



ARS

Annual Report Summary

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DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY RYs 2008-11

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 seven times, most recently on January 11, 2011 (Resolution No. 11-127). 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); eliminated the Hurricane Public Shelter provision (Condition E.4.a.) and modified the District Park access location from Meadow Pointe Boulevard to S.R. 56 (Condition E.12.c.); and clarified and modified the S.R. 56 construction requirements and timeline in lieu of Phase 1 proportionate share. In accordance with Subsection 380.06(19)(c)2., F.S. (i.e. 2011 legislation), the Phase 1 buildout and Development Order expiration dates were extended by four additional years. The Development Order now expires on December 31, 2037.

The following constitutes the approved/revised phasing schedule:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
1	2017	0	220,000	4,520**
2*	2018	100,000	350,000	0
3*	2023	100,000	350,000	0
4*	2027	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.

** - The breakdown of residential uses is as follows: 1,731 Single-Family detached, 912 Villas, 1,715 Townhomes & 162 Multi-Family units.

PROJECT STATUS

Development this Reporting Year: it appears that no lots were developed and platted between 2008-11, 33 lots were sold and 36 homes have been constructed and received Certificates of Occupancy.

Cumulative Development: the number of developed and platted lots remains at 2,116, while 1,973 lots have been sold and 1,963 homes have been constructed and received Certificates of Occupancy. It is requested that future Annual Reports reflect the overall residential development activities by housing type to coincide with development approvals. 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 is required to conduct semi-annual surface water quality monitoring [Condition E.2.c.(3)] and hydroperiod monitoring [Condition E.3.c.], with results included in each Annual Report, through two years following build out. In the event water levels are insufficient to collect sufficient samples during the Dry Season, alternate sampling collection provisions are specified within the *Monitoring Plan*. In the current multi-year Annual Report submitted, only the 2011 Wet Season monitoring results were submitted, as conducted on August 25, 2011. It is unclear whether such monitoring was conducted in association with the 2008-09 or 2009-10 reporting periods or for the 2011 Dry Season. Low Dissolved Oxygen and Alkalinity levels, below the Class III water quality standards, were recorded during the lone 2011 monitoring event. The Developer's representative attributed these to warmer climates and the receipt of semi-significant rainfall amounts shortly prior to the sampling collection, respectively. As required, monitoring results shall continue to be included with all subsequent Annual Reports rather than under separate cover.
3. The developer submitted the results of the traffic monitoring conducted on April 26-28, 2011. The results revealed that the project generated 991 p.m. peak hour trip ends (i.e. 599 Inbound/392 Outbound), which is 29.89% of the 3,316 p.m. peak hour trip ends approved for the project (i.e. 1,977 Inbound/1,339 Outbound). While traffic counts were not conducted and/or provided in association with the 2008-09 or 2009-10 reporting periods, the counts obtained in 2011 were inexplicably 431 p.m. peak hour trip ends fewer than the 1,422 reported in the 2007-08 Annual Report (i.e. 821 Inbound/601 Outbound).
4. Prior to or in conjunction with Phase 2 approval, 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* in accordance with Conditions E.11.b. & E.16.e., respectively.
5. Stipulation 7.(b) of the Development Order states that "*the Developer shall provide an Annual Report on DCA Form BLWM-07-85 to the Department, the TBRPC, and the DCA or their successor agencies, on December 19, the anniversary date of final adoption, of each year during the term of this Development Order.*" It is hereby stated no Annual Report has been submitted since the 2007-08 reporting period. The current data, which is the basis of this Annual Report Summary, allegedly spans the period of 2009-11. As stated in the above stipulation, future Reports are due on December 19th annually.

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 with the exception of the issue described as *Summary of Development Order Condition #5*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.