



DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 FAX (727) 570-5118
 www.tbrpc.org

DRI #258 - EPPERSON RANCH PASCO COUNTY

On December 2, 2009, Pasco County rendered Resolution No. 10-54 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on November 3, 2009.

BACKGROUND

On December 3, 2008, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. 09-38, a Development Order adopted on November 5, 2008. The Development Order granted specific approval for both phases of a 1,742± acre predominantly residential development located in central Pasco County. The development is situated along the western side of Curley Road, between S.R. 52 and S.R. 54, east of I-75 as graphically depicted on *Map 1*. As stated in the phasing schedule (below), the project is scheduled to consist of 3,905 residential units, 209,000 sq. ft. of Retail, 50,000 sq. ft. of Office, and 100 Motel rooms upon completion in 2015. The revised Development Order expiration date is December 31, 2027.

The revised project phasing schedule is as follows:

LAND USE	PHASE 1 (Thru 2022)	PHASE 2 (Thru 2022)	TOTAL
RESIDENTIAL (UNITS)	1,341	2,564	3,905
Single-Family Detached	400	1,403	1,803
Single-Family Detached*	591	585	1,176
Single-Family Attached	350	376	726
Multi-Family	0	200	200
RETAIL (SQ. FT.)	56,000	153,000	209,000
OFFICE (SQ. FT.)	15,000	35,000	50,000
MOTEL (ROOMS)	100	0	100

* - Age Restricted

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- extend the Phase 1 and Phase 2 buildout date by a period of seven years (to December 31, 2022);
- extend the Development order expiration date by the corresponding seven year period (to December 31, 2027);
- reduce the proportionate share credit for the Town Center from \$23,740,192.00 to \$11,431,524.00;

- extend the required date for initiating construction of the Curlew Road Pipeline Project/Phase 1 by two years and five months (to June 1, 2014) and the completion thereof by a period of two years, five months and 30 days (to December 31, 2015);
- extend the required date for initiating construction of the Curlew Road Pipeline Project/Phase 2 by one year, six months and one day (to January 1, 2016) and the completion thereof by a period of two years (to December 31, 2017). The Developer has also requested a five-year extension in the date by which construction be completed for Curlew Road Pipeline Project “through the Town Center” (to December 31, 2017);
- require identification of all site-related intersection improvements on the Final Approved Preliminary Site Plan rather than the Map H;
- identification of entitlements which are eligible for impact fee and/or proportionate share credit by Pasco County;
- clarify the Performance and Maintenance Guarantee requirements;
- modify the Land Use Equivalency Matrix (Exhibit C);
- Modify the Master Development Plan to reflect:
 - eliminate the North/South collector road from Elam to Tyndall Roads
 - add project access point from Elam Road
 - add project access point from Tyndall Road
- provide for approval of the required Environmental Monitoring Plan by the Pasco County Growth Management Department;
- define permitted activities in buffers to be in compliance with the Land Development Code;
- preconstruction breeding surveys to be conducted at “appropriate/Suitable” wetlands;
- Transportation Impact Fee credits for dedication of any future transit infrastructure;
- clarify timing and dedication of land to Pasco County School Board;
- revise schedule for completion of Town Center roads and utilities from 2012 to 2017.

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 May 11, 2009 and with the Council’s *Final Report* adopted on December 12, 2005.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #258 - Epperson Ranch.

GENERAL LOCATION MAP

