



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY RY 2001-02

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 a total of three times, the latest occurring on November 19, 2002 (Resolution No. 03-36). The amendments have cumulatively: extended the commencement, the phase buildout dates and the Development Order expiration date; provided an alternative transportation mitigation improvement and scheduling; amended the entitlements within each phase; updated the Phase I proportionate share amount; and reduced the required elderly units to 1,000. The Development Order expires on December 31, 2030. The anniversary date for the Annual Report is December 19th.

The currently-approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Dwelling Units)
I	2010	0	220,000	4,520 ²
II ¹	2015	100,000	350,000	0
III ¹	2020	100,000	350,000	0
IV ¹	2024	193,200	241,800	0
TOTAL		393,200	1,161,800	4,520 ²

1 - Specific approval of Phases II-IV will be contingent upon further transportation and air quality analyses.

2- At minimum, 1,000 of the residential units shall be established for the elderly as defined by Section 760.29, F.S.

PROJECT STATUS

Development this Reporting Year: the developer has indicated that the initial 439 lots have been developed and platted, 297 lots have been sold and 95 homes have been constructed and received a Certificate of Occupancy.

Cumulative Development: the aforementioned represents cumulative development activity.

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 I (Condition E.6.a.); and the Wetland/Lake Management Plan (Condition E.3.b.).
2. The developer has submitted the results of the semi-annual surface water quality and hydroperiod monitoring programs under separate cover in accordance with Conditions E.2.c.(3) and E.3.c., respectively. This information shall be provided within each Annual Report and shall continue until three years following project buildout.
3. Prior to final plat approval for the 735th dwelling unit and prior to preliminary/construction plan approval for any Phase I commercial entitlements, a contract to construct Meadow Pointe Boulevard (north/south road) between S.R. 54 and the project's southern boundary shall be executed. Prior to issuance of final plat approval for the 1,748th dwelling unit and prior to any commercial development, said improvement shall be completed and accepted by Pasco County [Conditions E.11.a(8) & (9)].
4. The developer shall designate upland preservation on Master Development Plan for gopher tortoise habitat (Condition E.17.b.). The developer obtained a Gopher Tortoise Incident Take Permit (#PAS-49) from the Florida Fish and Wildlife Conservation Commission on April 19, 2002.
5. Prior to Phase II approval, in accordance with Conditions E.11.b. & E.16.e., respectively, 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.

DEVELOPER OF RECORD

Lee E. Arnold, Jr., Trustee, Wesley Chapel Lakes, Ltd., 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.