



DOAR

Development Order Amendment Report

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DRI #203 - BEACON WOODS EAST PASCO COUNTY

On January 7, 2011, Pasco County rendered Resolution No. 11-113 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on December 21, 2010.

BACKGROUND

On February 27, 1990, the Pasco County Board of County Commissioners approved Resolution No. 90-91, which granted a Substantial Deviation Development Order (SDDO) for the Beacon Woods East DRI (#203). This SDDO (for DRI #203) authorized Beacon Homes, Ltd. to construct significant revisions to the Beacon Woods East development plan.

The SDDO had subsequently been amended four times, most recently on November 8, 2005 (Resolution No. 06-22). The amendments have cumulatively: reactivated and extended the buildout and expiration dates by a cumulative period of 15 years, 11 months and 15 days; reduced each component of development; and identified alternative transportation mitigation measure(s). The Annual Report anniversary date is August 31st. The Developer has subsequently requested a further three-year extension of the buildout and Development Order expiration dates resulting from 2007 revisions to Subsection 380.06(19)(c), F.S. and a further two-year extension in accordance with the passage of SB 360 in 2009.

The revised plan of development is as follows:

LAND USE	EXISTING ¹	PHASE 3 ¹ (1988-2013) ²	TOTAL
RESIDENTIAL	2,498	634	3,132
(Single-Family)	(2,498)	(90)	(2,588)
(Multi-Family)	(0)	(544)	(544)
NURSING HOME (Beds)	120	30	150
COMMERCIAL (Sq. Ft.)	101,800	91,450	193,250
OFFICE (Sq. Ft.)	56,500	73,500	130,000
LIBRARY (Sq. Ft.)	32,000	0	32,000

1. The reference to Phase 3 is accurate in terms of Development Order representation. Phases 1 & 2 have subsequently been completed, combined and are now referred to as "Existing."

2. The project buildout date (12/15/2013) is reflective of a three-year extension granted pursuant to 2007 revisions to Subsection 380.06(19)(ca), F.S. plus a two year extension in accordance with 2009 legislation (SB 360).

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized a modification to the Development Order to establish a Land Use Equivalency Matrix that would only be applicable to Parcels V-23, V-24, V-34, V-35, V-36 and C-1 (all in Phase 3). The Parcels are located in the northwest portion of the project between Hudson Avenue and Fivay Road.

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 October 11, 2010 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 #203 - Beacon Woods East.

GENERAL LOCATION MAP

