

FINAL REPORT

DRI #258 Epperson Ranch Pasco County



Tampa Bay Regional Planning Council

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REPORT ADOPTED: December 12, 2005

**DRI #258 - EPPERSON RANCH
PASCO COUNTY**

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SECTION I - INTRODUCTION
DRI #258 - EPPERSON 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	
OWNER AND DEVELOPER	Lennar Homes, Inc. Attention: Ken Wagner 4902 Eisenhower Blvd., Suite 380 Tampa, FL 33634-6310
LEGAL COUNSEL	Johnson, Pope, Bokor, Ruppel, and Burns, LLP Attention: Tim Johnson, Jr. 911 Chestnut Street Clearwater, FL 33756
PLANNING & ENGINEERING	Heidt & Associates, Inc. Attention: Kelly Love/Pat Gassaway/John Goolsby 2212 Swann Avenue Tampa, FL 33606
TRANSPORTATION	Florida Design Consultants Attention: Roy Chapman 3030 Starkey Boulevard New Port Richey, FL 34655
ENVIRONMENTAL	Ecological Consultants, Inc. Attention: Don Richardson 5121 Ehrlich Road Tampa, FL 33624
ECONOMIC	Fishkind & Associates, Inc. Attention: David Rivenbark 11869 High Tech Avenue Orlando, FL 32817
ARCHAEOLOGICAL	Southeastern Archaeological Research, Inc. Attention: Robert Austin 7224 Alafia Ridge Loop Riverview, FL 33569

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	March 16, 2004
Preapplication Conference	-	April 26, 2004
ADA Submittal	-	September 14, 2004
Site Inspection	-	October 6, 2004
ADA Comments	-	October 14, 2004
First Sufficiency Response Submittal	-	February 28, 2005
First Sufficiency Response Comments	-	March 30, 2005
Second Sufficiency Response Submittal	-	June 1, 2005
Second Sufficiency Response Comments	-	July 1, 2005
Third Sufficiency Response Submittal	-	September 8, 2005
Declaration of Sufficiency by TBRPC	-	October 7, 2005
Notify Pasco County to Set Hearing Date	-	October 7, 2005
Notification Received of Hearing Date	-	October 25, 2005
TBRPC <i>Final Report</i> adoption	-	December 12, 2005
Pasco County BOCC Meeting	-	December 20, 2005 (Scheduled)

PROJECT DESCRIPTION

The applicant for the Epperson Ranch Development of Regional Impact (DRI) is seeking specific DRI approval for development of a 1,752-acre, predominantly residential development in east-central Pasco County. The project is located along the western side of Curley Road, between S.R. 52 and S.R. 54, east of I-75, as illustrated on *Map 1*. As indicated in the table below, the project is proposed to contain: 3,905 residential units, more than 200,000 sq. ft. of retail space, 50,000 sq. ft. of office space, 100 motel rooms and a 750-student elementary school site. The first of the two project phases is proposed for completion in 2010, with the second phase following in 2015.

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

The proposed plan of development is as follows:

LAND USE	PHASE 1 (2010)	PHASE 2 (2015)	TOTAL
RESIDENTIAL (TOTAL UNITS)	2,026	1,879	3,905
(Single-Family Detached Units)	(1,400)	(1,754)	(3,154)
(Single-Family Attached Units)	(426)	(125)	(551)
(Multi-Family/Apartment Units)	(200)	(0)	(200)
RETAIL (TOTAL SQ. FT.)	56,000	153,000	209,000
OFFICE (SQ. FT.)	50,000	0	50,000

LAND USE	PHASE 1 (2010)	PHASE 2 (2015)	TOTAL
MOTEL (ROOMS)	100	0	100
ELEMENTARY SCHOOL (# OF STUDENTS)	750	0	750

As depicted on the Master Development Plan (*Map 2*), the proposed town center, which will host the project's retail and office uses, is located at the project's southern entryway at Curley Road and Overpass Road. The remainder of the site has been designed for residential, school uses and preservation of the environmental features.

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

DEVELOPMENT AREA:

LAND USE (FLUCCS #)	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Improved Pasture 211	779.57	44.5	36.04	2.1
Citrus Grove 221	336.07	19.2	0.00	0.0
Lakes (100+ acres) 522	181.01	10.3	181.01	10.3
Wet Prairies 643	135.30	7.7	128.00	7.3
Emergent Aquatic Vegetation 644	74.36	4.2	74.58	4.3
Freshwater Marsh 641	70.51	4.0	72.65	4.2
Live Oak Upland Forest 427	53.44	3.1	3.03	0.2
Cypress Wetland Forest 621	37.86	2.2	37.86	2.2
Mixed Wetland Hardwoods 617	36.03	2.1	36.03	2.1
Ornamentals Nursery 243	16.52	0.9	0.00	0.0
Wetland Scrub 631	13.47	0.8	14.19	0.8
Palmetto Prairies 321	10.47	0.6	2.00	0.1
Residential/Low Density 111	5.71	0.3	0.00	0.0
Borrow Areas 742	2.09	0.1	1.52	0.1
Residential/Medium Density 120	0.00	0.0	903.20	51.5
Residential/High Density 130	0.00	0.0	72.30	4.1

LAND USE (FLUCCS #)	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Mixed Use 130/140	0.00	0.0	60.00	3.4
Commercial 140	0.00	0.0	1.50	0.1
School [Elementary] 1715	0.00	0.0	15.00	0.9
Recreation/Neighborhood Parks 180	0.00	0.0	40.00	2.3
Roads 814	0.00	0.0	73.50	4.2
TOTAL	1,752.41	100.0	1,752.41	100.0

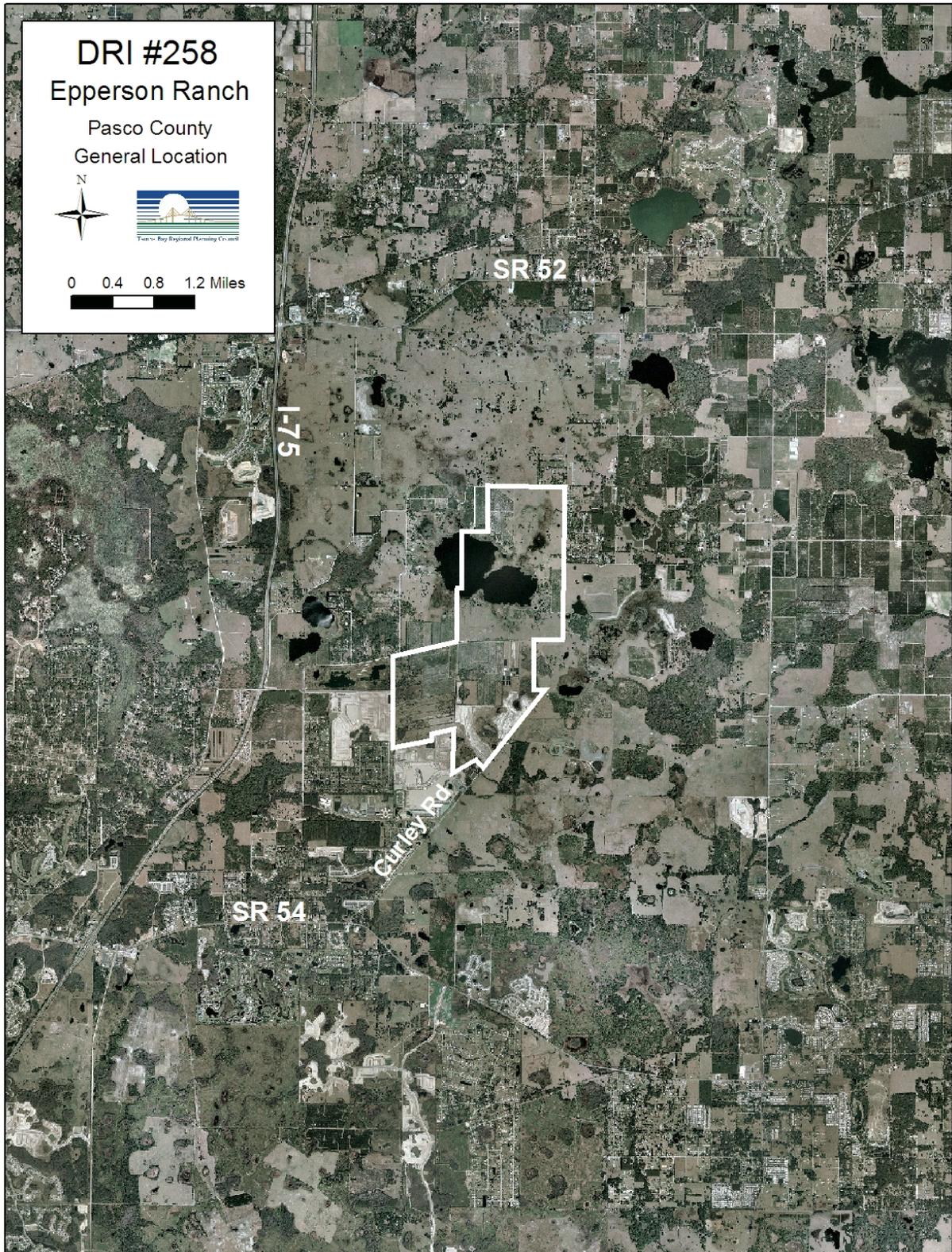
Source: ADA/Table 10-2; SR3/Table 12-1 Revised

