



BRS

Biennial Report Summary

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DRI #260 - WIREGRASS RANCH PASCO COUNTY RYs 2011-13

On August 3, 2007, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. 08-06, 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 currently expires on December 31, 2020.

With the Development Order being modified initially 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 Order was subsequently amended four times, most recently on June 11, 2013 (Resolution No. 13-245).

The Amendments have cumulatively: changed the Developer of Record to Locust Branch, LLC; established additional uses which could be attained through the utilization of the Land Use Equivalency Matrix (LUEM); modified the limits of flexibility regarding the LUEM; extended the buildout dates associated with Phases 1 - 3 and the Development Order expiration date [to March 1, 2026 (Phase 1-3 buildout date) and March 1, 2030 (*conceptually-approved* Phase 4 buildout and Development Order expiration dates)]; recognized prior conversions of project entitlements authorized within and amongst project phases; modified the underlying Future Land Use classifications from MU (Mixed Use) and RES-3 (Residential - 3 units/acre) to PD (Planned Development); vested Office entitlements subject to conditions; added provisions regarding Pasco County's adoption of an Urban Service Area, a Transportation Concurrency Exception Area and allowance for Mobility Fees in lieu of Transportation Concurrency; provided for land uses and entitlements that may be added to a phase without transportation analysis; replaced all prior "Department of Community Affairs" (DCA) references to "Department of Economic Opportunity" (DEO); replaced Exhibit E with "Entitlement Tracking Chart" and clarified entitlement assignment process; authorized alternative Town Center, Corporate Business Park, Hotel and District Park locations and applicable development standards; added definitions for "Traditional Neighborhood Design" (TND) and "Transit-Oriented Development" (TOD); updated the Ground Water and Surface Water Monitoring Plan (GSMP) baseline monitoring and reporting status and the Environmental Management Plan (EMP) implementation status; updated the GPS Control Point provisions and the approval date of the Developer's Agreement; clarified the responsibility for and conceptual nature of Exhibit J (Site Access/Intersections); updated and clarified trip generation monitoring program to adjust trip monitoring thresholds; clarified when mobility fees and credits are applicable; updated the status of the Master Roadway Plan; identified which Parcels have been conveyed to the School Board; revised the provisions for a general Government Service Center and clarify reservation of and responsibility for 75,000 sq. ft. of Office entitlements for government services buildings; made Exhibit M ("Settlement Agreement with Pasco County and FDOT dated December 22, 2006") and Exhibit O ("Agreement with Florida Department of Community Affairs dated October 8, 2004") reference only; revised the Conditions for when the Easement Agreement for the Park & Ride Facility must be provided and the corresponding stipulations; added a 24-acre parcel to the project (formerly

dedicated as “National Tennis Center” site); revised the Proportionate Share Calculations and transportation mitigation requirements based on newer methodology procedures and reflective of current FDOT costs; established and modified “Exempt Uses” (e.g. Hospitals, Community College/University, Hotel, Attraction/Recreation facilities, Medical Office) and corresponding terminology; consolidated all specifically-approved phases (i.e. Phases 1-3) into a single phase to be known as “Phase 1” and renamed former “Phase 4” as “Phase 2,” while retaining its “conceptual-approved” status; clarified concurrency reservation, guarantee and vesting for public facilities, and transportation mitigation requirements for consistency with Development Agreement and Urban Service Area provisions; authorized potential conversion(s) of age-restricted to *non* age-restricted housing units with stipulations and upon consent of Master Developer; incorporated “Traditional Neighborhood Design” (TND) and “Transit Oriented Development” (TOD) definitions; clarified the pedestrian/bike crossing design standards/requirements; modified the trip generation monitoring provisions to eliminate independent thresholds for Phases 1, 2 and 3 since phases were consolidated; and corresponding revisions to the Master Development Plan (Map H), the Land Use Schedule (Exhibit E/Map H-3), the “Wiregrass DRI Transportation Mitigation Terms and Conditions” (Exhibit I), the Land Use Table, and numerous other exhibits and Development Order citations.

