



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 2005-06

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 six times, most recently on June 27, 2006 (Resolution No. 06-271). 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 1 proportionate share amount; eliminated the provision for 1,000 elderly units; modified Map H to relocate school and park sites, delete golf course and depict updated wetland delineations; modified the school dedication language and provisions regarding the FDOT S.R. 56 Reevaluation Study (from Meadow Pointe to the eastern project limits); and clarify the deadlines for the S.R. 56 construction. 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)
1	2010	0	220,000	4,520
2*	2015	100,000	350,000	0
3*	2020	100,000	350,000	0
4*	2024	193,200	241,800	0
TOTAL		393,200	1,161,800	4,520

* - Specific approval of Phases 2-4 is contingent upon further transportation and air quality analyses.

PROJECT STATUS

Development this Reporting Year: it appears that 434 lots have been developed and platted, 318 lots have been sold and 458 homes have been constructed and received Certificates of Occupancy.

Cumulative Development: the developer has indicated that 2,116 lots have been developed and platted, 1,759 lots have been sold and 1,552 homes have been constructed and received Certificates of Occupancy. Non-residential development has not been initiated to date.

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 1 (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 March 15, 2006 and October 11, 2006. The developer has acknowledged readings “well over” the maximum contaminant levels for “*Bis(2-ethylhexyl)phthalate*” at both deep well sites. Since this organic chemical was not present in prior sampling events and the fact that the two deep well sites are more than one mile apart, the developer has attributed the finding to an error in the test or contaminated samples. The applicant proposes to continue with the typical monitoring schedule but further evaluate if future sampling reveals similar results. Pasco County staff has been notified of the developer’s proposal but may impose further monitoring immediately. It is requested that monitoring results continue to be included in all subsequent Annual Reports rather than under separate cover.
3. The developer has submitted the results of the traffic monitoring conducted on May 2-3 and 9, 2006. The results revealed that the project is generating 1,076 p.m. peak hour trips (i.e. 628 Inbound/448 Outbound) in comparison with the 3,316 p.m. peak hour trips approved for the project (i.e. 1,977 Inbound/1,339 Outbound).
4. Prior to Phase 2 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, Inc., 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 with the exception of the issue described as *Summary of Development Order Condition #2*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.