



DOAR

Development Order Amendment Report

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DRI #260 - WIREGRASS RANCH (“PROJECT EQUIS”) PASCO COUNTY

On March 12, 2013, Pasco County rendered Resolution No. 13-99 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on February 5, 2013.

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 had subsequently been modified twice (i.e. September 7, 2010/Resolution No. 10-376 & September 21, 2010/Resolution No. 10-399) to cumulatively:

- changed the Developer of Record to “Locust Branch, LLC;
- authorized Industrial as a potential use which could be attained through the utilization of the Land Use Equivalency Matrix (LUEM);
- modified the limits 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);
- modified the Master Development Plan (Map H) to reflect: an exchange of locations (and associated project entitlements) between Parcels O3 and M13; redesignated Parcel “V4” as Parcel “M18” (to allow mixed uses); add 50± acres of Parcel “S3” to Parcel “O3” (to allow Office development); increased the size of the Town Center (Parcel “M7”) to 138± acres and Parcel M15 by 10± acres; reduced the size of Parcel S4 by 148± acres; established a Parcel “S3A”; designate 80 acres of Parcel S5 as a County Park; converted approximately 220 acres of Parcel “S5” to new Parcels “M17” and “M19”; slightly amended the boundaries for Parcel C-8; designated approximately 21± acres of former Parcel M4A as County Park; depicted the proposed realignment of Bruce B. Downs Blvd.; and renamed “Porter Boulevard” to “Wiregrass Ranch Boulevard”;
- modified 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”;

- modified 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”; an increase the Phase 1 proportionate share credit for the hospital and medical office employment center uses; an allocation of entitlements attributable to each pipeline improvement and the subphasing of improvements 6 and 7; an update the proportionate share costs to reflect July 2009 FDOT cost indexes; and addition of “the Pasco County 2 year extension” to construction start dates and financial assurance column;
- modified 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;
- modified numerous tables within Exhibit H to reflect the use of June 2009 FDOT cost indexes;
- extended the buildout dates associated with Phases 1 - 3 and the Development Order expiration date, each by a period of three years;
- recognized 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.
- authorized 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;
- modified 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) 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 all prior designated locations.

Inclusive of applicable revisions identified below, the following constitutes the revised/approved phasing schedule:

LAND USE		PHASE 1 (Buildout: 3/01/2026)	PHASE 2 (Buildout: 3/01/2026)	PHASE 3 (Buildout: 3/01/2026)	PHASE 4 ² (Buildout: 3/01/2030)	TOTAL
RESIDENTIAL	#	6,000	4,473	0	1,000	11,473
	(Single-Family)	(4,000) ¹	(2,947) ¹	(0)	(0)	(6,947)
	(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.	1,059,080	0	0	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	371	0	0	0	371
ATTRACTION & REC.	Sq. Ft.	300,000	0	0	0	300,000
COMM. COLLEGE	Students	707	0	0	0	707

LAND USE		PHASE 1 (Buildout: 3/01/2026)	PHASE 2 (Buildout: 3/01/2026)	PHASE 3 (Buildout: 3/01/2026)	PHASE 4 ² (Buildout: 3/01/2030)	TOTAL
UNIVERSITY	Students	0	0	0	0	0
LT. INDUSTRIAL	Sq. Ft.	0	0	0	0	0
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.

On March 2, 2012, the Tampa Bay Regional Planning Council hosted an initial transportation methodology meeting to discuss the anticipated analysis techniques associated with a separate and nearly concurrent Wiregrass Ranch Notice of Proposed Change (NOPC). The primary intent of this NOPC is/was to revise the project’s associated transportation mitigation based on current FDOT costs and revised modeling procedures. The NOPC also includes a proposal to supplement the approved traditional DRI transportation analysis requirements, as defined in the current Development Order, with a “Timing & Phasing Analysis” process to establish the necessary mitigation. This alternative analysis program has been utilized through Pasco County for all non-DRI projects throughout the County as a sole source for determining a project’s impacts, mitigation and timing thereof. It is Pasco County’s belief that the Timing and Phasing Analysis more accurately portrays necessary transportation improvements and the required timing thereof. A second meeting was subsequently hosted by TBRPC on November 29, 2012 to discuss alterations of the methodology. The transportation analysis and associated NOPC were subsequently submitted for review on December 27, 2012 with responses received on March 8, 2013. This proposal remains under consideration.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

