



October 2, 2018

Board of Supervisors  
Long Lake Ranch Community Development District

RE: Long Lake Ranch Community Development District Public Facilities Report -  
FINAL

Dear Madam Chairwoman:

Pursuant to the Board of Supervisor's authorization, Heidt Design, LLC is pleased to submit this Public Facilities Report for the improvements for the Long Lake Ranch Community Development District. This report has been prepared on behalf of the District as required by F.S. 189.08. A description of District improvements is outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

**HEIDT DESIGN, LLC**

Lara G. Bartholomew, P.E.  
Project Manager

LB/ls

Attachments

C: Joe Roethke, Rizzetta  
Tucker Mackie, Hopping Green & Sams  
Electronic File

Bridget Murphy, Rizzetta  
Ed Rogers, Heidt Design

R:\Long Lake Ranch\CDD-LONG LAKE RANCH\Master Plan\WORKING FILES\Correspondence\Pub Facility Rpt\PF Rpt FINAL 2018-10-02.docx

# **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES REPORT**

*Prepared for:*

BOARD OF SUPERVISORS  
Long Lake Ranch  
Community Development District

*Prepared by:*



October 2, 2018

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## **1.0 PURPOSE & SCOPE**

This report is submitted at the request of the Long Lake Ranch Community Development District (the District) to comply with the requirements of 189.08, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. The intent of this report is to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion or replacement programs within the next five years.

## **2.0 GENERAL INFORMATION**

The Long Lake Ranch Community Development District ("District") is located in Sections 27, 28, 33, and 34, Township 26 South, Ranch 18 East, in central Pasco County, Florida. The District consists of approximately 274 acres situated east of the extension of Sunlake Boulevard and approximately 125 acres situated west of the extension of Sunlake Boulevard. The legal description of the District is attached in Appendix A. Appendix B provides a Location Map while Appendix C contains the Master Plan.

The District provides on-site management of stormwater facilities and wetlands, monumentation of main and neighborhood entryways, landscaping of collector roads and common areas, neighborhood parks and recreational amenity areas, and roadways within Villages 6A, 8A and 8B. Other infrastructure improvements funded by the District including most roadways, water mains, sanitary pump stations, gravity sewer mains, sanitary force mains, and reclaimed water mains have been dedicated to Pasco County and accepted for operation and maintenance.

The District consists of Villages 1-4, 6, and 8 containing a total of 850 platted residential lots and amenity centers that were constructed in multiple phases as shown in Table 1 below. As of the date of this report, all of the infrastructure improvements contemplated in the Capital Improvement Plan described in the approved Engineer's Report (*Long Lake Ranch Community Development District Amended, Restated, and Supplemented Engineer's Report, 2016 Project*) have been completed except for the top lift of asphalt within Village 8.

Table 1. LONG LAKE RANCH PRODUCT DISTRIBUTION									
Parcel Identification			Product Size						TOTALS
Village No.	Parcel No.	Parcel Designation	Townhomes	Villas	45' X 120'	55' X 120'	65' X 120'	75' X 150'	
Sunlake Blvd Phase 1B									
Phase I Amenity Center									
2	C-1	2C-1				15	13		28
2	C-2	2C-2				38			38
2	D-1	2D-1					12		12
2	D-2	2D-2				46	8		54
Sunlake Boulevard Phase 2									
Phase 2 Amenity Center									
2	A-1	2A-1			44				44
2	A-2	2A-2			29				29
2	B-1	2B-1	2		2	14	2		20
2	B-2	2B-2				23			23
2	E	2E			11	8			19
8	A	8A	62						62
8	B	8B	52						52
1	A	1A				62	27		89
1	B	1B					49		49
3	A	3A				31			31
3	B	3B					18		18
3	C	3C				26			26
3	D	3D					18		18
3	E	3E				37			37
3	F-1	3F-1					11		11
3	F-2	3F-2					2		2
4	N/A	4			61				61
6	A	6A	83						83
6	B	6B			28	16			44
UNIT TOTALS			199	0	175	316	160	0	850

**2.0****COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES**

As noted above, the District owns and is responsible for the operation and maintenance of the stormwater facilities and wetlands, monumentation of main and neighborhood entryways, landscaping of collector roads and common areas,

neighborhood parks and recreational amenity areas, and roadways within Villages 6A, 8A and 8B.