SUMMARY OF PROJECT BENEFITS AND IMPACTS

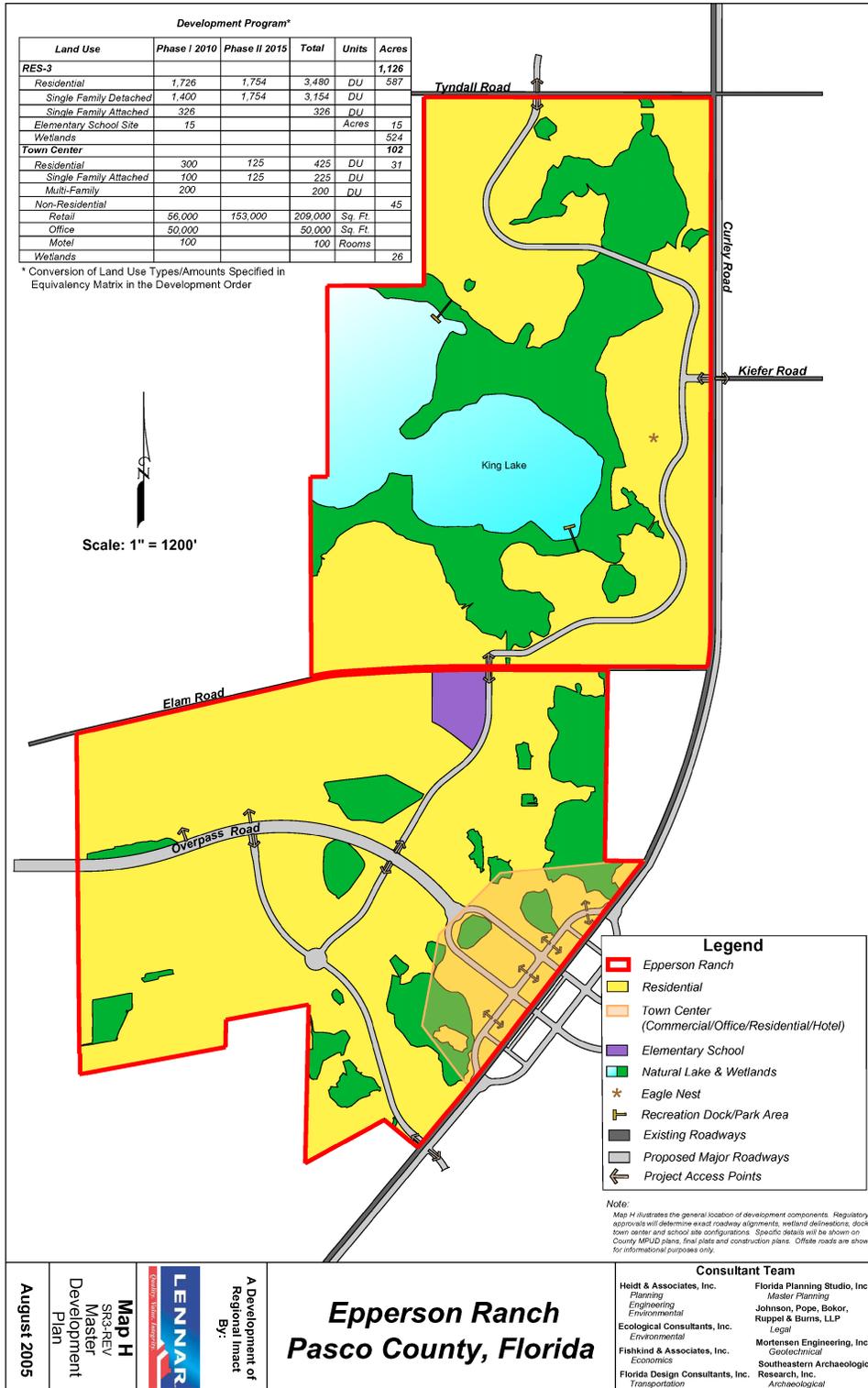
The following summary identifies those benefits and impacts anticipated following project buildout:

BENEFITS	Employment¹	Employment Demand through Phase 1: Employment Demand at Buildout:	402 jobs 708 jobs
	Government Tax Revenue²	Estimated County Impact Fee Revenues (through Buildout): Estimated County Ad Valorem Tax Revenues (at Buildout): Estimated Other County Revenues (at Buildout): Estimated School Board Taxes & Fees (through Buildout): Estimated Other Agency Revenues (through Buildout):	\$19,574,198 \$ 7,920,091 \$ 4,321,462 \$11,951,581 \$ 769,339
IMPACTS	Water Supply³	Estimated Avg. Daily Potable Water (Phase 1): Estimated Avg. Daily Non-Potable Water (Phase 1): Estimated Avg. Daily Potable Water (At Buildout): Estimated Avg. Daily Non-Potable Water (At Buildout):	506,200 gpd 598,449 gpd 946,375 gpd 1,031,576 gpd
	Wastewater⁴	Estimated Average Daily Flow (Phase 1): Estimated Average Daily Flow (At Buildout):	462,460 gpd 867,940 gpd
	Solid Waste⁵	Estimated Average Daily Generation (Phase 1): Estimated Average Daily Generation (At Buildout):	37,125 lbs./day 71,624 lbs./day
	Transportation⁶	<u>Estimated Trip Generation following completion of Phase 1:</u> Phase 1 P.M. Peak Hour Trips: 2,248 (1,264 Inbound/984 Outbound) Phase 1 Net Ext. P.M. Peak Hour Trips: 2,064 (1,180 Inbound/884 Outbound) <u>Estimated Trip Generation following completion of Phase 2:</u> P.M. Peak Hour Trips: 4,297 (2,438 Inbound/1,859 Outbound) Net Ext. P.M. Peak Hour Trips: 3,715 (2,152 Inbound/1,563 Outbound)	
	Affordable Housing⁷	Affordable Housing <u>Surplus</u> (Sales Units)/Phase 1 Affordable Housing <u>Surplus</u> (Rental Units)/Phase 1 Affordable Housing <u>Surplus</u> (Sales Units)/Phase 2 Affordable Housing <u>Surplus</u> (Rental Units)/Phase 2	7,853 Units* 1,067 Units* 7,855 Units* 1,069 Units*
	School⁸	Estimated Elementary School Students at Buildout: Estimated Middle School Students at Buildout: Estimated High School Students at Buildout:	663 Students 470 Students 249 Students
	Energy⁹	Estimated Average Daily Electrical Demand (At Buildout): Estimated Average Peak Hour Demand (At Buildout):	23,715 KW 13,044 KW
<u>DEFINITIONS:</u> gpd - gallons per day KW - kilowatts		<u>SOURCES:</u> 1. ADA/Table 24-3.A 2. ADA/Table 11-1 3. ADA/Tables 17-1, 17-2 & 17-3 4. ADA/Table 18-1 5. ADA/Table 20-1 6. SR1/Appendix 21-1 7. SR1/Tables 24-18, 24-10, 24-25 & 24-26 8. ADA/Table 27-1 9. ADA/Table 29-1	
<u>NOTES:</u> * - If the expected affordable housing <u>deficit</u> 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.			

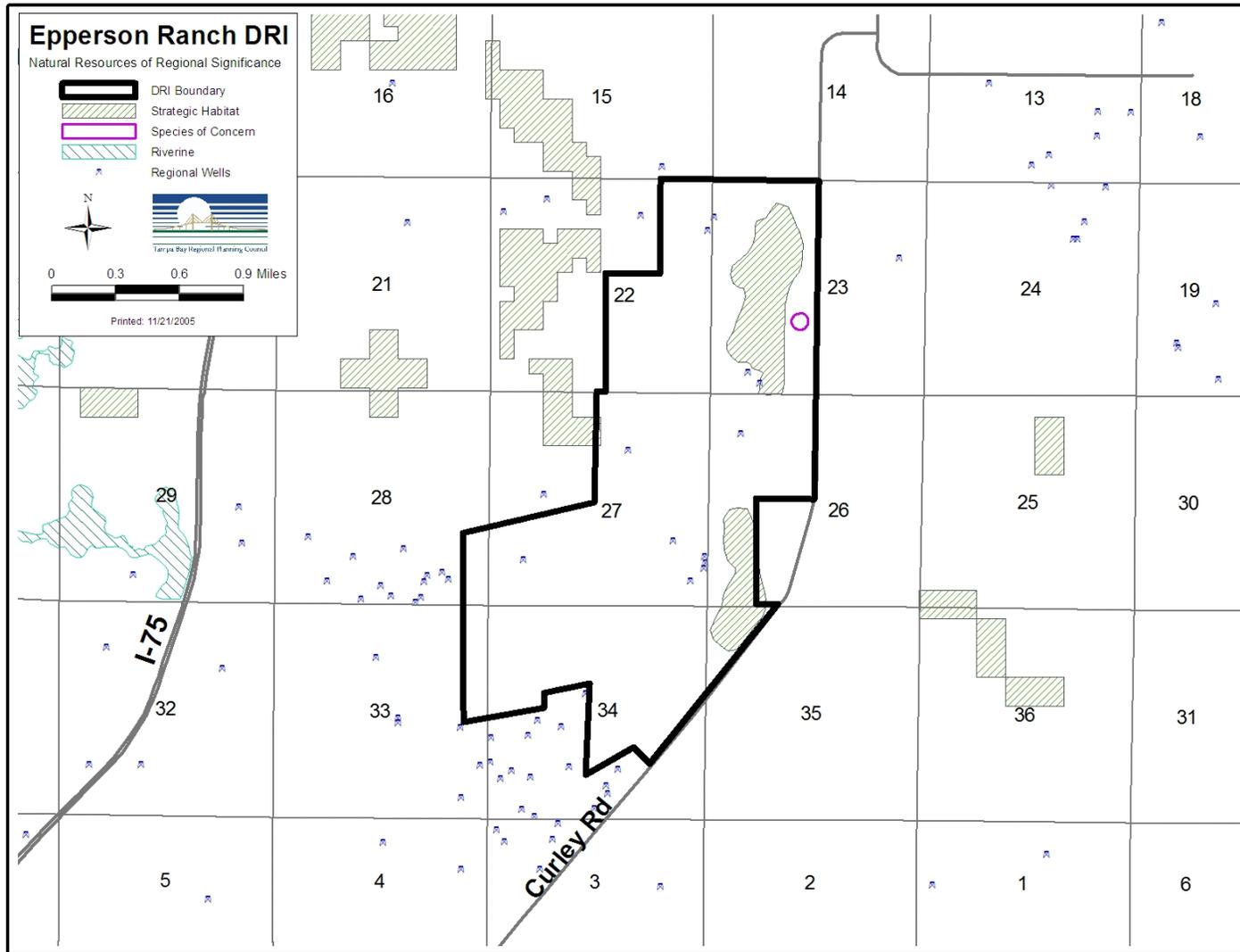
MAP #1



MAP #2 EPPERSON RANCH PROPOSED MASTER DEVELOPMENT PLAN



MAP #3
EPPERSON RANCH
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE MAP



**SECTION II- REGIONAL IMPACTS
DRI #258 - EPPERSON RANCH
PASCO COUNTY**

ECONOMY

Revenues Generated

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

Property Tax Revenues

The proposed Epperson Ranch DRI is a mixed use project with retail, office, motel, recreational and residential 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 such as grants. At buildout, annual property taxes will yield \$7.9 million in revenues to Pasco County, \$4.9 million in operating revenues and \$1.8 million capital revenues to the School Board and the Southwest Florida Water Management District will receive revenues of \$325,981.

The property taxes generated by Epperson Ranch DRI will depend on the value of land and vertical construction, as indicated above, and on the millage rates charged by Pasco County and the School Board. In calculating revenues, Pasco County was anticipated to levy a millage of 8.282 for operations with an additional 1.73 mills for fire and EMS. Pasco County School Board was anticipated to levy 6.382 for operations, 2 mills for capital expenditures and 0.4250 mills for debt. 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 reach \$19.6 million by buildout.

