



BRS

Biennial Report Summary

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DRI #260 - WIREGRASS RANCH PASCO COUNTY RYs 2007-09

On August 3, 2007, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. R06-36, a Development Order adopted on July 17, 2007. The Development Order granted specific approval for the first three (of four) project phases to Wiregrass Ranch, Inc. Specific approval of Phase 4 is contingent upon further transportation and air quality analyses. The mixed-use project is situated on 5,100 acres in south central Pasco County, east of the Seven Oaks DRI and S.R. 581, south of S.R. 54, southwest of the New River DRI, west of the Wesley Chapel DRI and north of the Meadow Pointe DRI. The Development Order expires on December 31, 2020. Biennial Reports are required to be submitted on (or before) July 17th of all odd-numbered years.

The project has been amended once, on October 9, 2007 (Resolution No. 07-291), to resolve an appeal by the Florida Department of Community Affairs, whereby Exhibit I was amended to clarify the Phases 2 and 3 proportionate share mitigation requirements.

The following constitutes the approved phasing schedule as originally approved:

LAND USE		PHASE 1 (2016)	PHASE 2 (2016)	PHASE 3 (2016)	PHASE 4 (2020)	TOTAL
RESIDENTIAL	#	6,000	5,126	500	1,000	13,026
	(Single-Family)	(4,000)*	(4,000)**	(500)	(0)	(8,500)
	(Multi-Family)	(2,000)	(1,526)	(0)	(1,000)	(4,526)
RETAIL	Sq. Ft.	1,580,800	800,000	340,000	460,000	3,180,800
OFFICE	Sq. Ft.	400,000	599,080	400,000	875,000	2,274,080
HOTEL	Rooms	120	0	0	0	120
HOSPITAL	Beds	100	0	0	0	100
SCHOOLS/ELEM.	#	1	1	1	1	4

* - Includes 1,000 elderly housing units

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On May 6, 2009, the Applicant submitted a Notice of Proposed Change application requested the following modifications to the Development Order, which remain under review and/or consideration by Pasco County:

- change the Developer of Record to “Locust Branch, LLC;

- modify the Land Use Equivalency Matrix to potentially allow the introduction of Industrial uses and to modify the extent of flexibility of approved uses from 10% “per phase” to 10% of the “total specifically approved entitlements”;
- modify the Master Development Plan (Map H) to reflect: an exchange of locations (and associated project entitlements) between Parcels O3 and M13; redesignate Parcel “V4” as Parcel “M18” (to allow mixed uses); add 50± acres of Parcel “S3” to Parcel “O3” (to allow Office development); increase the size of the Town Center (Parcel “M7”) to 138± acres and Parcel M15 by 10± acres; reduce the size of Parcel S4 by 148± acres; establish a Parcel “S3A”; designate 80 acres of Parcel S5 as a County Park; convert approximately 220 acres of Parcel “S5” to new Parcels “M17” and “M19”; slightly amend the boundaries for Parcel C-8; designate approximately 21± acres of former Parcel M4A as County Park; depict the proposed realignment of Bruce B. Downs Blvd.; and rename “Porter Boulevard” to “Wiregrass Ranch Boulevard”;
- modify Exhibit E/Map H-3/“Land Use Schedule” (i.e. contains project acreages and designates parcel development by phase) to reflect changes in Parcel acreages and entitlement allocations reflected above and to “be consistent with the Development Order”;
- modify Exhibit I (entitled “Wiregrass DRI Transportation Mitigation Terms and Conditions”) to: reflect renaming of “Porter Boulevard” as “Wiregrass Ranch Boulevard”; extend the due dates associated with the required “Letters of Credit”; increase the Phase 1 proportionate share credit for the hospital and medical office employment center uses; allocate entitlements attributable to each pipeline improvement and the subphasing of improvements 6 and 7; and update the proportionate share costs to reflect July 2009 FDOT cost indexes; and add “the Pasco County two- year extension to construction start dates and financial assurance column; and
- modify the Land Use Table to correct a scrivener’s error to reflect that 1,000 (not 400) of the Phase 1 and 1,500 (not 600) of the Phase 2 Single-Family Residential units will be housing units for the elderly, consistent with the transportation analysis and Map H-3; and to establish 90,000 sq. ft. of Medical Office as a subset of their approved 400,000 sq. ft. of General Office uses approved for Phase 1;
- modify numerous tables within Exhibit H to reflect the use of June 2009 FDOT cost indexes;
- extend the buildout dates associated with Phases 1 - 3 (to December 31, 2019) and the Development Order expiration date (to December 31, 2023), each by a period of three years;
- recognize the conversions of: 34 Single-Family residential units (from Phase 3) for 9,180 sq. ft. of Medical Office to be advanced to Phase 1; and 84 Single-Family residential units (from Phase 3) to a 707-student Community College campus to be advanced to Phase 1;

