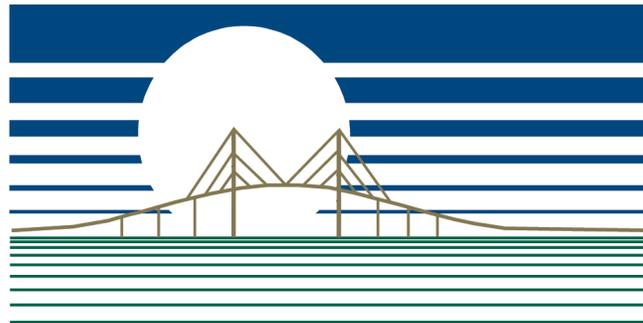


FINAL REPORT

DRI #261

Ashley Glen

Pasco County



Tampa Bay Regional Planning Council

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REPORT ADOPTED: July 9, 2007

**DRI #261 - ASHLEY GLEN
PASCO COUNTY**

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SECTION I - INTRODUCTION
DRI #261 - ASHLEY GLEN
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 burden on public facilities in the region, as well as the positive and negative impacts of the development on economics and natural resources. The report presents the findings and recommendations of the Tampa Bay Regional Planning Council (TBRPC) based upon data presented in the Development of Regional Impact (DRI) application (ADA, and all Sufficiency Responses) as well as upon information obtained through on-site inspections, local and state agencies, outside sources and comparisons with local and regional plans. Policies cited in this report are from the Council's adopted policy document, *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region* (SRPP), adopted March 12, 1996, as amended.

APPLICANT INFORMATION	
OWNER	Standard Pacific Homes 4300 W. Cypress Street, Suite 980 Tampa, FL 33607-4196
DEVELOPER/APPLICANT	JES Properties, Inc. Attention: Thomas Sunderman 300 State Street East, Suite 222 Oldsmar, FL 34677
LEGAL COUNSEL	Richard E. Davis, Esq. Richard E. Davis, P.A. 220 E. Madison Avenue, Suite 512 Tampa, FL 33602
	Stephen C. Booth, Esq. Booth & Cook, P.A. 7510 Ridge Road Port Richey, FL 34668
MASTER CONSULTANT & TRANSPORTATION	Florida Design Consultants, Inc. Attention: Steven Wasson/Cynthia Tarapani/Roy Chapman 3030 Starkey Boulevard New Port Richey, FL 34655
ADDITIONAL CONSULTANTS	Archaeological Consultants, Inc. Attention: Joan Deming, Vice President 8110 Blakie Court, Suite A Sarasota, FL 34240
	Fishkind & Associates Attention: Stan Geberer, Associate 11869 High Tech Avenue Orlando, FL 32817

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	November 16, 2004
Preapplication Conference	-	July 25, 2005
ADA Submittal	-	November 10, 2005
Site Inspection	-	December 6, 2005
ADA Comments	-	December 9, 2005
First Sufficiency Response Submittal	-	May 4, 2006
First Sufficiency Response Comments	-	June 2, 2006
Second Sufficiency Response Submittal	-	November 3, 2006
Second Sufficiency Response Comments	-	December 1, 2006
Third Sufficiency Response Submittal	-	January 31, 2007
Third Sufficiency Response Comments	-	March 2, 2007
Fourth Sufficiency Response Submittal	-	April 6, 2007
Declaration of Sufficiency by TBRPC	-	May 9, 2007
Notify Pasco County to Set Hearing Date	-	May 9, 2007
Notification Received of Hearing Date	-	May 29, 2007
TBRPC <i>Final Report</i> adoption	-	July 9, 2007
Pasco County BOCC Meeting	-	August 21, 2007 (Scheduled)

PROJECT DESCRIPTION

The applicant for the Ashley Glen Development of Regional Impact (DRI) is seeking specific DRI approval for all three phases of a 260± acre mixed-use development in south central Pasco County. The project is essentially located northeast corner of the S.R. 54/Suncoast Parkway intersection as graphically depicted on *Map 1*. The southern boundary of the project is less than two miles north of the Hillsborough County line. As stated in the phasing schedule (below), the project is scheduled to consist of 900 residential units, 1.8 million sq. ft. of Office, 444,000 sq. ft. of Retail and a 6,000 sq. ft. Day Care facility upon completion in 2019.

The proposed plan of development is as follows:

LAND USE	PHASE 1 (2012)	PHASE 2 (2017)	PHASE 3 (2019)	TOTAL
RESIDENTIAL (Units)	900	0	0	900
(Condos/Townhomes)	(600)	(0)	(0)	(600)
(Apartments)	(300)	(0)	(0)	(300)
OFFICE (Sq. Ft.)	290,000	410,000	1,100,000	1,800,000

LAND USE	PHASE 1 (2012)	PHASE 2 (2017)	PHASE 3 (2019)	TOTAL
RETAIL (Sq. Ft.)	90,000	354,000	0	444,000
(Shopping Center)	(70,000)	(354,000)	(0)	(424,000)
(Specialty Retail)	(20,000)	(0)	(0)	(20,000)
DAY CARE (Sq. Ft.)	6,000	0	0	6,000

The applicant has also requested approval of a Land Use Equivalency Matrix to allow conversion between the various approved project uses. The Matrix is presented in the Recommendations section of this Report. The extent of flexibility (i.e. limit of conversions for each project use) shall be determined by Pasco County and documented within the Development Order.

As depicted on the “Conceptual Design map,” included as *Map 2* of this Report, with the exception of a stand-alone 6,000 sq. ft. day care, the project uses are proposed within multi-story structures served by “shared parking” (i.e. parking garages). The commercial establishments are located at ground level within many of the buildings located in the southern portion of the project. The remaining project uses are interspersed throughout the project. Since the applicant’s “Conceptual Design” portrays the level of detail assumed in the transportation analysis, which dictates the number of project trips and transportation mitigation, it would be the recommendation of our agency that this map serve as the project’s Master Development Plan.

Map 3 has been provided to indicate the *Natural Resources of Regional Significance* located within (none) and adjacent to the project site.

DEVELOPMENT AREA:

LAND USE	(FLUCCS #)	EXISTING		AT BUILDOUT	
		Acres	% of Site	Acres	% of Site
Improved Pasture	211	187.1	71.7	0.0	0.0
Cypress	621	49.2	18.9	49.0	18.8
Wetlands Coniferous Forest	620	9.4	3.6	9.4	3.6
Hardwood-Conifer Mixed	434	6.1	2.3	5.8	2.2
Freshwater Marsh	641	4.4	1.7	4.4	1.7
Streams & Waterways	510	2.8	1.1	0.0	0.0
Wet Prairies	643	1.4	0.5	0.8	0.3
Reservoirs (<10 acres)	534	0.4	0.2	0.0	0.0
Reservoirs (10>100 acres)	533	0.0	0.0	44.7	17.1

LAND USE (FLUCCS #)	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Residential 133/134	0.0	0.0	62.4	23.9
Mixed Commercial & Services 147	0.0	0.0	44.5	17.1
Professional Services (Office) 143	0.0	0.0	30.3	11.6
Community Recreation Facilities 186	0.0	0.0	9.0	3.4
TOTAL	260.8	100.0	260.8	100.0

Source: SR2/Revised 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:	6,055 jobs
	Government Tax Revenue²	Estimated Pasco County/Ad Valorem Taxes (thru buildout): Estimated Sales & Gasoline Taxes (thru buildout): Estimated Pasco County Impact Fees (thru buildout): Estimated School Board Taxes (thru buildout): Estimated Other Agency Revenues (thru buildout):	\$39,629,779 \$ 7,743,814 \$17,387,736 \$33,445,968 \$ 9,990,579
	Affordable Housing⁷	Mitigation Proposal: \$80/Multi-Family unit, 35¢/Sq. Ft. Retail and 25¢/Sq. Ft. Office based on 2007 dollars; construction of 90 “Affordable Housing Units”; other approved alternative(s); or combination thereof. Further details regarding proposal is provided in Section V of this Report.	
IMPACTS	Water Supply³	Estimated Avg. Daily Potable Water (at Buildout):	508,500 gpd
		Estimated Avg. Daily Non-Potable Water (at Buildout):	108,942 gpd
	Wastewater⁴	Estimated Avg. Daily Wastewater Generation (at Buildout):	405,000 gpd
	Solid Waste⁵	Estimated Avg. Daily Solid Waste Generation (at Buildout):	18.495 tons/day
	Transportation⁶	Estimated Trip Generation following completion of Phase 1: Phase 1 P.M. Peak Hour Trips: 1,269 (561 Inbound/708 Outbound) Phase 1 Net Ext. P.M. Peak Hour Trips: 841 (351 Inbound/490 Outbound)	
		Estimated Trip Generation following completion of Phase 2: P.M. Peak Hour Trips: 3,089 (1,292 Inbound/1,797 Outbound) Net Ext. P.M. Peak Hour Trips: 2,034 (774 Inbound/1,260 Outbound)	
		Estimated Trip Generation following completion of Phase 3: P.M. Peak Hour Trips: 4,516 (1,535 Inbound/2,981 Outbound) Net Ext. P.M. Peak Hour Trips: 3,273 (929 Inbound/2,344 Outbound)	
School⁸	Estimated Elementary School Students (at Buildout): Estimated Middle School Students (at Buildout): Estimated High School Students (at Buildout):	155 Students 74 Students 96 Students	
Energy⁹	Estimated Average Daily Electrical Demand (at Buildout): Estimated Peak Hour Electrical Demand (at Buildout):	308,446 KW 22,040 KW	

