



*Tampa Bay Regional Planning Council*

# DOAR

## Development Order Amendment Report

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### **DRI #210 - NEW RIVER PASCO COUNTY**

On February 5, 2004, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-43. The Ordinance reflects an amendment adopted by Pasco County on November 18, 2003.

#### **BACKGROUND**

On January 7, 1992 the Pasco County Board of County Commissioners adopted a Development Order (Resolution #92-98) for a mixed-use development located east of I-75 and north of State Road 54 in southeastern Pasco County. The Development Order granted specific approval for Phase I. Specific approval of Phases II and III is contingent upon further Section 380.06, Florida Statutes (F.S.), analysis of the transportation and air quality. The Development Order must be amended to mitigate for any additional impacts caused by these latter phases.

The Development Order has been amended a total of four times, the latest occurred on November 14, 2000 (Resolution No. 01-056). The amendments have cumulatively:

- extended the development commencement deadline by three years (to July 13, 1997);
- extended the build-out dates of each of the three phases by a total of six years and 11 months (to November 30<sup>th</sup> of 2003, 2008 and 2015, respectively);
- granted a (cumulative) six year and 11-month extension for providing a funding commitment for construction of the 11 roadway segments listed in Table 2 Part A of the original Development Order;
- extended the Development Order expiration date to November 30, 2015; and
- exchanged locations for previously approved commercial and multi-family parcels.

#### **DEVELOPMENT ORDER AMENDMENT**

The current Development Order Amendment authorizes:

- extension of each of the project phases by an additional period of five years (to December 31, 2008, 2013 and 2020 for each of the phases respectively);
- extension of the Development Order by an additional period of seven years (to December 31, 2022);
- elimination of the 1,920 “retirement units” and any reference in the Development Order thereof;
- removal of the geographic phasing nature of the project; and
- modified, accelerated and decelerated entitlements between the specifically and conceptually approved phases.

The resulting revised phasing schedule and entitlements are as follows:

PHASE	BUILDOUT	RESIDENTIAL (Units)		OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)
		Single-Family	Multi-Family		
I	12/31/2008	1,250	300	120,000	50,000
II*	12/31/2013	1,178	1,100	0	200,000
III*	12/31/2020	390	582	0	310,000
<b>TOTAL</b>		<b>2,818</b>	<b>1,982</b>	<b>120,000</b>	<b>560,000</b>

\* - Phases 2 & 3 have been conceptual approval only. Specific approval of these phases will require further transportation analyses in accordance with Section 380.06, F.S.

## RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on October 13, 2003, and with the Council' *Final Report* adopted on August 12, 1991.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #210 - New River.