

FINAL REPORT

DRI #260 Wiregrass Ranch Pasco County



Tampa Bay Regional Planning Council

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REPORT ADOPTED: December 11, 2006

**DRI #260 - WIREGRASS RANCH
PASCO COUNTY**

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SECTION I - INTRODUCTION
DRI #260 - WIREGRASS RANCH
PASCO COUNTY

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

APPLICANT INFORMATION	
OWNERS	<p>Wiregrass Ranch, Inc. Attention: James Don Porter 28644 Highway 54 West Odessa, FL 33543</p> <p>Also: East Pasco Medical Center, Inc. First Chapel Associates, LP Second Chapel Value Associates, LP Mountain Ventures Tampa, LLC Pulte Home Corporation DiVosta Homes, L.P.</p>
DEVELOPERS & AUTHORIZED AGENTS	<p>Pulte Home Corporation Attention: Scott T. Neal 3810 Northdale Blvd., Suite 100 Tampa, FL 33624</p>
	<p>Goodman Properties, Inc. Attention: Lawrence A. Silvestri, Esq. 777 S. Flagler Drive, Suite 1101 West Palm Beach, FL 33401</p>
LEGAL COUNSEL	<p>Tew & Associates Attention: Joel R. Tew, Esq. 2655 McCormick Drive Clearwater, FL 33759</p>
PLANNING/ENGINEERING/ ENVIRONMENTAL CONSULTANTS	<p>King Engineering Associates, Inc. Attention: Keith Appenzeller/Scott Sheridan 4921 Memorial Hwy., Suite 300 Tampa, FL 33634</p>

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	June 2, 2004
Preapplication Conference	-	October 25, 2004
ADA Submittal	-	December 27, 2004
Site Inspection	-	January 20, 2005
ADA Comments	-	January 26, 2005
First Sufficiency Response Submittal	-	April 13, 2005
First Sufficiency Response Comments	-	May 13, 2005
Second Sufficiency Response Submittal	-	October 7, 2005
Second Sufficiency Response Comments	-	November 4, 2005
Third Sufficiency Response Submittal	-	March 2, 2006
Third Sufficiency Response Comments	-	March 30, 2006
Fourth Sufficiency Response Submittal	-	July 5, 2006
Fourth Sufficiency Response Comments	-	August 4, 2006
Fifth Sufficiency Response Submittal	-	September 15, 2006
Declaration of Sufficiency by TBRPC	-	October 13, 2006
Notify Pasco County to Set Hearing Date	-	October 13, 2006
Notification Received of Hearing Date	-	October 25, 2006
TBRPC <i>Final Report</i> adoption	-	December 11, 2006
Pasco County BOCC Meeting	-	December 19, 2006 (Scheduled)

PROJECT DESCRIPTION

The applicant for the Wiregrass Ranch Development of Regional Impact (DRI) is seeking specific DRI approval for the first three phases of a 5,100-acre mixed-use development in south-central Pasco County. The project is located east of the Seven Oaks DRI and S.R. 581, south of S.R. 54, southwest of the New River DRI, west of the Wesley Chapel DRI and north of the Meadow Pointe DRI, as graphically depicted on *Map 1*. The project is approximately one mile north of the Hillsborough County line. As stated in the phasing schedule (below), upon completion of the first three phases in 2016, the project would consist of: 8,500 Single-Family and 4,000 Multi-Family residential units, 2.74 million sq. ft. of Retail, 1.2 million sq. ft. of Office, a 100-bed Hospital and three Elementary School sites.

As identified in the proposed schedule, the fourth (and final) phase of development would include an additional 1,000 Multi-Family units, 460,000 sq. ft. of Retail, 875,000 sq. ft. of Office and one more potential Elementary School site to be completed four years later (in 2020). As recommended, Phase 4 would be subject to further transportation, air quality and water supply analyses only.

The proposed plan of development is as follows:

LAND USE	PHASE 1 (2009)	PHASE 2 (2013)	PHASE 3 (2016)	PHASE 4* (2020)	TOTAL
RESIDENTIAL (Units)	6,000	6,000	500	1,000	13,500
(Single-Family)	(4,000)	(4,000)	(500)	(0)	(8,500)
(Multi-Family)	(2,000)	(2,000)	(0)	(1,000)	(5,000)
RETAIL (Sq. Ft.)	1,600,000	800,000	340,000	460,000	3,200,000
OFFICE (Sq. Ft.)	400,000	400,000	400,000	875,000	2,075,000
HOSPITAL (Beds)	100	0	0	0	100
ELEMENTARY SCHOOLS (#)	1	1	1	1	4

* - It is recommended that specific approval of Phase 4 be contingent upon further transportation, air quality and water supply analyses only.

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 Matrix is presented in the Recommendations section of this Report.

As depicted on the proposed Master Development Plan (*Map 2*), the residential component is dispersed throughout the project within Parcels S1 - S5, the majority of Office development will occur within two parcels (i.e. Parcels "O1" & "O3") and 10 parcels comprise Retail development of 100,000 sq. ft. or more.

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

DEVELOPMENT AREA:

LAND USE (FLUCCS #)	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Palmetto Prairies 321	1,841.10	35.0	0.00	0.0
Improved Pasture 211	1,283.60	25.0	0.00	0.0
Freshwater Marsh 641	483.00	9.4	385.00	7.5
Cypress 621	430.70	8.4	409.70	8.0
Citrus Groves 221	230.50	4.5	0.00	0.0
Stream & Lake Swamps 615	190.80	3.8	190.80	3.8
Wet Prairies 643	144.10	2.8	119.10	2.3
Pine Flatwoods 411	121.50	2.3	61.50	1.2

LAND USE (FLUCCS #)	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Live Oak 427	86.40	1.6	46.40	0.9
Hardwood-Conifer Mixed 434	73.90	1.4	43.00	0.8
Electrical Power Transmission Lines 832	58.20	1.1	63.20	1.3
Field Crops 215	55.40	1.0	0.00	0.0
Christmas Tree Plantations 4412	36.10	0.7	0.00	0.0
Wetland Forested Mixed 630	25.40	0.5	20.00	0.4
Streams & Waterways 510	16.40	0.3	5.20	0.1
Sand & Gravel Pits 162	14.40	0.2	0.00	0.0
Reservoirs Less than 10 Acres 534	12.40	0.2	12.40	0.2
Gum Swamps 613	7.80	0.1	4.30	0.1
Residential Low Density 110	5.70	0.1	0.00	0.0
Spoiled Areas 743	0.80	0.0	0.00	0.0
Commercial and Services 140	0.40	0.0	368.00	7.2
Fixed Single Family 121	0.00	0.0	1,800.00	35.2
Medium Density with Golf Course 126	0.00	0.0	821.00	16.0
Multiple Dwelling Units (2 Stories) 133	0.00	0.0	200.00	3.9
Multiple Dwelling Units (3 Stories) 134	0.00	0.0	245.00	4.8
Professional Services 143	0.00	0.0	248.00	4.8
Institutional 170	0.00	0.0	76.00	1.5
TOTAL	5,118.60	100.0	5,118.60	100.0

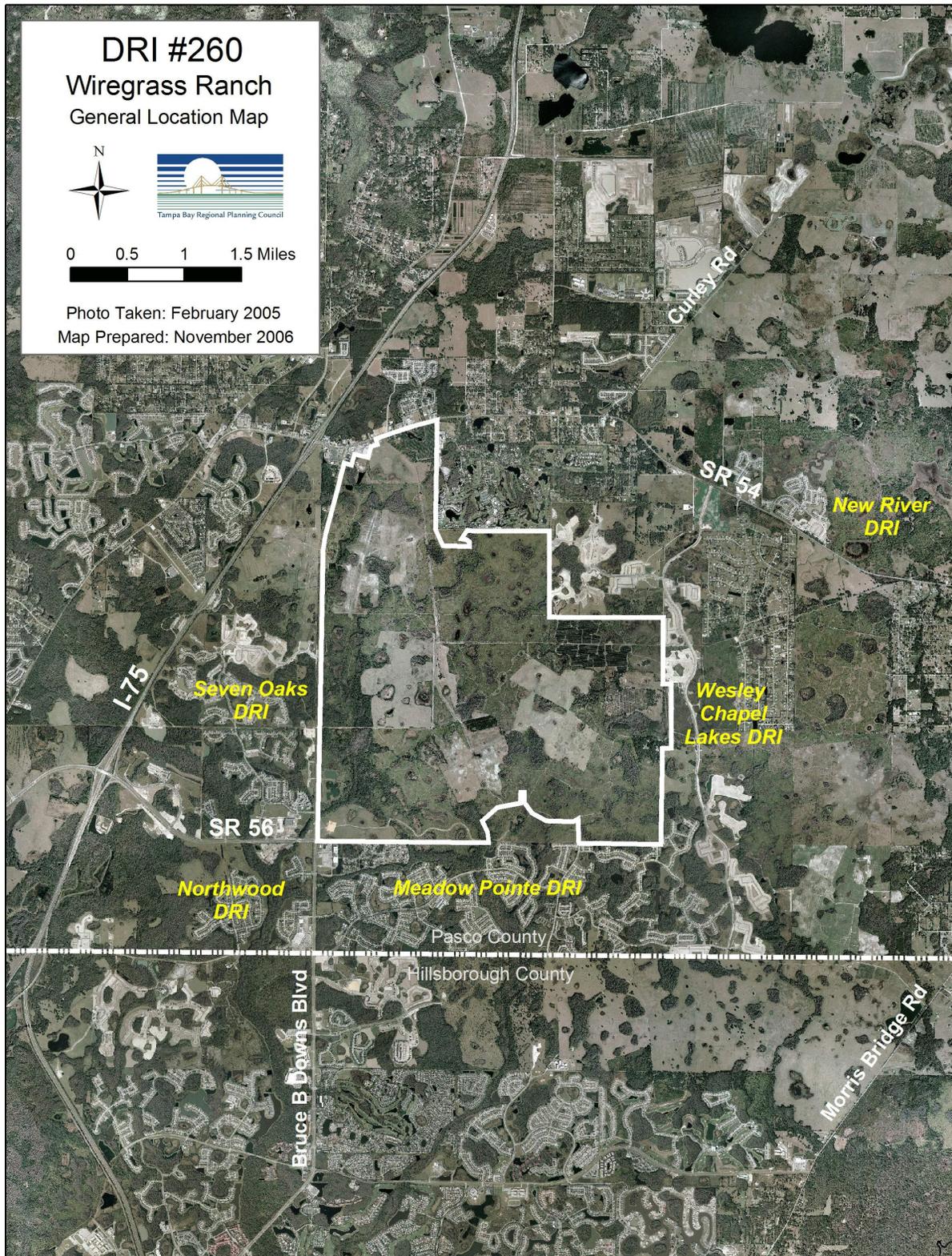
Source: ADA/Table 10-2

SUMMARY OF PROJECT BENEFITS AND IMPACTS

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

BENEFITS	Employment¹	Employment Demand at Buildout:	13,531 jobs
	Government Tax Revenue²	Estimated County Ad Valorem Tax Revenues (thru Phase 3): Estimated Sales Tax (thru Phase 3): Estimated Other County Gasoline Revenue (thru Phase 3) Estimated School Board Ad Valorem Revenues (thru Phase 3): Estimated Other Agency Revenues (thru Phase 3):	\$234,000,000 \$ 19,605,000 \$ 5,861,000 \$205,900,000 \$ 16,800,000
	Affordable Housing⁷	<u>Mitigation Proposal:</u> \$100/Single-Family unit, \$80/Multi-Family unit, 35¢/Sq. Ft. Retail and 25¢/Sq. Ft. Office; construction of 1,350 “Affordable Housing Units”; other approved alternative(s); or combination thereof.	
IMPACTS	Water Supply³	Estimated Avg. Daily Potable Water (thru Phase 3):	3,181,319 gpd
		Estimated Avg. Daily Potable Water (at Buildout):	3,580,767 gpd
	Wastewater⁴	Estimated Avg. Daily Non-Potable Water (thru Phase 3):	2,137,500 gpd
		Estimated Avg. Daily Non-Potable Water (at Buildout):	2,289,558 gpd
	Solid Waste⁵	Estimated Avg. Daily Wastewater Generation (at Buildout):	3,298,267 gpd
	Transportation⁶	<u>Estimated Trip Generation following completion of Phase 1:</u> Phase 1 P.M. Peak Hour Trips: 10,288 (5,287 Inbound/5,001 Outbound) Phase 1 Net Ext. P.M. Peak Hour Trips: 8,672 (4,479 Inbound/4,193 Outbound)	
		<u>Estimated Trip Generation following completion of Phase 2:</u> P.M. Peak Hour Trips: 17,581 (9,131 Inbound/8,450 Outbound) Net Ext. P.M. Peak Hour Trips: 14,221 (7,451 Inbound/6,770 Outbound)	
<u>Estimated Trip Generation following completion of Phase 3:</u> P.M. Peak Hour Trips: 19,818 (10,077 Inbound/9,741 Outbound) Net Ext. P.M. Peak Hour Trips: 15,604 (7,970 Inbound/7,634 Outbound)			
School⁸	Estimated Elementary School Students (at Buildout): Estimated Middle School Students (at Buildout): Estimated High School Students (at Buildout):	1,698 Students 793 Students 968 Students	
Energy⁹	Estimated Average Daily Electrical Demand (at Buildout): Estimated Average Peak Hour Demand (at Buildout):	121.49 MW 7.99 MW	
DEFINITIONS:		SOURCES:	
gpd - gallons per day MW - megawatts		1. SR2/Table 24-.2 & SR4/Table 24.B.1.b. (Avg.) 2. SR4/Table 11-1 3. SR4/Tables 17-1 & 17-2 4. SR4/Table 18-1 5. SR4/Table 20-1 6. SR3/Transportation Appendix 7. See Section V (of this Report) 8. SR2/Table 27-1 9. SR4/Table 29-1 & SR5/Table 29-2	
NOTES:			
* - If the expected affordable housing <u>deficit</u> exceeds the housing supply by more than 100 units (in Pasco County), the applicant is responsible for affordable housing mitigation in accordance with Rule 9J-2.048, F.A.C. In lieu of analysis completion, the applicant has proposed voluntary affordable housing mitigation described elsewhere in this Report.			

