FINAL REPORT

DRI #255
Bexley Ranch
Pasco County

Tampa Bay Regional Planning Council

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REPORT ADOPTED: December 13, 2004

DRI #255 - BEXLEY RANCH
PASCO COUNTY

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SECTION I - INTRODUCTION
DRI #255 - BEXLEY RANCH
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		
OWNERS	Mr. Patrick B. Bexley Bexley Ranch Land Trust Post Office Box 887 Land O'Lakes, FL 34639-0887	Mr. Craig L. Bexley L.S.B. Corp. 4908 E. C-466 Oxford, FL 34484
DEVELOPERS/ AUTHORIZED AGENTS	Mr. W. Don Whyte & Ms. Rhonda Brewer Newland Communities, LLC 15310 Amberly Drive, Suite 105 Tampa, FL 33647	
LEGAL COUNSEL	Rhea Law, Esq. Fowler White Boggs Banker P.A. 501 E. Kennedy Blvd., Suite 1700 Tampa, FL 33602	
DRI CONSULTANT	Ms. Georgianne Ratliff Wilson Miller, Inc. 1101 Channelside Drive, Suite 400N Tampa, FL 33602	
ENVIRONMENTAL	Ms. Shirley Denton, PhD. Biological Research Associates, Inc. 3910 U.S. Highway 301 N., Suite 180 Tampa, FL 33619	
ECONOMIC	Mr. David Rivenbark, Associate Fishkind & Associates, Inc. 11869 High Tech Avenue Orlando, FL 32817	
ARCHAEOLOGICAL	Mr. Paul L. Jones Panamerican Consultants, Inc. 5313 Johns Road, Suite 205 Tampa, FL 33634	

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	April 2, 2003
Preapplication Conference	-	May 19, 2003
ADA Submittal	-	August 18, 2003
ADA Comments	-	September 17, 2003
First Sufficiency Response Submittal	-	January 5, 2004
Site Inspection	-	January 28, 2004
First Sufficiency Response Comments	-	February 4, 2004
Second Sufficiency Response Submittal	-	April 26, 2004
Second Sufficiency Response Comments	-	May 26, 2004
Third Sufficiency Response Submittal	-	August 3, 2004
Declaration of Sufficiency by TBRPC	-	September 2, 2004
Notify Pasco County to Set Hearing Date	-	September 2, 2004
Notification Received of Hearing Date	-	November 4, 2004
TBRPC Final Report	-	December 13, 2004
Pasco County BOCC Meeting	-	March 8, 2005

PROJECT DESCRIPTION

The applicant for the Bexley Ranch Development of Regional Impact (DRI) is seeking specific DRI approval for a 6,872-acre, predominantly residential, development in south central Pasco County. While the project is proposed to be constructed over three phases, buildout of the project's first two phases is scheduled to be completed by 2015. The applicant is seeking specific approval of Phases 1 and 2 and conceptual approval of the Phase 3, contingent upon further transportation analysis which would be submitted in accordance with Section 380.06, F.S.

The applicant has requested approval of a Land Use Equivalency Matrix to allow conversion between various approved project uses, within specific ranges.

The proposed phasing schedule is as follows:

LAND USE		PHASE 1 (2005-2010)	PHASE 2 (2011-2015)	PHASE 3 (2016-2020)	TOTAL
RESIDENTIAL	**(UNITS)**	2,450	3,080	1,470	7,000
	(Single-Family)	(2,450)	(2,480)	(1,070)	(6,000)
	(Multi-Family)	(0)	(600)	(400)	(1,000)
COMMERCIAL	**(SQ. FT.)**	125,000	183,500	91,500	400,000
OFFICE	**(SQ. FT.)**	50,000	200,000	0	250,000

LAND USE	PHASE 1 (2005-2010)	PHASE 2 (2011-2015)	PHASE 3 (2016-2020)	TOTAL
SCHOOLS (NUMBER)	1	2	0	3
(Elementary)	(1)	(1)	(0)	(2)
(Middle)	(0)	(1)	(0)	(1)
GOLF COURSE (HOLES)	18	0	0	18
PARKS (ACREAGE)	86.48	106.67	12.47	205.62

The project is located along the eastern side of the Suncoast Parkway, north of Tower Road, west of the CSX Railroad. The project is located slightly more than a mile north of S.R. 54 and approximately 4.5 miles south of S.R. 52. ***Map 1*** is a general location map for the project.

As depicted on the Master Development Plan (***Map 2***), with the exception of an isolated elementary school, cemetery and park site, all non-residential uses are located east and west of Sunlake Boulevard in the vicinity of Tower Road. The lone eagle nest site within the project is located along the project's eastern boundary. Development within the primary and secondary zones of the eagle nest will be limited and/or restricted.

Map 3 has been provided to indicate the Natural Resources of Regional Significance located within the project site.

DEVELOPMENT AREA:

LAND USE	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Residential/Golf Course	6.0	0.09	3,028.9	44.08
Forested Wetlands	1,484.9	21.61	1,455.6	21.18
Lakes/Ponds/Streams...	33.3	0.48	535.7	7.80
Non-Forested Wetlands	422.5	6.15	366.7	5.34
Pine Agriculture	1,109.0	16.14	346.4	5.04
Roads (Major/Forest)	136.9	1.99	316.4	4.60
Schools/Parks	0.0	0.00	273.9	3.99
Mixed Use/Town Center	0.0	0.00	198.6	2.89
Forested Uplands	222.5	3.24	130.1	1.89
Other Agriculture	3,422.3	49.80	94.9	1.38
Potential Wetland Mitigation	0.0	0.00	86.2	1.25
Transm. Lines/Cell Towers	34.6	0.50	34.6	0.50
Cemeteries	0.0	0.00	4.0	0.06
TOTAL	**6,872.0**	**100.0**	**6,872.0**	**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	**Employment[1]**	**Employment Demand at Buildout:**	***1,664 jobs***
	Government Tax Revenue[2]	**Estimated Impact Fee Revenues (through Buildout):** **Estimated Annual Ad Valorem Tax Revenues (at Buildout):** **Estimated Annual Sales Tax Revenues (at Buildout):** **Estimated Annual Other Revenues (at Buildout):**	***$33,990,867*** ***$19,605,108*** ***$ 524,090*** ***$ 889,699***
IMPACTS	**Water Supply[3]**	**Estimated Avg. Daily Potable Water (Thru Phase 2):** **Estimated Avg. Daily Non-Potable Water (Thru Phase 2):** **Estimated Avg. Daily Potable Water (At Buildout):** **Estimated Avg. Daily Non-Potable Water (At Buildout):**	***1,381,000 gpd*** ***1,381,358 gpd*** ***1,651,000 gpd*** ***1,660,064 gpd***
	Wastewater[4]	**Estimated Average Daily Flow (At Buildout):**	***1,623,810 gpd***
	Solid Waste[5]	**Estimated Average Daily Generation (At Buildout):**	***113,220 lbs./day***
	Affordable Housing[6]	**Affordable Housing Deficit ($27,239 - $31,255 Range)**	***84 Units****
	Transportation[7]	**Estimated Trip Generation following completion of Phase 1** **P.M. Peak Hour Trips:** **Net Ext. P.M. Peak Hour Trips:**	 ***2,829 (1,621 Inbound/1,208 Outbound)*** ***2,495 (1,457 Inbound/1,038 Outbound)***
		Estimated Trip Generation following completion of Phase 2 **P.M. Peak Hour Trips:** **Net Ext. P.M. Peak Hour Trips:**	 ***6,377 (3,538 Inbound/2,839 Outbound)*** ***5,555 (3,124 Inbound/2,431 Outbound)***
		Estimated Trip Generation following completion of Phase 3 **P.M. Peak Hour Trips:** **Net Ext. P.M. Peak Hour Trips:**	 **To be Determined upon Future Analysis** **To be Determined upon Future Analysis**
	School[8]	**Estimated Elementary School Students at Buildout:** **Estimated Middle School Students at Buildout:** **Estimated High School Students at Buildout:**	***1,177 Students*** ***546 Students*** ***797 Students***
	Energy[9]	**Estimated Average Daily Electrical Demand (At Buildout):** **Estimated Average Peak Hour Demand (At Buildout):**	***286,032 KW*** ***21,077 KW***

DEFINITIONS:

gpd - gallons per day
KW - kilowatts

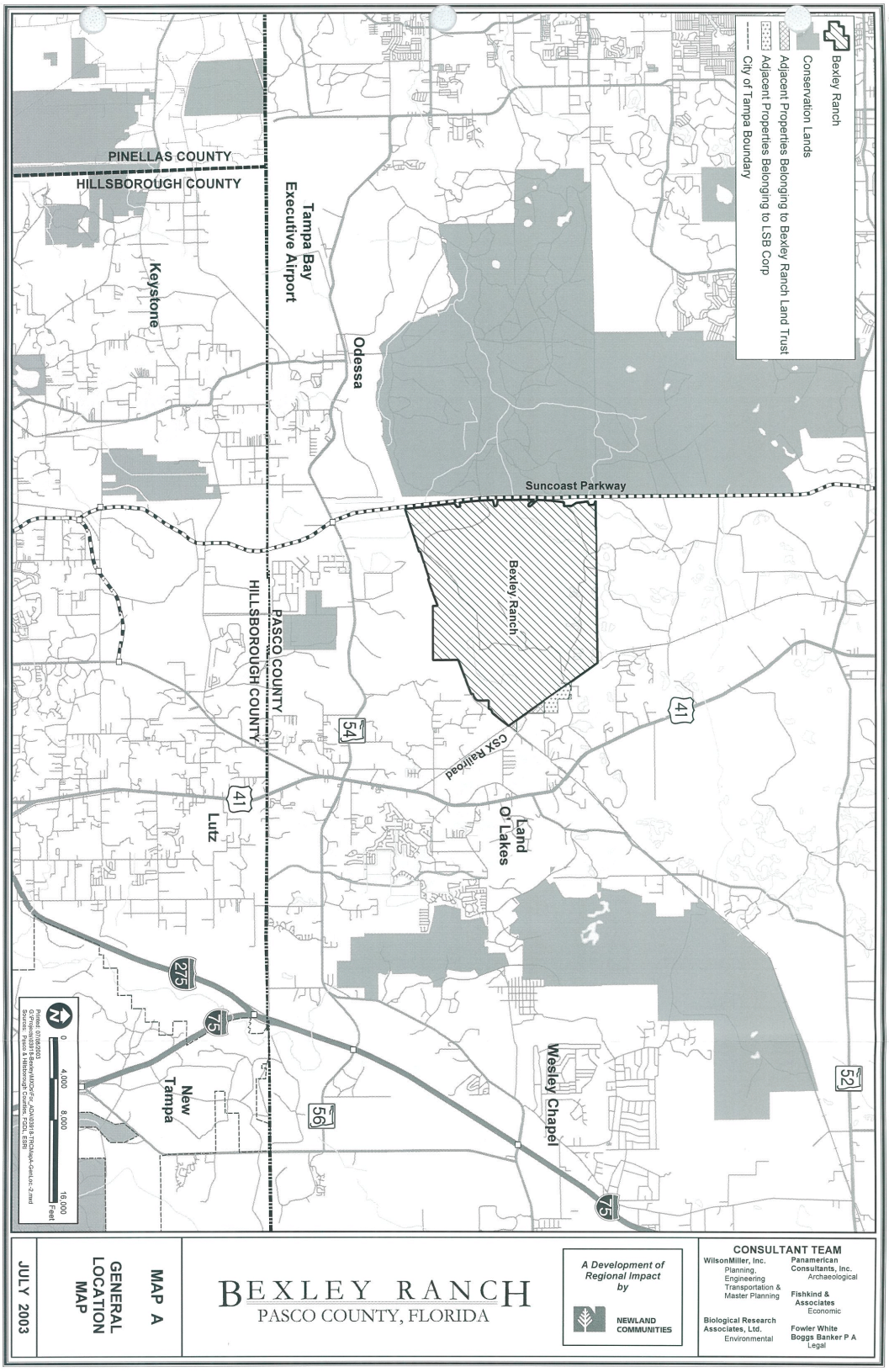
NOTES:

