



Tampa Bay Regional Planning Council

BRS

Biennial Report Summary

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DRI #248 - SUNLAKE CENTRE PASCO COUNTY RYs 2006-08

On March 28, 2006, the Pasco County Board of County Commissioners adopted Resolution No. 06-182 as a Development Order for the project. The Development Order authorizes specific approval for only Phase 1 of a two-phase project. Specific approval of Phase 2 is contingent upon further transportation and air quality analyses. Development must commence during (or before) 2009 and the Development Order subsequently expires on December 31, 2020.

The project is situated on approximately 150.35 acres in south central Pasco County, generally along the north side of S.R. 54 midway between the Suncoast Parkway and U.S. 41.

LAND USE		PHASE 1 (2006-2010)	PHASE 2* (TBD)	TOTAL
Commercial	(Sq. Ft.)	110,000	530,000	640,000
Office	(Sq. Ft.)	95,000	245,000	340,000
Residential/Multi-Family	(Units)	600	0	600

* - Specific approval of Phase 2 shall require additional transportation and air quality analysis in accordance with Section 380.06, F.S. and Rule 9J-2, F.A.C.

PROJECT STATUS

Development this Reporting Year: 86,517 sq. ft. of Commercial is under construction, 4,025 sq. ft. of Office is in the “permitting process,” and 21,390 sq. ft. of Commercial & 13,983 sq. ft. of Office have “Preliminary Plan Approval” only.

Cumulative Development: No development entitlements have been completed.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has submitted copies of the *Groundwater Quality Monitoring Plan*, the *Integrated Pest Management Plan*, and the *Declaration of Invasive Plant Removal, Disposal and Maintenance* within the RYs 2006-08 Biennial Report in accordance with Conditions 5.c.(5), 5.c.(7) and 5.g.(2). Each of these Plans were reportedly approved by Pasco County.
2. The Developer has reportedly conducted the *Kestrel Nesting Survey* between April 19 and May 17, 2006 in accordance with FFWCC protocols and guidelines and the requirements of Condition 5.g.(5). The results and conclusions of the “Southeastern American Kestrel Survey Report” were

included within the RYs 2006-08 Biennial Reports.

3. Condition 5.l.(2) requires the developer to provide Commercial and office tenants with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials. Since development has not yet commenced nor sale of parcel(s) recognized, this requirement is not appropriate at this time.
4. Condition 5.n.(1) identifies the Developer's proportionate share contribution to be \$858,949 in terms of 2005 dollars. Such payment, which is not eligible for transportation impact fee credits, shall be made on or before December 31, 2006 and shall be adjusted at the time of payment to reflect latest FDOT construction cost estimates. In the event the payment is made within 90 days from the effective date and the Board approves the rezoning for the Project, no adjustment will be required. This date has subsequently lapsed and the status of this Condition has not been addressed.
5. The Developer shall construct the western two lanes of Sunlake Boulevard between S.R. 54 to Mentmore Road. Condition 5.n.(2) requires construction of said roadway prior to the issuance of "the first Certificate of Occupancy within any development bubble other than development bubbles I or G." The Developer has identified that Sunlake Boulevard "is currently under construction."
6. As required by Condition 5.n.(4), the Developer shall institute an annual monitoring program to verify that the allowable trips are not exceeded. The monitoring shall commence within eighteen (18) months following construction plan approval for fifty (50) percent of Phase 1 development. The total driveway trips shall not be allowed to exceed 584 inbound and 621 outbound p.m. peak hour trips (1,205 trips total). The Developer has identified that monitoring will be initiated within 18 months of March 2008 (i.e. date when building permits were first issued). Traffic monitoring results shall be included in all future Biennial Reports.
7. The Developer met with Pasco County Public Transportation (PCPT) staff on November 29, 2007 to discuss transit requirements of the project in accordance with Condition 5.n.(5). The conclusion, as stated in Mr. Mike Carroll's synopsis correspondence (included with the RYs 2006-08 Biennial Report), was that "*PCPT will not be requiring transit amenities within the property, however, we are requiring shelters be placed on the right of way along Sunlake Boulevard.*"
8. Condition 5.n.(7) requires the Developer to initiate a Transportation Systems Management program to divert vehicle trips from the p.m. peak hour in the first year following issuance of Certificates of Occupancy for Office development within the project. The TSM program shall include an annual assessment of the actual achievement of trips diverted from the p.m. peak hour as a result of the program. Results of the TSM program shall be included in each Biennial Report. This Condition is not applicable at this time.

DEVELOPER OF RECORD

Sunlake Equity Joint Venture, 1696 N.E. Miami Garden Drive, North Miami Beach, FL 33179 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.