Sales and Tourism Tax Revenues

Sales and tourism tax revenues generated by Epperson 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.

For Epperson Ranch, sales taxes are generated by on-site retail sales and motel room sales. For all tax funds as described in the Pasco County Budget, Pasco County will receive, upon completion of Epperson Ranch, estimated additional tax revenues of \$728,570 per year.

Other Revenues

Estimates are given in Table 11-1 of the Application for Development Approval for a wide range of taxes, fees, grants and other revenue sources. Among these revenues are occupational licenses, franchise fees, building permits, court fees, judgements, fines, forfeitures, state and federal grant monies and other miscellaneous revenues. At buildout, estimated revenues will amount to \$4.3 million dollars.

School Board ad Valorem

School Board ad valorem tax revenue will reach \$6.7 million annually at buildout. This is generated by an estimated total taxable value of \$742 million and tax millage rate of 6.382, a school capital outlay of 2.0 mills, and .425 debt millage. One time impact fees will amount to \$5 million.

Summary

Epperson 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 reach almost \$20 million over the construction period and almost \$20 million in annual ongoing operating revenues.

REVENUE PROJECTIONS SUMMARY BY PHASE

RECIPIENT ENTITY/SOURCE	THROUGH PHASE 1 (2010)	THROUGH PHASE 2 (2015*)
Pasco County/Ad Valorem Taxes	\$3,008,783	\$ 7,920,091
Pasco County/Impact Fees	\$1,584,066	\$19,574,198
Pasco County/Sales & Tourism Taxes	\$ 417,010	\$ 769,339
Pasco County/Other Revenue	\$1,709,825	\$ 4,321,462
School Board/Ad Valorem Taxes & Impact fees	\$3,011,337	\$11,951,581
TOTAL PROJECT REVENUES→	\$8,146,955	\$44,536,671

*Phase 2 figures are given in Table 11-1 as occurring through 2016.

SOURCE: ADA/Table 11-1

VEGETATION, WILDLIFE AND WETLANDS

The Epperson Ranch site consists of agricultural lands, such as improved pasture, citrus groves, and ornamental nurseries, as well as King Lake and large expanses of herbaceous freshwater and forested wetlands. King Lake is a prominent feature (181 acres). Upland communities include palmetto prairies and Live Oak forest. An active Bald Eagle nest exists on the eastern edge of the site, in a very small stand of pine trees in a pasture.

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

NATURAL COMMUNITY TYPE	EXISTING	AT BUILD-OUT	
	Acreage	Acreage	% of Existing Habitat
Improved Pasture	779.57	36.04	4.6
Citrus Grove	336.07	0	0
Lakes Larger than 100 acres	181.01	181.01	100
Wet Prairie	135.30	120.7	89.21
Emergent Aquatic Vegetation	74.36	74.14	99.70
Freshwater Marsh	70.51	68.10	96.58
Live Oak Forest	53.44	3.03	5.7
Cypress Wetland Forest	37.86	37.86	100
Mixed Wetland Hardwoods	36.03	35.73	99.17
Ornamentals	16.52	0	0
Wetland Scrub	13.47	12.75	94.65
Palmetto Prairie	10.47	2.00	19.1
Borrow Areas	2.09	1.52	72.73

Source: ADA/Table 10-2 & SR3/Tables 12-1 Revised and 13-1 Revised

Wetlands cover approximately 346 acres (20%) of the site. A significant amount of the wetlands on-site are Category I or Category II wetlands per Pasco County regulations. The Category I wetlands, consisting of King Lake, freshwater marsh, emergent aquatic vegetation, cypress wetland forest, and wet prairie, will be almost entirely preserved except for roadway crossings. Category II wetlands (freshwater marsh and wet prairie) will be impacted for roadway crossings as well as to create developable mixed-use parcels.

Wildlife values are fair on the site. State- or federally-listed animal and plant species observed on-site include (nesting) Southern Bald eagle and Sandhill crane; Sherman’s Fox squirrel, Gopher tortoise, American Alligator, American kestrel, Wood Stork, Cinnamon fern, Royal fern, and Rain lily. The variety of shallow wetlands provides feeding habitat for a variety of state-listed wading birds, but few were identified as occurring on the site.

WATER QUALITY AND STORMWATER MANAGEMENT

The project site is within the Southern West-Central Florida Groundwater Basin. The surficial aquifer, the intermediate clayey semi-confining unit, and the upper Floridan Aquifer underlie the site. The groundwater system of the project site is characterized by thin layers of sand over the clayey confining layer. Recharge to the Floridan aquifer occurs via the on-site wetlands and King Lake. Additionally, the solution areas near King Lake indicate that the connection between the surficial aquifer and the Floridan aquifer may be more direct than in other portions of the site.

The site is divided into two major drainage basins: the northern part drains to King Lake, which discharges to the Cypress Creek watershed, and the remainder drains to the New River watershed. Both the Cypress Creek and New River connect to the Hillsborough River. Some off-site basins contribute to surface water flow across the site. Post-development this runoff will either be incorporated into the stormwater management system or routed around the project area.

Surface water quality information was not provided for the site. The applicant has committed to providing development-wide Surface Water Quality and Groundwater Quality Monitoring plans designed by qualified/experienced professionals, approved by the necessary agencies, and implemented prior to beginning land development activities.

Water quality treatment will be accomplished through a combination of Best Management Practices and utilization of natural (isolated wetlands) and manmade stormwater detention systems comprised of open water components with either a natural or manmade littoral zone vegetated by native aquatic species to provide biological treatment.

The applicant and/or its assigns, including the purchasers of individual development tracts, will assume responsibilities to manage the system upon completion in perpetuity. Portions may be dedicated to, or conveyed to such entities as homeowners associations, community development districts and/or Pasco County.

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

SOILS

The project site has moderate topographic relief, ranging from 102 - 130 feet above sea level. The Pomona, Kendrick, and Newnan fine sands; Sellers mucky loamy fine sand and Palmetto-Zephyr-Sellers complex soil types are most prominent. All exhibit some limitations for use as foundations or for embankments. Wind and water-caused soil erosion will be handled by:

- where pumps are used to remove turbid waters from construction areas, the water shall be treated prior to discharge to wetlands; including pumping into grassed swales or appropriate upland vegetated areas, sediment basins, or confined areas;
- providing staked hay bales or silt fences prior to land clearing and remaining until all soil is stabilized;
- floating turbidity barriers in flowing streams or in open water lake edges prior to initiation of earthwork and maintained until the project is complete and all soil is stabilized;
- installing temporary erosion control barriers, coordinated with the construction of permanent erosion control features;
- sodding, seeding, mulching or hydromulching all cleared areas as soon as practicable;
- staging development activities to limit clearing to areas scheduled for pending construction; and
- providing energy dissipators at discharge points of pipes or swales, if needed.

The site exhibits evidence of limestone solution and early sinkhole formation. Geotechnical testing and evaluation will occur during project design and permitting phases to properly determine, evaluate and deal with these conditions.

FLOODPLAINS

The project site is within Flood Zone X, indicating that the 100-year floodplain has not been determined. It is anticipated that a portion of the site will be within the 100-year floodplain as determined by the Federal Emergency Management Agency. All finished floor elevations of habitable buildings will be located above the determined 100-year flood elevation. Compensatory storage will be created in the immediate vicinity of the impact and will be such that flood levels after development will not adversely impact off-site property.

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 Epperson Ranch are expected to generate a daily demand of nearly two million gallons of potable and non-potable water combined following completion of the project. Slightly more than half of this demand coincides with Phase 1 development.

The applicant had provided correspondence from Mr. Bruce Kennedy, Acting Assistant County Administrator (Utility Services) dated January 24, 2005. The correspondence acknowledged a present excess capacity of approximately 8 million gallons per day (gpd) of potable water. Mr. Kennedy'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."

In addition to the required installation of water conserving fixtures and technology regarding irrigation systems, the Applicant intends to provide educational materials to homeowners, landowners and businesses.

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

PHASE	LAND USE	ENTITLEMENTS/ IRRIGATED ACRES	WATER DEMAND (GPD)	
			Potable	Non-Potable
PHASE 1 (2006-2010)	RESIDENTIAL	2,000 Units/148 Acres	430,000	357,716
	COMMERCIAL	56,000 Sq. Ft./3 Acres*	11,200	7,251
	OFFICE	50,000 Sq. Ft./3 Acres*	10,000	
	ELEM. SCHOOL	750 Students/6 Acres	15,000	14,502
	MOTEL	100 Rooms/1 Acre	40,000	2,417
	NGHBD. PARKS	27 Acres	N/A	65,259
	COLLECTOR RDS.	25.6 Acres	N/A	61,875
	LNDSCP. BUFFERS	6 Acres	N/A	14,502
	OTHER AREAS	31 Acres	N/A	74,927
PHASE 1 SUBTOTAL			506,200	598,449

* - Commercial and Office acreages were combined for non-potable water (irrigation) projections.

SOURCE: SR1/Tables 17-1, 17-2 & 17-3

PHASE	LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
			Potable	Non-Potable
PHASE 2 (2011-2015)	RESIDENTIAL	1,905 Units/122 Acres	409,575	294,874
	COMMERCIAL	153,000 Sq. Ft./4 Acres	30,600	9,668
	NGHBD. PARKS	13 Acres	N/A	31,421
	COLLECTOR RDS.	15.2 Acres	N/A	36,738
	LNDSCP. BUFFERS	4 Acres	N/A	9,668
	OTHER AREAS	21 Acres	N/A	50,757
PHASE 2 SUBTOTAL			440,175	433,126

SOURCE: SR1/Tables 17-1, 17-2 & 17-3

PHASE	LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
			Potable	Non-Potable
TOTAL PROJECT	RESIDENTIAL	3,905 Units/270 Acres	839,575	652,590
	COMMERCIAL	209,000 Sq. Ft./7 Acres*	41,800	16,919
	OFFICE	50,000 Sq. Ft./7 Acres*	10,000	
	ELEM. SCHOOL	750 Students/6 Acres	15,000	14,502
	MOTEL	100 Rooms/1 Acre	40,000	2,417
	NGHBD. PARKS	40 Acres	N/A	96,680
	COLLECTOR RDS.	40.8 Acres	N/A	98,614
	LNDSCP. BUFFERS	10 Acres	N/A	24,170
	OTHER AREAS	52 Acres	N/A	125,684
	OVERALL PROJECT			946,375

* - Commercial and Office acreages were combined for non-potable water (irrigation) projections.