*** - If the expected affordable housing demand were to exceed 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.**

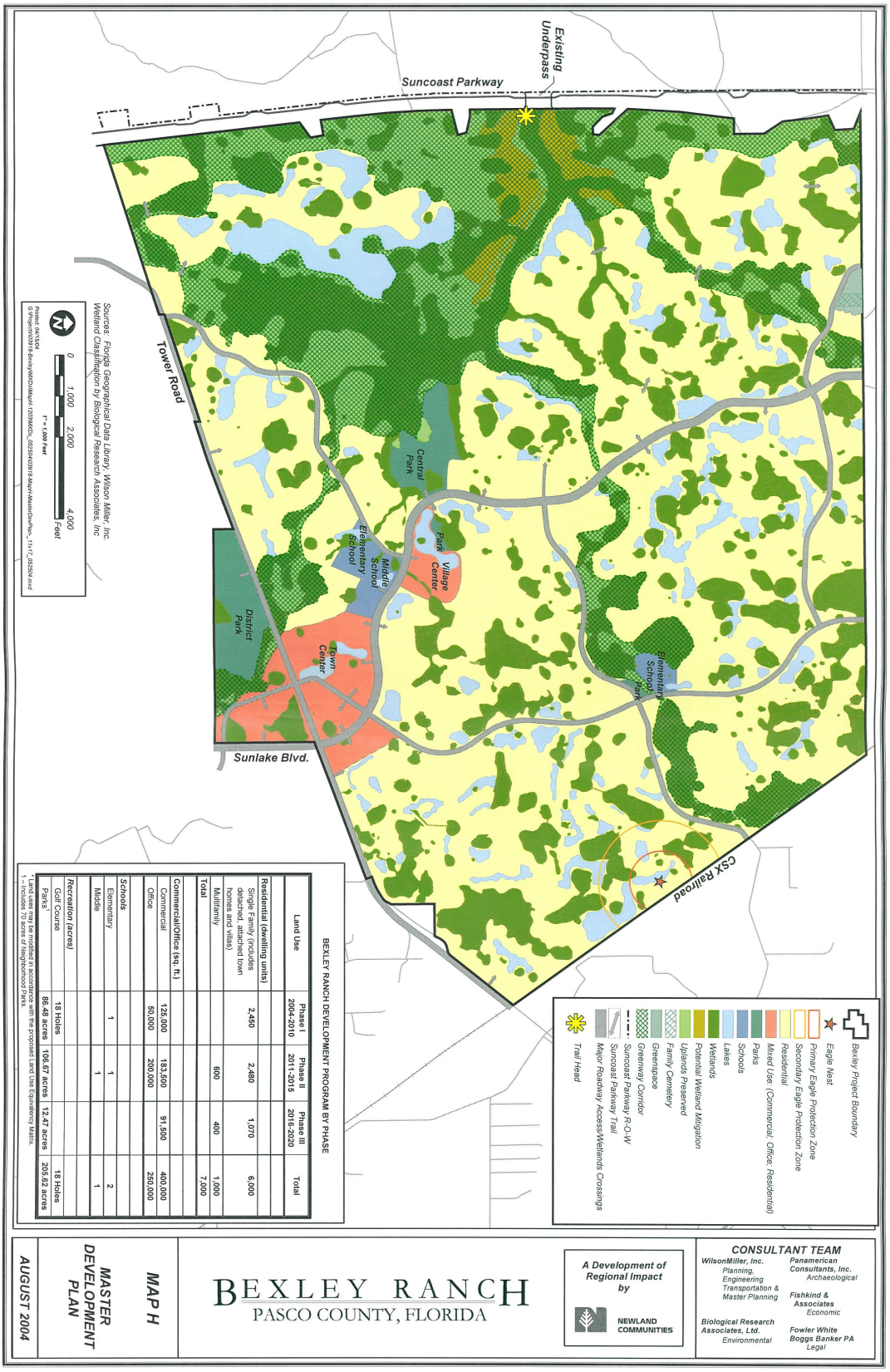
SOURCES:

1. **ADA/Table 24-3**
2. **ADA/Tables 11-1 - 11-3**
3. **SR2/Revised Tables 17-1 & 17-4**
4. **Table 18-2 (Revised November 2004)**
5. **Table 20-1 (Revised November 2004)**
6. **ADA/Tables 24-10 & 24-18**
7. **SR3/Table 21.5 (Revised)**
8. **Table 27-2 (Revised December 2003)**
9. **ADA/Table 29-1 (Revised November 2004)**

MAP #1
BEXLEY RANCH
GENERAL LOCATION MAP



MAP #2
BEXLEY RANCH
MASTER DEVELOPMENT PLAN



BEXLEY RANCH DEVELOPMENT PROGRAM BY PHASE

Land Use	Phase I 2004-2010	Phase II 2011-2015	Phase III 2016-2020	Total
Residential (dwelling units)				
Single Family (includes detached, attached town homes and villas)	2,450	2,480	1,070	6,000
Multifamily		600	400	1,000
Total				7,000
Commercial/Office (sq. ft.)				
Commercial	125,000	183,500	91,500	400,000
Office	50,000	200,000		250,000
Schools				
Elementary	1	1		2
Middle		1		1
Recreation (acres)				
Golf Course	18 Holes			18 Holes
Parks[1]	86.48 acres	106.67 acres	12.47 acres	205.62 acres

[1] Land uses may be modified in accordance with the proposed Land Use Equivalency Matrix.
1 – Includes 70 acres of Neighborhood Parks.

BEXLEY RANCH
PASCO COUNTY, FLORIDA

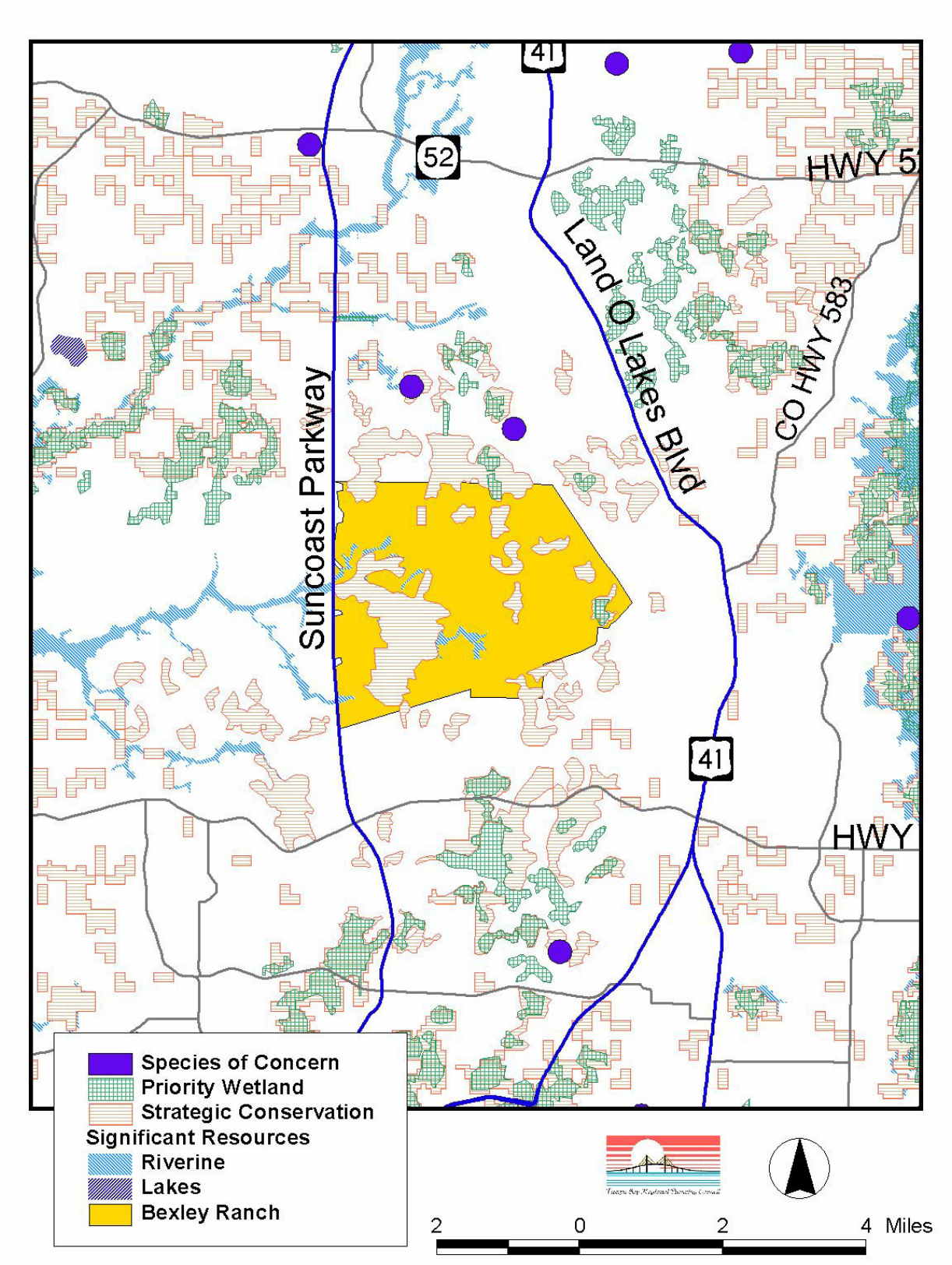
A Development of Regional Impact by
NEWLAND COMMUNITIES

