



DOAR

Development Order Amendment Report

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DRI #246 - SUNCOAST CROSSINGS PASCO COUNTY

On February 9, 2009, Pasco County rendered Resolution No. 09-105 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on January 27, 2009.

BACKGROUND

On April 24, 2001, the Pasco County Board of County Commissioners adopted a Development Order for MDG Suncoast, Inc. (Resolution No. 01-198). The Development Order authorized construction of 1,200,000 sq. ft. of office space, 500,000 sq. ft. of commercial space and 1,319 residential units on approximately 689 acres in southcentral Pasco County. The two-phase project is located at the southeast and southwest quadrants of State Road 54 and the Suncoast Parkway. The project will be accessed exclusively from State Road 54. The Development Order expiration date is June 28, 2016.

The Development Order has been previously amended twice, most recently on January 11, 2005 (Resolution No. 05-83). The amendments have cumulatively authorized: conversion of 5.28 acres of office parcel (Parcel I-1) on the east side of the Suncoast Parkway to Office/Light Industrial; establishment of a Land Use Equivalency Matrix to authorize Light Industrial as a specifically-approved land use (to a maximum of 190,000 sq. ft.); relocation of various project uses on site; deletion of the potential emergency access point at the southeastern corner of the property; and corresponding text and map revisions.

The currently-approved phasing schedule is as follows:

LAND USE	PHASE 1 (2001-2012)	PHASE 2 (2007-2012)	TOTAL (Through 2011)
OFFICE (Sq. Ft.)	512,000	600,000	1,112,263
RETAIL (Sq. Ft.)	570,800	0	570,800
RESIDENTIAL (Units)	1,078	0	1,078
Single-Family (Detached)	(551)	(0)	(551)
Single-Family (Attached)	(183)	(0)	(183)
Multi-Family	(344)	(0)	(344)
LIGHT INDUSTRIAL (Sq. Ft.)	21,019**	0	21,019
HOTEL (Rooms)	100*	0	100

* - Entitlements are reflective of a land use conversion request (dated 8/15/07) to exchange 44,914 sq. ft. of Office/Eastside for 100 Hotel Rooms.

** - Light Industrial development (maximum of 190,000 sq. ft.) can be attained on Parcel I-1 only through existing Land Use Equivalency Matrix.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- extended the Phase 1 buildout date by five years (to December 31, 2012) and the Phase 2 buildout date by one year (to December 31, 2010 & 2012);
- changed the recognized Master Developer to “JLB Suncoast LLC”;
- increased the Phase 1 Single-Family detached units by one (to 551) and decreased the Phase 1 Single-Family attached units by one (to 183);
- updated the land use phasing schedule to reflect previous land use exchanges; and
- authorized construction of Research & Development on Office parcel(s), east of the Suncoast Parkway, at a 1:1 ratio.

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 June 9, 2008 and with the Council’s *Final Report* adopted on November 13, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for the Suncoast Crossings DRI.

GENERAL LOCATION MAP