SOURCE: SR1/Tables 17-1, 17-2 & 17-3

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 Epperson Ranch DRI are expected to generate more than 850,000 gallons of wastewater per day upon completion. It is projected that nearly 90 percent of all wastewater generation will be derived from the residential uses. Slightly more than 50 percent of the anticipated wastewater generation are associated with Phase 1 development. While restaurants, laundromats, dry cleaners and supermarkets typically locate within retail components of mixed-use projects, any generator of industrial-type effluents would be required to comply with all applicable federal, state and local regulatory and licensing criteria.

The following summarizes the anticipated daily wastewater generation at buildout:

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
PHASE 1 (2006-2010)	RESIDENTIAL	2,000 Units	400,000
	COMMERCIAL	56,000 Sq. Ft.	8,960
	OFFICE	50,000 Sq. Ft.	8,000
	ELEMENTARY SCHOOL	750 Students	10,500
	MOTEL	100 Rooms	35,000
PHASE 1 SUBTOTAL			462,460
PHASE 2 (2011-2015)	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
	RESIDENTIAL	1,905 Units	381,000
	COMMERCIAL	153,000 Sq. Ft.	24,480
PHASE 2 SUBTOTAL			405,000
TOTAL PROJECT	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
	RESIDENTIAL	3,905 Units	781,000
	COMMERCIAL	209,000 Sq. Ft.	33,440
	OFFICE	50,000 Sq. Ft.	8,000
	ELEMENTARY SCHOOL	750 Students	10,500
	MOTEL	100 Rooms	35,000
OVERALL PROJECT			867,940

SOURCE: ADA/Table 18-1

As previously referenced, Mr. Bruce Kennedy's January 24, 2005 correspondence indicated an anticipated surplus of wastewater capacity and further iterated that service can not be ensured until execution of a Utilities Service Agreement.

As committed, no septic tanks will be used in the Project.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

It is estimated that the Epperson Ranch DRI will generate more than 35 tons of solid waste each day following buildout in 2015. It has been assumed that all solid waste will be domestic in nature. Mr. Bruce Kennedy (Pasco County Utilities Director) outlined the solid waste expansion efforts being undertaken by

the County and stated that “the existing solid waste capacity and planned capacity will be sufficient to serve the anticipated increase in solid waste disposal needs for the proposed project.”

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

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (LBS.)
PHASE 1 (2006-2010)	RESIDENTIAL	2,000 Units [4,600 persons]	32,200
	COMMERCIAL	56,000 Sq. Ft.	1,400
	OFFICE	50,000 Sq. Ft.	550
	ELEMENTARY SCHOOL	750 Students	2,625
	MOTEL	100 Rooms	350
PHASE 1 SUBTOTAL			37,125
PHASE 2 (2011-2015)	RESIDENTIAL	1,905 Units [4,382 persons]	30,674
	COMMERCIAL	153,000 Sq. Ft.	3,825
	PHASE 2 SUBTOTAL		
TOTAL PROJECT	RESIDENTIAL	3,905 Units [8,982 persons]	62,874
	COMMERCIAL	209,000 Sq. Ft.	5,225
	OFFICE	50,000 Sq. Ft.	550
	ELEMENTARY SCHOOL	750 Students	2,625
	MOTEL	100 Rooms	350
	OVERALL PROJECT		

SOURCE: ADA/Table 20-1

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 two phases, with Phase 1 completion scheduled in 2010, and Phase 2 in 2015. Specific approval is being sought for Phases I and II (year 2015). Phase 1 of the project is expected to generate 1,264 inbound and 984 outbound gross trips in the PM peak hour. Phase 1 internal

capture will reduce the number of trips generated by 5.9 percent to 1,210 inbound and 905 outbound. Pass by capture to the commercial land uses (30 inbound trips and 30 outbound trips) will further reduce the number of trips generated, resulting in 1,180 inbound and 875 outbound net Phase 1 trips in the PM peak hour.

Through Phase 2, the project is expected to generate 2,438 inbound and 1,859 outbound gross trips in the PM peak hour. Phase 2 internal capture will reduce the number of trips generated by 11.2 percent to 2,203 inbound and 1,613 outbound. Pass by capture to the commercial land uses (51 inbound trips and 50 outbound trips) will further reduce the number of trips generated, resulting in 2,152 inbound and 1,563 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 will be a byproduct of site preparation and construction, resulting from wind blowing over disturbed soil surfaces, the movement of construction equipment, and burning of cleared vegetation. The project will utilize various procedures to minimize fugitive dust:

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

The design of the project will encourage non-vehicular modes of transportation via a pedestrian network connecting residential areas with schools, shopping and recreation areas. Roadways will be designed to provide efficient traffic circulation, thus reducing idling emissions.

It was determined that all analyzed intersections produced modeled concentrations at or below the ambient standard for each project phase and thus passed the screening tests. Detailed air quality modeling was not required for the project's impacts.

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

- 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 \$35,836 for Pasco County. The ADA & SR1 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 Epperson Ranch is a two-phase project, affordable housing supply and unmet demand data are identified through buildout in the Table below. The analysis concluded with a determination that 15,708 affordable units would be available for sale and an additional 2,136 units available for rent through completion of Phase 2 (i.e. buildout). Demand was calculated based on the estimated head of households projected to be employed by the project's various land uses.

The Epperson Ranch ADA indicates that the project will create a demand for 318 affordable housing units through project completion. However, the anticipated supply exceeds this projected demand. Since no shortage has been projected, as in this instance, or that the shortage does not exceed five percent of the applicable DRI residential threshold for Pasco County [i.e. 100 units], the project is not deemed to have a significant impact on affordable housing and no mitigation is required under the provisions of Rule 9J-2.048, F.A.C.

The following represents a summary of the affordable housing analysis for Phase 1 of both rental and for sale units:

INCOME CATEGORY	INCOME RANGE	HOUSING SUPPLY		HOUSING DEMAND		SUPPLY MINUS DEMAND	
		FOR SALE UNITS	FOR RENT UNITS	FOR SALE UNITS	FOR RENT UNITS	FOR SALE UNITS	FOR RENT UNITS
Very Low	<\$17,918	1,570	246	21	5	1,549	241
Low	\$17,918 - \$28,668	1,465	648	61	13	1,404	635
Moderate	\$28,669 - \$43,003	4,950	202	50	11	4,900	191
TOTAL →		7,985	1,096	132	29	7,853	1,067

Source: SR1/Tables 24-18 & 24-25

The following represents a summary of the affordable housing analysis for Phase 2 of both rental and for sale units:

INCOME CATEGORY	INCOME RANGE	HOUSING SUPPLY		HOUSING DEMAND		SUPPLY MINUS DEMAND	
		FOR SALE UNITS	FOR RENT UNITS	FOR SALE UNITS	FOR RENT UNITS	FOR SALE UNITS	FOR RENT UNITS
Very Low	<\$17,918	1,570	246	20	4	1,550	242
Low	\$17,918 - \$28,668	1,465	648	76	16	1,389	632
Moderate	\$28,669 - \$43,003	4,950	202	34	7	4,916	195
TOTAL →		7,985	1,096	130	27	7,855	1,069

Source: SR1/Tables 24-20 & 24-26

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. Fire protection will be provided by Pasco County through existing Fire Stations #13 (Zephyrhills) & #27 (San Antonio) and proposed Fire Station #38 which is intended for construction as growth in the area increases.

A June 10, 2004 correspondence from Col. Al Nienhuis of the Pasco County Sheriff's Office provided a "very conservative estimate" of the need for six deputies to provide 24 hour a day coverage for this development. Col. Nienhuis approximated an annual cost of \$700,134.00, in terms of 2005 dollars, to provide and equip these deputies.

RECREATION AND OPEN SPACE

In addition to the project's required compliance with Pasco County's Neighborhood Parks Ordinance, the project will include up to three community clubhouse/recreation centers. Community lake parks located on King Lake could have a boat launching area and a dock/wildlife observation platform, which could dually function as a recreational opportunity for fishing.

Individual residential lots within the Epperson Ranch DRI will not be permitted to have docks.

EDUCATION

The projected number of students is calculated as a percentage of the number of residential units by residential unit type. It is projected that 1,382 students would reside within the 3,905-unit, mixed-use, Epperson Ranch community.

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

PHASE	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL NUMBER OF STUDENTS
Phase 1 (2010)	340	241	127	708
Phase 2 (2015)	323	229	122	674
TOTAL	663	470	249	1,382

Source: ADA/Table 27-1

The Developer has met with Pasco County School Board personnel and agreed to "reserve a 15-acre site for an elementary school within the Project, south of Elam Road, with access to a major roadway." The site identified on the proposed Master Development Plan meets these criteria. Any change to this location must be approved by the Pasco County School Board.

HEALTH CARE

It is anticipated that the majority of health care needs of the Epperson Ranch community will be provided by East Pasco Medical Center (in Zephyrhills) and Pasco Regional Medical Center (in Dade City). Correspondences from these facilities were solicited and/or received during the DRI review process.

ENERGY

A July 8, 2004 correspondence was provided by Mr. Howard Prim, Senior Distribution Engineer for Withlacoochee River Electric Cooperative (WREC). The letter stated *“Provided that WREC can obtain easements for distribution and/or transmission feeders adjacent to existing Elam, Tyndall, and Curley Roads, WREC will have the capacity to provide electric service to this development and surrounding area at all times during and after this development.”*

As presented in the Table below, the anticipated average daily energy consumption at buildout is more than 23,000 kilowatts (KW). The anticipated Phase 1 demand is slightly more than one-half of the overall project energy demand. It has been determined that the peak-hour demand rate is approximately 55 percent of the average daily energy consumption.

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily Hr.	Peak Hour
PHASE 1 (2006-2010)	RESIDENTIAL	2,000 Units	12,000.0	6,600.0
	COMMERCIAL	56,000 Sq. Ft.	1.1	0.6
	OFFICE	50,000 Sq. Ft.	0.4	0.2
	MOTEL	100 Rooms	120.0	66.0
	ELEM. SCHOOL	750 Students	160.0	88.0
PHASE 1 SUBTOTAL			12,281.5	6,754.8
PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily Hr.	Peak Hour
PHASE 2 (2011-2015)	RESIDENTIAL	1,905 Units	11,430.0	6,287.0
	COMMERCIAL	153,000 Sq. Ft.	3.1	1.7
PHASE 2 SUBTOTAL			11,433.1	6,288.7
PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily Hr.	Peak Hour
TOTAL PROJECT	RESIDENTIAL	3,905 Units	23,430.0	12,887.0
	COMMERCIAL	209,000 Units	4.2	2.3
	OFFICE	50,000 S.F.	0.4	0.2
	MOTEL	100 Rooms	120.0	66.0
	ELEM. SCHOOL	750 Students	160.0	88.0
OVERALL PROJECT			23,714.6	13,043.5

Source: ADA/Table 29-1

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 conducted an *Archaeological and Historical Survey* of the site during 2003. The findings were submitted to the Florida Division of Historical Resources (FDHR) for concurrence. The Survey was submitted to the appropriate review agencies concurrent with the submittal with the Application for Development Approval.

