW AGENCY COMMENTS
DRI #253 - OAKLEY PLAZA
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
Hillsborough County Planning & Growth Management



Southwest Florida Water Management District

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

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 667-3271

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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- Heidi B. McCre**
Vice Chair, Hillsborough
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Hillsborough
- Patsy C. Symons**
DeSoto

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

August 23, 2004

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

SUBJECT: DRI #253 – Oakley Plaza, Pasco County – Final Comments

Dear Mr. Meyer:

The staff of the Southwest Florida Water Management District has developed recommended Development Order Conditions for the above referenced project. This development will entail 120.5 acres, 900,000 square feet of retail space, 300 multi-family residential units, and 6 acres stormwater detention. The property currently houses cropland and pasture comprising approximately 57.56 acres, 15.36 acres of "natural area" (shrub, brushland, hardwood-conifer mixed forest), and 47.58 acres in pine plantation. The project will be constructed in one phase with buildout expected in 2007. Thank you for this review and comment opportunity.

Recommended Development Order (D.O.) Conditions For Oakley Plaza DRI

STORMWATER MANAGEMENT

A new Environmental Resources Permit (ERP), pursuant to Rule 40D-4, F.A.C. will likely be required to address surface water management as part of the proposed development. The applicant should establish a pre-application meeting with District regulatory. For more information regarding the District's permitting process, please visit www.watermatters.org.

Low Impact Development techniques should be used to the maximum extent possible including:

- Disturb no more land than is necessary to provide for the desired use;
- Preserve indigenous vegetation to the maximum extent possible; and

Mr. John Meyer
August 23, 2004
Page 2

- Minimize impervious cover in all land development activities.

WATER SUPPLY

The applicant will access reclaimed water when available. A regional focus on reuse, particularly in this area, is strongly supported by the SWFWMD Governing Board.

Dual lines for irrigation shall be installed in the development during construction. Reuse connections shall also be metered when they occur.

The local water resources are very limited and "every tool available to minimize water demand" shall be used. The applicant shall use the following at the time of construction:

- Low volume irrigation systems in all non-turf areas, and all irrigation (turf and non-turf) in accordance with the irrigation design standards described in Appendix J of the Florida Building Code.
- Common area laundry rooms, versus separate laundry hook-ups in each multi-family unit, or require/install low-volume laundry machines and dishwashers where individual hooks-ups are allowed.
- Individual water meters for each housing unit.
- Water meters on all irrigation system clocks.

Florida Friendly landscaping materials and techniques shall be used to ensure that, once established, the landscape will be more prepared for extreme weather conditions. The applicant shall work with Florida Yards & Neighborhoods to implement Integrated Pest Management, landscape design, plant material selection, and irrigation system installation.

Native plants shall be used in all on-site landscaping as they are highly adapted to Florida conditions and very durable.

GROUNDWATER

All groundwater confining layers shall be retained intact during construction activities.

HURRICANE PREPAREDNESS

The developer shall coordinate with the Pasco County Emergency Management Department regarding incorporation of hurricane and wind resistant technology into the design criteria of all commercial facilities and residential facilities.

The above comments are provided for your evaluation in the DRI review process. We appreciate this opportunity. These comments do not constitute permit approval under

Mr. John Meyer
August 23, 2004
Page 3

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.

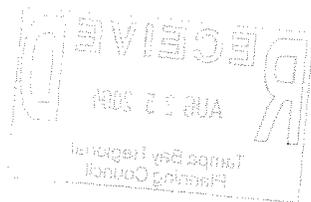
Sincerely,



Mikel Renner, AICP
Senior Planner

MER

cc: Michael LaSala, Pasco County, DRI Coordinator
Rand Baldwin, Governmental Affairs Coordinator, CLA-TPA
John Parker, Brooksville Regulation Manager, REG-BRO
Len Bartos, Brooksville Regulation Manager, REG-BRO
Carl Wright, Conservation Projects Manager, DEV
Michael Kelley, Professional Geologist, DEV
Barry Billets, Environmental Scientist, REG-BRO



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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 Blvd.
Suite 100
Pinellas Park, Fl. 33782

August 25, 2004

Sent via: regular mail and facsimile
Re: Oakley Plaza Final Comments

Dear Mr. Meyer:

The Southwest District Office of The Department of Environmental Protection has reviewed the above-referenced project and directs your attention to the attached correspondence and Development Order language previously agreed to by the applicant.

