



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2002-03

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 southcentral 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, which expires on June 28, 2016, has yet to be amended. The anniversary date for the Annual Report is April 24th.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (2001-2007)	PHASE 2 (2007-2011)	TOTAL (Through 2011)
OFFICE (Sq. Ft.)	600,000	600,000	1,200,000
RETAIL (Sq. Ft.)	500,000	0	500,000
RESIDENTIAL (Units)	1,319	0	1,319
Single-Family (Detached)	(550)	(0)	(550)
Single-Family (Attached)	(184)	(0)	(184)
Multi-Family	(585)	(0)	(585)

PROJECT STATUS

Development this Reporting Year: physical development has commenced with the construction of the entrance road (Ivey Lane) and the completion of 110 single-family detached residential units. An additional 113 single-family detached units remain under construction.

Cumulative Development: the aforementioned development reflects the extent of cumulative development.

Projected Development: specific development activity has not been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition V.C.6. requires the submittal of a groundwater quality monitoring program prior to construction activities if deemed appropriate by the permitting agencies. The developer has stated that such monitoring was not required as a permit condition thus nullifying this Condition.

2. The developer has previously elected transportation option #1 to mitigate transportation impacts in accordance with Condition V.L.4. This alternative requires a proportionate share payment of \$2,761,830 on or before January 1, 2003. The developer acknowledged making this payment on December 18, 2002 to Pasco County.
3. Upon the issuance of Certificates of Occupancy for 1,600 residential units (or the equivalent in terms of trip generation), the developer shall initiate a program to provide external p.m. peak hour counts and projected counts at the project entrances. The monitoring data shall be included in each subsequent Annual Report. (Condition V.L.6.)
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. Results of the TSM program shall be included in all subsequent Annual Reports. (Condition V.L.7.)
5. The developer has acknowledged payment of the required school impact fee (\$153,080.00) prior to required date of August 27, 2001 identified in Condition V.N.1. However, Pasco County has not accepted the payment based on a legal matter. The developer shall continue to identify the status of this Condition within each subsequent Annual Report until such time as this matter has been resolved with Pasco County.
6. The developer has transmitted an Affordable Housing Reassessment with a correspondence dated December 23, 2002, as required by Condition V.Q.2. A duplicate copy of the analysis was provided under separate cover to the RY 2002-03 Annual Report. Since the rental vacancy rates used in the original housing analysis were 3.2 percent lower than the rates identified in the 2000 Census data for Pasco County (and 4.6 percent lower for Hillsborough County), this reassessment was required. Like the original analysis, this reassessment demonstrated that “there is not an unmet need for affordable housing through buildout of the Project.”

DEVELOPER OF RECORD

MDG Suncoast Inc., 115 South Albany Avenue, 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.