



# DOAR

## Development Order Amendment Report

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### **DRI #253 - THE GROVE AT WESLEY CHAPEL PASCO COUNTY**

On March 5, 2009, Pasco County rendered Resolution No. 09-116 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on February 10, 2009.

#### **BACKGROUND**

On March 22, 2005, Pasco County granted a Development Order (Resolution No. R05-156) to Oakley Groves, Inc. for a 120± acre, mixed-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 southern Pasco County. A May 1, 2018 Development Order expiration date has been established for the project.

The Development Order has been previously amended only once (Resolution No. 07-152) on March 13, 2007. The amendment authorized: an increase in the maximum number of theatre seats; approval of a conversion of 98,508 sq. ft. of Commercial for 3,300 Theatre seats; deleted “Auto Mall” as a alternative project use; recognized the new ownership of the project to be “Oakley Grove Development LLC”; and recognized change of project name to “The Grove at Wesley Chapel.”

#### **DEVELOPMENT ORDER AMENDMENT**

The Resolution authorized the following modifications to the Development Order:

- add four parcels (i.e. Parcel “E”/21.5 acres, Parcel “B”/25.86 acres, Parcel “C”/8.27 acres and Parcel “D”/6.69 acres) totaling 62.32 acres to the project;
- spread existing DRI entitlements across all four parcels;
- add “Hotel” as an approved project use as recognized within the Land Use Equivalency Matrix;
- reduce the number of approved Theatre seats by 562 (to 2,738) while increasing Commercial space by 52,803 sq. ft. (to 789,295 sq. ft.); and
- extend buildout by one year (to May 1, 2011) with no effect on the Development Order expiration date..

As revised, the project entitlements are as follows:

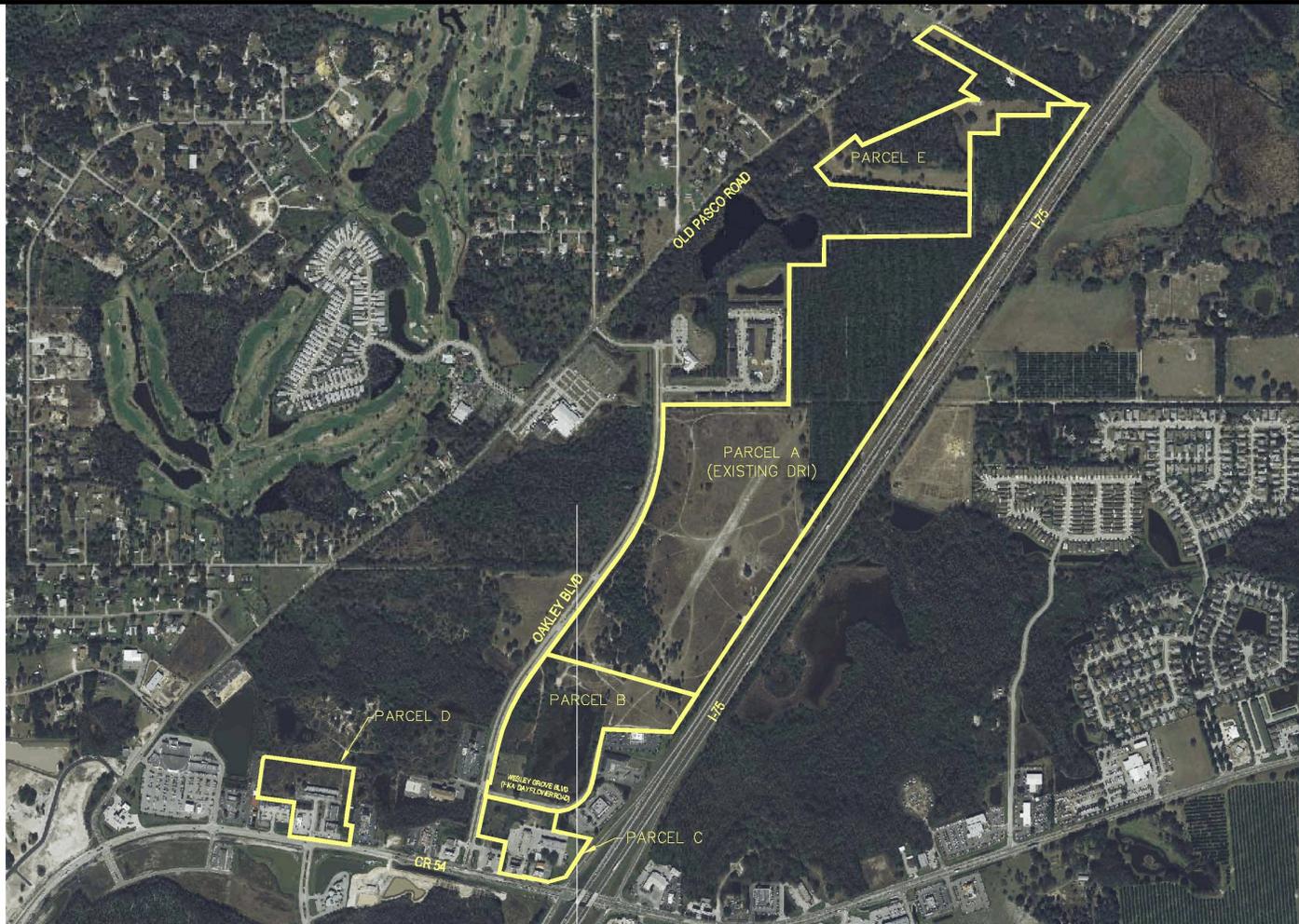
<b>PROJECT BUILDOUT</b>	<b>COMMERCIAL (Sq. Ft.)</b>	<b>MOVIE THEATRE (Seats)</b>	<b>RESIDENTIAL (M.F. Units)</b>
May 1, 2011	789,295	2,738	300

## **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 November 10, 2008 and with the Council's *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 the Grove at Wesley Chapel DRI.

# GENERAL LOCATION MAP



Y:\PROJECTS\Oakley\_DRI (04-015)\_2016\_MPC to Add (Karnel & Outparcels)\Drawings\04-015\_MPC.dwg, 10/6/2016 3:56:22 PM



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800 400 0 800  
SCALE: 1"=800'

**EXHIBIT E - AERIALS**  
**COMPOSITE AERIAL EXHIBIT**  
Master Development Plan