

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 2/24/11 FILE: PGM11-48

FROM: Richard E. Gehring SUBJECT: Long Lake Ranch DRI No. 247
Growth Management Administrator Master Roadway Plan Amendment
Amprop General Investments, LLC
DRC: 2/24/11, 1:30 p.m., NPR
Recommendation: Approval

PLANNER: Cynthia D. Spidell REFERENCES: Comm. Dist. 2
Sr. Planner & DRI Coordinator

DESCRIPTION AND CONDITIONS:

Proposed are changes to the Long Lake Ranch DRI Master Roadway Plan (MRP).

- The changes were necessitated by the amended Development Agreement (DA) that was approved by the Board of County Commissioners (BCC) on October 19, 2010.
- The changes are specific to the required improvements and phasing thereof associated with Parcels A, B, C, and D of the DRI (see attached master plan)

Summary of the MRP Amendment:

- Revise access points along S.R. 54 to match the approved FDOT settlement agreement.
- Revise access points along Sunlake Boulevard to be consistent with the DA.
- Update the Conditions of Approval to be consistent with the DA and revised MRP.

BACKGROUND:

Long Lake Ranch DRI is located on the south side of S.R. 54, approximately 1.5 miles west of U.S. 41 and adjacent to the Hillsborough County Line in Sections 27, 28, 33, and 34; Township 26 South; Range 18 East on approximately 1,032 acres, m.o.l. The DRI Development Order (DO) was originally approved on February 24, 2004 and was amended once on November 25, 2008. The Development Agreement (DA) was approved on July 25, 2007 and was amended twice (November 25, 2008 and October 19, 2010).

ALTERNATIVES AND ANALYSIS:

1. Approve the MRP Amendment.
2. Approve the MRP Amendment with modifications.
3. Do not approve the MRP Amendment.
4. Direct staff as to other action desired.

RECOMMENDATION:

Staff recommends approval (Alternative No.1).

ATTACHMENTS:

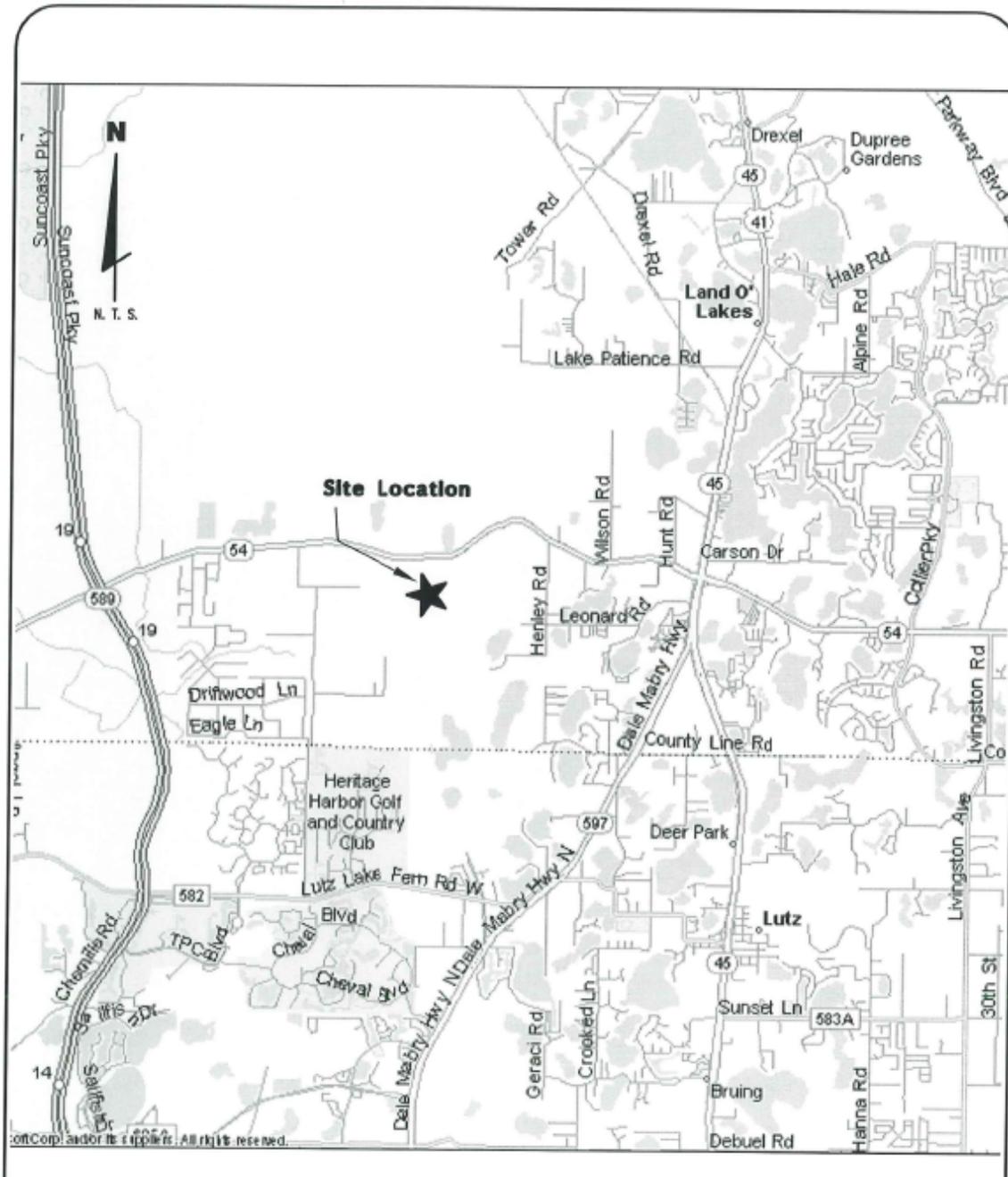
1. Location Map & Master Plan (Map H)
2. MRP (Changes in Clouds)
3. MRP (Clean)
4. Revised Conditions of Approval