CONSULTANT TEAM

WilsonMiller, Inc. — Planning, Engineering Transportation & Master Planning
Panamerican Consultants, Inc. — Archaeological
Fishkind & Associates — Economic
Biological Research Associates, Ltd. — Environmental
Fowler White Boggs Banker PA — Legal

MAP H
MASTER DEVELOPMENT PLAN
AUGUST 2004

MAP #3
BEXLEY RANCH
***NATURAL RESOURCES OF REGIONAL SIGNIFICANCE* MAP**



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SECTION II- REGIONAL IMPACTS
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PASCO COUNTY

ECONOMY

Revenues Generated

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

Property Tax Revenues

The proposed Bexley Ranch DRI is primarily a residential development with ancillary commercial and office uses. 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 as well as per capita estimates of other revenue sources. At buildout, annual property taxes are expected to yield $21 million: $12 million in revenues to Pasco County; $7.4 million to the School Board; $348,934 for the Southwest Florida Water Management District; $210,022 to Mosquito Control; and the Pinellas-Anclote River Basin would receive $330,743.

The property taxes generated by Bexley Ranch DRI will depend on the value of land and vertical construction costs, 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 8.648 for operations with an additional 1.816 mills for fire and EMS. Pasco County School Board was anticipated to levy 6.365 for operations, 2 mills for capital millage, 0.5740 mills for debt and two school board debt bond issues with a total 0.574 mills. These millage levels are expected to remain relatively constant in the future.

Impact Fee Revenues

Pasco County Impact fees for roads, fire/EMS, parks and library are anticipated to total about $34 million by buildout.

Sales and Tourism Tax Revenues

Sales and tourism tax revenues generated by Bexley Ranch 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.

Sales taxes will be generated by on-site retail sales. Pasco County will receive, upon project buildout, an estimated $524,000 annually in additional tax revenues.

Gas Tax Revenues

Estimates are projected at buildout to amount to $192,358 dollars annually.

School Board Ad Valorem

School Board ad valorem tax revenue will reach $7.4 million annually at buildout. This is generated by an estimated total taxable value of $819 million and tax millage rate of 6.382, a school capital outlay of 2.0 mills, a 1972 school bond of .106 mills and a 1991 school bond of 0.537 mills.

Summary

Bexley Ranch 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 total almost $34 million over the construction period and more than $21 million in annual ongoing operating revenues.

REVENUE PROJECTIONS SUMMARY BY PHASE

RECIPIENT ENTITY/SOURCE	PHASE 1 (2010)	PHASE 2 (2015)	PHASE 3 (2020)
Pasco County & School Board Impact Fees*	$13,721,617	$14,838,575	$ 5,430,675
Pasco County/Ad Valorem Taxes	$3,662,846	$ 8,814,915	$12,213,823
Pasco County/Sales Taxes	$ 152,079	**$ 488,058**	$ 524,090
Pasco County/Other Revenue	$ 326,280	$ 706,491	$ 889,699
School Board/Ad Valorem Taxes	$2,884,666	$ 5,869,250	$ 7,391,285
TOTAL PROJECT REVENUES➜	**$20,747,488**	**$30,717,289**	**$26,449,572**

SOURCE: ADA/Tables 11-1 - 11-3.

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

VEGETATION, WILDLIFE AND WETLANDS

The Bexley Ranch site is a mixture of natural and disturbed habitats, as well as agricultural uses. The predominant land use is improved pasture (3,307 acres), in active use. Pine plantation occupies about 886 acres. A variety of wetland types total about 1,908 acres. Upland habitat includes a variety of oak hammock types and pine flatwoods. Even the relatively natural habitats have been affected by cattle, wild hogs, drainage management practices. Ditching has affected wetland hydroperiods to varying degrees.

Natural Resources of Regional Significance, as designated in the *Future of the Region - A Strategic Regional Policy Plan for the Tampa Bay Region*, consist of Priority Wetlands, Strategic Habitat Conservation Areas, and Riverine habitat. The proposed development plan appears to protect most, if not all, of these designated areas.

The following table summarizes and quantifies the more significant habitat types on-site and the amount of each proposed to remain after development.

NATURAL COMMUNITY TYPE	EXISTING	REMAINING AT BUILDOUT	
	Acreage	Acreage	% of Existing Habitat
Improved Pasture	3,307.2	87.7	2.7
Cypress	1,004.1	980.5	97.6
Pine Plantation	885.7	251.4	28.4
Wetland Hardwoods	253.3	251.6	99.3
Pine Regeneration Area	223.3	95.0	42.5
Marsh	211.8	190.4	89.9
Wet Prairies	204.6	174.1	85.1
Stream Bottomland	115.9	115.1	99.3
Shrub and Brushland	104.2	7.2	6.9
Pine-Mesic Oak	78.7	44.8	56.9
Live Oak	68.9	62.1	90.1
Wetland Hardwood-Conifer	53.0	52.5	99.1
Pine Flatwoods	49.9	13.7	27.5
Cypress-Pine-Oak	43.9	41.2	93.8
Streams and Waterways	31.3	5.8	18.5
Slash Pine Swamp Forest	14.7	14.7	100.0
Sand Live Oak	12.9	8.9	69.0
Lakes	0.8	529.1	NA

Source: SR2, Table 10-2

It is planned that the development will retain the majority of the forested wetland habitat, a significant amount of the non-forested wetlands, and most of the Live Oak hammock. Greenway corridors are proposed to follow the existing water courses through the project and to connect to off-site habitat. The resulting large conservation area, to be located on the west side of the property, adjacent to the Suncoast Parkway, will provide a buffer for the residential development. It is estimated that about 2,600 acres will remain in upland or wetland preservation, conservation or open space areas after development is complete. Large wetland impact mitigation areas are proposed within the area designated for preservation, in existing pine plantation and pine regeneration areas.

Wildlife surveys revealed the presence of the following listed species: resident Gopher tortoises, Eastern Indigo snakes, American alligators and Sherman's Fox squirrels; foraging Roseate spoonbills, Little Blue herons, Snowy egrets, Tricolored herons, White ibis, Southeastern American kestrels, Wood storks and nesting Florida Sandhill cranes and Bald eagles. There is a high probability that Limpkins also use the site for foraging, due to the abundance of suitable habitat. There is a moderate probability that migrant Peregrine falcons use the site also. No listed plant species were found. Wetlands are the preferred habitat of most of the species, and should remain post-development. The Bald eagle nest tree was killed by a recent lightning strike and the eagles may move to another tree close by. If so the eagles and Sherman's fox squirrels will be protected within the currently-required federal protection zones. Only limited activities are allowed within the zones. Uplands and wetlands designated for preservation on the western portion of the site may be manageable for protected species habitat. Impacts to the Gopher tortoises will be mitigated off-site.

Approximately 86 acres of wetland impact are anticipated. Pasco Type I, II and higher-quality Type III wetlands were avoided in the planing process. The proposed impacts represent less than five percent of the total on-site wetland acreage. Mitigation areas will be protected with appropriate conservation easements. Existing hydroperiods will be sustained through various means.

The significant acreage of pine plantation, pine regeneration area and improved pasture that will be retained post-development could be restored to native upland habitat. The proposed Habitat Management Plan is expected to address the pine plantation areas, and could be expanded to include the remaining improved pasture.

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

4.5.1: Protect, preserve and restore all regionally-significant natural resources shown on the Map of Regionally-Significant Natural Resources.

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.

4.5.7: Maintain and improve native plant communities and viable[1] wildlife habitats, determined to be regionally-significant natural resources in addition to the Map of Regionally-Significant Natural Resources, including those native habitats and plant communities that tend to be least in abundance and most productive or unique.

4.5.10: Maintain a minimum horizontal buffer necessary to preserve the natural value and function of the regionally-significant natural resource.

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 major surface water feature on the Bexley Ranch site is the Anclote River. Sandy Branch, a tributary, crosses the southwestern corner of the site. Cypress Branch also drains a small portion of the site. All surface waters on the site are Class III surface waters. Surface water quality was measured at several locations on the site and determined to be within state standards for Class III waters. The current improved pasture provides little or no stormwater treatment. The proposed stormwater management system will consist of a series of detention/retention ponds designed to maintain the hydroperiods in the existing wetlands. Existing wetlands will be used for both water quality and quantity management, where feasible. Pretreatment swales, ponds, etc. will be located for stormwater to pass through prior to entering an existing wetland. Permitting should adequately protect the surface and groundwater quality of the site and receiving waters.

The site lies in an area characterized by a surficial aquifer underlain by a semiconfining unit and the Floridan aquifer. Groundwater flows, generally, from east to west, and provides base flow to the Anclote River during the dry season. The applicant intends to develop a groundwater monitoring plan, and the results of the monitoring will be provided to the appropriate agencies, including Tampa Bay Water. The site contributes surface water and groundwater to the Starkey wellfield, and Tampa Bay Water is concerned about potential impacts to water supply to the wellfield. The applicant has stated that stormwater ponds will not breach the confining layer of the Floridan aquifer and that lakes will not affect groundwater volumes.

During construction it is possible that septic tanks may be used for construction management offices and similar facilities. These structures would require permitting.

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 Bexley Ranch site are predominantly Pomona, Vero fine sand, and Zephyr muck. Pomona and Vero fine sand are poorly drained and have severe limitations for development purposes. Zephyr muck is found in low-lying areas and has severe limitations for most types of development. Additionally, there are two geologic features of interest on the site. A general seepage region, or discharge area, is part of the headwaters of the Anclote River. Circular, water-filled wetlands, characteristic of sinkholes, are also present on-site. Based on the results of limited borings, the available sinkhole information, the shallow groundwater conditions, previous groundwater drawdowns, the risk of future ground subsidence and Floridan aquifer contamination should be considered elevated. The challenge of site development under these conditions is common in central Pasco County. Most of the observed geologic features will be incorporated into the proposed greenways, wetland conservation areas, and stormwater management system and remain undisturbed.

