



DOAR

Development Order Amendment Report

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DRI #203 - BEACON WOODS EAST PASCO COUNTY

On December 21, 2011, Pasco County rendered Resolution No. 12-57 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on December 6, 2011.

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 five times, most recently on December 21, 2010 (Resolution No. 11-113). The amendments have cumulatively: reactivated and extended the buildout and expiration dates; reduced each component of development; identified alternative transportation mitigation measure(s); and established a Land Use Equivalency Matrix applicable only to Parcels V-23, V-24, V-34, V-35, V-36 and/or C-1. The buildout and Development Order expiration dates have been subsequently extended by nine additional years, a culmination of 2007 legislation (3 years), 2009 legislation (SB 360 - 2 years) plus 2011 legislation (HB7207 - 4 years). As revised, the buildout date and Development Order expiration dates jointly expire on December 15, 2017.

The revised plan of development is as follows:

LAND USE	EXISTING ¹	PHASE 3* (1988-2017)	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

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

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized a “correction” to the maximum number of Single-Family units authorized as a result of the Land Use Equivalency Matrix; and recognized the additional four year extension of the project buildout and Development Order expiration dates (each to December 15, 2017) granted by Subsection 380.06(19)(c)2., F.S. (i.e. 2011 legislation).

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, Council staff and the State Land Planning Agency had pre-determined that “*the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Pasco County administratively incorporated the modifications into the Development Order.

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* last adopted for the project (i.e. 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

