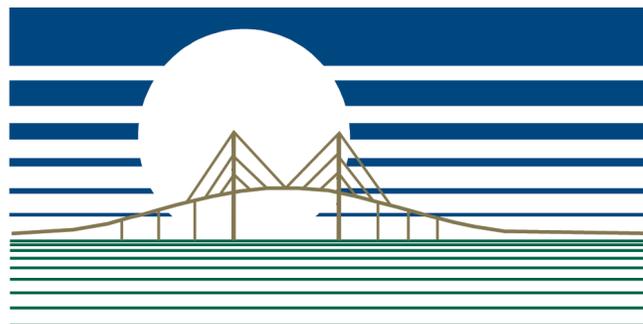


FINAL REPORT

DRI #264

Starkey Ranch

Pasco County



Tampa Bay Regional Planning Council

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REPORT ADOPTED: July 9, 2007

**DRI #264 - STARKEY RANCH
PASCO COUNTY**

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SECTION I - INTRODUCTION
DRI #264 - STARKEY RANCH
PASCO COUNTY

This report is prepared in accordance with the Florida Land and Water Management Act, Chapter 380, Florida Statutes (F.S.), and in compliance with this legislation addresses the development's efficient use or undue 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/DEVELOPER	Starkey Ranch Investment Company, LLC Attention: Frank Starkey/Trey Starkey 12959 State Road 54 Odessa, FL 33556
PROJECT MANAGER/COMMUNITY PLANNER/ENVIRONMENTAL STRATEGY	Glatting Jackson Kercher et al Attention: Carey Hayo/Andrea Peterson 120 N. Orange Avenue Orlando, FL 32801
LEGAL COUNSEL	Figurski & Harrill Attention: Ben Harrill, Esq., The Oaks at Perrine Ranch 2550 Permit Place New Port Richey, FL 34655
CIVIL & TRANSPORTATION	Florida Design Consultants, Inc. Attention: Steven Wasson & Roy Chapman 3030 Starkey Boulevard New Port Richey, FL 34655
GEOTECHNICAL	Central Florida Testing Laboratories, Inc. Attention: George Sinn 12625 40 th Street North Clearwater, FL 33762

CHRONOLOGY OF PROJECT:

Transportation Methodology Meeting	-	June 8, 2005
Preapplication Conference	-	August 22, 2005
ADA Submittal	-	March 9, 2006
Site Inspection	-	April 4, 2006
ADA Comments	-	April 7, 2006
First Sufficiency Response Submittal	-	June 1, 2006
First Sufficiency Response Comments	-	June 30, 2006
Second Sufficiency Response Submittal	-	October 30, 2006
Second Sufficiency Response Comments	-	November 29, 2006
Third Sufficiency Response Submittal	-	March 7, 2007
Declaration of Sufficiency by TBRPC	-	April 18, 2007
Notify Pasco County to Set Hearing Date	-	April 18, 2007
Notification Received of Hearing Date	-	May 22, 2007
TBRPC <i>Final Report</i> adoption	-	July 9, 2007
Pasco County BOCC Meeting	-	July 24, 2007 (Scheduled)

PROJECT DESCRIPTION

The applicant for the Starkey Ranch Development of Regional Impact (DRI) is seeking specific DRI approval for all three phases of a 2,530± acre mixed-use development in southwest Pasco County. The project is located northeast of the Starkey Boulevard/S.R. 54 intersection as graphically depicted on *Map I*. A small parcel entitled “The Argent” is located on the northwest corner of the same intersection. The southern boundary of the project is less than three miles north of the Pinellas and Hillsborough County lines. As stated in the phasing schedule (below), the project is scheduled to consist of 4,285 residential units, 277,150 sq. ft. of Retail, 344,520 sq. ft. of Office, 170,000 sq. ft. of Light Industrial, a 120-bed ACLF, 30,000 sq. ft. of Day Care facilities, a 16-screen movie theatre and 100 Hotel rooms upon completion in 2022.

The proposed plan of development is as follows:

LAND USE	PHASE 1 (2012)	PHASE 2 (2017)	PHASE 3 (2022)	TOTAL
RESIDENTIAL (Units)	1,650	2,187	448	4,285
(Single-Family)	(1,000)	(1,570)	(300)	(2,870)
(Townhomes)	(450)	(417)	(148)	(1,015)
(Apartments)	(200)	(200)	(0)	(400)
RETAIL (Sq. Ft.)	172,200	104,950	0	277,150
OFFICE (Sq. Ft.)	143,500	121,020	80,000	344,520
LIGHT INDUSTRIAL (Sq. Ft.)	70,000	100,000	0	170,000

LAND USE		PHASE 1 (2012)	PHASE 2 (2017)	PHASE 3 (2022)	TOTAL
SCHOOL	(Students)	762	762	0	1,524
ACLF	(Beds)	0	120	0	120
DISTRICT PARK	(Acres)	40	0	0	40
DAY CARE	(Sq. Ft.)	10,000	20,000	0	30,000
MOVIE THEATRE	(Screens)	0	16	0	16
HOTEL	(Rooms)	0	100	0	100

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 proposed Master Development Plan (*Map 2*), an Upland Preservation/Conservation Transition Zone will be placed in the northern reaches of the project, further shielding the Starkey Wilderness Preserve from potential adverse development impacts. The largest concentration of Office and Light Industrial uses will front S.R. 54 at essentially the mid-point of project frontage along this vital roadway. The Town Center component, located in the southeast corner of the project, will include the core of Retail development, a significant amount of Office development, the Adult Congregate Living Facility and the proposed Hotel site. The schools will be interspersed within the Neighborhood sections as well as a variety of other uses.

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

DEVELOPMENT AREA:

LAND USE	(FLUCCS #)	EXISTING		AT BUILDOUT	
		Acres	% of Site	Acres	% of Site
Improved Pasture	211	1,098.1	43.5	72.6	2.9
Cypress	621	656.4	25.9	601.5	23.8
Pine Flatwoods	411	372.9	14.7	158.2	6.2
Reservoirs	530	101.0	4.0	98.7	3.9
Longleaf Pine/Xeric Oak	412	77.7	3.1	45.4	1.8
Wet Pasture	646	51.6	2.0	36.8	1.5

LAND USE (FLUCCS #)	EXISTING		AT BUILDOUT		
	Acres	% of Site	Acres	% of Site	
Xeric Oak	421	31.9	1.3	5.9	0.2
Live Oak Pasture	426	30.9	1.2	1.6	0.1
Sand Pine	413	30.4	1.2	9.7	0.4
Hydric Pine Flatwoods	625	21.1	0.8	20.0	0.8
Drained Cypress	647	16.3	0.6	9.1	0.4
Ranch Operations	200	11.7	0.5	0.6	0.0
Unimproved Pasture	212	8.7	0.3	3.1	0.1
Recreational	180	6.4	0.3	0.0	0.0
Ditches	516	3.9	0.2	1.2	0.0
Freshwater Marshes	641	2.9	0.1	1.9	0.1
Main Roads	814	2.9	0.1	1.0	0.0
Abandoned Homestead/Equipment Storage	110	2.2	0.1	0.0	0.0
Shrub and Brush	320	2.0	0.1	0.7	0.0
Disturbed Land	740	0.8	0.0	0.1	0.0
Wet Prairie	643	0.3	0.0	0.3	0.0
Development Areas (including Future Dev't Parcels)		0.0	0.0	1,461.6	57.8
TOTAL		2,530.0	100.0	2,530.0	100.0

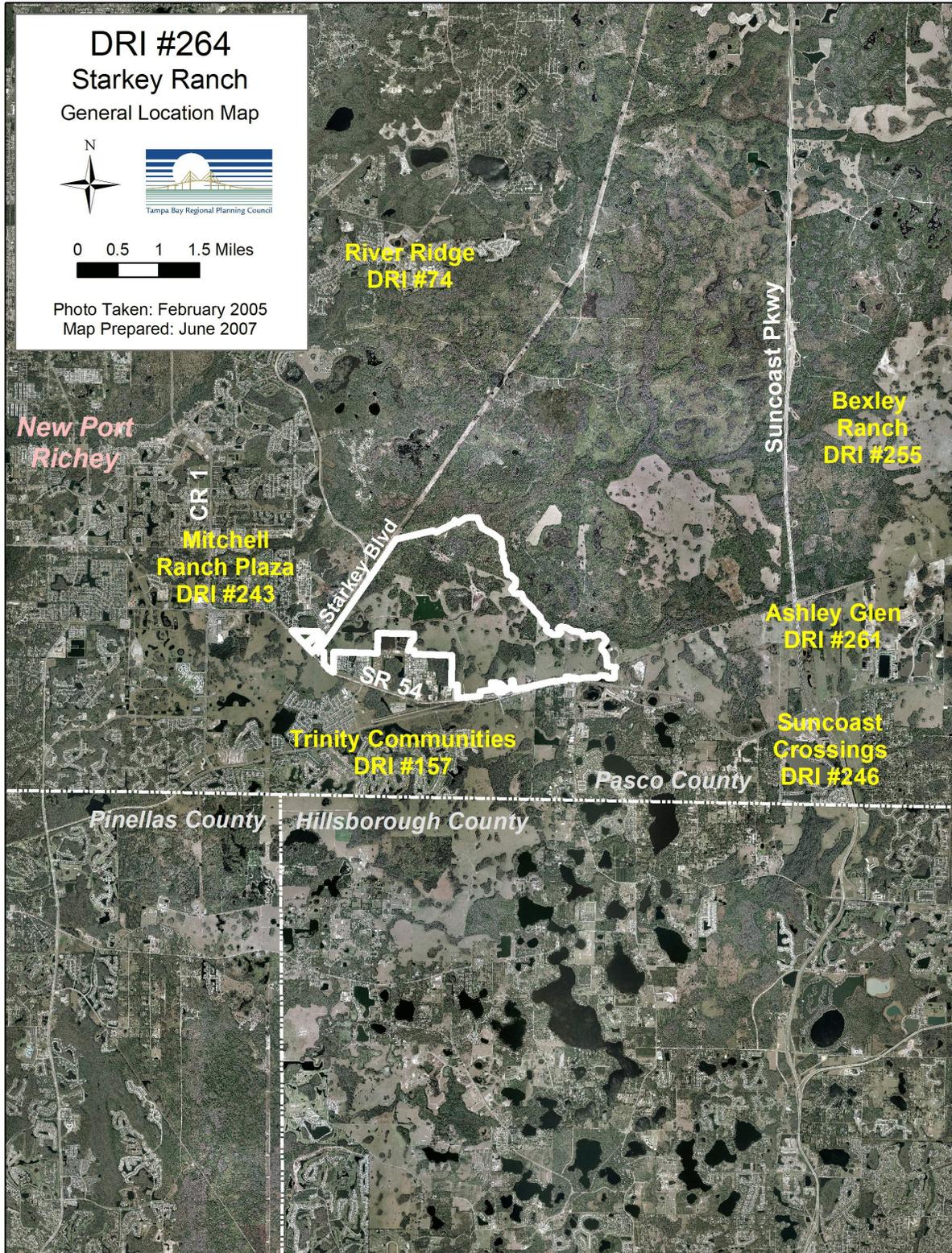
Source: ADA/Table 10-2 & June 25, 2007 E-mail from Ms. Andrea Petersen of Glatting Jackson.

SUMMARY OF PROJECT BENEFITS AND IMPACTS

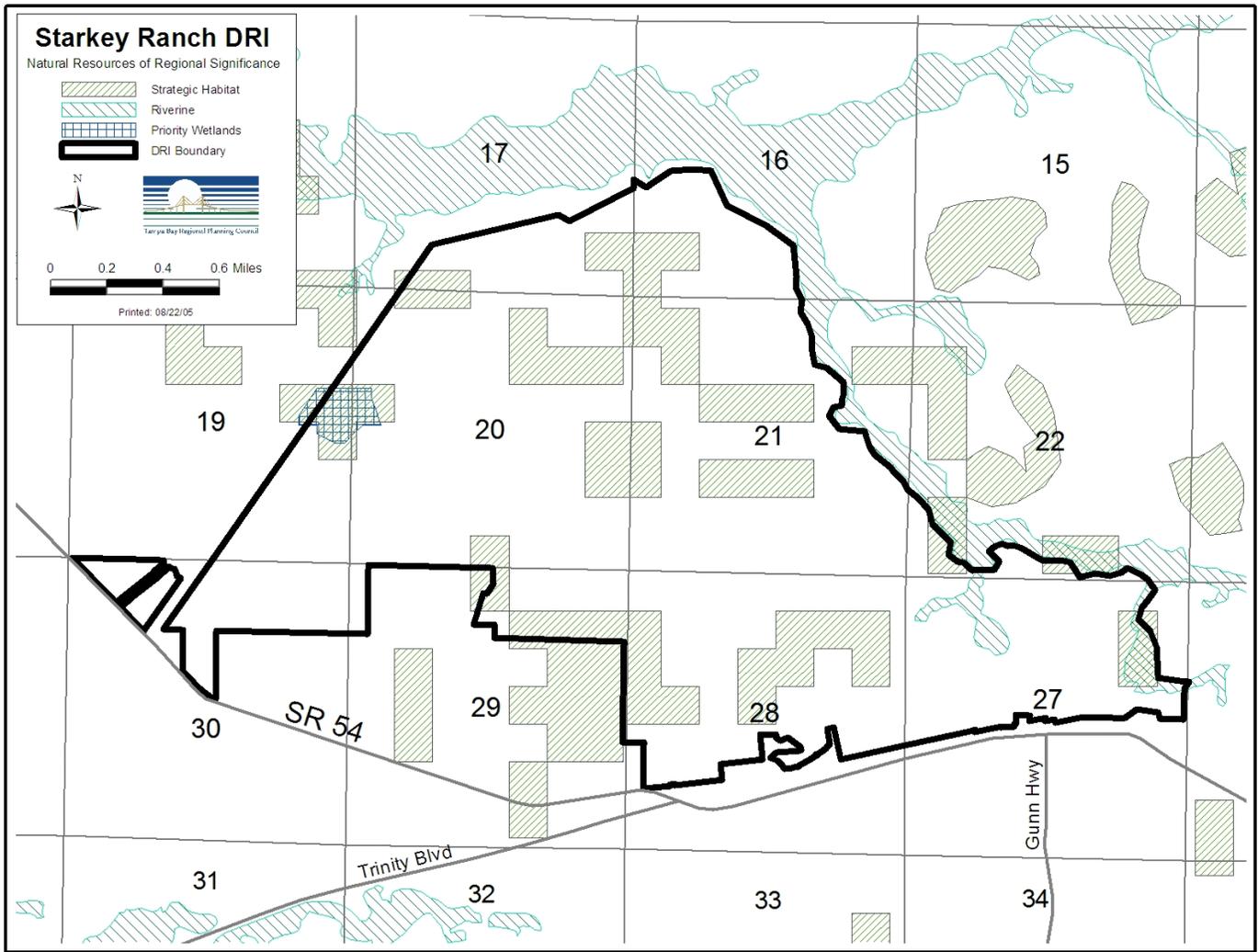
The following summary identifies those benefits and impacts anticipated following project buildout:

BENEFITS	Employment¹	Employment Demand at Buildout:	2,796 jobs
	Government Tax Revenue²	Estimated County Ad Valorem Taxes (thru buildout): Estimated Sales Tax (thru buildout): Estimated Pasco County Impact Fees (thru buildout): Estimated School Board Taxes (thru buildout): Estimated Other Agency Revenues (thru buildout):	\$60,282,024 \$ 8,340,447 \$48,676,750 \$70,360,613 \$19,404,663
	Affordable Housing⁷	Mitigation Proposal: Minimum of 10% (i.e. 429 units) affordable units for “households making 120% (or less) of the Area Median Income for Pasco County”; \$2,500 “payment-in-lieu” of construction fee; 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):	1,120,561 gpd
		Estimated Avg. Daily Non-Potable Water (at Buildout):	570,722 gpd
	Wastewater⁴	Estimated Avg. Daily Wastewater Generation (at Buildout):	1,014,087 gpd
	Solid Waste⁵	Estimated Avg. Daily Solid Waste Generation (at Buildout):	47.05 tons/day
	Transportation⁶	Estimated Trip Generation following completion of Phase 1: Phase 1 P.M. Peak Hour Trips: 2,624 (1,304 Inbound/1,320 Outbound) Phase 1 Net Ext. P.M. Peak Hour Trips: 1,820 (901 Inbound/ 919 Outbound)	
		Estimated Trip Generation following completion of Phase 2: P.M. Peak Hour Trips: 5,356 (2,741 Inbound/2,615 Outbound) Net Ext. P.M. Peak Hour Trips: 3,676 (1,901 Inbound/1,775 Outbound)	
		Estimated Trip Generation following completion of Phase 3: P.M. Peak Hour Trips: 5,860 (2,947 Inbound/2,913 Outbound) Net Ext. P.M. Peak Hour Trips: 4,078 (2,056 Inbound/2,022 Outbound)	
School⁸	Estimated Elementary School Students (at Buildout): Estimated Middle School Students (at Buildout): Estimated High School Students (at Buildout):	543 Students 260 Students 321 Students	
Energy⁹	Estimated Average Daily Electrical Demand (at Buildout): Estimated Peak Hour Electrical Demand (at Buildout):	48.35 MW 26.60 MW	
DEFINITIONS:		SOURCES:	
gpd - gallons per day MW - megawatts		1. SR2/Exhibit 10-5 2. SR1/Table 11-1 3. ADA/Table 17-1 & SR3/Exhibit 17-2 4. SR2/Table 18-1 5. ADA/Table 20-1 6. SR2/Transportation Appendix 7. See Section V (of this Report) 8. ADA/Table 27-1 9. SR1/Table 29-1	
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.			