### **TRANSPORTATION SYSTEM**

The District is responsible for the pavement, curbs, sidewalk, and underdrains to support the non-County maintained roadway system within Villages 6A, 8A, and 8B (aka the townhomes) as well as the sidewalks and underdrain within the Public rights of way. The District roadways are classified as “Type 2” based on the number of units they serve.

As the picture shows, the final lift of asphalt has not been installed within Village 8 but is currently bonded. The final lift is proposed to be installed upon completion of building construction.



Photograph 1. Typical townhouse street.

Street lights are owned and maintained by Duke Energy but leased by the District.

### **SURFACE WATER MANAGEMENT SYSTEM**

Both Pasco County and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the District’s stormwater management system. The approved stormwater management system consists of numerous detention ponds, as well as floodplain and wetland mitigation ponds, which are

integrated with existing wetland systems. Within the District, there are 13 detention ponds, 11 floodplain mitigation ponds, and 2 combined floodplain/wetland mitigation ponds. The ponds have been sized to compensate for any floodplain encroachment within the Project or have the capacity to treat and attenuate stormwater runoff from the Project.



Photograph 2. Example of a detention pond.

Construction of the District's on-site stormwater management system is currently complete. The District owns and is responsible for maintaining those portions of the currently constructed stormwater management system that are outside of the public right-of-ways. Pasco County remains responsible for stormwater curbs, inlets, and piping in the public rights-of-way of all County-dedicated streets.





Photograph 3. Example of a wetland mitigation facility.

### **MAIN ENTRY MONUMENTS**

Four main entry monuments have been completed announcing the arrival to the Long Lake Ranch community. The largest is located near the intersection of Sunlake Boulevard and S.R 54 and is shown in Photograph 4 below.



Photograph 4. SR 54 & Sunlake Boulevard entry monument & landscaping



The monument near Sunlake Boulevard and Long Lake Ranch Boulevard consists of signs on each side of the roadway in front of a decorative wall along the east side of Sunlake Boulevard and along Long Lake Ranch Boulevard. Photograph 5 shows the sign on the south side of Long Lake Ranch Boulevard with the wall in the background. A mirror of this sign is located on the north side of the roadway.



Photograph 5. Sunlake & Long Lake Ranch Boulevards entry sign & landscaping

The Serenoa Drive entry monumentation consists of an entry sign in the median and landscaping. This monumentation is located within District owned tracts.



Photograph 6. Serenoa Drive at Nightshade Drive entry monument & landscaping

The fourth monument is located on the east side of Sunlake Boulevard, south of Village 4 and is shown in Photograph 7 below.



Photograph 7. Entry sign & landscaping near the Hillsborough County line along Sunlake Boulevard

### ***NEIGHBORHOOD ENTRY MONUMENTS***

There are numerous neighborhood entry monuments that are maintained by the District. Locations of these monuments are at the entrance to Villages 1A, 4, 2C-1, 2A-1, 2B-1, 6A & 8A. These monuments are also located within District owned tracts.



Photograph 8. Typical neighborhood entry sign

### ***NEIGHBORHOOD PARKS, RECREATION FACILITIES, AND TRAILS***

The neighborhood has several public recreation facilities that consists of a Community Amenity Center, the Townhome Amenity Center, a Trail and Boardwalk system, and Open Space.

**Community Amenity Center:** The community amenity center is the main recreation facility for Long Lake Ranch. The facility was designed to serve 586 units and consists of the following:

- 2,500 square foot clubhouse,
- large playground,
- an open play field,
- a pool,
- picnic areas,
- two half basketball courts,
- pickleball and tennis courts, and
- a dog park.





Photograph 9. Pool at the Community Amenity Center



Photograph 10. Dog Park at the Community Amenity Center

**Townhouse Amenity Center:** The townhouse amenity center is a secondary recreation facility for Long Lake Ranch. The facility consists of a pool, a cabana building, and open space as shown in the photo below and was designed to serve 285 units.



Photograph 11. Townhouse Amenity Center

**Trails and Boardwalk System:** Within the community, there is a trail system that can be accessed from the community amenity center along with several locations around the central lake within Long Lake Ranch. The system is mostly an 8' wide concrete walk with a boardwalk near the roundabout at Serenoa and Nature View Drives.



Photograph 12. Boardwalk.





Photograph 13. Concrete Walk

**Open Space:** In addition to these recreational amenities, there are several public open spaces, preserving natural trees and vegetation. These areas can be accessed by the pedestrian pathways within the community.

The facilities will be open to the residents of the District, which will pay for the use of the facilities through non-ad valorem assessments levied by the District, and to other members of the general public on a rate scale basis, which may be on an annual fee or per use basis as determined by the District.