As Director of FDHR, Mr. Fred Gaske's July 2, 2004 correspondence indicated that the site contains "*four archaeological occurrences, six previously unrecorded prehistoric archaeological sites (8PA2014, 8PA2028 - 8PA2032) and six previously unrecorded historic structures were recorded within the proposed project area.*"

FDHR noted that Site 8PA1359 could not be assessed due to the current high lake levels. The agency requested that care be taken in this area during development and that if "any dugout canoes are discovered at any time within the project site area, the project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries" until such time the developer is authorized to resume such activities by FDHR.

Mr. Gaske concluded by stating "*provided the above condition is met, it is the opinion of this office that the proposed project will have no effect on historic properties*" based on the following:

- four of the previously unrecorded prehistoric archaeological sites (8PA2028, 8PA2029, 8PA2030 & 8PA2032) "*are low-density lithic scatters with minimal potential for additional research*" and "*do not appear to meet the criteria for listing in the National Register of Historic Places*";
- another previously unrecorded prehistoric archaeological site (8PA2031) "*is a lithic workshop similar to many other such sites in the region*";
- one previously unrecorded structure (Site 8PA2014) "*is an extension of a previously recorded workshop and campsite*" and also does not appear to meet the criteria for listing in the National Register of Historic Places; and
- the four archaeological occurrences "*consist of one or two lithic waste flakes from spatially isolated tests and ... do not appear to meet the minimum requirement to be classified as archaeological sites.*"

SECTION III - DEVELOPER COMMITMENTS
DRI #258 - EPPERSON 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. The Project will not have any platted lots into King Lake, adjacent wetlands, or required wetland buffers. (SR3/Page 2)

VEGETATION AND WILDLIFE

1. *A gopher tortoise (*Gopherus polyphemus*) take permit will be applied for prior to any onsite construction that may affect any burrow or animals. (ADA/Page 12-7)*
2. *The project will result in the construction of dozens of additional acres of feeding and potential roosting and nesting areas for wading bird species. (ADA, Page 12-8)*
3. *This year's [sandhill crane] nesting site will be protected. (ADA/Page 12-8)*
4. *During environmental permitting of the Project, a Bald Eagle Management Plan will establish applicable protection zone(s) in accordance with the 'Habitat Management Guidelines for the Bald Eagle in the Southeast Region' (USFWS 1987) and/or any new federal regulations, at the time of the permit application. (ADA/Page 12-8)*
5. The wetlands (harboring the state-listed Rain lily) will be preserved. (ADA, Page 12-9)
6. *An eagle protection zone will be established with appropriate agencies prior to the onset of development in the vicinity of the nest. It is expected that all or most of this zone will be protected and managed for the benefit of the eagles and other species that may utilize that area. (ADA/Page 12-9)*
7. *Species of special concern are present and will be affected; however, they will be avoided where possible and impacts mitigated through appropriate measures. (ADA/Page 12-10)*
8. *The Applicant will have a Bald Eagle Management Plan prepared and approved by the U.S. Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, and Pasco County prior to initiation of on-site construction. The management plan will include detailed nest monitoring requirements during nesting season and limitations on uses within each zone. (SR1/Page 14)*

9. *To tell if the protected variety [i.e. S.E. American Kestrels] is present, a more in-depth, nesting season inventory might be necessary. This could be accomplished next spring or summer, if required. The Applicant will coordinate with FFWCC regarding the necessity of additional surveys. (SR1/Page 14)*
10. *Some additional work is expected to be needed prior to submittal of a gopher tortoise take permit to the FFWCC. (SR1/Page 14)*
11. *The applicant anticipates a development order condition requiring that a Bald Eagle Management Plan be developed and submitted to the appropriate agencies (including Pasco County) for review and approval prior to initiation of on-site development activities. (SR1/Page 15)*

WETLANDS

1. *The Applicant intends to maintain over 96% of the existing [529 acres] on-site wetlands in their natural state. (ADA/Page 10-17)*
2. *Stormwater systems will be designed to mimic predevelopment water levels and durations in wetlands. Individual parcel construction plans will be reviewed by SWFWMD and other agencies to insure wetland health is maintained. (ADA, Page 13-2)*
3. *Mitigation plans will be created for each set of construction plans and approved through the appropriate permitting process. Each will be required to stand alone to address impacts and appropriate compensation. (ADA/Page 13-3)*
4. *Buffers between protected wetlands and adjacent development will be provided. (ADA, Page 13-3)*
5. *Wetland impacts are limited to those areas which are removed from other protected wetlands and which would provide limited long-term value, if protected in the middle of a subdivision. (ADA/Page 13-4)*
6. *Significant wetland buffers will be provided to protect wetlands during and after construction. The design engineer and surveyor will calculate the outer edge of the buffer limits prior to the onset of any construction. This buffer line will be used as the silt screen or erosion control limit for construction. Its location will be surveyed in the field prior to construction. The silt fence will be installed by the contractor prior to any initiation of land clearing. (ADA/Page 13-4)*
7. *The construction personnel will be required to monitor offsite runoff discharges to make sure they do not exceed 29 NTU above background levels. All discharges must cease if this level is exceeded. Floating turbidity curtains will be used where the floating systems may be affected. (ADA/Page 13-5)*
8. *Erosion control lines will be frequently reviewed and repaired as needed. (ADA, Page 13-5)*

9. *No clay will be allowed to remain exposed in stormwater facilities or in filled areas. Clean sands will be used to cap any exposed clay layers. (ADA/Page 13-5)*
10. *Temporary water pumping from ponds adjacent to wetlands will be done so as to prevent either dewatering or over impoundment of water in the wetland areas. (ADA/Page 13-5)*
11. *Control for fugitive dust (use of water trucks, etc.) will be provided as needed. Vehicle wash down areas will be used where appropriate and will be well removed from wetland edges. Stormwater inlet controls will be used to keep sediment from entering the stormwater systems. (ADA/Page 13-5)*
12. *Fuel storage or fueling facilities will be appropriately located and constructed to preclude discharge to wetlands or water bodies. (ADA/Page 13-5)*
13. *Disturbed soils and filled areas will be re-vegetated as needed to preclude turbidity runoff or washouts during and following construction. Sodding will be used on slopes steep enough to washout into wetlands. (ADA/Page 13-5)*
14. *Where applicable, mitigation areas will be buffered from adjacent development by planting of woody edges, etc. Wetland creation areas will be sited in areas which can provide appropriate hydrology and protection to created wetlands. They will usually be placed adjacent to protected, existing wetlands. They will be afforded wetland conservation status and protected accordingly. (ADA, Page 13-7)*
15. *In general, lower quality upland areas will be scraped down to elevations which will result in water levels which are conducive to wetland plant development consistent with the targeted wetland type. Slopes will be gradual to provide habitat and water level variability. If available, topsoil mulch generated from the approved impacts will be transported to and spread out as the top 4-6"± layer in the created wetlands. If mulch is not available from the impacts or if these areas are too weedy, then mulch will not be used. In such cases, the contractor will provide suitable substrate for plant development. At least 24" of non-clay soil will be provided in the top layers, to allow for suitable root penetration. (ADA/Page 13-7)*
16. *Various herbs, grasses, shrubs and trees will be installed in the newly created wetland areas. The specific plant types, sizes and quantities will be site specific, considering the wetland impact type and targeted type of creation area. (ADA/Page 13-7)*
17. *Created wetlands will be visited regularly for weed control and to track development. Reports will be made on development trends. Replanting, reconstruction, etc. will be done as needed to insure success. They will be monitored and maintained until released by appropriate agencies. (ADA/Page 13-7)*
18. *The Community Development District or Homeowners' Association will own the wetland buffers. No resident will have authority to impact buffers adjacent to their lots. (SR1/Page 16)*
19. *All ponds adjacent to wetlands will be designed to discharge by gravity. (SR1/Page 18)*

20. *The need to plant the buffer surrounding proposed wetland creation areas will be assessed on a mitigation area-by-mitigation area basis. Whenever the adjacent use is thought to be substantially incompatible to normal wetland functions and values, the planted buffer will be provided... Buffering would generally be limited to planting of native, woody vegetation between the wetland creation and the incompatible use. (SR1/Page 19)*
21. *Should a CDV [cattle dipping vat] be discovered during future land clearing or other site development activities, the Applicant will complete a Phase II Environmental Audit for that area. (SR1/Page 21)*
22. *A detailed drainage assessment has not been completed at this time. However, such detailed assessments will be done prior to construction plan preparation for any particular parcel on the site. (SR1/Page 21)*
23. *Such [wetland] impacts will be mitigated-for by wetland creation or enhancement in a way which will provide equal or improved long-term environmental value. (SR1/Page 22)*
24. *The lack of single-family private docks and restrictions on boat horsepower provide additional assurance that unacceptable secondary wetland impacts or future impacts by boats will not occur. (SR1/Page 24)*
25. *The project will retain a continuous buffer and will protect all vegetated wetlands at the edges of King Lake. The eagle protection area, the parks, and the stormwater management ponds will provide additional buffering. (SR1/Page 26)*
26. *The concessions the Applicant is making relative to individual dock prohibitions and boat ramps should be considered a significant project attribute... (SR1/Page 26)*
27. *In summary, at buildout the Project preserves over 96% of wetlands. Project wetland impacts total approximately 19 acres. (SR3/Page 4)*
28. *All wetlands and buffers will be designated as Wetland Conservation Areas on final plats. This is a perpetual form of preservation. No lots for single-family owners will include wetlands or buffers. This will prevent residents from believing they are "owed" the right to disturb or maintain the protected areas. Deed restrictions created for the project will clearly state the restrictions for activities within wetlands and buffers. (SR2/Page 5)*

WATER QUALITY

1. *The lowest quality water possible will be used for irrigation purposes within the Project. (ADA/Page 10-12)*

