



Tampa Bay Regional Planning Council

Revised ARS

Annual Report Summary

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DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY RY 2001-02

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 June 28th.

The Development Order approves the following entitlements:

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 initiation of construction of the entrance road (Ivey Lane) and single-family development.

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. Annual Reports shall include identification of actions taken to comply with SWFWMD's rules for the Northern Tampa Bay Water Use Caution Area. (Condition V.C.4.)
2. 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.

3. Under separate correspondence to the RY 2001-02 Annual Report, the developer has 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. It is requested that the status of this payment be documented within the next Annual Report prepared for the project.
4. 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.)
5. 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.)
6. 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.
7. The Developer's Affordable Housing Assessment used 1990 U.S. Census data as a source for rental vacancy data. The developer compared the rental vacancy rates identified in the 1990 and the 2000 Census data and determined that there was more than a two percent disparity. Under this circumstance and in accordance with Condition V.Q.2., the developer must submit a revised housing assessment by December 31, 2002 to FDCA, Pasco County and TBRPC. The developer has acknowledged this requirement and corresponding timeframe. If the revised analysis identifies an unmet demand for affordable housing, the developer shall submit a Notice of Proposed Change to address the additional mitigation criteria on or before March 30, 2003.

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.