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

Received Time Aug.25. 9:44AM



**FOWLER WHITE
BOGGS BANKER**

ATTORNEYS AT LAW
ESTABLISHED 1943



Direct Dial Number: (813) 222-1179
E-Mail: Rlaw@Fowlerwhite.com

March 14, 2004

VIA TELECOPY AND U.S. MAIL

Ms. Cece McKiernan
Environmental Administrator
Watershed Management
Department of Environmental Protection
3804 Coconut Palm Drive
Tampa, Florida 33619

SUBJECT: Oakley Plaza Development of Regional Impact, DRI No. 253

Dear Ms. McKiernan:

As a follow up to our telephone conference, please be advised that the applicant, Oakley Groves, Inc., acknowledges that the Department of Environmental Protection has concerns about the potential for karst activity. To that end, the applicant will agree to a Development Order condition that requires a geotechnical investigation be completed, in conjunction with construction permitting, to determine the appropriateness of the proposed site for the pond and further identifying any special design criteria required for the construction of the pond.

If this resolution is acceptable, please so advise by responding to the Tampa Bay Regional Planning Council, with a copy to me, indicating your desire for the inclusion of the above referenced condition in the Development Order and finding that the DRI is now "sufficient" for final review.

If you have any questions, or if you would like to discuss this further, please call me at my direct number listed above. Thank you for your assistance in this matter.

Sincerely yours,

Rhea F. Law

CC: Mr. John Bowers

FOWLER WHITE BOGGS BANKER P.A.

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501 EAST KENNEDY BLVD., SUITE 1700 • TAMPA, FLORIDA 33602 • P.O. BOX 1438 • TAMPA, FL 33601
Received Time: 05.25. : 9:44AM FAX (813) 229-8313 • www.fowlerwhite.com

Prior to any site alteration activities associated with the project, the Developer shall implement a groundwater monitoring program approved by DEP. The plan shall include appropriate provisions for the characterization of the pre-development baseline water quality and water level conditions of the site's groundwater. The groundwater monitoring program required pursuant to this condition shall include identification of well locations, sampling frequency, and sampling duration, as well as parameters to be monitored and applicable collection and analytical methods.

Upon completion of the pre-development groundwater program, a report of results will be submitted to DEP for review and approval. In addition to the official laboratory results, the report shall include recommendations regarding monitoring during construction and post-construction. Any proposed construction and post-construction monitoring plans developed pursuant to this condition shall be submitted to DEP for review and approval. After initial data is received, the necessity for further monitoring will be assessed.

Received Time Aug.25 9:44AM



Jeb Bush
Governor

Department of Environmental Protection

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

Colleen M. Castille
Secretary

Ms. Rhea Law
Fowler White Boggs Banker, P.A.
501 East Kennedy Blvd.
Suite 1700
P.O. Box 1438
Tampa, Fl. 33601

April 26, 2004

Sent via: regular mail and facsimile

Re: Development Order Language for Oakley Plaza DRI #253

Dear Ms. Law:

The Department is in receipt of the Development Order (DO) language (enclosed) you provided for review pertaining to the Ground Water Monitoring Plan and geotechnical investigation for Oakley Plaza. This language addresses the Department's concerns at this time.

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"

Received Time Aug.25. 9:44AM

Board of Directors Robert Stewart, Ted Schrader, Rick Baker, Kathy Costor,
Ann Hildebrand, Pam Iorio, Susan Lalvala, Jan Platt, Dan Tipton
General Manager Jerry L. Maxwell
General Counsel Donald D. Conn
2535 Landmark Drive, Suite 211, Clearwater, FL 33761-3930
Phone: 727.796.2355 / Fax: 727.791.2388 / SunCom: 313.7010
www.tampabaywater.org



VIA FAX & U.S. MAIL

August 27, 2004

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

Re: DRI #253 – Oakley Plaza, Pasco County
Final Report – Final Comments and Recommendations

Dear Mr. Meyer:

The Oakley Plaza DRI #253 is located in Pasco County generally bounded by Oakley Boulevard on the west and by I-75 to the east. Oakley Plaza is located in close proximity to the Cypress Creek Wellfield and directly upgradient of the Cypress Bridge Wellfield, both of which are major public water supply sources and strategic regional resources.