DEFINITIONS:

gpd - gallons per day
KW - kilowatts

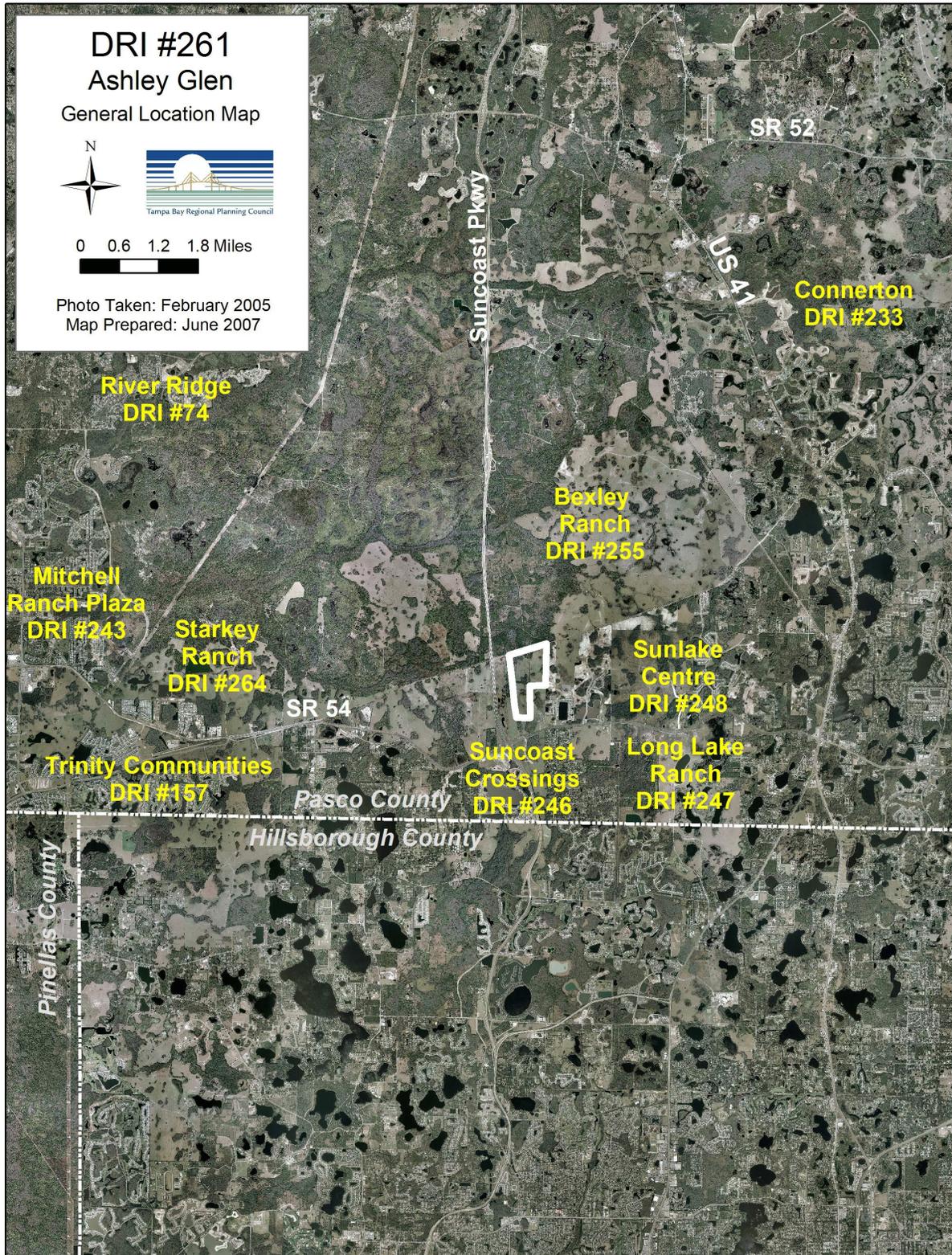
NOTES:

* - If the expected affordable housing deficit 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.

SOURCES:

1. SR2/Table 10-5
2. SR2/Tables 11-1 - 11-9
3. SR2/Tables 17-1 - 17-4 (revised to reflect current dev't)
4. SR2/Tables 18-1 - 18-4 (revised to reflect current dev't)
5. SR2/Tables 20-1 - 20-4 (revised to reflect current dev't)
6. SR3/Tables 21-4 & 21-10
7. See Section V (of this Report)
8. SR2/Table 27-2
9. SR2/Table 29-1

MAP #1 - ASHLEY GLEN GENERAL LOCATION MAP



MAP #2 - ASHLEY GLEN PROPOSED MASTER DEVELOPMENT PLAN



Development of Regional Impact

scale: 1" = 600'-1/2"



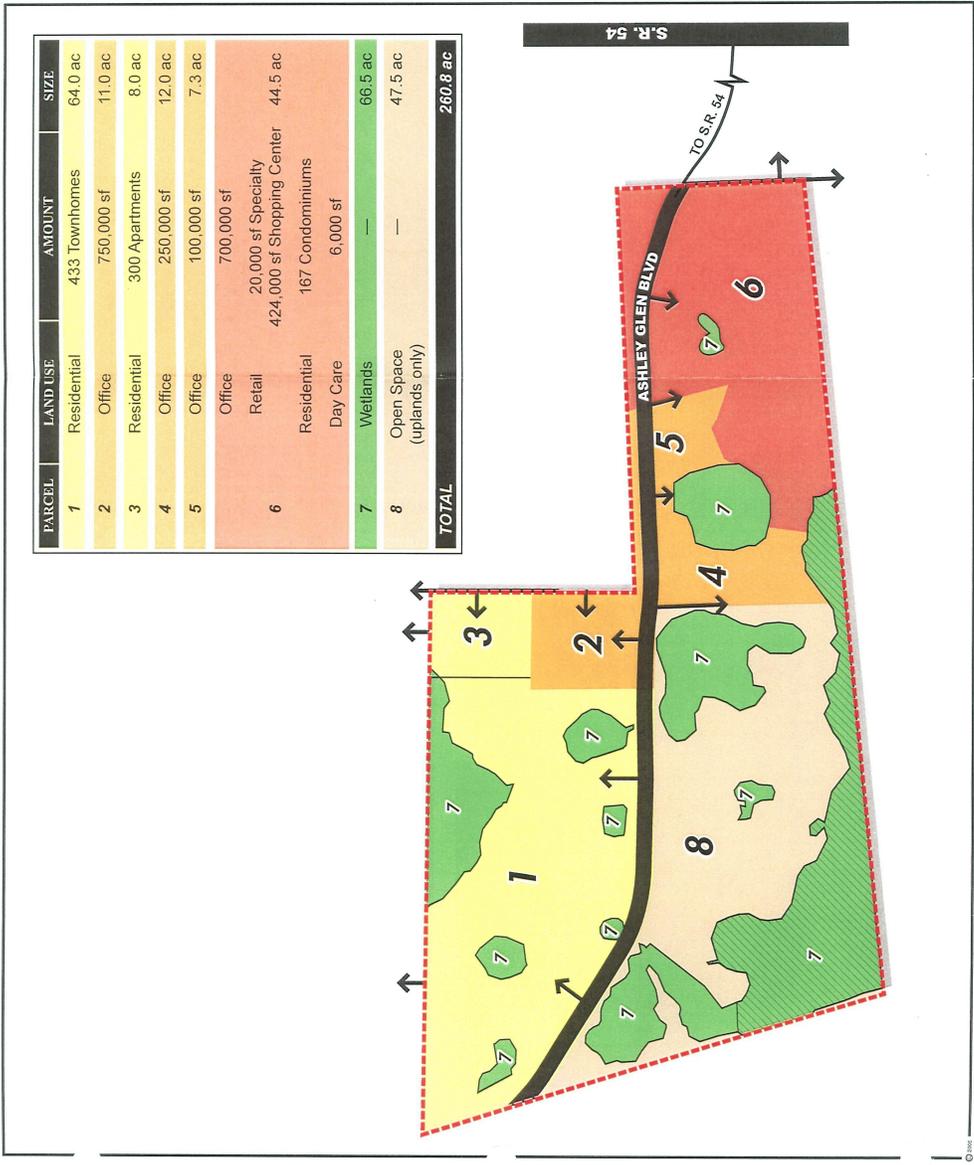
north

LEGEND

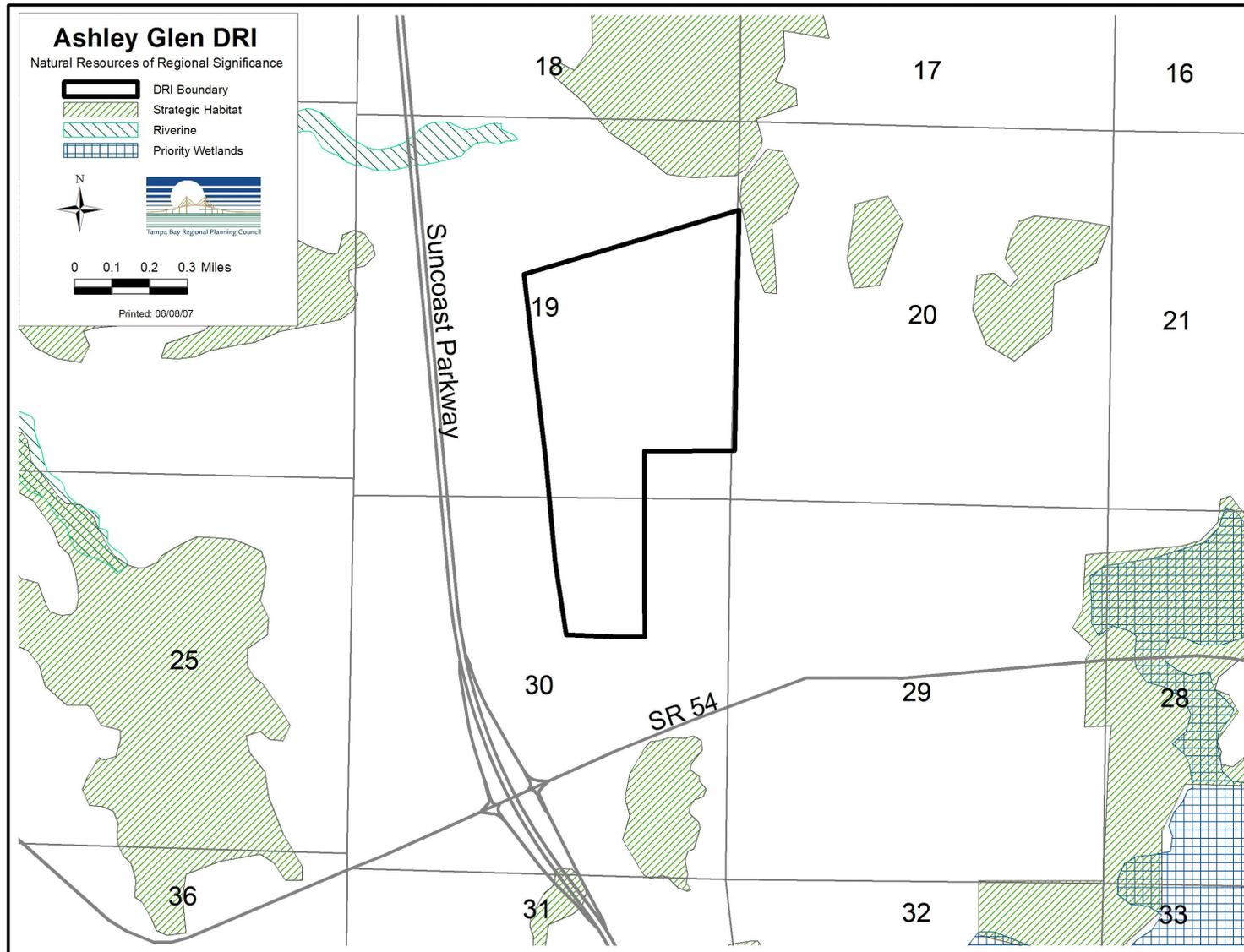
-  DRI Boundary
-  Existing Wetlands
-  Category 1 Wetlands
-  Parcel Number

Master Development Plan
REVISED
Map H

2ND SUFFICIENCY RESPONSE NOV 2006
1ST SUFFICIENCY RESPONSE MAY 2006
ADA SUBMITTAL OCTOBER 2005



MAP #3 - ASHLEY GLEN
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE MAP



SECTION II- REGIONAL IMPACTS
DRI #261 - ASHLEY GLEN
PASCO COUNTY

ECONOMY

Employment

The applicant estimates that, upon completion, the Ashley Glen office, retail and day care components will create approximately 6,055 jobs.

