



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #255 - BEXLEY RANCH PASCO COUNTY

On April 9, 2008, Pasco County rendered Resolution No. 08-177 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on March 25, 2008.

#### BACKGROUND

On March 28, 2006, the Pasco County Board of County Commissioners adopted Resolution No. 06-181 as a Development Order for Newland Communities, LLC. This 6,871± acre multi-use project is located in south central Pasco County, generally along the eastern side of the Suncoast Parkway, north of Tower Road, west of the CSX Railroad. The project is located slightly more than a mile north of S.R. 54 and approximately 4.5 miles south of S.R. 52. The Development Order authorizes specific approval for Phase 1 and 2 of a three-phase project. Specific approval of Phase 3 is contingent upon further transportation and air quality analysis in accordance with Section 380.06, F.S. The Development Order expires on December 31, 2025.

The currently approved phasing schedule is as follows:

LAND USE		PHASE 1 (12/31/2010)	PHASE 2 (12/31/2015)	PHASE 3* (TBD)	TOTAL
Single-Fam. Residential	(Units)	2,450	2,480	1,070	6,000
Multi-Family Residential	(Units)	0	600	400	1,000
Commercial	(Sq. Ft.)	125,000	78,221	91,500	294,721
Office	(Sq. Ft.)	337,200	200,000	0	537,200
Golf	(Holes)	18	0	0	18

\* - Specific approval of Phase 3 is contingent upon further air quality and transportation analyses in accordance with Subsection 380.06, F.S.

The Development Order has not been previously amended.

#### DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- delete the requirement of a 1:1 jobs-to-housing ratio previously imposed by Pasco County;
- removed the required “design” date for S.R. 54 Improvement between the Suncoast Parkway and U.S. 41 while maintaining the established commencement and completion dates;
- modified the Master Development Plan (Exhibit F) and Land Use and Phasing Schedule (Table 1) to reflect a previously-approved land use conversion;
- amend the Master Development Plan to delete a roadway (i.e. Lake Patience Road between Tower Road and Sunlake Blvd.);
- extended the date by which the Developer must provide all required off-site infrastructure and mitigate

on-site wetlands at an off-site location for the combined elementary/middle school campus [Condition 5.o.(2)(a)] and district park [Condition 5.p.(5)] by a maximum period of one year, four months and 20 days (from April 11, 2009 to September 1, 2010); and

- recognized a change of Master Developers from “Newland Communities, LLC” to “NNP-Bexley, Ltd.”

## **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 March 10, 2008 and with the Council’ s *Final Report* adopted on December 13, 2004.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #255 - Bexley Ranch.

# GENERAL LOCATION MAP

