PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO:	Development Review Committee	DATE:	1/10/2013	FILE:	PDD13-360
THRU:	Carol Clarke Zoning Administrator/ Assistant Planning and Development Administrator	SUBJECT:	Long Lake Ranch DRI No. 247 Master Roadway Alignment & Construction Phasing Plan Long Lake Ranch, LLC DRC: 1/10/13, 1:30 p.m., DC Recommendation: Approval with conditions		
FROM:	Cynthia D. Spidell Sr. Planner & DRI Coordinator	REFERENCES:	Comm. Dist. 3		

The following is presented for Development Review Committee consideration:

DESCRIPTION AND CONDITIONS:

Proposed is a Master Roadway Alignment & Construction Phasing Plan (LLR LLC MRPP) applicable to the portion of Long Lake Ranch DRI that is being developed by Long Lake Ranch LLC.

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. (Attachment 1)

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).

The Master Roadway Plan (MRP) for the entire project was approved on October 25, 2007 (Attachment 2). On February 24, 2011, the DRC approved to reflect the changes in the Development Agreement that was approved on October 19, 2010.

ANALYSIS:

The LLR LLC MRPP was reviewed for consistency with the overall MRP for the project. The proposed access points on Loop Road are slightly different from that on the MRP. As a result, staff ensured the coordination of such changes between the different applicable parcel owners. According to the parties, the revised access points as proposed on this MRPP are acceptable.

Furthermore, the Development Agreement required that LLR LLC grant drainage easements necessary to construct Loop Road per Section 5.c(5). According to the parties, the easement has been provided.

The potential connection to Leonard Road, a vision road, was also evaluated. As a result of staff's concerns, the applicant provided a vision roadway graphic depicting a revised alignment for Leonard Road. Staff has reviewed this alignment and supports it at this time (Attachment 3).

All conditions of the overall MRP shall apply to this LLR LLC MRPP as applicable (Attachment 4).

ALTERNATIVES AND ANALYSIS:

1. Approve the LLR LLC MRPP.

2. Approve the LLR LLC MRPP with modifications.

3. Do not approve the LLR LLC MRPP.

4. Direct staff as to other action desired.

RECOMMENDATION:

Staff recommends approval (Alternative No.1) of the LLR LLC MRPP as conditioned by the overall MRP as applicable.

ATTACHMENTS:

1. Location Map
2. Overall Project MRP with conditions
3. Leonard Road Vision Graphic
4. LLR LLC MRPP – as approved by the DRC

DRC ACTION:
On January 10, 2013, the DRC approved staff recommendation and approved the LLR LLC MRPP as conditioned by the overall MRP as applicable.