Revenues Generated

Ashley Glen 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 Ashley Glen DRI is a mixed use project with significant retail, office and industrial 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 \$7.4 Million in recurring revenues to Pasco County and \$6.2 Million to the School Board. Estimated tax revenues to other agencies would be an annual \$1.9 Million at buildout divided between the Pasco County Commission, Fire District, SWFWMD, Pinellas - Anclote River Basin, and Pasco County Mosquito Control.

The property taxes generated by the Ashley Glen DRI will depend on the value of land and vertical construction, as indicated above, and on the millage rates charged by Pasco County and the School Board. In calculating revenues, Pasco County Commission was anticipated to levy a millage of 6.681 and Pasco County School Board was anticipated to levy 6.013 for operational and discretionary funds, 1.5 mills for Capital improvements, and 0.285 for the County Wide School Bond of 2000, 0.400 for the Pinellas-Anlcote River Basin, 1.157 for the County Municipal Fire, and 0.422 for the Southwest Florida Water Management District. 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 total more than \$17 Million by buildout.

Sales Tax Revenues

Sales tax revenues generated by Ashley Glen 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 Ashley Glen 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, upon completion of the project, estimated additional tax revenues of \$800,000 per year following buildout.

School Board

School Board Operating and Capital tax revenues will reach \$6.2 million annually at buildout.

Summary

Ashley Glen DRI will provide Pasco County with significant economic benefits. These funds can be used to enhance the quality of services provided to Pasco County residents. Of these revenues, one time impact fee collections will reach more than \$17 Million over the construction period. An annual revenue projection summary is presented in the following Table.

RECIPIENT ENTITY/SOURCE	AVERAGE ANNUAL REVENUES (2007-2019)	REVENUES THROUGH BUILDOUT (2019)
Pasco County/Ad Valorem Taxes	\$3,048,455	\$ 39,629,779
Sales and Gasoline Taxes	\$ 595,678	\$ 7,743,814
Pasco County Impact Fees	\$1,337,518	\$ 17,387,736
School Board Taxes	\$2,572,767	\$ 33,445,968
Other Agency Revenues	\$ 768,506	\$ 9,990,579
TOTAL→	\$8,322,914	\$108,197,872

SOURCE: SR2/Tables 11-1 through 11-9

VEGETATION, WILDLIFE AND WETLANDS

The Ashley Glen site has been used extensively for agriculture (improved pasture for cattle grazing), though a variety of wetland types persist on the property. Ditches have been dug to drain the pasturelands and control the on-site wetlands. All of the vegetation types provide wildlife habitat, however.

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	187.1	71.4	0.0	0.0
Hardwood-conifer mixed	434	6.1	2.3	5.8	95.1
Stream & Waterways	510	2.8	1.3	0.0	0
Reservoirs >10 acres	533	0.0	0	44.7	N/A
Reservoirs <10 acres	534	0.4	0.1	0	0
Wetland coniferous forest	620	9.4	5.0	9.4	100
Cypress	621	49.2	17.0	49.0	99.6
Freshwater marsh	641	4.4	1.9	4.4	100
Wet prairie	643	1.4	0.8	0.75	53.6

Source: SR2, Table 10-2 Revised

There are no Natural Resources of Regional Significance on the project site, as designated in the *Future of the Region - A Strategic Regional Policy Plan for the Tampa Bay Region* (1996). However, there are Class 1 wetlands as designated by Pasco County, and habitat used by several listed species.

SPECIES	PROTECTED STATUS
<i>Alligator mississippiensis</i> - American alligator	State Species of Special Concern
<i>Egretta caerulea</i> - Little blue heron	State Species of Special Concern
<i>Egretta tricolor</i> - Tri-colored heron	State Species of Special Concern
<i>Egretta thula</i> - Snowy egret	State Species of Special Concern
<i>Eudocimus albus</i> - White Ibis	State Species of Special Concern
<i>Grus canadensis pratensis</i> - Florida sandhill crane	State Species of Special Concern
<i>Mycteria americana</i> - Wood stork	Federal and State - Endangered
<i>Aramus guarauna</i> - Limpkin	State Species of Special Concern
<i>Falco sparverius paulus</i> - Southeastern American kestrel	State Species of Special Concern
<i>Sciurus niger shermani</i> - Sherman's fox squirrel	State Species of Special Concern

The federally-endangered Wood stork and the federally-threatened Florida sandhill crane were frequently found on the site, foraging in improved pastures, freshwater marshes, ditches, and wet prairies. Bird species listed above that are State Species of Special Concern were also frequently found 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. No Florida sandhill crane nests were reported, though

suitable habitat for nesting is abundant. The site has been used for cattle for many years, but the freshwater wetlands are of relatively good quality.

An American kestrel was observed foraging on adjacent property, but nesting was not observed on the site and the kestrel was not observed on the site after nesting season. Foraging habitat is available on the property for the Southeastern subspecies.

The Florida Fish and Wildlife Conservation Commission has recommended that specific surveys for the Southeastern American Kestrel, the Florida black bear, the Burrowing owl and the Florida Grasshopper sparrow be conducted.

The applicant has committed to conduct pre-development breeding surveys for the Sherman's fox squirrel and Florida Sandhill crane. Protective measures would be developed depending on the results of the surveys. Additionally, it is planned that the stormwater treatment system will have shallow water areas suitable as feeding areas for the Wood Stork, Roseate spoonbill and other wading birds that now use the site's wetlands.

An Exotic Plant Management Plan for the entire project site will be provided during the permitting phase of the project. The plan will include the 8.62-acre upland enhancement area - a 150-foot wide area adjacent to preserved wetlands. The preserved and created wetlands and uplands will be maintained/protected from encroachment or impacts from surrounding residents and commercial property by including a conservation easement in the Homeowners Association and Merchants Association documents.

Forested wetlands will remain, as well as selected herbaceous wetlands, with upland buffers. The limited impacts planned are for roadway crossings and floodplain compensation. Wetland enhancements - to restore natural hydroperiod and improve stormwater treatment, will be incorporated into the development plan.

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

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.*

4.11.6: *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

Ashley Glen is located in the Sandy Branch basin, tributary to the Anclote River. Elevations range from 47 to 53 feet above sea level. Sandy Branch's wetlands form most of the western boundary of the site. Approximately 350 acres of off-site drainage area drain through the Ashley Glen site via wetlands, ditches and culverts.

Surface water and groundwater quality information was provided for sites a few miles from the project site, but not from on or abutting the site, as required in the DRI review process. All surface waters on the site

are Class III surface waters. Council policies require protection of surface and groundwater resources. It is appropriate to recommend monitoring of these resources.

Stormwater management will be accomplished to ensure that runoff water quality will meet state standards and that the post-development discharge rate does not exceed the pre-development rate. Retention systems will have open water components as well as littoral zones vegetated by native aquatic species to provide biological treatment. Isolated wetlands will be incorporated into the system, to ensure continued hydration and make use of their assimilative capacities. Best Management Practices will be implemented for stormwater management as well as pollution control during site development.

Portions of the systems may be dedicated to, or conveyed to, homeowners associations, community development associations, and/or Pasco County with the legal capacity to operate and maintain the systems.

The applicant commits to developing a groundwater quality monitoring program in coordination with FDEP, SWFWMD and Tampa Bay Water to establish parameters, methodology, and locations of monitoring sites. The program will be submitted to those agencies and Pasco county for review. The approved plan will be implemented before development begins.

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. The site lies in an area characterized by a surficial aquifer underlain by a semi-confining unit (0 to 25 feet) and the Floridan aquifer. Depth to the water table ranges from at or near land surface during the wet season to 3-7 feet below grade during the dry season. The potential for sinkholes is present, given the karst geology of the area.

In order to protect the Floridan aquifer, a minimum of four feet of clay-confining layer will be maintained over the Aquifer.

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

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

SOILS

Soils on the Ashley Glen site are predominantly Pomona, Pineda, Vero and other Fine Sands. Almost the entire site has soils that exhibit severe degrees of limitation for the proposed uses, due to high seasonal water table and slow permeability rates. Development limitations may be overcome by filling, compaction, appropriate stormwater management practices, side slope design and stabilization, preservation of existing vegetation, and other construction methods. Any roadway base that is proximate to the high water table may utilize soil cement or underdrains.

The project site has karst geology, and the thickness of the semi-confining clayey layer varies. The site lies in an area characterized by a surficial aquifer underlain by a semi-confining unit (0 to 25 feet) and the Floridan aquifer.

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

- use of staked hay bales or silt fences to control and prevent erosion and the transporting of sediment material to inlets, surface drains, wetland and pond areas;
- use of floating turbidity barriers in flowing systems and open water lake edges;
- limiting exposed areas during clearing operations and to limit clearing to areas scheduled for pending construction;
- use of energy dissipators at discharge points as needed;
- watering of haul roads to aid in dust control;
- potential use of chemical flocculation or coagulation agents such as alum to improve water clarification in holding ponds.
- 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; and
- providing protection around stormwater control inlets as required.

On-site fill derived from pond excavation will be used to grade the roadways, lots and commercial areas... Unsuitable soils such as clay or muck will be disposed in landscape areas, open space, and other non-structural areas. Lake banks will be sodded; littoral zones will be planted with native vegetation. Mucky soils will be placed in the littoral zones as appropriate.

The following policy of the Council's *Strategic Regional Policy Plan* pertains to this project in the area of Soils:

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

FLOODPLAINS

Approximately half of the Ashley Glen site is within the 100-year floodplain, and the remainder is within the 500-year floodplain or the 100-year floodplain with average depth of less than one-foot. Specific 100-year flood elevations have not been determined for the site. Development within the 100-year floodplain

will require creation of an equal amount of compensatory flood storage. This prevents an increase in post-development discharge rate of stormwater. Groundwater levels vary from at-grade during the wet season to -3 to -7 feet during the dry season. It is unclear how floodplain compensation can be provided in an area with such high groundwater levels.

Adherence to the following Policies of the Council’s *Strategic Regional Policy Plan* is 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 Ashley Glen are expected to generate a daily demand of more than one-half million gallons of potable water per day following completion of the project. It is projected that the project will additionally require nearly 109,000 gallons of non-potable water on a daily basis at buildout. More than 38 percent of the potable water demand and 68 percent of the non-potable demand are associated with the project’s 900 residential units. It is projected that the potable water demand will total more than 350,000 gallons per day prior to initiation of the final phase of development, consisting of 1.1 million square feet of additional Office space.

The applicant had provided correspondence from Mr. Bruce Kennedy, Assistant County Administrator (Utility Services) dated October 19, 2006. The correspondence did acknowledge that “sufficient water will be approved by Tampa Bay Water to Pasco County to meet the needs of the project” and expansion of the County’s water system may be required of the project developer at such time as construction of the project is initiated.” The applicant will need to enter into a Utilities Service Agreement with the County prior to construction plan approval in order to ensure adequate water, wastewater and reclaimed water (if available) service provisions for the project.

The projected potable water demand rates are based on the following: 215 gallons per day (gpd) per Residential unit, 140 gpd per 1,000 sq. ft. of Office, Retail and Day Care uses.

