



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY

On July 10, 2006, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 06-271. The Resolution reflects an amendment adopted by the Board on June 27, 2006.

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 five times, the latest occurring on September 27, 2005 (Resolution No. 05-334). 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; removed the requirement for elderly units; and modified the Master Development Plan and corresponding D.O. conditions pertaining to revised school site(s) and park provisions, delete the golf course, depict approved wetland jurisdictional areas, show updated unit mix and update acreage table; delete Section E.2(e) regarding golf course guidelines. The Development Order expires on December 31, 2030.

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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following modifications of the Development Order:

- Condition E.13 regarding school dedication language;
- Condition E.11.a.(4) as it relates to the FDOT Reevaluation Study for S.R. 56 from Meadow Pointe Boulevard to the east boundary of the project; and
- Condition E.11.a.(7)(i) to clarify the deadlines for construction of S.R. 56.

DISCUSSION

This is considered a supplemental amendment to Resolutions No. 05-277 and 05-334, adopted by the Board of County Commissioners on July 27, 2005 and September 27, 2005, respectively, in which only a portion of the proposed modifications were previously approved.

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.