MAP #1

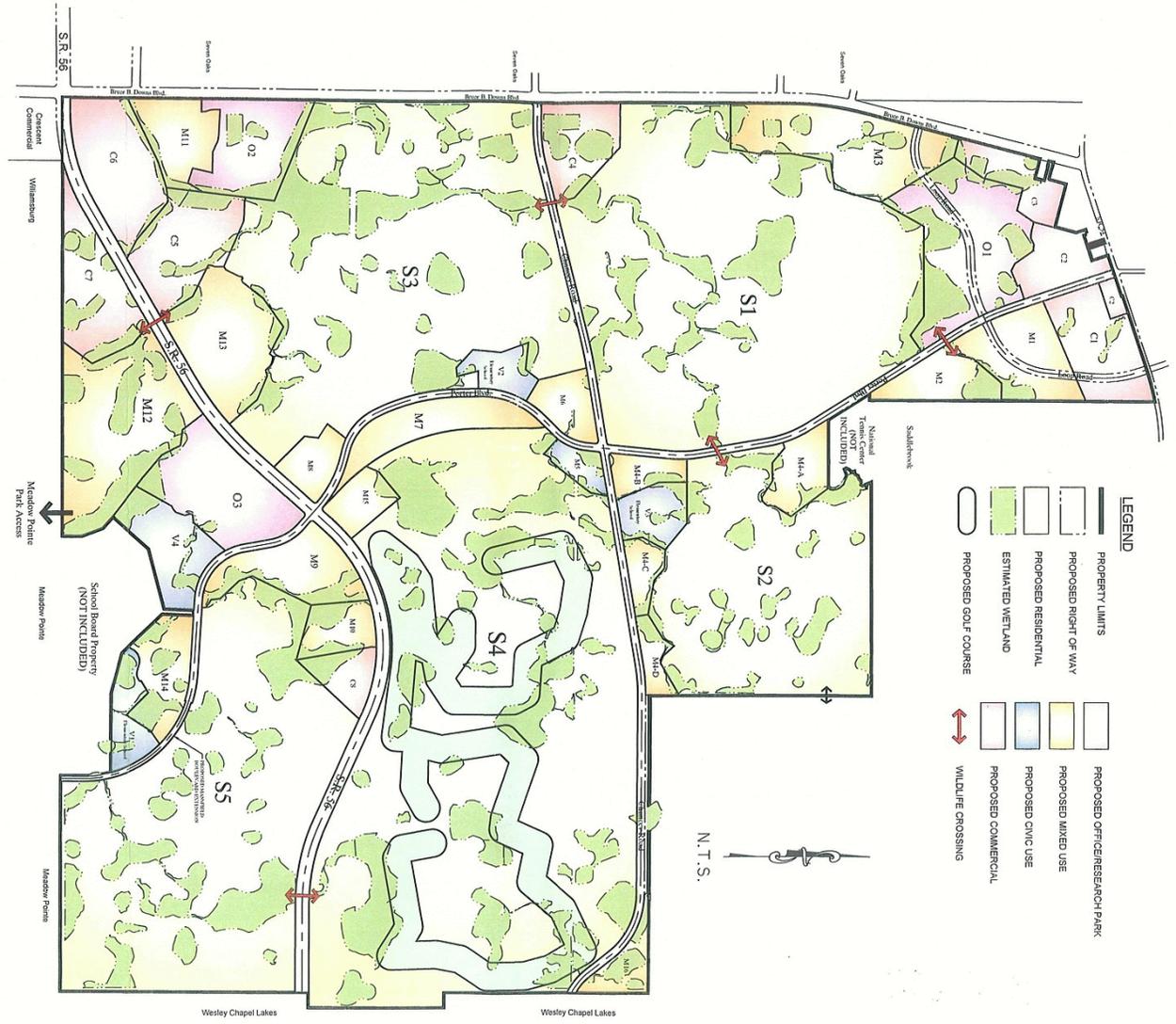


MAP #2 (1 of 2) - WIREGRASS RANCH - PROPOSED MASTER DEVELOPMENT PLAN

©COPYRIGHT 2002 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND CONCEPTS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION

WIREGRASS RANCH PASCO COUNTY, FLORIDA	MAP H MASTER DEVELOPMENT PLAN REVISED 08/20/06	 KING ENGINEERING ASSOCIATES, INC. 202 HIGHLAND AVENUE, SUITE 200 GAITHERSBURG, MD 20878 PHONE: 410-488-1881 FAX: 410-488-1883 E-MAIL: info@kingeng.com WWW: www.kingeng.com	JOB NO. 3109-301-000 DATE 11-11-04 SCALE N.T.S.
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SEE MAP H-3 FOR PROPOSED LAND USE BY PARCEL AND PHASE

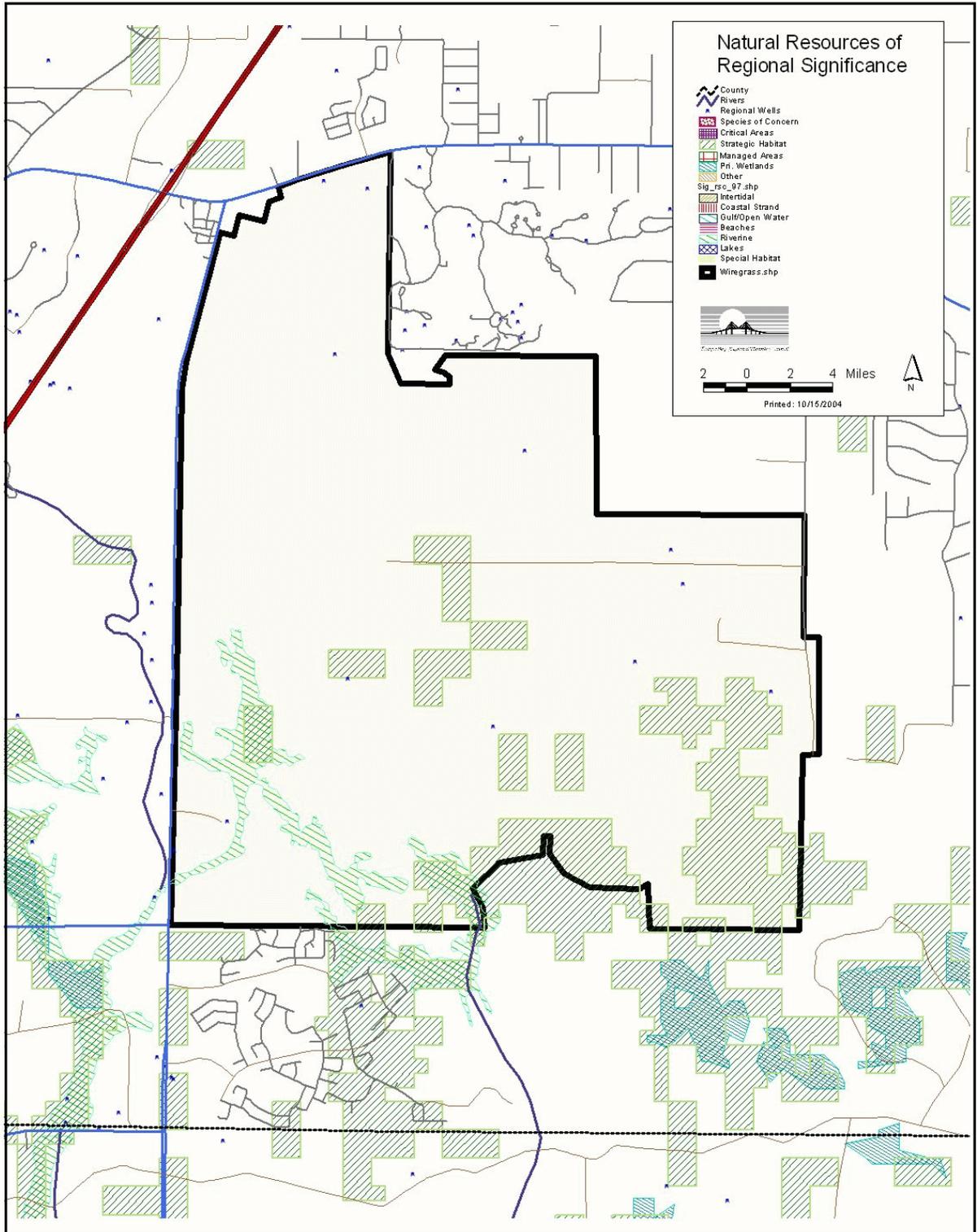


MAP #2 (2 of 2) - WIREGRASS RANCH - PROPOSED MASTER DEVELOPMENT PLAN

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Parcel	Gross Area (Gross/Net)	Dwelling Units	Phase 1 (2009)				Phase 2 (2013)		Phase 3 (2018)		Phase 4 (2020)	
			Office/Retail	School	Hospital	Other	Office/Retail	Other	Office/Retail	Other	Office/Retail	Other
S1	677	1,000										
S2	647	1,000										
S3 (Old Schedule Bldg)	1,115	2,500										
S4 TOTAL	872	4,500										
Phase 1 (2009) - Retail												
C1	831	250,000										
C2	381	275,000										
C3	451	50,000										
C4	651	240,000										
C5	41	800,000										
C6 (Old parcel S3)	231	100,000										
C7	501	300,000										
C8	321	550,000										
C9	291	10,000										
C10	14											
C11	17											
C12	14											
C13	14											
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MAP #3
WIREFRASS RANCH
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE MAP



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SECTION II- REGIONAL IMPACTS
DRI #260 - WIREGRASS RANCH
PASCO COUNTY

ECONOMY

Employment

The applicant estimates that, upon completion, the Wiregrass Ranch commercial, office, and hospital components will create approximately 13,531 jobs consisting of 6,676 in the retail trades, 6,592 in office employment, and 263 in the hospital.

Revenues Generated

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

Property Tax Revenues

The proposed Wiregrass Ranch DRI is a mixed use project with significant retail, office, 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. At buildout, annual property taxes will yield \$80 Million in revenues to Pasco County and \$35 million to the School Board. Estimated annual tax revenues to other agencies include \$1.9 Million to the Southwest Florida Water Management District; \$1.2 Million to the Hillsborough River Basin Board; \$990,071 to the Pasco County Mosquito Control.

The property taxes generated by Wiregrass Ranch DRI will depend on the land assessment value and vertical construction, as indicated above, and on the millage rates charged by Pasco County and the School Board. In calculating revenues, the millage rate used for Pasco County was 7.423 and Pasco County School Board 6.08 for operational and discretionary funds, 1.5 mills for Capital improvements and 0.364 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, and parks are anticipated to reach millions of dollars during the height of development.

Sales Tax Revenues

Sales tax revenues generated by Wiregrass 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 Wiregrass Ranch DRI, sales taxes are generated by on-site retail sales. For the local option sales tax and the state sales tax, Pasco County will receive estimated annual tax revenues of \$2.7 million per year following buildout.

Other Revenues

Estimates are given in Table 11.1 of the Application for Development Approval (as revised June 2006/Fourth Sufficiency Response) for a wide range of taxes, fees, grants and other revenue sources. Among these revenues are fuel and gas taxes and other miscellaneous revenues. Through buildout, estimated total revenues from gasoline taxes will amount to \$5.7 million dollars.

School Board Ad Valorem

School Board Ad Valorem Tax revenue will reach \$35 million annually at buildout.

Summary

Wiregrass Ranch 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 \$146 million over the construction period and \$83 million in annual ongoing operating revenues will be generated at buildout.

ANNUAL REVENUE PROJECTIONS SUMMARY

RECIPIENT ENTITY/SOURCE	AVERAGE ANNUAL REVENUES (2006-2016)	TOTAL REVENUES THROUGH BUILDOUT (Through 2016)
Pasco County/Ad Valorem Taxes	\$23,400,000	\$234,000,000
Sales Taxes	\$ 1,928,000	\$ 19,605,000
Pasco County/Gasoline Revenue	\$ 576,000	\$ 5,861,000
School Board/Ad Valorem Taxes	\$20,590,000	\$205,900,000
Other Agency Revenues	\$ 1,680,000	\$ 16,800,000
TOTAL	\$63,414,007	\$634,140,076

VEGETATION, WILDLIFE AND WETLANDS

The Wiregrass Ranch site is a mixture of natural and disturbed habitats, as well as agricultural uses. The predominant land use is improved pasture (1283 acres). The predominant habitat is palmetto prairie (1841 acres), which is also used as rangeland for cattle. Other significant habitat includes cypress wetlands, stream and lake swamps, freshwater marsh, pine flatwoods, and wet prairies. These habitats provide considerable wildlife habitat. Additionally, Pasco County classifies some on-site wetlands as Category I wetlands, requiring preservation.

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

LAND USE (FLUCCS #)	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Existing
Improved Pasture 211	1,283.6	25.0	0.0	0.0
Citrus Grove 221	230.5	4.5	0.0	0.0
Pine Flatwoods 411	121.5	2.3	61.5	50.6
Freshwater Marsh 641	483.0	9.4	385	79.7
Live Oak Upland Forest 427	86.4	1.7	46.4	53.7
Cypress Wetland Forest 621	430.7	8.4	409.7	9.5
Hardwood-Conifer Mixed 434	73.9	1.4	43.0	58.2
Stream & Lake Swamp 615	190.8	3.7	190.8	100.0
Wet Prairies 643	144.1	2.8	119.1	82.7
Palmetto Prairies 321	1,841.1	36.0	0.0	0.0
Christmas Tree Plantation 4412	36.1	0.7	0.0	0.0
Electric Transmission Lines 832	58.2	1.4	63.3	108.8
Other	138.7	2.7	41.9	30.2
TOTAL	5118.6			

Source: ADA/Table 10-2

Natural Resources of Regional Significance, as designated in the *Future of the Region - A Strategic Regional Policy Plan for the Tampa Bay Region*, and consisting of Strategic Habitat Conservation Areas and Riverine habitat, are found on the site. The riverine habitat is associated with Trout Creek and Clay Gully/Locust Branch. These systems connect to the Hillsborough River and its extensive swamp system. The Strategic Habitat Conservation areas include freshwater marshes utilized by several state- or federally-listed species which were observed on the Wiregrass Ranch site during field investigations, as well as several others that may be expected to occur, based upon the habitat types present. The following table identifies the species reported from the site.

SPECIES	PROTECTED STATUS
Encyclia tampensis - Butterfly orchid	State - Commercially Exploited
Epidendrum conopseum - Greenfly orchid	State - Commercially Exploited
Lilium catesbaei - Pine lily	State - Threatened

SPECIES	PROTECTED STATUS
Osmunda cinnamomea	State - Commercially Exploited
Osmunda regalis - Royal Fern	State - Commercially Exploited
Sarracenia minor - Hooded pitcher plant	State - Threatened
Tillandsia utriculata - Giant wild pine	State - Endangered
Zephyranthes atamasco - Rain-lily	State - Threatened
Alligator mississippiensis - American alligator	State Species of Special Concern
Gopherus polyphemus - Gopher tortoise	State Species of Special Concern
Ajaia ajaia - Roseate spoonbill	State Species of Special Concern
Egretta caerulea - Little blue heron	State Species of Special Concern
Egretta tricolor - Tri-colored heron	State Species of Special Concern
Egretta thula - Snowy egret	State Species of Special Concern
Eudocimus albus - White Ibis	State Species of Special Concern
Grus canadensis - Florida sandhill crane	Federal - Threatened
Haliaeetus leucocephalus - Bald Eagle	Federal - Threatened
Mycteria americana - Wood stork	Federal and State - Endangered
Sciurus niger shermani - Sherman's fox squirrel	State Species of Special Concern

Sources: ADA/Table 12.3 and narrative

The federally-endangered Wood Stork was found throughout the site utilizing freshwater marshes and wet prairies. Though it does not nest on the property, there is a large breeding colony immediately north of the Wiregrass Ranch property and the site is an important feeding site during hatchling rearing. A large number of Gopher tortoises also dwell on the site, and this species' burrows are often used by other protected species such as the Eastern indigo snake and Gopher frog. Bird species listed above that are State Species of Special Concern, other than the Roseate spoonbill, were also found in abundance on the site. The freshwater wetlands are particularly important to the White ibis during hatchling rearing because the young cannot tolerate the salt found in the adults' normal diet. Only one Florida sandhill crane nest was reported, though suitable habitat for nesting is abundant. Though the site has been used for cattle for many years, the freshwater wetlands are of good quality. The applicant will conduct additional surveys for Florida sandhill crane nests prior to construction, if required when construction would occur during the nesting season.