The assumed non-potable water demand rates are based on 3,560 gallons per day (gpd) per acre of Residential uses and 1,620 gpd per acre of non-Residential use.

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

PHASE	LAND USE	ENTITLEMENTS	IRRIGATION ACREAGE	WATER DEMAND (GPD)	
				Potable	Non-Potable
PHASE 1 (2007-2012)	Condos/Townhomes	600 Units	[21.0 Acres]	129,000	74,760
	Apartments	300 Units		64,500	
	Office	290,000 Sq. Ft.	[2.7 Acres]	40,600	4,374

PHASE	LAND USE	ENTITLEMENTS	IRRIGATION ACREAGE	WATER DEMAND (GPD)	
				Potable	Non-Potable
PHASE 1 (2007-2012) Cont'd	General Retail	70,000 Sq. Ft.	[1.5 Acres]	9,800	2,430
	Specialty Retail	20,000 Sq. Ft.		2,800	
	Day Care	6,000 Sq. Ft.		840	
PHASE 1 SUBTOTAL				247,540	81,564
PHASE 2 (2013-2017)	Office	410,000 Sq. Ft.	[4.0 Acres]	57,400	6,480
	General Retail	354,000 Sq. Ft.	[2.5 Acres]	49,560	4,050
PHASE 2 SUBTOTAL				106,960	10,530
PHASE 3 (2017-2019)	Office	1,100,000 Sq. Ft.	[10.4 Acres]	154,000	16,848
PHASE 3 SUBTOTAL				154,000	16,848
OVERALL PROJECT	Condos/Townhomes	600 Units	[14.0 Acres]	129,000	49,840
	Apartments	300 Units	[7.0 Acres]	64,500	24,920
	Office	1,800,000 Sq. Ft.	[17.1 Acres]	252,000	27,702
	General Retail	424,000 Sq. Ft.	[4.0 Acres]	59,360	6,480
	Specialty Retail	20,000 Sq. Ft.		2,800	
	Day Care	6,000 Sq. Ft.		840	
TOTAL				508,500	108,942

Source: SR3/Tables 17-1 - 17-4.

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 Ashley Glen DRI are expected to generate more than 400,000 gallons of wastewater per day upon completion. It is projected that residential uses will account for more than 44 percent of the wastewater generation of the project. Nearly 73 percent of the projected wastewater generation will be experienced through completion of Phase 2 development in 2017. While restaurants, laundromats, dry cleaners and supermarkets can 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 each of the Residential uses and 100 gpd per 1,000 sq. ft. of non-Residential use.

The following summarizes the anticipated daily wastewater generation at buildout:

PHASE	LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
	Condos/Townhomes	600 Units	120,000
	Apartments	300 Units	60,000
PHASE 1 (2007-2012)	Office	290,000 Sq. Ft.	29,000
	General Retail	70,000 Sq. Ft.	7,000
	Specialty Retail	20,000 Sq. Ft.	2,000
	Day Care	6,000 Sq. Ft.	600
PHASE 1 SUBTOTAL			218,600
PHASE 2 (2013-2017)	Office	410,000 Sq. Ft.	41,000
	General Retail	354,000 Sq. Ft.	35,400
PHASE 2 SUBTOTAL			76,400
PHASE 3 (2017-2019)	Office	1,100,000 Sq. Ft.	110,000
PHASE 3 SUBTOTAL			110,000
OVERALL PROJECT	Condos/Townhomes	600 Units	120,000
	Apartments	300 Units	60,000
	Office	1,800,000 Sq. Ft.	180,000
	General Retail	424,000 Sq. Ft.	42,400
	Specialty Retail	20,000 Sq. Ft.	2,000
	Day Care	6,000 Sq. Ft.	600
TOTAL			405,000

Source: SR2/Tables 18-1 - 18-4

Mr. Bruce Kennedy’s previously-referenced October 19, 2006 correspondence indicated an anticipated surplus of wastewater capacity to serve the project but re-referenced the requirement of a Utilities Service Agreement. In addition, “*the wastewater and collection system required to service this project area may require expansion by the project developer at such time as construction is initiated.*”

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

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

It is estimated that the Ashley Glen DRI will generate more than 18 tons of solid waste each day following buildout in 2019. It has been assumed that all solid waste will be domestic in nature. The previously referenced correspondence from Mr. Bruce Kennedy (dated October 19, 2006) indicated that Pasco County approved a Ten-Year Master Solid Waste Plan in August 2002 to outline development of new solid waste capacity, both at the Waste-to-Energy facility and Solid Waste Landfill. Mr. Kennedy’s correspondence concluded with the statement that “*sufficient solid waste disposal capacity should be available to meet the needs of this proposed project.*” A copy of Waste Services, Inc.’s September 12, 2005 correspondence was also provided to confirm their ability to “*handle all of your collection, transportation and disposal needs,*” similar to the services provided for the adjacent communities of Ivy Lake, Suncoast Meadows and Ballantrae.

The Solid Waste Generation rates were based on assumptions of seven pounds per person projected to occupy the Residential units and one pound per 100 sq. ft. for all other project uses (i.e. Office, Retail and Day Care).

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

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (LBS.)
PHASE 1 (2007-2012)	Condos/Townhomes	600 Units [1,380 Residents]	9,660
	Apartments	300 Units [690 Residents]	4,830
	Office	290,000 Sq. Ft.	2,900
	General Retail	70,000 Sq. Ft.	700
	Specialty Retail	20,000 Sq. Ft.	200
	Day Care	6,000 Sq. Ft.	60
PHASE 1 SUBTOTAL			18,350
PHASE 2 (2013-2017)	Office	410,000 Sq. Ft.	4,100
	General Retail	354,000 Sq. Ft.	3,540
PHASE 2 SUBTOTAL			7,640

PHASE	LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (LBS.)
PHASE 3 (2017-2019)	Office	1,100,000 Sq. Ft.	11,000
	PHASE 3 SUBTOTAL		11,000
OVERALL PROJECT	Condos/Townhomes	600 Units [1,380 Residents]	9,660
	Apartments	300 Units [690 Residents]	4,830
	Office	1,800,000 Sq. Ft.	18,000
	General Retail	424,000 Sq. Ft.	4,240
	Specialty Retail	20,000 Sq. Ft.	200
	Day Care	6,000 Sq. Ft.	60
TOTAL			36,990

Source: SR2/Tables 20-1 - 20-4

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.

Applicable Solid Waste/Hazardous Waste/Medical Waste Policies of the *Strategic Regional Policy Plan* include:

- 3.3.8: Increase public information and awareness of methods and sites for disposal of hazardous wastes.
- 3.3.9: Identify and educate generators of hazardous waste on proper storage, handling, and disposal of hazardous wastes.
- 3.4.2: Encourage waste reduction by industrial and governmental hazardous waste generators and identify specific transportation routes for moving hazardous materials and wastes.
- 3.4.3: Provide for the disposal of hazardous waste from households, unregulated generators, and small quantity generators through hazardous waste collection programs and provision of adequate and accessible collection and disposal sites.

TRANSPORTATION

The project is proposed to be constructed in three phases, with Phase 1 completion scheduled in 2012, Phase 2 in 2017, and Phase 3 in 2019. Specific approval is being sought for all four phases. Phase 1 of the project is expected to generate 561 inbound and 708 outbound gross trips in the PM peak hour. Phase 1 internal capture will reduce the number of trips generated by 19.4 percent to 438 inbound and 585 outbound. Pass-by capture to the commercial land uses (87 inbound trips and 95 outbound trips) will further reduce the number of trips generated, resulting in 351 inbound and 490 outbound net external Phase 1 trips in the PM peak hour.

Through Phase 2, the project is expected to generate 1,292 inbound and 1,797 outbound gross trips in the PM peak hour. Phase 2 internal capture will reduce the number of trips generated by 19.7 percent to 989

inbound and 1,493 outbound. Pass-by capture to the commercial land uses (215 inbound trips and 233 outbound trips) will further reduce the number of trips generated, resulting in 774 inbound and 1,260 outbound net external Phase 2 trips in the PM peak hour.

Through Phase 3, the project is expected to generate 1,535 inbound and 2,981 outbound gross trips in the PM peak hour. Phase 3 internal capture will reduce the number of trips generated by 17.6 percent to 1,144 inbound and 2,577 outbound. Pass-by capture to the commercial land uses (215 inbound trips and 215 outbound trips) will further reduce the number of trips generated, resulting in 929 inbound and 2,344 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: watering of exposed areas; non-toxic chemical stabilization; and sodding, seeding, mulching or planting of landscaped material in cleared and disturbed areas.

Estimates of the annual air emissions to be generated by vehicle traffic associated with the Ashley Glen project are, at buildout in 2017, 730 tons of Carbon Monoxide, 58 tons of volatile organic compound (hydrocarbons) and 59 tons of Nitrogen Oxides. These estimates are based on 24,463 net external and 6,116 exclusively internal daily vehicle trips, with an external trip distance of nine miles and an internal trip distance of one mile, plus other factors.

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

- 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 Housing Mitigation Program" fully outlined 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 September 20, 2005 correspondence from Col. Al Nienhuis of the Pasco County Sheriff's Office provided a "very conservative estimate" of the need for 7 deputies to provide 24 hour a day coverage for this development. Col. Nienhuis approximated an annual cost of \$857,661.00, in terms of 2006 dollars, to provide and equip these deputies at project completion.

Fire protection will be provided by the Pasco County Emergency Services Department. A July 11, 2006 correspondence from Fire Marshal Lawrence Whitten indicated that a fire station has been proposed "approximately one and a half miles from Ashley Glen" and, as a result, "no additional property will be required at your location just east of the Suncoast Parkway on S.R. 54." A prior correspondence (dated September 20, 2005) from Fire Marshal Whitten identified the relevant requirement for the project to install fire hydrants to assist in fire protection.

RECREATION AND OPEN SPACE

The project will be subject to Pasco County's Parks and Recreation Impact Fee Ordinance as well as provisions of the Neighborhood Parks Ordinance. The Neighborhood Parks Ordinance currently requires one acre of Neighborhood Park per 100 residential units. These park facilities shall be maintained by the Developer, a nonprofit homeowner's association, community development district or open-space trust. The applicant has agreed to protect the wetland areas through the installation and posting of signage. As part of the previously approved Master Planned Unit Development approval, the developer will construct "a minimum eight foot wide bicycle trail along the entire length of the [Ashley Boulevard] roadway from State Road 54 to the northern border of the DRI."

EDUCATION

The school generation rates were determined by Fishkind & Associates utilizing Pasco County data obtained from the Department of Education. The rates for the elementary, middle and high school students generation rates were assumed to be identical for the Condo/Townhome and the Apartment units. In summary, the Applicant anticipates 325 students residing within the 900 residential units of Ashley Glen.

