



Tampa Bay Regional Planning Council

BRS

Biennial Report Summary

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DRI #247 - LONG LAKE RANCH PASCO COUNTY RYs 2006-08

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

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (2001-2007)	PHASE 2 (2006-2015)*	TOTAL*
COMMERCIAL (Sq. Ft.)	302,000	1,744,000	2,046,000
(Community)	(252,000)	(280,000)	(532,000)
(Neighborhood)	(50,000)	(0)	(50,000)
(Convenience)	(0)	(344,000)	(344,000)
(Regional Mall)	(0)	(1,120,000)	(1,120,000)
OFFICE (Sq. Ft.)	304,000	0	304,000
RESIDENTIAL (Units)	1,516	425	1,941
(Single-Family)	(1,116)	(0)	(1,116)
(Multi-Family)	(400)	(425)	(825)

* Phase 2 is conceptually approved only. Specific Phase 2 approval will be contingent upon further Section 380.06, F.S. transportation, water supply and air quality analyses.

On February 17, 2006, the applicant submitted a Notice of Proposed Change application to request the following Development Order modifications, which remain under review:

- removal of a portion of land (i.e. 290± acre Roy Nicholas Geraci, Jr., homestead parcel) within the Development of Regional Impact and its pro rata entitlements granted pursuant to the Development Order". The parcel is located in the southeast corner of the project;
- removal of 46.879 acres in the northwest corner of the project to account for FDOT's acquisition of the parcel associated with drainage for S.R. 54 expansion;
- dividing of Phase 1 into three sub-phases and extension of the build-out date of Phase 1A to December 31, 2009 and Phase 1B to December 31, 2010;
- "modification of approved Map H to trade off 5.1 acres of retail (the south neighborhood retail parcel) for single-family residential use pursuant to the approved matrix"; and
- "modification of the developer of record to Long Lake Ranch, LLC."

PROJECT STATUS

Development this Reporting Year: a NOPC application, Preliminary Site Plans, a Gopher Tortoise Incidental Take Permit application, Dredge & Fill Permit Application, Master Roadway Alignment and Phasing Plan, Sunlake Boulevard construction plan and construction plans for Phases 1 and 2B were all submitted and/or approved during the reporting period.

Cumulative Development: aside from plan and permit submittals recognized above, development activity would be limited to initiation of infrastructure installation for Phase 1. In addition, Borrow Pit U5 restoration was completed in December 2006.

Projected Development: infrastructure installation to serve the Phase 1 residential development is expected to continue. In addition, the developer anticipates initiating construction of 4,000 linear feet of Sunlake Boulevard south of S.R. 54.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer alleges that the Surface Water Monitoring Plan, Groundwater Monitoring Plans and the Wetland/Lake Management Plan were each approved by all respective agencies during 2007 in accordance with Conditions 5.c.(4), 5.c.(5) & 5.d.(3), respectively. Results of Surface and Groundwater monitoring shall be submitted in conjunction with all future Biennial Reports.
2. Protection of preserved wetlands and mitigation areas shall be ensured through conservation easements or deed restrictions [Condition 5.g.(3)]. The developer has asserted that *“preliminary plans were submitted to Pasco County showing potential preservation [and mitigation] areas. Construction plans (not yet submitted) will finalize these areas, and they will be preserved through conservation easements upon final plat approval.”*
3. Traffic monitoring: Prior to preliminary site plan/plat approval of fifty (50) percent of the DRI entitlement (including the already built portion), the developers shall institute an annual monitoring program and provide annual monitoring reports to Pasco County to verify that the total allowable trips are not exceeded. The total driveway trips of the development shall not be allowed to exceed 1,373 inbound and 1,369 outbound p.m. peak-hour trips, for a total of 2,742 p.m. peak-hour trips. [Condition 5.m.(5)]
4. The Developer has stated that a Developer Agreement was approved by Pasco County on July 24, 2007 to address right-of-way acquisition and construction of Sunlake Boulevard in accordance with Condition 5.m.(5)(b). However, the extent of Hillsborough County’s involvement in this Agreement has not been identified as stipulated in the Condition.
5. It is hereby noted that the required frequency of reporting (i.e. Annual or Biennial) is questionable due to the conflicting statements identified under Stipulation 6.(a)(2) of the Development Order, which is stated as follows:

*“The applicants/developers shall provide a **Biennial** Report on the required form to Pasco County Development Services, TBRPC, and FDCA on the anniversary date of final adoption of this DO **each year** during the term of this DO...”* [Underlined to express emphasis]

The developer has previously indicated that Annual Reports will continue to be provided until and unless this discrepancy is resolved through the Development Order amendment process.

DEVELOPER OF RECORD

Long Lake Ranch LLC and Geraci Family Associates, Ltd., 2630 Falkenburg Road South, Riverview, FL 33569 are the entities responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

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