



Ballantrae Newsletter Online

A posting by the Ballantrae Community Development District in Land O' Lakes, FL

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'54 Crossings' office building opens this year near Ayrshire

The first of two, 3-story office buildings is expected to be built by the end of the year on the undeveloped LeDantec Acres property adjacent to Ayrshire Blvd. at Cunningham Court.

Two ponds have already been dug the width of the 12.8-acre property at the north end of the parcel nearest Cunningham Court, with a large property-wide parking area south of them. South of that will be the northernmost of the two 60,000-square foot office buildings. South of it will be a central pond and then another building of the same size south nearly to Aprile Drive, Bill Rizzetta told the *Onliner*. He heads the Colwell Avenue Properties commercial real estate development group that is developing the \$27 million project, known as 54 Crossings, that will offer 400 jobs and an annual payroll of \$18 million.

Ballantrae residents who wish to comment on or ask questions about the project can email Mr. Rizzetta at brizzetta@rizzetta.com or Pasco County Development Review Manager Brad Tippin at btippin@pascocountyfl.net.

Mr. Rizzetta said site work – “from fire hydrant-height down” – was virtually complete in February. That included everything underground plus all concrete, asphalt, curbs and gutters and both building pads.

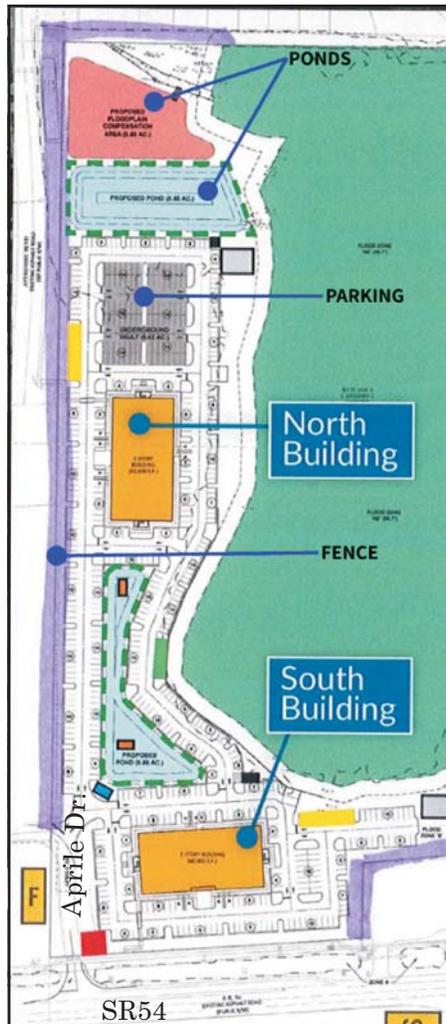
Which building then gets built first will be determined by lease signings, he said, explaining that “We’re ready to ‘go vertical’ as soon as we hit our critical mass in leases. We’re getting more and more interest every day. We’re excited about it. We’re in good shape.”

The project includes a total of 600 surface and covered parking spaces, electric vehicle charging stations, walking trails, bike racks and a pavilion, he said. SR 54 to Aprile Drive will be the only vehicular access point to the office buildings, with traffic bearing right to the southern building and to the left for the northern building.

The county required the developer to

LEGEND

- PVC Fence
- Covered Parking
- Charging Stations
- Pylon / Monument Sign
- Directional Sign
- Walking Trail
- Pavillion
- Bike Rack
- Frontier / Spectrum
- Spray / Light



install a gate at the south end of Ayrshire Blvd. to allow pedestrian traffic between 54 Crossings and Ballantrae. The gate is currently locked 24/7 to prevent access from Ballantrae into what is now a construction site.

The gate is intended to provide “interconnectivity,” according to county officials, to facilitate movement among communities and neighborhoods.

For its part, Pasco County Administrator Dan Biles said the county benefits from Class A office space such as that at 54 Crossings just as it does from the mixed-use Cypress Ranch development being built across from Ballantrae Blvd. at SR 54.