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

PHASE	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TOTAL NUMBER OF STUDENTS
Phase 1 (2012)	103	49	64	217
Phase 2 (2017)	52	25	32	108
Phase 3 (2019)	0	0	0	0
TOTAL	155	74	96	325

Source: SR2/Table 27-2

An September 14, 2005 correspondence has been provided from Mr. Chris Williams of the District School Board of Pasco County stating that students residing in Ashley Glen will initially be served by an elementary school within the Oakstead development and middle and high schools within the LeDantec community. However, as these school reach their design capacities in the near future, additional school facilities will need to be constructed. While Mr. Williams initially expressed an interest in acquiring "22 upland, developable, contiguous acres in the development for a future elementary school," the School District has subsequently agreed that projected school impacts shall be mitigated through the payment of School Impact Fees due to the limited number of residential units proposed in the project.

HEALTH CARE

It is anticipated that the majority of health care needs for the Ashley Glen DRI can/will be provided by Regional Medical Center of Bayonet Point and Community Hospital of New Port Richey. Correspondences from each of these facilities were provided as part of the DRI process indicating their ability to serve the medical needs of the project. Other medical facilities are located in relative close proximity to the site and can provide additional treatment locations for the residents, tenants and guests.

ENERGY

An September 13, 2005 correspondence was provided by Mr. Eric Ennis, Service Coordinator for Progress Energy. The letter stated confirmed their ability to provide electric service to the project. A supplemental July 5, 2006 correspondence was provided by Mr. Randy Sotore of TECO Partners indicating that TECO Peoples Gas “will be able to need the natural gas requirements of Ashley Glen.”

As presented in the Table below, the anticipated average daily energy consumption at buildout is more than 300 Kilowatts (KW). The project’s residential uses constitute approximately 14 percent of the project’s overall energy demand. It has been projected that the proposed 1.8 million sq. ft. of Office will consume more than 68 percent of the project’s average daily energy demand. It has been determined that the peak-daily demand rate is less than ten percent of the average daily energy demand.

The following Table constitutes the projected energy demand associated with the project:

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily	Peak Hour
PHASE 1 (2007-2012)	Condos/Townhomes	600 Units	29,232	4,200
	Apartments	300 Units	14,616	2,100
	Office	290,000 Sq. Ft.	34,104	2,030
	General Retail	70,000 Sq. Ft.	8,232	490
	Specialty Retail	20,000 Sq. Ft.	2,352	140
	Day Care	6,000 Sq. Ft.	706	42
PHASE 1 SUBTOTAL			89,242	9,002
PHASE 2 (2013-2017)	Office	410,000 Sq. Ft.	48,216	2,870
	General Retail	354,000 Sq. Ft.	41,630	2,478
PHASE 2 SUBTOTAL			89,846	5,348
PHASE 3 (2017-2019)	Office	1,100,000 Sq. Ft.	129,359	7,700
PHASE 3 SUBTOTAL			129,359	7,700
OVERALL PROJECT	Condos/Townhomes	600 Units	29,232	4,200
	Apartments	300 Units	14,616	2,100
	Office	1,800,000 Sq. Ft.	211,678	12,600
	General Retail	424,000 Sq. Ft.	49,862	2,968
	Specialty Retail	20,000 Sq. Ft.	2,352	140
	Day Care	6,000 Sq. Ft.	706	42
TOTAL			308,446	22,050

Source: SR2/Table 29-1

The developer has acknowledged that consideration will be given to site design, building construction and landscaping as a means of energy conservation.

HISTORICAL AND ARCHAEOLOGICAL

An Archaeological and Historical Survey was conducted by Archaeological Consultants, Inc. in August 2005. The findings were submitted to the Florida Division of Historical Resources (FDHR) for evaluation. 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 October 26, 2005 correspondence indicated that the site contains *"one previously recorded archaeological site [8PA1455 (the "Old Railroad Bed Site")] was identified within the project area during the investigation. One previously recorded site [8PA1130] could not be relocated within the project area."*

FDHR concurred with Archaeological Consultants, Inc.'s (ACI) assessment that *"due to the low research potential and lack of intact features or cultural strata, it is the opinion of ACI that 8PA1455 does not appear eligible for listing in the National Register of Historic Places"* and therefore *"recommends no further investigation of the subject parcel."*

FDHR's concluding remarks were that the submitted report was complete and sufficient in accordance with Chapter 1A-46, F.A.C.

SECTION III - DEVELOPER COMMITMENTS
DRI #261 - ASHLEY GLEN
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) and/or the Fourth Sufficiency Response (SR4).

GENERAL

1. *No manufacturing, laboratories, storage facilities, or warehousing are planned uses for the Ashley Glen DRI. (ADA/Page 20-2)*
2. *At the southwest end of the project (Parcel 6 shown on Map H as contained in the Second Sufficiency Response), retail and specialty retail would be located on the ground floors with parking, offices and condominiums provided on the higher levels. In the middle of the site west of Ashley Glen Boulevard (Parcels 4 & 5 on Map H), two separate office towers would be constructed. In the middle of the site east of Ashley Glen Boulevard (Parcel 2 on Map H), the office component would consist of three office towers on top of shared parking for all structures. (SR3/Page 9-1)*
3. *Neither the proposed future land use category nor the proposed MPUD zoning district for the site have maximum height restrictions. The specific heights for the DRI will be determined in conjunction with Pasco County during the rezoning (MPUD) process. (SR4/Page 9-1)*

VEGETATION AND WILDLIFE

1. *As indicated in Table 12-3 and on Map G-2, there are ten State and Federally listed animal species that were observed on the property. The majority of these observations were within or adjacent to wetlands to be protected. The proposed development will provide wetland preservation and upland buffers that are anticipated to provide both wildlife corridors and foraging areas for the listed wetland dependent species. (ADA/Page 12-19)*
2. *Map H has been revised to indicate that the referenced hardwood-conifer acreage will remain undeveloped, **[Developer clarification: per USACOE permit, this acreage will become wetland mitigation.]** (SR1/Pages 9-2 & 10-1)*
3. *The detailed mitigation designs provided during the permitting phases of the project will include shallow areas for Wood Storks and other wading birds to feed. Although Wood Stork rookeries were not found on the property, forested wetlands that provide nesting habitat will remain on site. (SR1/Page 12-1)*
4. *Since the detailed project designs and permitting have not been completed for the property and construction dates for the project have not been determined, additional Sherman's Fox Squirrel surveys should and will occur during the breeding season prior to scheduled construction dates... This survey will be forwarded to Pasco County and FFWCC for further review. (SR1/Page 12-3)*

5. *Coordination with the FFWCC regarding management plans for the Sherman's Fox Squirrel will occur following the preconstruction seasonal survey. (SR1/Page 12-3)*
6. *Additional surveys [for sandhill cranes] will be conducted during the breeding season prior to construction activities. (SR1/Page 12-3)*
7. *An Exotic Plant Management Plan will be provided for the entire project during the permitting phase. (SR1/Page 12-4)*
8. *The proposed wildlife corridor will be provided on future plan submittal following further coordination with appropriate agencies. (SR1/Page 12-4)*
9. *Small mammal crossings will be proposed during the final project design stages where feasible. (SR1/Page 12-4)*
10. *The ERP currently under review for the Ashley Glen development includes preservation and enhancement of 3.60± acres of uplands located immediately east of the Sandy Branch forested floodplain (Wetland A3). This upland area is currently pasture land which will be planted with a forested component of slash pine, laurel and live oaks and various shrubs which would provide a desirable buffer to the existing forested wetland and would also provide a desirable wildlife corridor. Maintenance activities will occur periodically to remove exotic or nuisance plant species. (SR2/Page 10-1)*
11. *The proposed mitigation/upland enhancement plan and preservation areas currently under SWFWMD review will result in protection of listed species including Sherman's Fox Squirrel, Southeastern American Kestrel, Woodstork, Sandhill Cranes and Limpkin in addition to numerous non-listed species. Management of these areas will be required and coordinated with the SWFWMD during the permitting process. (SR3/Page 12-1)*
12. *Pasco County routinely requires updated surveys for the referenced listed species to ensure protection of nests and adjacent buffers. (SR3/Page 12-2)*
13. *If construction phasing conflicts with the fall/winter nesting season [for Sherman's fox squirrel] pre-construction nest surveys will be conducted as required by State protocol. Any active nest located will be protected with the required 125 foot buffer until the young leave the nest. (SR3/Page 12-2)*
14. *A Sherman's Fox Squirrel breeding season survey will be conducted in accordance with FFWCC prior to construction activities and forwarded to Pasco County and the FFWCC. (SR4/Page 12-2)*
15. *A Florida Sandhill Crane breeding season survey will be conducted in accordance with FFWCC survey guidelines prior to construction and forwarded to Pasco County and the FFWCC. (SR4/Page 12-2)*
16. *An Exotic Management Plan for the entire project including conservation areas will be provided during the construction plan approval process. The plan will include maintenance and monitoring*

of the 8.62-acre upland enhancement area located within the northwest section of the property as required by SWFWMD. This enhancement area and the remaining areas excluded from the conservation easement will ultimately be the responsibility of the Homeowners and Business Management Association. (SR4/Page 12-2)

WETLANDS

1. *... these wetland impacts are limited to those necessary to accommodate onsite roads that provide access to developable uplands. (ADA/Page 10-7)*
2. *The natural resources within the Ashley Glen property are primarily limited to the forested wetland communities, which are proposed for preservation as depicted on the Master Development Plan - Map H... The proposed preservation of 60+ acre or 93% of on-site wetlands and protection of upland buffers as indicated on Map H will ensure implementation of wildlife corridors and preservation of natural habitats. In addition, the proposed wetland creation and adjacent upland preservation will improve the existing disturbed upland habitat within this area. (ADA/Page 10-9)*
3. *No site development will occur until final SWFWMD review and approval of the required ERP permit, which may require modification to accommodate DRI development parameters, ensuring that wetland hydroperiods will not be adversely affected. (ADA/Page 13-1)*
4. *Opportunities to restore hydroperiods by capture of stormwater runoff will be incorporated into final project design. (ADA/Page 13-1)*
5. *Wetland areas that are to remain during construction are protected by a combination of Best Management Practices and provisions of wetland buffers consisting of native plant communities. (ADA/Page 13-5)*
6. *The previously issued Environmental Resource Permit will not be used for this project. The detailed base data such as wetland surveys, seasonal high water elevations and approved UMAM coordination will be referenced in a future ERP application. (SR1/Page 13-1)*
7. *Best Management Practices will include erosion control, including silt screens and hay bales at project limits and adjacent to wetland habitats, to prevent siltation and turbidity during construction activities. In addition, as discussed previously, wetland buffers are proposed where feasible to prevent secondary wetland impacts during construction. (SR1/Page 13-2)*
8. *The preserved and created wetlands will be maintained/protected from encroachment or impacts from surrounding residents and commercial property owners by including a conservation easement in the Homeowners Association (HOA) Documents and Merchants Association. In addition, signs will be posted to denote Conservation Areas. (SR1/Page 13-2)*
9. *Wetland areas and buffer areas will be maintained and protected by the Homeowners Association and Merchants Association. (SR1/Page 26-1)*
10. *Map H has been revised to show all Category I wetlands on the site. The Comprehensive Plan Amendment application currently pending will also be revised to reflect the Category I wetlands to*

be designated as Conservation with the balance of the site designated as Residential-Office-Retail as shown in the original request. (SR2/Pages 9-1 & 10-2)