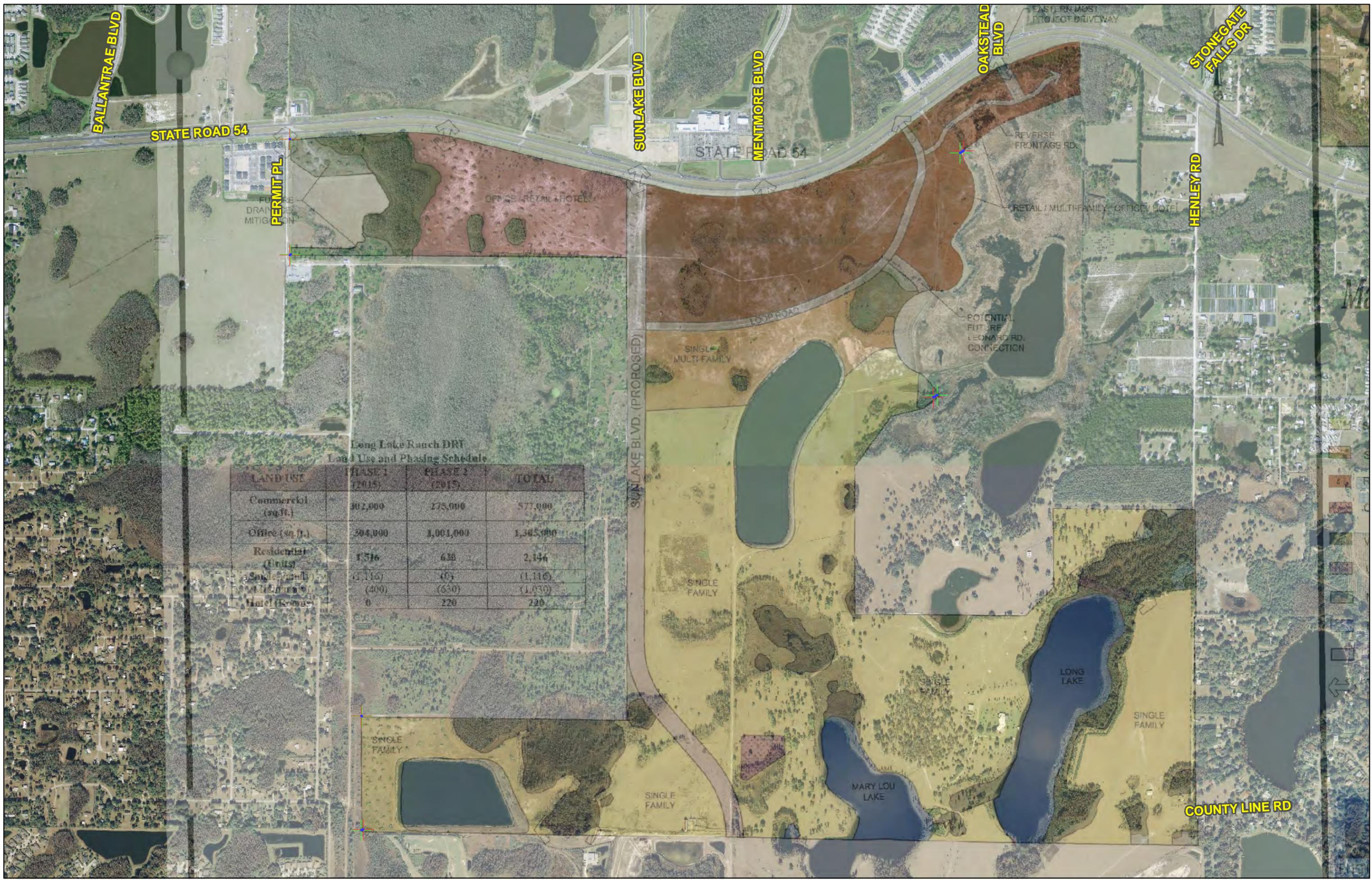
DEVELOPMENT REVIEW COMMITTEE ACTION:

