



BRS

Biennial Report Summary

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**DRI #247 - LONG LAKE RANCH
PASCO COUNTY
RYS 2016-18**

On December 1, 2017 (dated November 28, 2017), the Applicant submitted a Notice of Proposed Change application requesting modifications to the Development Order. Supplemental information was provided on February 22, 2018 (dated February 21, 2018) and in the form of a March 29, 2018 conference call with the review entities, as well as numerous e-mail exchanges in the interim. The following constitutes a summary of project entitlements and history, a description of the proposal, and the Council recommendation.

PROJECT DESCRIPTION

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 previously 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), two 2015 Executive Orders (i.e. Nos. 15-158 & 15-173) and four Executive Orders in 2016 (i.e. Nos. 16-136, 16-149, 16-205 & 16-230). October 19, 2025 and November 18, 2030 are now identified as the project buildout and Development Order expiration dates respectively. While not being recognized for State and/or Regional purposes since further transportation analyses were not prepared to support and/or justify, Pasco County has granted further extensions associated with only the Phase 1 “Employment Center” (EC) and “Town Center” (TC) land uses of the project to October 18, 2030 and Phase 2 EC & TC land uses to October 19, 2033. However, the land use(s) which comprises the EC and TC have not been specified.

The following constitutes the *currently-approved* phasing schedule:

LAND USE		PHASE 1 (Buildout: 10/19/2025)	PHASE 2 (Buildout: 10/19/2025)	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.

On December 1, 2017, the Developer submitted a notice of Proposed Change application seeking the following modifications to the Development Order which currently remain iunder the review and consideration of Pasco County:

- consolidate the currently-approved two-phase project into a single phase;
- revise the entitlements table to identify assignment locations by Parcel and/or Village group;
- replace the existing Land Use Equivalency Matrix (LUEM), which was based on the 7th edition ITE Manual, with a new LUEM based on the latest ITE Manual (i.e 10th edition). The revised LUEM allows for conversion(s) of Parcel C entitlements to the additional uses of Single-Family Attached, Medical Office, Hospital, Adult Congregate Living Facility and Assisted Living Facility on Parcel C only;
- concurrently convert 427,000 sq. ft. of Retail and 365 Multi-Family Residential units for an additional 1,036,226 sq. ft. of Office and 600 Single-Family Detached units within Parcel C; and
- modify the internal roadway network within Parcel C.

If and when approved by Pasco County, the amendment would result in the following entitlement assignments with an established buildout date of October 19, 2025:

LAND USE		PARCELS A/B	PARCEL C	VILLAGES 5 & 7	VILLAGES 1-4, 6 & 8	TOTAL
RESIDENTIAL	(Units)	0	900	518	850	2,268
	[Single-Family Detached]	[0]	[600]	[518]	[850]	[1,968]
	[Multi-Family]	[0]	[300]	[0]	[0]	[300]
OFFICE	(Sq. Ft.)	625,000	1,716,226	0	0	2,341,226
COMMERCIAL	(Sq. Ft.)	50,000	100,000	0	0	150,000
HOTEL	(Rooms)	100	120	0	0	220

PROJECT STATUS

Development this Reporting Year: 156 Single-Family units and 52 Multi-Family Residential units were completed.

Cumulative Development: aside from the construction of Sunlake Boulevard from S.R. 54 (in Pasco County) to slightly south of the Hillsborough County line, a total of 180 Single-Family units and 162 Multi-Family Residential units have been completed. While Council staff had inquired about the parcel/village location(s) of completed residential development, the Developer stated that such information *“is not readily available and would need to be re-created”* and has elected not to provide this information since the rescission process has been initiated for the project.

Projected Development: specific anticipated development activities were not identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer previously acknowledged 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.”*

During the reporting period, samples were collected at six groundwater monitoring sites on April 12 & 19, 2016, November 8 & 14, 2016, April 20 & 25, 2017 and October 12 & 23, 2017. 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.

Surface water samples were collected on May 4 & 19, 2016, October 11 & November 2 & 9, 2016, April 27 & May 1, 2017 and October 11 & 12, 2017 the eight sites (i.e. SWS-4, SWS-5, SWS-6, SWS-8, SWS-9, SWS-10, SWS-12 & SWS-13) during the reporting period. 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.

It is hereby acknowledged that the Tampa Bay Regional Planning Council has not received any formal notification of acceptance as to the modification in the frequency of surface water quality monitoring from quarterly to semi-annually from Pasco County. Please provide.

It is 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 entitlements. 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, 9422 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.