A most interesting protected species found on the site was the Hooded pitcher plant. This species, along with the sundew, another carnivorous plant species, was found in two small areas of freshwater marsh and wet prairie. The species are intolerant of high nutrient wetlands and will require special attention to maintain their fragile existence. The applicant has committed to implementing a management plan for Wetland H25, where this species is found, in order to perpetuate the species there. The management, to be the

responsibility of the Community Development District (CDD) or another permanent maintenance entity, will include semi-annual mechanical thinning of invasive woody and weedy vegetation and removal of any grass or leaf litter buildup. This wetland, as well as other wetlands within the project, will be preserved via recording of a conservation easement to be dedicated to Pasco County or the CDD or another permanent maintenance entity.

In order to address the concerns of the various agencies about how the important natural resources of the site will be maintained during and after development, the applicant intends to provide a plan that maintains and improves those onsite habitat areas that are determined to be regionally significant natural resources - specifically the onsite Riverine Habitat areas. These areas will be incorporated into the overall plan as habitat corridors that will serve to link onsite habitats as well as offsite habitats and resources.

The applicant estimates that 1,166 acres of wetlands (a removal of 12.5% of the wetlands on-site) will remain in the site's developed condition, but this is subject to permitting, wetland jurisdictional determinations, and final grades for development. Existing wetlands total approximately 1,330 acres. Some wetlands have been ditched to reduce water storage. Restoration of natural hydroperiod may be accomplished by incorporating stormwater retention and treatment in the wetlands. Wetlands adjacent to development will be protected by a combination of Best Management Practices required by regulatory agencies, compliance with the USEPA's NPDES program and the provision of wetland buffers (25 feet in width). Wetland areas to be preserved may be established via conservation easements, designated as conservation areas as part of the platting process, or preserved via some other means.

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

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

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

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

4.5.3: *Mitigation by habitat re-creation shall employ native plant material which replaces natural value and function. Monitor mitigation areas for a sufficient time to ensure success: a minimum 85 percent final coverage of desired species. Yearly maintenance and replanting should be undertaken to ensure final cover as necessary.*

4.5.5: *Mitigation for allowable impacts to regionally-significant wetland areas should be performed within the drainage basin.*

4.5.6: *Mitigation by restoring disturbed habitat of a similar nature, including the removal of exotic plant species, may be acceptable. The minimum acceptable ratio shall be twice the habitat re-creation ratio set forth in policy 4.5.2.*

- 4.5.7: *Maintain and improve native plant communities and viable¹ wildlife habitats, determined to be regionally-significant natural resources in addition to the Map of Regionally-Significant Natural Resources, including those native habitats and plant communities that tend to be least in abundance and most productive or unique.*
- 4.5.10: *Maintain a minimum horizontal buffer necessary to preserve the natural value and function of the regionally-significant natural resource.*
- 4.11.6: *Land use decisions shall be consistent with federal- and state-listed species protection and recovery plans, and adopted habitat management guidelines.*

WATER QUALITY AND STORMWATER MANAGEMENT

The major surface water features on the Wiregrass Ranch site are Clay Gully/Locust Branch and tributaries to Trout Creek. All surface waters on the site are Class III surface waters, though these waterbodies flow to the Hillsborough River, which is Class I and provides water for the City of Tampa and Tampa Bay Water's potable system. Surface water and groundwater quality was not measured, as required in the DRI review process, and so no information is available concerning existing water quality on or near the site. The site's system of shallow tributaries and pooling wetlands become hydraulically interconnected during heavier rainfall events. The wetlands provide some treatment for stormwater runoff from the pastures and other agricultural lands.

The proposed stormwater management system will consist of a series of detention/retention ponds designed to maintain the hydroperiods in the post-development wetlands, as well as to continue to use those wetlands for treatment. Pretreatment swales, ponds, etc. will be located for stormwater to pass through prior to entering an existing wetland. Permitting should adequately protect the surface water quality of the site and receiving waters, provided adequate buffers adjacent to riverine systems are maintained. Major conveyance systems as well as stormwater storage facilities will be designed for the 25-year, 24-hour storm occurrence, so that the off-site discharge rate will not exceed the pre-development discharge rate. The operation and management of the project's stormwater systems will be the responsibility of the developer and/or his assigns. Portions may be dedicated to, or conveyed to, homeowners associations, community development associations and/or Pasco County.

The site lies in an area characterized by a surficial aquifer underlain by a semi-confining unit and the Floridan aquifer. The project site has karst geology, and the thickness of the semi-confining clayey layer varies from less than 2 feet to over 25 feet. Depth to the water table ranges from above or near land surface to 3-6 feet in upland areas. Groundwater flows vary as well. Surficial aquifer groundwater is sometimes intercepted as Floridan aquifer recharge and flows vertically. This level of connectivity raises a concern for potential contamination of the Floridan aquifer by commercial and residential uses. The applicant has committed that the deeper clayey semi-confining unit materials will not be excavated for stormwater pond/lake construction, so as to protect the deep aquifer.

The project site is also within the recharge zone for the Cypress Creek (potable) wellfield. In order to address the concerns of various review agencies about surface water quality and potential groundwater issues the applicant has committed to creating a Groundwater Management Plan to include groundwater and surface water monitoring. The groundwater monitoring plan will address surface and ground water quality, sampling and monitoring and will be coordinated with the FDEP. It will include Phase I assessment, all

historical test bore subsurface data, and focus on site-specific areas where rapid or direct discharge of reclaimed water to the Floridan aquifer is to be avoided. And the planned golf course will be designed in accordance with the Audubon Signature Silver Program. Additionally, if required, a geotechnical assessment of each proposed stormwater pond/lake area, using Standard Penetration Test borings per ASTM D-1586 will be conducted, with appropriate steps taken to alter development plans should results warrant. Further, the applicants will provide SWFWMD Public Awareness brochures such as “Protect Your Family and Our Water Resources from Household Chemicals” and “Florida Friendly Landscaping” within its sales and leasing center.

There are several wells on the property which have been permitted by the Southwest Florida Water Management District and would be used for non-potable purposes. It is possible that additional wells could be installed to serve the project.

Exhibit 14-5 of Sufficiency Response #2 includes an extensive description of the wetland protection measures planned for the project and other conceptual measures under consideration to protect water quality. Low Impact Development principles have been included in initial design for the first phase of development or are under consideration for use.

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

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

SOILS

Soils on the Wiregrass Ranch site are predominantly Pomona and Eau Gallie Fine Sands, Chobee Soils and Palmetto-Zephyr-Sellers Complex. Pomona and Eau Gallie fine sands are poorly drained and have severe limitations for development purposes. Chobee and Palmetto-Zephyr-Sellers Complex soils are found in low-lying areas that are poorly drained. The soils have rapid subsurface permeability but have severe limitations for development.

Wind and water-caused soil erosion will be handled by using Best Management Practices, which may include:

- staging development activities to limit exposed areas during clearing operations and to limit clearing to areas scheduled for pending construction;
- watering of haul roads to aid in dust control;
- use of staked hay bales or silt fences to control and prevent erosion;
- retaining natural vegetation to the fullest extent practicable;
- protection of natural banks along any on-site water bodies to limit transmission of sediments;
- using low maintenance, fast growing native species wherever possible;
- watering during clearing and grading activities;
- sodding, seeding and mulching all cleared areas as soon as practical; and
- providing protection around stormwater inlets as required.

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

FLOODPLAINS

Approximately one-half of the Wiregrass Ranch site is located within the 100-year floodplain according to the ICPR model accepted by the Southwest Florida Water Management District. Any development within the 100-year floodplain will necessitate 1:1 compensation for the loss of flood storage capacity within the same drainage basin. Proposed elevations of infrastructure and buildings will be in accordance with the Pasco County Flood Damage Prevention ordinance. All habitable structures will be constructed one foot above the determined Base Flood Elevation.

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

4.11.2 Discourage development in the undeveloped 100-year floodplain.

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

WATER SUPPLY

Planned uses associated with Wiregrass Ranch are expected to generate a daily demand of more than 3.5 million gallons of potable water per day following completion of the project. Nearly 2.3 million gallons of non-potable water is also projected to be necessary. More than 82 percent of the potable water demand coincides with Phases 1 and 2 of development combined with the vast majority being for residential uses.

The applicant had provided correspondence from Mr. Bruce Kennedy, Acting Assistant County Administrator (Utility Services) dated April 19, 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 necessary water supply capacity for future water demand created by planned growth in Pasco County.*"

The projected potable water demand rates are based on the following: 215 gallons per day (gpd) for Single-Family, 200 gpd for Multi-Family, 150 gpd per 1,000 sq. ft. of Office, 100 gpd per 1,000 sq. ft. of Retail, 300 gpd/Hospital bed, 14 gpd/student and 15 gpd per school employee.

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

PHASE	LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
			Potable	Non-Potable
PHASE 1 (2007-2009)	Single-Family Res.	4,000 Units	860,000	980,000
	Multi-Family Res.	2,000 Units	400,000	50,000
	Retail	1,600,000 Sq. Ft.	160,000	40,000
	Office	400,000 Sq. Ft.	60,000	10,000
	Hospital	100 Beds	30,000	30,000
	School	1 Elementary	22,198	30,000
	Golf Course	18 Holes	3,225	310,000
PHASE 1 SUBTOTAL			1,535,423	1,450,000
PHASE 2 (2009-2013)	Single-Family Res.	4,000 Units	860,000	460,000
	Multi-Family Res.	2,000 Units	400,000	50,000
	Retail	800,000 Sq. Ft.	80,000	20,000
	Office	400,000 Sq. Ft.	60,000	10,000
	School	1 Elementary	22,198	30,000
PHASE 2 SUBTOTAL			1,422,198	570,000
PHASE 3 (2013-2016)	Single-Family Res.	500 Units	107,500	57,500
	Retail	340,000 Sq. Ft.	34,000	20,000
	Office	400,000 Sq. Ft.	60,000	10,000
	School	1 Elementary	22,198	30,000
PHASE 3 SUBTOTAL			223,698	117,500
PHASE 4 (2016-2020)	Multi-Family Res.	1,000 Units	200,000	25,000
	Retail	460,000 Sq. Ft.	46,000	27,058
	Office	875,000 Sq. Ft.	131,250	70,000
	School	1 Elementary	22,198	30,000
PHASE 4 SUBTOTAL			399,448	152,058
OVERALL PROJECT			3,580,767	2,289,558

Source: SR4/Table 17-1 & SR4/Table 17-2 (as revised to reflect currently-requested entitlements).

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 Wiregrass Ranch DRI are expected to generate nearly 3.3 million gallons of wastewater per day upon completion. It is projected that more than 77 percent of all wastewater generation will be derived from the residential uses and all but 585,646 gallons per day of wastewater are associated with the first two project phases. 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 projected wastewater demand was based on generation rates of 200 gallons per day (gpd) for Single-Family, 170 gpd for Multi-Family, 150 gpd per 1,000 sq. ft. of Office, 100 gpd per 1,000 sq. ft. of Retail, 220 gpd/Hospital bed, 14 gpd/student and 15 gpd per school employee.

The following summarizes the anticipated daily wastewater generation at buildout:

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
	Single-Family Residential	4,000 Units	800,000
	Multi-Family Residential	2,000 Units	340,000
	Retail	1,600,000 Sq. Ft.	160,000
PHASE 1 (2007-2009)	Office	400,000 Sq. Ft.	60,000
	Hospital	100 Beds	20,000
	School	1 Elementary	22,198
	Golf Course	18 Holes	3,225
PHASE 1 SUBTOTAL			1,405,423

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
PHASE 2 (2009-2013)	Single-Family Residential	4,000 Units	800,000
	Multi-Family Residential	2,000 Units	340,000
	Retail	800,000 Sq. Ft.	80,000
	Office	400,000 Sq. Ft.	60,000
	School	1 Elementary	22,198
PHASE 2 SUBTOTAL			1,302,198
PHASE 3 (2013-2016)	Single-Family Residential	500 Units	100,000
	Retail	340,000 Sq. Ft.	34,000
	Office	400,000 Sq. Ft.	60,000
	School	1 Elementary	22,198
PHASE 3 SUBTOTAL			216,198
PHASE 4 (2016-2020)	Multi-Family Residential	1,000 Units	170,000
	Retail	460,000 Sq. Ft.	46,000
	Office	875,000 Sq. Ft.	131,250
	School	1 Elementary	22,198
PHASE 4 SUBTOTAL			369,448
OVERALL PROJECT			3,293,267

Source: SR4/Table 18-1, as revised to reflect currently-requested entitlements

As previously referenced, Mr. Bruce Kennedy’s April 19, 2005 correspondence indicated an anticipated surplus of wastewater capacity to serve the project.

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

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

It is estimated that the Wiregrass Ranch DRI will generate more than 3,650 tons of solid waste each day following buildout in 2015. It has been assumed that all solid waste will be domestic in nature. The projected solid waste demand was based on generation rates of 7 lbs per anticipated resident for residential, 1 cubic yard (CY) for 10,000 sq. ft. of Office, 1 CY per 2,500 sq. ft. of retail, 1 CY per 5 occupied hospital beds, 2.2 CY per 18 golf holes and a rate of 2.5 pounds per day for school students/employees combined. While no correspondence was provided by Pasco County acknowledging their solid waste expansion efforts or anticipated service availability, Waste Services of Florida submitted a May 23, 2005 correspondence indicating their capability and willingness “to start providing service at anytime”.

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

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (LBS.)
	Residential	6,000 Units	89,775
PHASE 1 (2007-2009)	Retail	1,600,000 Sq. Ft.	4,480,000
	Office	400,000 Sq. Ft.	28,000
	Hospital	100 Beds	14,000
	School	1 Elementary	2,160
	Golf Course/Clubhouse	18-Holes	1,540
PHASE 1 SUBTOTAL			4,615,475
PHASE 2 (2009-2013)	Residential	6,000 Units	89,775
	Retail	800,000 Sq. Ft.	2,240,000
	Office	400,000 Sq. Ft.	28,000
	School	1 Elementary	2,160
PHASE 2 SUBTOTAL			2,359,935
PHASE 3 (2013-2016)	Residential	500 Units	7,481
	Retail	340,000 Sq. Ft.	95,200
	Office	400,000 Sq. Ft.	28,000
	School	1 Elementary	2,160
PHASE 3 SUBTOTAL			132,841
PHASE 4 (2016-2020)	Residential	1,000 Units	14,963
	Retail	460,000 Sq. Ft.	128,800
	Office	875,000 Sq. Ft.	61,250
	School	1 Elementary	2,160
PHASE 4 SUBTOTAL			207,173
OVERALL PROJECT			7,315,424

Source: SR4/Table 20-1, as revised to reflect currently-requested entitlements

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

TRANSPORTATION

The project is proposed to be constructed in three phases, with Phase 1 completion scheduled in 2009, Phase 2 in 2013, and Phase 3 in 2016. Specific approval is being sought for all three phases. Phase 1 of the project is expected to generate 5,287 inbound and 5,001 outbound gross trips in the PM peak hour. Phase 1 internal capture will reduce the number of trips generated by 9.4 percent to 4,803 inbound and 4,517 outbound. Pass-by capture to the commercial land uses (324 inbound trips and 324 outbound trips) will further reduce the number of trips generated, resulting in 4,479 inbound and 4,193 outbound net external Phase 1 trips in the PM peak hour.

