



Tampa Bay Regional Planning Council

# BRS

## Biennial Report Summary

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### DRI #247 - LONG LAKE RANCH PASCO COUNTY RYs 2004-06

On February 24, 2004, Pasco County granted a Development Order (Resolution No. 04-106) to Geraci Family Associates, Ltd. for a 1,079-acre mixed use project located in south central Pasco County. The project is located along the southern side of S.R. 54 between the Suncoast Parkway and U.S. 41, abutting the Hillsborough County line. The project is located along the southern side of S.R. 54, immediately across from the proposed Sunlake Centre DRI, east of the South Pasco Wellfield and west of Henley Road and Big Moss Lake Road. A Land Use Equivalency Matrix has been adopted as part of the Development Order which would recognize conversion(s) between office and commercial uses but not residential. The Development Order expires on May 13, 2019.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (2001-2007)	PHASE 2 (2006-2105)*	TOTAL*
<b>COMMERCIAL (Sq. Ft.)</b>	<b>302,000</b>	<b>1,744,000</b>	<b>2,046,000</b>
(Community)	(252,000)	( 280,000)	( 532,000)
(Neighborhood)	( 50,000)	( 0)	( 50,000)
(Convenience)	( 0)	( 344,000)	( 344,000)
(Regional Mall)	( 0)	(1,120,000)	(1,120,000)
<b>OFFICE (Sq. Ft.)</b>	<b>304,000</b>	<b>0</b>	<b>304,000</b>
<b>RESIDENTIAL (Units)</b>	<b>1,516</b>	<b>425</b>	<b>1,941</b>
(Single-Family)	(1,116)	( 0)	(1,116)
(Multi-Family)	( 400)	(425)	( 825)

\* Phase II is conceptually approved only. Specific Phase II approval will be contingent upon further Section 380.06, F.S. transportation, water supply and air quality analyses.

### PROJECT STATUS

**Development this Reporting Year:** development consisted of the installation of water and forcemain lines to serve a portion of the project.

**Cumulative Development:** development would be limited to the above-described activities.

**Projected Development:** infrastructure installation to serve the Phase 1 residential development is expected to continue. In addition, the developer anticipates initiating development of the first 250 single-family residential lots, as well as construction of 4,000 LF of Sunlake Boulevard south of S.R. 54.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. No request to extend the buildout date of the Development Order shall be considered by the County unless and until the required improvements set forth in Table 2 have been made as full mitigation for Phase 1 DRI transportation impacts of the project or guaranteed through an acceptable form of assurance. Any delay in the buildout of Phase 1 beyond December 31, 2007, shall require a new transportation analysis in accordance with Chapter 380.06, F.S., as the basis for a Development Order amendment which may include a re-evaluation of required transportation mitigation. [Section 4.d.]
2. The applicants/developers shall develop a surface water quality monitoring program to be approved by Pasco County, SWFWMD, FDEP and TBW before commencement of development and shall continue through buildout of the development [Condition 5.c.(4)]. The developer has indicated that the monitoring program is “currently being developed” to be submitted concurrently with the anticipated site plans submitted in mid- to late- 2006. The status of this Condition shall be addressed in all future Biennial Reports.
3. If a groundwater monitoring program is required in the permitting process, such program shall be submitted to FDEP, and SWFWMD, and TBW for review and to Pasco County for approval [Condition 5.c.(5)]. The developer has alleged that groundwater monitoring is not a permit requirement.
4. Prior to development plan approval for any parcel, the applicants/developers shall submit a *Wetland/Lake Management Plan* to SWFWMD for review and Pasco County for approval [Condition 5.d.(3)]. The developer has indicated that such Plan was submitted in association with a Preliminary Site Plan filed on February 23, 2006.
5. Protection of preserved wetlands and mitigation areas shall be ensured through conservation easements or deed restrictions [Condition 5.g.(3)]. The developer has asserted that “*as site plans are developed for each parcel, wetland preservation areas and proposed mitigation areas will be identified. Final SWFWMD wetland jurisdictional limits are presently being determined and will be preserved through conservation easements prior to final plat approval.*”
6. The developer has conducted *Cultural Resource Assessments* for Long Lake Ranch Parcel A and B in accordance with Condition 5.h.(1). Janus Research’s February 21, 2006 correspondence transmitted these Assessments to the Florida Department of Historical Resources (FDHR) for concurrence that “no significant cultural resources were identified within or adjacent to the project area” and no further work will be required. It is requested that FDHR’s response correspondence be included in the next Biennial Report.
7. Traffic monitoring: Prior to preliminary site plan/plat approval of fifty (50) percent of the DRI entitlement (including the already built portion), the developers shall institute an annual monitoring program and provide annual monitoring reports to Pasco County to verify that the total allowable trips are not exceeded. The total driveway trips of the development shall not be allowed to exceed 1,373 inbound and 1,369 outbound p.m. peak-hour trips, for a total of 2,742 p.m. peak-hour trips. [Condition 5.m.(5)]

8. The developers shall enter into a Developer Agreement with Pasco County (with comments from Hillsborough County) for the right-of-way acquisition, and construction of Sunlake Boulevard prior to the first preliminary plan/preliminary site plan approval within the DRI [Following Condition 5.m.(5)(b)/Page 14/last sentence]. With the submittal of the Preliminary Site Plan to Pasco County on February 23, 2006, the developer anticipates submitting a “draft” Developer Agreement in March 2006.

### **DEVELOPER OF RECORD**

Geraci Family Associates, Ltd., 2702 Wilson Circle, Lutz, FL 33549 is the firm responsible for adhering to the conditions of the Development Order.

### **DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with the Development Order. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.