



ARS

Annual Report Summary

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DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2015-16

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) to Office/Light Industrial on the east side of the Suncoast Parkway; established a Land Use Equivalency Matrix; authorized Light Industrial as a potential use on Parcel I-1 only (to a maximum of 190,000 sq. ft.); relocated various project uses on site; deleted the required emergency access point at the southeastern corner of the property; extended the Phases 1 & 2 buildout dates on account of the Florida Statutes as well as 2009 (SB 360) & 2011 (HB 7207) legislation; 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 currently-approved phasing schedule is as follows:

LAND USE	PHASE 1 (2001 - 12/31/2018)	PHASE 2 (2007 - 12/31/2018)	TOTAL
OFFICE (Sq. Ft.)	512,000	600,000	1,112,000
RETAIL (Sq. Ft.)	508,134*	0	570,800
RESIDENTIAL (Units)	1,428*	0	1,428¹
Single-Family (Detached)	(551)	(0)	(551)
Single-Family (Attached)	(183)	(0)	(183)
Multi-Family	(694)*	(0)	(694) ¹
LIGHT INDUSTRIAL (Sq. Ft.)	21,019	0	21,019
HOTEL (Rooms)	100	0	100

* Entitlements are reflective of a August 10, 2015 correspondence in which the Developer recognized a prior Land Use Equivalency Matrix conversion of 62,666 sq. ft. of Retail for 350 additional Multi-Family units on the west parcel, which was subsequently approved by Pasco County.

On June 29, 2016, the Developer submitted a Notice of Proposed Change application seeking the following modifications to the Development Order, which currently remain under review, consideration and analysis:

- Increase the number of approved Multi-Family Residential units by 300 (to 994 units). These additional units are to be limited to Parcel J-3 (on East Side) and reflected in Phase 2;
- Extend the Phases 1 & 2 buildout dates associated with development of the “East Side” parcels by seven additional years (to December 31, 2025) with the exception of the unbuilt 359,000 sq. ft. of Office which shall remain with the buildout date of December 31, 2018;
- Increase the maximum allowable Hotel development from 250 to 500 Rooms, the maximum allowable Multi-Family Residential development from 800 to 1,400 units and the maximum allowable Industrial development from 190,000 to 1,500,000 square feet, all in accordance with the Land Use Equivalency Matrix;
- Revise the Master Development Plan (“Map H”) to reflect:
 - Renumbering of “East Side” Parcels from I-2, J, K & N to J-1, J-3, J-4 & J-2 (respectively) for consistency with the MPUD Master Plan. Project entitlements will not be affected by this renumbering.
 - Allow and recognize “Multi-Family Residential” as an allowable use on newly-named Parcel J-3.
 - Allow and recognize “Research & Development” & “Light Industrial” as allowable uses on newly-named Parcels J-1, J-2, J-3 and/or J-4.
- Delete Condition V.L.5. (i.e. “State Road 54 Corridor Study) since “*this Corridor Study is outdated and has not been implemented for this corridor by the County.*”
- Delete Condition V.O. (“Recreation and Open Space”) since “*this provision has now been superceded by Pasco County’s adoption of Impact Fees for Parks and Recreation for all development within the County.*”
- Extend the frequency of future required monitoring from “Annual” to “Biennial”; and
- Recognize two prior conversions allegedly and previously approved by Pasco County Planning & Development Department on October 10, 2014 and July 23, 2015.

PROJECT STATUS

The Developer has submitted a correspondence dated August 24, 2016 in lieu of a formal Annual Report. The correspondence asserted that “there has not been any development during the Reporting Year of April 2015 to April 2016.” Submittal of such correspondence in lieu of a formal Report is authorized under Subsection 380.06(18). Therefore, the following development and compliance representations would be identical to those previously reported, as presented below.

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.