11. *The wetland areas will be posted with signs that indicate these areas are protected and trespassing is prohibited. (SR2/Page 26-1)*
12. *The applicant does propose connecting Ashley Glen with the existing Suncoast Trail (SR2/Page 26-1). The proposed method of connection is described in detail on SR2/Page 26-2.*
13. *The proposed development is providing an average of 25 foot buffer adjacent to the majority of wetlands. The minor encroachments will be offset by providing additional buffer adjacent to Wetland C-2. There are no buffer impacts required for Category 1 wetlands on-site and the proposed upland buffer enhancement located adjacent to this wetland is 150 feet in width, substantially larger than the minimum 25 foot buffer required. (SR3/Page 13-1)*

WATER QUALITY

1. *Best Management Practices will be implemented in the collection, conveyance, treatment, storage and attenuation of stormwater runoff. (ADA/Page 14-3)*
2. *The Homeowners Association and Merchants Association will educate the resident population concerning this matter [i.e. vulnerability of site to sinkholes and appropriate use of pesticides and fertilizers]. (SR1/Page 14-2)*
3. *Appropriate [groundwater and surface] water sampling will be prepared as required by the approving authority at the time of design phase. (SR1/Pages 14-4 & 14-9)*
4. *Geotechnical borings will be taken within each stormwater management area so that appropriate elevations are provided. (SR1/Section 2/Page “General-3”)*
5. *A groundwater-quality monitoring program will be developed in coordination with the FDEP, SWFWMD and TBW to establish parameters, methodology, and locations of monitoring sites. Any such program will be submitted to FDEP, SWFWMD, TBW and Pasco County for review. The approved groundwater-quality monitoring program will be instituted before commencement of development begins as defined by the Pasco County Land Development Code, to provide background data and will continue until project buildout. (SR2/Pages 14-1, 14-2 & 14-3)*
6. *A minimum of 4 feet will be provided between the clay-confining layer and the aquifer. (SR2/Page 14-4)*

SOILS

1. *Stormwater runoff from the project will be managed through an appropriate Master Drainage Plan, which at this stage of the design process includes runoff being routed to ponds for stormwater retention/detention and/or treatment before being discharged to any existing wetland areas. (ADA/Page 15-2)*

2. *The following steps will be adhered to in order to prevent or control wind and water erosion (ADA/Page 15-2):*

- *Hay bales or silt screens shall be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.*
- *Floating turbidity barriers shall be in place in flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.*
- *The installation of temporary erosion control barriers shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.*
- *Where pumps are to be used to remove turbid waters from construction areas, the water shall be treated prior to discharge to the wetlands. Treatment methods include, for example, turbid water being pumped into grassed swales or appropriate upland vegetated areas (other than upland preservation areas and wetland buffers), sediment basins, or confined by an appropriate enclosure such as turbidity barriers or low berms, and kept confined until turbidity levels meet State Quality Standards.*
- *The Developer shall schedule operations such that the area of unprotected erodible earth exposed at any one time is not larger than the minimum areas necessary for efficient construction operation, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable. Clearing and grubbing shall be so scheduled and performed such that grading operations can follow immediately thereafter. Grading operations shall be so scheduled and performed that permanent erosion control features can follow immediately thereafter if conditions on the project permit.*
- *Exposed soils shall be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydro mulching to provide a temporary or permanent grass cover. Mulch blankets, fabric filters, etc., can be employed to provide vegetative cover.*
- *Energy dissipators (such as rip rap, a gravel bed, hay bales, etc.) shall be installed at the discharge point of pipes or swales if scouring is observed.*
- *Implement storm drain inlet protection (hay bales or gravel) to limit sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments which wash out into the streets until all soil is stabilized.*
- *If water clarity does not reduce to state standards rapidly enough in holding ponds, it may be possible to use chemical agents such as alum to flocculate or coagulate the sediment particles.*

3. *On-site fill derived from pond excavation will be used to grade the roadways, lots and commercial areas... Unsuitable soils such as clay or muck will be disposed in landscape areas, open space, and other non-structural areas. (ADA/Page 15-3)*
4. *Lake banks will be sodded while the littoral zones will be planted with native vegetation. (SR1/Page 15-1)*
5. *Mucky soils will be placed in the littoral zones as appropriate. (SR1/Page 15-1)*
6. *[The Developer shall]... notify Tampa Bay Water should a sinkhole occur in the future. Sinkhole remediation will be done on a case to case basis and Tampa Bay Water will be informed as to the remediation measures performed at that time. (SR2/Page 15-1)*

FLOODPLAINS

1. *Finished floor elevations of habitable buildings will be located at or above the determined 100-year flood elevation... Any construction which affects floodplain areas will be subject to review and approval by all appropriate review agencies. (ADA/Page 16-1)*
2. *Any loss of floodplain storage due to fill placed within floodplain areas must be compensated for. (ADA/Page 16-1)*
3. *The developer is in agreement that there will not be any habitable development in the northwest section of the site, generally described as being west of Ashley Glen Boulevard and north of Wetland B-6 continuing to the north border of the DRI. (SR1/Page 10-3)*

WATER SUPPLY

1. *No on-site water wells are proposed for use during any phase of this development. (ADA/Page 17-2)*
2. *Florida friendly landscaping principles and water-saving irrigation systems will be incorporated in the design of the landscape and irrigation systems as appropriate. (SR1/Page 17-2)*

WASTEWATER MANAGEMENT

1. *The proposed development contains no plans for industrial uses. (ADA/Page 18-2)*
2. *Septic tanks will not be used within the Ashley Glen DRI. (ADA/Page 18-2)*

STORMWATER MANAGEMENT

1. *The 24-hour, 25-year peak discharge rate from system outfalls will be regulated by water control structures that will limit the post-development discharge to the pre-development rate. Control*

structures will be baffled to preclude the discharge of oil-grease and to be provided with bleed down orifices or V-notches sized to the appropriate Southwest Florida Water Management District criteria. (ADA/Page 19-1)

2. *The requirements of Chapter 17-25 F.A.C. for stormwater treatment will be met using accepted methods including (ADA/Page 19-1):*
 - *creation of wetland systems, and construction of littoral zones to be vegetated by native aquatic species; and*
 - *utilization of existing isolated wetland system to provide biological treatment to maintain water quality.*
3. *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/Page 19-1)*
4. *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 systems, littoral zones area, as well as a deeper sump area, will be constructed as part of the new system. (ADA/Page 19-2)*
5. *The developer and/or his assigns, including possible purchasers of individual development tracts, will assume the responsibilities to manage the system at full development buildout. (ADA/Page 19-3)*
6. *Low impact development techniques appropriate to the site will be considered during the design phase. (SR1/Pages 19-1 & 19-3)*
7. *The existing ditch will be moved to the east side of Ashley Glen Boulevard from Mentmore Road south to the property line. The section of the ditch from north of Mentmore Road to the DRI north boundary will be relocated to the west side of Ashley Glen Boulevard. (SR1/Page 19-2)*
8. *The stormwater detention systems will be comprised of open water components with either a natural or manmade littoral zone vegetated by native aquatic species to provide biological treatment. (SR2/Section 2/Page 14-2)*
9. *The applicant agrees to provide a conservation easement over the portion of Sandy Branch within the project area owned by the applicant (Wetland A-3 as shown on Figure 13-1 in the Second Sufficiency Response). (SR3/Page 19-1)*
10. *The applicant agrees with Pasco County's request to provide a drainage easement over the relocated man-made channel within the DRI that runs from Wetland A-3 south to the DRI southern boundary and ultimately to State Road 54. Upon final road design, an easement will be provided over the relocated man-made channel or the area will be located within the Ashley Glen Boulevard right-of-way. (SR4/Pages 19-1 & 19-2)*

TRANSPORTATION

1. *The applicant has met with Mike Carroll, Pasco County Public Transportation, and has agreed to provide two bus stops/bays within the project: one in the residential area east of Ashley Glen Boulevard and the second in the commercial/office areas west of Ashley Glen Boulevard. (SR2/Page 21-4 & SR3/Page 21-4)*
2. *The applicant understands and agrees that the construction of Ashley Glen Boulevard from S.R. 54 north to the northern boundary of the DRI site will be a development order condition. (SR3/Page 10-1)*
3. *A 'raised curb' median will be constructed along Ashley Glen Boulevard. (SR3/Page 21-7)*

AIR QUALITY

These short term (temporary) construction phase impacts on air quality will be mitigated by the contractor by employing approved dust control measures to minimize wind erosion and particulate air pollution. Such measures include grassing or mulching cleared areas that are awaiting building activities, covering open-top haul trucks during transit, and maintaining internal haul routes. Watering trucks and/or other dust suppressing measures will be used to water construction access roads and other open areas to control fugitive dust. (SR1/Section 2/Page 22-1 & SR3/Section 2/Page 22-1)

AFFORDABLE HOUSING

The applicant proposes a voluntary housing mitigation program composed of the following elements (SR4/Exhibit 24-1):

● **Cash Mitigation Payment**

The following cash mitigation is proposed based on each land use allowed within the Ashley Glen DRI. This cash mitigation is in lieu of developing affordable housing within the DRI. The payment in lieu for each land use is as follows:

- *\$80 per multi-family dwelling [unit];*
- *35¢ per gross building sq. ft. of retail development; and*
- *25¢ per gross building sq. ft. of office development.*

● **Timing of Payment**

For the multi-family residential development, the cash mitigation payment shall be due and payable to Pasco County prior to issuance of a Certificate of Occupancy. For the retail and office development, the cash mitigation payment shall be due and payable to Pasco County prior to the issuance of permits for the tenant/occupant's interior built-out improvements.

- **Restricted Nature of Funds**

The developer requests that Pasco County place the cash mitigation payment in a restricted account to be used only for affordable housing programs within the County.

- **Applicant's Option to build Affordable Housing on site**

At the Developer's option, affordable housing units may be built on site within the DRI and this construction shall be instead of the cash mitigation described in Item #1 above. Construction of 10% of the DRI's total residential units shall constitute full mitigation for affordable housing units constructed under this provision shall be consistent with the Low and Moderate income ranges for Pasco County, as annually adjusted for inflation. The developer shall confirm compliance with this condition through annual documentation of the sale price of the residential units which documentation shall continue until the developer has met the 10% limit of affordable housing sales.

POLICE & FIRE PROTECTION

The applicant is willing to work with the Pasco County Sheriff's office and consider their professional advise on this subject [i.e. environmental design criteria] during the design phase. (SR2/Page 25-1)

RECREATION AND OPEN SPACE

1. *As part of the Master Planned Unit Development approved previously for this site, Ashley Glen Boulevard will include a minimum 8-foot wide bicycle trail along the entire length of the roadway from S.R. 54 to the northern border of the DRI. (SR1/Page 26-2)*
2. *Wetlands and conservation areas will not be open to the residents and tenants. (SR2/Page 26-1)*
3. *The developer will meet the County's parkland requirement with the park(s) location to be determined through the MPUD zoning and preliminary plat processes. (SR2/Page 26-1)*
4. *The wetland areas will be posted with signs that indicate these areas are protected and trespassing is prohibited. (SR2/Page 26-1)*

ENERGY

1. *Ashley Glen is expected to be an energy efficient development, incorporating modern energy efficient appliances and equipment, lighting fixtures, building materials and insulation. (ADA/Page 29-2)*
2. *If available from the appropriate gas utility, natural gas will be utilized in the project. (SR1/Page 29-1)*

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SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #261 - ASHLEY GLEN
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 Ashley Glen 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 ALL THREE PHASES OF THE ASHLEY GLEN DRI, AS CURRENTLY PROPOSED, BE SPECIFICALLY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, AT MINIMUM.

