



ARS

Annual Report Summary

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DRI #522 - SUNRISE HERNANDO COUNTY RY 2015-16

On September 12, 2007, the Hernando County Board of County Commissioners granted the initial Development Order to Sunrise Lands Partnership for a 1,385-acre, mixed-use development located west of Kettering Road, east of I-75, south of S.R. 50 and north of Dashback Street in southeast Hernando County.

The Development Order has yet to be amended.

On June 28, 2011, the Hernando County BOCC adopted a non-project specific Resolution No. 2011-106 to extend the commencement, buildout and Development Order expiration dates of relevant “Development Orders” by a cumulative period of eight years. The extension was a culmination of SB 360 (two years) plus “Chapter 209-96 Laws of Florida” [Section 14] (two years) plus HB 7207 (four years). Accordingly, the commencement, buildout and Development Order expiration dates for the Sunrise DRI were extended to September 12, 2018, December 31, 2021 and December 31, 2033 respectively.

The following constitutes the approved entitlements with an established December 31, 2021 buildout date:

RESIDENTIAL		OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	MINI WARE- HOUSE (Sq. Ft.)	MOTEL (Rooms)	AMENITIES CTR./CLUB- HOUSE/TOWN CENTER (Sq. Ft.)	GOLF (Holes)
Single- Family (#)	Multi- Family (#)						
4,200	600	50,000	325,000	40,000	75	20,000	18

PROJECT STATUS

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

Cumulative Development: Development has not been initiated to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

All Conditions referenced below are not applicable at this time since development has yet to commence.

1. In accordance with Condition 4.(A)(1), the Developer shall prepare, submit and maintain an Environmental Management Plan (EMP), consisting of: a Stormwater Pollution Prevention Plan, an Integrated Pest Management Plan, a Chemical Management Plan, a Groundwater Monitoring Program, a Wildlife Habitat Management Plan and a Pet Management Plan. Such EMP shall be

submitted to the County Planning Department and “appropriate state agencies” for review and approval concurrent with the “first conditional plat” and included with the respective Annual Report.

2. Condition 4.(A)(2)(b)(vii) obligates the Developer to prepare an updated Monitoring Well Plan following the design and layout of the golf course and residential lots. Such document shall be submitted for the review and approval of FDEP, the County as informational and included in the respective Annual Report.
3. If the golf course is developed, Condition 4(A)(2)(e)(v) requires the Developer to prepare a professional report annually to ensure conformity of the golf course with Audubon International Signatures Program (AISP) Gold Standards. If and/or when applicable, this information shall be included in all subsequent Annual Reports.
4. The Developer shall establish an annual Groundwater monitoring program to be implemented annually through five years following project buildout. All subsequent monitoring results shall be provided with the respective Annual Reports as identified in Condition 4(A)(2)(g)(ii).
5. The Developer shall report the monitoring and maintenance activities associated with the habitat preservation areas in all respective Annual Reports as recognized in Condition 4(A)(4)(b)(ii).
6. Condition 4.(B)(2)(l) mandates the Developer to establish a water use education program for residents. The status of which shall be described in all future Annual Reports.
7. In accordance with Condition 4.(B)(3), the Developer shall assess impacts to the County’s well field and private potable wells annually and submit within respective Annual Reports.
8. The Developer shall donate \$180,765 towards fire protection equipment and/or facilities for the project in association with or prior to the 201st residential building permit. [Condition 4(D)]
9. The Developer shall donate \$160,000 installments towards adequate housing upon the 101st, 1,601st and 3,201st residential building permit as identified in Condition 4.(F).
10. The Developer shall construct: two additional lanes (to six lanes) on S.R. 50 from I-75 NB exit ramp to Kettering Road; and perform the identified improvements at the S.R. 50/Kettering Road intersection. Each of these pipeline improvements shall commence upon the issuance of the 1,201st residential building permit or September 12, 2020, whichever occurs first, and be completed within a 24 month period. [Condition 4(L)(2)]
11. The Developer shall construct a parallel collector road to S.R. 50 west and east of the Sunrise Parkway. The west portion shall commence upon the earlier of issuance of the 401st residential building permit, issuance of the first commercial building permit or first final plat of retail commercial area. Completion shall occur within 12 months of commencement. For that portion east of the Sunrise Parkway, construction shall commence upon the earlier of the 1,201st residential building permit or completion of 100,000 of non-residential development. Completion for this segment shall also occur within 12 months of commencement. The Developer shall additionally complete incremental construction of the Sunrise Parkway as a two-lane major collector road concurrent “with the applicable residential final plat for the area being developed.” [Condition 4(L)(3)]

12. Pursuant to Condition 4(L)(10), the Developer shall initiate an annual traffic monitoring program upon the issuance of the 601st residential building permit to ensure that the projected 2,427 external P.M. peak hour trips are not exceeded. Such monitoring shall be included in all subsequent Annual Reports.

DEVELOPER OF RECORD

Sunrise Lands Partnership, Post Office Box 1146, Brooksville, FL 34605 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. Hernando County is responsible for ensuring compliance with the terms and conditions of the Development Order.