1. Extension of all project dates recognized within the Development Order by four (4) years on account of Subsection 380.06(19)(c)2., F.S. (formerly SB 1752), 306 days on account of Executive Orders signed into law by the Governor during 2011 due to the threat of wildfires (i.e. Nos. 11-128, 11-172 and 11-202), **plus** 1 year and 120 days due to Executive Order enacted during 2012 to account for the threat of Tropical Storms Debby and Isaac (i.e. Nos. 12-140, 12-192, 12-199 and 12-217). Specifically, the revised dates are:
 - Phase 1 Buildout Date - March 1, 2026
 - Phase 2 Buildout Date - March 1, 2026
 - Phase 3 Buildout Date - March 1, 2026
 - Albeit **conceptually-approved** only, Phase 4 Buildout Date - March 1, 2030
 - Development Order Expiration Date - March 1, 2030
2. Vested Office entitlements subject to conditions.
3. Added 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.
4. Clarified language that already allows potential advancement of Land Uses and entitlements to an earlier phase.

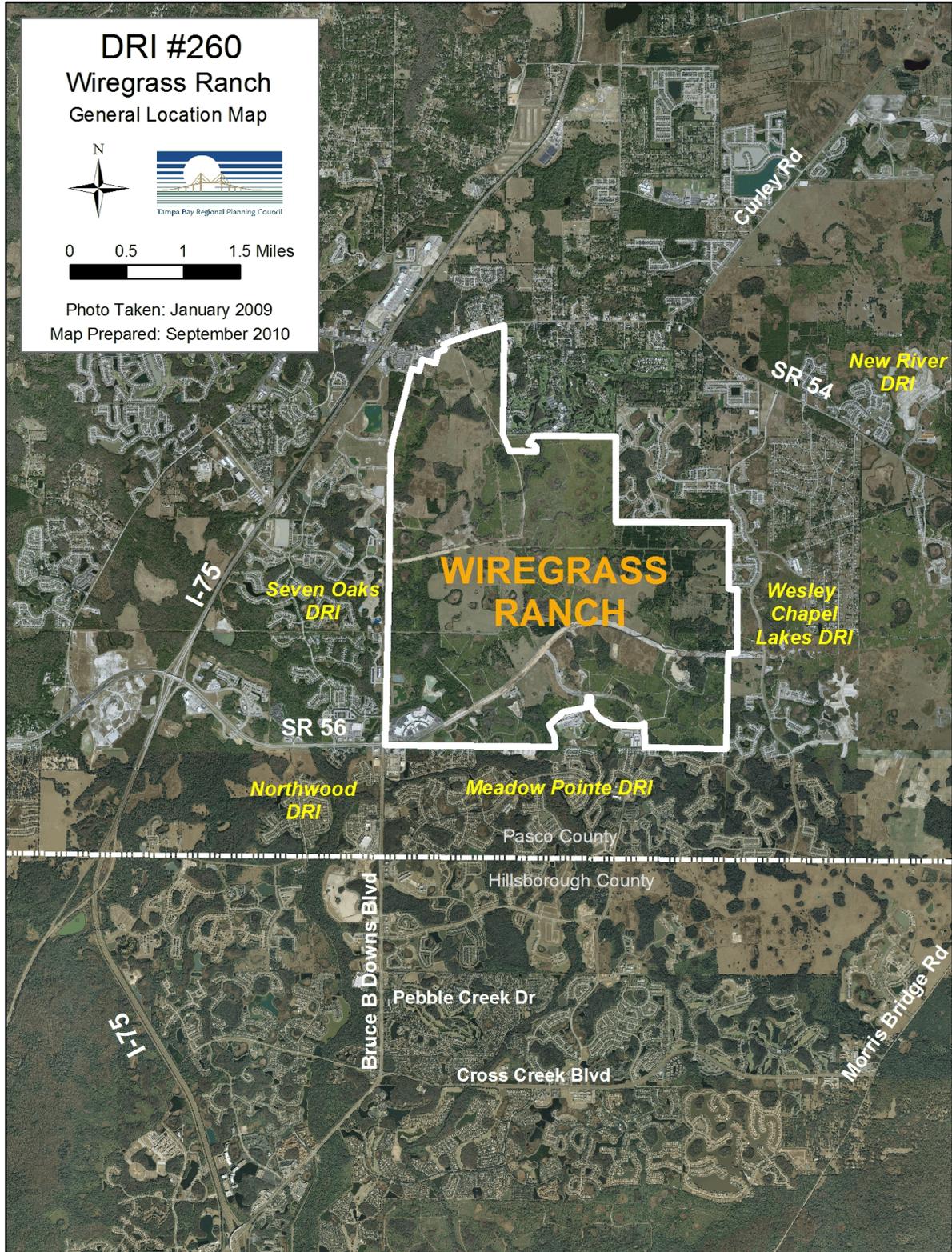
5. Provided for land uses and entitlements that may be added to a phase without transportation analysis.
6. Replaced all references from “Department of Community Affairs” (DCA) to “Department of Economic Opportunity” (DEO).
7. Updated and changed the Land Use Table (i.e. Table 1).
8. Converted 251 Single-Family Detached Units (216 from Phase 2 & 35 from Phase 3) to 196 Hospital Beds and advanced to Phase 1.
9. Advanced all specifically approved Office entitlements to Phase 1.
10. Added University as an approved use identified in Table 1 and to the Land Use Equivalency Matrix.
11. Added Light Industrial as an approved use identified in Table 1 and to the Land Use Equivalency Matrix.
12. Revised Parcel names, configurations and designations depicted on Map H (Exhibit H).
13. Replaced Exhibit E with “Entitlement Tracking Chart” and clarify entitlement assignment process.
14. Authorized the Town Center to potentially be located on another Parcel(s) and revised the applicable standards.
15. Revised the location and development standards of the Corporate Business Park.
16. Revised the location and development standards for Hotel.