MAP #1 - STARKEY RANCH GENERAL LOCATION MAP



MAP #3 - STARKEY RANCH
NATURAL RESOURCES OF REGIONAL SIGNIFICANCE MAP



**SECTION II- REGIONAL IMPACTS
DRI #264 - STARKEY RANCH
PASCO COUNTY**

ECONOMY

Employment

The applicant estimates that, upon completion, the Starkey Ranch commercial, office, industrial, and hotel components will create approximately 2,796 jobs.

Revenues Generated

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

Property Tax Revenues

The proposed Starkey Ranch 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 \$8.2 Million in recurring revenues to Pasco County and \$9.6 Million to the School Board. Estimated tax revenues to other agencies would be an annual \$2.6 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 Starkey Ranch DRI will depend on the value of land and vertical construction, as indicated above, and on the millage rates charged by Pasco County and the School Board. In calculating revenues, Pasco County 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 \$48 Million by buildout.

Sales Tax Revenues

Sales tax revenues generated by Starkey Ranch will be collected by the State of Florida. A proportion of these revenues are shared with all 67 Florida counties. The distribution formula is complex, but it is dominated by the relative share of the State's population living in the subject county and secondarily by the amount of sales taxes generated by the county.

For Starkey Ranch DRI, sales taxes are generated by on-site retail sales. For the local option sales tax and the state sales tax, Pasco County will receive, upon completion of the project, estimated additional tax revenues of \$600,000 per year following buildout.

School Board Ad Valorem

School Board Operating and Capital tax revenues will reach \$9.6 million annually at buildout.

Summary

Starkey Ranch DRI will provide Pasco County with significant economic benefits. These funds can be used to enhance the quality of services provided to Pasco County residents. Of these revenues, one time impact fee collections will reach more than \$48 Million over the construction period. An annual and overall revenue projection summary is presented in the following Table.

REVENUE PROJECTIONS SUMMARY

RECIPIENT ENTITY/SOURCE	AVERAGE ANNUAL REVENUES (2007-2022)	REVENUES THROUGH BUILDOUT (Through 2022)
Pasco County/Ad Valorem Taxes	\$ 5,480,184	\$ 60,282,024
Sales Taxes	\$ 758,222	\$ 8,340,447
Pasco County Impact Fees	\$ 4,425,159	\$ 48,676,750
School Board Taxes	\$ 6,396,419	\$ 70,360,613
Other Agency Revenues	\$ 1,764,060	\$ 19,404,663
TOTAL	\$18,824,044	\$207,064,497

SOURCE - SR1, Table 11-1, Submitted March 9, 2006.

VEGETATION, WILDLIFE AND WETLANDS

The Starkey Ranch site is predominantly improved pasture, though significant acreage of cypress wetlands, pine flatwoods and xeric habitat remain. The pine uplands have been maintained as rangeland for cattle. The landowners have used winter fires to keep the groundcover open for grazing. The xeric habitat has been protected from fire, allowing sand pine and various xeric oak communities to succeed. The proximity of the Anclote River and South Branch, and the Starkey Wilderness Preserve add to the ecological complexity and value of the area for wildlife.

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

LAND USE	(FLUCCS #)	EXISTING		AT BUILDOUT	
		Acres	% of Site	Acres	% of Existing
Improved Pasture	211	1,098.1	43.40	135.0	12.3
Unimproved Pasture	212	8.7	0.30	3.1	35.6
Shrub and Brushland	320	2.0	0.08	0.7	35.0
Pine Flatwoods	411	372.9	14.70	158.2	42.4
Longleaf Pine/Xeric Oak	412	77.7	3.10	45.3	58.3
Sand Pine	413	30.4	1.20	9.7	31.9
Xeric Oak	421	31.9	1.30	5.9	18.5
Live Oak Pasture	426	30.9	1.20	1.6	5.2
Ditches	510	3.9	0.15	1.2	30.8
Reservoirs	530	101.0	4.00	98.7	97.7
Cypress	621	656.4	25.90	601.5	91.6
Hydric Pine Flatwoods	625	21.1	0.80	20.0	94.8
Freshwater Marsh	641	2.9	0.11	1.9	65.5
Wet Prairie	643	0.3	0.01	0.3	100.0
Wet Pasture	646	51.6	2.00	36.8	71.3
Drained Cypress	647	16.3	6.40	9.1	55.8

Source: SR2, Revised Exhibit 12-1

Natural Resources of Regional Significance, as designated in the *Future of the Region - A Strategic Regional Policy Plan for the Tampa Bay Region* (1996), consisting of Strategic Habitat Conservation Areas, Riverine Habitat and Priority Wetlands, are found on the site. The development plan appears to avoid impact to these areas. See **Map 3** in this Report.

The following table identifies the state- or federally-listed species reported from the site.

SPECIES	PROTECTED STATUS
<i>Alligator mississippiensis</i> - American alligator	State Species of Special Concern
<i>Gopherus polyphemus</i> - Gopher tortoise	State Species of Special Concern
<i>Ajaia ajaja</i> - Roseate Spoonbill	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

SPECIES	PROTECTED STATUS
<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>Falco sparverius paulus</i> - Southeastern American Kestrel	State Species of Special Concern
<i>Haliaeetus leucocephalus</i> - Bald Eagle	Federal and State Threatened
<i>Lilium catesbaei</i> - Pine Lily	State - Threatened
<i>Osmunda cinnamomea</i> - Cinnamon Fern	State - Commercially exploited
<i>Osmunda regalis</i> - Royal Fern	State - Commercially exploited
<i>Sarracenia minor</i> - Hooded Pitcher Plant	State - Threatened
<i>Garberia heterophylla</i> - Garberia	State - Threatened

Less than half of the site’s high-quality pine flatwoods are slated to remain after development, mostly in wetland and river corridor buffers. The majority of the site’s xeric habitat would also be developed. These habitats are fire-dependent and will lose their primary wildlife value without periodic burning; something that will be difficult after development of the adjacent area. The project site is adjacent to the 20,000-acre Starkey Wilderness Preserve, which adds to its value as wildlife habitat.

Florida sandhill crane nests were not reported, though pairs of adults were seen foraging in the pastures and suitable habitat for nesting is abundant. Though the site has been used for cattle for many years, the freshwater wetlands are of relatively good quality. The 250-foot wide buffer along South Branch will be maintained in a relatively open condition favorable for Sandhill cranes through mowing, disking, prescribed fire or other methods that limit shrub encroachment. The applicant will conduct additional surveys for Florida sandhill crane nests prior to construction, if required.

Many Gopher tortoise burrows were found on-site, but the protected commensal species which frequently are also often found in the burrows (Eastern Indigo snake, Florida Pine Snake, Gopher Frog, and Florida Mouse) were not documented. It is planned that all gopher tortoises found in the development areas will be relocated to suitable upland habitat in the northern portion of the site, in consultation with the Florida Fish and Wildlife Conservation Commission.

The protected plant species will receive no special protection, but are expected to persist on-site in the conserved areas, where suitable habitat also occurs. Several protected plant species, including orchids, butterworts, and clubmosses which occupy pinelands, also were not found but are expected.

Southeastern American kestrels have not been positively identified on the site, though nesting and foraging habitat is plentiful. Habitat will remain post-development, in the preserved areas.

Immature Bald eagles were observed flying over and roosting in trees on the site, but no nests were observed. Suitable nesting habitat exists in the northern portion of the site.

Sherman's fox squirrels occupy sandhill and proximal pasture habitat, and it is proposed that 207.5 acres of pine flatwoods and long-leaf pine/xeric oak habitats and about 22.3 acres of pasture will be maintained suitable for this species.

Numerous species of wading birds use the site for feeding, and several species roost (overnight) over the central borrow pond. No nesting has been observed on the site. Feeding habitat will remain post-development, in the conserved wetlands and stormwater treatment ponds.

Various planned natural resource plans have been described within the ADA and Sufficiency Responses for Starkey Ranch. From this large list of promised natural resource management efforts, a consolidated plan should be developed which accomplishes, at a minimum: protection of listed species habitat, management of preserved natural communities, environmental education, wetland restoration and enhancement; exotic species control, and appropriate passive recreation. The following Plans have been committed to by the applicant:

1. A Conservation Plan has been proposed to include: wetland preservation and enhancement, wide buffers for South Branch and the Anclote River, preservation of flatwoods, scrub and other natural vegetation in addition to the buffer areas, and pasture conservation. Prescribed fire, mechanical management, and/or exotic species control will be employed, and the plan will be developed and coordinated with SWFWMD, Pasco County, and/or the Florida Fish and Wildlife Conservation Commission as needed, during permitting efforts.
2. An Environmental Monitoring Plan subject to County approval will be developed in conjunction with the County and applicable agencies to ensure that conservation areas shall continue to be protected. This will be part of the Conservation plan and include monitoring and reporting provisions to ensure long-term conservation.
3. A Habitat Management Plan is also planned, which will:
 - specify guidelines for areas in which hunting can occur, the subject species for the hunts, frequency of the hunts, and an access control plan to limit other passive uses during hunting periods.
 - establish guidelines for potential timbering uses within the conservation areas.
 - provide guidelines for an exotic species control program, provide details about a management entity, and provide guidelines for potential educational signage within the conservation areas.
 - establish guidelines for the distribution, layout, monitoring, and potential access control activities to help maintain the ecological value of the conservation tracts with these compatible uses.
 - include baseline documentation of existing conditions within the conservation areas and a natural resources assessment for the site.

4. A Natural Resource and Conservation Management Plan includes the following aspects:
- Large buffers adjacent to South Branch and the Anclote River (250 feet in areas currently dominated by improved pasture and 500 feet in naturally vegetated uplands);
 - Conservation of ±236.6 acres of additional natural uplands in the northern portion of the site consisting of a mosaic of scrub, scrubby flatwoods, and mesic flatwoods;
 - Wildlife habitat enhancement, including gopher tortoise relocations, preservation of mast-producing trees, appropriate use of cattle for short-term management objectives, and/or plantings of native plants, etc.;
 - Identification of appropriate locations for access to Starkey Wilderness Preserve, so that residents can enjoy and embrace the natural resources of this portion of Pasco County;
 - Long-term management of the mosaic of naturally vegetated uplands and wetlands, buffered from intense development by large surface water features (e.g. stormwater ponds, borrow ponds);
 - Creation of a long-term management plan, supported by a dedicated funding source, that will include: prescribed fire, exotic species removal, restorations of historic vegetation composition, appropriate passive recreation, environmental education, and sustained connection of natural systems to the Anclote River and the Starkey Wilderness Preserve.
 - Creation of an environmental education and access (e.g. passive recreation trails, boardwalks) program for residents of the urban areas of the Starkey Ranch community;
 - Continuation of JB Starkey's Flatwoods Adventures in an effort to provide environmental education to a broad array of people;
 - Creation of Green Design Comprehensive Plan for environmental stewardship across the property, including pursuit of certifications by one of several certifying entities; and
 - Continued agricultural use in areas until permitted for use in mitigation to offset construction level wetland impacts.
5. A long-term management plan, to include at a minimum:
- a description of plant communities and listed species known to occupy the site;
 - a prescribed fire program that provides general guidelines about return intervals (e.g. every 2 to 5 years for pine flatwoods, every 15-20 years for scrub sites, etc.), mechanical methods to prepare for or mimic fire, and general blocks requiring fire management;
 - a description of exotic species known to occur or that have high potential to occur on the site along with the recommended eradication techniques and timeframes;
 - sustained connections to the Starkey Wilderness Park and potential coordination requirements for management within on site conservation areas and the Preserve;
 - enhancement techniques and/or plans for wetlands and/or upland areas; and
 - a general description of passive recreational facilities and educational programs proposed for the site.

The proposed [long-term management] plan will be coordinated with the District through the ERP application, the FFWCC through appropriate wildlife permitting, and the County within one year of the issuance of an approved development order for the Starkey Ranch DRI.

While exotic species control is important, particularly in disturbed conditions, it does not substitute for prescribed fire or mechanical management techniques to maintain fire-climax plant communities for native species.

As lands within the proposed conservation plan are placed under conservation easement, cattle will be removed.

Wetlands within the Starkey Ranch site include: cypress, hydric pine flatwoods, freshwater marshes, wet prairies, and drained cypress. A total of 108 wetland systems and 39 surface water systems or segments were identified on the site. Over one quarter of the wetland systems are isolated pasture wetlands, either forested or herbaceous, that are less than five acres in size and connected by ditches to other wetlands. Some have been actively drained. Cattle grazing and/or trampling, groundwater withdrawals and upland alterations have diminished the quality of most of these wetlands, but they are restorable.

The proposed development plan would result in impacts to approximately ± 78.2 acres of wetlands and ± 5.0 acres of surface waters. The applicant proposes to preserve or enhance the remainder of the wetland habitat, particularly the large areas of forested wetlands. These systems connect to the Anclote River and help form a significant natural system. Large buffers will be established adjacent to South Branch and the Anclote River (250 feet in areas currently dominated by improved pasture and 500 feet in naturally-vegetated uplands) to help protect these important wetland systems from the impacts of development, and to help ensure that wetland-dependent species' habitat remains. A hydroperiod analysis will be conducted prior to development, and used to develop flood control, stormwater specifications, and wetland enhancement plans.

Conceptual plans for enhanced wetlands consist primarily of plugging ditches and/or installing control structures to retain additional water within the wetlands for a longer period of time. All of the (Pasco County-defined) Category 1 wetlands will be preserved through the development framework established by the Starkey Ranch DRI, Development Order, MPUD, and various environmental permits.

