



DOAR

Development Order Amendment Report

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DRI #260 - WIREGRASS RANCH PASCO COUNTY

On November 8, 2012, Pasco County rendered Resolution No. 13-29 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on October 23, 2012.

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.

With the Development Order being modified initially 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 (i.e. October 9, 2007/Resolution No. 07-291), the Order has subsequently been modified two more times (i.e. September 7, 2010/Resolution No. 10-376 & September 21, 2010/Resolution No. 10-399) to cumulatively:

- change the Developer of Record to "Locust Branch, LLC;
- authorize Industrial as a potential use which could be attained through the utilization of the Land Use Equivalency Matrix (LUEM);
- modify the extent of flexibility granted for approved uses with the LUEM from 10% "per phase" to 10% of the "total specifically approved entitlements" (i.e. Phases 1-3);
- modify 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";
- modify 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";
- modify 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

- modify 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;
- modify numerous tables within Exhibit H to reflect the use of June 2009 FDOT cost indexes;
- extend 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
- recognize 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.
- authorize 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.
- modify 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) was retained, as appropriate, in the currently designated locations.

The Applicant submitted a Notice of Proposed Change application on February 15, 2012, which remains under review and consideration. This NOPC requested the following list of Development Order modifications:

- Extend all project dates recognized within the Development Order by four (4) years and 305 days in accordance with 2011 legislation (i.e. HB 7207) plus the tolling period associated with three Executive Orders signed into law by Governor Scott during 2011 regarding the threat of wildfires statewide (i.e. Executive Orders Nos. 11-128, 11-172 and 11-202). Specifically, the revised dates are:

Phase 1 Buildout Date - November 1, 2024

Phase 2 Buildout Date - November 1, 2024

Phase 3 Buildout Date - November 1, 2024

Albeit conceptually-approved only, Phase 4 Buildout Date - November 1, 2028

Development Order Expiration Date - November 1, 2028

- Vest office entitlements, subject to conditions, pursuant to the phasing and duration provision.
- Add provisions regarding Pasco County's adoption of an Urban Service Area, a Transportation Concurrency Exception Area and allowance for Mobility Fees in lieu of Transportation Concurrency.
- Expand Land Uses and entitlements that could be advanced to earlier phase(s).
- Replace all references from "Florida Department of Community Affairs/FDCA" to "Florida Department of Economic Opportunity/FDEO."
- Update the Land Use Table (i.e. Table 1).
- Convert 348 Single-Family Detached Units (216 from Phase 2 & 132 from Phase 3) to 271 Hospital Beds and advance to Phase 1.
- Advance all specifically approved Office entitlements to Phase 1.

- Add University as an approved use.
- Revise Parcel names, configurations and designations depicted on Map H (Exhibit H).
- Delete Exhibit E, provide an entitlement accounting process and clarify the entitlement assignment process.
- Allow the Town Center to be located on another Parcel(s) and revise the applicable standards.
- Revise the location and development standards of the Corporate Business Park.
- Revise the location and development standards for Hotel.
- Revise the provision for interconnectivity.
- Revise the Conditions and Maximum Land Use and Entitlements of the Land Use Exchange Matrix and Land Use Exchange requirements and make them consistent with the Comprehensive Plan.
- Update the Ground Water and Surface Water Monitoring Plan (GSMP) Baseline Monitoring and reporting status.
- Update Exhibit L, Conservation Corridor Exhibit.
- Update the Environmental Management Plan (EMP) implementation status.
- Update the GPS Control Point provisions.
- Clarify the conceptual nature of Exhibit J.
- Update or remove various specific Land Development Code section citations.
- Clarify when Mobility Fees and Credits are applicable.
- Update the status of the Master Roadway Plan.
- Identify which Parcels have been conveyed to the School Board.
- Provide alternative locations for a District Park.
- Revise the provisions for a General Government Service Center.
- Delete Exhibit M ("Settlement Agreement with Pasco County and FDOT dated December 22, 2006") and Exhibit O ("Agreement with Florida Department of Community Affairs dated October 8, 2004").
- Revise Exhibit I ("Wiregrass Ranch DRI Transportation Mitigation Table").
- Advance 2,000 Single-Family Detached from Phases 1C & 1D to Phase 1A and adjust the Proportionate Share Per Trip Fee for Phases 1C & 1D accordingly.
- Allow other uses to be converted to Residential uses in Phase 1A.
- Revise the Conditions for when the Easement Agreement for the Park & Ride Facility (Item #11) must be provided.
- Revise the location and conditions for the Park & Ride Facility.
- Delete the Retail use exchange provision 5.c.(1)(d)

For the purposes of re-analysis of transportation requirements associated with the project, a Transportation Methodology Meeting was additionally held on March 2, 2012. It is/was expected the transportation re-analysis will be conducted under a separate and distinct Notice of Proposed Change application. The Applicant has subsequently requested the conduct of a new methodology meeting to discuss additional topics and/or strategies to be employed. This new meeting has been scheduled for November 29, 2012.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized an increase in the maximum number of Hospital Beds by 65 (to 175 beds). It appears that the Resolution additionally granted specific approval for the conversion of 97 Single-Family Detached residential units (in Phase 3) for 75 Hotel Rooms in order to maximize the number of Hospital Beds at the referenced 175 (all in Phase 1), in accordance with the Land Use Equivalency Matrix conversion.

Following this conversion, 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	35	1,000	11,724
	(Single-Family)	(4,000) ¹	(3,163) ¹	(35)	(0)	(7,198)
	(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	175	0	0	0	175
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.

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 *Final Report* adopted on December 11, 2006.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by Pasco County for DRI #260 - Wiregrass Ranch.

GENERAL LOCATION MAP