2. *Detailed surveying and drainage analysis to be completed at a later date with detailed site engineering will confirm direction of stormwater runoff. (ADA/Page 14-3)*
3. *Water quality treatment will be accomplished through a combination of Best Management Practices and utilization of natural and manmade stormwater detention systems. The stormwater detention systems will comprise of open water components with either a natural or manmade littoral zone vegetated by native aquatic species to provide biological treatment. (ADA/Page 14-4)*
4. *A development wide Surface Water Quality Monitoring Plan and a development wide Groundwater Quality Monitoring Plan will be designed by qualified/experienced professionals, approved by the necessary agencies, and implemented prior to beginning land development activities. (ADA, Page 14-4)*
5. *Stormwater management ponds will be designed to maximize mixing, aeration, and settlement of particulates as practical. (ADA/Page 14-4)*
6. *Existing on-site surface waters and wetlands within Epperson Ranch as well as off-site areas will be protected from construction activities by various measures, including silt screen fences and implementation of a staged excavation/dewatering plan. Exposed soils will be stabilized upon completion of final grading. (ADA/Page 14-5)*
7. *During the project design phase, prior to permitting... the project geotechnical engineer will perform a geotechnical assessment of each proposed stormwater pond/lake area, via a series of Standard Penetration Test (SPT) borings per ASTM D-1586 in each proposed pond/lake area, to evaluate... (SR1/Pages 31 & 35)*
8. *If any significant “karst” related subsurface evidence is discovered during the pond/lake area SPT boring work, in a particular proposed pond/lake area, then additional appropriate geotechnical testing and evaluation methods/procedures, selected by the geotechnical engineer, will be recommended and implemented by the geotechnical engineer to further evaluate a concern area. (SR1/Pages 31 & 35)*
9. *The development wide groundwater quality monitoring plan for the entire site, and the development wide surface water quality monitoring plan for the entire site, will both be prepared in the near future by the appropriate professional consultants, as the Applicant anticipates that this will be a development order condition. Both plans will be submitted to the appropriate agencies for review and comment prior to implementation. “Baseline” or background/predevelopment will be determined and established (as will be outlined in both plans) prior to Phase 1 construction activities. (SR1/Page 32)*
10. *No surface water withdrawal from King Lake is anticipated. (SR1/Page 34)*
11. *The responsible use of pesticides and fertilizers on-site will be encouraged by the Applicant. (SR1/Page 35)*

12. *The deeper clayey semi-confining unit materials will not be excavated for stormwater pond/lake construction; therefore, they will remain in place and provide protection of the Floridan Aquifer system. (SR1/Page 36)*
13. *The Applicant agrees to a development order condition requiring the preparation and implementation of a Ground & Surface Water EMP. Pre-existing impacts will be established prior to initiation of construction activities. (SR2/Page 5)*
14. *The Applicant will implement the Environmental Management Plan prior to the initiation of construction. It will continue throughout the duration of construction and until 5 years after buildout. (SR3/Page 10)*

SOILS

1. *It is anticipated that adequate geotechnical testing and evaluation of the above conditions will occur during the project design and permitting phases to properly determine, evaluate and deal with the above conditions. (ADA/Page 15-2)*
2. *The following steps will be adhered to in order to prevent or control wind and water erosion: (ADA/Pages 15-3 - 15-4)*
 - *Hay bales or silt screens*
 - *Floating turbidity barriers*
 - *Installation of temporary erosion control barriers...*
 - *Where pumps are to be used to remove turbid waters from the construction areas, the water shall be treated prior to the discharge to the wetlands.*
 - *Staged construction activities*
 - *Stabilize exposed soils as soon as possible*
 - *Installation of energy dissipaters*
 - *Implement storm drain inlet protection*
 - *Use chemical agents, if necessary, to expedite water clarity*

FLOODPLAINS

1. *Flood stages of existing water bodies will not be raised to a level in which adjacent properties would be adversely affected. (SR1/Pages 39 & 59)*
2. *Discharge rates under post-development conditions will be less than or equal to pre-development conditions for the same return event. (SR1/Pages 39 & 59)*
3. *The Applicant's engineer will prepare detailed stormwater analyses of the entire Project for review and approval of SWFWMD and Pasco County prior to issuance of construction permits. (SR1/Page 40)*

WATER SUPPLY

1. *The developer will install new deep water supply wells and surface water withdrawals consistent with the Project site plan and non-potable water supply system. (ADA/Page 17-6)*
2. *[up to 40% less non-potable water]... will be accomplished through lower application rates and by the design and operation of the irrigation systems for conservation purposes. (ADA/Page 17-8)*
3. *The irrigation systems will be installed by licensed irrigation contractors or by contractor certified by the State of Florida. (ADA/Page 17-8)*
4. *Potable water will be conserved inside the residential houses and commercial buildings by the installation of low volume plumbing fixtures, appliances, and other water conserving devices. (ADA/Page 17-8)*
5. *If in the future and prior to initiation of a utility service agreement, reclaimed water becomes available from Pasco County, the Applicant will work with Pasco County to install reclaimed lines in order to serve as much of the Project as possible. Further, the Applicant commits to using the lowest quality water available for the intended use. (SR1/Page 41)*
6. *The anticipated new non-potable water supply wells will be limited in size, depth, and withdrawal, such that there should be no significant additional adverse impacts to the underlying aquifers, or to any existing adjacent permitted users. (SR1/Page 49)*
7. *Educational materials [regarding water conservation] will be distributed to homeowners, other landowners, and businesses as part of the homeowner's association documents, or at some point prior to or simultaneous with these residents occupying their homes or stores and offices open for business. (SR1/Page 49)*

WASTEWATER MANAGEMENT

The Project will not include any septic tanks. (ADA/Page 18-3)

STORMWATER MANAGEMENT

1. *Littoral zones will be built in the created ponds for stormwater treatment. (ADA, Page 13-7)*
2. *The northern and southern halves of the property are connected by a large drainage structure beneath Elam Road, which consists of several large diameter RCPs. A more detailed study will be required to determine the direction of flow through this structure. (ADA/Page 19-2)*
3. *The Applicant and/or its assigns, including the possible purchasers of individual development tracts, will assume the responsibilities to manage the system upon completion for perpetuity. (ADA/Page 19-6)*
4. *The stormwater management system will be designed to accommodate and detain excess stormwater runoff for storm events up to and including the 100-year event. The systems will also have freeboard or excess on-site storage to accommodate excess runoff above said event. (SR1/Page 56)*

5. *All stormwater runoff will be conveyed to a stormwater management system as appropriate to provide the necessary water quality treatment prior to discharges off-site. Reductions of yard fertilizer will be addressed in the deed restrictions and HOA documents. (SR1/Page 57)*

AIR QUALITY

In order to minimize fugitive dust, site preparation and earth-moving activities will be limited to only those areas for which development is eminent. Sprinkling of water will occur as necessary to minimize excessive dust during the clearing and construction process. (ADA/Page 22-1)

POLICE & FIRE PROTECTION

The applicant will coordinate with the Pasco County Sheriff's office regarding this issue [incorporation of "environmental design concepts that have been proven to reduce crime"]. (SR1/Page 103)

RECREATION AND OPEN SPACE

1. *In addition to the neighborhood parks required by the Pasco County Neighborhood Parks Ordinance, the project will include three community clubhouse/recreation centers. (ADA/Page 26-1)*
2. *Each of the three residential neighborhoods will have a primary active park/recreation center as a community focal point. (SR1/Page 4)*
3. *The King Lake community will also have active and passive park facilities with small boat launching areas and wildlife observation platforms. (SR1/Page 4)*
4. *The parks will not have paved or concrete boat ramps. (SR1/Page 5)*
5. *Individual residential lots will not be permitted to have docks. (SR2/Page 3)*
6. *Motor craft horsepower limitation will be enforced by the CDD via inclusion in the development order and homeowner closing documents and deed restrictions. (SR2/Page 4)*

EDUCATION

Mike Rapp, Pasco County School Board Planner, requested that the Applicant reserve a 15-acre site for an elementary school within the Project, south of Elam Road, with access to a major roadway. The site identified on Map H meets these criteria, and further was agreed on. The final school location is subject to change and final approval by the School Board. (SR1/Page 107)

ENERGY

Xeriscape landscaping will be used in various locations throughout the Project, which will reduce the water consumption and energy required for irrigation. (ADA/Page 29-1)

SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #258 - EPPERSON 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 Epperson 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 THE EPPERSON RANCH DRI, AS CURRENTLY PROPOSED, BE APPROVED, 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 (1995)* 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 to 1 impacted for Special Habitats (Strategic Habitat Conservation Areas and Species of Special Concern); 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 additional state- or federally-listed species not detected during the pre-ADA research 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. As committed, the applicant shall develop a Bald Eagle Management Plan to establish an appropriate protection zone. The approved plan shall be implemented prior to the start of site development in the area adjacent to the eagle nest.
4. 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.
5. 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.
6. Every effort will be made to maximize buffers around wetlands, particularly around the Category 1 wetlands. (SWFWMD)
7. Every effort will be made to minimize the use of wetlands for stormwater treatment. (SWFWMD)
8. The development will include no more than two community boat docks and no residential docks or boat ramps. (SWFWMD)

WATER QUALITY AND STORMWATER MANAGEMENT

1. The stormwater management system should be designed to 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 potential for contamination of the shallow and Floridan aquifers, an integrated pest management program shall be included in the *Environmental Management Plan* and the design and construction techniques listed below shall be considered and used where appropriate:
 - lining stormwater ponds with clay or synthetic material if no natural clay layer exists;
 - ensuring that ponds and swales are properly grassed or otherwise vegetated;
 - setting a maximum depth for stormwater storage; and
 - maintaining a safe distance between pond bottoms and the top of the confining layer for the Floridan aquifer.

4. As committed, the applicant shall provide development-wide Surface Water Quality and Groundwater Quality Monitoring plans designed by qualified/experienced professionals, approved by the necessary agencies, and implemented prior to beginning land development activities. Implementation of these plans need not be required as part of development permits. (ADA, p.14-4)
5. The developer shall encourage the use of water conserving landscapes and the responsible use of water by residents and businesses.
6. Native plant species shall be incorporated into the landscape design to the greatest extent practicable.
7. To prevent adverse effects to the Floridan aquifer, there shall be no stormwater pond/lake excavation into or through the Floridan aquifer's confining layers.
8. 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 formation.
9. Other infiltration techniques will be maximized, such as Low Impact Development techniques, to maintain wetland hydroperiods. (SWFWMD)
10. The development design shall maximize the retention of existing vegetation and soils, and minimize impervious surfaces. (SWFWMD)
11. Test or foundation holes as defined in Rule 40D-3.021(8), Florida Administrative Code (F.A.C.), shall be drilled by the firm of an appropriately bonded, licensed test or foundation hole contractor. (SWFWMD)
12. All existing wells which have no future use or attempted wells or test foundation holes shall be cement plugged by the firm of a licensed water well contractor (under SWFWMD Well Abandonment Permit(s)), or by test or foundation hole contractor in accordance with Rule 40D-3.041(1), F.A.C. (SWFWMD)
13. Due to the karst nature at this site the use of pesticides and fertilizers will be avoided or minimized and this will be communicated to all residents. (SWFWMD)

SOILS

Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to prevent wind- and water-borne 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 protected native habitat identified on Map H.