The following policies of the Council's *Strategic Regional Policy Plan* (1996) pertain to this project in the areas of Vegetation, Wildlife and Wetlands:

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

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

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

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

- 4.5.5: *Mitigation for allowable impacts to regionally-significant wetland areas should be performed within the drainage basin.*
- 4.5.6: *Mitigation by restoring disturbed habitat of a similar nature, including the removal of exotic plant species, may be acceptable. The minimum acceptable ratio shall be twice the habitat re-creation ratio set forth in policy 4.5.2.*
- 4.5.7: *Maintain and improve native plant communities and viable¹ wildlife habitats, determined to be regionally-significant natural resources in addition to the Map of Regionally-Significant Natural Resources, including those native habitats and plant communities that tend to be least in abundance and most productive or unique.*
- 4.5.10: *Maintain a minimum horizontal buffer necessary to preserve the natural value and function of the regionally-significant natural resource.*
- 4.11.1: *Promote the principles of ecosystem management for the protection of regionally-significant natural resources.*
- 4.11.6: *Land use decisions shall be consistent with federal- and state-listed species protection and recovery plans, and adopted habitat management guidelines.*

WATER QUALITY AND STORMWATER MANAGEMENT

The major surface water features on the Starkey Ranch site are reservoirs created from sand mines. These will remain post-development. Numerous isolated wetlands, some of which have been connected by agricultural ditches, are fed by surface runoff and flow from off-site. Drainage from this relatively flat site is to the Anclote River and South Branch, north of the site. Surface water quality has been monitored for many years on or near the project site. Data provided in the ADA (Exhibit 14-1) reveals most parameters within normal range. Specific conductance, alkalinity and hardness values were generally high, possibly reflecting the influence of deep wells. All contiguous surface waters on the site are Class III.

The site lies in an area characterized by a surficial aquifer underlain by a semi-confining unit and the Floridan aquifer. The project site has karst geology, and the thickness of the semi-confining clayey layer varies widely. Depth to the surficial water table ranges from above or near the surface to three feet in upland areas. Concern for potential contamination of the Floridan aquifer by commercial and residential uses has been expressed by the reviewing agencies. Due to concerns expressed by Tampa Bay Water, the applicant has committed to perform geotechnical soil borings and other standard procedures at each proposed stormwater and floodplain compensation pond to limit the potential for locating ponds within sinkhole prone areas, and to notify Tampa Bay Water if remedial measures are undertaken in the event a sinkhole occurs on the site. Standard penetration test borings are also planned for structural areas, roadway profile borings along proposed street alignments will be made, and locations of site specific structures such as pump stations and lift stations will be evaluated. Ground penetrating radar and/or electrical resistivity imaging may be used to supplement the investigations.

Stormwater conveyance will be managed on the site by open swales and closed sewers. Storm sewer inlets will be designed upon a 10-year storm event, and major conveyances will be designed for the 25-year, 24-hour regulatory storm occurrence. Post-development discharge rates will be limited to pre-development discharge rates; and control structures will be baffled to preclude the discharge of oils and greases and v-notched to appropriate SWFWMD criteria.

Best Management Practices will be employed in the stormwater management system, including a series of detention/retention ponds designed to maintain the hydroperiods in the post-development wetlands, as well

as to continue to use the natural assimilative abilities of the wetlands for treatment. The permitting process should provide adequate protection of the surface water quality of the site and receiving waters, provided adequate buffers adjacent to riverine systems are maintained. Major conveyance systems as well as stormwater storage facilities will be designed for the 25-year, 24-hour storm occurrence, so that the off-site discharge rate will not exceed the pre-development discharge rate. The duration of the discharge is expected to increase substantially given the proposed density of development.

Methods will be explored to reduce the amount of stormwater which must be treated and discharged from the site. Low Impact Development and Green Design techniques may be used in the project, as well as parking garages and other pervious surface-reducing measures.

The operation and management of the project's stormwater systems will be the responsibility of the developer and/or his assigns. Portions may be dedicated to, or conveyed to, homeowners associations, community development associations and/or Pasco County.

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.*
- 4.4.4: *Implement water reclamation and reuse alternatives for stormwater disposal to surface water bodies, as appropriate.*
- 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 Starkey Ranch site are predominantly Smyrna and Myakka fine sands and Sellers mucky loamy fine sand. These soil types have severe limitations for use as pond embankments and for the proposed development, generally due to the seasonally high water table. The applicant proposes to overcome the limitations through filling, soil compaction, replacement of mucky soils, the use of moderate slopes in retention ponds, placement of sod to stabilize soils, and retention of native vegetation.

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

- staging development activities to limit exposed areas during clearing operations and to limit the duration of exposed, uncompleted construction;
- use of staked hay bales or silt fences to protect water quality;
- floating turbidity barriers in flowing systems or on open water lake edges prior to initiation of earthwork through soil stabilization;

- sodding, seeding and mulching all cleared areas as soon as practical, especially slopes above wetlands;
- protection of stormwater inlets, with periodic inspection and cleaning of streets until all soil is stabilized; and
- providing energy dissipators around discharge points, if necessary.

Additional measures which would be effective in reducing erosion and sedimentation are:

- retaining natural vegetation to the fullest extent practicable, and
- watering during clearing and grading activities to reduce dust.

Erosion-related sedimentation should also be reduced through the planned conservation of extended buffers along the Anclote River and South Branch floodplains.

FLOODPLAINS

Approximately 85 percent of the Starkey Ranch site is located within the 100-year floodplain according to the Federal Emergency Management Agency's Flood Insurance Rate Maps. Any development within the 100-year floodplain will necessitate 1:1 compensation for the loss of flood storage capacity within the same drainage basin and a considerable amount of fill to raise the site elevation above flood level. Additionally, effect of the regional wellfields (artificial lowering of the groundwater levels) are being reduced or reversed, and so groundwater levels can be expected to return to near normal levels, perhaps higher than measured in recent years. This must be factored into the calculations of flood storage levels as well.

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

4.11.2: Discourage development in the undeveloped 100-year floodplain.

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

WATER SUPPLY

Planned uses associated with Starkey Ranch are expected to generate a daily demand of more than 1.12 million gallons of potable water per day following completion of the project. In addition, it is projected that the project will require more than 570,000 gallons of non-potable water on a daily basis. The County Park will require more than one-half of the non-potable water demand associated with the project. More than 82 percent of the potable water demand coincides with residential development,

The applicant had provided correspondence from Mr. Bruce Kennedy, Assistant County Administrator (Utility Services) dated April 4, 2006. The correspondence did acknowledge that "*sufficient water will be provided by Tampa Bay Water to meet the needs of the project.*" 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) for the residential units, 140 gpd per 1,000 sq. ft. of Office, Retail and Light Industrial, 22 gpd/acre of County Park, 270 gpd per 1,000 sq. ft. of day care facility, 10 gpd/School student, 165 gpd for each Hotel room and ACLF bed, and 6 gpd/Theatre seat.

The estimated non-potable water demand rates was calculated as follows: 60 gpd/single-family unit, 15 gpd/townhome, 30 gpd/apartment, 100 gpd per 1,000 sq. ft. of Office, Retail and Light Industrial, 2,730 gpd/acre of County Park and 96.7 gpd per 1,000 sq. ft. of day care facility and Theatre seat. The applicant assumed no non-potable water demand associated with the Hotel, School or ACLF uses.

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

PHASE	LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
			Potable ¹	Non-Potable ²
	Single-Family	1,000 Units	215,000	60,000
	Townhomes	450 Units	96,750	6,750
PHASE 1 (2007-2012)	Apartments	200 Units	43,000	6,000
	Retail	172,200 Sq. Ft.	24,108	17,220
	Office	143,500 Sq. Ft.	20,090	14,350
	Light Industrial	70,000 Sq. Ft.	9,800	7,000
	Day Care	10,000 Sq. Ft.	2,700	967
	School	762 Students	8,382	0
	County Park	109 Acres	2,398	297,570
PHASE 1 SUBTOTAL			422,224	112,287
	Single Family	1,570 Units	337,550	94,200
	Townhomes	417 Units	89,655	6,255
	Apartments	200 Units	43,000	6,000
	Retail	104,950 Sq. Ft.	14,693	10,495
	Office	121,020 Sq. Ft.	16,943	12,102
	Light Industrial	100,000 Sq. Ft.	14,000	10,000
PHASE 2 (2012-2017)	Day Care	20,000 Sq. Ft.	5,400	1,934
	Movie Theatre	16 Screens/4,000 Seats	24,000	3,868
	Hotel	100 Rooms	16,500	0
	ACLF	120 Beds	19,800	0
	School	762 Students	8,832	0
PHASE 2 SUBTOTAL			590,373	144,854

PHASE	LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
			Potable ¹	Non-Potable ²
PHASE 3 (2017-2022)	Single Family	300 Units	64,500	18,000
	Townhomes	148 Units	31,820	2,220
	Office	80,000 Sq. Ft.	11,200	8,000
	PHASE 3 SUBTOTAL		107,520	28,220
	Single-Family	2,870 Units	617,050	172,200
	Townhomes	1,015 Units	218,225	15,225
	Apartments	400 Units	86,000	12,000
	Retail	277,150 Sq. Ft.	38,801	27,715
	Office	344,520 Sq. Ft.	48,233	34,452
OVERALL PROJECT	Light Industrial	170,000 Sq. Ft.	23,800	17,000
	Day Care	30,000 Sq. Ft.	8,100	2,901
	Movie Theatre	16 Screens/4,000 Seats	24,000	3,868
	Hotel	100 Rooms	16,500	0
	ACLF	120 Beds	19,800	0
	Schools (2)	1,524 Students	17,664	0
	County Park	109 Acres	2,398	297,570
	TOTAL		1,120,561	570,722

SOURCE: ADA/Exhibit 17-1 & SR3/Exhibit 17-2 (Potable and Non-Potable Demands, respectively)

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 Starkey Ranch DRI are expected to generate more than a million gallons of wastewater per day upon completion. It is projected that residential uses will account for nearly 85 percent of the wastewater generation associated with the project. More than 90 percent of the projected wastewater generation will be experienced following completion of the first two project phases 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 following summarizes the wastewater generation projections at buildout:

PHASE	LAND USE	ENTITLEMENTS - ASSUMPTION	WASTEWATER GENERATION (GPD)
PHASE 1 (2007-2012)	Single-Family	1,000 Units - 200 GPD/Unit	200,000
	Townhomes	450 Units - 200 GPD/Unit	90,000
	Apartments	200 Units - 200 GPD/Unit	40,000
	Retail	172,200 Sq. Ft. - 0.1 GPD/Sq. Ft.	17,220
	Office	143,500 Sq. Ft. - 0.1 GPD/Sq. Ft.	14,350
	Light Industrial	70,000 Sq. Ft. - 0.1 GPD/Sq. Ft.	7,000
	Day Care	10,000 Sq. Ft. - 0.25 GPD/Sq. Ft.	2,500
	School	762 Students - 10 GPD/Student	7,620
	County Park	109 Acres - 20 GPD/Acre	2,180
	PHASE 1 SUBTOTAL		
PHASE 2 (2012-2017)	Single Family	1,570 Units - 200 GPD/Unit	314,000
	Townhomes	417 Units - 200 GPD/Unit	83,400
	Apartments	200 Units - 200 GPD/Unit	40,000
	Retail	104,950 Sq. Ft. - 0.1 GPD/Sq. Ft.	10,495
	Office	121,020 Sq. Ft. - 0.1 GPD/Sq. Ft.	12,102
	Light Industrial	100,000 Sq. Ft. - 0.1 GPD/Sq. Ft.	10,000
	Day Care	20,000 Sq. Ft. - 0.25 GPD/Sq. Ft.	5,000
	Movie Theatre	4,000 Seats - 5 GPD/Seat	20,000
	Hotel	100 Rooms - 150 GPD/Room	15,000
	ACLF	120 Beds - 150 GPD/Bed	18,000
School	762 Students - 10 GPD/Student	7,620	
PHASE 2 SUBTOTAL			535,617

PHASE	LAND USE	ENTITLEMENTS - ASSUMPTION	WASTEWATER GENERATION (GPD)
PHASE 3 (2017-2022)	Single Family	300 Units - 200 GPD/Unit	60,000
	Townhomes	148 Units - 200 GPD/Unit	29,600
	Office	80,000 Sq. Ft. - 0.1 GPD/Sq. Ft.	8,000
PHASE 3 SUBTOTAL			97,600
	Single-Family	2,870 Units - 200 GPD/Unit	574,000
	Townhomes	1,015 Units - 200 GPD/Unit	203,000
	Apartments	400 Units - 200 GPD/Unit	80,000
OVERALL PROJECT	Retail	277,150 Sq. Ft. - 0.1 GPD/Sq. Ft.	27,715
	Office	344,520 Sq. Ft. - 0.1 GPD/Sq. Ft.	34,452
	Light Industrial	170,000 Sq. Ft. - 0.1 GPD/Sq. Ft.	17,000
	Day Care	30,000 Sq. Ft. - 0.25 GPD/Sq. Ft.	7,500
	Movie Theatre	4,000 Seats - 5 GPD/Seat	20,000
	Hotel	100 Rooms - 150 GPD/Room	15,000
	ACLF	120 Beds - 150 GPD/Bed	18,000
	Schools (2)	1,524 Students - 10 GPD/Student	15,240
	County Park	109 Acres - 20 GPD/Acre	2,180
TOTAL			1,014,087

Source: SR2/Table 18-1, as revised to reflect currently-requested entitlements

Mr. Bruce Kennedy’s previously-referenced April 4, 2006 correspondence indicated an anticipated surplus of wastewater capacity to serve the project but re-referenced the requirement of a Utilities Service Agreement.

