



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2007-08

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 expires on 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.)	480,263*	540,500	1,020,763
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
HOTEL (Rooms)	100*	0	100

* - 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

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

- extend the Phase 1 & Phase 2 buildout date by three years (to December 31, 2010 & 2014, respectively);
- change the recognized Master Developer to “JLB Suncoast LLC”;
- increase the Phase 1 Single-Family detached units by one (to 551) and decrease the Phase 1 Single-Family attached units by one (to 183);
- establish 190,000 sq. ft. of Light Industrial in exchange for 105,000 sq. ft. of Office in accordance with the existing Land Use Equivalency Matrix;
- update the land use phasing schedule to reflect previous land use exchanges; and
- allow Research & Development to be constructed on Office parcel(s) at a 1:1 ratio.

PROJECT STATUS

Development this Reporting Year: 22,420 sq. ft. of Office, 77,034 sq. ft. of Retail, and 100 Hotel rooms were all completed during the reporting year. In addition, a 21,000 sq. ft. Office facility remains under construction.

Cumulative Development: 544 single-family detached homes, 183 single-family attached homes, 344 multi-family units, 55,383 sq. ft. of Light Industrial, 280,635 sq. ft. of Retail and 113,749 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. Condition V.L.6. requires the conduct of annual traffic monitoring to ensure that the project does not exceed the 2,801 p.m. peak hour trips approved for the project (1,215 Inbound/1,586 Outbound). Contrary to this requirement, the Developer has prepared and submitted trip generation calculations alleging that the project is currently generating 1,443 p.m. peak hour trips (i.e. 629 Inbound/814 Outbound). The Developer has confirmed that traffic monitoring will actually commence in association with the 2008-09 reporting year and annually thereafter, with results provided in all subsequent Annual Reports, as required.
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.). In regard to this requirement, the Developer has coordinated with Bay Area Commuter Services (BACS) to employ strategies including the development of a “Commute Options Plan.” In association with the Developer, BACS has agreed to meet with all employers to discuss various commute options including: carpooling, vanpooling, transit, walking and biking. The status and frequency of such meeting(s) shall be documented in the next Annual Report.

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 with the exception of the issue described in *Summary of Development Order Condition #3*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.