



Tampa Bay Regional Planning Council

BRS

Biennial Report Summary

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**DRI #253 - THE GROVE AT WESLEY CHAPEL
 PASCO COUNTY
 RYs 2005-07**

On March 22, 2005, Pasco County granted a Development Order (Resolution No. R05-156) to Oakley Groves, Inc. for a 120± acre, mixed-use development located along the western side of I-75, east of Oakley Boulevard and approximately one-third of a mile north of S.R. 54 in southern Pasco County.

The Development Order authorizes specific approval of the project with an established buildout date of May 10, 2010 and a corresponding Development Order expiration date of May 1, 2018.

The Development Order has been amended only a single time (Resolution No. 07-152) on March 13, 2007. The amendment authorized: an increase in the maximum number of theatre seats; approval of a conversion of 98,508 sq. ft. of Commercial for 3,300 Theatre seats; deleted “Auto Mall” as a alternative project use; recognized the new ownership of the project to be “Oakley Groves Development LLC”; and recognized change of project name to “the Grove at Wesley Chapel.” The Biennial Report is due on March 22nd of each odd-numbered year.

The revised project entitlements are as follows:

PROJECT BUILDOUT	COMMERCIAL (Sq. Ft.)	MOVIE THEATRE (Seats)	RESIDENTIAL (M.F. Units)
May 1, 2010	736,492	3,300	300

PROJECT STATUS

Development this Reporting Year: it is stated that the developer has submitted preliminary site plans for nearly 500,000 sq. ft. of retail, a 3,300-seat movie theatre and a stormwater system for review and approval.

Cumulative Development: physical development has not commenced on the site.

Projected Development: as required by the Development Order, it is anticipated that development will be initiated during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Section 4.C., development must commence within three years following the effective date (by May 27, 2008).
2. Sections 4.d.(1) & (2) state that any delay beyond the assumed buildout date (May 1, 2010) shall require a new transportation analysis, in accordance with Section 380.06, F.S.

3. The developer has allegedly submitted a groundwater quality monitoring plan acceptable to the County, FDEP, SWFWMD and TBW. In accordance with Condition 5.c.(5), implementation of the program shall be administered prior to development commencement and shall continue through project buildout. All groundwater monitoring results shall be reported at least annually or more often as may be required.
4. In accordance with Conditions 5.g.(3), the developer submitted a “Nuisance and Exotic Species” Plan in association with the RYs 2005-07 Biennial Report.
5. Condition 5.1.(1)(a) identifies that the developer has elected to make a payment of the proportionate share dollar amount of \$3,302,907.00 (in 2003 dollars) to Pasco County in order to accelerate the construction of the improvement identified as the widening from four to six lanes of S.R. 54 from I-75 to C.R. 581 as a Pipeline Project which is identified in Exhibit F of the Development Order. In the Biennial Report, the developer has indicated that they are “working with Pasco County to make the final determination of the fair share amount in 2007 dollars so that the payment can be made as soon as the final number is agreed upon. The status of this payment shall be described in all future Biennial Reports until rendered. It is assumed that the payment will be made prior to development initiation.
6. Per Condition 5.1.(2), the following improvements are to be constructed at the sole expense of the developer:
 - a. construct identified Oakley Blvd/Dayflower intersection improvements and widen Oakley Blvd. between Dayflower Blvd. and south project driveway to four lanes;
 - b. widen Oakley Blvd. between C.R. 54 and Dayflower Blvd. to three lanes (2 northbound and 1 southbound);
 - c. resurface all other portions of Oakley Blvd. not subject to widening;
 - d. construct identified Old Pasco Rd./Oakley Blvd. intersection improvements;
 - e. construct the Gateway Boulevard Extension north from C.R. 54 to the proposed Dayflower Blvd. as four lanes;
 - f. construct Dayflower Blvd. from the Gateway Boulevard Extension east to Oakley Blvd. as a three lane roadway;
 - g. signalize the Oakley Blvd./Dayflower Blvd. intersection when warranted by *MUTCD*; and
 - h. construct the three project drives to the identified specifications.

The developer’s statement regarding the status of these improvements was that “a Roadway Master Plan was approved by Pasco County DRC on January 25, 2007, and the developer is in the process of getting the design plans approved by the County that include all of the required off-site improvements. The developer/owner is also working with the County to try to obtain a better alignment for the intersection of Gateway and Dayflower through the use of the County’s power of eminent domain. The developer/owner shall bear the costs of the eminent domain action. A final Route Study was approved by the BOCC on March 13, 2007.

7. The developer shall institute a monitoring program to provide external p.m. peak hour counts of the project entrances. Monitoring shall continue on a biennial basis and commence within 18 months following construction plan approval for 50% of the DRI entitlements in terms of p.m. peak hour trip generation or prior to construction plan approval for 65% of the DRI entitlements in terms of p.m. peak hour trip generation. The results of the monitoring shall be included in all appropriate biennial reports. For the purpose of comparison, the project was approved to generate 2,069 net external p.m. peak hour trips and 520 pass-by and pass-by diverted trips for a total of 2,589 trips (1,274 inbound/1,315 outbound). [Conditions 5.m.(1) & (2)].

DEVELOPER OF RECORD

Oakley Groves Development, LLC (Attention: Paul Bacon), 180 Glastonbury Boulevard, Glastonbury, CT 06033 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.