As committed and if authorized, the location of septic tanks would be limited to “the remote parts of the conservation areas” and potentially the “large-lot estates section” of the project where development may be too remote and less dense to feasibly connect to a central sewer.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

It is estimated that the Starkey Ranch DRI will generate more than 47 tons of solid waste each day following buildout in 2022. It has been assumed that all solid waste will be domestic in nature. The previously referenced correspondence from Mr. Bruce Kennedy (dated April 4, 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 the proposed project.*” A copy of Mr. Thomas Peterson’s December 14, 2005 correspondence was provided identifying Waste-Aid Systems’ ability to “*provide for solid waste removal, transportation, and disposal at all times during and after the construction of said project.*”

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

PHASE	LAND USE	ENTITLEMENTS - ASSUMPTION	SOLID WASTE GENERATION (LBS.)
PHASE 1 (2007-2012)	Single-Family	1,000 Units - 16.1 Lbs./Unit	16,100
	Townhomes	450 Units - 16.1 Lbs./Unit	7,245
	Apartments	200 Units - 16.1 Lbs./Unit	3,220
	Retail	172,200 Sq. Ft. - 0.02 Lbs./Sq. Ft.	3,444
	Office	143,500 Sq. Ft. - 0.02 Lbs./Sq. Ft.	2,870
	Light Industrial	70,000 Sq. Ft. - 0.018 Lbs./Sq. Ft.	1,260
	Day Care	10,000 Sq. Ft. - 0.009 Lbs./Sq. Ft.	90
	School	762 Students - 2.5 Lbs./Student	1,905
	County Park	109 Acres - 9 Lbs./Acre	981
	PHASE 1 SUBTOTAL		
PHASE 2 (2012-2017)	Single Family	1,570 Units - 16.1 Lbs./Unit	25,277
	Townhomes	417 Units - 16.1 Lbs./Unit	6,714
	Apartments	200 Units - 16.1 Lbs./Unit	3,220
	Retail	104,950 Sq. Ft. - 0.02 Lbs./Sq. Ft.	2,099
	Office	121,020 Sq. Ft. - 0.02 Lbs./Sq. Ft.	2,420
	Light Industrial	100,000 Sq. Ft. - 0.018 Lbs./Sq. Ft.	1,800
	Day Care	20,000 Sq. Ft. - 0.009 Lbs./Sq. Ft.	180
	Movie Theatre	4,000 Seats - 1 Lb./Seat	4,000
	Hotel	100 Rooms - 2 Lbs./Room	200
	ACLF	120 Beds - 3 Lbs./Bed	360
	School	762 Students - 2.5 Lbs./Student	1,905
	PHASE 2 SUBTOTAL		
PHASE 3 (2017-2022)	Single Family	300 Units - 16.1 Lbs./Unit	4,830
	Townhomes	148 Units - 16.1 Lbs./Unit	2,383
	Office	80,000 Sq. Ft. - 0.02 Lbs./Sq. Ft.	1,600
	PHASE 3 SUBTOTAL		

PHASE	LAND USE	ENTITLEMENTS - ASSUMPTION	SOLID WASTE GENERATION (LBS.)
	Single-Family	2,870 Units - 16.1 Lbs./Unit	46,207
	Townhomes	1,015 Units - 16.1 Lbs./Unit	16,342
OVERALL PROJECT	Apartments	400 Units - 16.1 Lbs./Unit	6,440
	Retail	277,150 Sq. Ft. - 0.02 Lbs./Sq. Ft.	5,543
	Office	344,520 Sq. Ft. - 0.02 Lbs./Sq. Ft.	6,890
	Light Industrial	170,000 Sq. Ft. - 0.018 Lbs./Sq. Ft.	3,060
	Day Care	30,000 Sq. Ft. - 0.009 Lbs./Sq. Ft.	270
	Movie Theatre	4,000 Seats - 1 Lb./Seat	4,000
	Hotel	100 Rooms - 2 Lbs./Room	200
	ACLF	120 Beds - 3 Lbs./Bed	360
	Schools (2)	1,524 Students - 2.5 Lbs./Student	3,810
	County Park	109 Acres - 9 Lbs./Acre	981
TOTAL			94,103

Source: ADA/Exhibit 20-1

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

TRANSPORTATION

The project is proposed to be constructed in three phases, with Phase 1 completion scheduled in 2012, Phase 2 in 2017, and Phase 3 in 2022. Specific approval is being sought for all three phases. Phase 1 of the project is expected to generate 1,304 inbound and 1,320 outbound gross trips in the PM peak hour. Phase 1 internal capture will reduce the number of trips generated by 18.1 percent to 1,066 inbound and 1,084 outbound. Pass-by capture to the commercial land uses (164 inbound trips and 165 outbound trips) will further reduce the number of trips generated, resulting in 901 inbound and 919 outbound net external Phase 1 trips in the PM peak hour.

Through Phase 2, the project is expected to generate 2,741 inbound and 2,615 outbound gross trips in the PM peak hour. Phase 2 internal capture will reduce the number of trips generated by 20 percent to 2,205 inbound and 2,080 outbound. Pass-by capture to the commercial land uses (305 inbound trips and 305 outbound trips) will further reduce the number of trips generated, resulting in 1,901 inbound and 1,775 outbound net external Phase 2 trips in the PM peak hour.

Through Phase 3, the project is expected to generate 2,947 inbound and 2,913 outbound gross trips in the PM peak hour. Phase 3 internal capture will reduce the number of trips generated by 20 percent to 2,361 inbound and 2,327 outbound. Pass-by capture to the commercial land uses (305 inbound trips and 305 outbound trips) will further reduce the number of trips generated, resulting in 2,056 inbound and 2,022 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 fill, and the burning of cleared vegetation are air pollution sources. Best Management Practices can be employed to reduce air emissions from the construction site, such as: clearing and grubbing only individual parcels where construction is scheduled to proceed; sodding, seeding, mulching or planting of landscaped material in cleared and disturbed areas; watering of exposed areas; using covered haul trucks; and covering, stabilizing, or shielding stockpiled materials.

Starkey Ranch is planned to provide residential, commercial and office uses in close proximity with concentrations of uses in a town center so that the number and length of vehicle trips for shopping and employment can be reduced. Also planned are bikeways and pedestrian ways to encourage non-motorized travel, though this is not expected to greatly reduce vehicular travel. There is no discussion of providing public transit connections within the project.

The DRI review process requires that intersection analyses be provided to show that air quality impacts will not result from failed intersections at the build-out of each phase. Analysis was performed for Phase I only, and improvements were identified for the 24 intersections which would fail in terms of Level of Service. It will be necessary to construct those intersection improvements or determine that they will not be necessary due to the construction of other improvements. Additionally, an analysis will be needed for each subsequent phase of the project.

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

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

AFFORDABLE HOUSING

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

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

- 1.3.1 *Increase housing opportunities for very low-, low- and moderate-income families throughout the region.*
- 1.3.3 *Locational proximity of employment and affordable housing is encouraged.*
- 1.3.8 *Minimize impacts on residents of redevelopment activities which cause residential displacement.*
- 1.3.10 *Encourage large-scale developments to address affordable housing needs through inducements.*
- 1.4.3 *Encourage incentives that enhance opportunities for mixed use and residential developments to provide affordable housing units which are readily accessible to employment centers, health care facilities, recreation, shopping and public transportation.*

POLICE AND FIRE PROTECTION

Law enforcement support of the site will be provided by the Pasco County Sheriff's Office. A November 9, 2005 correspondence from Col. Al Nienhuis of the Pasco County Sheriff's Office provided a "very conservative estimate" of the need for 8.4 deputies to provide 24 hour a day coverage for this development. Col. Nienhuis approximated an annual cost of \$1,029,193.00, 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 November 16, 2005 correspondence from Fire Marshal Lawrence Whitten mentioned that "*this project will require fire protection by fire hydrant installations. Additional property may be required for a fire station in the general area as demands increase in the future.*"

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 applicant has stated that active recreation activities, including, but not limited to, a recreational trail network, will be available throughout the project.

EDUCATION

The specific school generation rates were provided by the Pasco County School Board. The rates for the elementary, middle and high school students generation rates vary by the type of residential unit. It is projected that 258 students would reside within the overall 4,285 residential units proposed with Starkey Ranch.

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)	199	94	117	411
Phase 2 (2017)	287	138	170	596
Phase 3 (2022)	56	27	34	117
TOTAL	543	260	321	1,123

Source: ADA/Exhibit 27-1

A September 8, 2006 correspondence has been provided from Mr. Chris Williams of the District School Board of Pasco County. The correspondence identified the School Board's anticipation of entering into an agreement with the developer "*prior to issuance of the DRI Development Order to address the specific requirements for schools at Starkey Ranch.*" Mr. Williams further acknowledged consideration of co-locating an elementary/middle school in a single location "*adjacent to the proposed regional park and central to the housing planned at Starkey Ranch.*"

HEALTH CARE

It is anticipated that the majority of health care needs for the Starkey Ranch DRI can/will be provided by Community Hospital, Morton Plant North Bay Hospital, Regional Medical Center Bayonet Point, East Pasco Medical Center and/or Pasco Regional Medical Center. Numerous adult care living facilities (ACLFs), medical clinics and family/general practice facilities already exist in the immediate area of the project. Additional medical facilities are also available within the adjacent Pinellas or Hillsborough Counties for specialized treatments/services.

The applicant has indicated that Community Hospital will be relocating to within one-half mile of the Starkey Ranch site. In addition, a ACLF is planned within the Starkey Ranch community.

ENERGY

A February 7, 2006 correspondence from Mr. Jason Medlar confirmed Progress Energy Florida's intent and ability to meet the project's energy demands "*once service is formally applied for.*" A February 23, 2006 correspondence from Mr. Jim McCulley of Clearwater Gas System indicating that "*natural gas service will be available to the site.*"

The applicant has assumed the following average daily energy demand rates: 7Kilowatts (KW) per residential units, 0.007 KW/Sq. Ft. of Retail, Office, Day Care and Industrial use, 1.5 KW/Theatre seat, 3.25

KW/School student, 10.5 KW/Hotel bed, 5 KW/ACLF Bed and 0 KW for County Park. The Peak Hour Rates were calculated as 55% of the Average Daily Demand.

As presented in the Table below, the anticipated average daily energy consumption at buildout is more than 48,000 Kilowatts (KW) with a peak hour demand of about 27,000 KW. It appears that the combined energy demand associated with the project’s non-residential components nearly equates to the demand related to the residential uses. It has been determined that the peak-daily demand rate is approximately 55 percent greater than the average daily energy consumption.

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily ¹	Peak Hour ²
PHASE 1 (2007-2012)	Single-Family	1,000 Units	7,000	3,850
	Townhomes	450 Units	3,150	1,733
	Apartments	200 Units	1,400	770
	Retail	172,200 Sq. Ft.	1,205	663
	Office	143,500 Sq. Ft.	1,005	553
	Light Industrial	70,000 Sq. Ft.	490	270
	Day Care	10,000 Sq. Ft.	70	39
	School	762 Students	2,477	1,363
	County Park	109 Acres	0	0
	PHASE 1 SUBTOTAL			16,797
PHASE 2 (2012-2017)	Single Family	1,570 Units	10,990	6,045
	Townhomes	417 Units	2,919	1,605
	Apartments	200 Units	1,400	770
	Retail	104,950 Sq. Ft.	735	404
	Office	121,020 Sq. Ft.	847	466
	Light Industrial	100,000 Sq. Ft.	700	385
	Day Care	20,000 Sq. Ft.	140	77
	Movie Theatre	16 Screens/4,000 Seats	6,000	3,300
	Hotel	100 Rooms	1,050	578
	ACLF	120 Beds	600	330
School	762 Students	2,477	1,362	
PHASE 2 SUBTOTAL			27,858	15,322

PHASE	LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
			Avg. Daily ¹	Peak Hour ²
PHASE 3 (2017-2022)	Single Family	300 Units	2,100	1,155
	Townhomes	148 Units	1,036	570
	Office	80,000 Sq. Ft.	560	308
PHASE 3 SUBTOTAL			3,696	2,033
OVERALL PROJECT	Single-Family	2,870 Units	20,090	11,050
	Townhomes	1,015 Units	7,105	3,908
	Apartments	400 Units	2,800	1,540
	Retail	277,150 Sq. Ft.	1,940	1,067
	Office	344,520 Sq. Ft.	2,412	1,327
	Light Industrial	170,000 Sq. Ft.	1,190	655
	Day Care	30,000 Sq. Ft.	210	116
	Movie Theatre	16 Screens/4,000 Seats	6,000	3,300
	Hotel	100 Rooms	1,050	578
	ACLF	120 Beds	600	330
	Schools (2)	1,524 Students	4,953	2,724
	County Park	109 Acres	0	0
TOTAL			48,350	26,595

SOURCE: SR1/Revised Exhibit 29-1

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

HISTORICAL AND ARCHAEOLOGICAL

The applicant conducted an *Archaeological and Historical Survey* of the site in November 2005. The findings were submitted to the Florida Division of Historical Resources (FDHR) for concurrence. The Survey was submitted to the appropriate review agencies concurrent with the submittal with the Application for Development Approval.

As Director of FDHR, Mr. Fred Gaske's March 20, 2006 correspondence indicated that the site contains "two unrecorded archaeological sites [8PA2380 & 8PA2381/prehistoric campsites] a historic railway

[8PA2404] and six historic structures [8PA2382-8PA2387] comprising a resource group [8PA2379] were identified within the project area during the investigation.”

FDHR concurred with SouthArc, Inc.’s (SAI) assessment that the six historic structures and the resource group are not eligible for listing in the National Register of Historic Places (NHRP) “*due to a lack of distinctive architectural features or historic associations.*” FDHR also concurred with SAI’s conclusion that the two previously-unrecorded archaeological sites would also not be eligible for listing in the NRHP. “*due to low research potential and the lack on intact features or cultural strata.*” FDHR jointly agreed that the potential loss of the Seaboard Coastline Railway segment, identified within the project area and having local significance, “*is not considered to be a significant impact.*”

Mr. Gaske’s concluding remarks were “*based on the information provided, our office concurs with these determinations and finds the submitted report complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.*”

SECTION III - DEVELOPER COMMITMENTS
DRI #264 - STARKEY RANCH
PASCO COUNTY

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

GENERAL

1. *More than 6% of the site will consist of a conservation transition zone that will buffer the conservation lands from urbanized areas of open space, provide floodplain attenuation and contain trails. (ADA/Page 10-2)*
2. *The Starkey Ranch community will require an amendment to the Future Land Use Map of the Future Land Use Element in the Pasco County Comprehensive Plan. (ADA/Page 10-6)*
3. *Conservation lands identified for use as mitigation will be placed under conservation easement allowing passive recreational uses on a phased basis. This conservation easement will be dedicated to a local land trust, the SWFWMD, or other appropriate natural resource entity. (ADA/Page 13-11)*
4. *The applicant notes that the County will not support retail in the Business Park other than accessory retail within office or industrial buildings. [SR1/Page (General) 1]*
5. *The number of [non-residential] parking spaces will be provided in the Development Order, as this is a threshold requirement of Chapter 380, F.S. (SR1/Page 9-2)*
6. *The Light Industrial uses will be limited to the Business Center **[Developer clarification: and Town Center]** parcels. (ADA/Page 9-2)*
7. *Much of the retail space will be located on the ground floors of buildings that will contain condominiums and apartments on the upper floors. (SR1/Page 9-4)*
8. *The applicant commits to applying the Town Center FLU standards, as detailed in the new Future Land Use Element, to the ROR area covering the Town Center. The applicant will have a Development Order condition stating this commitment. [SR2/Page (General) 2]*
9. *All impacts on public facility capacities will be proven to be financially feasible through Development Order conditions and Developer's Agreements that will be in place prior to the adoption of the Comprehensive Plan Amendment. [SR2/Page (General) 3]*
10. *The applicant is not seeking entitlements for the area designated as "Future Development Parcels" on Revised Map H; if the applicant decides to do so in the future, they acknowledge that the requested entitlements will undergo DRI review. (SR2/Page 10-6)*

11. The following summarizes the provisions of the conservation plan ((ADA/Pages 10-21, 10-24, 12-11 & 13-8 as revised by SR2/Page 12-3):

- Wetland preservation (approximately ±281.9 acres);
- Wetland enhancement (approximately ±387.7 acres);
- Existing surface features (e.g. three excavated ponds totaling ±99.9 acre);
- A 500-foot wide buffer on the Anclote River and South Branch in areas currently vegetated with flatwoods, scrub, or other natural vegetation communities (approximately ±63.8 acres);
- A 250-foot wide buffer on the South Branch in areas currently consisting of improved pasture (approximately ±22.3 acres);
- Preservation of flatwoods, scrub and other natural vegetation in addition to the 500-foot wide Anclote/South Branch buffer (approximately ±128.1 acres of natural upland conservation and management areas);
- Additional conservation transition lands that may be needed for floodplain compensation or other soft uses (e.g. fill production, stormwater ponds)(approximately ±63.3 acres).

