



# DOAR

## Development Order Amendment Report

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### **DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY**

On January 25, 2011, Pasco County rendered Resolution No. 11-127 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on January 11, 2011.

#### **BACKGROUND**

On December 19, 1989, the Pasco County Board of County Commissioners (BOCC) granted a Development Order to Lee E. Arnold, Jr., Trustee for a four-phase, 2,150-acre, multi-use development located in south central Pasco County, approximately four miles east of I-75. The project extends from the Pasco-Hillsborough County line north to S.R. 54.

The Development Order had been amended six prior times, most recently on June 27, 2006 (Resolution No. 06-271). The amendments have cumulatively: extended the commencement, the phase buildout dates and the Development Order expiration date; provided alternative transportation mitigation; amended the entitlements within each phase; updated the Phase 1 proportionate share amount; eliminated the provision for 1,000 elderly units; modified Map H to relocate school and park sites, delete golf course and depict updated wetland delineations; modified the school dedication language and provisions regarding the FDOT S.R. 56 Reevaluation Study (from Meadow Pointe to the eastern project limits); and clarify the deadlines for the S.R. 56 construction. The Development Order expires on December 31, 2030.

#### **DEVELOPMENT ORDER AMENDMENT**

The Resolution authorized the following modifications of the Development Order:

- three-year extensions of the Phases 1-4 buildout dates to 2013, 2018, 2023 and 2027 respectively;
- extend the Development Order expiration date and date the project shall not be subject to down zoning, unit density/intensity reductions by three additional years (to December 31, 2033);
- elimination of Conditions E.4.a. (Hurricane Public Shelter);
- modify Condition E.12.c. to change the access location for the District Park from Meadow Pointe Boulevard, as currently stipulated, to S.R. 56;
- revise Condition E.11.a. to require construction of the S.R. 56 extension between S.R. 581 and the eastern boundary of the project as well as construction of the S.R. 56/S.R. 581 intersection improvements, as defined in the S.R. 56 Roadway Agreement, in lieu of proportionate share payment for Phase 1.

The following constitutes the approved/revised phasing schedule:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
1	2013	0	220,000	4,520**
2*	2018	100,000	350,000	0
3*	2023	100,000	350,000	0
4*	2027	193,200	241,800	0
TOTAL		393,200	1,161,800	4,520

\* - Specific approval of Phases 2-4 is contingent upon further transportation and air quality analyses.

\*\* - The breakdown associated with Phase 1 residential uses is: 1,731 single-family detached, 912 villas, 1,715 townhomes & 162 multi-family units.

## RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on November 9, 2009 and with the Council's *Final Report* adopted on November 13, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #166 - Wesley Chapel Lakes.

# GENERAL LOCATION MAP