It is anticipated that fill will be obtained on-site 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:

- staging development activities to limit clearing to areas scheduled for pending construction
- 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;
- watering during clearing and grading activities;
- sodding, seeding and mulching all cleared areas as soon as practical; and
- providing protection around stormwater inlets as required.

More detailed subsurface investigations will be necessary prior to design of the stormwater management system and site development.

FLOODPLAINS

A large portion of the Bexley Ranch site is located within the 100-year floodplain. The applicant is seeking a revision to the floodplain boundary as set by the Federal Emergency Management Agency, but approval has not been received. Any development within the 100-year floodplain will necessitate 1:1 compensation for the loss of flood storage capacity within the same drainage basin. Proposed elevations of infrastructure and buildings will be in accordance with the Pasco County Flood Damage

Prevention ordinance. All habitable structures will be constructed above the post-development floodplain elevation; portions of some roadways and utilities will be constructed at or below the 100-year floodplain elevation.

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 with Bexley Ranch are expected to generate a daily demand for more than 1.345 million gallons (mgd) of potable and non-potable water combined following completion of Phase 1, more than 2.7 mgd after Phase 2 and 3,311,064 gpd at full project buildout.

The applicant had provided correspondence from Mr. Douglas Bramlett, Assistant County Administrator (Utility Services) dated May 28, 2003. The correspondence acknowledged a present excess capacity of 11.3031 million gallons per day (gpd) of potable water. Mr. Bramlett's correspondence also included the following statement: *"Our existing 35-year agreement with Tampa Bay Water, which became effective on June 10, 1998, provides for a guarantee of quality water capacity by Tampa Bay Water for future water demand created by planned growth in Pasco County."*

Based on extensive dialogue between the developer and the County, it appears that reclaimed water will be provided within the project. The extent of availability and usage requirements will be documented within the *Non-Potable Water Plan* for the project.

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

PHASE	LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
			Potable	Non-Potable
	RESIDENTIAL	2,450 Units/477.75 Acres	527,000	399,136
PHASE 1 (2005-2010)	COMMERCIAL	125,000 S.F./34 Acres	18,750	16,232
	OFFICE	50,000 S.F./15 Acres	7,500	7,161
	SCHOOLS	724-Students/15 Acres	10,136	12,532
	"ACTIVE" PARKS	200 Persons/23 Acres	6,000	27,451
	COLLECTOR RDS.	8.5 Acres	0	20,000
	GOLF COURSE	144 Persons/5.5 Acres	4,000	236,000
		PHASE 1 SUBTOTAL	**627,000**	**718,512**

PHASE	LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
			Potable	Non-Potable
PHASE 2 (2011-2015)	RESIDENTIAL	3,080 Units/600.6 Acres	653,000	501,771
	COMMERCIAL	183,500 S.F./49 Acres	27,525	23,393
	OFFICE	200,000 S.F./62 Acres	30,000	29,599
	SCHOOLS	2,036 Students/45 Acres	28,000	37,595
	"ACTIVE" PARKS	200 Persons/38 Acres	2,000	46,000
	COLLECTOR RDS.	10.5 Acres	0	25,000
		PHASE 2 SUBTOTAL	**754,000**	**663,358**
PHASE	**LAND USE**	**ENTITLEMENTS**	**WATER DEMAND (GPD)**	
			Potable	**Non-Potable**
PHASE 3 (2016-2020)	RESIDENTIAL	1,470 Units/286.65 Acres	268,000	239,482
	COMMERCIAL	91,500 S.F./24 Acres	13,725	11,458
	"ACTIVE" PARKS	200 Persons/15 Acres	2,000	18,000
	COLLECTOR RDS.	4.0 Acres	0	10,000
		PHASE 3 SUBTOTAL	**360,100**	**278,940**
			WATER DEMAND (GPD)	
PHASE	**LAND USE**	**ENTITLEMENTS**	**Potable**	**Non-Potable**
TOTAL PROJECT	RESIDENTIAL	7,000 Units/1,365 Acres	1,505,000	1,140,389
	COMMERCIAL	400,000 S.F./107 Acres	60,000	51,082
	OFFICE	250,000 S.F./77 Acres	38,000	36,760
	SCHOOLS	2,760 Students/60 Acres	38,000	50,127
	"ACTIVE" PARKS	600 Persons/76 Acres	6,000	90,706
	COLLECTOR RDS.	23.0 Acres	0	55,000
	GOLF COURSE	18 Holes/5.5 Acres	4,000	236,000
		OVERALL PROJECT	**1,651,000**	**1,660,064**

Source: Tables 17-1 & 17-4 (Revised April 2004)/SR2

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 various project uses within the Bexley Ranch DRI are expected to generate wastewater at varying intensities. 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 Bexley Ranch DRI is projected to generate more than one-half million gallons of wastewater per day following completion of Phase 1 development. Phase 2 is expected to add 738,356 gallons of wastewater and an additional 326,425 gallons would be forthcoming from Phase 3 development. Once complete, the project is projected to generate more than 1.6 million gallons of wastewater per day which would be destined for the County wastewater treatment system. The following summarizes the anticipated daily wastewater flow rates for each of the uses by project phase:

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
PHASE 1 (2005-2010)	RESIDENTIAL	2,450 Units	514,500
	COMMERCIAL	125,000 S.F.	18,750
	OFFICE	50,000 S.F.	7,500
	SCHOOLS	724-Students	10,679
	"ACTIVE" PARKS	200 Persons	4,000
	GOLF COURSE	144 Persons	3,600
		PHASE 1 SUBTOTAL	**559,029**

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
			Potable
PHASE 2 (2011-2015)	RESIDENTIAL	3,080 Units	646,800

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD) Potable
	COMMERCIAL	183,500 S.F.	27,525
	OFFICE	200,000 S.F.	30,000
	SCHOOLS	2,036 Students	30,031
	"ACTIVE" PARKS	200 Persons	4,000
		PHASE 2 SUBTOTAL	**738,356**
PHASE	**LAND USE**	**ENTITLEMENTS**	**WASTEWATER GENERATION (GPD) Potable**
PHASE 3 (2016-2020)	RESIDENTIAL	1,470 Units	308,700
	COMMERCIAL	91,500 S.F.	13,725
	"ACTIVE" PARKS	200 Persons	4,000
		PHASE 3 SUBTOTAL	**326,425**
PHASE	**LAND USE**	**ENTITLEMENTS**	**WASTEWATER GENERATION (GPD) Potable**
TOTAL PROJECT	RESIDENTIAL	7,000 Units	1,470,000
	COMMERCIAL	400,000 S.F.	60,000
	OFFICE	250,000 S.F.	37,500
	SCHOOLS	2,760 Students	40,710
	"ACTIVE" PARKS	600 Persons	12,000
	GOLF COURSE	18 Holes	3,600
		OVERALL PROJECT	**1,623,810**

Source: Table 18-2 (Revised November, 2004)

Mr. Douglas Bramlett's May 28, 2003 correspondence outlined that the project site will be served by two subregional wastewater treatment facilities - the Land O' Lakes facility and the Wesley Center facility. While these facilities are nearing permitted capacity, a 3.0 million gallons per day expansion is currently being designed for the Wesley Center facility. 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, but may be used during construction.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

It is estimated that the Bexley Ranch project will generate more than 56 tons of solid waste each day following full project buildout in 2020. Nearly 50 percent of the anticipated daily waste would result from Phase 2 development alone. It has been assumed that all solid waste will be domestic in nature. Mr. Bramlett's May 28, 2003 correspondence indicated that Pasco County will have sufficient capacity to meet the solid waste disposal needs of the project.

The following summarizes the anticipated solid waste generation for each land use by phase:

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE (LBS./DAY)
PHASE 1 (2005-2010)	RESIDENTIAL	2,450 Units	34,937
	COMMERCIAL	125,000 S.F.	1,250
	OFFICE	50,000 S.F.	500
	SCHOOLS	724-Students	10,679
		PHASE 1 SUBTOTAL	**38,497**
PHASE	**LAND USE**	**ENTITLEMENTS**	**SOLID WASTE (LBS./DAY)**
PHASE 2 (2011-2015)	RESIDENTIAL	3,080 Units	43,921
	COMMERCIAL	183,500 S.F.	1,835
	OFFICE	200,000 S.F.	2,000
	SCHOOLS	2,036 Students	5,090
		PHASE 2 SUBTOTAL	**52,846**
PHASE	**LAND USE**	**ENTITLEMENTS**	**SOLID WASTE (LBS./DAY)**
PHASE 3 (2016-2020)	RESIDENTIAL	1,470 Units	20,962
	COMMERCIAL	91,500 S.F.	915
		PHASE 3 SUBTOTAL	**21,877**

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE (LBS./DAY)
TOTAL PROJECT	RESIDENTIAL	7,000 Units	99,820
	COMMERCIAL	400,000 S.F.	4,000

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE (LBS./DAY)
	OFFICE	250,000 S.F.	2,500
	SCHOOLS	2,760 Students	6,900
		OVERALL PROJECT	**113,220**

Source: Table 20-1 (Revised November, 2004)

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 to be constructed in three phases, with Phase 1 completion scheduled in 2010, Phase 2 in 2015, and Phase III in 2020. Specific approval is being sought for Phases I and II (year 2015). Phase 1 of the project is expected to generate 1,621 inbound and 1,208 outbound gross trips in the PM peak hour. Phase 1 internal capture will reduce the number of trips generated by 7.5 percent to 1,517 inbound and 1,101 outbound. Pass-by capture to the commercial land uses (60 inbound trips and 63 outbound trips) will further reduce the number of trips generated, resulting in 1,457 inbound and 1,038 outbound net Phase 1 trips in the PM peak hour.

Through Phase 2, the project is expected to generate 3,538 inbound and 2,839 outbound gross trips in the PM peak hour. Phase 2 internal capture will reduce the number of trips generated by 8.8 percent to 3,261 inbound and 2,556 outbound. Pass-by capture to the commercial land uses (137 inbound trips and 125 outbound trips) will further reduce the number of trips generated, resulting in 3,124 inbound and 2,431 outbound net Phase 2 trips in the PM peak hour.

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.

