



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY

On October 26, 2005, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 05-334. The Resolution reflects an amendment adopted by the Board on September 27, 2005.

BACKGROUND

On December 19, 1989, the Pasco County Board of County Commissioners (BOCC) granted a Development Order to Lee E. Arnold, Jr., Trustee for a four-phase, 2,150-acre, multi-use development located in south central Pasco County, approximately four miles east of I-75. The project extends from the Pasco-Hillsborough County line north to S.R. 54.

The Development Order had previously been amended four times, the latest occurring on July 26, 2005 (Resolution No. 05-277). The amendments have cumulatively: extended the commencement, the phase buildout dates and the Development Order expiration date; provided alternative transportation mitigation; amended the entitlements within each phase; updated the Phase I proportionate share amount; and reduced the required elderly units to 1,000. The Development Order expires on December 31, 2030.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- modification of the Master Development Plan to revise the locations of school and park sites, delete the golf course, depict approved wetland jurisdictional areas, show updated unit mix and update acreage table;
- deletion of Section E.2(e) regarding golf course guidelines;
- modification of Development Order Conditions E.11(a)(8)(ii), E.12 [park requirements] and E.13 [school site dedication]; and
- elimination of Condition E.16.f. regarding the requirement of 1,000 elder person units and allowing conversion of these elder person units to 1,000 townhomes.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
I	2010	0	220,000	4,520
II*	2015	100,000	350,000	0
III*	2020	100,000	350,000	0
IV*	2024	193,200	241,800	0
	TOTAL	393,200	1,161,800	4,520

* - Specific approval of Phases II-IV is contingent upon further transportation and air quality analyses.

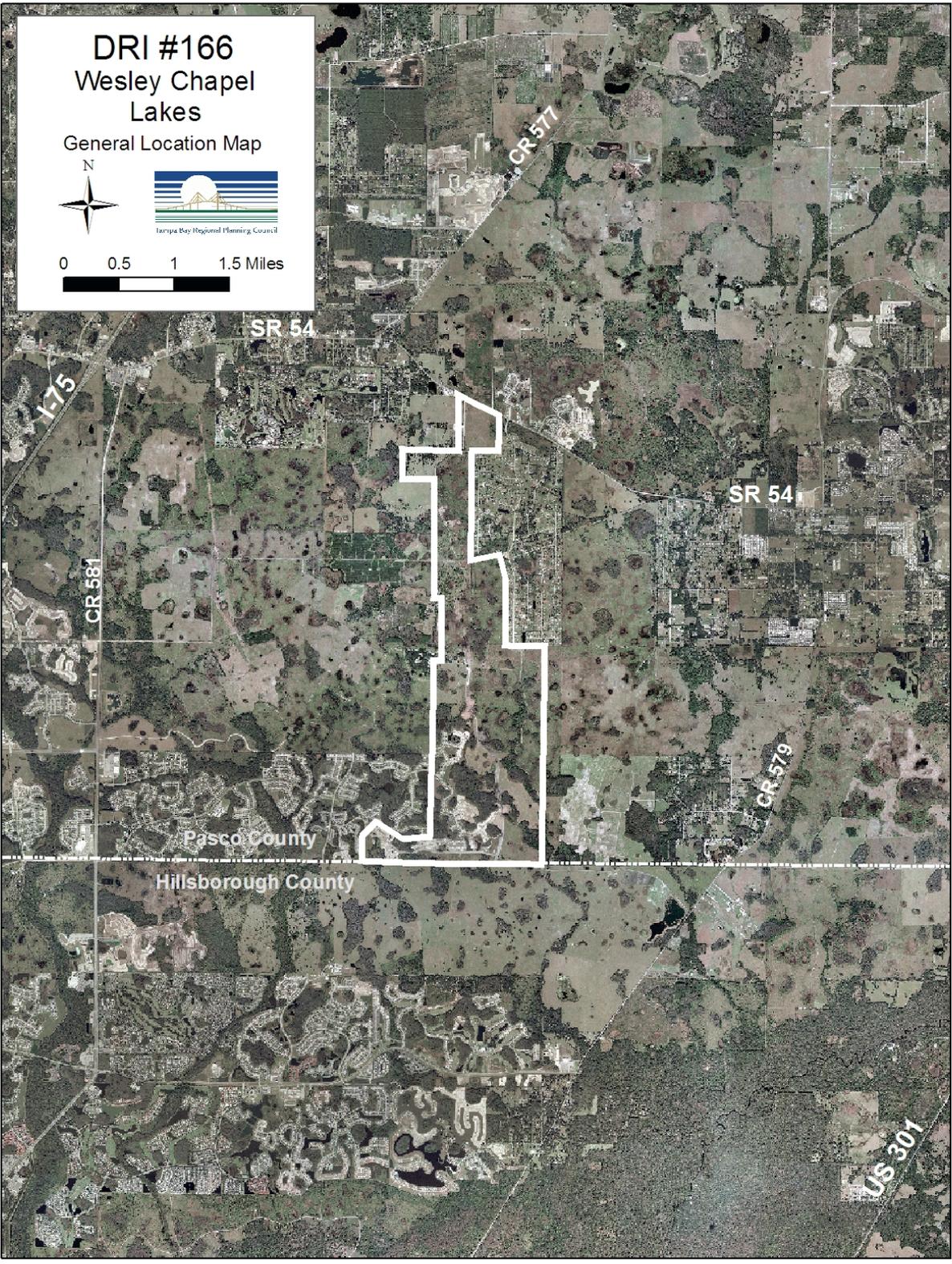
DISCUSSION

This is considered a supplemental amendment to Resolution No. 05-277, adopted by the Board of County Commissioners on July 27, 2005, in which only a portion of the proposed modifications were previously approved. The Council's Development Order Amendment Report adopted on September 12, 2005 identified these circumstances.

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 August 22, 2005, and with the Council's *Final Report* adopted on November 13, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #166 - Wesley Chapel Lakes.



DRI #166
Wesley Chapel Lakes
General Location Map



Tampa Bay Regional Planning Council

0 0.5 1 1.5 Miles

I-75

CR 581

SR 54

CR 577

SR 54

CR 579

Pasco County

Hillsborough County

US 301