



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2004-05

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 expiration date is June 28, 2016. The anniversary date for the Annual Report is April 24th.

The Development Order has been amended twice, most recently on January 11, 2005 (Resolution No. 05-83). The amendments have cumulatively 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.);
- relocation of various project uses on site;
- deletion of the potential emergency access point at the southeastern corner of the property; and
- corresponding text and map revisions.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (2001-2007)	PHASE 2 (2007-2011)	TOTAL (Through 2011)
OFFICE (Sq. Ft.)	540,500	540,500	1,081,000
RETAIL (Sq. Ft.)	570,800	0	570,800
RESIDENTIAL (Units)	1,078	0	1,078
Single-Family (Detached)	(550)	(0)	(550)
Single-Family (Attached)	(184)	(0)	(184)
Multi-Family	(344)	(0)	(344)
LIGHT INDUSTRIAL (Sq. Ft.)	190,000	N/A	190,000

* - Light Industrial development is limited to Parcel I-1.

PROJECT STATUS

Development this Reporting Year: it appears that 54 single-family detached residential units have been completed. Additionally, development of 65 more single-family attached units, 160 single-family attached units (Westfield Townhomes), 344 multi-family units (Phillips Apartments), and 200,584 sq. ft. of retail (i.e. 184,488 sq. ft. Target store, 9,876 sq. ft. Discovery Point Day Care Center and 6,220 sq. ft. Shell gas station) have all been initiated.

Cumulative Development: inclusive of the above, 542 single-family detached homes, 160 single-family attached homes, 344 multi-family units and 200,584 sq. ft. of retail are currently under construction or have been completed.

Projected Development: while no specific development activity has been identified for the next reporting period, it is anticipated that the development identified as currently under construction (above) would be completed.

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 indicated 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 alleged that Pasco County School Board has accepted a school impact fee payment of \$153,080.00 as full mitigation associated with the residential component of development, 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. 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.