



# ARS

## Annual Report Summary

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

### DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2014-15

On April 24, 2001, the Pasco County Board of County Commissioners adopted a Development Order for MDG Suncoast, Inc. (Resolution No. 01-198). The Development Order authorized construction of 1,200,000 sq. ft. of office space, 500,000 sq. ft. of commercial space and 1,319 residential units on approximately 689 acres in south central Pasco County. The two-phase project is located at the southeast and southwest quadrants of State Road 54 and the Suncoast Parkway. The project will be accessed exclusively from State Road 54.

The Development Order has been amended twice, most recently on January 27, 2009 (Resolution No. 09-105). The amendments have cumulatively: authorized conversion of 5.28 acres of office parcel (Parcel I-1) on the east side of the Suncoast Parkway to Office/Light Industrial; established a Land Use Equivalency Matrix to authorize Light Industrial as a specifically-approved land use on Parcel I-1 only (to a maximum of 190,000 sq. ft.); relocated various project uses on site; deleted the potential emergency access point at the southeastern corner of the property; while the Phases 1 & 2 buildout date were previously extended by five and one years respectively, these dates were subsequently extended by an additional six years in accordance with 2009 (SB 360) & 2011 (HB 7207) legislation, to December 31, 2018; recognized "JLB Suncoast LLC" as the new Master Developer; increased the Phase 1 Single-Family detached units by one (to 551) and decreased the Phase 1 Single-Family attached units by one (to 183); updated the land use phasing schedule to reflect prior land use conversions; authorized construction of Research & Development on Office parcel(s) east of the Suncoast Parkway, at a 1:1 ratio; and corresponding text and map revisions. The Development Order expiration date is June 28, 2020.

The phasing schedule is as follows:

LAND USE	PHASE 1 (2001-2018)*	PHASE 2 (2007-2018)*	TOTAL
<b>OFFICE</b> (Sq. Ft.)	<b>512,000</b>	<b>600,000</b>	<b>1,112,000</b>
<b>RETAIL</b> (Sq. Ft.)	<b>570,800</b>	<b>0</b>	<b>570,800</b>
<b>RESIDENTIAL</b> (Units)	<b>1,078</b>	<b>0</b>	<b>1,078</b>
Single-Family (Detached)	(551)	(0)	(551)
Single-Family (Attached)	(183)	(0)	(183)
Multi-Family	(344)	(0)	(344)
<b>LIGHT INDUSTRIAL</b> (Sq. Ft.)	<b>21,019</b>	<b>0</b>	<b>21,019</b>
<b>HOTEL</b> (Rooms)	<b>100</b>	<b>0</b>	<b>100</b>

\* - The phase buildout dates recognized above were subsequently extended by cumulative six-year periods, each to December 31, 2018, to account for 2009 & 2011 legislation.

## **PROJECT STATUS**

The RY 2014-15 Annual Report indicates that no development activity transpired during “this reporting year.” Therefore, the development representations made below are reflective of the latest reported entitlements.

***Development this Reporting Year:*** no development occurred during the reporting period.

***Cumulative Development:*** 544 single-family detached homes, 183 single-family attached homes, 344 multi-family units, 100 Hotel rooms, 280,635 sq. ft. of Retail and 134,749 sq. ft. of Office have all been completed.

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

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Conditions V.C.5. & V.C.6. (respectively) require the Developer to establish surface water quality and groundwater quality monitoring programs if deemed appropriate by the permitting agencies. The Developer has indicated that such monitoring was not required as part of permitting, thus nullifying these potential monitoring requirements.
2. The Developer has previously reported that a \$2,761,830 proportionate share payment was paid to Pasco County on December 18, 2002 as transportation impact mitigation in accordance with Condition V.L.4. A school impact fee of \$153,080.00 was also allegedly paid to the Pasco County School Board as full school mitigation in accordance with Condition V.N.1.
3. Condition V.L.6. requires the conduct of annual traffic monitoring and submit the results with the subsequent Annual Report. The Developer last conducted such monitoring on April 7, 2009, the results of which concluded that the project was generating 1,375 (i.e. 766 Inbound/609 Outbound) of the approved 2,801 (1,215 Inbound/1,586 Outbound) p.m. peak hour trips during this one-day monitoring event [i.e. ~49.09%]. Such monitoring shall continue through project buildout with the results provided with all subsequent Annual Reports. No such monitoring has recently been conducted since development activity has not recently transpired. However, the traffic monitoring obligation shall resume in connection with future development.
4. In order to divert vehicle trips from the p.m. peak hour, the developer shall implement a *Transportation Systems Management (TSM)* program within one year following the issuance of Certificates of Occupancy for the first office development (Condition V.L.7.). In regard to this requirement, the Developer has previously identified their coordination efforts with Bay Area Commuter Services (BACS) to employ strategies, including the development of a “*Commute Options Plan.*” In association with the Developer, BACS previously agreed to meet with all employers to discuss various commute options including: carpooling, vanpooling, transit, walking and biking. Continued compliance with this Condition shall be addressed in all future Annual Reports pending continuance of development activity.
5. The Developer has previously conducted the Affordable Housing Reassessment in 2002. A duplicate copy of the re-analysis was provided in conjunction with the RY 2002-03 Annual Report.

**DEVELOPER OF RECORD**

JLB Suncoast LLC, % Aaron Ruben, Development Director, Redstone Investments, 1501 W. Cleveland Street, Suite 200, Tampa, FL 33606 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.