



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY RY 2004-05

On December 19, 1989, the Pasco County Board of County Commissioners (BOCC) granted a Development Order to Lee E. Arnold, Jr., Trustee for a four-phase, 2,150-acre, multi-use development located in south central Pasco County, approximately four miles east of I-75. The project extends from the Pasco-Hillsborough County line north to S.R. 54.

The Development Order has been amended a total of five times, most recently on September 27, 2005 (Resolution No. 05-334). The amendments have cumulatively: extended the commencement, the phase buildout dates and the Development Order expiration date; provided alternative transportation mitigation; amended the entitlements within each phase; updated the Phase I proportionate share amount; eliminated the provision for 1,000 elderly units; and modified Map H to relocate school and park sites, delete golf course and depict updated wetland delineations. The Development Order expires on December 31, 2030. The anniversary date for the Annual Report is December 19th.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
I	2010	0	220,000	4,520
II*	2015	100,000	350,000	0
III*	2020	100,000	350,000	0
IV*	2024	193,200	241,800	0
TOTAL		393,200	1,161,800	4,520

* - Specific approval of Phases II-IV is contingent upon further transportation and air quality analyses.

PROJECT STATUS

Development this Reporting Year: it appears that 873 lots have been developed and platted, 649 lots have been sold and 389 homes have been constructed and received Certificates of Occupancy.

Cumulative Development: the developer has indicated that 1,682 lots have been developed and platted, 1,441 lots have been sold and 1,094 homes have been constructed and received Certificates of Occupancy.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted the required *Master Drainage Plan* (Condition E.2.c.); the *Air Quality Impact Analysis* prepared for Phase I (Condition E.6.a.); and the *Wetland/Lake Management Plan* (Condition E.3.b.).
2. The developer has submitted the results of the semi-annual surface water quality and hydroperiod monitoring programs within the Annual Report in accordance with Conditions E.2.c.(3) and E.3.c., respectively. The monitoring was conducted on February 22, 2005 and August 9, 2005. It is requested that the results of such monitoring continue to be included in all subsequent Annual Reports rather than under separate cover.
3. The developer has indicated that construction of Meadow Pointe Boulevard (north/south road) between S.R. 54 and the project's southern boundary has been completed and accepted in accordance with Conditions E.11.a(8) & (9).
4. Prior to Phase II approval, in accordance with Conditions E.11.b. & E.16.e., respectively, the developer shall establish a Transportation Systems Management program to divert trips from the p.m. peak hour and submit a Housing Affordability and Implementation Plan.

DEVELOPER OF RECORD

Wesley Chapel Lakes, Ltd., Attention: Jared D. Brown, 17757 U.S. Highway 19 North, #275, Clearwater, FL 33764 is the entity 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.