### ***LANDSCAPE AND IRRIGATION***

The District presently maintains certain landscape amenities and associated irrigation facilities within the Development. These facilities include entry monument landscaping, common area landscaping, surface water management and treatment area landscaping.

**Common Area Landscaping:** Portions of the roadway network and stormwater management facilities have been landscaped consistent with the theme of the Development.

As described previously in this report, the individual neighborhoods are identified with specific signage. Walls or fences in combination with landscape berms have been used to buffer the neighborhoods from the adjacent collector roadways. Landscaping is provided by the District in and around these entry monuments and walls.

Other common space including the amenity centers, along the trail system, and open space areas also contain District Landscaping.

**Common Area Irrigation System:** The common landscaping areas described above will be irrigated with a common system of irrigation distribution lines.

#### **4.0 GOVERNMENTAL ACTIONS**

Pasco County granted a Development Order for the Long Lake Ranch DRI (DRI #247) in February 2004. Updates to the Development Order have been made since 2004, with the latest being the Notice of Proposed Change (NOPC) that was approved by the Pasco County Board of County Commissioners on amended November 25, 2008. The area of the DRI and subsequent zoning approvals include lands within and outside of the District limits.

In June 2004, Pasco County approved the first Master Planned Unit Development (MPUD) under Rezoning Petition No 6171. Subsequent modifications within the District boundaries to the MPUD have occurred, with the most recent modification under Rezoning Petition No 7307 in May 2018 affecting lands outside of the District boundaries. Not all of the modifications have pertained to lands within the District. Table 2 shows the MPUD rezoning petition numbers, approval dates, and a brief description of the modification.

<b>Table 2. MASTER PLANNED UNIT DEVELOPMENT (MPUD) REZONING</b>		
<b>Petition No</b>	<b>Date</b>	<b>Description</b>
6821	11/25/2008	The BCC approved a substantial modification to the MPUD, Rezoning Petition No. 6171, reducing retail uses, increasing office and multifamily. Hotel was added as a use, parcels and roads were relocated and the overall number of dwelling units increased from 1,941 to 2,146.
ZN11-175	04/20/2011	The Zoning/Code Compliance Administrator approved a non-substantial




		modification to the MPUD, modifying boundary lines between Villages 2 and 6, and adding Village 8
6991	10/08/2011	The BCC approved a substantial modification to the MPUD, Rezoning Petition No. 6821, utilizing the adopted land use equivalency matrix, re-distribution of units, creation of village sub-phases, introduction of a new attached product, and the relocation of the Upland Habitat Protection Area
PDD13-1191	06/28/2013	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Petition No. 6991, to reduce the number of units in Village 2C, 2D, 3G, to increase the number of units in Village 8, and to introduce a new single-family attached 8-unit townhouse product.
PDD14-894	05/15/2014	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Rezoning Petition No. 6991, to reduce the number of units in Village 21E, 6B, 3G and converted Multi-Family units to Single-Family units utilizing the Land Use Equivalency Matrix
PDD15-707	03/06/2015	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Rezoning Petition No. 6991 to reduce the number of units in Village 3 from 205 to 197, to increase the number of units in Village 6 from 158 to 166, and to reduce the setback for Single-Family Attached (Townhouse) units on corner lots where there is more than one front, one front-yard setback may be reduced to 10 feet.
PDD16-306	12/28/2015	The Zoning Administrator/Assistant Planning and Development Administrator approved a non-substantial modification to the MPUD, Rezoning Petition No. 6991 to reduce the number of units in Village 3 from 197 to 186, and to increase the number of units in Village 4 from 50 to 61. This modification was only for the portion of the MPUD for Long Lake Ranch (LLR), LLC's property which is Village 1, 2, 3, 4, 6 and 8. No changes were made on any other area outside of LLR, LLC's property.

While the Project has been permitted and constructed under the provisions outlined within the DRI, the DRI was rescinded at a meeting of the Pasco County Board of County Commissioners on July 10, 2018.

The District was established by the state of Florida pursuant to Chapter 190, F.S., on January 14, 2013. Construction has occurred in all Villages shown in Table 1. The related county acceptance of public infrastructure has been issued following completion of the related work. No additional permit approvals are needed as the Project is substantially complete.