He told the *Onliner* that “Pasco’s Board of County Commissioners is committed to planning smart, long-term growth. This includes mixed-used designs that are intended to reduce traffic. Developments like 54 Crossing and Cypress Ranch incorporate office, retail and housing space, creating the kind of live, work and play communities Pasco is becoming known for. Good jobs, high-quality retail, and new homes are within walking distance or a short drive.

“These livable communities allow Pasco to grow without overburdening the major arteries in our existing infrastructure. Pasco County isn’t just a place to drive back to at the end of the day – we’re planning for a future where people can enjoy all aspects of life right in their own communities,” Mr. Biles said.

One of the most beneficial aspects of the project to Ballantrae are the two ponds dug at the north end of the 54 Crossings property and just south of Cunningham Court.

The CDD owns and operates a storm water collection unit near the southeast corner of Ayrshire Blvd. at Cunningham Court, abutting 54 Crossings. The unit is designed to collect and dispose of all rain that falls on Ballantrae property in the area of those two streets. The unit is

designed to carry storm water via piping under Ayrshire Blvd. and the homes on the west side, and deposit it into the east entrance pond.

In 2009, constant heavy rains rushing from the then-undeveloped LeDantec Acres parcel into Ballantrae contributed to damage to the CDD's storm water control unit. It cost CDD taxpayers \$120,000 to repair the unit to safeguard our neighbors' homes from flooding on Ayrshire Blvd. and Cunningham Court. The CDD settled for a \$35,000 judgment in court mediation when it sued over unit construction — exactly the amount of the Board's legal fees for bringing the action.

Excessive rain runoff from LeDantec in 2014 contributed to another \$13,000 in repairs to the unit.

Now, 54 Crossings' three ponds will be responsible for collecting and disposing of all rainfall on its property. That should eliminate this threat to Ayrshire neighborhoods and Ballantrae checkbooks, according to CDD and 54 Crossings engineers.

Mr. Rizzetta said, "We have to take care of all the runoff from our site. If there is storm water generated from our site, we have to take care of it."

In return, he asked if affected residents would stop their practice of tossing tree and plant trimmings over the fence into the property. "I realize this was happening all these years when the parcel was dormant and unused. Now that it is being fully developed, I would humbly ask these residents to find another way to dispose of their trimmings."

The two ponds located south of Cunningham Court and east of Ayrshire Blvd. provide another benefit to Ballantrae homes in the area: residents obviously won't have to deal with noise or lights from the pond "neighbors" near them.

The ponds are also behind a 1,200-foot-long white PVC fence just erected from Aprile Drive north to the CDD property line south of Cunningham Court backyards. The fence then turns east and continues 240 feet to the adjoining wetlands. The fence will screen Ballantrae from not only the ponds, but from surface parking spaces south of the ponds as well.

"All the screening trees and shrubs that are there now on our property along Mentmore Blvd. and Cunningham Court



Photo shows two new ponds with CDD's storm water structure to the left. At top right are backs of homes on Cunningham Court.



This gate is on 54 Crossings property but the 31-foot sidewalk was poured on CDD property without the Board's knowledge or permission. It is asking the gate and sidewalk be moved south onto county ROW.

will remain," Mr. Rizzetta said. "We pulled the fence back a foot into our property to make sure we don't affect the tree or shrub roots."

Motorists on Ballantrae Blvd. can see the south end of the fence on the far side of the east entrance pond behind the Ayrshire gazebo. The fence is designed to provide safety and security, Mr. Rizzetta said.

The north wall of the north building will be just south of the southernmost home across the street on the west side of Ayrshire Blvd.

The layout means no Ayrshire residents will look out their windows and see an office building directly across from them. Instead, residents on Ayrshire Blvd. and Cunningham Court see the PVC fence on the north and west sides of the 54 Crossings property. They will also see trees rising above the Mentmore Blvd. fence and flora planted years ago behind Cunningham Court and along the east side of Ayrshire Blvd.

"Our goal is to do a good job with the site, a good job with the whole project, and be a good corporate neighbor to Ballantrae, and still have something we think works from a financial point of view. And I think we've accomplished that," he added.



Fence leg at right runs south separating ponds shown above from Ballantrae. Fence leg at left runs behind Cunningham Court homes, with a strip of CDD property shown separating them from the fence. CDD storm water structure is at right.