Tampa Bay Water staff recommends the following development order conditions for the Oakley Plaza DRI #253:

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 impacts as required by the regulations of Pasco County and other appropriate regulatory bodies shall be implemented. In addition, the

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Mr. John M. Meyers
August 27, 2004
Page 2

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 shall remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
 4. The development activities shall 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 that are required should it occur shall be required to be addressed by the applicant prior to development.
 5. A groundwater 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

Received Time Aug. 30. 8:35AM

Mr. John M. Meyers
August 27, 2004
Page 3

Bay Water for review and to Pasco County for approval. 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 often as may be required.

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 limestone clay or karst connection.

Received Time Aug.30. 8:35AM

Mr. John M. Meyers
August 27, 2004
Page 4

- 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 shall be prohibited.
4. The historic average rainfall volume discharged from the project site should be maintained post-development. The 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

Copy to:

Mr. Deversray L. Garner, Planner II, Pasco County Growth Management

Received Time AUG. 30. 8:35AM



Florida Department of Transportation

1 201 N. McKinley Drive • Tampa, FL 33612 6456 • Phone (813) 975-6000 • 1 800 926 7370

JEB BUSH
GOVERNOR

JOSÉ ABREU
SECRETARY

August 25, 2004

Mr. John Meyer
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd. - Suite 100
Pinellas Park, Florida 33782

Re: Oakley Plaza (DRI # 253)
Pasco County, Florida

Dear Mr. Meyer:

The Department reviewed the proposed development order for this multi-use project. This project is situated northwest of the I-75 interchange at CR 54 in central Pasco County. The traffic distribution for this project was considered acceptable based on a mix of 300 multi-family units and 900,000 square feet of commercial.

The Department is concerned that additional residential traffic from this project could overwhelm the capacity of northbound I-75 near the CR 54 interchange in the PM peak hour. The proposed development order for Oakley Plaza includes a land use equivalency matrix that could permit the traffic distribution to change. The Department would encourage Pasco County to limit land use exchange possibilities in the exchange matrix to those land uses that have a net outflow of traffic from this project in the PM peak hour. Land uses such as office or industrial would fit this traffic distribution profile.

The Department appreciates this opportunity to comment.

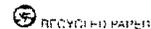
Sincerely,


Kent Fast, AICP
DRI Coordinator

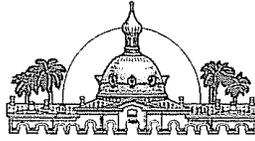
cc: Samuel P. Steffey II, Pasco County
Michael LaSala, AICP, Pasco County
Ali Atefi, PE, Pasco County

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Florida

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August 20, 2004

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

Subject: DRI #253 – Oakley Plaza, Pasco County

Dear Mr. Meyer:

Hillsborough County offers the following comments on the Oakley Plaza development of regional impact.

This project is within a larger area currently undergoing recovery of groundwater levels that have been historically depressed due to regional wellfield withdrawals from 11 wellfields dispersed throughout Pasco, Hillsborough and Pinellas Counties. These wellfields are all required to reduce their groundwater withdrawal rates under a specified schedule outlined within the consolidated Permit issued by the South West Florida Water Management District (SWFWMD) to Tampa Bay Water. It is anticipated that as the regional wellfields continue to make cutbacks and operate at reduced production rates, water levels within the surficial and Floridan aquifer will recover from their current depressed levels. Because of this, great caution should be exercised when determining seasonal levels and hydroperiods used in the stormwater management system design to ensure that the system continues to function properly and as intended after full recovery of aquifer has been achieved. It is noted that the applicant has stated that SWFWMD will be consulted during the project's design and permitting phase to ensure that relevant hydrologic information and recovery trends are incorporated into the stormwater system design. The applicant should also coordinate with Tampa Bay Water as necessary.

The applicant intends to use the proposed stormwater ponds or reclaimed water when it becomes available to meet non-potable water demands. Use of the onsite surface water sources for irrigation should not be discontinued if reclaimed water is made available to ensure that the limited reclaimed water source is made available to offset groundwater use in the wellfield recovery area. The applicant has indicated that stormwater ponds will be utilized as an irrigation source to the greatest extent possible.

Sincerely,

John E. Healey, AICP
Principal Planner



cc: John Bowers, WilsonMiller, Inc.

Post Office Box 1110 · Tampa, Florida 33601
Web Site: www.hillsboroughcounty.org
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