



BRS

Biennial Report Summary

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DRI #247 - LONG LAKE RANCH PASCO COUNTY RYs 2012-14

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. Inclusive of the recent four-year extension granted in association with 2011 legislation (i.e. establishment of Subsection 380.06(19)(c)2., F.S., the Development Order expires on December 31, 2024.

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; extended all Phase 1 entitlements by seven years and 11 months; extended the Development Order expiration date by one year, seven months and 18 days; 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 1,305,000 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 acres 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; authorized single-family to occur 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 increased 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 Phase 1 & 2 buildout dates as well as the Development Order expiration date were extended by an additional four years to account for 2011 legislation (i.e. supplement to Subsection 380.06(19)(c), F.S.) plus 306 days to account for the tolling period associated with three 2011 Executive Orders (i.e. Nos. 11-128, 11-172 & 11-202) and one-year and 121 days to account for three Executive Orders enacted by the Governor during 2012 (i.e. Nos. 12-140, 12-192 & 12-199). The revised dates are January 31, 2022 and March 2, 2027 for the Development Order expiration dates.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (Buildout: 1/31/2022)	PHASE 2 (Buildout: 1/31/2022)	TOTAL
RESIDENTIAL (Units)	1,494	630	2,124
(Single-Family)	(1,164)*	(0)	(1,164)*
(Multi-Family)	(330)*	(630)	(960)*
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

* Residential entitlements are reflective of a August 4, 2011 request for a LUEM conversion of 70 Multi-Family for 48 Single-Family Residential units within Phase 1.

PROJECT STATUS

Development this Reporting Year: construction of southern segment of Sunlake Boulevard to the Hillsborough County line continued during the reporting year with completion anticipated in June 2014. Physical development would be limited to the initiation of the 133 lots within Village 2/Parcels C-1, C-2, D-1 & D-2, 115 lots within Village 2/Parcels A-1, A-2, B-1 & B-2, as well as a clubhouse/amenity center.

Cumulative Development: development activity is limited to the construction of various segments of Sunlake Boulevard. No project entitlements have been completed.

Projected Development: the Developer anticipates initiating development within Village 8 and Village 2/Parcel E in June 2014. It is additionally anticipated that some of the development activities initiated during the RY 2012-14 (identified above) will have been completed.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has affirmed that the *Surface Water Monitoring Plan* and the *Groundwater Monitoring Plan* were each approved by Pasco County, the Southwest Florida Water Management District and Tampa Bay Water in 2009 in accordance with Conditions 5.c.(4) & 5.c.(5), respectively. Per the approved Plans, surface water monitoring shall be conducted quarterly while groundwater monitoring is to be conducted semi-annually.

While baseline water quality monitoring was performed in October 2011, the Developer's consultant (Land Assessment Services, Inc., hereafter referred to as "LAS") has acknowledged not being able to conduct the monitoring as frequently as required "*due to delays in the commencement of the work on-site, and other extenuating considerations and circumstances.*" It will be critical that the required frequency of reporting be honored and maintained in the future, noting that development of the site appears to be proceeding at a moderate to brisk pace.

The December 2013 groundwater monitoring results, provided with the Biennial Report, did include an acknowledgment that total coliform levels recorded at two of the monitoring well sites was in excess of the State drinking water standards but that these wells are “not *used for potable purposes.*”

The December 2013 surface water monitoring results revealed Total Coliform and Ammonia levels beyond State standards at several of the sampling locations. However, LAS has speculated that these elevated parameters in the surface water could potentially be attributable to the presence of wildlife in the sampling areas. Elevated levels of “Oil” & “Grease” were additionally recorded at several sampling locations in association with the December 2012 surface water monitoring event.

It is hereby requested that the Tampa Bay Regional Planning Council continue to be provided copies of all future Surface and Groundwater monitoring results (on CD or via hard copy) in conjunction with all subsequent 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 as required 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

Long Lake Ranch LLC, 9432 Camden Field Parkway, Riverview, FL 33578, and the successor(s) in interest to Amprop General Investments LLC are the firms responsible for adhering to the conditions of the Development Order on their respective parcels.

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.