Through Phase 2, the project is expected to generate 9,131 inbound and 8,450 outbound gross trips in the PM peak hour. Phase 2 internal capture will reduce the number of trips generated by 15.2 percent to 7,796 inbound and 7,115 outbound. Pass-by capture to the commercial land uses (345 inbound trips and 345 outbound trips) will further reduce the number of trips generated, resulting in 7,451 inbound and 6,770 outbound net external Phase 2 trips in the PM peak hour.

Through Phase 3, the project is expected to generate 10,077 inbound and 9,741 outbound gross trips in the PM peak hour. Phase 3 internal capture will reduce the number of trips generated by 17.3 percent to 8,363 inbound and 8,027 outbound. Pass-by capture to the commercial land uses (393 inbound trips and 393 outbound trips) will further reduce the number of trips generated, resulting in 7,970 inbound and 7,634 outbound net external Phase 3 trips in the PM peak hour.

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

- Goal 5.1 *Develop a regional transportation system which is coordinated with land use patterns and planning and minimizes negative impacts on the environment, especially air quality.*
- 5.1.11 *Promote shared access and parking, improved bikeway and pedestrian facilities, improved mass transit systems, park-and-ride lots, and roadway capital improvements for downtown and urban development through local land use plans and land development regulations.*
- 5.1.16: *Developments of Regional Impact, and large-scale developments with interjurisdictional impacts, should assess and mitigate their impact on regionally significant transportation facilities in a compatible manner.*
- 5.2.2: *Protect the functional integrity of Regional Roadway Network, as well as protect the functional integrity of the Florida Intrastate Highway System, through coordination of LGCPs, MPO plans, and land development regulations as well as the limitation of access points near interchanges.*
- 5.2.6: *Utilize Transportation Systems Management (TSM) and Travel Demand Management (TDM) techniques to the fullest extent possible prior implementing major expansion of existing facilities or constructing new corridors.*
- 5.2.10: *Promote utilization of public-private partnerships, joint-ventures, user fees, impact fees and TES contributions (DRIs only) by jurisdictions to mitigate impacts of development on regionally significant transportation facilities.*
- 5.3.24: *Provide opportunities for internal bicycle and pedestrian systems and connections with adjacent developments as part of the local land development approval process.*

AIR QUALITY

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

Wiregrass Ranch is planned to provide residential, commercial and office uses in close proximity with concentrations of uses in a town center so that vehicle trips for shopping and employment can be reduced.

Two intersections currently function at an unacceptable Level of Service: Bruce B. Downs Boulevard at Bearss Avenue in the City of Tampa, and Collier Parkway at State Road 54 in Pasco County. Air quality modeling of intersections where the project will contribute significantly to the traffic, required as part of the DRI review process, was not conducted, so it is not possible to determine if mitigation is necessary.

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

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

AFFORDABLE HOUSING

In lieu of completing an affordable housing analysis acceptable to Pasco County, the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs, the applicant has proposed a "Voluntary Affordable Housing Mitigation Program" fully described in Section V of this Report. The Program is also referenced in the Recommended Regional Conditions section of this Report.

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. A February 23, 2004 correspondence from Col. Al Nienhuis of the Pasco County Sheriff's Office provided a "very conservative estimate" of the need for 34 deputies to provide 24 hour a day coverage for this development. Col. Nienhuis approximated an annual cost of \$3,967,426.00, in terms of 2005 dollars, to provide and equip these deputies.

Fire protection will be provided by Pasco County. A January 13, 2004 correspondence from Mr. Anthony Lopinto, Pasco County Emergency Services Director, indicated that "a community of this size... may likely require additional Fire and Rescue resources to enable us to provide adequate public safety services to the new residents of your proposed project, as well as the existing citizens being served in that area today." Mr. Lopinto further cited "these resources may include, yet not be limited to, the acquisition of land suitable for the construction of an additional fire rescue station."

RECREATION AND OPEN SPACE

The project will be subject to Pasco County's Neighborhood Parks Ordinance. Aside from the planned 18-hole golf course to be open to the public, the applicant has identified that "parks will be planned for the individual tracts within Wiregrass.

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 3,459 students would reside within the overall 13,500 residential units proposed for the Wiregrass 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 (2009)	774	364	444	1,582
Phase 2 (2013)	774	364	444	1,582
Phase 3 (2016)	79	39	48	166
Phase 4 (2020)	71	26	32	129
TOTAL	1,698	793	968	3,459

Source: SR2/Table 27-1

The Developer has agreed to allow the Pasco County School Board until April 30, 2009 to acquire the fourth elementary school site within Wiregrass Ranch.

HEALTH CARE

It is anticipated that the majority of health care needs of the Wiregrass Ranch will be provided by East Pasco Medical Center in Zephyrhills, as well as the planned expansion in Wesley Chapel. Correspondence from this facility was received during the DRI review process.

ENERGY

A February 15, 2005 correspondence was provided by Mr. Ron Hamilton, Supervisor of Engineering Services for Withlacoochee River Electric Cooperative (WREC). The letter stated their to provide electric service to the project.

As presented in the Table below, the anticipated average daily energy consumption at buildout is approximately 8 Megawatts (MW). The uses associated with Phases 1 and 2 combined account for more than 78 percent of the daily energy demand for the project. It has been determined that the peak-hour demand rate is nearly 65 percent of the average daily energy consumption.

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN MEGAWATTS)	
			Avg. Daily	Peak Hour
PHASE 1 (2007-2009)	Single-Family Residential	4,000 Units	26.00	1.68
	Multi-Family Residential	2,000 Units	9.00	0.58
	Retail	1,600,000 Sq. Ft.	11.20	0.72
	Office	400,000 Sq. Ft.	4.00	0.26
	Hospital	100 Beds	0.00	0.14
	Golf Course/Clubhouse	18-Holes	0.59	0.04
PHASE 1 SUBTOTAL			50.79	3.42
PHASE 2 (2009-2013)	Single-Family Residential	4,000 Units	26.00	1.68
	Multi-Family Residential	2,000 Units	9.00	0.58
	Retail	800,000 Sq. Ft.	5.60	0.36
	Office	400,000 Sq. Ft.	4.00	0.26
PHASE 2 SUBTOTAL			44.60	2.88
PHASE 3 (2013-2016)	Single-Family Residential	500 Units	3.25	0.21
	Retail	340,000 Sq. Ft.	2.38	0.15
	Office	400,000 Sq. Ft.	4.00	0.26
PHASE 3 SUBTOTAL			9.63	0.62
PHASE 4 (2016-2020)	Multi-Family Residential	1,000 Units	4.50	0.29
	Retail	460,000 Sq. Ft.	3.22	0.21
	Office	875,000 Sq. Ft.	8.75	0.57
PHASE 4 SUBTOTAL			16.47	1.07
OVERALL PROJECT			121.49	7.99

Source: SR4/Table 29-1 & SR5/Table 29-2

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 September 24, 2004 correspondence indicated that the site contains "*three previously recorded archaeological sites [8PA364, 8PA366 & 8PA368], six previously unrecorded prehistoric archaeological sites [8PA1651, 8PA2034 - 8PA2038] and two previously unrecorded historical structures [8PA2061 & 8PA2062] were identified within the 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 concurred with the finding that none of the sites appear eligible for listing in the National Register of Historic Places. Mr. Gaske concluded with the statement that "*based on the information provided, our office concurs with these findings and finds the submitted report complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.*"

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SECTION III - DEVELOPER COMMITMENTS
DRI #260 - WIREGRASS 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), the Third Sufficiency Response (SR3), the Fourth Sufficiency Response (SR4) or the Fifth Sufficiency Response (SR5):

GENERAL

1. *The historic agricultural operations will continue during buildout of the DRI project, on portions of the ranch not yet acquired by the developers. Wiregrass Ranch, Inc. will maintain a prudent fencing program to segregate and control the cattle operations from the development areas. (ADA/Page 10-4 & SR3/Page 10-4 [Revised General Project Description])*
2. *Maximums and minimums of each land use have been added to the revised Exhibit 10-1 [i.e. proposed Land Use Equivalency Matrix]. The Applicant will accept a 40% limit as suggested by TBRPC. (SR2/Page 10-1)*
3. *The age-restricted parcels will have Covenants, Conditions and Restrictions in accordance with the Federal Housing for Older Persons Act requiring, at a minimum, that at least 80% of the homes will have at least one occupant who is 55 years or older, with no one under 19 years of age in permanent residence (defined as more than 90 days in any 12-month period). (SR3/Page 10-1)*
4. *Applicant has agreed to reserve 252-acres of office parcels (which could accommodate 18,406,930 s.f. at F.A.R. of 3.0 and .27 on the Mixed Use and Res-3 parcels) for a period of 10 years to assist the County's goal of encouraging employment centers, with 1.2-million square feet of office uses and a 100-bed hospital to be specifically approved as part of Phases 1-3. (SR3/Page 10-5)*
5. The Applicant has agreed to provision which would not allow conversions from Office (or reserved land area) to other project uses and a requirement for Pasco County Development Review Committee to approve all requested conversions from Office uses. (SR3/Page 10-6)
6. The Applicant has acknowledged that a DO condition will be imposed to “require a re-analysis, if the proposed build out dates are not achieved. In addition... there will be no time extensions allowed in the DO for the build out date for the amount of time this project will be and have been under review.” (SR3/Page 21-22)
7. *The Applicant... points out the following “public” sites already accommodated by Wiregrass Ranch, or already committed: Public High School Site, Public Middle School Site, Four Elementary School Sites, National Tennis Center Site, Regional Hospital Site, Public Library Site, Governmental Services Site, Fire/EMS Facility Site, Sheriff's Operations Facility Site, and Employment Center(s). (SR4/Page 9-4)*

8. *The Applicant will agree to this proposed trade-off [i.e. 474 multi-family units for 199,080 sq. ft. of Office] in Phase 3 of the DRI should the 1:1 jobs to housing ratio not be met at that time. (SR5/Page 10-1)*
9. *Parcel S4... has been analyzed as elderly units... and will be deed-restricted. (SR5/Page 10-4)*

VEGETATION AND WILDLIFE

1. *No listed species will be taken without specific approval from or coordination with the FFWCC, which protects and/or regulates the above species [e.g. epiphytic orchids, wild pine air plants and pitcher plants]. Currently there are no proposed impacts to the habitats harboring the above listed species. Protection of these resources will be incorporated during design and permitting. (SR1/Page 10-10)*
2. *Wetland H25, within which this species [Hooded pitcher plant] is located on the subject property, will remain intact in the post-development condition. (SR1/Pages 12-2 & 19-7)*
3. *Development on Wiregrass Ranch will not significantly affect wading bird or bald eagle populations at off-site locations. Site plans call for preservation of the majority of onsite wetlands, particularly the high quality wetlands that are utilized by wading birds. (SR1/Page 12-3)*
4. *There will be more shallow, wet habitat areas in the post-development condition of the project than exist in the current condition. Therefore, the proposed project will not result in any net habitat loss or adverse impacts to wetland-dependent wildlife. (SR1/Page 12-4)*
5. *[Due to the existence of Tampa Butterfly Orchid, Green Fly Orchid and Giant Wild Pine Air plant] There are no specific wetland impacts proposed for the forested wetland area located in map grids D24 and D25 in the western portion of the project. (SR1/Page 12-5)*
6. *The Applicant... intends to provide a plan that maintains and improves those onsite habitat areas that are determined to be regionally significant natural resources - specifically the onsite Riverine Habitat areas. These areas will be incorporated into the overall plan as habitat corridors that will serve to link onsite habitats as well as offsite habitats and resources. (SR2/Page 10-5)*
7. *The upland and wetland areas where the Giant wild pine air plant occur...will also be preserved within an onsite wildlife corridor in the western portion of the property. The Pine lily, which occurs within upland buffers and shallow, transitional wetland fringes, will likely remain onsite since the majority of onsite wetlands will be avoided by site development and will include an average 25-foot upland buffer. Maintenance of these areas in their natural condition should ensure the future survival of these plant species on the Wiregrass property. (SR2/page12-6)*
8. *Roadway crossings of selected streams within the Wiregrass property, where necessary to provide access to developable upland areas, will include appropriately sized culverts to maintain adequate hydrologic connectivity. Wildlife undercrossings (box culverts) will also be specified at such crossings to enable post-development wildlife movement. (SR2/Page 12-7)*

9. *The Applicant agrees to conduct pre-development breeding season surveys for listed species including the Florida sandhill crane (within appropriate onsite wetland habitats), Sherman's fox squirrel (within onsite woodland pasture or live oak hammock areas subject to development), wood storks and wading birds (within appropriate nesting habitat subject to development impacts). It is understood that such surveys will only be required when proposed development activities within any onsite parcel will immediately precede or coincide with the recognized breeding season for these listed species (i.e., between late January and May for the Florida sandhill crane and wood stork, between June and September for wading birds, and either May through August or November through March for Sherman's fox squirrel). (SR4/Page 12-1)*
10. *Onsite creation mitigation areas are being designed and constructed so as to create a matrix of shallow and deep zones which will serve to maximize potential for wading bird foraging opportunities and will potentially afford additional habitat for nesting by Florida sandhill cranes. (SR4/Page 12-2)*

WETLANDS

1. *There will be no effort to further drain the site or lower wetland hydroperiods by way of drainage ditch construction. Where such artificial drainage ditches do occur, each will be assessed individually for potential abandonment at the construction plan development stage. (ADA/Page 13-3)*
2. *With 377± acres of creation mitigation identified on the conceptual site plan, the current plan represents greater than 2 acres of wetland creation for each acre to be impacted. (ADA/Page 13-8)*
3. *Wetland buffers will be provided as well as the maintenance of acceptable hydroperiods. (ADA/Page 14-4)*
4. *While certain offsite connectivity locations for these roadways are fixed (pre-determined by local government), the Applicant intends to propose an alignment for each of these roadways that accomplishes avoidance and minimization of wetland impacts to the greatest extent practicable. Similarly, site plans for each of the individual residential development parcels will include avoidance and minimization of wetland impacts (especially to higher quality wetlands) to the greatest extent practicable. (SR1/Page 13-8)*
5. *Prior to permitting and site development for any portion of the project, onsite wetlands will be delineated, surveyed and field verified/approved by the appropriate regulatory agencies to further refine the jurisdictional boundaries of onsite wetlands. (SR2/Page 13-1)*
6. *[In order to facilitate the development of viable wetland habitats in close proximity to active production wells], Applicant agrees to consult with Tampa Bay Water regarding the creation of any wetlands within the southwestern portion of the site (Parcels C5, C6, C7 and M12). (SR2/Page 13-4)*
7. *The golf course is not to be located in the environmentally sensitive north/south wetland corridor... The Applicant has agreed to design the golf course in conformance with the Audubon Signature Silver Program. (SR3/Page 10-12)*