VEGETATION, WILDLIFE AND WETLANDS

1. **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.**
2. **Pre-development breeding season surveys shall be conducted for all listed species 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. If the surveys indicate breeding or nesting activity, the Florida Fish and Wildlife Conservation Commission shall be contacted and measures taken to avoid the nesting and support habitat for the species.**

3. The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently or previously under such use.
4. The post-development wetlands on-site, shown as on Revised Map H shall be protected and buffered by natural habitat, swales and ponds that are created for stormwater attenuation and treatment. Buffers around these wetlands shall be maintained and, where applicable, enhanced with native vegetation, in accordance with applicable permitting criteria.

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, 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 and if encroachment within four feet of the confining layer of the Floridan aquifer is proposed;
 - ensuring that ponds and swales are properly grassed or otherwise vegetated; and
 - maintaining a four-foot distance between pond bottoms and the top of the confining layer for the Floridan aquifer.
4. The applicant shall provide a development-wide Water Quality Monitoring and Management Plan. This plan shall include surface and groundwater quality sampling and monitoring, be coordinated with the FDEP, SWFWMD and Tampa Bay Water, and provide baseline conditions. **Any such plan will be submitted to FDEP, SWFWMD, TBW and Pasco County for review. It will include Phase 1 assessment, all historical test bore subsurface data, and focus on site-specific areas where rapid or direct discharge of surface water to the Floridan aquifer is to be avoided. Implementation of this plan shall begin within 180 days of approval of the Development Order for the project and shall not be deferred until or contingent upon approval of an 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. Native plant species shall be incorporated into the project's landscape design to the maximum extent possible.
6. 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.

7. 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)
8. 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)
9. 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)
10. Applicant shall implement signage and resident education advocating surface water protection. (SWFWMD)
11. Low Impact Development techniques shall be used throughout the development. 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; and
 - Stabilized grass areas for overflow parking
12. 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)
13. 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 not be provided by the Developer by excavation within protected **wetland areas as 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. The developer shall encourage the use of the water conservation techniques/methods to the maximum extent possible and feasible. This would include, but not be limited to:
 - promote public awareness of water conservation;
 - responsible use of pesticides and fertilizers by occupants; and
 - use of xeriscaped lawns and common areas (the principles of the Florida Yards & Neighborhoods Program should be incorporated into development plans).
4. The project shall utilize reclaimed water at the time, and to the full extent, that it is made available by Pasco County.
5. The use and potential future use of reclaimed water or other alternative supplies shall be maximized. (SWFWMD)
6. Water-saving plumbing fixtures shall be used inside all buildings, including housing units. (SWFWMD)
7. Reuse connections shall be metered. (SWFWMD)
8. Dual irrigation systems shall be included in this development per Pasco County's ordinance. (SWFWMD)
9. Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors that are correctly installed, correctly set, open to rainfall, and connected to the irrigation system shall be included on all irrigation systems. (SWFWMD)
10. Irrigation time clocks shall be reset after the establishment period for new landscaping has expired. (SWFWMD)

11. Florida-friendly landscaping principles shall be used throughout the development. (SWFWMD)
12. 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)
13. Total water use for the development shall meet the compliance per capita use rate required in the Northern Tampa Bay Water Use Caution Area of 150 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 Ashley Glen site.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

Commercial, industrial 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

Transportation analyses have been provided to address all phases of the project. Therefore, it is recommended that the specific approval be granted for Phases 1-3 of Ashley Glen subject to the transportation conditions recommended below.

1. The Ashley Glen 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 (2012) Required Link Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54: Suncoast Pkwy. NB Ramps to east of Project Entrance/Ashley Glen Blvd.	F	9.1	Add 3 rd Eastbound Through Lane
SR 54: Suncoast Pkwy. SB Ramps to east of Project Entrance/Ashley Glen Blvd.	F	12.7	Add 3 rd Westbound Through Lane

**TABLE 2
Phase 1 (2012) Required Intersection Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 at Suncoast Pkwy. SB Ramps	D	12.7	Add 3 rd WB TH lane and 2 nd WB LT lane
SR 54 at Suncoast Pkwy. NB Ramps	F	9.1	Add 3 rd WB TH Lane
SR 54 at Project Driveway/Ashley Glen Blvd.	N/A	100.0	Add 3 rd EB and 3 rd WB TH lanes, add WB RT lane, two SB LT lanes, SB TH lane, SB RT lane and NB RT lane. Add traffic signal when warranted by MUTCD.
Ashley Glen Blvd. at Drive 1	N/A	100.0	Construct NB LT, SB RT, EB LT & EB RT lanes.
Ashley Glen Blvd. at Drive 2	N/A	100.0	Construct SB RT & EB RT lanes
Ashley Glen Blvd. at Drive 3	N/A	100.0	Construct NB LT, SB RT, EB LT & EB RT lanes.
Ashley Glen Blvd. at Drive 4	N/A	100.0	Construct SB RT & EB RT lanes.
Ashley Glen Blvd. at Drive 5	N/A	100.0	Construct NB RT & WB RT lanes.
Ashley Glen Blvd. at Drive 6	N/A	100.0	Construct NB RT, SB LT & WB RT lanes.
Ashley Glen Blvd. at Drive 7	N/A	100.0	Construct NB RT, SB LT, WB LT & WB RT lanes.
Ashley Glen Blvd. at Drive 8	N/A	100.0	Construct shared SB LT & SB RT lane.
Ashley Glen Blvd. at Drive 9	N/A	100.0	Construct shared SB LT & SB RT lane.
Ashley Glen Blvd. at Mentmore Blvd.	N/A	100.0	Construct NB LT, NB RT, SB LT, SB RT, EB LT, EB RT, WB LT & WB RT lanes.
ACRONYM LISTING:			
NB - Northbound		TH - Through	
SB - Southbound		LT - Left Turn	
EB - Eastbound		RT - Right Turn	
WB - Westbound			
MUTCD - Manual for 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 (2017) Required Link Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
NO LINK IMPROVEMENTS NEEDED FOR PHASE 2			

TABLE 4
Phase 2 (2017) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 at Gunn Highway	E	7.6	Add 2 nd NB LT lane.
SR 54 at Suncoast Pkwy. SB Ramps	F	12.7	Add EB TH Lane.
SR 54 at Suncoast Pkwy. NB Ramps	F	9.1	Add EB TH, 2 nd EB LT, and NB RT lanes.
SR 54 at Project Driveway/Ashley Glen Blvd.	F	100.0	Add 2 nd SB RT & 2 nd EB LT lanes.
SR 54 at US 41	F	12.9	Construct grade separation (interchange)
SR 54 at Collier Parkway	F	9.2	Construct grade separation (interchange)
SR 54 at Oak Grove Blvd.	F	6.1	Adjust traffic signal timing.
Ashley Glen Blvd. at Drive 1	N/A	100.0	Add traffic signal when warranted by MUTCD.
ACRONYM LISTING:			
NB - Northbound		TH - Through	
SB - Southbound		LT - Left Turn	
EB - Eastbound		RT - Right Turn	
WB - Westbound			
MUTCD - Manual for Uniform Traffic Control Devices			

Tables 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 (2019) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54: Suncoast Pkwy. NB Ramps to east of Project Entrance/Ashley Glen Blvd.	F	42.8	Add 4 th Westbound Through lane.
CR 54: SR 56 to Old Pasco Road	F	7.5	Widen to 4-Lane Divided
Suncoast Pkwy: Hutchinson Road to Van Dyke Road	F	5.7	Add 3 rd Nothbound & Southbound Through lanes.

TABLE 6
Phase 3 (2019) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 at Little Road	F	6.6	Construct 2 nd EB RT lane.
SR 54 at Starkey Blvd.	F	14.7	Construct 2 nd SB LT lane.
SR 54 at Suncoast Pkwy. SB Ramps	F	23.5	Construct 3 rd SB LT lane.
SR 54 at Suncoast Pkwy. NB Ramps	F	42.7	Construct 3 rd NB LT lane.
SR 54 at Project Driveway/Ashley Glen Blvd.	F	100.0	Construct 4 th & 5 th WB TH and 4 th EB TH lanes. Add 2 nd WB LT, 2 nd WB RT, 2 nd NB LT and 3 rd SB LT lanes.
SR 54/SR 56 at CR 54	F	5.0	Add 2 nd SB RT lane, 3 rd EB LT lane with receiving lane, and 4 th WB TH lane.
CR 54 at Old Pasco Road	F	5.0	Construct 2 nd WB TH & 2 nd EB LT lane.
SR 56 at I-75 SB Ramps	F	6.1	Construct 2 nd SB LT lane.
Van Dyke Road at Carlton Arms	F	10.8	Adjust traffic signal timing.
Ashley Glen Blvd. at Mentmore Blvd.	N/A	100.0	Add traffic signal when warranted by MUTCD.
ACRONYM LISTING:			
NB - Northbound SB - Southbound EB - Eastbound WB - Westbound		TH - Through LT - Left Turn RT - Right Turn	
MUTCD - Manual for 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 \$1,244,163 for Phase 1 impacts, \$14,229,086 for the total of Phases 1 plus 2, and \$27,813,860 for the total of Phases 1, 2, and 3.** The proportionate share calculations were contained in the Fourth 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.

- 2. In the event a "Post Sufficiency" analysis is deemed necessary to confirm the appropriateness of the identified roadway and/or intersection improvements or timing thereof, the staffs of the Tampa Bay Regional Planning Council and the Florida Department of Transportation shall participate in this assessment.
- 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 Ashley Glen 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. 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. 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 Ashley Glen development.

The total PM peak hour project traffic through Phase 1 was projected to be 841 net external and 182 pass-by trips, for a total of 1,022 project driveway trips. The total PM peak hour project traffic through Phase 2 was projected to be 2,034 net external and 448 pass-by trips, for a total of 2,482 project driveway trips. The total PM peak hour project traffic through Phase 3 was projected to be 3,273 net external trips and 448 pass-by trips, for a total of 3,721 project driveway 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 for 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, solid waste generation, school impacts, affordable housing 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) recommended by TBRPC is identified below. One limitation requested by Pasco County and agreed to by the developer is to restrict potential conversion(s) of Office to any other use(s). The actual 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.