An extensive pedestrian system is planned to reduce dependence on the automobile. An air quality screening, performed on the model used to evaluate the project's impact on transportation, indicated that no intersections will exceed the NAAQS (National Ambient Air Quality Standard) one-hour or eight-hour standard for carbon monoxide concentration. Therefore no air quality impact 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 Bexley Ranch:

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 income of $49,700 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*. While Bexley Ranch is a three-phase project, affordable housing supply and unmet demand data are identified through buildout in the Table below. Demand was calculated based on the estimated head of households projected to be employed by the project's land use types.

The Bexley Ranch ADA indicates that the project will create a demand for 815 affordable housing units through project completion. The analysis projected a deficit of 84 affordable housing units in the "low income" category, specifically the family income range of $27,239 to $31,255. The column entitled "Surplus or (Deficit)" is comparable to a "running total" of the demand for affordable housing units in relation to the affordable housing supply. However, 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 not deemed to have a significant impact on affordable housing and therefore mitigation is not required under the provisions of Rule 9J-2.048, F.A.C.

The following represents a summary of the affordable housing analysis through project buildout:

CATEGORY	INCOME RANGE	HOUSING SUPPLY	HOUSING DEMAND	SUPPLY MINUS DEMAND	SURPLUS or (DEFICIT)
Very Low <$24,025	$ 0 - $14,450	124	15	109	109
	$14,451 - $19,212	62	50	12	121
	$19,213 - $24,025	106	171	(- 65)	56
	SUBTOTAL➜	**292**	**236**	**56**	
Low ($24,026 - $38,607)	$24,026 - $27,238	30	56	(- 26)	30
	$27,239 - $31,255	108	222	(-114)	**(- 84)**
	$31,256 - $38,607	406	143	263	179
	SUBTOTAL➜	**544**	**421**	**123**	
Moderate ($38,608 - $58,451)	$38,608 - $43,511	401	24	377	556
	$43,512 - $48,511	301	48	253	809
	$48,512 - $53,511	210	39	171	980
	$53,512 - $58,451	142	47	95	1,075
	SUBTOTAL➜	**1,354**	**158**	**1,196**	
	TOTAL➜	**2,190**	**815**	**1,375**	

Source: ADA/Tables 24-10 & Table 24-18

Affordable Housing Policies of the *Strategic Regional Policy Plan* particularly pertinent to DRI-scale projects include:

1.3.1 *Increase housing opportunities for very low-, low- and moderate-income families throughout the region.*

1.3.3 *Locational proximity of employment and affordable housing is encouraged.*

1.3.8 *Minimize impacts on residents of redevelopment activities which cause residential displacement.*

1.3.10 *Encourage large-scale developments to address affordable housing needs through inducements.*

1.4.3 *Encourage incentives that enhance opportunities for mixed use and residential developments to provide affordable housing units which are readily accessible to employment centers, health care facilities, recreation, shopping and public transportation.*

POLICE AND FIRE PROTECTION

Law enforcement support of the site will be provided by the Pasco County Sheriff's Office. Col. Al

Nienhuis' June 18, 2003 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 twenty (20).*"

The applicant also provided a May 28, 2003 correspondence from Mr. Anthony F. Lopinto, Pasco County Emergency Services Director, indicating that the Pasco County Emergency Services Department will be responsible for providing fire protection 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 delivery of fire rescue services."*

RECREATION AND OPEN SPACE

Bexley Ranch will contain approximately 205 acres of community parks which will include a variety of active and passive recreational opportunities. The applicant has also proposed a 18-hole golf course.

The developer has acknowledged that the trails in the Greenway Corridor will connect to the Suncoast Parkway Trail and the Starkey Preserve Wilderness Area via a trailhead at an existing under pass of the Suncoast Parkway and that all on-site Greenways and environmentally-sensitive features will be maintained by the Developer or successors such as a Home Owners Association, CDD, other similar legal entity, and/or as directed by the permitting agencies.

EDUCATION

The projected number of students is calculated as a percentage of the number of residential units within any given community. It has been projected that 2,520 students would reside within the 7,000-unit Bexley Ranch community.

A breakdown of students by school type by phase is as follows:

PHASE	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL NUMBER OF STUDENTS
Phase 1 (2010)	456	212	309	977
Phase 2 (2015)	511	237	346	1,094
Phase 3 (2020)	210	97	142	449
TOTAL	**1,177**	**546**	**797**	**2,520**

Source: SR1/Table 27-2 (Revised)

The Developer met with Pasco School Superintendent D. John Long and Pasco County School District Planner Michael Rapp on November 10, 2003 to discuss numbers and location of school sites. It is understood that the Developer will be dedicating 64.6 acres of upland at mutually agreeable locations for the construction of two elementary schools and one middle school.

The Pasco County Planning Department has subsequently notified the Developer that if a proposed school site contains isolated wetlands that must be removed in order to construct the school, additional

mitigation land shall be provided.

HEALTH CARE

The majority of health care needs can be provided to Bexley Ranch by the University Community Hospital. Correspondence from this facility was provided within the Application for Development Approval indicating the willingness and ability to meet the project's needs. Additional health care facilities, located in relatively close proximity to the project, which could also provide medical services include: Pasco Regional Medical Center, Community Hospital/New Port Richey, University Community Hospital/Carrollwood and St. Joseph's Hospital.

ENERGY

A June 16, 2003 correspondence was provided by Ms. Kathleen L. Small, Community Relations Manager for Progress Energy. The letter stated that *"at present, there is no electrical infrastructure identified to supply electricity to this area."* The letter documented a need for a *"Substation Parcel of approximately four acres, along Sunlake Blvd. near the center of the commercial load area"* and *"easements for an overhead transmission circuit(s) along Sunlake Blvd. and Tower Road."* The Developer has acknowledged that the requested substation site will be provided in a mutually agreeable location.

The Developer identified that a Peoples Gas natural gas pipeline exists in the SR 54 corridor, approximately 1.5 miles south of the project's southern boundary and, as a result, natural gas will be made available to the project.

As presented in the Table below, the anticipated average daily energy consumption is 90,676 kilowatts (KW) and peak-hour demand rate is 49,872 KW at buildout.

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily Hr.	Peak Hour
PHASE 1 (2005-2010)	SINGLE-FAMILY RES.	2,450 Units	28,952	15,925
	COMMERCIAL	125,000 S.F.	2,269	1,250
	OFFICE	50,000 S.F.	363	200
	SCHOOLS	1 Elementary	676	372
		PHASE 1 SUBTOTAL	**32,260**	**17,747**

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily Hr.	Peak Hour
PHASE 2 (2011-2015)	SINGLE-FAMILY RES.	2,480 Units	29,306	16,120
	MULTI-FAMILY RES.	600 Units	4,902	2,700
	COMMERCIAL	183,500 S.F.	3,336	1,835
	OFFICE	200,000 S.F.	1,452	800
	SCHOOLS	1 Elem/1 Middle	1,818	1,000
		PHASE 2 SUBTOTAL	**40,814**	**22,455**
PHASE	**LAND USE**	**ENTITLEMENTS**	**ENERGY DEMAND (IN KILOWATTS)**	
			Avg. Daily Hr.	**Peak Hour**
PHASE 3 (2016-2020)	SINGLE-FAMILY RES	1,070 Units	12,644	6,955
	MULTI-FAMILY RES	400 Units	3,268	1,800
	COMMERCIAL	91,500 S.F.	1,664	915
		PHASE 3 SUBTOTAL	**17,576**	**9,670**
PHASE	**LAND USE**	**ENTITLEMENTS**	**ENERGY DEMAND (IN KILOWATTS)**	
			Avg. Daily Hr.	**Peak Hour**
TOTAL PROJECT	SINGLE-FAMILY RES.	6,000 Units	70,902	39,000
	MULTI-FAMILY RES.	1,000 Units	8,170	4,500
	COMMERCIAL	400,000 S.F.	7,269	4,000
	OFFICE	250,000 S.F.	1,815	1,000
	SCHOOLS	2 Elem./1 Middle	2,494	1,372
		OVERALL PROJECT	**90,676**	**49,872**

Source: ADA/Table 29-1 (as revised November 2004)

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 an *Archaeological and Historical Survey of the Bexley Property* to the Florida Division of Historical Resources (FDHR) for review in August, 2003. The Survey was submitted to the appropriate review agencies concurrent with the submittal with the Application for Development Approval.

In conclusion, Dr. Janet Snyder Matthews, Director of FDHR, issued an August 28, 2003 correspondence indicating that the site contains *"six archaeological occurrences (AO1-AO6), ten previously unrecorded archaeological sites (8PA1446-8PA1455) and five historic structures (8PA1441-8PA1445)."* However the FDHR identified that:

- "the six archaeological occurrences on the subject parcel consist of isolated finds and... do not meet the minimum qualifications for inclusion on the Florida Master Site Files or listing in the *National Register of Historic Places*";
- nine of the ten previously unrecorded archaeological sites "are single component low-density lithic scatters." The remaining site (8PA1455) "is a railroad bed associated with the Orange Belt Railroad" but "due to the limited artifact assemblage, lack of historical integrity, and the lack of potential to yield information important in prehistory or history," the FDHR concluded that all these sites "are considered ineligible for listing in the *National Register of Historic Places.*"; and
- the five historic structures are ineligible for listing in the *National Register of Historic Places* due to "their common designs and lack of known significant historical associations" or "due to non-historic modifications and lack of historical integrity."

