



ARS

Annual Report Summary

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DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY RY 2013-14

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. The Phase 1 buildout and Development Order expiration dates have been cumulatively extended by an additional period of six years and 61 days on account of 2011 legislation [Subsection 380.06(19)(c)2., F.S.], as well as Executive Orders enacted by the Governor in 2011 and 2012. The Phase 1 buildout and Development Order now expire in March 1, 2020 and March 1, 2040 respectively.

The following constitutes the approved/revised phasing schedule:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
1	3/01/2020	0	220,000	3,956**
2*	2020	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	3,956**

* - Specific approval of Phases 2-4 is contingent upon further transportation and air quality analyses.

** - Inclusive of land use conversion requests dated 3/11/11, 4/06/11, 11/10/11 & 4/09/13 in which 300 Villas + 726 Townhomes were cumulatively exchanged for 462 Single-Family units, a net reduction of 564 Residential units, the breakdown of currently-approved Residential units by type is 2,193 Single-Family Detached, 612 Villas, 989 Townhomes & 162 Multi-Family units.

PROJECT STATUS

Development this Reporting Year: it appears that 93 lots were developed and received their Certificate of Occupancy. It is recognized that no additional lots were sold or developed/platted.

Cumulative Development: the number of developed and platted are 2,286, while 2,257 lots have been sold and 2,105 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. If water levels are insufficient to collect sufficient samples during the Dry Season, alternate sampling collection provisions are specified within the *Monitoring Plan*. Results of the Wet Season monitoring (conducted July 31, 2014 & August 4, 2014) were submitted in the Annual Report. However, Dry Season monitoring was not conducted due to Standard Pacific Corporation's (SPC) recent acquisition of such monitoring duties and their unfamiliarity with the frequency obligation (i.e. semi-annual). SPC has ensured that such schedule will be maintained in the future. The Wet Season monitoring event did reveal Low Dissolved Oxygen and raised Alkalinity and Iron levels in excess of Class III water quality standards. Similar findings have been acknowledged in prior monitoring events conducted for the project. As in the past, the Developer's representative has acknowledged that several factors contributed to these results, including: the use of shallow wells for monitoring, "dominant" rainfall amounts shortly prior to the sampling collection and monitoring in warmer climates. As required, results of semi-annual monitoring shall resume and be included with all subsequent Annual Reports rather than submitted under separate cover.
3. The developer submitted the results of the traffic monitoring conducted on November 18-20, 2014 and December 2-4, 2014. The results revealed that the project generated 1,138 p.m. peak hour trip ends (i.e. 576 Inbound/562 Outbound), which is 34.32% of the 3,316 p.m. peak hour trip ends approved for the project (i.e. 1,977 Inbound/1,339 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.

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.