



ARS

Annual Report Summary

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DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY RY 2007-08

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.

On December 23, 2008, the Developer submitted a Notice of Proposed Change application requesting the following modifications of the Development Order, which remain under review and consideration:

- three-year extensions of the Phases 1-4 buildout dates to 2013, 2018, 2023 and 2027, respectively;
- extend the Development Order expiration date and date the project shall not be subject to down zoning, unit density/intensity reductions by three additional years (to December 31, 2033);
- elimination of Conditions E.4.a. (Hurricane Public Shelter) and E.12.c. (District Park access requirements) from the Development Order; and
- revise Condition E.11.a. to require construction of the S.R. 56 extension between S.R. 581 and the eastern boundary of the project as well as construction of the S.R. 56/S.R. 581 intersection

improvements, as defined in the S.R. 56 Roadway Agreement. This would be in lieu of the payment of a proportionate share for Phase 1, as currently recognized.

PROJECT STATUS

Development this Reporting Year: it appears that no lots were developed and platted, 20 lots were sold and 90 homes have been constructed and received Certificates of Occupancy during RY 2007-08.

Cumulative Development: the number of developed and platted lots remains at 2,116, while 1,940 lots have been sold and 1,927 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 February 26, 2008 and August 28, 2008. The results indicated that the “color values” (Locations SW-1 & SW-2) and iron levels (Locations SW-1, SW-2 & DW-2) are in excess of state standards, each of which “should be of no concern.” The Developer has attributed the elevated iron levels to being “normal for the region.” As required, monitoring results shall 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 October 3-4, 2007. The results revealed that the project is generating 1,422 p.m. peak hour trips (i.e. 821 Inbound/601 Outbound), which is 42.88% of 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, President and General Partner, 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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.