VEGETATION AND WILDLIFE

1. *A management plan for the conservation lands on the site will be developed to guide management activities, including prescribed fire, appropriate mechanical management, and/or exotic species control. This plan will be developed and coordinated with the Southwest Florida Water Management District and/or Florida Fish and Wildlife Conservation Commission, as needed, during permitting efforts with these agencies. (ADA/Pages 10-21, 10-24 & 12-11 and SR2/Page 12-4)*
2. *The **[Developer clarification: revised]** Conservation Plan for the property includes the conservation of more than **[Developer clarification: 200]** acres of a pine flatwoods/scrub mosaic and 660 acres of wetlands adjacent to the Starkey Wilderness Preserve. (ADA/Page 10-22)*
3. *Long-term management of these [nest tree habitat] areas will improve habitat conditions for kestrels within naturally vegetated uplands by opening the midstory and understory to conditions consistent with vegetation found in historical sandhill/flatwoods communities. (ADA/Page 12-9)*
4. *No sandhill crane nests are known to occur on site. If sandhill crane nests are observed in the future, no development activities will occur within 400 feet of the nest during nesting season. (ADA/Page 12-10 & SR2/Page 12-2)*
5. *Potential adverse impacts to fox squirrel [and gopher tortoise] habitat on the site will be coordinated with the FFWCC. (ADA/Page 12-10)*
6. *The proposed development plan results in impacts to approximately ±78.2 acres of wetlands and ±5.0 acres of surface waters. (ADA/Page 13-12)*
7. *Conservation lands will be maintained by the applicant, the Starkey Institute, a conservation stewardship organization, community development district, or other appropriate entity and will include land management activities as described in the responses to Question 12 of the ADA*

submittal... The interest and maintenance of these open spaces in developed areas will be that of the owners' association, CDD, or other neighborhood association. (ADA/Page 10-1)

8. *Conservation easements will be phased into the project as development occurs. (ADA/Page 10-2)*
9. *Specifics of these management practices will be included in the Conservation Management Plan. Where possible, the management will be conducted outside of the nesting season to protect nesting birds in adjacent wetlands and limit potential impacts to recently hatched or fledged young. (SR1/Page 12-1)*
10. *It is the intent of the applicant to use prescribed fire as a management tool within the conservation lands in the northern portion of the site to maintain pyrogenic habitats. The Conservation Management Plan will include general conditions and recommendations for fire frequency and/or appropriate mechanical methods that may complement or replace prescribed fire under certain conditions (i.e. protracted drought). (SR1/Page 12-2)*
11. *Wildlife crossing features that accommodate smaller species that live in or adjacent to the wetland, including oversized culverts with at-grade features such as signage and traffic calming measures, will be proposed for the site. (SR1/Page 12-2)*
12. *The new landscaping within common areas in development areas will make maximum use of indigenous vegetation, where possible. (SR1/Page 19-3)*
13. *No known bald eagle nests occur on the subject property. If a nest is found in the future, development within 660 feet of the nest will be coordinated with the U.S. Fish and Wildlife Service. (ADA/Page 12-10 as revised by SR2/Page 12-2)*
14. *The Applicant will prepare a Habitat Management Plan (HMP) for the conservation areas in Starkey Ranch that will address conservation, management and monitoring of upland buffers and upland conservation tracts as well as guidelines for addressing potential impacts to listed species occurring on the site. The HMP will be coordinated with the FFWCC to address listed species management issues. (SR3/Page 12-1)*
15. *The Applicant will work with FFWCC and the USFWS during the ACOE IP application to identify foraging habitat on site and develop guidelines as part of the HMP to offset potential impacts to wood stork foraging habitat within the wetland and pond systems on site. (SR3/Page 12-1)*
16. *Surveys following the appropriate guidelines from the FFWCC will be conducted prior to construction within each parcel on the site for southeastern American kestrels and/or fox squirrels with the FFWCC during the establishment of the HMP for the site. (SR3/Page 12-2)*
17. *The Applicant will develop an HMP for the project site that address multi-species conservation, management, and monitoring. This HMP will include a conceptual monitoring program for wetland enhancement areas on the site, guidelines for addressing potential impacts to listed species,*

management recommendations, a conceptual plan for passive areas, and the entity responsible for the long-term management of the conservation areas. The Applicant will coordinate the HMP with the FFWCC, the SWFWMD, and the County. (SR3/Page 12-2)

18. *The Habitat Management Plan will:*
 - *specify guidelines for areas in which hunting can occur, the subject species for the hunts, frequency of the hunts, and an access control plan to limit other passive uses during hunting periods.*
 - *establish guidelines for potential timbering uses within the conservation areas.*
 - *provide guidelines for an exotic species control program, provide details about a management entity, and provide guidelines for potential educational signage within the conservation areas.*
 - *establish guidelines for the distribution, layout, monitoring, and potential access control activities to help maintain the ecological value of the conservation tracts with these compatible uses.*
 - *include baseline documentation of existing conditions within the conservation areas and a natural resources assessment for the site. (SR3/Page 13-1 - 13-32)*

19. *The applicant will develop a conceptual plan that documents proposed passive uses noted in Revised Exhibit SRI-13-1 as part of the HMP review process... (SR3/Page 13-3)*

WETLANDS

1. *A hydroperiod analysis will be conducted on wetlands within the project site prior to development. This analysis will be used by project engineers to develop flood control, stormwater specifications, and wetland enhancement plans for the site. (ADA/Page 13-5)*

2. *The feasibility of implementation of the proposed wetland enhancement and the potential for enhancement of additional wetlands will be evaluated as more detailed site analyses are conducted. (ADA/Page 13-5)*

3. *The Natural Resource and Conservation Management Plan includes the following aspects (ADA/Page 13-7):*
 - *Large buffers adjacent to South Branch and the Anclote River (250 feet in areas currently dominated by improved pasture and 500 feet in naturally vegetated uplands;*
 - *Conservation of ±236.6 acres of additional natural uplands in the northern portion of the site consisting of a mosaic of scrub, scrubby flatwoods, and mesic flatwoods;*
 - *Wildlife habitat enhancement, including gopher tortoise relocations, preservation of mast-producing trees, appropriate use of cattle for short-term management objectives, and/or plantings of native plants, etc.;*
 - *Identification of appropriate locations for access to Starkey Wilderness Preserve, so that residents can enjoy and embrace the natural resources of this portion of Pasco County;*
 - *Long-term management of the mosaic of naturally vegetated uplands and wetlands, buffered from intense development by large surface water features (e.g. stormwater ponds, borrow ponds);*

- *The creation of a long-term management plan, supported by a dedicated funding source, that will include:*
 - *Prescribed fire*
 - *Exotic species removal*
 - *Restorations of historic vegetation composition*
 - *Appropriate passive recreation*
 - *Environmental education*
 - *Sustained connection of natural systems to the Anclote River and the Starkey Wilderness Preserve*
 - *Creation of an environmental education and access (e.g. passive recreation trails, boardwalks) program for residents of the urban areas of the Starkey Ranch community;*
 - *Continue to provide environmental education to a broad array of people **[Developer clarification: through the Starkey Institute/Center];***
 - *Creation of Green Design Comprehensive Plan for environmental stewardship across the property, including pursuit of certifications by one of several certifying entities; and*
 - *Continued agricultural use in areas until permitted for use in mitigation to offset construction level wetland impacts.*
5. *A variety of sediment control practices will be utilized to protect wetland areas from stormwater runoff discharge. Berms or diversion structures will be used to reroute runoff, if necessary. Settling basins and retention areas will be created and vegetated buffer areas along edges of water bodies and marshes will be left intact to trap sediment carried in stormwater runoff that could be produced during construction. Silt control barriers, such as hay bales and silt screens, will be placed appropriately to prevent siltation from occurring during construction. (ADA/Page 13-12)*
 6. *Conceptual plans for enhanced wetlands consist primarily of plugging ditches and/or installing control structures to retain additional water within the wetlands for a longer period of time. (ADA/Page 13-12)*
 7. *All of the Category 1 wetlands will be preserved through the development framework established by the Starkey Ranch DRI, Development Order, MPUD, and various environmental permits, **[Developer clarification: except for permitted roadway crossings].** (SR1/Page 10-8)*
 8. *Ditch plugs and/or control structures with control elevations based on historical hydrological patterns will be installed at the outfalls (or road crossings) of the wetlands. (SR1/Page 13-1)*
 9. *As lands within the proposed conservation plan are placed under conservation easement, cattle will be removed. (SR1/Page 13-1)*
 10. *Details of this funding program [for conservation lands] will be developed during permitting efforts with appropriate agencies. (SR1/Page 13-2)*
 11. *The majority of standard buffers will be allowed to revegetate naturally or may be maintained through occasional mowing or bush hogging as defined within the future Natural Resources Conservation Management Plan for the site. (SR1/Page 13-2)*

12. *The expanded buffers proposed within the conservation plan for the Anclote River and South Branch range from 250 feet for pasture areas to 500 feet within naturally vegetated areas. (SR1/Page 13-2)*
13. *The FFWCCC will be consulted during the development of the conservation management plan for the site through appropriate permitting efforts for listed species affected by development of the site. (SR1/Page 13-2)*
14. *During construction phases of the DRI, regular monitoring and maintenance will occur within lands set aside for mitigation purposes consistent with District, Corps, and/or other appropriate agencies permits. Following construction phases of the property, an appropriate natural resource oriented non-profit organization, community stewardship organization, homeowners' association, or other appropriate entity will maintain passive use facilities and/or maintain the areas to protect natural/wildlife values. (SR1/Page 13-3)*
15. *Environmental education programs will be created for residents of the adjacent urban areas to expose residents to and inform residents of the natural/wildlife values of the conservation areas. (SR1/Page 13-3)*
16. *The long-term management plan will include at a minimum:*
 - *a description of plant communities and listed species known to occupy the site;*
 - *a prescribed fire program that provides general guidelines about return intervals (e.g. every 2 to 5 years for pine flatwoods, every 15-20 years for scrub sites, etc.), mechanical methods to prepare for or mimic fire, and general blocks requiring fire management;*
 - *a description of exotic species known to occur or that have high potential to occur on the site along with the recommended eradication techniques and timeframes;*
 - *sustained connections to the Starkey Wilderness Park and potential coordination requirements for management within on site conservation areas and the Preserve;*
 - *enhancement techniques and/or plans for wetlands and/or upland areas; and*
 - *a general description of passive recreational facilities and educational programs proposed for the site.*

The proposed [long-term management] plan will be coordinated with the District through the ERP application, the FFWCC through appropriate wildlife permitting, and the County within one year of the issuance of an approved development order for the Starkey Ranch DRI. (SR1/Page 13-7)
17. *All enhancement areas will be placed under conservation easements dedicated to a local land trust, the SWFWMD, or other appropriate natural resource entity when used for mitigation to maintain legal protection for those lands. (SR1/Page 13-12)*
18. *Wetland enhancement plans will be coordinated with the District and/or other appropriate agencies during permitting efforts for the site. (SR1/Page 13-13)*
19. *An Environmental Monitoring Plan (EMP) subject to County approval will be developed in conjunction with the County and applicable agencies to ensure that conservation areas shall continue to be protected should the entity to which the conservation easements are dedicated cease*

to exist. Where possible, this EMP will be included in the site-wide natural resource management plan and will include a monitoring and reporting provision to ensure long-term conservation of the proposed conservation lands. (SR2/Page 13-1)

20. *Silvicultural activities within the DRI lands for mitigation will be limited to those areas that may be specified in the management plan. (SR2/Page 13-3)*
21. *A detailed enhancement plan for the site will be included within the District ERP application for the Starkey Ranch DRI. (Exhibit SR2-13-3/Page 1)*
22. *The Applicant will commit to the following Development Order (DO) condition... “This DO does not authorize impacts to Category 1 wetlands. At the time of preliminary plan/preliminary site plan approval, the County may decide to authorize impacts to Category 1 wetlands, but only in accordance with the provisions of the Conservation Element Policies 2.7.2., 2.7.4. and 2.7.6. Roadway crossings of Category 1 wetlands shall be limited in number to those crossings as shown on Map H (as may be amended in the future).” (SR3/Page 10-6)*
23. *The Applicant will be required to complete a DRI level review of any future development uses within these lands (i.e. “Future Development Parcels”)... (SR3/Page 13-2)*

WATER QUALITY

1. *Water quality treatment will be accomplished through a combination of Best Management Practices and utilization of natural or manmade stormwater detention systems. The stormwater detention systems will comprise of open water components with either a natural or manmade littoral zone vegetated by native aquatic species to provide biological treatment. (ADA/Pages 10-25 & 14-3)*
2. *Stormwater quality treatment systems will be designed and constructed... [to] treat and attenuate stormwater runoff before discharging to internal wetlands and/or natural conveyance waterways to the adjacent properties. Stormwater management ponds will be designed to maximize mixing, aeration, and settlement of particulates as much as practical. (ADA/Page 14-3)*
3. *Existing on-site surface waters and wetlands within the Starkey Ranch DRI as well as off-site areas will be protected from construction activities by various measures, including silt screen fences and implementation of a staged excavation/dewatering plan. Exposed soils will be stabilized upon completion of final grading. (ADA/Page 14-3)*
4. *The owners’ association will make printed educational materials available to residents of Starkey Ranch. (SR1/Page 14-1)*
5. *Additional groundwater quality data will be provided as required by the approving authority during the design phase. (SR2/Page 14-1)*

SOILS

1. *Stormwater runoff for 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 or sumps 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 and 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 will be treated prior to discharge to wetlands. Treatment methods include 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 Water 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 will be scheduled and performed such that grading operations can follow immediately thereafter. Grading operations will be scheduled and performed to allow permanent erosion control features to be placed immediately thereafter if conditions on the project permit;*
 - *Exposed soils will be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include sod, seeding and mulching or hydro mulching to provide a temporary or permanent grass cover, mulch blankets, filter fabrics, etc., can be employed to provide vegetative cover;*
 - *Energy dissipaters (such as rip rap, a gavel bed, hay bales, etc.) will be installed at the discharge point of pipes or swales if scouring is observed;*
 - *Implement storm drain inlet protection (hay bales or gravel) to limited sedimentation within the stormwater system. Perform inspections and periodic cleaning of sediments that 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. *Site specific testing will consist of a program of pre-design testing which will include standard penetration test borings in retention ponds and structural areas, infiltration rate testing of the soils in retention ponds, determination of existing groundwater tables and estimates of seasonal high water table levels. Roadway profile borings along the alignment of proposed streets and roads will also be made and site specific structures such as pump stations or lift station locations will be evaluated. (SR1/Page 14-1)*
4. *The pre-design soils work will be started once a preliminary site plan site plan has been approved and the Civil Engineer starts requiring specific soils data with which to start their designs. (SR1/Page 14-1)*
5. *Pre-construction meetings will be held with the contractor and all parties involved to discuss the project, including any soil constraints identified. (SR1/Page 14-3)*
6. *The County will be provided the results of the site specific testing for sinkhole potential as outlined by the applicant on Page 14-1 of Sufficiency Response #1 during the construction plan submittal phase. (SR2/Page 14-1)*
7. *The applicant will commit to notifying Tampa Bay Water if remedial measures are undertaken in the event that a sinkhole occurs on the site. The applicant will also commit to performing geotechnical soil borings, and other standard procedures, at each proposed stormwater pond to limit the potential for locating ponds within potential sinkhole prone areas. (SR2/Page 15-1)*

WATER SUPPLY

1. *The existing on-site water wells will not be used to provide potable water for the development. Any existing water wells that remain undisturbed may be used as a secondary source for landscape irrigation **[Developer clarification: if reclaimed/reuse water is not available]**. (ADA/Page 17-4)*
2. *The reduction of turf grass area, use of native plants and xeriscape principals will help to reduce irrigation demand. (ADA/Page 17-5)*
3. *The applicant will provide notification to future landowners and lessees regarding well construction specifications that must be met to qualify for future well repairs under Tampa Bay Water's Good Neighbor Policy. (SR2/Page 17-1 & SR3/Page 17-1)*

WASTEWATER MANAGEMENT

1. *The septic tanks, if necessary, would be used to provide restroom/bathroom facilities in the remote parts of the conservation areas... Additionally, the large-lot estates section of Starkey Ranch, denoted as **[Developer clarification: "Estates"]** in light yellow on Map H, may be too remote and low density to feasibly connect to a central sewer. (SR2/Pages 18-1 & 18-3)*
2. *The applicant proposes the following Development Order condition... "No septic tanks shall be installed in an area of the Starkey Ranch DRI identified as 'Neighborhood,' 'Business Park,' or 'Town Center' on Map H. Septic facilities shall be permitted in the **[Developer clarification:***

