



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #119 - NORTHWOOD PASCO COUNTY

On December 6, 2006, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-39. The Resolution reflects an amendment adopted by the Board on November 8, 2006.

#### BACKGROUND

The Development Order had previously been amended five times, the latest occurring on June 8, 2004 (Resolution 04-205). The amendments had cumulatively: reduced residential development to 1,830 units; intensified commercial development to 562,500 sq. ft.; eliminated water and wastewater treatment plant sites from the master plan; increased commercial acreage by 3.5 acres; modified the developer's transportation requirements; authorized "residential support" use on six acres of Tract 7 (limited to the generation of 8 p.m. peak hour trips) and multi-family development on Tract 12; extended the frequency of monitoring to biennial; modified the conditions regarding the dedication of the school site; established a time frame for development of latest increment of development (i.e. 277,500 sq. ft. of commercial and 624 multi-family residential units); and extended each of the phase buildout dates and the Development Order expiration date to September 23, 2010. Phase I has been extended by a period of six years, 11 months and 15 days, while Phases II and III have been cumulatively extended by a period of 16 years, 11 months and 15 days.

The Development Order requires that acceptable transportation analyses accompany each request for specific development entitlements.

The following constitutes the status project entitlements:

INCREMENT	EXTENT OF APPROVAL	LAND USE	
		RESIDENTIAL	COMMERCIAL
Previously Authorized (Buildout: 12/31/2007)	Specific	1,579	537,500*
Remaining Entitlements (Buildout: 9/23/2010)	Conceptual	251	25,000
<b>TOTAL→</b>		1,830	562,500*

\* - Includes a 6.0-acre "Residential Support" use limited to use(s) which generate less than 8 p.m. peak hour trips. The use may contain, but not limited to: churches, day care centers or libraries.

On October 26, 2001, the Byrd Corporation of Clearwater, Inc. submitted a Notice of Proposed Change (NOPC) application and incremental transportation analysis **which remains under review**. The application requested the following modifications to the Development Order:

- "partially restore" (increase) the overall number of residential units to 2,338;
- increase authorized commercial development by 75,000 sq. ft. (to 637,500 sq. ft.). This additional entitlement would be limited to Pod (Tract) 7 of the Master Development Plan;

- authorization to construct 100,000 sq. ft. of commercial and 755 residential units in the western portion of Northwood;
- removal of the requirement to dedicate a school site to the Pasco County School Board;
- replace the currently authorized “residential support” land use with that of general commercial development; and
- alter the Master Development Plan to allow connection between Pods (Tracts) #2 and #5.

## **DEVELOPMENT ORDER AMENDMENT**

The current Development Order Amendment authorized the following:

- extension of the date set for completing the construction, permitting and design of County Road 581 drainage facilities from May 15, 2005 to six months after approval of this amendment by Pasco County (i.e. May 8, 2007)
- extension of the date set for conveyance to County of one acre of property for use of drainage facility if new deadline cannot be met from June 15, 2005 to seven months after approval of this amendment (i.e. June 8, 2007); and
- extension of the commencement and completion dates associated with “Pipeline Project A” to April 1, 2007 and March 31, 2008 respectively.

## **DISCUSSION**

The last “bulleted item” described above was representative of a March 27, 2006 modification to the existing NOPC application requested by the Applicant. Regarding this issue, it was the Council staff’s determination that “since Pasco County was the agency that defined the actual Northwood DRI transportation program and timing thereof,” the requested modification would be acceptable to TBRPC if approved by Pasco County.” In addition, the Northwood DRI is unique in the fact that future development, beyond that already specifically approved, will require further transportation analysis.

## **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 January 9, 2006, and with the Council’ s *Final Report* adopted on August 12, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #119 - Northwood.

# GENERAL LOCATION MAP