8. *The Applicant agrees to show [all conservation easements, wildlife corridors and wildlife crossing locations with buffer areas] on all future plan submittals. (SR3/Page 13-1)*
9. *The Applicant will commit to design the stormwater management system to provide full treatment prior to discharge into Wetland H25. (SR3/Page 13-4)*
10. *The Applicant further commits to the provision of a natural upland buffer around the perimeter of Wetland H25 which will have an average width of greater than 25', with portions of the buffer expanding well beyond 25' in width. In addition, the proposed stormwater treatment ponds adjacent to Wetland H25 will serve to further buffer the wetland from surrounding residential lots and roadways in the post-development condition. (SR3/Page 13-4)*
11. *In order to promote long-term persistence of the existing pitcher plant colony associated with Wetland H25, the applicant will implement a management plan for this wetland. The management plan (under the responsibility of the CDD) [Developer Clarification: or other permanent maintenance entity] will include semi-annual mechanical thinning of invasive woody (shrubs & small trees) and weedy (grasses and tall herbs) vegetation. Removal of any grass or leaf build up (by use of hand rakes or other non-invasive means) will also occur during these periodic maintenance events. (SR3/Page 13-4)*
12. *This wetland [Wetland H25] will be preserved (as will other wetlands within the project) via recording of a conservation easement to be dedicated to Pasco County or the CDD [Developer Clarification: or other permanent maintenance entity]. (SR3/Page 13-4)*

WATER QUALITY

1. *Accepted engineering practices will be utilized within on-site retention, detention, and filtration stormwater management facilities. (ADA/Page14-3)*
2. *On-site surface waters within Wiregrass Ranch DRI will be protected from construction impacts by various measures, including the use of staked hay bales and silt screen fences in order to reduce both erosion and sediment transport into wetland areas. (ADA/Page 14-4)*
3. *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 to the Floridan Aquifer system. (SR1/Page 14-1)*
4. *During the project design phase, prior to permitting, as required by SWFWMD and Pasco County, the project geotechnical engineer will perform a geotechnical assessment of each proposed stormwater pond/lake area, via a series of Standard Penetration Test borings per ASTM D-1586... (SR1/Page 14-8)*
5. *The Applicants will provide SWFWMD Public Awareness Brochures such as "Protect Your Family and Our Water Resources from Household Chemicals" and "Florida Friendly Landscaping" within its sales and leasing centers... (SR1/Page 14-11)*

6. *As presented within Exhibit 14-5, Wiregrass “Ecosystem and Watershed Planning” narrative and the riverine habitat corridor exhibit, the Applicant is also providing a ±250 acre open space corridor adjacent to this resource [i.e. on-site tributary to Trout Creek] to further protect it in the post development condition [Developer Clarification: as depicted in the ADA]. (SR2/Page 10-3)*
7. *The Applicant does not propose any golf course in, or adjacent to, the North South Wetland Corridor Preservation Area. (SR2/Page 10-12)*
8. *The Applicant will create a Groundwater Management Plan to include groundwater and surface water monitoring. The Applicant will consult with FDEP on background water quality sampling points and monitoring requirements. (SR2/Page 14-2)*
9. *The issue of sinkhole potential will be properly and carefully evaluated in any significant site planned or contemplated effluent holding or storage ponds, and in specific larger scale building or structures areas where deep SPT borings are necessary to the limestone level for prudent geotechnical evaluation/assessment. Appropriate subsurface remediation and/or site plan changes will be made, if necessary, based on geotechnical studies specifically designed related to this matter, at the time such studies are warranted. (SR2/Page 14-9)*
10. *The applicant commits to preparing a groundwater monitoring plan, and will incorporate this requirement into the Development Order as a condition of approval. (SR2/Page 14-10)*
11. *The Applicant understands the environmental sensitivity of these off-site water resources [i.e. Trout Creek, Clay Gully/Locust Branch and other tributaries to the Hillsborough River] and has agreed to provide a significant buffer to the Category I wetland on-site that is a tributary to Trout Creek [Developer Clarification: as depicted in the ADA]. (SR3/Page 10-11)*
12. *The Applicant has agreed to include these items (i.e. Phase I Assessment, all historical test bore subsurface data, and a focus on site-specific areas where rapid or direct discharge of reclaimed water to the Floridan aquifer is to be avoided] in the Groundwater Monitoring Plan. (SR3/Page 14-1)*

SOILS

1. *Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated to be at or above the determined 100-year flood elevation. (ADA/Page 15-1)*
2. *The Applicant further agrees to notify Tampa Bay Water in the event of a sinkhole occurrence during site development. (SR2/Page 15-1)*
3. *At least one pond boring will be provided at each stormwater pond/lake location for the project... (SR3/Page 15-2)*

FLOODPLAINS

Finished floor elevations of habitable buildings will be located one foot above the determined Base Floor Elevation in accordance with Pasco County's flood damage prevention ordinance. (ADA/Page 16-2)

WATER SUPPLY

1. *The developers of Wiregrass Ranch DRI will practice water conservation in both residential and non-residential development... Irrigation systems' designs will utilize the best design principles for water conservation and efficient application. (ADA/Page 17-4)*
2. *The stormwater management plan will place particular emphasis on these methods to enhance water quality by using natural biological mechanisms for the breakdown of pollutants and nutrient uptake. (ADA/Pages 14-3 & 19-2)*
3. *The applicant will provide infrastructure and pipelines for reclaimed water, and is negotiating with Pasco County regarding the availability of reclaimed water to serve the project. Provided the County can supply reclaimed water to Wiregrass, the Applicant is committed to install the pipeline on-site to make this resource available to the residents. (SR2/Page 17-1)*
4. *The Applicant agrees to [the following] conditions being placed in the Development Order as stated below...: (SR4/Page 8-1)*

Water Rights and Water use Permits. In consideration of Pasco County's agreement to provide potable water service to Wiregrass DRI, the Developer and its successors and assigns agree to the following:

- A. *In the event of production failure or shortfall by Tampa Bay Water, as set forth in Section 3.19 of the Interlocal Agreement creating Tampa Bay Water, the Developer, regardless of the permitted use, shall grant Pasco County access to, and shall cooperate with, the County in the allocation of water generated within the project pursuant to any and all Water Use Permits or water use rights the Developer may have to use or consume surface or groundwater with Pasco County.*
- B. *Prior to the Developer releasing, transferring, or selling any water or Water Use Permits or water use rights, the Developer shall notify Pasco County, and Pasco County shall have the right of first refusal to purchase such water or Water Use Permits or water use rights.*

WASTEWATER MANAGEMENT

1. *Permanent septic tanks will not be used in Wiregrass Ranch DRI. (ADA/Page 18-3)*
2. *Temporary septic storage tanks may be used for temporary sales trailers and construction trailers. These facilities will be disposed of off-site as appropriate. No discharge of temporary septic tanks is anticipated on-site. (SR1/Page 18-2)*

STORMWATER MANAGEMENT

1. *It is the applicant's intent to seek opportunities within the design to help restore wetlands on site that possess degraded hydrology by using isolated wetlands for stormwater treatment. (ADA/Page 10-18 & SR3/Page 10-18 [Revised General Project Description])*
2. *Where stormwater is routed through an isolated wetland system, a sedimentation basin will be provided on the upstream side of the isolated system. Where lakes or ponds are to be constructed adjacent to isolated system, littoral zone areas, as well as deeper sump areas, will be constructed as part of the new system. When new wetland systems are to be created, they shall include the construction of a littoral zone that presents a favorable environment for establishment of suitable native aquatic vegetation. (ADA/Page 19-2)*
3. *The developer and/or his assigns, including possible purchasers of individual development tracts, will assume the responsibilities to manage the [stormwater] system at full development. (ADA/Page 19-4)*
4. *The applicant agrees to demonstrate through modeling that stormwater discharge volumes are not reduced by the development of this project. (SR3/Page 19-2)*

TRANSPORTATION

1. *[Wiregrass Ranch] is providing rights-of-way for three new regional roadway extensions, and will construct such roadways as part of its transportation mitigation plan. (ADA/Page 10-17 & SR3/Page 10-17 [Revised General Project Description])*
2. *All primary access points and major internal collector roadways have been designed and constructed to provide sufficient geometry to accommodate transit vehicles. (ADA/Page 21-8)*
3. *The Applicant has acknowledged that a Development Order Condition will be prepared to require the mitigation of any assumed transportation improvements that have not been completed and were outside of the five-year work program. (SR2/Page 21-7)*
4. *The Applicant also will cooperate to insure there is no disproportionate mitigation burden placed upon office or other employment uses, versus the residential uses, in the mitigation and pipeline approval process with the County, for approval of the Development Order. (SR5/Page 21-15)*

AIR QUALITY

To minimize wind erosion, clearing and grubbing operations will be performed only on individual parcels of land where construction is scheduled to proceed. (ADA/Page 22-1)

RECREATION AND OPEN SPACE

1. *Wiregrass Ranch, Inc. has agreed to donate to Pasco County, Florida a 24-acre site adjacent to Wiregrass Ranch DRI, for a National Tennis Center and recreational complex, which will be a public facility. (ADA/Page 10-11 & SR3/Page 10-13 [Revised General Project Description])*
2. *Parks will be planned for the individual residential tracts within Wiregrass. (SR1/Page 26-1)*
3. *One golf course presently is planned for Wiregrass DRI, in Parcel S-4. This 18-hole golf course will be accessible to the public. (SR1/Page 26-1)*

ENERGY

1. *The developer will provide natural gas based on available capacity to serve the project at a reasonable cost and consumer demand. (SR1/Page 29-1)*
2. *The applicant is also working with Withlacoochee River Electric Cooperative and Florida Power to provide an energy substation on-site to provide an efficient energy distribution system. (SR1/Page 29-1)*

**SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #260 - WIREGRASS 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 Wiregrass 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 PHASE I THROUGH PHASE III OF THE WIREGRASS RANCH DRI, AS CURRENTLY PROPOSED, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS, AT MINIMUM. IT IS FURTHER RECOMMENDED THAT PHASE IV BE CONCEPTUALLY APPROVED. SPECIFIC APPROVAL OF THIS LATTER PHASE, AS CURRENTLY PROPOSED, SHALL BE CONTINGENT UPON FURTHER TRANSPORTATION, AIR QUALITY AND WATER SUPPLY ANALYSIS ONLY, SUBMITTED AS PART OF THE NOTICE OF PROPOSED CHANGE PROCESS AND IN ACCORDANCE WITH SECTION 380.06, F.S.

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 other important habitat such as Wetland H25); 3 created to 1 impacted for Riverine habitat; and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.

2. In the event that any additional state- or federally-listed species not detected during the ADA preparation or review 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. Pre-development breeding season surveys shall be conducted for all listed species, including Florida sandhill cranes, Sherman's fox squirrel, Wood storks and wading birds, within and adjacent to any parcel which contains suitable habitat and is planned for development immediately preceding or coinciding with the breeding season of these listed species.
4. The applicant shall develop an Environmental Habitat Management Plan for review and approval by Pasco County, the Florida Fish and Wildlife Conservation Commission, and the Southwest Florida Water Management District. The plan shall include protection and management of all Category I wetlands, Wetland H25 and regionally-significant natural resources, as well as listed species habitat and isolated wetlands as identified on Map H, and be implemented prior to the first certificate of occupancy within Wiregrass Ranch. This plan shall incorporate the Audubon Signature Silver Program for the golf course (if approved within this water resource-sensitive area) to ensure that maximum habitat will be maintained while minimizing use of pesticides.
5. The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.
6. The post-development wetlands on-site shall be protected and buffered by natural habitat, swales and ponds that are created for stormwater attenuation and treatment. Buffers around on-site, post-development wetlands shall be maintained and enhanced with native vegetation.
7. Every effort shall be made to maximize buffers around wetlands, particularly around the Category 1 wetlands containing listed plant species, such as Blue Butterwort, Yellow Butterwort and the Pitcher Plant (*Pinguicula caerulea*, *Pinguicula lutea*, and *Sarracenia minor*, respectively). (SWFWMD)
8. Every effort shall be made to minimize the use of wetlands for stormwater treatment. (SWFWMD)
9. Special design measures shall be considered to eliminate the potential for primary or secondary impacts to Category 1 wetlands containing listed plant species, such as Blue Butterwort, Yellow Butterwort and the Pitcher Plant (*Pinguicula caerulea*, *Pinguicula lutea*, and *Sarracenia minor*, respectively). These measures may include, but are not limited to, the following (SWFWMD):
 - Establishment of enhanced buffers around wetlands
 - Isolation of wetland systems from direct re-hydration by stormwater runoff

- Employment of sufficient upland set-asides
- Establishment of a method for pH stabilization
- Implementation of a mechanism for ensuring the required hydroperiods

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 Habitat 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 a development-wide Groundwater Management Plan designed by qualified/experienced professionals. This plan shall include surface and groundwater quality sampling and monitoring, and will be coordinated with the FDEP. It will include Phase I assessment, all historical test bore subsurface data, and focus on site-specific areas where rapid or direct discharge of reclaimed water to the Floridan aquifer is to be avoided. Implementation of this plan shall begin immediately upon approval of the Development Order for the project and shall not be subject to approval of a MSSW permit by the Southwest Florida Water Management District.
5. The developer shall encourage the use of water conserving landscapes and the responsible use of water by residents and businesses. Non-native plant species shall not be incorporated into the project's landscape design.
6. 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.
7. Appropriate subsurface investigations shall be performed prior to construction of stormwater management and /floodplain compensation ponds, and to determine proper development scenarios to protect against sinkhole formation.
8. 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)

9. 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)
10. Due to the karst geology of this site, the use of pesticides and fertilizers shall be avoided or minimized and this will be communicated to all residents. (SWFWMD)
11. Applicant shall implement signage and resident education advocating surface water protection. (SWFWMD)
12. Low Impact Development techniques shall be used throughout the development, particularly in areas adjacent to Category 1 wetlands. These techniques shall include, but are not limited to, the following (SWFWMD):
 - Retention of the maximum amount of native vegetation
 - Shallow vegetated swales in all areas, including parking
 - Appropriate Florida-friendly plant selections
 - Small, recessed garden areas throughout landscaped areas
 - Porous pavement and other pervious pavement technologies
 - Stabilized grass areas for overflow parking
13. Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism, and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Pasco County and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change. (SWFWMD)
14. The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each biennial DRI report. (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, Pasco County shall have the “right of first refusal” to purchase water, Water Use Permits or water use rights prior to any/all release(s), transfer(s) or sale(s) by the Developer.
4. The use and potential future use of reclaimed water or other alternative supplies shall be maximized. (SWFWMD)
5. Water-saving plumbing fixtures shall be used inside all buildings, including housing units. (SWFWMD)
6. Reuse connections shall be metered. (SWFWMD)
7. Dual irrigation systems shall be included in this development per Pasco County’s ordinance. (SWFWMD)
8. Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be included on all irrigation systems. (SWFWMD)
9. Florida-friendly landscaping principles shall be used throughout the development. (SWFWMD)
10. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated. (SWFWMD)
11. Total water use for the development shall meet the compliance per capita use rate required in the Northern Tampa Bay Water Use Caution Area, which is part of the SWUCA, of 150 gallons per capita per day. (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 Wiregrass 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. Transportation analyses have not been provided to address Phase IV entitlements. Therefore, it is recommended that the specific approval only be granted for Phases I - III of the Wiregrass Ranch subject to the transportation conditions recommended below. Specific approval of Phase IV shall require further transportation analysis, submitted as part of the Notice of Proposed Change process, in accordance with Section 380.06, F.S.
2. The Wiregrass 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 impacts associated with Phase 1 approval.

