



BRS

Biennial Report Summary

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DRI #247 - LONG LAKE RANCH PASCO COUNTY RYs 2014-16

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 Development Order has been amended twice, most recently on November 17, 2015 (Resolution No. 16-26. The Amendments have cumulatively 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; modified the Master Development Plan to reflect the relocation of the Upland Habitat Preservation Area from 5.3-acres within Village 4 to a 5.9-acres within Village 1; 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) and 447 more days to account of the two 2015 Executive

Orders (i.e. Nos. 15-158 & 15-173). April 23, 2023 and May 23, 2028 are now identified as the project buildout and Development Order expiration dates respectively.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (Buildout: 4/23/2023)	PHASE 2 (Buildout: 4/23/2023)	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: 24 Single-Family units, 110 Multi-Family Residential units and the Long Lake Ranch Community Center were all completed in addition to construction of the southern segment of Sunlake Boulevard and Nightshade Drive (a/k/a Loop Road).

Cumulative Development: aside from the completion of Sunlake Boulevard from S.R. 54 (in Pasco County) to slightly south of the Hillsborough County line, development would primarily be limited to the completion of the above referenced entitlements.

Projected Development: specific anticipated development activities were not identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- The Developer previously 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 (8 sites) shall be conducted quarterly while groundwater monitoring (6 sites) 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 that “*surface water sampling has been conducted generally on a semi-annual basis, and semi-annual groundwater testing has now been brought more in line with the ‘dry season’ specification. Also, only ‘indicator’ parameters have been monitored since 2011.*”

Samples were collected at six groundwater monitoring sites on October 21 and/or 28, 2015. The sites were assessed for: nitrite, nitrate, TKN, chloride, TDS, sulfate, total coliforms, fecal coliforms, sodium, total phosphorous, ammonia, turbidity, pH, DO, temperature, specific conductance, color, odor and water level. The only reported violations with State standards were the presence of fecal coliform at one site (MWD-6) and high total coliform levels at two of the sites (MWD-6 & MWD-8).

Surface water samples were collected on November 11 & 18, 2015 at the eight sites (i.e. SWS-4, SWS-5, SWS-6, SWS-8, SWS-9, SWS-10, SWS-12 & SWS-13). The sites were assessed for: TSS, TOC, BOD, total coliforms, fecal coliforms, ortho phosphate, total phosphorous, nitrate, nitrite, TKN, ammonia, total nitrogen, oil and grease. FL-PRO, organophosphate pesticides, chlorinated herbicides and organochlorine pesticides. The only inconsistency reported with State standards was an elevated fecal coliform level reading more than 3.5 times the State standard (i.e. 800 CFU/100 mL) provided at one of the monitoring sites (SWS-12). The consultant did indicate that “*the surface water within the development is not used for potable water purposes, nor does it appear to be used recreationally, i.e. for swimming.*”

It is hereby indicated that the results of the April 2016 (or April 2015) surface water and groundwater monitoring results were not provided. Additionally, the Tampa Bay Regional Planning Council has not received any written concurrence from Pasco County as to the modification in the frequency of surface water quality monitoring from quarterly to semi-annually. Please provide.

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 2,742 p.m. peak-hour trips (i.e. 1,373 Inbound/1,369 Outbound). 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.