‘Estate’] area, so long as the density remains at or below one unit per net acre, and in the ‘Upland Preservation/Conservation Transition Zone’ area, where such facilities may be necessary for the comfort of visitors. All Septic tanks will comply with any relevant local, state or federal regulations and permitting requirements. (SR2/Page 18-1)

STORMWATER MANAGEMENT

1. *Best Management Practices will be implemented in the collection, conveyance, treatment, storage, and attenuation of stormwater runoff. The stormwater management system will include on-site man-made detention and natural isolated wetland systems. (ADA/Page 10-21)*
2. *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 be provided with bleed down orifices or V-notches sized to the appropriate SWFWMD criteria. (ADA/Page 19-1)*
3. *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 and ponds are to be constructed adjacent to isolated systems, littoral zone areas, as well as deeper sump areas, will be constructed as part of the new system. Where new wetland systems are to be created, it should include the construction of a littoral zone that presents a suitable environment for establishment of suitable native aquatic vegetation and this will provide biological treatment to maintain water quality. (ADA/Page 19-1)*
4. *The developer and/or his assigns, including possible purchasers of individual development tracts, will assume the responsibilities to manage the [drainage] system at full project buildout. Portions of the systems may be dedicated to, or conveyed to, such entities as homeowner associations, community development associations and/or Pasco County with the legal capacity to operate and maintain the system. (ADA/Page 19-5)*
5. *Where littoral planting zones are used within the stormwater ponds, a plant palette using native herbaceous and/or canopy species will be used. (SR1/Page 19-1)*
6. *Floodplain encroachment and compensation analysis will be performed to demonstrate no adverse impact. (SR1/Page 19-2)*
7. *A sufficient number of geotechnical soil borings will be performed in each pond location to determine the approximate depth to a confining layer. The pond bottom will then be set to assure that there is adequate clearance from the confining layer to prevent breaching the aquifer based on the soil borings taken. (SR1/Page 19-2)*
8. *The off-site runoff currently passing through the site will be maintained. On-site runoff will not co-mingle with the off-site runoff prior to water quality treatment... (SR1/Page 19-3)*

9. *Attenuation and storage of treated stormwater and/or flood waters within wetlands will be used to enhance the hydrology of wetland proposed for use in the mitigation/conservation plan. (SR1/Page 19-4)*
10. *The applicant agrees with the [following] proposed condition... “The development activities shall not breach the clay-confining layer (aquiclude). A breach of the aquiclude shall be defined as any excavation into the confining layer that degrades the integrity of that confining layer as determined by TBW or SWFWMD or Pasco County on a site-by-site basis. In those geographical areas of the County where there is no aquiclude present, excavation shall not proceed to within four feet of the underlying limestone which is part of the groundwater aquifer. It shall be assumed that excavation which exceeds either of these criteria shall constitute adverse groundwater effects. Developer’s responsibilities to prevent this occurrence and any remedial actions that are required should it occur shall be addressed by the Developer prior to development” (SR2/Page 19-1 & SR3/Page 19-1)*
11. *The Applicant will consider the use of native vegetation in the place of sod that is normally used to stabilize portions of the stormwater systems and other locations, where appropriate and feasible, as determined on a parcel by parcel basis. (SR3/Page 19-2)*
12. *The Applicant will consider the use of Florida Friendly Landscaping Principles throughout the project, in keeping with the Applicant’s demonstrated commitment to the environmental integrity of Starkey Ranch. (SR3/Page 19-3)*

SOLID WASTE

The Starkey Ranch residents’ association will participate in the voluntary recycling service run by the Pasco County Utilities Recycling Program. (SR2/Page 20-1)

TRANSPORTATION

1. *The specialty retail land use will be located inside the development and not directly on S.R. 54. (SR1/Page 21-1)*
2. *The **[Developer clarification: “paired road system”/Gunn Highway extension]** roadways are expected to be dedicated to Pasco County. (SR1/Page 21-8)*
3. *The site will be designed to accommodate PCPT to pick-up and drop-off riders if the current routes are modified to include this area. (SR1/Page 21-19)*

AIR QUALITY

... effective dust control measures will be implemented... including: 1) minimization of exposed erodible earth area to the extent possible; 2) stabilization of exposed earth with grass, mulch, pavement or other cover as early as possible; 3) periodic sweeping, or application of water or stabilizing agents to the working or hauling areas; 4) covering, shielding or stabilizing of stockpiled materials as necessary; and 5) the use of covered haul trucks. (ADA/Page 22-1)

HURRICANE PREPAREDNESS

1. *Any public schools located within the Starkey Ranch DRI will be hurricane shelters. (ADA/Page 23-1)*
2. *The applicant will coordinate, where feasible, with the Pasco County Emergency Management Department about incorporating hurricane resistant technology at Starkey Ranch. (SR12/Page 23-1)*

AFFORDABLE HOUSING

As a commitment to contributing to this important regional issue, the Applicant is proposing the following Development Order conditions for the Starkey Ranch DRI (SR3/Page 24-2):

1. *The Applicant will ensure that ten percent (10%) of the built residential units in each phase are affordable to households making equal to or less than 120 percent of the Area Median Income for Pasco County, as defined by the U.S. Bureau of the Census. The maximum “affordable” process for both sales and rentals will be determined according to the formula established in the East Central Florida Regional Planning Council Housing Methodology.*
2. *The method(s) for satisfying this condition will be worked out between the Applicant and Pasco County with review by Tampa Bay Regional Planning Council staff. These methods may include, but are not limited to, the following:*
 - a) *Community land trust, as defined in 42 USC Sec. 12773(f);*
 - b) *Down payment and/or closing cost assistance;*
 - c) *Utilization of the Low Income Housing Tax Credit, tax-free bond financing, or similar federally-sponsored programs;*
 - d) *Accessory dwelling units, through a ratio mutually agreeable to the Applicant and the Pasco County Community Development Division;*
 - e) *Any market-rate units sold and/or rented within the “affordability” limit, as described above; and*
 - f) *A payment-in-lieu of constructing units, in an amount mutually agreeable to the Applicant and Pasco County, with review by Tampa Bay Regional Planning Council staff.*

Additionally, the Applicant and Pasco County may negotiate mutually agreeable terms concerning the potential for incentives or credits if the Applicant implements an innovative approach to this issue. Such terms may include a two-for-one credit for homes constructed and placed in a program that ensures long-term affordability (such as a community land trust). To qualify, the homes must remain in an affordable price range, as defined above, for a period of time determined by the Applicant and Pasco County, and be sold to qualified buyers. The required number of units could be reduced by up to thirty percent (30%) if the Applicant uses such a strategy.

3. *The number of affordable housing units provided by the Applicant shall be tracked and recorded in each biennial report.*
4. *Should the Applicant not provide the required affordable housing units per phase of the development, a payment of \$2,500.00 per deficit unit must be paid into a Pasco County affordable housing trust fund prior to commencement of the next phase or issuance of a built-out agreement.*

POLICE & FIRE PROTECTION

1. *The design team will hold an additional meeting with [Developer clarification: Pasco County Sheriff's Office] at the beginning of the detailed design phase to discuss the environmental design criteria in more specificity. (SR2/Page 25-1)*

RECREATION AND OPEN SPACE

1. *The applicant intends to provide biking trails and wide sidewalks throughout the community... (ADA/Page 10-13)*
2. *An extensive and publicly accessible trails and sidewalks network will connect to the numerous passive and active recreational areas in the community, as well as to the Starkey Wilderness Preserve to the north... (ADA/Page 10-22)*
3. *The proposed District Park will offer a variety of active-use facilities that may include softball fields, soccer fields, tennis courts, and playgrounds, as well as opportunities for passive uses, such as picnicking. A significant amount of acreage on the north side of the property will remain open space, effectively protecting sensitive wetlands and wildlife habitat. (ADA/Page 26-1)*
4. *The neighborhood parks will be dedicated to and maintained by a Homeowner's Association and/or CDD within the proposed development. (ADA/Page 26-1)*
5. *The terms of the [parkland] dedication will be set forth in the Development Order ultimately approved for the Starkey Ranch DRI. (SR1/Page 26-1)*
6. *Any parkland purchased by Pasco County would not count towards mitigation of the development's parkland impacts... as part of its overall park mitigation program, the applicant proposes to pay park and recreation impact fees, provide approximately 43 acres of neighborhood parks and offer significant passive and active recreational opportunities in the large conservation areas created within the project. (SR1/Page 26-1)*
7. *The proposed master plan for the site maintains a 250 foot-wide buffer within pasture areas and 500 foot-wide minimum buffer adjacent to the Anclote River and South Branch. However, upland and wetland systems within the conservation plan provide significantly larger buffers between development and the Starkey Preserve. (SR1/Page 26-2)*
8. *The applicant will copy the DRI Coordinator on all permit requests and/or correspondences concerning the proposed bike trail connection for parcels at the property boundary connection point. [SR2/Page (General) 4]*
9. *The Development Program now shows a 40-acre District Park, which is the amount of land the Applicant has agreed to donate (for impact fee credits) to the County. The Applicant is still negotiating with the County about the purchase of the remaining 40 acres in order to provide an 80-acre District Park in the community. [SR3/Pages iii & 9-1]*

10. *The Applicant will continue to coordinate with SWFWMD and the County to finalize plans to provide a public access point with suitable public parking to serve the trail network connection to the Starkey Wilderness Preserve. This access point will serve as a regional trailhead facility for the Preserve and will be coordinated with SWFWMD to meet the requirements expressed in the April 2006 SWFWMD letter. [SR3/Page 1]*

EDUCATION

The applicant is committing to dedicate land for the construction of one elementary school in return for school impact fee credits... However, the Applicant will continue negotiating with the Pasco County School Board on additional measures to bring creative educational opportunities to Starkey Ranch, including the possibility of a combined elementary/middle school co-located with the potential District Park. (SR3/Page iv)

ENERGY

The Clearwater Gas Company will be responsible for the construction of on-site natural gas lines. The applicant acknowledges that gas lines will be constructed at the time of site development, in accordance with standard procedures. (SR2/Page 29-1)

SECTION IV - RECOMMENDED REGIONAL CONDITIONS
DRI #264 - STARKEY RANCH
PASCO COUNTY

Subsection 380.06(15), F.S., requires that the local government render a decision on the development proposal within 30 days after a public hearing, and issue a development order containing, at minimum:

- findings of fact
- conclusions of law
- conditions of approval
- consideration of whether or not the development interferes with the achievement of the objectives of an adopted state land development plan applicable to the area
- consideration of whether the development is consistent with the local comprehensive plan and local land development regulations
- consideration of whether the development is consistent with the report and recommendations of the regional planning agency
- monitoring responsibility
- expiration dates for commencing development, compliance with conditions or phasing requirements and termination date of the order
- biennial report requirements
- a date until which the local government agrees that the approved DRI shall not be subject to down-zoning, unit density reduction or intensity reduction
- substantial deviation determinations
- legal description of the property

Any Development Order adopted for Starkey Ranch shall include the above-referenced Section 380.06, F.S., requirements and shall include the following recommended regional conditions:

BASED ON THE FINDINGS AND THE ISSUES RAISED IN THIS REPORT, IT IS THE RECOMMENDATION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL THAT ALL THREE PHASES OF THE STARKEY RANCH DRI, AS CURRENTLY PROPOSED, BE SPECIFICALLY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, AT MINIMUM.

VEGETATION, WILDLIFE AND WETLANDS

1. Impacts to Natural Resources of Regional Significance, as delineated on *Map 3* in this report, shall only occur if justified pursuant to *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region (1996)* Policy 4.5.2. Mitigation for justifiable impacts to Natural Resources of Regional Significance should meet the ratios set forth in that policy and Policy 4.5.6; i.e: 2 created to 1 impacted for Special Habitats (Strategic Habitat Conservation Areas and Priority Wetlands); 3 created to 1 impacted for Riverine Habitat; and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.

2. Pre-development surveys of the appropriate upland habitats, forested and herbaceous wetlands shall be conducted to determine presence of tortoise burrow-dwelling commensal species, wading bird rookeries and nesting Florida sandhill cranes, respectively, using Florida Fish and Wildlife Conservation Commission guidelines. If commensal species or nesting is discovered, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission (FFWCC) and implement the recommended measures for species protection.
3. The developer shall prepare a coordinated Conservation and Habitat Management Plan (CHMP) for the conservation areas in Starkey Ranch that will address long-term conservation, management and monitoring of upland buffers, upland conservation tracts and wetland conservation and preservation areas, appropriate future passive uses of the areas, and listed species. The CHMP shall be coordinated with the FFWCC, the County and the SWFWMD to ensure compatibility with the Starkey Wilderness Preserve. Conservation easements shall be placed over these areas as the development occurs.
4. The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. Silvicultural or agricultural activities shall not be initiated on land not currently under such use.
5. The post-development wetlands on-site, shown as Estimated Wetlands on Revised Map H (SR3) shall be protected and buffered by natural habitat, as well as swales and ponds that are created for stormwater attenuation and treatment. Buffers around these wetlands shall be maintained and enhanced with native vegetation.

WATER QUALITY AND STORMWATER MANAGEMENT

1. The stormwater management system should be designed to maintain the natural hydroperiod of the receiving wetlands.
2. Development practices shall incorporate adopted Best Management Practices, including those which prevent construction-related turbidity.
3. Due to the potential for contamination of the shallow and Floridan aquifers, an integrated pest management program shall be implemented and the design and construction techniques listed below shall be considered and used where appropriate:
 - lining stormwater ponds with clay or synthetic material if no natural clay layer exists;
 - ensuring that ponds and swales are properly grassed or otherwise vegetated; and
 - maintaining a safe distance between pond bottoms and the top of the confining layer for the Floridan aquifer.
4. The developer shall stress the use of water conserving landscapes and the responsible use of water by residents and businesses, through legal and educational means. Non-native plant species should not be incorporated into the project's landscape design.

5. Appropriate subsurface investigations, including geotechnical soil borings, shall be performed prior to construction of stormwater management and /floodplain compensation ponds, to limit the potential for locating ponds within potential sinkhole prone areas and to determine proper development scenarios to protect against sinkhole.
6. 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)
7. 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)
8. 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)
9. The applicant shall consider easements or license agreements to allow interested agencies to continue monitoring at the following sites (SWFWMD):
 - D. JB Starkey 3 Upland Surficial - UID # 1926
 - E. JB Starkey 3 Wetland Surficial - UID # 1927
 - F. JB Starkey 3 Staff gage - UID # 489
 - G. Starkey Ranch Floridan - UID # 10772
 - H. Starkey Ranch Surficial - UID # 10800
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):
 - D. Retention of the maximum amount of native vegetation;
 - E. Shallow vegetated swales in all areas, including parking;
 - F. Appropriate Florida-friendly plant selections;
 - G. Small, recessed garden areas throughout landscaped areas;
 - H. Porous pavement and other pervious pavement technologies; and
 - I. 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 be provided, but shall not be constructed in existing wetlands or other protected native habitat identified on Map H.

WATER SUPPLY

1. Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided in the Development Order. This shall include the necessity for adequate water supply for fire-fighting.
2. The developer shall utilize lowest quality water available and appropriate for the intended use, including stormwater for irrigation.
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 developer should install a dual water system during site development id deemed appropriate by Pasco County. The project shall utilize reclaimed water at the time, and to the full extent, that it is made available by Pasco County.