## **5.0 PROPOSED EXPANSIONS**

The District currently does not anticipate expanding its geography. However, at the time of this report, the District is platting Daggerwing Boulevard, which is the final infrastructure item within the Development. There is no further expansion of District infrastructure, within the next seven (7) years. Additionally, the District does not anticipate replacing any of the existing facilities within the next ten (10) years.

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10/2/2018 | 1:27 PM EDT

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**Lara G Bartholomew, P.E.**  
**Florida Registered Engineer No. 60135**

Lara G. Bartholomew, State of Florida,  
Professional Engineer, License No. 61035  
This item has been electronically  
signed and sealed by  
Lara G. Bartholomew, P.E. using  
a Digital Signature.

Printed copies of this document are  
not considered signed and sealed  
and must be verified on any  
electronic copies.

# **Appendix A**

Legal Description

**Long Lake Ranch CDD Parcel "A"**

**DESCRIPTION:** A parcel of land lying in Sections 27,28,33 and 34, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

**Commence** at the Northeast corner of said Section 33, run thence along the North boundary of said Section 33, N.89°38'41"W., 1120.59 feet to a point on the Easterly right-of-way line of SUNLAKE BOULEVARD as described in Official Records Book 8119, Page 114, of the Public Records of Pasco County Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right-of-way line, N.00°21'17"E., 731.10 feet; thence S.89°38'16"E., 494.81 feet to a point of curvature; thence Easterly, 2228.28 feet along the arc of a curve to the left having a radius of 4101.00 feet and a central angle of 31 °07'54" (chord bearing N.74°47'47"E., 2200.97 feet); thence S.52°42'19"E., 493.98 feet to a point on a curve on the Westerly boundary of parcel described in Official Records Book 6847, Page 785; thence along said Westerly boundary the following three courses; 1) Southerly, 500.25 feet along the arc of a curve to the left having a radius of 514.61 feet and a central angle of 55°41'50" (chord bearing S.09°26'46"W., 480.79 feet) to a point on a curve; 2) Southeasterly, 440.74 feet along the arc of a curve to the left having a radius of 367.98 feet and a central angle of 68°37'28" (chord bearing S.43°13'23"E., 414.86 feet) to a point on a curve; 3) Southeasterly, 333.64 feet along the arc of a curve to the right having a radius of 1393.27 feet and a central angle of 13°43'13" (chord bearing S.40°18'30"E., 332.84 feet), to the Southeasterly boundary of parcel described in Official Records Book 6666, page 1000, the following three courses; 1) S.52°17'47"W., 247.46 feet; 2) S.76°38'49"W., 376.79 feet; 3) S.37°26'15"W., 727.89 feet; thence leaving said Southeasterly boundary, S.00°41'42"W., 1707.49 feet to the Northerly boundary of parcel described in Official Records Book 4645, Page 1058, thence along said Northerly boundary the following two courses: 1) N.89°40'06"W., 162.67 feet; 2) S.56°51'38"W., 620.23 feet; thence leaving said Northerly boundary, S.27°21'50"W., 286.15 feet; thence S.00°01'10"E., 1026.74 feet; thence S.55°31'58"W., 691.17 feet to a point on a curve on the Northerly right-of-way line of said SUNLAKE BOULEVARD; thence along said Northerly and Easterly right-of-way line, the following five (5) courses: 1) Northwesterly, 349.20 feet along the arc of a curve to the left having a radius of 1246.00 feet and a central angle of 16°03'26" (chord bearing N.32°53'20"W., 348.05 feet) to a point of tangency; 2) N.40°55'03"W., 974.29 feet to a point of curvature; 3) Northerly, 729.26 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 41 °47'00" (chord bearing N.20°01'33"W., 713.20 feet) to a point of tangency; 4) N.00°51'57"E., 2859.25 feet; 5) N.00°21'17"E., 0.89 feet to the **POINT OF BEGINNING**.

Containing 274.172 acres, more or less.