The DRC approved staff recommendation.

(PGM11-48)

Long Lake Ranch DRI Location

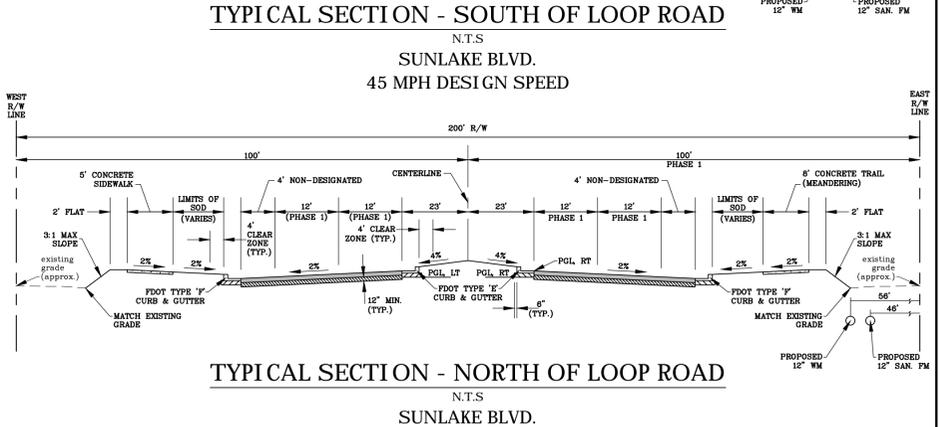
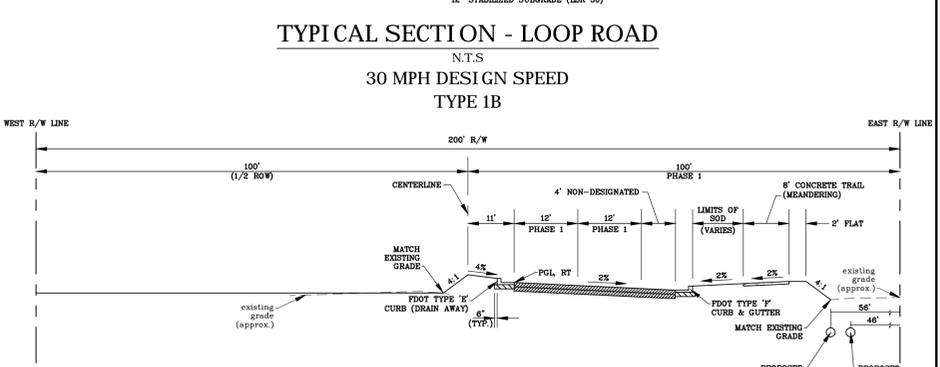
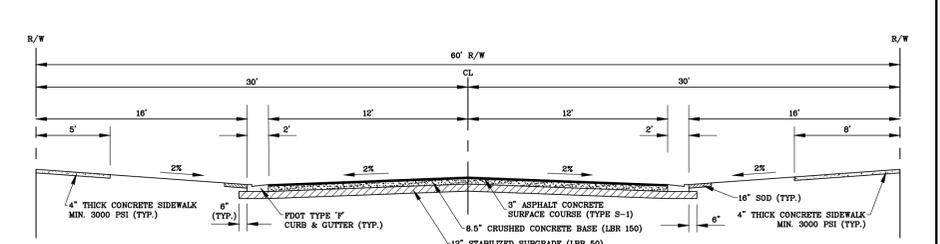
