



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY

On January 26, 2005, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 05-83. The Resolution reflects an amendment adopted by the County on January 11, 2005.

#### BACKGROUND

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. This mixed-use project will be accessed exclusively from State Road 54. The Development Order expires on June 28, 2016.

The Development Order has been amended only one time (Resolution No. 04-222) on July 13, 2004 to convert 5.28 acres of office parcel (Parcel I-1) on the east side of the Suncoast Parkway to Office/Light Industrial and establish a Land Use Equivalency Matrix to authorize Light Industrial as a specifically-approved land use (to a maximum of 190,000 sq. ft.).

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- simultaneous land use conversions through the land use equivalency matrix;
- relocation of various project uses on site;
- deletion of the potential emergency access point at the southeastern corner of the property; and
- corresponding text and map revisions.

The currently approved phasing schedule is as follows:

LAND USE	PHASE 1 (2001-2007)	PHASE 2 (2007-2011)	TOTAL (Through 2011)
OFFICE (Sq. Ft.)	540,500	540,500	1,081,000
RETAIL (Sq. Ft.)	570,800	0	570,800
RESIDENTIAL (Units)	1,078	0	1,078
Single-Family (Detached)	(550)	(0)	(550)
Single-Family (Attached)	(184)	(0)	(184)
Multi-Family	(344)	(0)	(344)
LIGHT INDUSTRIAL (Sq. Ft.)	190,000	N/A	190,000

\* - Light Industrial development is limited to Parcel I-1.

## **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 May 10, 2004, and with the Council' *Final Report* adopted on November 13, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the Pasco County for DRI #246 - Suncoast Crossings.

**DRI #246**  
**Suncoast Crossings**  
General Location Map

N



0 0.3 0.6 0.9 Miles