The following constitutes the revised/approved phasing schedule:

LAND USE		PHASE 1 (Buildout: 3/01/2026)	PHASE 2* (Buildout: 3/01/2030)	TOTAL
RESIDENTIAL	#	10,473	1,000	11,473
	(Single-Family)	(4,447) ¹	(0)	(4,447)
	(SF/Retirement)	(2,500)	(0)	(2,500)
	(Multi-Family)	(3,526)	(1,000)	(4,526)
RETAIL	Sq. Ft.	2,720,800	460,000	3,180,800
OFFICE	Sq. Ft.	559,080	875,000	1,434,080
MEDICAL OFFICE	Sq. Ft.	399,180	0	399,180
HOTEL	Rooms	480	0	480
HOSPITAL	Beds	371	0	371
ATTRACTION & REC.	Sq. Ft.	300,000	0	300,000
COMM. COLLEGE	FTE Students	707	0	707
UNIVERSITY	Students	0	0	0
LT. INDUSTRIAL	Sq. Ft.	0	0	0
GOLF	Holes	18	0	18
SCHOOLS/ELEMENTARY	#	3	1	4

* Specific approval of Phase 2 is contingent upon further Transportation and Air Quality analyses.

PROJECT STATUS

Development this Reporting Year: it appears that 4,462 sq. ft. of additional Commercial was completed in association with “The Shoppes at Wiregrass” (Parcel C6), the Wesley Chapel Medical Center was completed with 100 Hospital Beds and 99,180 sq. ft. of Medical Office (Parcel O2), 50 Hospital beds were developed in association

with “Ten Boreck Wesley Chapel” (Parcel M10) and development of a 217,522 sq. ft. Wal-Mart was initiated but not completed on Parcel C2. In addition, the Pasco-Hernando Community College (PPHC) campus remains under development on Parcel M18.

Cumulative Development: 776,847 sq. ft. of Commercial within “The Shoppes at Wiregrass,” 150 Hospital Beds and 99,180 sq. ft. of Medical Office.

Projected Development: although no specific development activity has been identified for the next reporting period, it would be anticipated that development of the Wal-Mart facility would be completed in addition to, perhaps, the PPHC campus.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer previously acknowledged that an *Environmental Management Plan* (EMP) was submitted to all required agencies on April 8, 2008, in accordance with Condition 5.h.(6)(a), and was subsequently approved. 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 has reported that Wetland H25 was subsequently conveyed to Pasco County with the park site and will now be maintained by Pasco County. The RY 2011-13 Biennial Report included an updated *EMP Progress Report* as well as Ground and Surface Water Monitoring data for 2012.
2. The Developer indicated 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 affirmed their compliance with Condition 5.h.(2) and, in particular, their former conduct and submittal of additional breeding season surveys of listed species documented on site prior to “initiation of construction activities for each respective project area.” Additional surveys will be submitted to Pasco County 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 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)]. Responses as to the extent of compliance with these issues will inevitably be of greater relevance as development progresses. It is anticipated that consistency with these Development Order obligations will be addressed in all future Wiregrass Ranch Biennial Reports.
5. Eighteen (18) months following construction plan approval for vertical construction of 50% of 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 March

1, 2021, 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 current. [Condition 5.m.(4)]. For Phase 1 the total p.m. peak-hour trips at the project entrance driveways was projected to be 11,381. The results of each monitoring event shall be submitted to Pasco County, TBRPC and FDOT.

6. 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.
7. 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. The Developer has advised that they are “currently working with the County on the proposed location for the park.”

DEVELOPER OF RECORD

Locust Branch LLC, 201 N. Franklin Street, Suite 2000, Tampa, FL 33602 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 with the exception of the items that were apparently lacking as identified in *Summary of Development Order Condition #4*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.