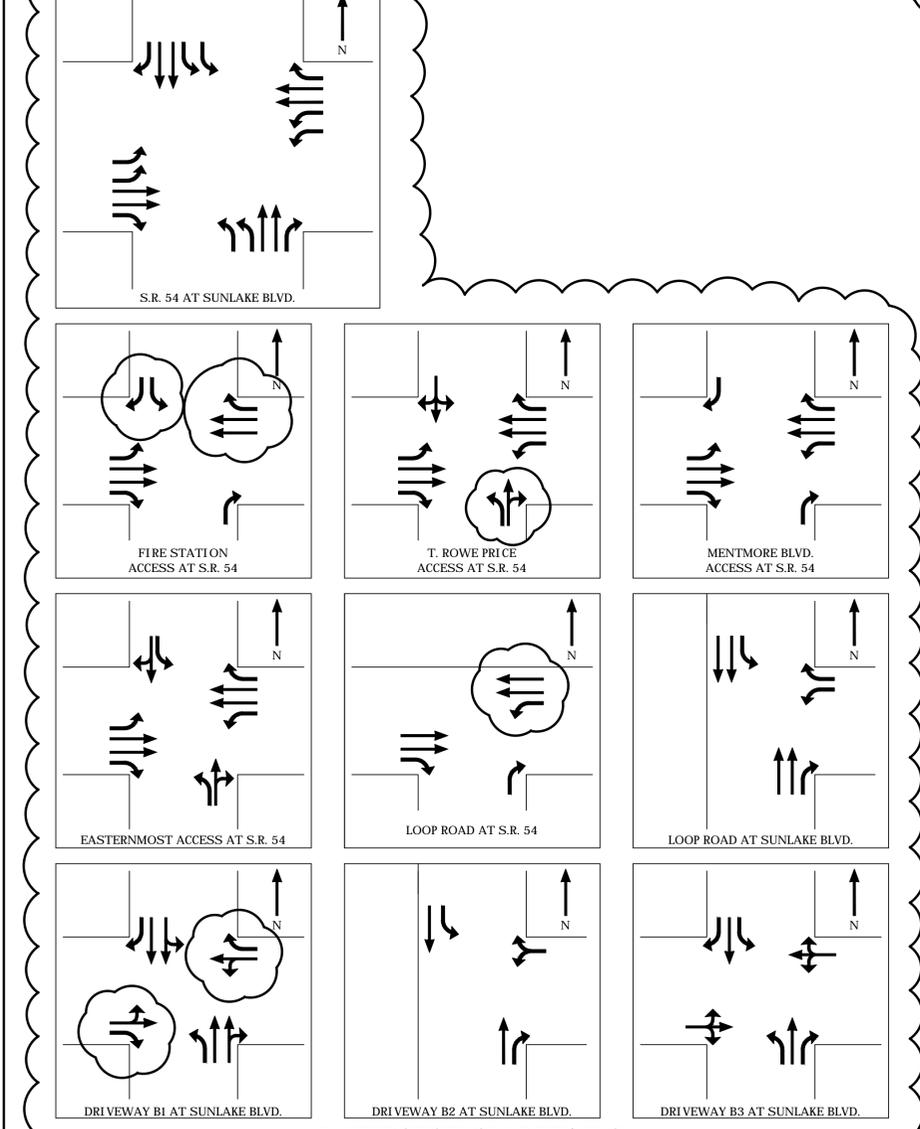
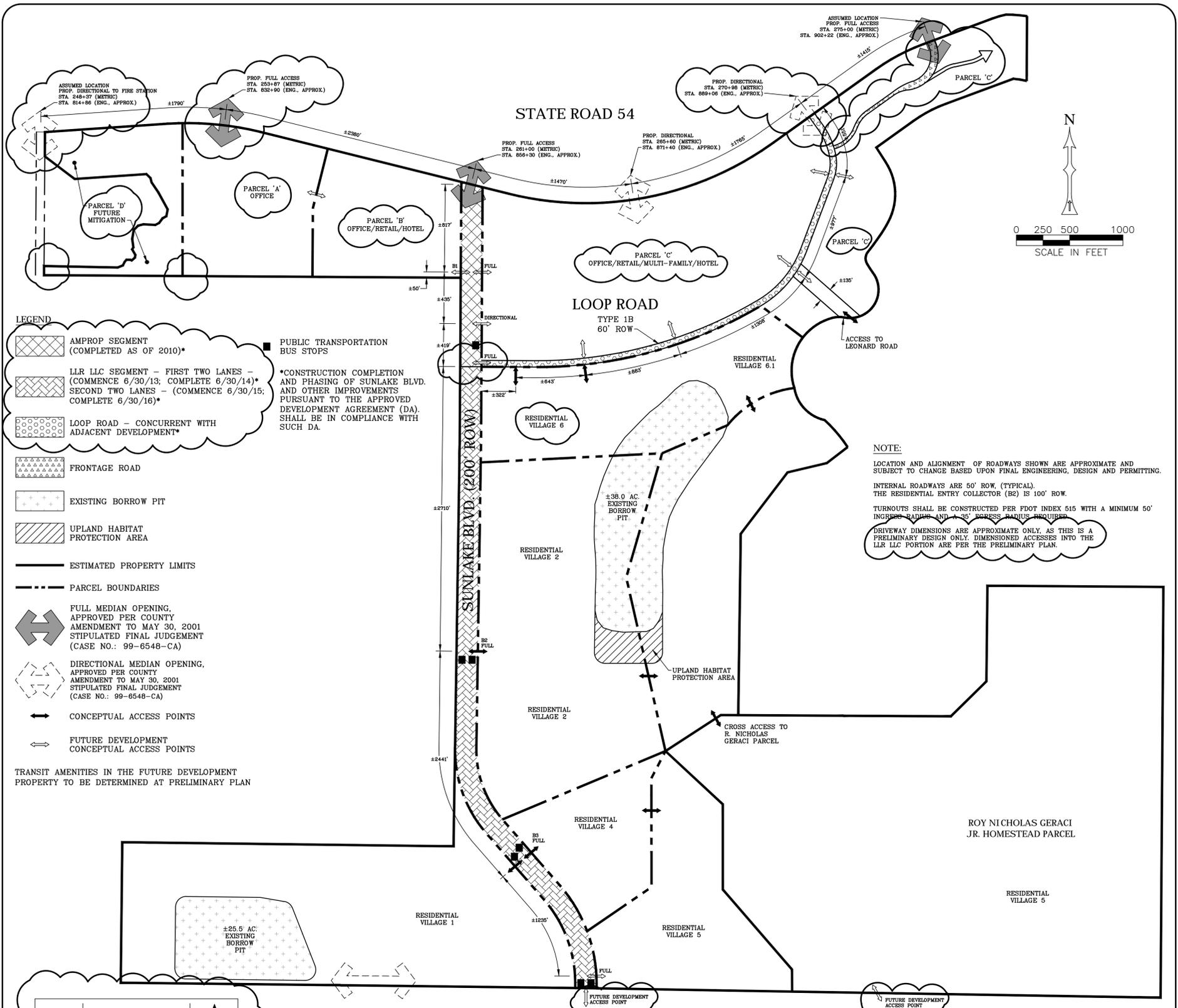