SECTION III - DEVELOPER COMMITMENTS
DRI #255 - BEXLEY RANCH
PASCO COUNTY

The following commitments have been made in the Application for Development Approval (ADA), the First Sufficiency Response (SR1), the Second Sufficiency Response (SR2), or the Third Sufficiency Response (SR3):

GENERAL

1. *A Town Center* [Village Center] *will be located on the south central portion of the Project that will provide additional housing options, employment and shopping opportunities.* (ADA/Page 10.2)

2. *The core of the Town Center* [Village Center] *will be surrounded by pedestrian friendly neighborhoods of detached single-family residences on smaller lots, referred to as Traditional Neighborhood Design (TND).* (ADA/Page 10.3)

3. *The Town Center* [Village Center] *will also incorporate a large lake directly adjacent to the core which will provide a place for sidewalk cafes and pedestrian interaction with the non-residential uses.* (ADA/Page 10.4)

4. *The greenway corridors include connected wetland systems, significant forested areas, and passive open spaces, linking sensitive environmental areas and providing opportunities for conservation, wildlife movement and recreation. In total, the greenways will encompass approximately 1,666 acres, 24 percent of the Project's total area. The greenway system will include an estimated 909 acres of wetlands and 757 acres of uplands. The Project's greenways will be connected, through a trailhead at the Anclote River/Suncoast Parkway underpass, to the extensive conservation and recreation area of the Starkey Preserve Wilderness Area. This will include connection to the Suncoast Trail, a pedestrian and bicycle trial located adjacent to, and west of, the parkway.* (ADA/Page 10.4)

5. *Pocket parks will be constructed in residential areas to serve the needs of the residences.* (ADA/Page 10.11)

6. *The development will increase the supply of safe, affordable and sanitary housing in the region.* (ADA/Page 10.12)

7. *Access to greenway systems on site will be provided for the public.* (ADA/Page 10.15)

8. *The choice of which* (elementary) *school will be constructed will be determined by future negotiations with the Pasco County School Board.* (SR1/Page 10.1)

9. *The proposed Project includes a bicycle/pedestrian system which will link elementary and middle school sites, neighborhood and community parks, and residential areas. A greenway*

and bicycle/pedestrian system will also link the residential areas to the Town Center [Village Center] *and the other commercial/office sites within the Project.* (SR1/Page 10.4)

10. *The applicant will make every reasonable effort to conclude the* [reclaimed water source] *agreement prior to the issuance of the Development Order.* (SR2/Page 10.8)

11. *The Developer is committed to developing a high quality community, that may include a golf course, that adheres to the principles of the* [Audubon Signature] *Gold Program: wildlife conservation and habitat enhancement; waste reduction and management; energy efficiency; water conservation; water quality management; and Integrated Pest Management (where appropriate).* (SR2/Page 10.8)

12. *The recommendation for surface and groundwater analysis prior to any construction activity... is assumed to be a proposed requirement of the development order.* (SR2/Page 10.10)

VEGETATION, WILDLIFE AND WETLANDS

1. *The vast majority of wetlands will be preserved with the greenway system or otherwise not be impacted.* (ADA/Page 10.10)

2. *The vast majority of the on-site wetland system associated with the Anclote River and Sandy Branch, including mixed wetland forest, cypress stands, swamps and marshes of Bexley Ranch will be protected and maintained, thus preserving the functioning of these natural systems.* (ADA/Page 10.13)

3. *On-site wetlands will be retained in their natural state or enhanced.* (ADA/Page 10.15)

4. *A total of approximately 2,600 acres will remain in wetland and upland preservation, conservation and open space area following development. (ADA/Page 12.5)*

5. *A series of measures is being proposed to protect listed (and non-listed) wildlife that use the site. These include the following:*
   - *a. Maintenance of a greenway corridor centered on the Anclote River and adjacent hardwood hammocks.*
   - *b. Preservation of larger, deeper marshes.*
   - *c. Preservation of major wetland systems and creation of greenways along drainages.*
   - *d. Improvement of hydrologic conditions conducive to colonization of shrubby areas as colonial nesting sites.*
   - *e. Preservation of xeric habitat along the north boundary west of the Anclote River.*
   - *f. Preservation of wetlands, including the wetland containing Litsea aestivalis.*
   - *g. Preservation of low hammock/wetland areas and trapping/removal of feral hogs.*
   - *h. Relocation of species, such as the gopher tortoise or pine lily, to suitable on-site habitats that will remain after development.* (ADA/Page 12.27)

6. *Existing hydroperiods and SHWLs in preserved wetlands will be sustained through various means including maintaining existing hydrologic connections, enhancing or restoring historical connections where possible, and setting the control elevations of the Project''s surface water management systems at levels that will maintain or enhance the wetland hydrology.* (ADA/Page 13.15)

7. *Mitigation areas will be protected with appropriate conservation easements.* (ADA/Page 13.16)

8. *The applicant will be developing a coordinated mitigation plan that will provide at least 1:1 replacement of any wetland acreage lost due to impacts, plus restoration or enhancement of additional wetlands.* (ADA/Page 13.19)

9. *The trails will be designed to avoid sensitive environmental areas (uplands and wetlands). They will be located on uplands and will only impact wetlands at necessary crossing points. Wetland impacts at crossings will be avoided/minimized as much as practical.* (SR1/Page 10.5)

10. *After buildout, small areas now classified as pine plantation and pine regeneration will be located within the Greenways Corridors. They will not be managed for lumber or pulp production.* (SR1/Page 10.5)

11. *The current grazing intensity is one unit (cow and calf) per 5 acres. No new areas of pasture will be created and there will be no increase in grazing intensity. No new areas will be opened for silviculture activities.* (SR1/Page 10.6)

12. *The Bexley Ranch project will preserve approximately 1,666 acres within the greenway corridors. Appropriate portions of these areas will be protected through conservation easements.* (SR1/Page 10.7)

13. *Appropriate spacing of ponds from natural wetlands, not excavating through confinement layers, setting control structures to control rates of water release and pool elevations, selective lining of ponds that would otherwise de-water wetlands are some of the methods that will be used to protect wetland water levels.* (SR1/Page 10.8)

14. *Regionally-significant upland habitat will be protected by inclusion within the greenway corridor system. Of the approximately 1,553 acres of uplands currently on the site, other than improved pasture, approximately 525 acres (33 percent) will be preserved after development. The vast majority of these areas will be located within the greenway corridors. In total, the greenway corridors will contain 757 acres of uplands which will be managed to maintain and enhance their habitat value.* (SR1/Page 10.8)

15. *All infrastructure construction in either the primary or secondary* [bald eagle] *protection zones would occur in the non-nesting season. If single-family residential home construction in the secondary protection zone occurs in the nesting season, such construction would be done in accordance with the* [FFWCC's] *Bald Eagle Monitoring Guidelines.* (SR2/Page 12.3)

16. *The applicant has committed to prepare and submit to Pasco County and the FFWCC a Habitat Management Plan prior to final site plan approval.* (The anticipated concepts and features are listed.) (SR2/Page 12.2)

17. *The applicant will provide within a habitat management plan, guidelines for protecting the* (Florida Sandhill) *cranes during and after development*. (SR2/Page 12.4)

18. *Southeastern American kestrels will be encouraged to remain post-development by maintaining open foraging habitats within the greenways and by placing nest boxes at strategic locations in the greenways and near grassy berms of surface water management ponds.* (SR2/Page 12.4)

19. *Table 10-2 (SR2) shows that substantial acreages of pine flatwoods, pine-mesic oak, live oak and sand live oak upland forest will be preserved as well as most forested wetlands. This acreage will provide suitable habitat for the Sherman's fox squirrel. In addition, the habitat management plan will include measures to encourage Sherman fox squirrels to remain on-site*. (SR2/Page 12.4)

20. *The applicant will develop an indigo snake protection plan. Said plan will include educational materials to assist workers in correctly identifying the snake and reporting their occurrence to the USFWS. The approved plan will be included in the habitat management plan for Bexley Ranch.* (SR2/Page 12.5)

WATER QUALITY

1. *All prudent, appropriate and necessary steps will be followed for the duration of the Project to ensure protection against water quality contamination from erosion resulting from development activities. Best management practices will be used when working in or near wetlands within the Project site as well as when working adjacent to wetlands beyond the property boundaries. These measures include the use of erosion control devices, which will be installed prior to construction. Devices and methods used will include silt screens and hay bales, and newly exposed surfaces will be seeded or sodded as soon as practicable. Any excavated wetland spoil material will be stockpiled on an upland location and enclosed with siltation curtains, as necessary to ensure no adverse impacts to water quality. Erosion control devices will remain in place throughout the duration of the construction until all construction areas and surrounding areas are stabilized. Silt screens and hay bales will be maintained and inspected daily during the time of construction.* (ADA/Page 13.18)

2. *The proposed development will provide a system of stormwater ponds, wetland treatment areas and control structures designed to detain stormwater for the removal of suspended solids, heavy metals, and nutrients prior to the release of these waters offsite. Best management practices will be practiced on the golf course and in the common areas.* (ADA/Page 14.7)

3. *In the post-development condition, stormwater management facilities will be designed in a manner where no adverse impacts to environmentally sensitive areas, upstream and downstream properties and water quality result.* (ADA/Page 19.5)

4. *The depths of the lakes, ponds and surface water management systems will minimize the interconnection between the surface water features and the potable aquifer system.* (SR1/Page 10.11)

5. *Only sandy soils, varying from the fine sand to slightly clayey fine sand, will be excavated for reuse on-site during land development activities. After deep test borings are performed and evaluated, the project geotechnical consultant will provide suggested pond/lake excavation depths, in general keeping 10-feet of soil buffer over the top pf the weathered limestone surface, and no deep semi-confining unit clayey materials will be excavated. During pond/lake excavation activities, if unforeseen subsurface conditions are noted, the contractor will be required to immediately cease excavation in the area, and the project geotechnical consultant and project civil engineer will be immediately notified to provide input. The contractor will be required to immediately and effectively repair any subsurface problems or anomalies prior to proceeding in an area of concern. Development of the property will be sensitive to the presence and integrity of the semi-confining clayey unit and the limestones of the upper Floridan Aquifer.* (SR1/Page 10.13)

6. *A number of piezometers will be installed on-site to monitor water levels and readings will be recorded before, during and after construction.* (SR1/Page14.1)

7. *The stormwater management system will consist of a series of detention/retention ponds designed to maintain the hydroperiods of the existing wetlands. The ponds will provide water quality (improvement) through vegetated littoral shelves, sand filters and other means of water treatment as approved by SWFWMD and Pasco County. Existing wetlands will be utilized for both water quality and quantity management where feasible. In these areas, pretreatment swales, ponds, etc. will be located for stormwater to pass through prior to entering an existing wetland.* (SR1/Page 14.2)

SOILS

1. *Deep test borings will be performed and evaluated by the project geotechnical consultant in all proposed pond/lake excavation areas during the project design and permitting phases.* (SR1/Page 10.13)

2. *Development of the property will be sensitive to the presence and integrity of the semi-confining clayey unit and the limestones of the upper Floridan Aquifer.* (SR1/Page 10.13)

FLOODPLAINS

Any impacts to the existing 100-year floodplain will be mitigated through on-site floodplain mitigation ponds and/or potential off-site ponds consistent with the pre/post regional floodplain analysis. (SR2/Page 16.1)

WATER SUPPLY

1. *The developer intends to incorporate reclaimed water (effluent) from Pasco County into the development's Non-Potable Water Plan.* (ADA/Page 17.7)