5. As committed, the applicant will provide notification to future landowners and lessees regarding well construction specifications that must be met to qualify for future well repairs under Tampa Bay Water's Good Neighbor Policy.
6. The use and potential future use of reclaimed water or other alternative supplies shall be maximized. (SWFWMD)
7. Water-saving plumbing fixtures shall be used inside all buildings, including housing units. (SWFWMD)
8. Reuse connections shall be metered. (SWFWMD)
9. Dual irrigation systems shall be included in this development per Pasco County's ordinance. (SWFWMD)
10. 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)
11. Irrigation time clocks shall be reset after the establishment period for new landscaping has expired. (SWFWMD)
12. Florida-friendly landscaping principles shall be used throughout the development. (SWFWMD)
13. 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)
14. 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 septic tanks shall be installed in an area of the Starkey Ranch DRI identified as 'Neighborhood,' 'Business Park,' or 'Town Center' on Map H. Septic tanks, if approved, would be limited to the remote parts of the conservation areas and/or the large-lot estates section of the project.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

1. Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and

disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

2. The Starkey Ranch residents' association will participate in the voluntary recycling service run by the Pasco County Utilities Recycling Program.

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 Starkey Ranch subject to the transportation conditions recommended below.

1. The Starkey Ranch DRI will have a negative impact on several regionally significant roadway facilities within the primary impact area which will be subject to mitigation. Tables 1 and 2 (below) identify the impacts associated with Phase 1 approval.

**TABLE 1
Phase 1 (2012) Required Link Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54: Trinity Blvd. to Gunn Highway	F	9.1	Add 4 th EB Through lane
SR 54: Gunn Hwy. to Suncoast Parkway	F	10.0	Add 3 rd EB TH & 3 rd WB TH lane at Suncoast Pkwy. NB Ramps
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			

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

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 at Little Road	F	7.0	Add 2 nd WB RT, 3 rd NB LT & 3 rd SB LT lanes
SR 54 at Starkey Blvd.	F	7.7	Add 2 nd SB LT lane
SR 54 at Suncoast Parkway SB Ramp	F	6.9	Add 3 rd EB TH, 3 rd WB TH, and 2 nd WB LT lane
SR 54 at Suncoast Parkway NB Ramp	F	10.0	Add 3 rd NB LT lane, 3 rd EB TH lane, 2 nd EB LT lane with receiving lane, and 3 rd & 4 th WB TH lanes.
Starkey Blvd. at Town Avenue	F	6.5	Signalize when warranted.

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
Trinity Blvd. at Little Road	D (V/C>1)	13.9	Convert WB TH/RT lane to RT only lane.
Trinity Blvd. at Tamarind	D (V/C>1)	13.9	Adjust signal timing.
Trinity Blvd. at SR 54	F	9.1	Signalize when warranted by MUTCD. Add 2 nd and 3 rd WB LT, 4 th EB TH, 2 nd EB LT, 2 nd NB TH, 2 nd NB RT, 2 nd SB LT & SB RT lanes.
Gunn Highway at Tarpon Springs Road	F	5.2	Add SB RT lane.
Gunn Highway at Lutz Lake Fern Road	D (V/C>1)	9.7	Adjust signal timing.
Gunn Highway at SR 54	F	14.4	Add 4 th EB TH, 2 nd EB LT, 2 nd WB LT, WB RT, 2 nd NB LT, 2 nd NB TH, NB RT, 2 nd SB TH and SB RT lanes.
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			

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
SR 54: Suncoast Pkwy. to 0.3 miles W. of US 41	F	12.1	Add 4 th EB TH & 4 th WB TH lanes at Suncoast Parkway Ramps
Gunn Hwy.: S. Mobley Rd. to Race Track Rd.	F	5.3	Add 2 nd NB TH & 2 nd SB TH lanes
Gunn Hwy.: Race Track Rd. to N. Mobley Rd.	F	5.9	Add 2 nd NB TH & 2 nd SB TH lanes
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			

TABLE 4
Phase 2 (2017) Required Intersection Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 at Seven Springs Rd.	F	5.7	Add 3 rd NB TH & 2 nd SB TH lanes
SR 54 at Old CR 54	F	6.6	Add 2 nd EB LT lane w/receiving lane.
SR 54 at Little Road	E	13.1	Add 3 rd WB LT lane.
SR 54 at Starkey Blvd.	C/D (V/C>1)	13.6	Add 3 rd SB LT lane.
SR 54 at Suncoast Pkwy. SB Ramp	E	12.1	Add 4 th EB TH, 4 th WB TH & 2 nd EB RT lanes.
SR 54 at Suncoast Pkwy. NB Ramp	C/D (V/C>1)	19.8	Add 5 th WB TH lane.
Starkey Blvd. at River Crossing	C (V/C>1)	17.9	Adjust signal timing.
Trinity Blvd. at SR 54	D/E (V/C>1)	18.5	Add 3 rd EB LT & 3 rd SB LT lanes.
Gunn Hwy. at S. Mobley Rd.	F	5.3	Add 2 nd NB TH & 2 nd SB TH lanes.
Gunn Hwy. at Race Track Rd.	F	5.9	Add 2 nd NB TH & 2 nd SB TH lanes and convert EB RT lane to shared LT & RT lanes.
Gunn Hwy. at N. Mobley Rd.	F	6.0	Add 2 nd NB TH lane.
Gunn Hwy. at Van Dyke	E	8.0	Add 2 nd SB LT lane w/receiving lane & 2 nd WB RT lane w/receiving lane.
Gunn Hwy. at Tarpon Springs Rd.	D (V/C>1)	9.3	Adjust signal timing.
Gunn Hwy. at SR 54	F	21.2	Add 2 nd EB LT, 4 th WB TH and 2 nd & 3 rd SB LT lanes.
DeCubellis at River Ridge	F	7.8	Adjust signal timing.
East Lake Rd. at Keystone Rd.	F	5.9	Add 3 rd NB TH, 2 nd WB RT & 3 rd EB LT lanes.
East Lake Rd. at Trinity Blvd.	D (V/C>1)	5.5	Add WB RT lane.
Starkey Blvd. at Fanning Springs Dr.	F	N/A	Signalize 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 (2022) Required Link Improvements

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
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NO LINK IMPROVEMENTS NEEDED FOR PHASE 3

**TABLE 6
Phase 3 (2022) Required Intersection Improvements**

LOCATION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (%)	REQUIRED IMPROVEMENT
SR 54 at Seven Springs Rd.	D/E (V/C>1)	6.1	Add 3 rd WB LT lane.
SR 54 at Little Road	E	14.2	Add 4 th WB TH lane.
Starkey Blvd. at DeCubellis Rd.	D (V/C>1)	12.8	Adjust signal timing.
Trinity Blvd. at Tamarind	D (V/C>1)	9.5	Add NB LT lane.
Trinity Blvd. at SR 54	D/E (V/C>1)	27.2	Add 5 th EB TH lane.
Gunn Hwy. at Tarpon Springs Rd.	D (V/C>1)	10.2	Add 2 nd NB LT lane w/receiving lane.
Gunn Hwy. at SR 54	D (V/C>1)	22.7	Adjust signal timing.
East Lake Rd. at Keystone Rd.	E	6.4	Add 4 th NB TH lane & 3 rd SB TH lane
East Lake Rd. at Trinity Blvd.	D (V/C>1)	6.4	Add 3 rd WB LT lane w/receiving lane.
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			

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 \$6,200,440 for Phase 1 impacts, \$13,983,931 for the total of Phases 1 plus 2, \$17,598,090 for the total of Phases 1, 2, and 3.** The proportionate share calculations were contained in the Third 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 Starkey Ranch is reflective of the transportation analysis and subsequently prescribed mitigative measures instituted by the developer. The program shall provide biennial PM peak hour project driveway counts at all project entrance driveway intersections with public roadways (including SR 54 and Starkey Blvd.). The monitoring program shall commence upon completion of 50 percent of Phase 1, or the equivalent, in terms of trip generation. Monitoring shall continue on a biennial basis until project buildout. The monitoring shall be conducted a maximum of three months prior to each respective biennial report submittal.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at all project entrance driveways with public roadways (including SR 54 and Starkey Blvd.). 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 Starkey Ranch development.

The total PM peak hour project traffic through Phase 1 was projected to be 2,624 net external and 329 pass-by trips, for a total of 2,149 project driveway trips. The total PM peak hour project traffic through Phase 2 was projected to be 3,675 net external and 610 pass-by trips, for a total of 4,285 project driveway trips. The total PM peak hour project traffic through Phase 3 was projected to be 4,078 net external trips and 610 pass-by trips, for a total of 4,688 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 and solid waste generation, school impacts and parkland requirements, as appropriate, have all been satisfactorily addressed or can be accommodated.

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

The Land Use Equivalency Matrix (LUEM) recommended by TBRPC is identified in *Exhibit 1* (below). One limitation requested by Pasco County, which is supported by our agency, is a restriction of Office and/or Light Industrial conversion(s) to any other use(s). However, due to the employment based nature of these uses, the applicant would be able to convert between Office and Light Industrial and vice versa. 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.

**EXHIBIT 1
PROPOSED LAND USE EQUIVALENCY MATRIX**

CHANGE FROM▼	CHANGE TO▼											
	Single Family Res. (Units) [ITE: 110]	Town-homes/Villas (Units) [ITE: 210]	Apartments (Units) [ITE: 220]	Hotel (Occupied Rooms) [ITE: 230]	ACLF (Beds) [ITE: 310]	Retail (1K Sq. Ft.) [ITE: 710]	Specialty Retail (1K Sq. Ft.) [ITE: 710]	Office (1K Sq. Ft.) [ITE: 710]	Medical/Dental Office (1K Sq. Ft.) [ITE: 710]	Lt. Industrial (1K Sq. Ft.) [ITE: 710]	Day Care (1K Sq. Ft.) [ITE: 710]	Theatre (Seats) [ITE: 710]
S.F. Residential (Units)		1.9343	1.2896	1.4371	2.0328	0.1408	0.2725	0.4871	0.2294	0.7818	0.0799	7.6536
Townhomes/Villas (Units)	0.5170		0.6667	0.7430	1.0509	0.0728	0.1409	0.2518	0.1186	0.4042	0.0413	3.9567
Apartments (Units)	0.7754	1.4999		1.1144	1.5763	0.1091	0.2113	0.3777	0.1779	0.6063	0.0620	5.9347
Hotel (Occupied Rooms)	0.6958	1.3460	0.8974		1.4145	0.0979	0.1896	0.3389	0.1596	0.5440	0.0556	5.3256
ACLF (Beds)	0.4919	0.9516	0.6344	0.7070		0.0692	0.1341	0.2396	0.1129	0.3846	0.0393	3.7650
Retail (1K Sq. Ft.)	7.1048	13.7431	9.1626	10.2106	14.4427		1.9362	3.4609	1.6300	5.5548	0.5680	54.3772
Spec. Retail (1K Sq. Ft.)	3.6694	7.0979	4.7322	5.2734	7.4592	0.5165		1.7874	0.8418	2.8689	0.2933	28.0840
Office (1K Sq. Ft.)									0.4710	1.6050		
Med./Dental (1K Sq. Ft.)								2.1233		3.4079		
Lt. Industrial (1K Sq. Ft.)								0.6230	0.2934			
Day Care Ctr. (1K Sq. Ft.)	12.5091	24.1969	16.1321	17.9774	25.4287	1.7607	3.4090	6.0934	2.8698	9.7801		95.7396
Movie Theatre (Seats)	0.1307	0.2527	0.1685	0.1878	0.2656	0.0184	0.0356	0.0636	0.0300	0.1022	0.0104	

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

SOURCE: SR3/Exhibit SR2-21-42(Revised)/Page 21-73

AIR QUALITY

1. Specific approval of Phases 2 and 3 of Starkey Ranch shall include a requirement that the intersection improvements identified in the DRI transportation analysis as necessary to alleviate air quality impacts for each phase, or other improvements which accomplish the same result, be committed for construction or otherwise mitigated prior to the issuance of certificates of occupancy for any development in each phase.
2. 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 deviation from this proposal would need to be approved by all above-referenced agencies. The provisions of the proposal are as follows:

- The Applicant will ensure that ten percent of the built residential units in each phase are affordable to households making equal to or less than 120 percent of the Area Median Income for Pasco County, as defined by the U.S. Bureau of the Census. The maximum "affordable" prices for both sales and rentals will be determined according to the formula established in the East Central Florida Regional Planning Council Housing Methodology.
- The method(s) for satisfying this condition will be worked out between the Applicant and Pasco County with review by Tampa Bay Regional Planning Council staff. These methods may include, but are not limited to, the following:
 - ▶ Community land trust, as defined in 42 USC Sec. 12773(f);
 - ▶ Down payment and/or closing cost assistance;
 - ▶ Utilization of the Low Income Housing Tax Credit, tax-free bond financing, or similar federally-sponsored programs;
 - ▶ Accessory dwelling units, through a ratio mutually agreeable to the Applicant and the Pasco County Community Development Division;
 - ▶ Any market-rate units sold and/or rented within the "affordability" limit, as described above; and
 - ▶ A payment-in-lieu of constructing units, in an amount mutually agreeable to the Applicant and Pasco County, with review by Tampa Bay Regional Planning Council staff.

Additionally, the Applicant and Pasco County may negotiate mutually agreeable terms concerning the potential for incentives or credits if the Applicant implements an innovative approach to this issue. Such terms may include a two-for-one credit for homes constructed and placed in a program that ensures long-term affordability (such as a community land

trust). To qualify, the homes must remain in an affordable price range, as defined above, for a period of time determined by the Applicant and Pasco County, and be sold to qualified buyers. The required number of units could be reduced by up to thirty percent (30%) if the Applicant uses such a strategy.

- The number of affordable housing units provided by the Applicant shall be tracked and recorded in each biennial report.
- Should the Applicant not provide the required affordable housing units per phase of the development, a payment of \$2,500.00 per deficit unit must be paid into a Pasco County affordable housing trust fund prior to commencement of the next phase or issuance of a built-out agreement.

POLICE AND FIRE PROTECTION

1. The applicant should use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.
2. The Applicant has agreed to further discussions with the Pasco County Sheriff's Office regarding environmental design criteria.

RECREATION AND OPEN SPACE

As committed, the Applicant shall:

- provide biking trails and wide sidewalks throughout the community;
- maintain a 250 foot wide buffer within pasture areas and 500 foot wide minimum buffer adjacent to the Anclote River and South Branch with significantly larger buffers for upland and wetland systems within the conservation plan between development and the Starkey Preserve; and
- continue to coordinate with SWFWMD and the County to finalize plans to provide a public access point with suitable public parking to serve the trail network connection to the Starkey Wilderness Preserve.

EDUCATION

The Applicant shall provide one elementary school site (minimum) mutually agreeable to the Pasco County School Board.

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 2017 buildout date. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.
3. Any approval of Starkey Ranch shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 9J-2.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 9J-2.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 9J-2.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 9J-2.045 (Transportation Uniform Standard Rule); and 9J-2.048 (Adequate Housing Uniform Standard Rule).
4. Any approval of this development shall require that all of the developer's commitments set forth in the ADA and subsequent Sufficiency Responses be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section III of this Report.
5. Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the developer in accordance with Rule 9J-2.0252, FAC.
6. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.

7. Approval of Starkey Ranch shall be contingent upon the project's consistency with the Pasco County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.
8. The Development Order should resolve the issues raised in the attached correspondences from the Southwest Florida Water Management District, Tampa Bay Water and Hillsborough County.

