



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #253 - THE GROVE AT WESLEY CHAPEL PASCO COUNTY

On March 22, 2007, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-152. The Resolution reflects an amendment adopted by the Board on March 13, 2007.

BACKGROUND

On March 22, 2005, Pasco County granted a Development Order (Resolution No. 05-156) to Oakley Groves, Inc. for a single-phase, 120.5-acre, multi-use development located along the western side of I-75, east of Oakley Boulevard and approximately one-third of a mile north of S.R. 54 in south central Pasco County. The project is situated north of the Seven Oaks DRI. The Development Order expires on May 1, 2018.

The project has not been previously amended.

DEVELOPMENT ORDER AMENDMENT

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

- increased the maximum allowable movie theatre seats by 900 seats (to 3,300). This is to be accommodated through utilization of the existing Commercial to Movie Theatre Seat conversion ratio (i.e. 1,000 sq. ft. of Commercial = 33.50 Movie Theatre Seats) prescribed in the current Land Use Equivalency Matrix;
- specifically recognized the conversion to the 3,300 movie theatre seats in exchange for 98,508 sq. ft. of previously-approved Commercial uses;
- deleted “Auto Mall” as a designated land use alternative;
- recognized the new ownership of the project to be “Oakley Groves Development LLC”; and
- recognized change of project name to “the Grove at Wesley Chapel.”

The revised project entitlements are as follows:

| PROJECT BUILDOUT | COMMERCIAL (Sq. Ft.) | MOVIE THEATRE (Seats) | RESIDENTIAL (M.F. Units) |
|------------------|-------------------------|--------------------------|-----------------------------|
| May 1, 2010 | 736,492 | 3,300 | 300 |

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 December 11, 2006, and with the Council’ *Final Report* adopted on October 11, 2004.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #253 - The Grove at Wesley Chapel.

GENERAL LOCATION MAP

