



# BRS

## Biennial Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 / FAX (727) 570-5118  
www.tbrpc.org

### DRI #253 - THE GROVE AT WESLEY CHAPEL PASCO COUNTY RYs 2007-09

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 twice, most recently on February 10, 2009 (Resolution No. 09-116). The Amendments have cumulatively: authorized Movie Theatre and Hotel as approved uses at the expense of other project uses; deleted “Auto Mall” as a alternative project use; recognized new ownership (i.e. “Oakley Groves Development LLC”); recognized change of project name (to “the Grove at Wesley Chapel”); added four parcels (i.e. Parcel “E”/21.5 acres, Parcel “B”/25.86 acres, Parcel “C”/8.27 acres and Parcel “D”/6.69 acres) totaling 62.32 acres to the project; corresponding Master Development Plan modifications; and extended buildout by one year (to May 1, 2011) with no effect on the Development Order expiration date, which remains May 1, 2018. The Biennial Report is due on March 22<sup>nd</sup> 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, 2011	789,295	2,738	300

### PROJECT STATUS

**Development this Reporting Year:** 360,525 sq. ft. of Commercial and a 2,738-seat Movie Theatre were completed. In addition, the Developer has reportedly completed construction of Dayflower Road and Gateway Boulevard, as well as the Oakley Boulevard Improvements.

**Cumulative Development:** the aforementioned constitutes all completed development.

**Projected Development:** no development activity has been identified for the next reporting period.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. A *Groundwater Monitoring Plan* was previously submitted to and allegedly approved by the

County, FDEP, SWFWMD and TBW in accordance with Condition 5.c.(5). The results of the subsequent February 6 & 12, 2009 monitoring events were provided as part of the Annual Report. Results of all future monitoring shall continue to be provided to the Council as part of the Biennial Report. As stipulated in the Development Order, such monitoring shall continue through buildout.

2. In accordance with Conditions 5.g.(3), the developer initially submitted a *Nuisance and Exotic Plant Management Plan* in association with the RYs 2005-07 Biennial Report and again in conjunction with the RYs 2007-09 Biennial Report.
3. Condition 5.l.(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. The Developer has allegedly “made a Fairshare payment of \$5,086,477.00 on May 8, 2007,” thus satisfying this Condition.
4. Per Condition 5.l.(2), the following improvements are to be constructed at the sole expense of the developer:
  - construct identified Oakley Blvd./Dayflower intersection improvements and widen Oakley Blvd. between Dayflower Blvd. and south project driveway to four lanes;
  - widen Oakley Blvd. between C.R. 54 and Dayflower Blvd. to three lanes (2 northbound and 1 southbound);
  - resurface all other portions of Oakley Blvd. not subject to widening;
  - construct identified Old Pasco Rd./Oakley Blvd. intersection improvements;
  - construct the Gateway Boulevard Extension north from C.R. 54 to the proposed Dayflower Blvd. as four lanes;
  - construct Dayflower Blvd. from the Gateway Boulevard Extension east to Oakley Blvd. as a three lane roadway;
  - signalize the Oakley Blvd./Dayflower Blvd. intersection when warranted by *MUTCD*; and
  - 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 was revised and resubmitted with the MPUD revisions filed in 2008 (as a companion application to the NOPC)... A copy of the revised Roadway Master Plan is attached [to the RYs 2007-09 Biennial Report]. All required access related improvements for each phase of development have been completed.*”

5. The Developer has established a biennial monitoring program to provide external p.m. peak hour traffic counts of the project entrances in accordance with Conditions 5.m.(1) & (2). The monitoring results shall serve as verification that the project does not exceed the approved trips. The results of the November 6, 2008 monitoring event were included in the Biennial Report indicating that the project is generating 590 (306 Inbound/284 Outbound) of the 2,589 (i.e. 1,274 Inbound/1,315 Outbound) approved trips.

**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.