



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #260 - WIREGRASS RANCH PASCO COUNTY

On October 12, 2007, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 08-06. The Resolution reflects an amendment adopted by the Board on October 9, 2006.

BACKGROUND

On August 3, 2007, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. R06-36, a Development Order adopted on July 17, 2007. The Development Order granted specific approval for the first three (of four) Wiregrass Ranch project phases. The mixed-use project is situated on 5,100-acres in south-central Pasco County, east of the Seven Oaks DRI and S.R. 581, south of S.R. 54, southwest of the New River DRI, west of the Wesley Chapel DRI and north of the Meadow Pointe DRI.

Phases 1 through 3 of the DRI were specifically approved subject to compliance with the conditions in the DO and Phase 4 of the DRI was conceptually approved. Specific approval of Phase 4 shall be granted upon submittal and approval of additional analyses of the project's impacts on Transportation and Air Quality performed pursuant to the requirements of Section 380.06, F.S. The Development Order expires on December 31, 2020.

The following constitutes the approved phasing schedule for Wiregrass Ranch:

LAND USE		PHASE 1 (2016)	PHASE 2 (2016) ¹	PHASE 3 (2016) ¹	PHASE 4 (2020) ²	TOTAL
RESIDENTIAL	#	6,000	5,126	500	1,000	13,026
	(Single-Family)	(3,600)	(3,400)	(500)	(0)	(7,500)
	(Single-Family/Retirement)	(400)	(600)	(0)	(0)	(1,000)
	(Multi-Family)	(2,000)	(1,526)	(0)	(1,000)	(4,526)
RETAIL	Sq. Ft.	1,580,800	800,000	340,000	460,000	3,180,800
OFFICE	Sq. Ft.	400,000	599,080	400,000	875,000	2,274,080
HOTEL	Rooms	120	0	0	0	120
HOSPITAL	Beds	100	0	0	0	100
SCHOOLS/ELEMENTARY	#	1	1	1	1	4

1 - Although Phases 2 & 3 are specifically approved, corresponding transportation mitigation shall be addressed within a future Notice of Proposed Change application.
 2 - Phase 4 is conceptually approved only. Specific approval is contingent upon further Subsection 380.06, F.S. transportation and air quality analyses.

DEVELOPMENT ORDER AMENDMENT

The amendatory language specified that *“the Phase 2 and 3 proportionate share shall be utilized for facility or mobility improvements in Pasco County that benefit one or more of the following roadway segments: (1) I-75 from the I-75/I-275 apex north to S.R. 52, or (2) S.R. 54/56 east of U.S. 41. Prior to the County authorizing the commencement of development for Phase 2 and 3, the specific Phase 2 and 3 improvements shall be identified through the filing of a NOPC and development order amendment. The improvements shall be consistent with s. 163.3180(12), F.S., and the schedule of capital improvements in the comprehensive plan shall be amended at the next regularly scheduled update to include the improvements if they are not already in the schedule.”*

DISCUSSION

The Amendment results from a settlement between the Department of Community Affairs and Pasco County of the appeal taken by the Department concerning the Development Order. As such, it does not result from the filing of a Notice of Proposed Change and is not subject to regional review. However, as NOPCs are filed in accordance with this Amendment for Phases 2 and 3, there will be an opportunity at that time for regional review.

RECOMMENDATION

This Amendment is provided for the Council’s information regarding the terms by which the appeal taken by the Department of Community Affairs has been resolved.

GENERAL LOCATION MAP

