



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2006-07

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 south-central 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 24<sup>th</sup>.

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)
<b>OFFICE</b> (Sq. Ft.)	<b>495,586*</b>	<b>540,500</b>	<b>1,036,086</b>
<b>RETAIL</b> (Sq. Ft.)	<b>570,800</b>	<b>0</b>	<b>570,800</b>
<b>RESIDENTIAL</b> (Units)	<b>1,078</b>	<b>0</b>	<b>1,078</b>
Single-Family (Detached)	(550)	(0)	(550)
Single-Family (Attached)	(184)	(0)	(184)
Multi-Family	(344)	(0)	(344)
<b>LIGHT INDUSTRIAL</b> (Sq. Ft.)	<b>190,000**</b>	<b>N/A</b>	<b>190,000</b>
<b>HOTEL</b> (Rooms)	<b>100*</b>	<b>0</b>	<b>100</b>

\* - Entitlements are reflective of a 8/15/07 land use conversion request to exchange 44,914 sq. ft. of Office (east of Suncoast Parkway) for 100 Hotel Rooms.

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

A Notice of Proposed Change application was submitted on July 20, 2007 and is currently under review. The modifications requested include:

- consolidate office entitlements associated with existing Parcels I-2, J & K into one parcel to be entitled "Parcel J";
- shift 58,000 sq. ft. of unused office entitlements from Parcel G to Parcel J;
- allow Research & Development to be constructed on limited Office parcel(s) at a 1:1 ratio; and
- change the recognized Master Developer to "JLB Suncoast LLC."

## **PROJECT STATUS**

***Development this Reporting Year:*** six single-family detached, 14 multi-family residential units, 217,397 sq. ft. of Commercial and 45,400 sq. ft. of Office were all completed. An additional 48,049 sq. ft. of Commercial and a 100-room Hotel remained under construction as of the reporting period.

***Cumulative Development:*** 550 single-family detached homes, 184 single-family attached homes, 570 multi-family units, 55,383 sq. ft. of Light Industrial, 240,975 sq. ft. of Commercial (including a 217,397 sq. ft. Target & a 9,876 Discovery Point Child Care Center) and 45,400 sq. ft. of Office 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. The developer has provided the result of traffic count monitoring conducted in accordance with Condition V.L.6. on May 8, 2007. The results of the monitoring reveal that the project is currently generating 1,074 (577 Inbound/497 Outbound) p.m. peak hour trips in comparison with the 2,801 (1,215 Inbound/1,586 Outbound) approved, equating to 38.34 percent of the approved p.m. peak hour trips.
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 (Condition V.L.7.). With the acknowledgement of Certificate of Occupancy issuance for an office building, the Developer has indicated that an outline of the TSM Program will be prepared and submitted within the RY 2007-08 Annual Report. All future Annual Reports shall include an assessment of the effectiveness of TSM implementation.

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., 118 S. Oregon 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.