



# DOAR

## Development Order Amendment Report

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### DRI #247 - LONG LAKE RANCH PASCO COUNTY

On December 12, 2008, Pasco County rendered Resolution No. 09-46 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on November 25, 2008.

#### BACKGROUND

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. Specific approval was granted for only the first phase. Phase 2 is/was subject to further transportation, air quality and water supply analyses. 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 Development Order has not been previously amended. However, on February 17, 2006, the applicant submitted a Notice of Proposed Change application to request the following Development Order modifications, which remain under consideration and/or 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."

#### DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following:

- granted specific approval of Phase 2 with a November 30, 2015 buildout date;

- extended all Phase 1 entitlements by seven years and 11 months (to November 30, 2015);
- extended the Development Order expiration date by one year, seven months and 18 days (to December 31, 2020)
- reduced Phase 2 Commercial uses by 1,469,000 sq. ft. (to 275,000 sq. ft.);
- increased Phase 2 Office uses by 1,001,000 sq. ft. (to 1,001,000 sq. ft.);
- increased Phase 2 Multi-Family residential units by 205 (to 630);
- added a Hotel component with 220 hotel rooms to Phase 2;
- relocated the 50,000 sq. ft./5.1 acre Retail parcel from the southern to the northern retail portion;
- relocated the 5.3 acre Upland Habitat Protection area from the center to southern portion of the project;
- allowed single-family within the multi-family parcel;
- changed S.R. 54 access points per “FDOT Access Management Review Committee” approval of June 25, 2008;
- provided a potential Leonard Road connector;
- provided a reverse Frontage Road to connect the easternmost Project Driveway traffic to the Loop Road;
- removed FDOT drainage parcel acreage [~ 46.879 acres] from the DRI project limits;
- increased Mitigation/Open Space due to the potential Leonard Road connection;
- quantified road acreages on Map H;
- reduced retail acreage and increase Mitigation/Open Space acreage accordingly for the west portion of the site adjacent to S.R. 54;
- adjusted Retail and Office acreages to reflect the shift in entitlements;
- extended the frequency of reporting from annual to biennial; and
- modified the Developer(s) of Record to reflect Long Lake Ranch LLC for the residential component and Amprop General Investments LLC for mixed use portion of the project.

The revised phasing schedule is as follows:

LAND USE		PHASE 1 (Buildout: 11/30/15)	PHASE 2 (Buildout: 11/30/15)	TOTAL
<b>RESIDENTIAL</b>	<b>(Units)</b>	<b>1,516</b>	<b>630</b>	<b>2,146</b>
	(Single-Family)	(1,116)	( 0)	(1,116)
	(Multi-Family)	( 400)	(630)	(1,030)
<b>COMMERCIAL</b>	<b>(Sq. Ft.)</b>	<b>302,000</b>	<b>275,000</b>	<b>577,000</b>
<b>OFFICE</b>	<b>(Sq. Ft.)</b>	<b>304,000</b>	<b>1,001,000</b>	<b>1,305,000</b>
<b>HOTEL</b>	<b>(Rooms)</b>	<b>0</b>	<b>220</b>	<b>220</b>

## RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report* adopted on December 8, 2008 and with the Council’s *Final Report* adopted on July 9, 2001.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #247 - Long Lake Ranch.

# GENERAL LOCATION MAP