**TABLE 1
Phase 1 (2009) Required Link Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
C.R. 577 (S.R. 54 to Zephyrhills Bypass)	F	34.5	Construct 4 Lanes Divided
S.R. 581 (S.R. 56 to County Line Rd.)	F	33.8	Widen to 8 Lanes Divided
Bruce B Downs Blvd. (County Line Rd. To Pebble Creek)	F	44.8	Widen to 8 Lanes Divided
Bruce B Downs Blvd. (Dona Michele to I-75)	F	9.9	Widen to 8 Lanes Divided
I-275 (I-75 to Bearss Ave.)	F	7.9	Widen to 6-Lane Freeway
I-75 (S.R. 52 to S.R. 54)	F	9.1	Widen to 6-Lane Freeway
I-75 (S.R. 54 to S.R. 56)	F	8.0	Widen to 8-Lane Freeway
I-75 (S.R. 56 to I-275)	F	13.4	Widen to 6-Lane Freeway
I-75 (C.R. 581 to Fletcher)	F	7.2	Widen to 6-Lane Freeway

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
S.R. 52 (C.R. 581 to Pasco Rd.)	F	7.9	Widen to 4 Lanes Divided
S.R. 52 (Pasco Road to I-75)	F	14.5	Widen to 4 Lanes Divided
S.R. 54 (U.S. 41 to Collier Pkwy)	F	7.7	Widen to 8 Lanes Divided
S.R. 54 (Collier Pkwy to Livingston)	F	14.4	Widen to 8 Lanes Divided
S.R. 54 (Livingston to S.R. 56)	F	15.4	Widen to 8 Lanes Divided
C.R. 54 (S.R. 56 to Pasco Rd)	F	16.7	Widen to 4 Lanes Divided
C.R. 54 (Pasco Rd to I-75)	F	18.3	Widen to 6 Lanes Divided
S.R. 54 (C.R. 577 to Meadow Pointe Blvd)	F	38.4	Widen to 4 Lanes Divided
S.R. 54 (Meadow Pointe Blvd to New River Rd)	F	36.4	Widen to 4 Lanes Divided
S.R. 54 (New River Rd to Morris Bridge Rd)	F	21.6	Widen to 4 Lanes Divided
S.R. 56 (S.R. 54 to I-75)	F	17.5	Widen to 6 Lanes Divided
S.R. 52 (McKendree Rd to C.R. 577)	F	8.2	Widen to 4 Lanes Divided

TABLE 2
Phase 1 (2009) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
S.R. 54 at I-75 SB Ramps	F	18.3	Add SB LT lane
S.R. 54 at I-75 NB Ramps	F	22.8	Add NB LT lane
S.R. 56 at I-75 NB Ramps	F	17.5	Reconstruct interchange, add NB LT and EB LT lanes
S.R. 54 at S.R. 581	F	30.9	Add WB LT lane
S.R. 56 at S.R. 581	F	36.0	Reconstruct intersection, add WB LT, WB thru, WB RT, two EB thru, and NB RT lanes
County Line Road at S.R. 581	F	33.8	Add SB LT, SB thru, NB LT, NB thru, EB thru, and WB thru lanes
S.R. 54 at Curley Road	F	38.4	Add EB LT and receiving lane
S.R. 54 at Morris Bridge Road	F	21.6	Add EB LT and receiving lane
S.R. 54 at U.S. 41	F	7.7	Construct U.S. 41 flyover interchange, add free flow receiving lane for NB RT lane.
S.R. 54 at Collier Parkway	F	14.4	Add WB LT, NB thru auxiliary lane and receiving lane for NB thru lane
S.R. 54 at Porter Blvd.	F	39.8	Add EB RT, WB LT, two NB LT, and NB RT lanes. Signalize when warranted by MUTCD.
Chancey Road at Porter Blvd.	F	39.8	Add NB LT, two NB thru, two SB thru,

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
			and two EB LT lanes
S.R. 56 at Porter Blvd.	F	26.5	Add two EB LT, two EB thru, EB RT, WB LT, two WB thru, WB RT, NB LT, two NB thru, NB RT, SB LT, two SB thru, and SB RT lanes.
Chancey at S.R. 581	F	30.9	Add NB LT, NB RT, SB LT, SB RT, EB LT, two EB thru, EB RT, WB LT, two WB thru, and WB RT lanes
S.R. 54 at S.R. 56	F	17.5	Add two EB thru and two WB thru lanes
Bruce B. Downs at Regents Park	F	44.8	Add EB LT and SB LT with transition lanes
ACRONYM LISTING:			
	NB - North Bound SB - South Bound EB - East Bound	LT - Left Turn RT - Right Turn 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 (2013) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Bruce B. Downs Blvd. (Pebble Creek to Cross Creek)	F	23.1	Widen to 8 Lanes Divided
Bruce B. Downs Blvd. (Palm Springs Blvd. to Bearss Ave)	F	6.0	Widen to 6 Lanes Divided
Collier Pkwy (S.R. 54 to Weeks Blvd.)	F	5.9	Widen to 6 Lanes Divided
Collier Pkwy (Weeks Blvd. to Hale Rd)	F	6.2	Widen to 6 Lanes Divided
I-75 (C.R. 581 to Fletcher)	F	10.9	Widen to 8-Lane Freeway
S.R. 52 (C.R. 577 to Happy Hill Road)	F	7.6	Widen to 4 Lanes Divided
S.R. 56 (S.R. 54 to I-75)	F	26.7	Widen to 8 Lanes Divided
S.R. 56 (Commercial Ent. to Porter Blvd.)	F	78.4	Widen to 6 Lanes Divided

TABLE 4
Phase 2 (2013) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
S.R. 54 at I-75 SB Ramps	F	27.1	Reconstruct interchange, add EB thru and WB thru lanes
S.R. 54 at I-75 NB Ramps	F	34.9	Reconstruct interchange, add EB thru

	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	
LOCATION			REQUIRED IMPROVEMENT
			and WB thru lanes
S.R. 56 at I-75 SB Ramps	F	26.7	Add SB LT Lane
S.R. 54 at S.R. 581	F	34.9	Add SB LT Lane
S.R. 56 at S.R. 581	F	56.1	Add SB LT Lane
County Line Road at S.R. 581	F	64.6	Add WB LT and NB RT Lane
S.R. 54 at Curley Road	F	59.1	Add WB thru and EB thru with receiving lanes
S.R. 54 at Morris Bridge Road	F	33.0	Add NB RT Lane
S.R. 54 at U.S. 41	F	11.8	Add Receiving Lane for EB RT and Receiving Lane for WB RT Lanes
S.R. 54 at Collier Parkway	F	21.6	Construct Interchange
Collier Pkwy at Cty Line /Willow Bend	F	6.5	Add EB LT and WB RT Lanes
S.R. 54 at Porter Blvd.	F	24.7	Add WB LT Lane
U.S. 41 at County Line	F	5.4	Add NB RT Lane
Chancey Road at Porter Blvd.	F	48.7	Add SB RT, EB RT, EB LT and NB LT Lanes
S.R. 56 at Porter Blvd.	F	78.4	Add NB LT Lane
Chancey at S.R. 581	F	46.1	Add WB LT Lane
S.R. 54 at S.R. 56	F	27.0	Add SB RT Lane
Bruce B. Downs at Regents Park	F	64.6	Add NB LT with receiving lane and NB thru with receiving lane.
Bruce B. Downs at Commerce Palms	F	5.8	Add NB LT and SB LT with receiving lane
Bruce B. Downs at Donna Michelle	F	17.5	Add SB LT and NB thru lane with receiving lane
Bruce B. Downs at I-75 WB Ramp	F	14.4	Add NB LT lane
Bruce B. Downs at Cross Creek	F	23.1	Add EB LT, NB LT, and SB LT with receiving lane
Bruce B. Downs at Tampa Palms	F	6.0	Add NB LT lane
Bruce B. Downs at Pebble Creek	F	64.6	Add SB LT and NB thru with receiving lane
Bruce B. Downs at Amberly Drive	F	6.0	Add NB LT and SB LT lanes
Bruce B. Downs at Bearss Avenue	F	6.0	Add EB LT, NB LT with receiving lane, and SB RT lane
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			

Table 5 and 6 (below) identify the improvements proposed for Phase 3 approval. These Phase 3 improvements are in addition to the Phase 1 and Phase 2 improvements noted above.

TABLE 5
Phase 3 (2016) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Bruce B. Downs Blvd. (County Line Rd. to Pebble Creek)	F	79.6	Widen to 10 Lanes Divided
Bruce B. Downs (Cross Creek to Hunters Green)	F	21.0	Widen to 8 Lanes Divided
Bruce B. Downs (Hunters Green to Donna Michelle)	F	19.8	Widen to 8 Lanes Divided
Bruce B. Downs (Palm Springs Blvd. to Bearss Ave.)	F	6.7	Widen to 6 Lanes Divided
Cross Creek Blvd. (Kimmon St. to Morris Bridge Rd)	F	6.7	Widen to 4 Lanes Divided
C.R. 54 (I-75 to S.R. 581)	F	36.6	Widen to 6 Lane Divided
S.R. (S.R. 581 to Porter Blvd.)	F	26.4	Widen to 6 Lane Divided
S.R. (Porter Blvd. to C.R. 577)	F	23.2	Widen to 6 Lanes Divided
S.R. 56 (I-75 to S.R. 581)	F	36.9	Widen to 6 Lanes Divided
S.R. 56 (Porter Blvd. to Wesley Chapel Blvd)	F	53.0	Widen to 6 Lanes Divided
Wesley Chapel Blvd. (S.R. 56 to S.R. 54)	F	31.0	Widen to 4 Lanes Divided
Zephyrhills West Bypass (Curley Road to Handcart Rd.	F	20.0	Widen to 4 Lanes Divided
I-75 (Fowler Avenue to Fletcher Avenue)	F	5.2	Widen to 12-Lane Freeway

TABLE 6
Phase 3 (2016) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
S.R. 56 at I-75 SB Ramps	F	28.1	Add EB thru and WB thru with receiving lanes
S.R. 56 at I-75 NB Ramps	F	36.9	Add EB thru and WB thru with receiving lanes
S.R. 54 at S.R. 581	F	36.6	Add NB RT with receiving lane
County Line Road at S.R. 581	F	79.6	Add EB LT lane
S.R. 54 at Curley Road	F	62.4	Add SB LT lane
S.R. 54 at Morris Bridge Road	F	36.1	Add EB RT, WB thru with receiving lane
Morris Bridge Road at Cross Creek	F	6.7	Add NB LT Lane
S.R. 52 at U.S. 41	F	8.4	Add NB LT and receiving lane
Chancey at S.R. 587	F	10.3	Add SB LT Lane
S.R. 54 at S.R. 56	F	28.1	Add WB RT and EB LT Lanes
Bruce B. Downs at Skipper	F	6.7	Add NB LT Lane
Bruce B. Downs at Lake Forest Drive	F	6.7	Add SB LT Lane

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Bruce B. Downs at Tampa Palms	F	6.7	Add WB LT Lane
Bruce B. Downs at Amberly Drive	F	6.7	Add WB LT Lane
Bruce B. Downs at Highwoods	F	19.8	Add WB LT Lane, SB LT Lane with receiving lane, and NB RT lane
Bruce B. Downs at Coats Road	F	16.1	Add SB RT and EB RT Lane
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. **Proportionate share calculations have been provided by the applicant indicating an amount of \$184,722,213 for Phase 1 impacts, \$351,458,065 for the total of Phases 1 plus 2, and \$438,670,227 for the total of Phases 1, 2, and 3.** These were contained in the Fifth Sufficiency Response.
- 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.

3. 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 Wiregrass 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 S.R. 54, S.R. 581 and S.R. 56). 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 S.R. 54, S.R. 581 and S.R. 56). 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 Wiregrass Ranch development.

The total PM peak hour project traffic through Phase 1 was estimated to be 8,672 net external, 648 pass-by, and 968 internal trips, for a total of 10,288 trips. The total PM peak hour project traffic through Phase 2 was estimated to be 14,221 net external, 690 pass-by, and 2,670 internal trips, for a total of 17,581 trips. The total PM peak hour project traffic through Phase 3 was estimated to be 15,604 net external, 786 pass-by, and 3,428 internal trips, for a total of 19,818 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.

4. 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 the Pasco County Development Review Committee.

The Land Use Equivalency Matrix (LUEM) is identified as Table 1. Two limitations requested by Pasco County, which are supported by TBRPC, are: restriction of Office conversion to any other use(s); and limit potential conversion of Hospital to only Office use. The extent of flexibility in project uses to be administered through the Land Use Equivalency Matrix shall be determined by Pasco County (i.e. “Minimums” and “Maximums” of each approved project use) in consultation with the Tampa Bay Regional Planning Council and the Florida Department of Transportation.

**TABLE 1
PROPOSED LAND USE EQUIVALENCY MATRIX**

CHANGE FROM▼	CHANGE TO▼									
	S.F. Residential (Units)	M.F. Residential (Units)	Townhomes (Units)	Elderly Housing (Detached Units)	Elderly Housing (Attached Units)	Office (1K Sq. Ft.)	Retail (1K Sq. Ft.)	Medical Office (1K Sq. Ft.)	Hospital (1 Bed)	Golf Course (1 Hole)
S.F. Residential (Units)		1.63	1.94	3.88	9.18	0.68	0.27	0.27	0.78	0.37
M.F. Residential (Units)	0.61		1.19	2.38	5.64	0.42	0.17	0.17	0.48	0.23
S.F. Attached/Townhouse (Units)	0.51	0.84		2.00	4.73	0.35	0.14	0.14	0.40	0.19
Elderly Housing/Detached (Units)	0.26	0.42	0.50		2.36	0.17	0.07	0.07	0.20	0.09
Elderly Housing/Attached (Units)	0.11	0.18	0.21	0.42		0.07	0.03	0.03	0.08	0.04
Retail (1K Sq. Ft.)	3.71	6.05	7.21	14.42	34.09	2.52		1.01	2.88	1.37
Medical Office (1K Sq. Ft.)	3.68	6.00	7.15	14.31	33.82	2.50	0.99		2.86	1.36
Golf Course (1 Hole)	2.71	4.42	5.27	10.54	24.91	1.84	0.73	0.74	2.11	

Note: Office may not be exchanged for another land use. Hospital beds may be exchanged for Office only.

SOURCE: SR5/Exhibit 10-1

AIR QUALITY

1. Prior to issuance of the first certificate of occupancy for any development within the Wiregrass DRI, the applicant shall provide complete responses to Questions 22.C, D and E - Air Quality of the DRI Application for Development Approval for Phases I - III. The analysis shall be provided to Pasco County, the Tampa Bay Regional Planning Council, and the Florida Department of Environmental Protection, at a minimum, for review and comment.
2. The Development Order shall be amended to specify the intersections and parking areas significantly impacted and the improvements necessary to mitigate air quality impacts. Improvements needed to mitigate Phase I impacts shall be completed before any development commences on Phase II. Improvements needed to mitigate Phase II impacts shall be completed prior to development commencement of Phase III.
3. Approval of Phase IV of the Wiregrass Ranch project shall be subject to a Section 380.06, F.S., analysis of air quality impacts and amendment of the Development Order to identify mitigation measures.
4. Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

AFFORDABLE HOUSING

In lieu of conducting a affordable housing analysis acceptable to Pasco County, the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs, the applicant has proposed a voluntary mitigation proposal. It is the Council's determination that such mitigation, if imposed, would fully satisfy the requirements of Rule 9J-2.048, F.A.C. Any deviation from this proposal would need to be approved by all above-referenced agencies. The provisions of the proposal are as follows:

- The program shall apply to all four (4) phases of Wiregrass Ranch DRI, including the Phase 4 entitlements that otherwise require further specific approval as to transportation, air quality and water supply (only).
- With respect to the various entitlements approved within Phases 1 through 4 of Wiregrass DRI, the following cash mitigation payments shall be required: \$100 per single-family residential unit; \$80 per multi-family residential unit; 35¢ per building square foot of retail space; and 25¢ per building square foot of office space.
- The cash mitigation payments shall be made prior to issuance of the final certificate of occupancy as to each multi-family residential unit, at the homebuyer closing for each single-family residential unit, and at the time of issuance of the final building permit for the tenant/occupant's interior build-out improvements as to all retail and office space.