WATER SUPPLY

1. 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.
2. The developer shall utilize lowest quality water available and appropriate for the intended use.
3. As committed, xeriscape landscaping shall be used in various locations throughout the Project to reduce water consumption and water conservation educational materials shall be distributed to all homeowners, other landowners, and businesses.
4. The use and potential future use of reclaimed water shall be maximized. (SWFWMD)
5. Dual irrigation systems shall be included in this development per Pasco County's ordinance. (SWFWMD)
6. Reuse connections shall be metered. (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. As committed, no permanent septic tanks shall be installed on the Epperson 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 Epperson Ranch DRI will have a negative impact on several regionally significant roadway facilities within the primary impact area which will be subject to mitigation. Tables 1 and 2 (below) identify the improvements associated with Phase 1 approval.

TABLE 1
Phase 1 (2010) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
I-75: S.R. 56 to S.R. 54	F	6.2	Widen to 4 Lanes NB
Overpass Road: Drive 11 to Curley Rd.	N/A	100.0	Construct 2 Lane Roadway

TABLE 2
Phase 1 (2010) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Curley Road/S.R. 54	F	100.0	Add EB LT with receiving lane on S.R. 54, SB LT, SB RT Free Flow Lanes
Curley Road/Wells	F	100.0	Add NB LT with receiving lane on Wells. Signalize when warranted by MUTCD
Curley Road NB/Overpass Road EB	F	100.0	Add EB LT Lane. Signalize when warranted by MUTCD
Curley Road NB/Overpass Road WB	N/A	100.0	Add NB LT Lane
Curley Road SB/Overpass Road WB	F	100.0	Add SB RT, WB LT & WB Thru Lanes. Signalize when warranted by MUTCD
Curley Road SB/Overpass Road EB	F	100.0	Add EB Thru & EB RT Lanes. Signalize by warranted by MUTCD
Curley Road/Elam Road	F	41.1	Add EB RT, NB LT & SB RT Lanes. Signalize when warranted by MUTCD
Curley Road/Tyndall Road	F	41.1	Add EB RT, NB LT & SB RT Lanes. Signalize when warranted by MUTCD
Curley Road/Prospect Road	F	41.1	Add SB RT Lane. Signalize when warranted by MUTCD
S.R. 52/Curley Road	F	24.5	Add EB RT & NB LT Lanes. Signalize when warranted by MUTCD
S.R. 54/Boyette Road	F	13.4	Signalize when warranted by MUTCD
Prospect Road/Clinton Avenue	F	6.7	Add WB RT Lane. Signalize when warranted by MUTCD
Tyndall Road/Project Driveway 1	N/A	100.0	Add NB RT & WB LT Lanes
Curley Road/Project Driveway 2	N/A	100.0	Add NB LT, SB RT, WB LT & WB RT Lanes
Curley Road SB/Project Driveway 3	N/A	100.0	Add SB LT, SB Thru, SB RT, EB RT & WB LT Lanes
Curley Road SB/Project Driveway 4	N/A	100.0	Add SB LT, SB Thru, SB RT, EB RT & WB LT Lanes
Curley Road SB/Project Driveway 5	N/A	100.0	Add SB LT, SB Thru, SB RT, EB RT & WB LT Lanes

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Elam Road/Project Driveway 6	N/A	100.0	Add NB LT/Thru, NB RT, SB LT, SB RT/Thru & WB LT Lanes.
S.R. 54/S.R. 581	F	13.4	Add NB LT, NB Free Flow RT, WB LT & EB LT Lanes.
Curley Road/Project Driveway 7	F	100.0	Add SB RT, NB LT, EB LT & EB RT Lanes. Signalize when warranted by MUTCD
Curley Road SB/Project Driveway 8	N/A	100.0	Add SB LT, SB Thru, SB RT, EB RT & WB LT Lanes. Signalize when warranted by MUTCD
Overpass Road/Project Driveway 9	N/A	100.0	Add EB LT, EB Thru, WB Thru, WB RT, SB LT & SB RT Lanes
Overpass Road/Project Driveway 10	N/A	100.0	Add EB Thru, WB LT, WB Thru, WB RT, NB Thru, NB RT, SB Thru & SB RT Lanes
Overpass Road/Project Driveway 11	N/A	100.0	Add EB Thru, WB Thru, WB RT, SB LT & SB RT Lanes.
ACRONYM LISTING:			
NB - North Bound		LT - Left Turn	
SB - South Bound		RT - Right Turn	
EB - East Bound			
WB - West Bound		MUTCD - Manual of Uniform Traffic Control Devices	

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
I-75: S.R. 56 to S.R. 54	F	9.7	Widen to 4 Lanes SB
Curley Road: S.R. 54 to Overpass Road	F	100.0	Widen to 4 Lane Divided

**TABLE 4
Phase 2 (2015) Required Intersection Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Curley Road/S.R. 54	F	100.0	Add WB RT Lane
Curley Road/Wells	F	100.0	Add EB LT, NB Thru & SB Thru Lanes
Curley Road/Elam Road	F	100.0	Add NB LT and receiving lanes
S.R. 52/Curley Road	F	14.2	Add NB RT Lane
S.R. 54/I-75 South Ramps	F	9.7	Add SB LT Lane

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
S.R. 54/S.R.581	F	11.1	Add EB Thru, WB Thru, NB LT & NB RT free-flow Lanes
S.R. 54/Boyette Road	F	15.3	Add EB LT and receiving lanes
Boyette Road/Wells	F	15.3	Add NB RT & WB RT Lanes. Signalize when warranted by MUTCD
S.R. 54/Morris Bridge Road	E	11.7	Retime Traffic Signal
Morris Bridge Road/Chancey Road	F	9.2	Add SB LT Lane. Signalize when warranted by MUTCD
Prospect Road/Clinton Avenue	F	11.6	Add NB RT Lane
Curley Road/Project Driveway 7	F	100.0	Add NB Thru & SB Thru Lanes
Curley Road/Project Driveway 8	F	100.0	Add SB Thru Lane
Curley Road/Project Driveway 9	F	100.0	Add SB Thru Lane
Curley Road/Project Driveway 10	E	100.0	Signalize when warranted by MUTCD
ACRONYM LISTING:			
NB - North Bound		LT - Left Turn	
SB - South Bound		RT - Right Turn	
EB - East Bound			
WB - West Bound		MUTCD - Manual of Uniform Traffic Control Devices	

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

- A. **SCHEDULING OF FACILITY IMPROVEMENTS.** A schedule which specifically provides for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase. The schedule shall ensure that each and every roadway improvement which is necessary to achieve the adopted level of service standard for that project stage or phase shall be guaranteed to be in place and operational, or under actual construction for the entire improvement, at buildout of each project stage or phase that creates the significant impact.
- B. **ALTERNATIVE CONCURRENCY PROVISIONS.** A schedule that appropriately addresses each significantly impacted state and regional roadway segment through compliance with that jurisdiction's specific alternative concurrency provision of Subsections 163.3180, F.S., where such mitigative measures are specifically adopted in an in-compliance local government comprehensive plan and are fully explained and applied in the development order.
- C. **PROPORTIONATE SHARE PAYMENTS.** This option is available if affected extra-jurisdictional local governments, or the Florida Department of Transportation for facilities on the State Highway System, agree to accept proportionate share payments as adequately mitigating the extra-jurisdictional impacts of the development on the significantly-impacted state and regional roadways within their jurisdiction.

- D. **LEVEL OF SERVICE MONITORING.** A monitoring schedule for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase shall be developed. The schedule shall identify each roadway improvement which is necessary to achieve the adopted level of service standard, and indicate the amount of development and the timing of that development which will cause a roadway to operate below the adopted level of service. In the circumstance where the schedule does not identify the necessity and timing of improvements for a particular phase or substage, the development order shall require that building permits for that phase or substage will not be issued until the appropriate written approvals are obtained and any needed mitigation requirements are complied with.
- E. **COMBINATION OF MITIGATION MEASURES.** A combination of the mitigative measures contained in paragraphs A-D, above, that mitigates for each significantly impacted state and regional roadway, or other mitigative measures which are proposed and reviewed in the ADA, including the provision for capital facilities for mass transportation, or the provision for programs that provide alternatives to single occupancy vehicle travel, which reasonably assure that public transportation facilities shall be constructed and made available when needed to accommodate the impacts of the proposed development.

2. Due to the rapid growth of 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 will be necessary to verify that the actual number of trips generated by Epperson Ranch is reflective of the transportation analysis and subsequently prescribed mitigative measures instituted by the developer. The program shall provide biennial PM peak hour project driveway counts at all project entrance driveway intersections with public roadways (including Curley Road, Tyndall Road, Elam Road and Overpass Road). 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 a biennial basis until project buildout. The monitoring shall be conducted a maximum of three months prior to each respective biennial report submittal.

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 Curley Road, Tyndall Road, Elam Road and Overpass Road). 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 Epperson Ranch development.

The total PM peak hour project traffic through Phase 1 was estimated to be 2,055 net external, 60 pass-by, and 133 internal trips, for a total of 2,248 trips. The total PM peak hour project traffic

through Phase 2 was estimated to be 3,715 net external, 101 pass-by, and 481 internal trips, for a total of 4,297 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.

3. A Land Use Equivalency Matrix would allow the developer slight variations in the quantity of approved land uses without the requirement of pursuit of such modifications through the Notice of Proposed Change process. The conversion formulas presented below are based on p.m. peak hour trip generation factors. Each conversion prepared in accordance with the Equivalency Matrix presented below would be approved by Pasco County pending a determination that any resulting increases in water demand, wastewater and solid waste generation, school impacts and parkland requirements, as appropriate, have all been satisfactorily addressed or can be accommodated.

Each conversion request shall be provided to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs for review a minimum of 14 days prior to approval by Pasco County.

