



BRS

Biennial Report Summary

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DRI #258 - EPPERSON RANCH PASCO COUNTY RYs 2011-13

On December 3, 2008, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. 09-38, a Development Order adopted on November 5, 2008. The Development Order granted specific approval for both phases of a 1,742± acre predominantly residential development located in central Pasco County. The development is situated along the western side of Curley Road, between S.R. 52 and S.R. 54, and east of I-75.

The Development Order has been amended only once, on November 3, 2009 (Resolution No. 10-54). The Resolution authorized the following modifications to the Development Order: extended the Phase 1 and Phase 2 buildout date (to December 31, 2022) and Development Order expiration date (to December 31, 2027), each by a period of seven years; reduced the proportionate share credit for the Town Center from \$23,740,192.00 to \$11,431,524.00; extended the required commencement date for construction of the Curlew Road Pipeline Project/Phase 1 by two years and five months (to June 1, 2014) and the completion thereof by a period of two years, five months and 30 days (to December 31, 2015); extended the required commencement date for initiating construction of the Curlew Road Pipeline Project/Phase 2 by one year, six months and one day (to January 1, 2016) and the completion thereof by a period of two years (to December 31, 2017); extended the required completion date for Curlew Road Pipeline Project “through the Town Center” by five years (to December 31, 2017); revamped the requirement to identify site-related intersection improvements on the Final Approved Preliminary Site Plan rather than the Map H; identified entitlements which are eligible for impact fee and/or proportionate share credit; clarified the Performance and Maintenance Guarantee requirements; modified the Land Use Equivalency Matrix; modified the Master Development Plan to reflect the elimination of the the North/South collector road from Elam to Tyndall Roads, addition of project access points from Elam and Tyndall Roads; recognized a requirement for an Environmental Monitoring Plan; defined permitted activities in buffers; identified the requirement for preconstruction breeding surveys to be conducted at “appropriate/suitable” wetlands; recognized that Transportation Impact Fee credits would be granted for dedication of any future transit infrastructure; clarified timing and dedication of land to Pasco County School Board; extended the completion date of Town Center roads and utilities to 2017; and corresponding Master Development Plan and amendatory language.

The revised project phasing schedule is as follows:

LAND USE	PHASE 1 (Thru 2022)	PHASE 2 (Thru 2022)	TOTAL
RESIDENTIAL (UNITS)	1,341	2,564	3,905
Single-Family Detached	400	1,403	1,803
Single-Family Detached*	591	585	1,176
Single-Family Attached	350	376	726
Multi-Family	0	200	200

LAND USE	PHASE 1 (Thru 2022)	PHASE 2 (Thru 2022)	TOTAL
RETAIL (SQ. FT.)	56,000	153,000	209,000
OFFICE (SQ. FT.)	15,000	35,000	50,000
MOTEL (ROOMS)	100	0	100

* - Age Restricted

On December 7, 2012, the Developer submitted a request to abandon a portion of the project under Rule 73C-40.0251, F.A.C. and Subsection 380.06(26), F.S. The proposal remains under review.

PROJECT STATUS

In lieu of preparing a formal Biennial Report, the Applicant's representative submitted a correspondence dated December 30, 2012 indicating that "no development activity occurred during the reporting period" (i.e. for period of January 18, 2011 - January 17, 2013). Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18).

Development this Reporting Year: no development activity occurred during the reporting period (or to date).

Cumulative Development: development has not yet been initiated.

Projected Development: anticipated development activity has not been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Conditions 5.d.(9)(a) & 5.d.(18)(c) jointly require that an *Environmental Monitoring Plan* be approved and instituted prior to commencement of development, including provisions for groundwater and surface water monitoring. All monitoring results shall be submitted in association with the respective Biennial Report.
2. In accordance with Condition 5.h.(3), the Developer shall prepare a *Bald Eagle Management Plan* (BEMP) to establish a protection zone, prior to construction plan approval for any construction activity north of Elam Road.
3. The Developer shall prepare a *Habitat Management Plan* for the approval of FFWCC and/or USFWS, as may be appropriate, prior to preliminary plan/preliminary site plan approval for any increment of development, as outlined in Condition 5.h.(4)(a).
4. Condition 5.m.(4)(a) specifies that the Developer shall initiate annual traffic count monitoring within 18 months following construction plan approval for vertical construction of 50 percent of the DRI entitlements in terms of the trip generation in order to validate that the projected 3,419 (1,950 inbound and 1,469 outbound trips) p.m. peak hour trips are not being surpassed. All traffic monitoring shall be submitted in association with the respective Biennial Reports.

5. With the intentions of diverting trips from p.m. peak hour travel, Condition 4.m.(6) requires the Developer (or their successor) to prepare a Transportation Demand Management (TDM) Program within one year following the issuance of Certificates of Occupancy for 50 percent of the office/retail entitlements. An assessment of diverted trips shall be reported in all subsequent Biennial Reports.

DEVELOPER OF RECORD

Epperson Ranch LLC, Attention: Michael Lawson, Director of Development, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607 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.