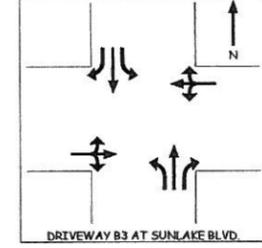
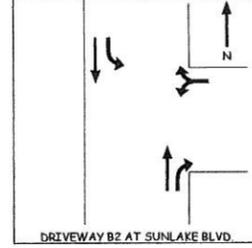
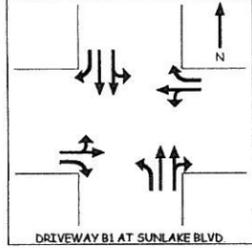
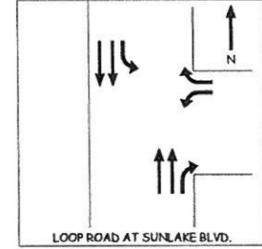
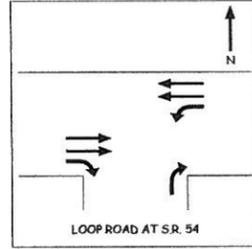
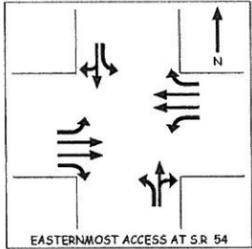
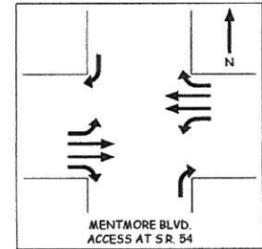
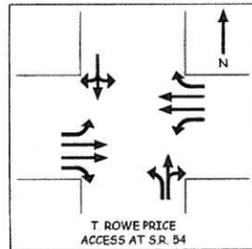
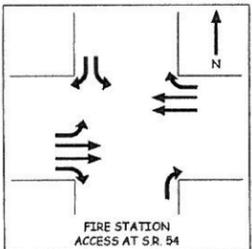
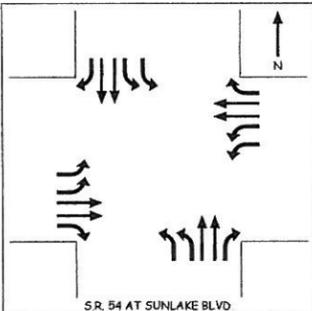
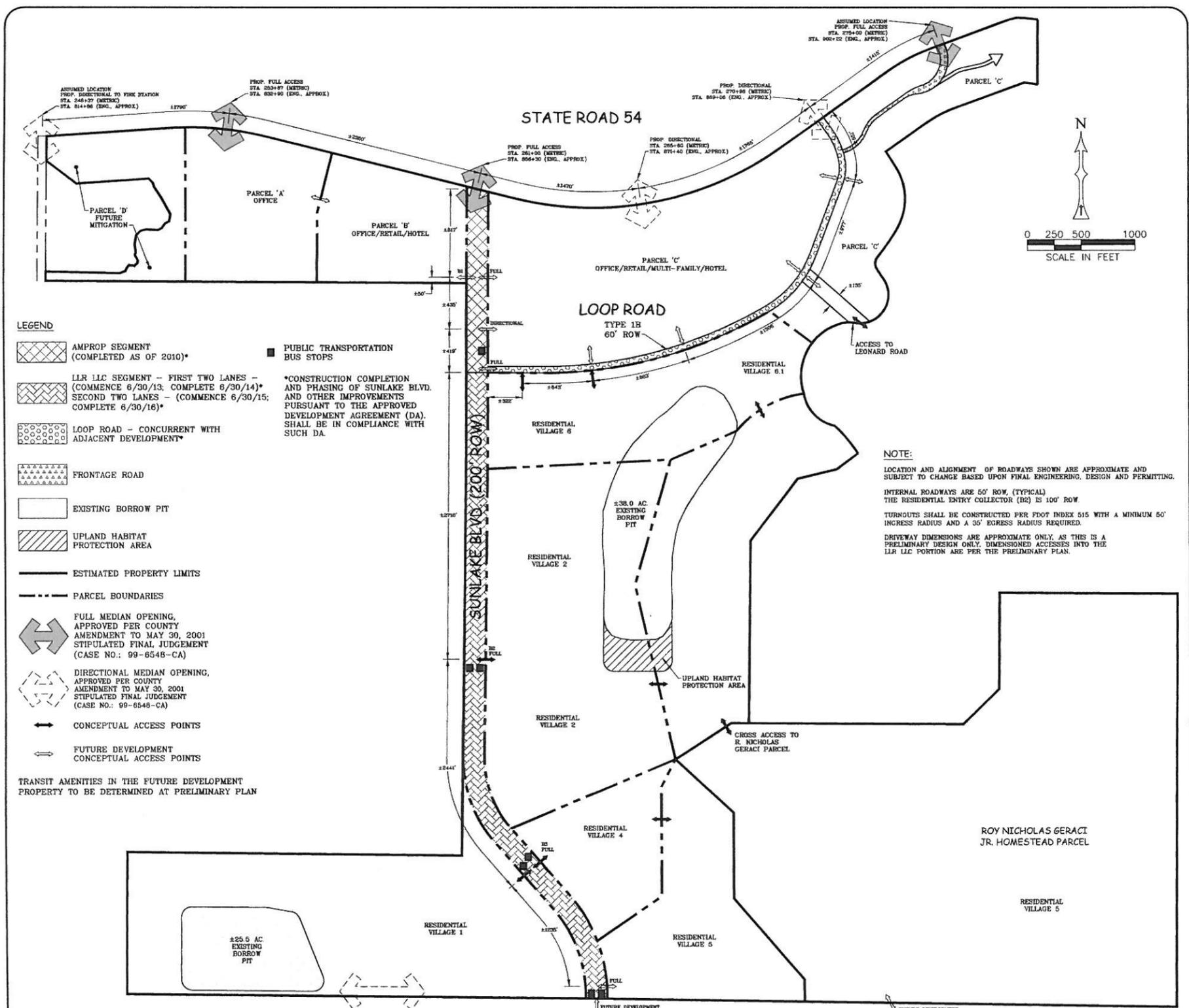