The Land Use Equivalency Matrix (LUEM) is as follows:

CHANGE FROM▼	CHANGE TO▼						
	S.F. Residential (Units)	Townhome/Villa(Units)	Apartment (Units)	Shopping Center (1K Sq. Ft.)	Office (1K Sq. Ft.)	Motel (Rooms)	Elem. School (Students)
S.F. Residential (Units)		1.8271	1.1971	0.1221	0.2834	1.2961	3.0080
Townhome/Villa (Units)	0.5473		0.6552	0.0668	0.1551	0.7094	1.6463
Apartment (Units)	0.8354	1.5263		0.1020	0.2367	1.0827	1.6463
Shopping Center(1K Sq. Ft.)	8.1932	14.97	9.8081		2.3218	10.6192	24.6450
Office (Sq. Ft.)	3.5288	6.4775	4.2244	0.4307		4.5737	10.6147
Motel (Rooms)	0.7715	1.4097	0.9236	0.0942	0.2186		2.3208
Elem. School (Students)	0.3324	0.6074	0.3980	0.0406	0.0942	0.4309	

In order to ensure the multi-use integrity of the project, the developer has agreed to restrict the project entitlements as follows with modification to be in accordance with conversions identified in the above Matrix.

LAND USE	SPECIFICALLY APPROVED AMT.	MINIMUM	MAXIMUM
Residential/SFD	2,954 Units	2,068 Units	3,840 Units
Residential/SFA	751 Units	526 Units	976 Units
Multi-Family	200 Units	140 Units	260 Units
Retail	209,000 Sq. Ft.	146,300 Sq. Ft.	271,700 Sq. Ft.
Office	50,000 Sq. Ft.	35,000 Sq. Ft.	65,000 Sq. Ft.
Motel	100 Rooms	70 Rooms	130 Rooms

AIR QUALITY

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

POLICE AND FIRE PROTECTION

The applicant should use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.

RECREATION AND OPEN SPACE

1. As indicated in the ADA, the Applicant intends to dedicate and or otherwise provide 40± acres to meet the neighborhood park requirement.
2. The Applicant has agreed to provide a *Environmental Management Plan*. This Plan shall, at minimum, address management, protection, and appropriate uses of the significant wildlife habitat areas and preserved wetlands.

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 significantly depart from the parameters set forth in the ADA, the project will be subject to substantial deviation review pursuant to Section 380.06, F.S.
2. Physical development shall commence within three years of Development Order adoption in order to have reasonable expectation of achieving the anticipated 2015 buildout date. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.
3. Any approval of Epperson 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).
4. Any approval of this development shall require that all of the developer's commitments set forth in the ADA and subsequent Sufficiency Responses be honored 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.
5. Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the developer in accordance with Rule 9J-2.0252, FAC.
6. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.
7. Approval of Epperson Ranch shall be contingent upon the project's consistency with the Pasco County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.

8. The Development Order should resolve the issues raised in the attached correspondences from the Southwest Florida Water Management District, the Florida Department of Environmental Protection, Tampa Bay Water and the Florida Department of Transportation.

Jane von Hahmann, Chair

ATTEST: _____
Lori Denman, Recording Secretary

These comments and recommendations were approved by a majority vote of the Tampa Bay Regional Planning Council on this 12th day of December, 2005

**SECTION V - REVIEW AGENCY COMMENTS
DRI #258 - EPPERSON 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



An Equal Opportunity Employer

Southwest Florida Water Management District

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

Lecanto Service Office
Suite 226
3600 West Sovereign Path
Lecanto, Florida 34461-8070
(352) 527-8131
SUNCOM 667-3271

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

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

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

- Heidi B. McCree**
Chair, Hillsborough
- Talmadge G. "Jerry" Rice**
Vice Chair, Pasco
- Patsy C. Symons**
Secretary, DeSoto
- Judith C. Whitehead**
Treasurer, Hernando
- Edward W. Chance**
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- Jennifer E. Closshey**
Hillsborough
- Neil Combee**
Polk
- Thomas G. Dabney**
Sarasota
- Watson L. Haynes II**
Pinellas
- Janet D. Kovach**
Hillsborough
- Todd Pressman**
Pinellas

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

November 29, 2005

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

SUBJECT: Epperson Ranch DRI #258 – 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. The Epperson Ranch Development of Regional Impact Application for Development Approval proposes a mixed-use development on approximately 1,752 acres located northwest of Zephyrhills and southwest of San Antonio. Citrus, pasture and plant nursery currently comprise approximately 1,153 acres. There are 64 acres of uplands, 181 acres of lakes, approximately 347 acres of wetland habitats and 7 acres of home and borrow pit. At buildout the project will contain 3,905 dwelling units, 209,000 square feet of retail, 50,000 square feet of office, a 100-room motel and a 750-student elementary school. The Epperson Ranch project will be constructed in two phases with buildout expected in 2015.

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.

WETLANDS

Every effort will be made to maximize buffers around wetlands, particularly around the Category 1 wetlands.

Every effort will be made to minimize the use of wetlands for stormwater treatment.

The development will include no more than two community boat docks and no residential docks or boat ramps.

STORMWATER

Other infiltration techniques will be maximized, such as Low Impact Development techniques, to maintain wetland hydroperiods.

The development design shall maximize the retention of existing vegetation and soils, and minimize impervious surfaces.

WATER

Test or foundation holes as defined in Rule 40D-3.021(8), Florida Administrative Code (F.A.C.), shall be drilled by the firm of an appropriately bonded, licensed test or foundation hole contractor

All existing wells which have no future use or attempted wells or test foundation holes shall be cement plugged by the firm of a licensed water well contractor (under SWFWMD Well Abandonment Permit(s)), or by test or foundation hole contractor in accordance with Rule 40D-3.041(1), F.A.C.

Due to the karst nature at this site the use of pesticides and fertilizers will be avoided or minimized and this will be communicated to all residents.

WATER SUPPLY

The use and potential future use of reclaimed water shall be maximized.

Dual irrigation systems shall be included in this development per Pasco County's ordinance.

Reuse connections shall be metered.

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

Sincerely,



Mikel Renner, AICP
Senior Planner

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





Jeb Bush
Governor

Department of Environmental Protection

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

Colleen M. Castille
Secretary

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

November 29, 2005

Sent via: regular mail and facsimile
Re: Epperson Ranch DRI Final Comments

Dear Mr. Meyer:

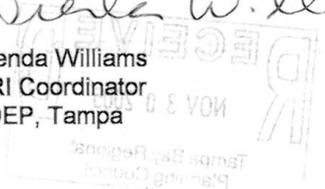
The staff of the Florida Department of Environmental Protection has reviewed the above-referenced document and offers the following comments:

The Department acknowledges the applicant's commitment to a DO condition, which requires the development of a DEP approved Environmental Monitoring Plan (EMP) for the subject project.

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 any previously made do not preclude or deem exempt the applicant from any permitting responsibilities that are required by the FDEP or other applicable agencies. If I can be of further assistance, please do not hesitate to contact me at (813) 744-6100, ext. 440.

Sincerely,

Brenda Williams
DRI Coordinator
FDEP, Tampa



"More Protection, Less Process"

Board of Directors Ted Schrader, Susan Laivala, Rick Baker, Ann Hildebrand,
Pam Iorio, Mark Sharpe, Robert Stewart, Randa Storms, Dan Tipton

General Manager Jerry L. Maxwell

General Counsel Donald D. Conn

2575 Enterprise Road, Clearwater, FL 33763-1102

Phone: 727.796.2355 / Fax: 727.791.2388

www.tampabaywater.org



VIA FAX & U.S. MAIL

November 4, 2005

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

**Re: DRI# 258 – Epperson Ranch
Recommended Development Order Conditions**

Dear Mr. Meyer:

Tampa Bay Water staff offer the following recommended Development Order Conditions for the Epperson Ranch Development of Regional Impact (DRI). The Epperson Ranch DRI is located adjacent to Curley Road and south of Tyndall Road within the hydrologic basin of the Hillsborough River. The Hillsborough River is a major public drinking water supply source for Pasco County and other Tampa Bay Water Member Governments. As such, it is considered a strategic regional resource. Thank you for considering our recommendations for the Development Order Conditions for the Epperson Ranch DRI.

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 Pasco County 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:

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- 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 Developer's Report(s) 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 Report(s).
 - 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 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. Development activities shall not breach the clay-confining unit, and in no event shall 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, Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (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. The primary purpose of the monitoring program is to ensure that there is no adverse impact to the water quality of the Hillsborough River, which is a regionally significant public drinking water 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 (quarterly at a minimum) 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 development shall cease until the violation is corrected.
7. A groundwater monitoring program shall be developed by the applicants/developers for approval by FDEP, SWFWMD and Tampa Bay Water to establish parameters, methodology, sampling frequency, and locations of monitoring sites. 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

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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 Developer's Report(s).

Water Resource Protection:

1. The applicants/developers shall comply with the Pasco County Wellhead and Surface Water Resource Protection Ordinance.
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 vertical 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 of storm water runoff discharged from the project should not be decreased post-development. The

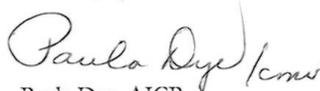
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Mr. John Meyer, DRI Coordinator
November 4, 2005
Page 5

applicants/developers shall, in cooperation with Tampa Bay Water and to the extent the permitting agencies (Pasco County and SWFWMD) can allow, propose stormwater design solutions which achieve this goal (i.e., use of swale systems and reducing treatment volume requirements). In order to demonstrate that post-development discharges will not decrease from pre-development conditions, the applicant shall utilize an appropriate hydrologic/hydraulic model for the simulation. The model should include long-term simulations (minimum several years time) with hydrologic conditions representative of the area surrounding the site.

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, AICP
Chief Environmental Planner



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Florida Department of Transportation

JEB BUSH
GOVERNOR

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

DENVER J. STUTLER, JR.
SECRETARY

December 1, 2005

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

Re: Epperson Ranch TBRPC Final Report Comments (DRI # 258)
Pasco County, Florida

Dear Mr. Meyer:

The Florida Department of Transportation has been an active participant in the review process for the Epperson Ranch DRI. Since this application for development approval was initiated, plans for other nearby land development projects have been announced. The cumulative traffic impact from all of these projects on the roadway network could be overwhelming for the Wesley Chapel area. We are very concerned about this. The Florida Department of Transportation projects that critical intersections requiring multi-level engineering solutions in the next decade will include the SR 54 intersection at SR 581, and the intersection of SR 581 at SR 56. Pasco County is encouraged to begin planning for this situation by reserving appropriate right of way, and aggressively requiring developer commitments to participate in such roadway improvements. Thank you for this opportunity to comment.

Sincerely,

Kent Fast, AICP
DRI Coordinator

cc: TBRPC DRI review agency mailing list

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Received Time Dec. 1. 11:18AM www.dot.state.fl.us