2. *Non-Potable water to serve the irrigation needs for commercial and office areas, parks, schools, recreation centers and golf course, will be provided by on-site wells, existing and proposed.* (ADA/Page 17.8)

3. *The Developer will commit to encourage the use of water conserving materials and the responsible use of water by the occupants.* (ADA/Page 17.9)

4. *The developer will use the lowest quality of water available for irrigation purposes. Those sources will include non-potable quality groundwater, stormwater, and/or reclaimed water (when available). Irrigation systems shall be designed, installed, and operated for water use efficiency and will be developed by an irrigation contractor licensed or certified by the State of Florida.* (ADA/Page 17.9)

5. *Non-potable water will be used along main collector roadways to irrigate the proposed landscaped areas.* (SR1/Page 17.1)

6. *Based on several discussions with the Pasco County Utilities Department, it was determined that there is capacity available and that reclaimed water service will be provided to the project upon development.* (SR1/Page 17.5)

7. *... the landscaping and irrigation of these (commercial and office) areas on Bexley Ranch will share the objectives of the FY&N program to: reduce stormwater runoff; decrease non-point source pollution; conserve water; enhance wildlife habitat (where appropriate); and create beautiful landscapes.* (SR1/Page 17.13)

WASTEWATER MANAGEMENT

1. *There are no industrial or industrial-related uses proposed within this Project.* (ADA/Page 18.2)

2. *When temporary septic tanks are required, appropriate soil testing will be performed prior to installation.* (SR2/Page 18.1)

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

... commercial and/or office tenants will be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the disposal of such materials including any requirements for separation of such solid waste materials from the solid waste stream. (ADA/Page 20.3)

TRANSPORTATION

1. *Through the adoption of the Development Order, Map H and subsequent zoning approvals, the applicant will provide assurance that adequate right-of-way within designated corridors will be reserved and protected.* (ADA/Page 21.7)

2. *Bexley Ranch has been designed to complement transit use and will work with Pasco County Public Transportation to make transit service available to the site, at such time as service becomes available. All primary access points and major internal circulation roadways will be designed and constructed to provide sufficient geometry to accommodate transit vehicles.* (ADA/Page 21-7)

AIR QUALITY

1. *In order to minimize the amount of fugitive dust, only the individual parcels of land where construction is scheduled to proceed will be cleared. Additional measures to be employed to minimize fugitive dust include sodding, seeding, mulching, or planting of landscaped materials in cleared and disturbed areas. Watering procedures will be employed as necessary to minimize fugitive dust.* (ADA/Page 22.1)

POLICE & FIRE

1. *The applicant has expressed a willingness to discuss the incorporation of "environmental design concepts" with the Pasco County Sheriff's office in an effort to reduce crime.* (SR1/Page 25.1)

2. *The Developer will use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.* (SR1/Page 25.2)

RECREATION AND OPEN SPACE

1. *The trails in the Greenway Corridor will connect to the Suncoast Parkway Trail and the Starkey Preserve Wilderness Area via a trailhead at an existing under pass of the Suncoast Parkway.* (ADA/Page 26.3)

2. *Greenways and environmentally-sensitive features will be maintained by the Developer or successors such as a Home Owners Association, and/or as directed by the permitting agencies.* (SR2/Page 26.1)

3. The Project will contain approximately 205 acres of community parks. (SR3/Table 10-2)

EDUCATION

1. *The developer has agreed to "school site dedication language" developed by the County Attorney's office including a provision that additional mitigation land will be provided if a proposed school site contains isolated wetlands that must be removed in order to construct the school.* (SR2/Page 27.1 as supplemented by SR3/Page 27.1)

ENERGY

Natural gas will be available to the project. (SR1/Page 29.1)

SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #255 BEXLEY RANCH
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 Bexley Ranch 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 BEXLEY RANCH, AS CURRENTLY PROPOSED, BE SPECIFICALLY APPROVED FOR THE FIRST TWO PROJECT PHASES AND CONCEPTUALLY APPROVED FOR PHASE 3, SUBJECT TO THE FOLLOWING CONDITIONS, AT MINIMUM:

VEGETATION, WILDLIFE AND WETLANDS

1. 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), 3 created : 1 impacted for Riverine Habitat; and twice that amount

if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.

2. In the event that any state- or federally-listed species 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.

3. Nuisance and exotic plant species shall be removed from the project site during site development. A plan shall be developed to address how the preserved areas will be maintained free of nuisance and exotic species. The Plan shall be submitted to Pasco County for approval and included in the first biennial report.

4. As committed, the applicant shall develop a coordinated mitigation plan that will provide for the replacement of any wetland acreage lost due to impacts, plus restoration or enhancement of additional wetlands. (ADA/Page 13.19)

5. A Wildlife Corridor/Habitat Management plan shall be prepared and submitted to Pasco County and the Florida Fish and Wildlife Conservation Commission for approval prior to the commencement of development on the project site. This plan shall be consistent with the commitments made in the ADA concerning protection of listed and other wildlife species, wetlands and selected upland habitats.

6. 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.

7. The post-development wetlands on-site shall be protected and buffered by natural habitat, swales and stormwater ponds that are created for stormwater attenuation and treatment. Buffers around on-site, post-development wetlands shall be maintained and enhanced with native vegetation.

8. Continuous simulation modeling shall be performed to establish that no significant change in wetland hydroperiods has occurred. (SWFWMD)

9. The development shall preserve existing on-site vegetation and plant communities to the greatest extent possible. (SWFWMD)

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 shall incorporate adopted Best Management Practices, including those which prevent construction-related turbidity.

3. Due to the proximity of the site to the Starkey regional wellfield and the increased potential for contamination of the Floridan aquifer, 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:

- 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. Appropriate subsurface investigations shall be performed prior to construction of stormwater management and /floodplain compensation ponds, and to determine proper development scenarios to protect against sinkhole damage.

8. In addition to water quality sampling to collect baseline information for the Anclote River portion of the site, the on-site groundwater wells shall also be sampled. (SWFWMD)

9. Site development shall use techniques that allow for the least impervious surface area throughout the development. (SWFWMD)

10. Stormwater entering the Starkey wellfield area will be treated to a higher level, including the use of 14 days residence time stormwater ponds and the use of Low Impact Development techniques throughout the site. (SWFWMD)

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. Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

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. As committed, when reclaimed water becomes available to the project site, the developer or its assigns shall utilize it for all irrigation on-site. As stated in the ADA, reclaimed water shall be incorporated into the development's *Non-Potable Water Plan*.

4. Since the applicant's analyses reflects that the demand for non-potable water is expected to equal or exceed the demand for potable water, as committed, the project shall utilize the lowest quality water available for irrigation purposes, including reclaimed water when provided by Pasco County.

5. The Developer shall obtain verification of adequate water supply availability and service concurrent with the request for specific approval of Phase 3.

6. Dual irrigation systems shall be installed pursuant to Pasco County's Ordinance. (SWFWMD)

7. Individual water meters shall be installed for each housing unit. Water meters shall be included on all irrigation systems. Reuse connections shall be metered. (SWFWMD)

8. Florida Friendly landscaping and Xeriscape$_{TM}$ principles, and water-saving irrigation systems shall be used throughout the development as required by Pasco County code and as described in Appendix J of the Florida Building Code. (SWFWMD)

9. Conservation education for the residents and other users of the development shall be provided. (SWFWMD)

10. Total water use for the development shall meet the compliance per capita use rate required in the Northern Tampa Bay Water Use Caution Area of 150 gpcd. (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 Bexley Ranch 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 Bexley Ranch 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 approval.

TABLE 1
Phase 1 (2010) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54: Suncoast Parkway east to Suncoast Crossings DRI	F	22.3	Widen to 8 Lanes Divided
SR 54: Suncoast Crossings DRI east to Sunlake Blvd.	F	7.8	Widen to 6 Lanes Divided
SR 54: Sunlake Boulevard east to US 41	F	14.9	Widen to 8 Lanes Divided
SR 54: US 41 east to Collier Parkway	F	6.6	Widen to 6 Lanes Divided
SR 54: Collier Parkway east to Livingston	F	5.5	Widen to 6 Lanes Divided
SR 54: Livingston east to SR 56	F	5.4	Widen to 6 Lanes Divided
US 41: Ridge Road north to Keene Road	F	9.3	Widen to 4 Lanes Divided
Sunlake Rd: SR 54 north to Tower Road	F	21.4	Widen to 4 Lanes Divided
Tower Rd.: SR 54 north to Project Drvwy.	F	100	Widen to 4 Lanes Divided
Tower Rd: Project Driveway north to Sunlake Blvd.	F	100	Widen to 4 Lanes Divided
Tower Rd.: Sunlake Blvd. north to US 41	F	34.6	Widen to 2 Lanes Undivided

TABLE 2
Phase 1 (2010) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 / Suncoast Parkway	F	17.5	Add EB thru, WB thru, SB RT & NB RT lanes
SR 54 / Tower Road	F	25.1	Add EB thru, WB thru & SB RT lanes
SR 54 / Sunlake Boulevard	F	9.7	Add EB thru, dual WB thru & SB LT lanes
SR 54 / US 41	F	9.4*	Add Urban Interchange & NB LT lanes
SR 54 / Collier Parkway	F	12.1	Add EB thru, WB thru, WB LT, SB LT & SB RT lanes
SR 54 / SR 56	F	7.7	Add EB thru, WB thru & SB RT lanes
US 41 / Tower Road	F	29.2	Add EB RT & SB RT lanes
ACRONYM LISTING: **EB - East Bound** **SB – South Bound** **NB - North Bound** **WB – West Bound** **RT – Right Turn** **LT - Left-Turn**			

* - Percentage portrayed for the S.R. 54/U.S. 41 intersection identifies the intersection significance only. Proportionate share percent is 2.6 as shown in SR3/Table 21-15.