If approved, the following constitutes the revised phasing schedule:

LAND USE		PHASE 1 (2019)	PHASE 2 (2019)	PHASE 3 (2019)	PHASE 4 ³ (2023)	TOTAL ³
RESIDENTIAL	#	6,000	5,126	382 ²	1,000	12,908 ²
	(Single-Family)	(4,000) ¹	(4,000) ¹	(382) ²	(0)	(8,382) ²
	(Multi-Family)	(2,000)	(1,526)	(0)	(1,000)	(4,526)
RETAIL	Sq. Ft.	1,580,800	800,000	340,000	460,000	3,180,800
OFFICE	Sq. Ft.	310,000	599,080	400,000	875,000	2,184,080

LAND USE	PHASE 1 (2019)	PHASE 2 (2019)	PHASE 3 (2019)	PHASE 4 ³ (2023)	TOTAL ³
MEDICAL OFFICE Sq. Ft.	99,180 ²	0	0	0	99,180 ²
HOTEL Rooms	120	0	0	0	120
HOSPITAL Beds	100	0	0	0	100
COMM. COLLEGE Students	707 ²	0	0	0	707 ²
SCHOOLS/ELEMENTARY #	1	1	1	1	4

1. Single-Family residential entitlements are inclusive of 1,000 “elderly housing units” within Phase 1 and 1,500 within Phase 2.

2. Reflected entitlements are inclusive of a Land Use Equivalency Matrix conversion requests included in the October 30, 2009 NOPC responses. The conversions cumulatively requested 118 Single-Family units (from Phase 3) for 9,180 sq. ft. of Medical Office and a 707-Student Community College campus, each to be advanced to Phase 1.

3. Specific approval of Phase 4 is contingent upon further transportation and air quality analyses.

PROJECT STATUS

Development this Reporting Year: the lone development completed consists of the 766,654 sq. ft. of Commercial identified as “The Shoppes at Wiregrass.”

Cumulative Development: the aforementioned constitutes all completed development.

Projected Development: no specific development activity has been identified for the next reporting period although the Developer has identified that Residential development “was proposed” for Parcels S-1, S-3 and S-4, Retail on Parcel C-2 and Hospital on Parcel O-2.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer allegedly submitted an *Environmental Management Plan* (EMP) to the required agencies on April 8, 2008 in accordance with Condition 5.h.(6)(a). The EMP included: an *Integrated Pest Management Program* (Conditions 5.d.(2)(h)); *Wetland H25 Management Plan* (Condition 5.f.(7)); and *Ground Water and Surface Water Monitoring Plans*. (Conditions 5.d.(9)(a) & 5.d.(9)(b), respectively). The Developer confirmed that the EMP was subsequently modified to reflect the “minor” comments provided by the SWFWMD. In accordance with the Water Monitoring requirements of the EMP, baseline sampling was conducted in July 2008. All monitoring shall be conducted at least annually and included with each Biennial Report.
2. The Developer has identified that a coordinated *Wetlands Mitigation Plan* was submitted to (and approved by) Pasco County in accordance with Condition 5.f.(6). The *Plan* will continue to be updated and submitted to the County concurrent with future Preliminary Plan submittals.
3. The Developer has stated that they have complied with Condition 5.h.(2) and, in particular, their former submittal of additional breeding season surveys of listed species previously documented on site. These surveys pertained to development of the State Road 56 project area. Additional surveys will be submitted to Pasco County Growth Management Department, Pasco County Biologist and the Florida Fish and Wildlife Conservation Commission, as required, “as each development parcel proceeds through the design and permitting phase.”