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

**SECTION V - VOLUNTARY AFFORDABLE HOUSING MITIGATION PROGRAM
DRI #264 - STARKEY RANCH
PASCO COUNTY**



GLATTING JACKSON KERCHER ANGLIN

Jack F. Glatting, Founder

William J. Anglin, Jr.
David L. Barth
Gregory A. Bryla
Dan E. Burden

Frances E. Chandler-Marino
Charles P. Cobble
Jay H. Exum
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Donald G. Wishart

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David M. Hoppes
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Mike P. Sobczak
Maxwell D. Spann
Jeff M. Sugar
Paul A. Taylor
Ronald L. Urbaniak
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John Paul Weesner

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June 15, 2007

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

Dear John,

Starkey Ranch Investment Company provided a housing analysis in accordance with state-supported East Central Florida Regional Planning Council methodology in the original Application for Development Approval dated March 2006. While this analysis shows only a small deficit of housing considered 'affordable' by the lowest incomes (by HUD standards), the Applicant is proposing a voluntary mitigation strategy to address the general need for diverse housing options within the County.

As detailed in the Applicant's Third Sufficiency Response to TBRPC:

- The Applicant believes strongly in creating a diverse community that is home to a wide variety of people in various life situations. A primary goal of the design is to foster social connectedness, civic engagement, and the opportunity for people of different backgrounds to come into contact with one another.
- One of the methods used to achieve this goal is the diversity of housing options that will be offered. Nearly every type of housing need will be satisfied in Starkey Ranch, including apartments and condos, starter homes, townhomes, and bungalows, estate homes, and even adult care living facilities. While this is not the entire answer to affordable housing shortages seen in the Tampa Bay region, housing diversity it is a critical part of the solution. When every home is 1,800 square feet on a quarter-acre of land—as many new homes in the region are—affordability is very difficult to achieve without subsidies.
- The concept of "affordable living" is emerging in affordable housing debates. The concept refers to the idea of reducing other household costs, such as transportation and utilities, as a way to increase the amount of income available for housing. In most metropolitan areas, including the Tampa Bay region, the average household pays nearly as much of their monthly income on transportation as they do on housing. (In Tampa, the average household pays 25.1 percent of their income for transportation, versus 31.3 percent for housing). The Starkey Ranch community, unlike most other large developments in the region, is being designed with a heavy emphasis on reducing transportation costs for the average family. Numerous employment, retail, entertainment, educational, and recreational opportunities are located within a safe walking or biking distance of the majority of residents, allowing them to reduce their reliance on automobiles. Spending less for gas, maintenance,



and insurance, coupled with the possibility of eliminating the need for some vehicles altogether, will free up household income to help with housing needs.

- Workforce housing is an issue that requires a local solution to local conditions. In the proposed Development Order (DO) conditions, below, the Applicant is requesting the necessary flexibility to adapt to changing local circumstances, innovative techniques and strategies, or new federal, state, or local programs that will undoubtedly emerge over the life of this project. A “one-size-fits-all” approach within the Tampa Bay Region would not be successful for either the developers or the moderate-income families seeking housing.
- Pasco County has been identified as a “Location A” area by the Florida Housing Finance Corporation. This designation means that the FHFC considers Pasco County “to be adequately supplied with rental housing already serving this income level [below 60 percent AMI].” The FHFC also explains that the reason for designating Location A areas is to “minimize the construction of new, affordable housing units in areas where rental units are still in the process of being absorbed by the market.”¹ For the Applicant, this designation means that obtaining financing from various federal and state programs (such as the low income housing tax credit) will be very difficult, and potentially impossible in the near term.

As a commitment to contributing to this important regional issue, the Applicant proposes the following Development Order conditions for the Starkey Ranch DRI:

1. *The Applicant will ensure that ten percent (10%) of the built residential units in each phase are affordable to households making equal to or less than 120 percent of the Area Median Income (AMI) for Pasco County, as defined by the U.S. Bureau of the Census. The maximum “affordable” prices for both sales and rentals will be determined according to the formula established in the East Central Florida Regional Planning Council (ECFRPC) Housing Methodology.*
2. *The method(s) for satisfying this condition will be worked out between the Applicant and Pasco County with review by Tampa Bay Regional Planning Council staff. These methods may include, but are not limited to, the following:*
 - a) *Community land trust, as defined in 42 USC Sec. 12773(f);*
 - b) *Down payment and/or closing cost assistance grants;*
 - c) *Utilization of the Low Income Housing Tax Credit, tax-free bond financing, or similar federally-sponsored programs;*
 - d) *Accessory Dwelling Units (ADUs), through a ratio mutually agreeable to the Applicant and the Pasco County Community Development Division;*
 - e) *Any market-rate units sold and/or rented within the “affordability” limit, as described above; and*

¹ “2006 Universal Application Set-Aside Location A Methodology.” Florida Housing Finance Corporation. 23

June 2005. Accessed 6 December 2006.
<<http://www.floridahousing.org/Home/Developers/Funding/2006UnivApp/2006UniversalAppLocationA.htm>>



- f) *A payment-in-lieu of constructing units, in an amount mutually agreeable to the Applicant and Pasco County, with review by Tampa Bay Regional Planning Council staff.*

Additionally, the Applicant and Pasco County may negotiate mutually agreeable terms concerning the potential for incentives or credits if the Applicant implements an innovative approach to this issue. Such terms may include a two-for-one credit for homes constructed and placed in a program that ensures long-term affordability (such as a community land trust). To qualify, the homes must remain in an affordable price range, as defined above, for a period of time determined by the Applicant and Pasco County, and be sold to qualified buyers. The required number of units could be reduced by up to thirty percent (30%) if the Applicant uses such a strategy.

3. *The number of affordable units provided by the Applicant shall be tracked and recorded in each biennial report.*
4. *Should the Applicant not provide the required affordable housing units per phase of the development, a payment of \$2,500.00 per deficit unit must be paid into a Pasco County affordable housing trust fund prior to commencement of the next phase or issuance of a built-out agreement.*

We look forward to seeing you on July 9. If you have any questions prior to that time we would be happy to answer them.

Sincerely,

Andrea D. Petersen, AICP
Associate

Cc Ben Harrill, Figurski & Harrill
Frank Starkey
Trey Starkey
Andrew Nothstine, Glatting Jackson
Carey Hayo, Glatting Jackson

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**SECTION VII - REVIEW AGENCY COMMENTS
DRI #264 - STARKEY RANCH
PASCO COUNTY**

Comments for the following Review Agencies are attached

Southwest Florida Water Management District
Tampa Bay Water
Hillsborough County



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Southwest Florida Water Management District

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

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

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

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

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

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Hillsborough
- Patsy C. Symons**
DeSoto

- David L. Moore**
Executive Director
- William S. Bilienky**
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: Starkey Ranch DRI #264-
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 on the north side of State Road 54 at Starkey Boulevard. It encompasses approximately 2,530 acres and is projected to contain a mixture of uses consisting of:

- | | |
|--------------------------------------|-----------------------------------|
| 2,870 single family | 1,015 townhomes |
| 400 apartments | 100 hotel rooms |
| 277,150 square feet retail | 120 Adult Care (ACLF) beds |
| 301,000 square feet office | 120 acres parks |
| 1,524-student school | 30,000 square feet day care |
| 16 screen movie theatre | 43,500 square feet medical office |
| 170,000 square feet light industrial | |

Build out will occur in three phases with an ending date of 2022.

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

Mr. John Meyer
June 18, 2007
Page 2

(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.
- The applicant shall consider easements or license agreements to allow interested agencies to continue monitoring at the following sites:
 - JB Starkey 3 Upland Surficial - UID # 1926
 - JB Starkey 3 Wetland Surficial - UID # 1927
 - JB Starkey 3 Staff gage - UID # 489
 - Starkey Ranch Floridan - UID # 10772
 - Starkey Ranch Surficial - UID # 10800

Water Supply

The proposed Starkey Ranch 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.

Mr. John Meyer
June 18, 2007
Page 3

Stormwater

The development of the subject DRI has the potential to impact the Anclote River and its tributaries, including South 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
- Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism, and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Pasco County and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change.
- The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each biennial DRI report.

We appreciate the opportunity to comment on this project as part of the DRI process. The recommendations provided are for your evaluation and use in developing the recommended development order. These comments do not constitute permit approval under Chapter 373, Florida Statutes, or any rules promulgated thereunder, nor do they stand in lieu of normal permitting procedures. Additionally, these comments are not necessarily the final position of the District and may be subject to revision pursuant to additional information and further review. If I can be of further assistance, please call me at (352) 796-7211 extension 4408.

Sincerely,



Maya Burke
Planner

Mr. John Meyer
June 18, 2007
Page 4

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



Board of Directors Susan LaVala, 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. Lotspeich
2575 Enterprise Road, Clearwater, FL 33763-1102
Phone: 727 796 2355 / Fax: 727 791 2388 / SunCom: 513 7010
www.tampabaywater.org



May 30, 2007

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

Re: **DRI #264/Starkey Ranch/Pasco County
Recommended Development Conditions**

Dear Mr. Meyer:

Tampa Bay Water staff offer the following recommended development conditions for DRI #264 - Starkey Ranch. The 2,530-acre proposed development is located north of S.R. 54, primarily between the intersections of S.R. 54 and Starkey Boulevard, and S.R. 54 and Gunn Highway. One public supply well with associated Pasco County Wellhead Protection Area Zones 1 and 2 is located within Starkey Ranch, and a second public supply well is located 1,000 feet from the Starkey Ranch, with the Pasco County Wellhead Protection Area Zone 2 also extending into the Starkey Ranch property. Tampa Bay Water's Starkey Wellfield lies within approximately 5,500 feet to the north of the development, and wetland mitigation zones from the Starkey Wellfield extend into the northern part of the development. Additionally, the Eldridge-Wilde Wellfield lies approximately 8,300 feet southwest of the development, and wetland mitigation zones from the Eldridge-Wilde Wellfield extend into the southern part of the development.

Thank you for considering our recommendations for development conditions for the Starkey Ranch DRI.

Water Quality and Drainage:

1. Development of the project shall not result in Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and Land Development Code, as may be amended from time to time.
2. The project's stormwater management system shall be designed, constructed and maintained to meet or exceed Chapters 17-25 and 40D-4, or 40D-40, Florida Administrative Code (FAC), and Pasco County

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stormwater management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices for reducing adverse water quality impacts as required by the regulations of Pasco County and other appropriate regulatory bodies shall be implemented. In addition, the applicants/developers shall comply with the following design requirements:

- a. All swales shall be fully vegetated and operational.
 - b. Dry stormwater, retention/detention areas, including side slopes and bottoms, shall be vegetated as required.
 - c. The applicants/developers or other responsible entities shall ensure that the stormwater management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit.
 - d. Should the applicants/developers discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the applicants/developers shall, within seven (7) days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The Developer's Report(s) shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous Report(s).
 - e. Landscape and irrigation shall be in conformance with the Land Development Code in effect at the time of preliminary plan/site plan approval.
 - f. The applicants/developers should advise future residents of seasonal variations within created water features and should not be perceived as lakes with constant water levels.
3. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
 4. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a

more natural state so that historic wetland water levels and flow quantities are restored.

5. Development activities shall not breach the clay-confining unit, and in no event shall contact with the limestone aquifer be allowed. Applicants/developers' responsibilities to prevent this occurrence and any remedial actions are required during the site plan permitting process.
6. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The applicants/developers shall develop a surface water quality monitoring program approved by Pasco County, Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP) and Tampa Bay Water, and shall be instituted before commencement of development as defined in the Pasco County Land Development Code and continue through build-out of the development. Access to the monitoring sites shall be made available to the agencies listed above. One of the purposes of these monitoring programs is to ensure no adverse impact to the Anclote River, which is a regionally significant resource. The following parameters shall be included within any required water quality monitoring program:
 - a. Sampling locations and specific parameters (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (minimum of twice annually) of monitoring, and reporting shall be subject to Pasco County, SWFWMD, FDEP and Tampa Bay Water approval.
 - b. All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/FDEP quality control standards and requirements.
 - c. The monitoring results shall be submitted to FDEP, SWFWMD, Tampa Bay Water and Pasco County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Pasco County, Tampa Bay Water and other appropriate regulatory agencies immediately. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation

cannot be identified, all construction in the sub-basin shall cease until the violation is corrected.

7. A groundwater monitoring program shall be developed in coordination with FDEP, SWFWMD and Tampa Bay Water to establish parameters, methodology, sampling frequency, and locations of monitoring sites. Any such program shall be submitted to Pasco County, FDEP, SWFWMD and Tampa Bay Water for review and approval. The groundwater quality monitoring program shall be instituted before commencement of development begins, as defined in the Pasco County Land Development Code, to provide background data and shall continue to project build-out. If reclaimed water for irrigation purposes is used in the future, any groundwater monitoring program will be amended as required by the permit for use of reclaimed water. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. Monitoring results shall be reported at least annually or more as may be required, and included in the Annual Report.
8. A wetlands monitoring program shall be developed in coordination with Pasco County, FDEP, SWFWMD and Tampa Bay Water to establish wetlands monitoring parameters, methodology, monitoring frequency, and locations of monitoring sites for those wetlands located within Tampa Bay Water wetland mitigation areas for the Starkey Wellfield and Eldridge-Wilde Wellfield. Any such program shall be submitted to Pasco County, FDEP, SWFWMD and Tampa Bay Water for review and approval. The wetlands monitoring program shall be instituted before commencement of development begins, as defined in the Pasco County Land Development Code, to provide background data and shall continue to project build-out. Monitoring results shall be reported at least annually or more as may be required, and included in the Annual Report.
 - a. Water level monitoring locations and frequency (minimum of twice annually) of monitoring, and reporting shall be subject to Pasco County, SWFWMD, FDEP, and Tampa Bay Water approval.
 - b. Vegetation survey transects shall be conducted at least twice annually to monitor canopy and basal cover of species and species composition.
 - c. The monitoring results shall be submitted to FDEP, SWFWMD, Tampa Bay Water and Pasco County.

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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.
 - 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.

Mt. John Meyer, DRI Coordinator
May 30, 2007
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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,

A handwritten signature in cursive script that reads "Paula Dye".

Paula Dye, AICP
Project Supervisor

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Florida

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June 12, 2007

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

Subject: DRI #264 – Starkey Ranch, Pasco County
Final Comments and Recommended Development Order Conditions

Dear Mr. Meyer:

This letter sets forth Hillsborough County's recommended development order conditions for the Starkey Ranch Development of Regional Impact (DRI). These conditions are based upon the project's impacts to Hillsborough County roadways identified by the transportation analysis in the Application for Development Approval.

Recommended Development Order Conditions for Phase I:

- Gunn Highway at Tarpon Springs Road – Add a SB right-turn lane and signal retiming adjustment.
- Gunn Highway at Lutz Lake Fern Road – Add a dedicated westbound left-turn and signal retiming adjustment.

Recommended Development Order Conditions for Phase II:

- Gunn Highway at Van Dyke Road – Add a second WB right-turn lane with a receiving lane and a second SB left-turn lane with a receiving lane and adjust the signal timing accordingly.
- Gunn Highway at Race Track Road – Add a second EB left-turn lane and a dedicated EB right-turn lane and adjust the signal timing accordingly.

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Mr. John Meyer, DRI Coordinator
June 12, 2007
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Recommended Development Order Conditions for Phase III:

- Gunn Highway at Tarpon Springs Road – Add a second NB left-turn lane with a receiving lane and adjust signal timing.
- Gunn Highway at Race Track Road – Add a second NB left-turn lane with a receiving lane and adjust signal timing.

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

Sincerely,



John E. Healey, AICP
Executive Planner

cc: Patricia G. Bean, County Administrator
Wally Hill, Deputy County Administrator
Kenneth C. Griffin, Assistant County Administrator
Peter Aluotto, Director, Planning & Growth Management Department
Bob Gordon, Director, Public Works Department
Paula Harvey, Director, PGM Planning & Zoning Division
Bob Campbell, Director, PGM Transportation and Land Development Review
Division
Charles White, Manager, PGM Transportation and Land Development Review
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Joe Incorvia, Manager, PGM Community Planning
Nancy Takemori, Assistant County Attorney