Long Lake Ranch DRI
Land Use and Phasing Schedule

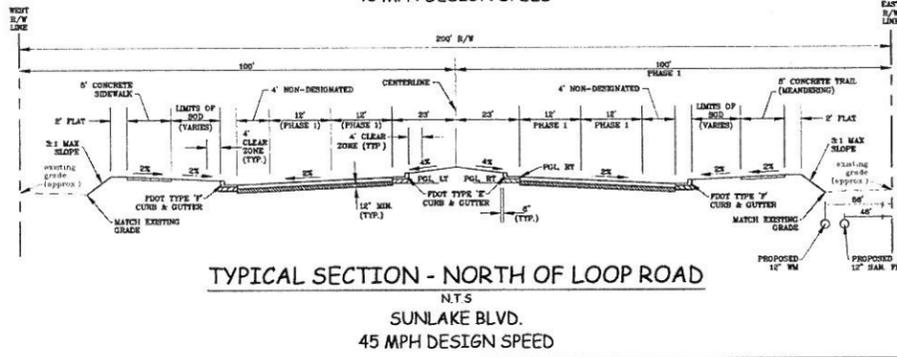
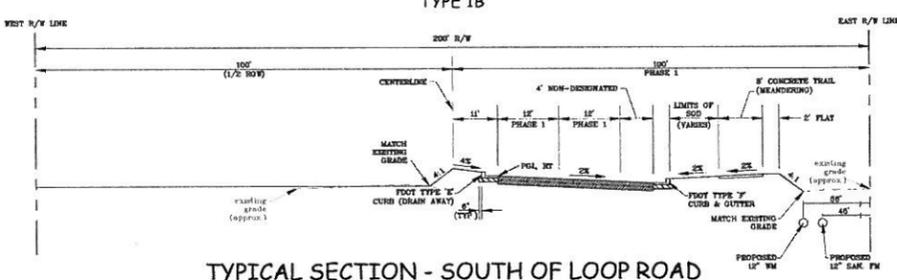
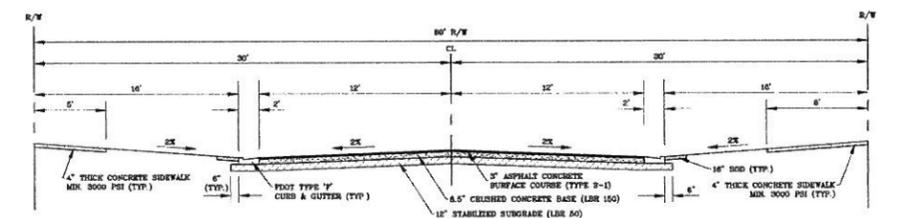
LAND USE	PHASE 1 (2015)	PHASE 2 (2015)	TOTAL
Commercial (sq.ft.)	302,000	175,000	577,000
Office (sq.ft.)	304,000	1,001,000	1,305,000
Residential (Units)	1,516	638	2,154
Single Family	(1,116)	(0)	(1,116)
Multi-Family	(400)	(630)	(1,030)
Hotel (Rooms)	0	220	220