4. The Developer has not addressed their extent of compliance with the following requirements: distribution of water conservation educational materials to project residents and businesses [Condition 5.k.(1)(e)]; incorporation of the Florida Yards and Neighborhoods program principles into integrated pest management, landscape design, plant material selection, and irrigation system installation [Condition 5.k.(1)(j)]; and/or notifying project businesses of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC [Condition 5.k.(3)(c)]. Acknowledging that only limited development has occurred on the site to date, it will be relevant that the extent of compliance with each of these requirements be addressed within any/all future Wiregrass Ranch Biennial Reports.
5. The Developer allegedly submitted a *Solid Waste Recycling Plan* to the County for approval in December 2008 as required by Condition 5.k.(1)(c). While the Developer has indicated that the County has yet to notify them of their acceptance, monitoring reports updating the implementation and progress of such recycling plan shall be submitted to the Pasco County Utility Services Branch and included in the Biennial Report.
6. Eighteen (18) months following construction plan approval for vertical construction of 50% of the Phase 1 of the DRI in terms of p.m. peak-hour project trip generation, or prior to construction plan approval for vertical construction of 65% of the Phase 1 of the DRI in terms of p.m. peak-hour project trip generation or December 31, 2010, whichever occurs first, the Developer shall institute a monitoring program to provide external p.m. peak-hour counts and projected counts at the project entrances as set forth below. Monitoring shall continue on a biennial basis until project buildout. Each monitoring event shall be conducted within a six month period from the due date of each biennial report to ensure that the counts are relatively accurate. [Condition 5.m.(4)]. For Phase 1 the total p.m. peak-hour trips at the project entrance driveways was estimated to be 10,288 (5,287 Inbound/5,001 Outbound), which included 968 internal capture and 648 pass-by trips. For Phases 1 and 2 (cumulative) the total p.m. peak-hour project trips at the project driveways were estimated to be 17,581 (9,131 Inbound/8,450 Outbound), which included 2,670 internal capture and 690 pass-by trips. For Phases 1, 2, and 3 (cumulative) the total p.m. peak-hour project trips at the project driveways was estimated to be 19,818 (10,077 Inbound/9,741 Outbound), which included 3,428 internal capture and 786 pass-by trips. The results of each monitoring event shall be submitted to Pasco County, TBRPC and FDOT.
7. Condition 5.m.(6) recognizes that the Developer shall initiate a Transportation Demand Management (TDM) Program in an effort to divert vehicle trips from the p.m. peak-hour. The TDM Program shall be submitted within the first year following completion of development in Phase 1 and include a biennial assessment of the actual achievement of trips diverted from the p.m. peak-hour as a result of the program using a methodology approved by Pasco County. Results of the TDM Program shall be included in each biennial report. This Condition has obviously not been triggered at this time.
8. As documented in Condition 5.o.(2), the Developer shall convey the following to Pasco County without compensation other than impact fee credits within 90 days of written request: a mutually-agreeable 80± acre District Park site and a mutually-agreeable 16-acre Community Park site within Parcel M-4A.

DEVELOPER OF RECORD

Wiregrass Ranch LLC, 1515 N. Riverhills Drive, Temple Terrace, FL 33617 is the firm 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.