



Ballantrae Newsletter Online

From the Ballantrae Community Development District in Land O' Lakes, FL

December 10, 2020

Vol. 1, No. 2, Pages: 2

2 Ballantrae Blvd. exit lanes at SR 54 expected to be opened this summer

The bottom line of the construction of the **Cypress Ranch** development across from us on the south side of SR 54 (pictured below) is that, by mid-summer 2021, it will pay for major traffic improvements that will make it safer and quicker for motorists to exit Ballantrae Blvd. onto an increasingly congested SR 54.

As shown in the photo on page two, Ballantrae's southbound exit to SR 54 will be modified this way:

- A longer right-turn lane on Ballantrae Blvd. (numbered lane 1) will allow more traffic to enter the lane and queue up to exit more quickly onto westbound SR 54. It requires widening the existing lane by removing the sod, cobblestone and

planters on the west side so the remaining lane and curb abut the existing sidewalk.

- An existing turn lane (marked as lane 2) will be redirected as a through-lane across SR 54 into Cypress Ranch.
- The second existing turn lane (marked as lane 3) will remain as it is – a left-turn to access eastbound SR 54.
- A second left turn lane (marked as lane 4) will be added by cutting out about 11-13 feet of the length of the west side of the existing 35-foot wide center median.

Changes to accommodate Cypress Ranch will require more than just the construction of two new lanes 1 and 4 by the developer, the **Ferber Company**.

Ferber Vice President **Ryan Plate** said it will also include adding deceleration and turn lanes on SR 54 into and out of Ballantrae and Cypress Ranch, median extensions, widening some traffic lanes and the takedown and replacement of the existing traffic light poles, traffic lights and light controllers. That work will take six months or more.

Adding the two exit lanes along
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To our residents:

The Ballantrae CDD Board has opted to experiment with an online newsletter that will be fresher in content and cheaper to produce than the paper edition it would replace.

We hope to maintain a 1-2 page online newsletter every 2-3 weeks in place of spending \$10,000 annually on the 16-page paper quarterly edition.

This online newsletter is expected to be more than just these 1-2 pages every 3 weeks or so. Whenever possible, it will link to other resources on the subject at hand and the names of contacts for further information.

The **Ballantrae HOA** and its community manager agreed to send an email to the 1,817 landowners and residents on their email lists to let you know when each issue of **Newsletter Online** is posted to the CDD website at ballantraecdd.org.

For those who have inquired: Yes, there is a reason the CDD Board does not maintain its own email list of residents to contact you on our own. By law, the CDD would have to make that list available to anyone who wanted it for whatever purpose they wish to use (or abuse) it. The HOA is under no such law and can keep its list private. To protect your privacy, the CDD Board asks the HOA to send our emails to you.

Send any story ideas, questions or comments on the Onliner to the editor at jfplateau@ballantraecdd.org.



Graphic provided by Ferber Co., developer of Cypress Ranch across SR 54 from Ballantrae.



Top of image shows extent of earthwork as of Nov. 24 on 165-acre Cypress Ranch site that a few months ago was a cow pasture. Below it runs SR 54 and at bottom of photo are Ballantrae Shoppes with our Ballantrae entrance at far right.

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Ballantrae Blvd. will occur in June-July and take up to a month, said [Will Anderson](#), Ferber’s Director of Retail Construction.

During construction, Ferber will irrigate sod, plants and trees in that portion of the median that will remain, Mr. Plate added.

He said, “The first thing we are going to do is make sure we save as much of the landscaping and trees as we can in the median. We’ll also maintain irrigation and electrical service.”

As the project is completed, Ferber will also ensure it leaves the existing irrigation and electrical systems in working condition, as they are now, in the median. It will also replace the curbing on the west side of the remaining median.