### **Long Lake Ranch CDD Parcel "B"**

**DESCRIPTION:** A parcel of land lying in Section 33, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

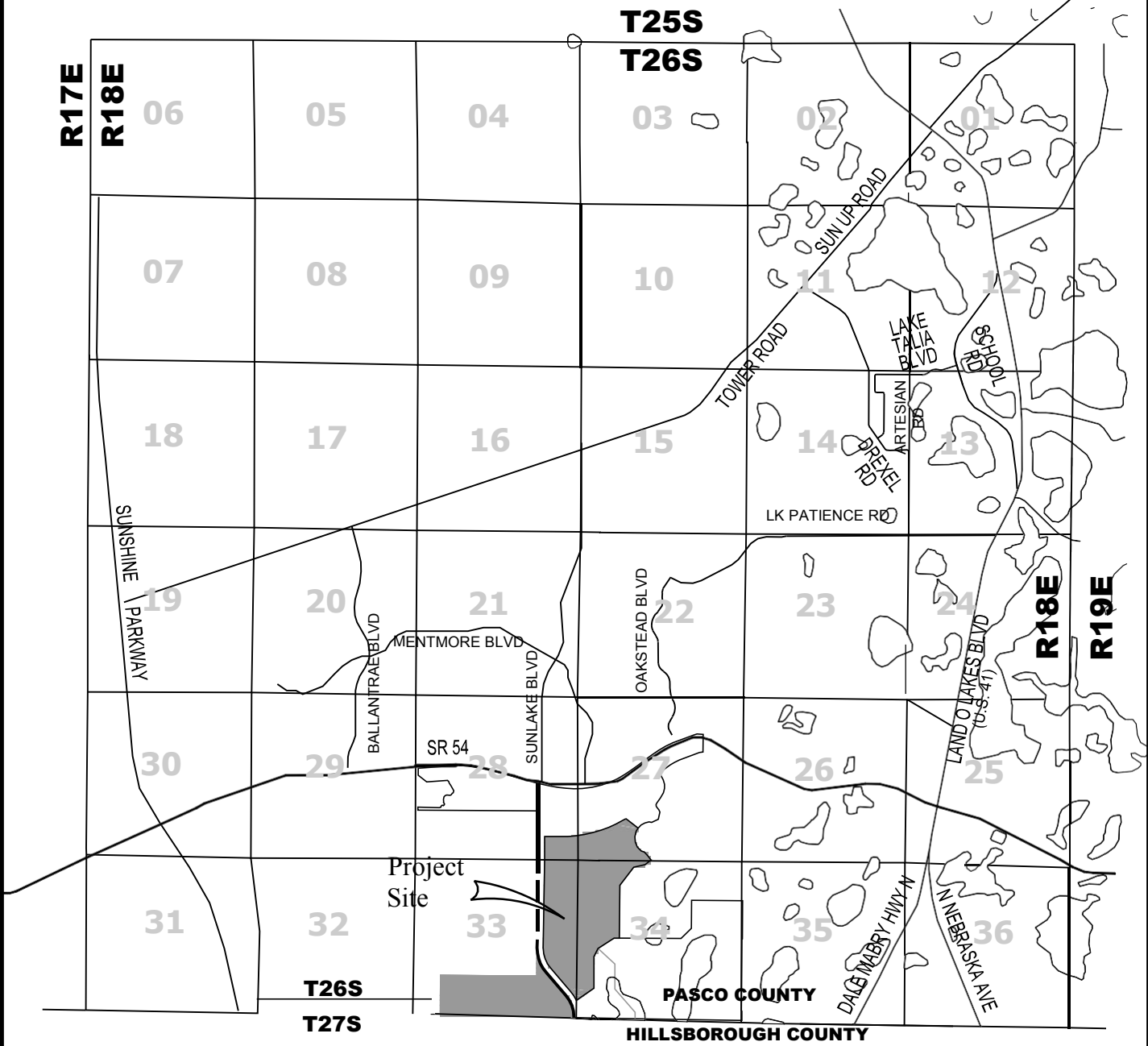
**Commence** at the Northeast corner of said Section 33, run thence along the East boundary of the Northeast 1/4 of said Section 33, S.00051'56"W., 2556.31 feet to the Northeast corner of the Southeast 1/4 of said Section 33; thence along the East boundary of the Southeast 1/4 of said Section 33, continue S.00°51'56"W., 2556.31 feet to the Southeast corner of said Southeast 1/4 of Section 33; thence along the South boundary of said Section 33, the following two (2) courses:

1) N.89°17'41"W., 100.00 feet to a point on the Southerly right-of-way line of SUNLAKE BOULEVARD as described in Official Records Book 8119, Page 114, of the Public Records of Pasco County Florida, said point also being the **POINT OF BEGINNING**; 2) continue N.89°17'41"W., 4321.10 feet; thence N.00°39'40"E., 1320.07 feet; thence S.89°17'36"E., 3105.27 feet; thence N.00°51'57"E., 926.19 feet to a point of cusp on the aforesaid Southerly right-of-way line of SUNLAKE BOULEVARD; thence along said Southerly right-of-way line of SUNLAKE BOULEVARD, the following four (4) courses: 1) Southerly, 875.11 feet along the arc of a curve to the left having a radius of 1200.00 feet and a central angle of 41 °47'00" (chord bearing S.20°01'33"E., 855.85 feet) to a point of tangency; 2) S.40°55'03"E., 974.29 feet to a point of curvature; 3) Southerly, 756.42 feet along the arc of a curve to the right having a radius of 1046.00 feet and a central angle of 41 °26'02" (chord bearing S.20°12'02"E., 740.05 feet) to a point of tangency; 4) S.00°30'59"W., 26.11 feet to the **POINT OF BEGINNING**.

