



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2005-06

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 67 single-family detached and 24 single-family attached units, 344 multi-family residential units, 55,583 sq. ft. of Light Industrial, 13,702 sq. ft. of Commercial were all completed. An additional three single-family detached units and 242,000± sq.

ft. of Commercial remained under construction as of the reporting period. The identified commercial development includes a Target store which is scheduled to open in October 2006.

Cumulative Development: 544 single-family detached homes, 184 single-family attached homes, 344 multi-family units, 55,383 sq. ft. of Light Industrial and 13,702 sq. ft. of Commercial have all 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, at minimum.

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 indicated that a proportionate share payment of \$2,761,830 was paid to Pasco County on December 18, 2002 in accordance with Condition V.L.4. (i.e. Transportation Option #1).
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 acknowledged a previous payment of the \$153,080.00 school impact fee to the Pasco County School Board 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., 1510 W. Cleveland Street, 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.