



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2003-04

On April 24, 2001, the Pasco County Board of County Commissioners adopted a Development Order for MDG Suncoast, Inc. (Resolution No. 01-198). The Development Order authorized construction of 1,200,000 sq. ft. of office space, 500,000 sq. ft. of commercial space and 1,319 residential units on approximately 689 acres in southcentral Pasco County. The two-phase project is located at the southeast and southwest quadrants of State Road 54 and the Suncoast Parkway. The project will be accessed exclusively from State Road 54. The Development Order, which expires on June 28, 2016, has yet to be amended. The anniversary date for the Annual Report is April 24<sup>th</sup>.

On July 13, 2004, Pasco County adopted Resolution No. 04-222 as the sole amendment to the Development Order. The amendment authorized:

- conversion of 5.28 acres of office parcel (Parcel I-1) on the east side of the Suncoast Parkway to Office/Light Industrial;
- establishment of a Land Use Equivalency Matrix to authorize Light Industrial as a specifically-approved land use (to a maximum of 190,000 sq. ft.)

The approved phasing schedule is as follows:

LAND USE		PHASE 1 (2001-2007)	PHASE 2 (2007-2011)	TOTAL (Through 2011)
OFFICE	(Sq. Ft.)	600,000	600,000	1,200,000
RETAIL	(Sq. Ft.)	500,000	0	500,000
RESIDENTIAL	(Units)	1,319	0	1,319
	Single-Family (Detached)	(550)	(0)	(550)
	Single-Family (Attached)	(184)	(0)	(184)
	Multi-Family	(585)	(0)	(585)
INDUSTRIAL	(Sq. Ft.)	0*	0*	0*

\* - As reflected above, the developer is authorized to construct a maximum of 190,000 sq.ft.of industrial upon the corresponding reduction(s) of other approved uses(s).

### PROJECT STATUS

**Development this Reporting Year:** it appears that 249 single-family detached residential units have been completed while an additional 64 remain under construction. In addition, construction has been initiated on a Shell gas station located slightly west of the SR 54/Suncoast Parkway intersection.

**Cumulative Development:** including the homes under construction, as identified above, development is limited to 423 single-family detached residences and the gas station currently under construction.

**Projected Development:** specific development activity has not been identified for the next reporting year.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Condition V.C.6. requires the submittal of a groundwater quality monitoring program prior to construction activities if deemed appropriate by the permitting agencies. The developer has stated that such monitoring was not required as a permit condition thus nullifying this Condition.
2. The developer has previously elected transportation Option #1 to mitigate transportation impacts. In accordance with this Condition (Condition V.L.4.) the developer has alleged to have provided the \$2,761,830 proportionate share payment to Pasco County on December 18, 2002.
3. Upon the issuance of Certificates of Occupancy for 1,600 residential units (or the equivalent in terms of trip generation), the developer shall initiate a program to provide external p.m. peak hour counts and projected counts at the project entrances. The monitoring data shall be included in each subsequent Annual Report. (Condition V.L.6.)
4. In order to divert vehicle trips from the p.m. peak hour, the developer shall implement a Transportation Systems Management (TSM) program within one year following the issuance of Certificates of Occupancy for the first office development. Results of the TSM program shall be included in all subsequent Annual Reports. (Condition V.L.7.)
5. Pursuant to a Settlement Agreement, the developer has indicated that the Pasco County School Board has accepted the payment of school impact fees associated with residential development in lieu of a single-payment, as described in Condition V.N.1.
6. The developer has transmitted an Affordable Housing Reassessment with a correspondence dated December 23, 2002, as required by Condition V.Q.2. A duplicate copy of the analysis was provided under separate cover to the RY 2002-03 Annual Report. Since the rental vacancy rates used in the original housing analysis were 3.2 percent higher than the rates identified in the 2000 Census data for Pasco County (and 4.6 percent higher for Hillsborough County), this reassessment was required. Like the original analysis, this reassessment demonstrated that “there is not an unmet need for affordable housing through buildout of the Project.”

### **DEVELOPER OF RECORD**

MDG Suncoast Inc., 115 South Albany Avenue, Tampa, FL 33606 is the firm responsible for adhering to the conditions of the Development Order.

### **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.