Containing 125.084 acres, more or less.

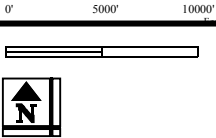
# Appendix B

Location Map



Location Map  
Long Lake Ranch

Pasco County



**HEIDT**  
DESIGN  
(813) 253-5311



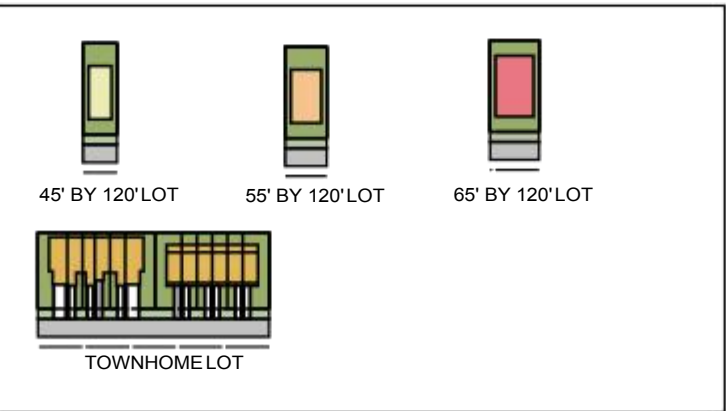
# **Appendix C**

## Master Plan



LONG LAKE RANCH PRODUCT DISTRIBUTION & PHASING CHART									
November 12, 2015									
Parcel Identification			Product Size						
Village No.	Parcel No.	Parcel Designation	Townhomes	Villas	45' X 120'	55' X 120'	65' X 120'	75' X 150'	TOTALS
Phase 1 - Land Development Commencement February 2013									
Sunlake Boulevard Phase 1B									
Phase I Amenity Center									
2	C-1	2C-1			15	13			28
2	C-2	2C-2			38				38
2	D-1	2D-1				12			12
2	D-2	2D-2			46	8			54
Phase 1 Subtotals			0	0	0	99	33	0	132
Phase 2 - Land Development Commencement September 2013 (Sunlake Phase 2) & June 2014 (Village 2, Parcels A & B)									
Sunlake Boulevard Phase 2									
Phase 2 Amenity Center									
2	A-1	2A-1			44				44
2	A-2	2A-2			29				29
2	B-1	2B-1	2		2	14	2		20
2	B-2	2B-2			23				23
Phase 2 Subtotals			2	0	75	37	2	0	116
Phase 3 - Land Development Commencement August 2014									
8	A	8A	62						62
8	B	8B	52						52
2	E	2E			11	8			19
Phase 3 Subtotals			114	0	11	8	0	0	133
Phase 4 - Land Development Commencement May 2015									
3	A	3A			31				31
3	B	3B				18			18
3	C	3C			26				26
3	D	3D				18			18
3	E	3E			37				37
3	F-1	3F-1				11			11
3	F-2	3F-2				2			2
6	A	6A	83						83
6	B	6B			28	16			44
Phase 4 Subtotals			83	0	28	110	49	0	270
Phase 5 - Land Development Commencement To Be Determined									
4	N/A	4			61				61
Phase 5 Subtotals			0	0	61	0	0	0	61
Phase 6 - Land Development Commencement To Be Determined									
1	A	1A			62	27			89
1	B	1B				49			49
Phase 6 Subtotals			0	0	0	62	76	0	138
UNIT TOTALS			199	0	175	316	160	0	850
PERCENTAGE			23.4%	0.0%	20.6%	37.2%	18.8%	0.0%	100.0%

PRODUCT LEGEND:



LEGEND:

- POND - DRAINAGE
- LITTORAL ZONE
- FLOODPLAIN POND/LAKE
- WETLAND MITIGATION POND
- WILDLIFE HABITAT PRESERVE
- WETLAND
- PHASE LINE
- PROPERTY BOUNDARY