Tables 3 and 4 (below) identify the improvements proposed for Phase 2 approval. These Phase 2 improvements are in addition to the Phase 1 improvements noted above

TABLE 3
Phase 2 (2015) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54: Collier Parkway east to Livingston	F	9.1	Widen to 8 Lanes Divided
US 41: Ridge Road north to Keene Road	F	22.6	Widen to 8 Lanes Divided
US 41: Keene Road north to SR 52	F	14.9	Widen to 4 Lanes Divided
Tower Rd.: SR 54 north to Project Driveway	F	100	Widen to 6 Lanes Divided
Tower Rd.: Project Driveway north to Sunlake Boulevard	F	100	Widen to 6 Lanes Divided
Tower Rd.: Sunlake Boulevard north to US 41	F	84.5	Widen to 4 Lanes Divided
Ridge Rd,: Tower Road east to Suncoast Parkway	F	10.2	Widen to 4 Lanes Divided

TABLE 4
Phase 2 (2015) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 / Suncoast Parkway	F	25.8	Add WB Thru and EB Thru lanes
SR 54 / Tower Road	F	100	Add EB Thru, WB Thru, SB RT lanes
SR 54 / Sunlake Boulevard	F	19.1	Add EB Thru, dual WB Thru, WB LT, SB LT lanes
SR 54 / US 41	F	6.3	Add EB Thru, WB Thru lanes
US 41 / Tower Road	F	25.6	Add dual EB LTs, NB LT lanes
US 41 / Dale Mabry Highway	E	41.2	Add EB LT lane

ACRONYM LISTING:

EB - East Bound
SB – South Bound
NB - North Bound
WB – West Bound
RT – Right Turn
LT - Left-Turn

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 Bexley Ranch is reflective of the transportation analysis and subsequently prescribed mitigative measures instituted by the developer. The program shall provide annual PM peak hour project driveway counts at all project entrance driveway intersections with public roadways (including Tower Road and Sunlake Boulevard). The monitoring program shall commence upon completion of 50 percent of Phase 1, or the equivalent, in terms of trip generation. Monitoring shall continue on an annual basis until project buildout.

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 with public roadways (including Tower Road and Sunlake Boulevard). Only turns to and from the project entrances need to be counted (through volumes on the public roadways 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 Bexley Ranch development.

The total PM peak hour project traffic through Phase 1 was estimated to be 2,495 net external, 123 pass-by, and 211 internal trips, for a total of 2,829 trips. The total PM peak hour project traffic through Phase 2 was estimated to be 5,555 net external, 262 pass-by, and 560 internal trips, for a total of 6,377 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 issue no further development permits and conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S. As a result, the County 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

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

2. As agreed upon, the applicant has shall use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.

RECREATION AND OPEN SPACE

1. The trails in the Greenway Corridor shall connect to the Suncoast Parkway Trail and the Starkey Preserve Wilderness Area via a trailhead at an existing under pass of the Suncoast Parkway.

2. Greenways and environmentally-sensitive features shall be maintained by the Developer or successors such as a Home Owners Association, CDD, other legal entity and/or as directed by the permitting agencies.

ENERGY

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

HISTORICAL AND ARCHAEOLOGICAL

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 of Phases 1 and/or 2 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. Approval of Phase 3 shall be contingent upon further transportation and air quality analyses submitted in accordance with Subsection 380.06, F.S., and verification of water supply availability.

3. Physical development shall commence within three years of Development Order adoption, in order to have reasonable expectation of achieving Phase 1 buildout by 2010. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.

4. Any approval of Bexley Ranch 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-2.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 9J-2.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 9J-2.045 (Transportation Uniform Standard Rule); and 9J-2.048 (Adequate Housing Uniform Standard Rule).

5. 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 as Development Order

Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section III of this Report.

6. 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.

7. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.

8. Approval of Bexley Ranch shall be contingent upon the project'sconsistency 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.

9. 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, the Florida Department of Transportation and Hillsborough County.

_____
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 December, 2004

SECTION V - REVIEW AGENCY COMMENTS
DRI #255 - BEXLEY RANCH
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

An Equal Opportunity Employer

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

November 12, 2004

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

SUBJECT: Bexley Ranch DRI #255 – Recommended Development Order Conditions

Dear Mr. Meyer:

The staff of the Southwest Florida Water Management District has participated in the review of the above referenced project. Thank you for the opportunity for involvement in this process. Should significant changes be made to the proposal in the future, the District will require additional review opportunity. Based on the current proposal we provide the following recommended development order conditions for your consideration.

PROJECT DESCRIPTION
The project site consists of approximately 6,872 acres in Pasco County located on the east side of the Suncoast Parkway, 1.5 miles north of SR 54 and south of SR 52, less than 3 miles north of the Hillsborough County line. Upon buildout the project is proposed to contain: 8,192 residential units; 400,000 square feet of commercial space; 250,000 square feet of office space; 2 elementary schools, 1 middle school, 120 acres of regional park; and an 18-hole golf course. The project will be built in 3 phases with buildout expected in 2020.

WETLANDS
As noted in the application materials, "The health of wetland systems does indeed depend on maintenance of natural hydroperiods . . . ". Continuous simulation modeling shall be performed to establish that no significant change in wetland hydroperiods has occurred.

WATER SUPPLY
Dual irrigation systems shall be installed pursuant to Pasco County's ordinance.

Individual water meters shall be installed for each housing unit. Water meters shall be included on all irrigation systems. Reuse connections shall be metered.

Water-saving devices must be used inside all buildings

Florida Friendly landscaping and Xeriscape$_{TM}$ principles, and water-saving irrigation systems will be used throughout the development as required by Pasco County code and as described in Appendix J of the Florida Building Code.

Conservation education for the residents and other users of the development shall be provided.

Total water use for the development shall meet the compliance per capita use rate required in the Northern Tampa Bay Water Use Caution Area of 150 gpcd.

HYDROLOGIC IMPACTS
In addition to water quality sampling to collect baseline information for the Anclote River portion of the site, the on-site ground-water wells shall also be sampled

Site development shall use techniques that allow for the least impervious surface area throughout the development.

Stormwater entering the Starkey wellfield area will be treated to a higher level including the use of 14 days residence time stormwater ponds and the use of Low Impact Development techniques throughout the site.

WILDLIFE HABITAT
The development shall preserve existing on-site vegetation and plant communities to the greatest extent possible.

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

Mikel Renner, AICP
Senior Planner

cc: Michael LaSala, Pasco County, DRI Coordinator
Rand Baldwin, SWFWMD Governmental Affairs Coordinator, CLA-TPA
Len Bartos, Environmental Manager, REG-BRO
John Parker, Water Use Regulation Manager, REG-BRO
Voytek Mroz, Surface Water Regulation Manager, REG-BRO
Michael Kelley, Professional Geologist, DEV
Carl Wright, Sr. Water Conservation Analyst, DEV

Department of Environmental Protection

Jeb Bush
Governor

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

November 10, 2004
Via Facsimile and U.S. Mail

Re: Bexley Ranch Final Agency comments

Dear Mr. Meyer:

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

The Department understands that the applicant now agrees to a Development Order condition to provide a detailed Ground Water Monitoring Plan (GWMP) with applicable geotechnical studies to DEP for review and approval *prior to its implementation and prior to any on-site construction activities*. As part of this agreement, the plan should be in accordance with 62-522.600 F.A.C. as the standard for developing GWMPs. Once approved by DEP, the plan will be implemented. The Department further understands that the applicant commits to adhering to principles equal to or exceeding the Audubon Signature Program's Gold Standard. It is important to note that DEP views reclaimed water as effluent and, as planning proceeds; any use of reclaimed water should be implemented with this in mind. With these issues agreed upon by The Department and the applicant, the Department recommends that conditions thoroughly reflecting these agreements be included as part of the Development Order.

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 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
DRI Coordinator
FDEP, Tampa

2535 Landmark Drive, Suite 211, Clearwater, FL 33761-3930
Phone: 727.796.2355 / Fax: 727.791.2388 / SunCom: 513.7010
www.tampabaywater.org

TAMPA BAY WATER
Supplying Water To The Region

VIA FAX & U.S. MAIL

October 29, 2004

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

Re: DRI# 255 - Bexley Ranch
Recommended Development Order Conditions

Dear Mr. Meyer:

Tampa Bay Water staff offer the following recommended Development Order Conditions for the Bexley Ranch Development of Regional Impact (DRI). The Bexley Ranch DRI is located adjacent to the eastern boundary of the Starkey Wellfield and within one mile of a water production well. Most of the southern boundary of the Bexley Ranch DRI is bounded by a Tampa Bay Water transmission main that runs along the proposed Tower Road. The Starkey Wellfield is a major public drinking water supply source for Pasco County and New Port Richey. As such, it is considered a strategic regional resource.

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

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 wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.

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 Starkey 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 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

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 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.

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 volume discharged from the project should not be decreased 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. Please contact me at (727) 796-2355 if you have any questions, or if you need any further information.

Sincerely,

Paula Dye

Paula Dye, AICP
Chief Environmental Planner

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Florida Department of Transportation

11201 N. McKinley Drive • Tampa, FL 33612-6456 • Phone (813) 975-6000 • 1-800-226-7220

JEB BUSH
GOVERNOR

JOSÉ ABREU
SECRETARY

December 2, 2004

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

Re: Bexley Ranch final comments (DRI # 255)
Pasco County, Florida

Dear Mr. Meyer:

The Department recently completed a detailed preliminary cost estimate for the cost of building a multi-level interchange at the intersection of US 41 and SR 54 in Pasco County. The present day estimated cost for this interchange is $91 million, including an additional right-of-way cost of $57 million. The Department would encourage Pasco County and the Bexley Ranch developer to calculate a proportionate share estimate based on the $91 Million estimate. The PD&E study for the SR 54 corridor will also need to be updated, and the cost of that update should also be accounted for in proportionate share calculations. We look forward to review and comment on the development order for this DRI. Thank you for this opportunity to comment.

Sincerely,

Kent Fast, AICP
DRI Coordinator

cc: Samuel P. Steffey, Pasco County

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Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

November 22, 2004

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

Subject: DRI #255 – Bexley Ranch, Final Comments, Pasco County

Dear Mr. Meyer:

Hillsborough County offers the following comments on the Bexley Ranch 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 the Starkey wellfield and 10 other 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. In order to ensure the long-term success of the wetland mitigation plan, determination of all seasonal water levels used in the design of wetlands should take into account the ongoing recovery of the regional wellfields and surficial aquifer at the site.

Water quality degradation and stormwater management pose another concern due to the project's proximity to the Anclote River. As with wetland mitigation, the key to success will be accurate determination of seasonal water levels and hydroperiods used in the final design of the stormwater system.

The applicant intends to use existing permitted on-site wells and proposed stormwater ponds or reclaimed water when it becomes available to meet non-potable water demands. However, it has not been determined if the SWFWMD will permit new groundwater withdrawals. Therefore, a contingency plan should be established to meet non-potable water demand should the SWFWMD deny groundwater use at this site.

Sincerely,

John E. Healey, AICP
Principal Planner

cc: Steve Luce, WilsonMiller, Inc.

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