- The cash mitigation payments shall be placed into a designated County escrow account for “Wiregrass DRI Affordable Housing Mitigation Fund” for a period of not less than three (3) years after final approval of the Development Order for Wiregrass Ranch DRI, pending the potential approval of one (1) or more “on-site” affordable housing programs as set forth below. At the end of said three (3) year period, Pasco County may utilize the then-existing escrow mitigation funds, and any future cash mitigation payments, in its discretion within its affordable housing program(s), if no such “on-site” program has been proposed and approved for Wiregrass DRI.
- In lieu of the cash mitigation payments required above, either in whole or in part, Wiregrass DRI may propose for TBRPC and Pasco County approval, one (1) or more “on-site” affordable housing programs to satisfy such obligation by one (1) or more of the following types of programs: provision of rental or for-sale housing; provision of land for other affordable housing programs; provision of rental or purchase subsidy assistance; provision of down payment, closing cost or other acquisition cost assistance; provision of financing assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC and Pasco County. With respect to this on-site option, the provision of such assistance for the equivalent of 1,350 affordable housing units (or a pro rata portion thereof) shall be deemed to fully satisfy (or a pro rata portion thereof) the voluntary affordable housing program for Wiregrass DRI (in lieu of the cash mitigation payment option, above). If one or more such “on-site” programs are approved, then the accrued funds in the cash mitigation escrow account, above, shall be utilized for such program(s).

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 donate a 24-acre site adjacent to Wiregrass Ranch DRI to Pasco County for development of a National Tennis Center and recreational complex.
2. As committed, the proposed golf course located in Parcel S-4 will be accessible to the public.

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. As previously stated, it is recommended that Wiregrass Ranch be specifically approved for Phases I through III and conceptually approved for Phase IV. It would be further recommended that specific approval of Phase IV be subject to further Transportation, Air Quality and Water Supply analysis only, in accordance with Section 380.06, F.S.
3. Since the applicant has assumed a number of elderly units within Wiregrass Ranch, which would result in less impact on the transportation network, the applicant has proposed the following statement to serve as a Development Order Condition “the age-restricted parcels will have Covenants, Conditions and Restrictions in accordance with the Federal Housing for Older Persons Act requiring, at a minimum, that at least 80% of the homes will have at least one occupant who is 55 years or older, with no one under 19 years of age in permanent residence (defined as more than 90 days in any 12-month period).”
4. Physical development shall commence within three years of Development Order adoption in order to have reasonable expectation of achieving the anticipated 2020 buildout date. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.
5. Any approval of Wiregrass 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).
6. 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.
7. **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.**
8. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.

9. Approval of Wiregrass 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.
10. The Development Order should resolve the issues raised in the attached correspondences from the Southwest Florida Water Management District, Pasco County, the Florida Department of Transportation, Tampa Bay Water, the Florida Department of Environmental Protection, Florida's Turnpike Enterprise, Hillsborough County and the City of Tampa.

Robert "Bob" Kersteen, 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 11th day of December, 2006

**SECTION V - VOLUNTARY AFFORDABLE HOUSING MITIGATION PROGRAM
DRI #260 - WIREGRASS RANCH
PASCO COUNTY**

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November 28, 2006

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

**Re: Wiregrass DRI No. 260
Voluntary Affordable Housing Mitigation Program**

Dear Mr. Meyer:

This letter is to confirm the Applicant's commitment to a voluntary affordable housing mitigation program for Wiregrass DRI, based upon the negotiated resolution of this issue with both Pasco County, Florida, and Tampa Bay Regional Planning Council, for incorporation into your staff's proposed Final Report and subsequent incorporation into the proposed Development Order for DRI No. 260. This negotiated resolution of this issue is in lieu of the pending difference of opinion regarding the sufficiency of the Applicant's ADA responses regarding the affordable housing issue. Also, by agreement of the Applicant, the Region, and Pasco County, Florida, the inclusion of this voluntary program eliminates the inclusion of any alternate affordable housing analysis by the Region or the County, with regard to Wiregrass DRI No. 260.

The Applicant, TBRPC, and Pasco County, Florida, jointly agree to the following mitigation program for this DRI project:

1. The program shall apply to all four (4) phases of Wiregrass DRI, including the Phase 4 entitlements that otherwise require further specific approval as to transportation, air quality, and water supply (only).
2. With respect to the various entitlements approved within Phases 1 through 4 of Wiregrass DRI, the following cash mitigation payments shall be required: \$100 per single-family residential unit; \$80 per multi-family residential unit; \$.35 per building square foot of retail space; and \$.25 per building square foot of office space.

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3. The cash mitigation payments shall be made prior to issuance of the final certificate of occupancy as to each multi-family residential unit, at the homebuyer closing for each single-family residential unit, and at the time of issuance of the final building permit for the tenant/occupant's interior build-out improvements as to all retail and office space.
4. The cash mitigation payments shall be placed into a designated County escrow account for "Wiregrass DRI Affordable Housing Mitigation Fund" for a period of not less than three (3) years after final approval of the Development Order for Wiregrass DRI, pending the potential approval of one (1) or more "on-site" affordable housing programs as set forth below. At the end of said three (3) year period, Pasco County may utilize the then-existing escrow mitigation funds, and any future cash mitigation payments, in its discretion within its affordable housing program(s), if no such "on-site" program has been proposed and approved for Wiregrass DRI.
5. In lieu of the cash mitigation payments required above, either in whole or in part, Wiregrass DRI may propose for TBRPC and Pasco County approval, one (1) or more "on-site" affordable housing programs to satisfy such obligation by one (1) or more of the following types of programs: provision of rental or for-sale housing; provision of land for other affordable housing programs; provision of rental or purchase subsidy assistance; provision of down payment, closing cost or other acquisition cost assistance; provision of financing assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in part, by TBRPC and Pasco County. With respect to this on-site option, the provision of such assistance for the equivalent of 1,350 affordable housing units (or a pro rata portion thereof) shall be deemed to fully satisfy (or a pro rata portion thereof) the voluntary affordable housing program for Wiregrass DRI (in lieu of the cash mitigation payment option, above). If one or more such "on-site" programs are approved, then the accrued funds in the cash mitigation escrow account, above, shall be utilized for such program(s).
6. Pasco County agrees to proceed diligently and in good faith with County-wide ordinance action to adopt mandatory affordable housing requirements throughout its jurisdiction, including DRI-level and sub-DRI level development projects, and to apply substantially consistent requirements as set forth herein for Wiregrass DRI to all other pending or future DRI projects within Pasco County, Florida, on a non-discriminatory basis. TBRPC similarly agrees to apply substantially consistent standards of review and conditions for recommendations incident to other pending and future DRI projects within the Region, on a non-discriminatory basis.

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Mr. John Meyer
November 28, 2006
Page 3 of 3

On behalf of Wiregrass Ranch, Inc., and its proposed developers, we appreciate the efforts of both Council staff and Pasco County staff to reach an equitable and reasonable mitigation solution for this important, perceived need in our community.

We look forward to completion of your Final Report and favorable action on December 11, 2006, by your Council.

Very truly yours,

TEW & ASSOCIATES



Joel R. Tew

JRT/lbs

pc: Marina G. Pennington
David Goldstein, Esq.
Michael Nurrenbock
George Romagnoli
Wiregrass Ranch, Inc.
The Goodman Company
Forest City Enterprises
Pulte Home Corporation
Roger Tucker, Esquire
Mr. David Evans
Richard C. Millian, Esquire

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**SECTION VI - REVIEW AGENCY COMMENTS
DRI #260 - WIREGRASS RANCH
PASCO COUNTY**

Comments for the following Review Agencies are attached

Southwest Florida Water Management District
Pasco County
Florida Department of Transportation
Tampa Bay Water
Florida Department of Environmental Protection
Florida's Turnpike Enterprise
Hillsborough County
City of Tampa

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Southwest Florida Water Management District

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

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

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

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

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

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Heidi B. McCree
Hillsborough

Sallie Parks
Pinellas

Todd Pressman
Pinellas

Maritza Rovira-Forino
Hillsborough

Patsy C. Symons
DeSoto

David L. Moore
Executive Director

William S. Bilienky
General Counsel

November 22, 2006

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

SUBJECT: Wiregrass Ranch DRI #260 – Recommended Development Order Conditions

Dear Mr. Meyer:

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

Project Description

The proposed 5,118-acre Wiregrass Ranch DRI site is located south of State Road 54, east of State Road 581, and will be traversed by the proposed State Road 56. This proposed mixed-use development will include 16,000 residential units, 4,400,000 square feet of retail space, and 3,900,000 square feet of general office use, including 90,000 square feet of medical office use. Additional public facilities, including a 100-bed hospital, a library, a high school, a middle school, and up to four elementary schools, are also proposed. This project will be built in four phases with a final build-out date of 2020.

Wetlands

- Every effort shall be made to maximize buffers around wetlands, particularly around the Category 1 wetlands containing listed plant species, such as Blue Butterwort, Yellow Butterwort and the Pitcher Plant (*Pinguicula caerulea*, *Pinguicula lutea*, and *Sarracenia minor*, respectively).

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

- Special design measures shall be considered to eliminate the potential for primary or secondary impacts to Category 1 wetlands containing listed plant species, such as Blue Butterwort, Yellow Butterwort and the Pitcher Plant (*Pinguicula caerulea*, *Pinguicula lutea*, and *Sarracenia minor*, respectively). These measures may include, but are not limited to, the following:

- Establishment of enhanced buffers around wetlands
- Isolation of wetland systems from direct re-hydration by stormwater runoff
- Employment of sufficient upland set-asides
- Establishment of a method for pH stabilization
- Implementation of a mechanism for ensuring the required hydroperiods

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 geology of this site, the use of pesticides and fertilizers shall be avoided or minimized and this will be communicated to all residents.

Water Supply

The proposed Wiregrass Ranch development is situated in the Northern Tampa Bay Water Use Caution Area, where future water demand is expected to exceed the ability of traditional groundwater sources to provide necessary supplies over the next 20 years. New development represents additional water demand in an area already stressed in providing for current reasonable and beneficial uses. The development shall therefore implement, to the maximum extent possible, the following:

- The use and potential future use of reclaimed water or other alternative supplies shall be maximized.
- Water-saving plumbing fixtures shall be used inside all buildings, including housing units.
- Reuse connections shall be metered.
- Dual irrigation systems shall be included in this development per Pasco County's ordinance.
- Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be included on all irrigation systems.
- Florida-friendly landscaping principles shall be used throughout the development.
- Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.
- Total water use for the development shall meet the compliance per capita use rate required in the Northern Tampa Bay Water Use Caution Area, which is part of the SWUCA, of 150 gallons per capita per day.

Mr. John Meyer
November 22, 2006
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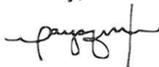
Stormwater

The development of the subject DRI has the potential to impact the Hillsborough River and its tributaries, including Trout Creek and Clay Gully. Recommended conditions for protecting these important resources are as follows:

- Applicant shall implement signage and resident education advocating surface water protection.
- Low Impact Development techniques shall be used throughout the development, particularly in areas adjacent to Category 1 wetlands. These techniques shall include, but are not limited to, the following:
 - Retention of the maximum amount of native vegetation
 - Shallow vegetated swales in all areas, including parking
 - Appropriate Florida-friendly plant selections
 - Small, recessed garden areas throughout landscaped areas
 - Porous pavement and other pervious pavement technologies
 - Stabilized grass areas for overflow parking
- Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism, and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Pasco County and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change.
- The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each biennial DRI report.

We appreciate the opportunity to comment on this project as part of the DRI process. The recommendations provided are for your evaluation and use in developing the recommended development order. 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 4408.

Sincerely,



Maya Burke
Planner

Mr. John Meyer
November 22, 2006
Page 4

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
Wojciech Mroz, Surface Water Regulation Manager, REG-BRO
Michael Kelley, Professional Geologist, DEV



PASCO COUNTY, FLORIDA

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DADE CITY (352) 521-4274
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GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

VIA FACSIMILE
ORIGINAL VIA FIRST CLASS MAIL

November 29, 2006

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

Re: DRI #260 – Wiregrass Ranch Draft Final Report Comments

Dear Mr. Meyer:

Attached are some general comments on the Recommended Regional Conditions. These comments address the following issues:

- Consistency with the County's comprehensive plan and the proposed plan amendment. Map H needs to be updated to be consistent with the proposed comprehensive plan amendment. Development Order conditions shall be consistent with the County's comprehensive plan and the proposed plan amendment (i.e., wetland protection conditions will need to be revised to be consistent with the County's policies).
- We recommend clarification via the DO conditions on when all applicable studies/plans as required in the Final Report are due, including who shall review and approve the results of the studies and/or the plans.
- With regard to transportation, the list of required improvements and the proportionate fair-share amount may require to be updated based on URS comments. Specific mitigation conditions will be negotiated.
- The County reserves the right to require a more restrictive threshold on the Land Use Equivalency Matrix based on public facility impacts or land use goals.
- The affordable housing conditions need to be updated to reflect the latest agreement.
- The parks and recreation DO conditions need to be consistent with the comprehensive plan requirements.

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- The age-restriction condition needs to be consistent with federal and state requirements.

David Goldstein, Assistant County Attorney has provided comments on issues that will result in development order conditions:

(1). The County will impose development order conditions, including mandated trade-offs and accelerated phasing of office/commercial entitlements, to cure the employment deficiencies of the project.

(2). The developer should not assume that the County would accept proportionate share payment as the only transportation mitigation option for this project. The County must ensure that any transportation mitigation for this project does not result in level of service deficiencies that cannot be cured with other revenue sources.

(3). Impact fee credits for any transportation mitigation for this project will provided only where allowed by the County's adopted Transportation Impact Fee Ordinance.

(4). The County will impose development order conditions, including accelerated phasing of office/commercial entitlements and delay of residential entitlements, to ensure that the employment producing office/commercial entitlements do not bear a disproportionate share of the total transportation mitigation of the project.

(5). The developer must provide further analysis demonstrating compliance with the County's level of service standards for district parks.

(6). The County does not support residential uses between the Town Center and "lifestyle" center that will disconnect pedestrian/bicycle/vehicular traffic between the Town Center and lifestyle center and force users of both centers to use S.R. 56 and Porter Boulevard as a connection. The County will impose development order conditions, including prohibition of certain residential land uses, to ensure adequate pedestrian/bicycle/vehicular interconnectivity between the Town Center and lifestyle center.

(7). The County will impose development order conditions to ensure adequate bicycle/pedestrian connectivity between the employment center south of S.R. 56 and the Town Center and lifestyle center north of S.R. 56, including pedestrian/bicycle bridges over S.R. 56.

(8). The Town Center must be developed in accordance with the Town Center requirements of the County's adopted TND Ordinance.

(9). The parcels designated "office" on the master plan must be developed in accordance with the "Corporate Office/Industrial/Target Business" portion of the Employment Center requirements of our LDC (once adopted).

