



BRS

Biennial Report Summary

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DRI #247 - LONG LAKE RANCH PASCO COUNTY RYs 2008-10

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 Pasco County Board of County Commissioners adopted the lone amendment (Resolution No. 09-46) approved for the project on December 12, 2008. The Amendment authorized the following modifications of the Development Order:

- 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 western 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
RESIDENTIAL (Units)	1,516	630	2,146
(Single-Family)	(1,116)	(0)	(1,116)
(Multi-Family)	(400)	(630)	(1,030)
COMMERCIAL (Sq. Ft.)	302,000	275,000	577,000
OFFICE (Sq. Ft.)	304,000	1,001,000	1,305,000
HOTEL (Rooms)	0	220	220

PROJECT STATUS

Development this Reporting Year: Gopher Tortoise were successfully relocated in accordance with the respective permit. In addition, the “Hillsborough County segment” of Sunlake Boulevard was completed and the Phase 1 construction of Sunlake Boulevard has been initiated.

Cumulative Development: aside from plan and permit submittals and approvals, development activity would essentially be limited to the construction of Sunlake Boulevard.

Projected Development: the Developer anticipates completing Sunlake Boulevard Phase 1 construction as well as applying for a “Mass Grading Permit” in association with Parcel C.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has stated that the *Surface Water Monitoring Plan* and *Groundwater Monitoring Plan* were both approved by Pasco County, the Southwest Florida Water Management District (SWFWMD) and Tampa Bay Water during 2009 in accordance with Conditions 5.c.(4) & 5.c.(5), respectively. Results of corresponding surface and groundwater monitoring shall be submitted in conjunction with all future Biennial Reports.
2. The Developer has identified that the *Wetland/Lake Management Plan* was previously submitted and approved by Pasco County and the SWFWMD in 2007, as obligated by Condition 5.d.(3).
3. 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 “*plans will show preserved areas and mitigation areas, and they will be preserved through conservation easements upon final plat approval.*”
4. In accordance with Condition 5.m.(5), the developers shall institute an annual traffic monitoring program and provide annual monitoring reports to Pasco County to verify that the total allowable trips are not exceeded prior to preliminary site plan/plat approval of fifty (50) percent of the DRI entitlement. The total driveway trips of the development shall not exceed 1,373 inbound and 1,369 outbound p.m. peak-hour trips, for a total of 2,742 p.m. peak-hour trips. This Condition is not applicable at this point.

DEVELOPER OF RECORD

The following entities are responsible for adhering to the conditions of the Development Order:

Long Lake Ranch LLC 4343 Anchor Plaza Parkway, Suite 200 Tampa, FL 33634	Amprop General Investments LLC 4201 W. Cypress Street Tampa, FL 33607
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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.