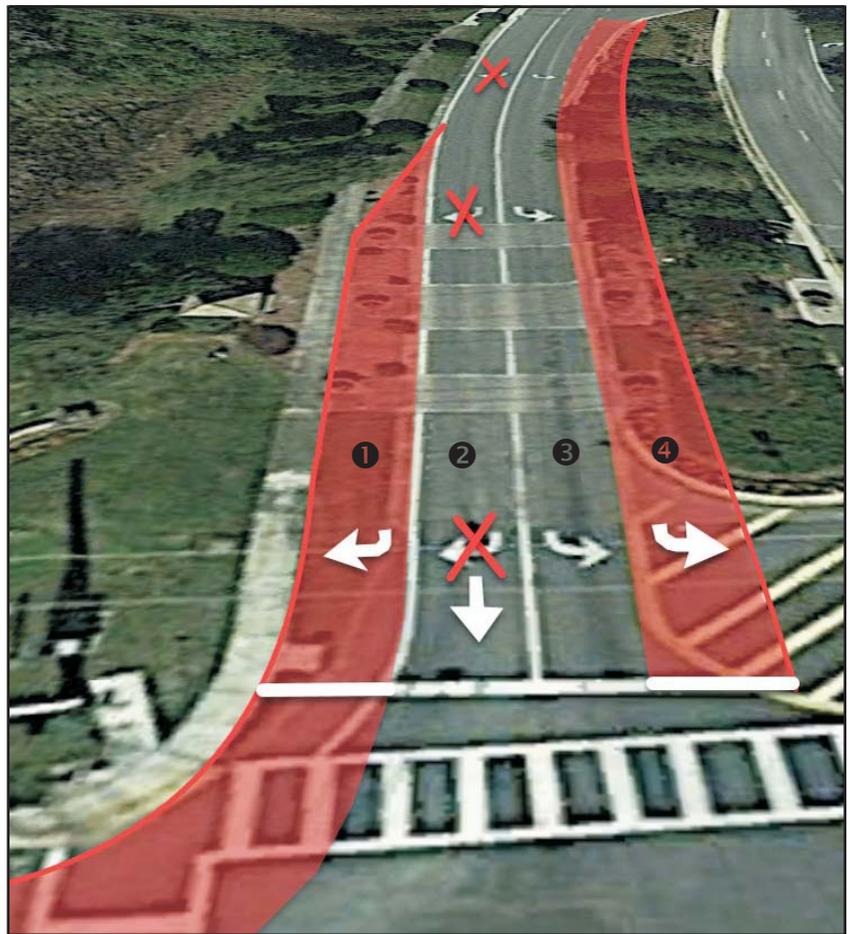
The earth work at Cypress Ranch itself was supposed to begin in May. COVID-19 issues caused delays in arranging financing that held up the project’s start until Oct. 1, Mr. Anderson said.

Sharp-eyed motorists may have noticed that Ferber has already lengthened the two eastbound lanes on SR 54 that turn into Ballantrae. And as the photo above shows, extensive earth work is now underway on the Cypress Ranch parcel.

Residents will see the next step the week of Dec. 12. That’s when Mr. Anderson says workers expect to open the electrical utility service box in front of the Circle K, attach wires and pull them under SR 54 to Cypress Ranch on the south side. That may require closing off at least part of the westbound turn lane into Ballantrae Blvd., Mr. Anderson said.

Mr. Plate made clear that Ferber policies and Department of Transportation rules mandate the developer do everything possible to minimize disruption on SR 54. They will be limited, for example, to work that can be performed during “peak hours” when people are driving to work in the morning and back home at night. They will make up some of those hours by working evenings and overnights, he said.

The first commercial businesses are expected to open at



the end of 2021 or in early 2022, Mr. Plate said.

Already signed up to locate there are Aldi grocery, Honest-1 Auto Care, EoS Fitness and Woodie’s Wash Shack plus three national fast food chains. National day care and dental businesses are also negotiating. Also expected, Mr. Plate said, is another Circle K, the second in the neighborhood.

Mr. Plate said Pasco’s original approval of plans allowed for 1,600 apartments to be built on the site. But Ferber decided the market did not show a need for that many, so it was reduced to the current plan for 596 – including 330 multi-family units, 134 townhomes and 132 single-family homes. Home construction will begin in mid to late 2021.