With regard to the Applicant's proposed change to General condition 8 to state that the DRI development order shall be effective when the plan amendment is adopted, the County's position has not changed. As previously discussed with Barbara Wilhite, Chief Assistant County Attorney, the plan amendment and the DRI DO need to be adopted at the same hearing in accordance with statutory requirements. Therefore, the County does not agree with the last minute change proposed by the Applicant.

We very much appreciate the opportunity to comment on the DRAFT report.

If any further information is required, please contact me at (727) 847-8140.

Page 2 of 3

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Sincerely,



Samuel P. Steffey II
Growth Management Administrator

CC: Domingo Noriega, P.E., URS Corporation, 7650 W. Courtney Campbell Causeway,
Tampa, FL 33607-1462
Bipin Parikh, P.E., Assistant County Administrator (Development Services)
Daniel R. Johnson, Assistant County Administrator (Public Services)
Samuel P. Steffey, Growth Management Administrator
Doug Uden, AICP, Transportation Planning Coordinator
David Goldstein, Assistant County Attorney
Michael LaSala, AICP, DRI Coordinator
Ali Atefi, P.E., Engineer III
File Copy

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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

November 29, 2006

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

Re: Comments for the TBRPC Final Report for
The Wiregrass Development of Regional Impact (DRI# 260)

Dear Mr. Meyer:

Department staff and transportation consultants have been reviewing the transportation impacts from this development of regional impact for approximately two years. This large land development project, on the scale of a small city, will have enormous transportation impacts. While many details of a transportation impact plan are yet to be finalized in a development order, we offer by this letter, some broad concepts for consideration:

- 1) The Department would encourage Pasco County to require that the developer's required transportation improvements be listed in the DRI Development Order, rather than in a separate development agreement. In this way the progress of transportation mitigation is more easily tracked, and proposed changes in developer requirements are aired in a regional forum.
- 2) The Department would encourage Pasco County to require the developer to completely fund, design, and construct some selection of the identified improvements, rather than rely on a "pay and go" proportionate share payment system. In this way, there is a better chance that transportation facilities will be completed in timely fashion without further cost to state and local governments.
- 3) It should be noted that any right-of-way acquisition on federally funded roadways needs to conform to federal procedures. Failure to follow this process will jeopardize future federal funding.
- 4) Population density in the Wiregrass area could probably support non-automobile transportation alternatives in the near future. The region should encourage Pasco County to aggressively consider non-automobile transportation alternatives in the Wesley Chapel / Wiregrass area, and encourage more coordination and cooperation between the County's transit agency and the transit agency for Hillsborough County.

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Mr. John Meyer
November 29, 2006
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5) Pasco County should insist that the base costs utilized for calculation of proportionate share obligations are the most current version of the District Seven FDOT Construction Costs Tables, and not another outdated or generalized information source. These costs should also be indexed for inflation in further years.

Thank you for this opportunity to comment.

Sincerely,



Kent Fast, AICP
DRI Coordinator

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Board of Directors Ted Schrader, Susan Lavola, Rick Baker, Ronnie Duncan,
Ann Hildebrand, Pam Iorio, Mark Sharpa, Ronda Storms, Dan Tipton
General Manager Jerry L. Maxwell
General Counsel Richard A. Latspelch
2575 Enterprise Road, Clearwater, FL 33763-1102
Phone: 727.796.2355 / Fax: 727.791.2388
www.tampabaywater.org

V V V



November 3, 2006

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

**Re: DRI #260 - Wiregrass Ranch, Pasco County
Recommended Development Conditions**

Dear Mr. Meyer:

Tampa Bay Water staff offer the following recommended development conditions for DRI #260 Wiregrass Ranch. The proposed development is located in Pasco County generally bounded by SR 581 on the west and SR 54 on the north. Wiregrass Ranch is located in close proximity to and directly upgradient of Tampa Bay Water's Cypress Bridge Wellfield and also the Hillsborough River, which are major public water supply sources. As such, they are considered strategic regional resources. Thank you for considering our recommendations for development conditions for the Wiregrass 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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Mr. John Meyer, DRI Coordinator
November 3, 2006
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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.

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Mr. John Meyer, DRI Coordinator
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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. One of the purposes of these monitoring programs is to ensure no adverse impact to the Hillsborough River, which is a regionally significant resource. The following parameters shall be included within any required water quality monitoring program:
 - a. Sampling locations and specific parameters (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring, and reporting shall be subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.
 - b. All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/FDEP quality control standards and requirements.
 - c. The monitoring results shall be submitted to FDEP, SWFWMD, Tampa Bay Water and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County and other appropriate regulatory bodies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.
7. A groundwater monitoring program shall be developed in coordination with FDEP, SWFWMD and Tampa Bay Water to establish parameters, methodology, sampling frequency, and locations of monitoring sites. Any such program shall be submitted to Pasco County, FDEP, SWFWMD and Tampa Bay Water for review and approval. The groundwater quality monitoring program shall be instituted before

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Mr. John Meyer, DRI Coordinator
November 3, 2006
Page 4

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

- 8. A wetlands monitoring program shall be developed in coordination with FDEP, SWFWMD and Tampa Bay Water to establish wetlands monitoring parameters, methodology, monitoring frequency, and locations of monitoring sites. The program shall be submitted to Pasco County, FDEP, SWFWMD and Tampa Bay Water for review and approval. The wetlands 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. Monitoring results shall be reported at least annually or more as may be required, and included in the Annual Report.
 - a. Water level monitoring locations and frequency (minimum of twice annually) of monitoring, and reporting shall be subject to Pasco County, FDEP and other appropriate regulatory bodies' approval.
 - b. Vegetation survey transects shall be conducted at least twice annually to monitor canopy and basal cover of species and species composition.
 - c. The monitoring results shall be submitted to FDEP, SWFWMD, Tampa Bay Water and Pasco County.

Water Resource Protection:

- 1. The applicants/developers shall comply with the Pasco County Wellhead 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:

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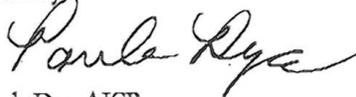
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Mr. John Meyer, DRI Coordinator
November 3, 2006
Page 5

- 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, rainfall volume discharged from the site should be maintained post development. The applicants/developers shall propose stormwater design solutions which achieve this goal such as use of swale systems and reducing treatment volume requirements, in cooperation with Tampa Bay Water and to the extent the permitting agencies (Pasco County and SWFWMD) can allow.

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
Project Supervisor

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Jeb Bush
Governor

Department of Environmental Protection

Southwest District
13051 N. Telecom Parkway
Temple Terrace, FL 33637-0926

Colleen M. Castille
Secretary

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

November 20, 2006

Sent via: Regular mail and facsimile
Re: Wiregrass Ranch DRI final comments

Dear Mr. Meyer:

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

The Department recommends the applicant commit to the development of a site specific Ground and/or Surface Water Monitoring Plan (as applicable) as a Development Order condition.

The Department recommends that principles of low impact development be applied wherever possible in the project design and development.

The Department recommends that applicant adhere to and educate residents and businesses which are part of the project to hold to the Principles of Florida Friendly Landscaping.

We appreciate the opportunity to comment on this project as part of the DRI process. Any comments provided previously and those above are not necessarily the final position of the Department and may be subject to revision pursuant to additional information and further review. These comments and those previously made do not preclude or deem exempt the applicant from any permitting responsibilities that are required by the FDEP or other applicable agencies. If I can be of further assistance, please do not hesitate to contact me at (813) 632-7600, ext. 440.

Sincerely,

Brenda Williams
DRI Coordinator
FDEP, Tampa

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Operates the statewide
Turnpike System as
part of the Florida
Department of
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Executive Director

Turnpike Headquarters:
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Turkey Lake Service Plaza
Dcoee, FL 34761

Mailing Address:
P.O. Box 613069
Dcoee, FL 34761

Tel: 407.532.3999

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November 29, 2006

Mr. Manny Pumariaga, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Boulevard
Suite 100
Pinellas Park, Florida 33781

SUBJECT DRI: Ashley Glen Development of Regional Impact #261
REPORT NAME: Second Response to Requests for Additional Information dated
November, 2006
JURISDICTION: Pasco County

Dear Mr. Pumariaga:

The Florida Department of Transportation Turnpike Enterprise has reviewed the Ashley Glen Development of Regional Impact #261, Second Response to Requests for Additional Information dated November, 2006. The Turnpike has the following comment regarding this project:

Other agencies have repeatedly made the same comment regarding the inclusion of the Bexley Ranch DRI in the analysis for this DRI. The applicant has omitted the Bexley Ranch DRI due to technical issues. It would be in the best interest of the local community as well as the future residents and businesses within the Ashley Glen DRI for the applicant to exercise good planning practice and include the Bexley Ranch DRI in their analysis.

If you have any questions please contact Brian R. Hutt at (407) 264 - 3817; email at brian.hutt@dot.state.fl.us. For ground mail use the address contained in the letterhead of this correspondence.

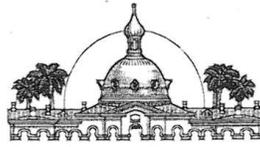
Sincerely,

Brian R. Hutt, AICP for

Randy Fox, AICP
Turnpike Planning Manager
Ph (407) 532-3999 ext.3041, SC 335-3041
Fax (407) 822-6612, SC 335-3152
randy.fox@dot.state.fl.us

c: Alison Stettner, FDOT Turnpike Enterprise
Bill Olsen, FDOT Turnpike Enterprise
Joanne Hurley, FDOT Turnpike Enterprise

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Hillsborough County
Florida

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Patricia G. Bean

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November 22, 2006

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

Subject: DRI #260 – Wiregrass Ranch, Pasco County
Final Comments and Recommendations

Dear Mr. Meyer:

This letter sets forth Hillsborough County's final comments and recommendations for the Wiregrass Ranch Development of Regional Impact (DRI).

Transportation

The traffic analysis submitted for the Wiregrass development continues to cause Hillsborough County concern. Staff has consistently objected to the traffic distribution used by the applicant's consultant. Given the existing travel patterns from home to work, this analysis underestimated the impacts the development traffic will have on roadways within Hillsborough County, notably I-75 and Bruce B. Downs Boulevard (CR 581).

The applicant's analysis shows a significant drop in development trips as they enter Hillsborough County within the first few miles from the County Line Road. The applicant states that the Tampa Tech employment area (approximately 4.8 miles from Wiregrass DRI) is absorbing the trips. Even though Tampa Tech is an employment center, Hillsborough County has other very large employment centers including downtown Tampa, Westshore and the University area. Much of Tampa Tech is populated with existing businesses. Displacing the current employees with people living in the Wiregrass DRI is subject to question. Nevertheless, the DRI clearly shows that the development traffic significantly impacts Bruce B. Downs Boulevard.

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Mr. John Meyer, DRI Coordinator
November 22, 2006
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Given the current travel patterns in the area, Hillsborough County is expected to experience significant traffic impacts from a project of this magnitude. The major employment centers are in Hillsborough County and a significant number of Pasco County residents commute to Hillsborough County for employment. The initial phases of this project will be residential development. These residents will mostly continue the current pattern of commuting to Hillsborough County for employment.

Pasco County commuters travel on both I-75 and Bruce B. Downs Boulevard to reach their places of employment. Both I-75 and Bruce B. Downs Boulevard are currently operating at unacceptable levels of service.

Segments of Bruce B. Downs Boulevard are currently partially funded for widening. Due to the increased cost of construction, the County is being forced to either reduce the scope of the current improvements or extend the projects beyond the five-year Capital Improvement Program. When the analysis for this project was conducted the improvements on Bruce B. Downs Boulevard were assumed to be funded by Hillsborough County.

This development has an obligation to address Hillsborough County roadway deficiencies that are directly attributed to the development. The DRI's traffic assignment clearly shows the impact to Bruce B. Downs Boulevard.

The Bruce B. Downs Boulevard widening is divided into three projects, Bearss Avenue to Palm Springs, Palm Springs to Pebble Creek Drive South and Pebble Creek Drive South to the Pasco County Line. The County requests that the applicant be required to construct the northern segment of Bruce B. Downs Boulevard, south of Pebble Creek to the Pasco County line. This segment of Bruce B. Downs Boulevard received the greatest impact from the Wiregrass development. The design for this segment has been completed and the necessary right-of-way has been acquired. The project's Development Order should include a condition requiring construction of the northern segment of Bruce B. Downs Boulevard, south of Pebble Creek Drive to the intersection of County Line Road as a eight-lane divided urban highway. The condition should require the construction of this improvement during Phase 1 of the development.

Environmental Resources – Water and Water Supply

The County is concerned with the compatibility of intensive land development within the recharge and water supply basins for the Hillsborough River and nearby groundwater wellfields such as Cypress Bridge. The development has the potential to impact the Hillsborough River and its tributaries including Trout Creek. Downstream portions of the Hillsborough River and Trout Creek are classified as Outstanding Florida Waters.

Mr. John Meyer, DRI Coordinator
November 22, 2006
Page Three

This is not a parochial issue exclusive to Hillsborough County as these water systems supply both groundwater and surface water to the potable water supply for the entire three-county region.

Land development projects in the Hillsborough River watershed, such as Wiregrass Ranch, should be designed so that runoff from the development is compatible with any Total Maximum Daily Load (TMDL) water quality requirements for receiving water bodies in the watershed.

It is recommend that stormwater from the development be treated to levels appropriate for eventual discharge to Outstanding Florida Waters and Class I waters.

Thank you for the opportunity to review the Wiregrass Ranch Development of Regional Impact. If you have any questions, please call me at 813.276.8393.

Sincerely,



John E. Healey, AICP
Executive Planner

cc: Patricia G. Bean, County Administrator
Wally Hill, Deputy County Administrator
Kenneth C. Griffin, Assistant County Administrator
Bob Gordon, Director, Public Works Department
Bob Campbell, Director, PGM Transportation and Land Development Review Division
Charles White, PGM Transportation and Land Development Review Division
Nancy Takemori, County Attorney's Office

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CITY OF TAMPA

Department of Public Works
Transportation Division

DATE: November 28, 2006
TO: Susan Johnson, DRI & Subdivision Coordinator
FROM: Calvin Thornton, Design Review Engineer Supervisor
SUBJECT: Wiregrass Ranch DRI Final Comments and Recommendations

The City of Tampa, Transportation Division continues to have major concerns with the submitted traffic analysis for Wiregrass DRI. Staff has objected to the approach of increasing the capacity of Bruce B. Downs Boulevard beyond the proposed 8 lanes.

The traffic analysis show a significant drop in development trip as it enter Hillsborough County consequently, significant roadway connections like New Tampa Boulevard from Bruce B. Downs Boulevard to I-275, Kinnan Street and Mansfield Road were not included in the traffic analysis. It is our opinion that the Tampa Tech employment area (approximately 4.8 miles from Wiregrass DRI) is not absorbing most of the work trips.

However, the development will have a significant impact on Bruce B. Downs Blvd, therefore the Wiregrass development order should have the following conditions:

1. Fund Bruce B. Downs as a 8 lane roadway from County Line Road to south of Pebble Creek Drive for phase 1 of the development.
2. Assist FDOT with the funding of Bruce B. Downs Boulevard and I-75 fly-over in phase 1 of the development.
3. Assist FDOT with future widening of I-75 from Fowler Avenue to Bruce D. Downs Boulevard in future phases.

306 E. Jackson, 4E • Tampa, Florida 33602