



DOAR

Development Order Amendment Report

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DRI #260 - WIREGRASS RANCH (2 AMENDMENTS) PASCO COUNTY

Pasco County rendered Resolutions No. 10-376 and 10-399 to the Tampa Bay Regional Planning Council on September 21 and September 24, 2010 respectively. The Resolutions reflect amendments adopted by the Pasco County Board of County Commissioners on September 7, 2010 (Resolution No. 10-376) and September 21, 2010 (Resolution No. 10-399), as independently described below.

BACKGROUND

On August 3, 2007, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. 08-06, a Development Order adopted on July 17, 2007. The Development Order granted specific approval for the first three (of four) project phases to Wiregrass Ranch, Inc. Specific approval of Phase 4 is contingent upon further transportation and air quality analyses. 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. The Development Order currently expires on December 31, 2020.

The project has been amended once, on October 9, 2007 (Resolution No. 07-291), to resolve an appeal by the Florida Department of Community Affairs, whereby Exhibit I was amended to clarify the Phases 2 and 3 proportionate share mitigation requirements.

A concurrent NOPC application was submitted for the Wiregrass Ranch DRI on June 18, 2010. This particular Amendment, which has yet to be rendered, requested modifications to two Development Order conditions/stipulations for consistency with the proposed Wiregrass Ranch Comprehensive Plan Amendment.

DEVELOPMENT ORDER AMENDMENTS

Resolution No. 10-376 granted the following modifications to the Development Order:

- changed the Developer of Record to "Locust Branch, LLC";
- modified the Land Use Equivalency Matrix to potentially allow the introduction of Industrial uses and to modify the extent of flexibility of approved uses from 10% "per phase" to 10% of the "total specifically approved entitlements";
- modified the Master Development Plan (Map H) to reflect: an exchange of locations (and associated project entitlements) between Parcels O3 and M13; redesignate Parcel "V4" as Parcel "M18" (to allow mixed uses); add 50± acres of Parcel "S3" to Parcel "O3" (to allow Office development); increase the size of the Town Center (Parcel "M7") to 138± acres and Parcel M15 by 10± acres; reduce the size of Parcel S4 by 148± acres; establish a Parcel "S3A"; designate 80 acres of Parcel S5 as a County Park; convert approximately 220 acres of Parcel "S5" to new Parcels "M17" and "M19"; slightly amend the boundaries for Parcel C-8; designate approximately 21± acres of former Parcel M4A as County Park; depict the proposed realignment of Bruce B. Downs Blvd.; and rename "Porter Boulevard" to "Wiregrass Ranch Boulevard";

- modified Exhibit E/Map H-3/“Land Use Schedule” (i.e. contains project acreages and designates parcel development by phase) to reflect changes in Parcel acreages and entitlement allocations reflected above and to “be consistent with the Development Order”;
- modified Exhibit I (entitled “Wiregrass DRI Transportation Mitigation Terms and Conditions”) to: reflect renaming of “Porter Boulevard” as “Wiregrass Ranch Boulevard”; extend the due dates associated with the required “Letters of Credit”; increase the Phase 1 proportionate share credit for the hospital and medical office employment center uses; allocate entitlements attributable to each pipeline improvement and the subphasing of improvements 6 and 7; and update the proportionate share costs to reflect July 2009 FDOT cost indexes; and add “the Pasco County 2 year extension to construction start dates and financial assurance column; and
- modified the Land Use Table to: correct a scrivener’s error to: recognize that 1,000 (not 400) of the Phase 1 and 1,500 (not 600) of the Phase 2 Single-Family Residential units will be housing units for the elderly, consistent with the transportation analysis and Map H-3; and to establish 99,180 sq. ft. of Medical Office as a subset of their approved 400,000 sq. ft. of General Office uses approved for Phase 1;
- modified numerous tables within Exhibit H to reflect the use of June 2009 FDOT cost indexes;
- extended the buildout dates associated with Phases 1 - 3 (to December 31, 2019) and the Development Order expiration date (to December 31, 2023), each by a period of three years; and
- recognized the conversions of: 34 Single-Family residential units (from Phase 3) for 9,180 sq. ft. of Medical Office to be advanced to Phase 1; and 84 Single-Family residential units (from Phase 3) to 707-student Community College campus to be advanced to Phase 1.

The Amendment also authorized approval for an Attraction & Recreation facility use which, in this instance, consists of a multi-use facility including a skating rink with three sheets of ice and conversion of land uses thereto. This particular modification was discussed with Council staff following approval of the *NOPC Report* and prior to adoption by Pasco County.

The following constitutes the revised phasing schedule:

LAND USE		PHASE 1 (2019)	PHASE 2 (2019)	PHASE 3 (2019)	PHASE 4 ² (2023)	TOTAL
RESIDENTIAL	#	6,000	4,689	132	1,000	11,821
	(Single-Family)	(4,000) ¹	(3,163) ¹	(132)	(0)	(7,295)
	(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.	310,000	599,080	150,000	875,000	1,934,080
MEDICAL OFFICE	Sq. Ft.	199,180	0	0	0	199,180
HOTEL	Rooms	480	0	0	0	480
HOSPITAL	Beds	100	0	0	0	100
COMM. COLLEGE	Students	707	0	0	0	707
ATTRACTION & REC.	Sq. Ft.	300,000	0	0	0	300,000
GOLF	Holes	18	0	0	0	18
SCHOOLS/ELEMENTARY	#	1	1	1	1	4

1. Single-Family residential entitlements are inclusive of 1,000 “elderly housing units” within Phase 1 and 1,500 within Phase 2.

2. Specific approval of Phase 4 is contingent upon further transportation and air quality analyses.

Resolution No. 10-399 was adopted solely to recognize the underlying Future Land Use classifications assigned to the project from MU (Mixed Use) and RES-3 (Residential - 3 units/acre) to PD (Planned Development) as applicable within Subsections 1.e and 5.b.(4)(a) of the Development Order. The Future Land Use classification of CON (Conservation) will be retained, as appropriate, in the currently designated locations.

DISCUSSION

Regarding Resolution No. 10-376, Phases 1-3 all have established proportionate share obligations and a buildout date of December 31, 2019. Specific transportation improvements have been identified for Phase 1 only. While the Development Order provided for a reduction in proportionate share costs based on the latest FDOT costs, the Development Order did not provide a reduction in actual improvements identified for Phase 1. Additionally, while the County allowed conversion of Phase 2 and 3 entitlements for the Attraction and Recreation Facility (to be placed within Phase 1) in order to promote employment generation, the corresponding Sub-phases 1C & 1D transportation mitigation requirement was also modified to require an additional proportionate share payment to ensure that sub-phase 1D was not disproportionately burdened with transportation mitigation.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), these Development Order Amendments have been reviewed and determined to be consistent with the Council's *NOPC Reports* adopted on March 8, 2010 & September 13, 2010 respectively, and with the Council's *Final Report* adopted on December 11, 2006.

It is recommended that the Department of Community Affairs concur with the Development Order amendments issued by Pasco County for DRI #260 - Wiregrass Ranch.

GENERAL LOCATION MAP