PROPOSED LAND USE EQUIVALENCY MATRIX

CHANGE FROM▼	CHANGE TO▼					
	Condo/ Townhome (Units) [ITE: 230]	Apartment (Units) [ITE: 220]	Specialty Retail (Sq. Ft.) [ITE: 814]	Shopping Center (Units) [ITE: 820]	Office (1K Sq. Ft.) [ITE: 710]	Day Care (1K Sq. Ft.) [ITE: 565]
Condo/Townhome (Units)		0.7138	0.0968	0.1137	0.3533	0.0384
Apartment (Units)	1.4010		0.1356	0.1592	0.4949	0.0538
Specialty Retail (Sq. Ft.)	10.3349	7.3770		1.1747	3.6509	0.3971
Shopping Center (Sq. Ft.)	8.8000	6.2801	0.8513		3.1080	0.3380
Office (Sq. Ft.)						
Day Care (Sq. Ft.)	26.0536	18.5792	2.5185	2.9589	8.9083	

Note: Office may not be exchanged for other land uses.

AIR QUALITY

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 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 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 significant deviation from the proposal identified below would need to be approved by all above-referenced agencies. It would be acceptable if Pasco County were to establish more stringent affordable housing requirements. The provisions of the proposal are as follows:

● **Cash Mitigation Payment**

The following cash mitigation is proposed based on each land use allowed within the Ashley Glen DRI. This cash mitigation is in lieu of developing affordable housing within the DRI. The payment in lieu for each land use is as follows:

- ➔ \$80 per multi-family dwelling unit;
- ➔ 35¢ per gross building sq. ft. of retail development; and
- ➔ 25¢ per gross building sq. ft. of office development.

- **Timing of Payment**

For the multi-family residential development, the cash mitigation payment shall be due and payable to Pasco County prior to issuance of a Certificate of Occupancy. For the retail and office development, the cash mitigation payment shall be due and payable to Pasco County prior to the issuance of permits for the tenant/occupant's interior built-out improvements.

- **Restricted Nature of Funds**

The developer requests that Pasco County place the cash mitigation payment in a restricted account to be used only for affordable housing programs within the County.

- **Applicant's Option to build Affordable Housing on site**

At the Developer's option, affordable housing units may be built on site within the DRI and this construction shall be instead of the cash mitigation described in Item #1 above. Construction of 10% of the DRI's total residential units shall constitute full mitigation for affordable housing units constructed under this provision shall be consistent with the Low and Moderate income ranges for Pasco County, as annually adjusted for inflation. The developer shall confirm compliance with this condition through annual documentation of the sale price of the residential units which documentation shall continue until the developer has met the 10% limit of affordable housing sales.

POLICE AND FIRE PROTECTION

1. As committed, the applicant shall coordinate with the Pasco County Sheriff's Office regarding the potential implementation of environmental design criteria into the project during the design phase.
2. The applicant should use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.

ENERGY

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

HISTORICAL AND ARCHAEOLOGICAL

Any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Pasco County.

GENERAL CONDITIONS

1. Should development significantly depart from the parameters set forth in the ADA, the project will be subject to substantial deviation review pursuant to Section 380.06, F.S.
2. Physical development shall commence within three years of Development Order adoption in order to have reasonable expectation of achieving the anticipated 2020 buildout date. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.
3. Any approval of Ashley Glen shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 9J-2.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 9J-2.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 9J-2.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 9J-2.045 (Transportation Uniform Standard Rule); and 9J-2.048 (Adequate Housing Uniform Standard Rule).
4. Any approval of this development shall require that all of the developer’s commitments set forth in the ADA and subsequent Sufficiency Responses be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section III of this Report.
5. Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the developer in accordance with Rule 9J-2.0252, FAC.
6. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.
7. Approval of Ashley Glen shall be contingent upon the project's consistency with the Pasco County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.
8. The Development Order should resolve the issues raised in the attached correspondences from the Southwest Florida Water Management District and Tampa Bay Water. These correspondences are attached as Section VI to this Report.

Scott Black, 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 9th day of July, 2007

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**SECTION V - VOLUNTARY AFFORDABLE HOUSING MITIGATION PROGRAM
DRI #261 - ASHLEY GLEN
PASCO COUNTY**



Civil Engineering • Surveying • Transportation Planning & Engineering • Land Planning • Environmental

March 1, 2007

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

**Re: Ashley Glen DRI #261
Voluntary Housing Mitigation**

Dear John:

On behalf of my client and the applicant, JES Properties, Inc., I would like to confirm the applicant's commitment to a voluntary housing mitigation program for the Ashley Glen Development of Regional Impact. In accordance with our telephone conversation this week, this letter will confirm one revision to our mitigation proposal. Specifically, we have revised the Cash Mitigation Payment in Item 1 below to reflect that the payment for retail and office development will be based on a gross building square foot of development instead of the previously stated net square foot. All other aspects of the proposed voluntary mitigation program remain as previously stated in our letter of February 6, 2007 and are restated below.

The Ashley Glen DRI is composed of the following land uses:

- 900 multi-family residential units,
- 450,000 square feet of commercial development, and
- 1,800,000 square feet of office development.

The applicant proposes a voluntary housing mitigation program composed of the following elements:

1. Cash Mitigation Payment

The following cash mitigation is proposed based on each land use allowed within the Ashley Glen DRI. This cash mitigation is in lieu of developing affordable housing within the DRI. The payment in lieu for each land use is as follows:

- \$ 80 per multi-family dwelling,
- \$.35 per gross building square foot of retail development, and
- \$.25 per gross building square foot of office development.

3030 Starkey Boulevard • New Port Richey, FL 34655
(727) 849-7588 • Fax: (727) 848-3648 • (800) 532-1047

Mr. John Meyer
March 1, 2007
Page 2

2. Timing of Payment

For the multi-family residential development, the cash mitigation payment shall be due and payable to Pasco County prior to issuance of a Certificate of Occupancy. For the retail and office development, the cash mitigation payment shall be due and payable to Pasco County prior to the issuance of permits for the tenant/occupant's interior built-out improvements.

3. Restricted Nature of Funds

The developer requests that Pasco County place the cash mitigation payments in a restricted account to be used only for affordable housing programs within the County.

4. Applicant's Option to build Affordable Housing on site

At the Developer's option, affordable housing units may be built on site within the DRI and this construction shall be instead of the cash mitigation described in Item #1 above. Construction of 10% of the DRI's total residential units shall constitute full mitigation for affordable housing for the DRI. The sales price for the affordable housing units constructed under this provision shall be consistent with the Low and Moderate income ranges for Pasco County, as annually adjusted for inflation. The developer shall confirm compliance with this condition through annual documentation of the sale price of the residential units which documentation shall continue until the developer has met the 10% limit of affordable housing sales.

We look forward to your review of this proposal and our continuing dialogue on this subject. Thank you.

Sincerely,



Cynthia Tarapani, AICP
Vice President, Planning

c: Michael LaSala, Pasco County Growth Management
George Romagnoli, Pasco County Community Development
Douglas Weiland, President, JES Properties, Inc.
Thomas Sunderman, P.E., JES Properties, Inc.
Stephen Booth, Booth & Cook
Richard Davis, Attorney
Steven Wasson, P.E., FDC
David McDougall, P.E., FDC
FDC File No. 291-14-10.10, 3rd Sufficiency

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**SECTION VII - REVIEW AGENCY COMMENTS
DRI #261 - ASHLEY GLEN
PASCO COUNTY**

Comments for the following Review Agencies are attached

Southwest Florida Water Management District
Tampa Bay Water



An Equal Opportunity Employer

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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Hillsborough
- Patsy C. Symons**
DeSoto

- David L. Moore**
Executive Director
- William S. Bilenky**
General Counsel

June 18, 2007

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

**SUBJECT: Ashley Glen DRI #261-
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

This development is located east of the Suncoast Parkway and north of State Road 54. It encompasses approximately 260 acres and is projected to contain a mixture of uses with emphasis on residential, office and retail: 900 residential units; 450,000 square feet of retail; a 6,000 square foot Day Care Facility, and 1,800,000 square feet of office space. Build out will occur in three phases with an ending date of 2017.

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 Ashley Glen development is situated in the Northern Tampa Bay Wellfield Impact Area (NTBWIA) and 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 an additional water demand in an area already stressed in providing for current reasonable and beneficial uses. The development shall 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 that are correctly installed, correctly set, open to rainfall, and connected to the irrigation system shall be included on all irrigation systems.
- Irrigation time clocks shall be reset after the establishment period for new landscaping has expired.
- 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 of 150 gallons per capita per day.

Stormwater

The development of the subject DRI has the potential to impact the Anclote River and its tributaries, including Sandy Branch Creek. 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. 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

Mr. John Meyer
June 18, 2007
Page 3

- 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

cc: Michael LaSala, Pasco County, DRI Coordinator
Rand Baldwin, SWFWMD Governmental Affairs Coordinator, CLA-TPA
Len Bartos, Environmental Manager, REG-BRO
Paul Williams, Interim Water Use Regulation Manager, REG-BRO
Wojciech Mroz, Surface Water Regulation Manager, REG-BRO
Michael Kelley, Professional Geologist, DEV



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Board of Directors Susan Lalvala, Mark Sharpe, Rick Baker, Ronnie Duncan,
Al Higginbotham, Ann Hildebrand, Pam Iorio, Ted Schrader, Dan Tipton
General Manager Jerry L. Maxwell
General Counsel Richard A. Latspeich
2575 Enterprise Road, Clearwater, FL 33763-1102
Phone: 727.796.2355 / Fax: 727.791.2388 / SunCom: 513.7010
www.tampabaywater.org



June 8, 2007

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

Re: DRI #261 – Ashley Glen, Pasco County
Recommended Development Conditions

Dear Mr. Meyer:

Tampa Bay Water staff offer the following recommended development conditions for DRI #261 – Ashley Glen. The 260-acre proposed development is located approximately 1.6 miles north of the Hillsborough-Pasco County line in south-central Pasco County and is bounded by the Suncoast Parkway on the west and S.R. 54 to the south. Ashley Glen is located approximately 3,000 feet northwest of the Pasco County Wellhead Protection Area Zone 2 that includes Tampa Bay Water production wells of the South Pasco Wellfield. The nearest well to the DRI is located 6,000 feet to the southeast.

Thank you for considering our recommendations for development conditions for the Ashley Glen 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

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applicants/developers shall comply with the following design requirements:

- a. All swales shall be fully vegetated and operational.
 - b. Dry stormwater, retention/detention areas, including side slopes and bottoms, shall be vegetated as required.
 - c. The applicants/developers or other responsible entities shall ensure that the stormwater management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit.
 - d. Should the applicants/developers discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the applicants/developers shall, within seven (7) days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The 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 natural 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. In the event that new wetland areas are to be created as part of any future mitigation plan, the mitigation plan must be reviewed and approved by Tampa Bay Water.
 5. 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.

6. 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.
7. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards.
8. A groundwater monitoring program shall be developed in coordination with Pasco County, 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 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.

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:
 - 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.

Mr. John Meyer, DRI Coordinator
June 8, 2007
Page 4

- 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 including for the 25-year, mean annual and 1-year, 24-hour storm events. The applicants/developers shall propose use of low impact development stormwater design solutions which will help achieve this goal. Stormwater modeling results will be provided to Tampa Bay Water.

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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