



DOAR

Development Order Amendment Report

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DRI #35 - BAYONET POINT SHOPPING MALL PASCO COUNTY

On February 7, 2012, Pasco County rendered Resolution No. 12-94 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on January 24, 2012.

BACKGROUND

On July 23, 1974, the Pasco County Board of County Commissioners adopted a Development Order approval of a two-phase project, totaling 1,189,077 sq. ft. (1,059,077 gross leasable) commercial shopping center on “approximately 111 acres” at the northwest corner of S.R. 52 and U.S. 19 in northwest Pasco County.

The Development Order was previously amended twice, most recently on February 11, 1986 (Resolution No. 86-120). The Amendments have cumulatively: re-allocated the entitlements amongst the two project phases to reflect a revised Phase 1 consisting of only a 193,998 sq. ft. shopping center plus five outparcels (~6,000 sq. ft. each) on 35.3 acres, for a total of slightly more than 225,000 sq. ft. of Retail; and modified the transportation improvements to coincide with revised Phase 1.

DEVELOPMENT ORDER AMENDMENT

The current Resolution authorized the following modifications to the Development Order:

- added 3.96 acres to the project;
- subphased remaining development into a Phase 2 and Phase 3, comprised of 78.60 acres;
- exchanged 129,500 sq. ft. of remaining Retail for 500 Multi-Family Residential units;
- “voluntarily” eliminated 360,179 sq. ft. of remaining Retail;
- added a Land Use Equivalency Matrix for the project to allow alternative uses (i.e. Office, Movie Theatre, and/or Hotel/Motel); and
- corresponding Master Development Plan and Development Order Condition modifications.

The following constitutes the **revised** phasing schedule:

PHASE	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Family)	OFFICE (Sq. Ft.)	MOVIE THEATRE (Seats)	HOTEL/ MOTEL (Rooms)
1	229,398	---	---	---	---
2*	340,000	0	0	0	0
3*	0	500	0	0	0
TOTAL→	569,398	500	0	0	0

* - The potential utilization of the Land Use Equivalency Matrix only applies to Phases 2 and/or 3 entitlements.

DISCUSSION

Buildout and Development Order expiration dates were not previously established for the DRI. Therefore, no such dates were recognized as part of this Amendment.

Additionally, as appropriate, all conversions to alternative uses (i.e. Office, Movie Theatre & Hotel/Motel) must be accommodated in accordance with the Land Use Equivalency Matrix. It is hereby acknowledged that the County has established project-wide limits of 4,500 Movie Theatre seats, 569,938 sq. ft. of Retail and 500 Multi-Family Residential units. However, at the discretion of Pasco County, no maximum values were established for the potential Office and/or Hotel/Motel uses other than those which could be derived utilizing the pre-determined conversion formulas.

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 by the TBRPC on December 14, 2009 and with the Council's *Final Report* adopted on July 8, 1974.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by Pasco County for DRI #35 - Bayonet Point Shopping Mall.

GENERAL LOCATION MAP