INTERSECTION DETAILS



REVISIONS

NO.	DATE	DESCRIPTION
1	2/2/11	REVISED PER PASCO COUNTY COMMENTS

LONG LAKE RANCH
 FOR
AMPROP GENERAL INVESTMENTS, LLC
 4201 WEST CYPRESS STREET
 TAMPA, FL 33607 (813) 854-2211



MASTER ROADWAY ALIGNMENT & CONSTRUCTION PHASING EXHIBIT

SHEET NUMBER
EX1

ATTACHMENT 5
LONG LAKE RANCH DRI MRP CONDITIONS

1. The developer shall construct the on-site Leonard Road stub-out from Loop Road to the project boundary in an alignment consistent with the future connection to existing Leonard Road. The Leonard Road right-of-way shall be shown on the preliminary plan/preliminary site plan of the portion of Parcel C east of Loop Road (f/k/a Parcel 8). Within 90 days of the County's request, the developer shall cause the dedication of the Leonard Road stub-out within the project. Construction of the stub-out shall occur with the construction of infrastructure improvements for the portion of Parcel C east of Loop Road (f/k/a Parcel 8), and shall be consistent with County collector road standards. The right-of-way for Leonard Road is identified as 135 feet on Transportation Corridor Preservation Map 7-35, Comprehensive Plan.

2. Pavement Design Structure for Sunlake Boulevard shall be in accordance with Long Lake Ranch DRI/DO DA.

3. Sunlake Boulevard from Loop Road south to the project's southern boundary shall meet the standards for collector road including median spacing.

4. Sunlake Boulevard from S.R. 54 to Loop Road shall meet the design and structural standards for arterial roadways and the spacing standards for collector roadways. (Constructed as of October, 2010.)

5. Loop Road connection to S.R. 54 will be as shown on the Master Roadway Phasing Plan, which connection and the other S.R. 54 connections shown on the Master Roadway Phasing Plan were approved by that certain Amendment to May 30, 2001 Stipulated Final Judgment ordered March 11, 2009, *in re State of Florida Department of Transportation, Petitioner, v. Roy Nicholas Geraci, Jr., et al., Defendants*, Case No. 99-6548-CA. Any additional connections to S.R. 54 shall be subject to FDOT approval prior to preliminary plan/preliminary site plan approval.

6. All roadway design details aside from specifications of the DO and DA are subject to final approval on the specific construction plans for each roadway in accordance with the Land Development Code (LDC).

7. With the exception of the access points approved by the 2001 Stipulated Final Judgment as set forth in paragraph 6 above, size, type, and location of access points shall be reviewed and approved at the time of the associated preliminary plan/preliminary site plan review and approval.

8. The developers acknowledge that the roadway alignment and construction phasing plan does not authorize construction activity.

9. The developers acknowledge that should there be a change in lot configuration, it may become necessary to revise right-of-way widths to conform to the Pasco County LDC, Section 610.3.(F). This does not apply to Sunlake Boulevard and the Loop Road for which the Right-of-Way width has already been determined.

10. At the preliminary plan review, if the roadway cross sections, right-of-way widths, and intersection geometry, as shown and approved on the roadway alignment and construction phasing plan, are shown to be inadequate or are deficient to support the requirements of the LDC, Section 610, the Development Review Division shall require the engineer to comply with the requirements of the LDC and not the approved roadway alignment and construction phasing plan as it pertains to the above-mentioned areas.

11. Prior to construction plan approval of Phase 2 of Sunlake Boulevard, Pasco County shall require the evaluation, management, and/or mitigation of impact to animals listed as endangered, threatened, or species of special concern by requiring that proposed development sites be examined for the presence of plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the U.S. Fish and Wildlife Services (USFWS). Confirmation of an adequate review of potential habitat for listed species shall be provided during the development review process. Pasco County shall be copied on correspondence with these agencies and notified of the approval of management plans, if necessary, or permits for impacts to listed species or their habitats. A permit for any impacts to habitat occupied by animals listed as "Threatened, Endangered, or Species of Special Concern" by the FFWCC or the USFWS must be obtained and submitted to the County. (Completed as to Amprop Segment (as defined in LLR DRI DA)).

12. The developer of each respective parcel shall identify any required transit amenities and their locations at the time of the preliminary plan for such phase.