



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #77 - HERITAGE PINES PASCO COUNTY

On October 18, 2004, the Tampa Bay Regional Planning Council received a rendered copy of Resolution No. 04-287 from Pasco County. This Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on September 21, 2004.

#### BACKGROUND

On July 6, 1982, Pasco County granted a Development Order to Mr. Frank Orsi for a 2,996-unit residential development on 650± acres, located in northwest Pasco County, approximately one mile east of U.S. 19 on C.R. 578, adjacent to the Hernando County line.

The Development Order has previously been amended six times, the latest occurred on March 10, 2004 (Resolution No. 04-118). The amendments have cumulatively: replaced the required parkland dedication with a park impact fee; modified acreages associated with various uses; adopted a trade-off mechanism; extended the project buildout by a cumulative period of 13 years; consolidated the five project phases into a single phase; revised the transportation impact mitigation requirements and procedures; restricted residential development to retirement units; added provisions for nursing home and Assisted Living Facility components; reduced the approved number of residential units; revised the project name; increased the size of the fire station/public service site by 0.29 acres (to 1.29 acres); and extended the Development Order expiration date to December 31, 2005.

#### DEVELOPMENT ORDER AMENDMENT

The amendment authorized the following modifications to the Development Order:

- removal of the 162 assisted living facility units and the 50 independent retirement-rental (multi-family units);
- addition of 139 single-family retirement residential units;
- reduction of residential, commercial and open space by 8.65 acres with a corresponding increase of 8.65 acres of golf course;
- reduction of 0.5 acres of commercial to coincide with a previously approved increase in public service facility space; and
- corresponding text and Master Development Plan (Map H) modifications to reflect the above.

The resulting plan of development is as follows:

PROJECT BUILDOUT	SINGLE-FAMILY RESIDENTIAL (Retirement Units)	NURSING HOME (Beds)	RETAIL (Sq. Ft.)
December 31, 2005	1,445	140	45,000

## **DISCUSSION**

This Resolution constitutes the second of two amendments which cumulatively effectuated the changes considered as part of a single Notice of Proposed Change application recommended for approval by the Tampa Bay Regional Planning Council on November 10, 2003.

## **RECOMMENDATION**

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 November 10, 2003, and with the Council' *Final Report* adopted on March 8, 1982.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #77 - Heritage Pines.