17. Added definitions for Traditional Neighborhood Design (TND) and Transit-Oriented Development (TOD).
18. Deleted the temporary provision for land use consistency. (was outdated verbiage)
19. Revised the provision for interconnectivity.
20. Revised the Conditions and Maximum Land Use and Entitlements of the Land Use Exchange Matrix and Land Use Exchange requirements and made them consistent with the Comprehensive Plan.
21. Updated the Ground Water and Surface Water Monitoring Plan (GSMP) Baseline Monitoring and reporting status.
22. Updated Exhibit L (Conservation Corridor Exhibit).
23. Updated the Environmental Management Plan (EMP) implementation status.
24. Updated the GPS Control Point provisions.
25. Updated the approval date of the Developer’s Agreement.
26. Clarified the responsibility for and conceptual nature of Exhibit J (Site Access/Intersections)
27. Updated and clarified trip generation monitoring program to adjust trip monitoring thresholds for any entitlements moved from one phase to another phase.
28. Updated or removed various specific Land Development Code, Florida Statutes, and Florida Administrative Code section citations.
29. Clarified when Mobility Fees and Credits are applicable.
30. Updated the status of the Master Roadway Plan.
31. Identified which Parcels have been conveyed to the School Board.
32. Provided alternative locations for a District Park.
33. Revised the provisions for a general Government Service Center and clarify reservation of and responsibility for 75,000 sq. ft. of Office entitlements for government services buildings.
34. Made 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”) reference only.
35. Revised Exhibit I (“Wiregrass Ranch DRI Transportation Mitigation Table”).
36. Advanced 2,000 Single-Family Detached from Phases 1C & 1D to Phase 1A and adjusted the Proportionate Share Per Trip Fee for Phases 1C & 1D accordingly.
37. Revised the Conditions for when the Easement Agreement for the Park & Ride Facility must be provided.
38. Revised the location and conditions for the Park & Ride Facility.
39. Deleted the Retail use exchange provision 5.c.(1)(d)

RECOMMENDATION

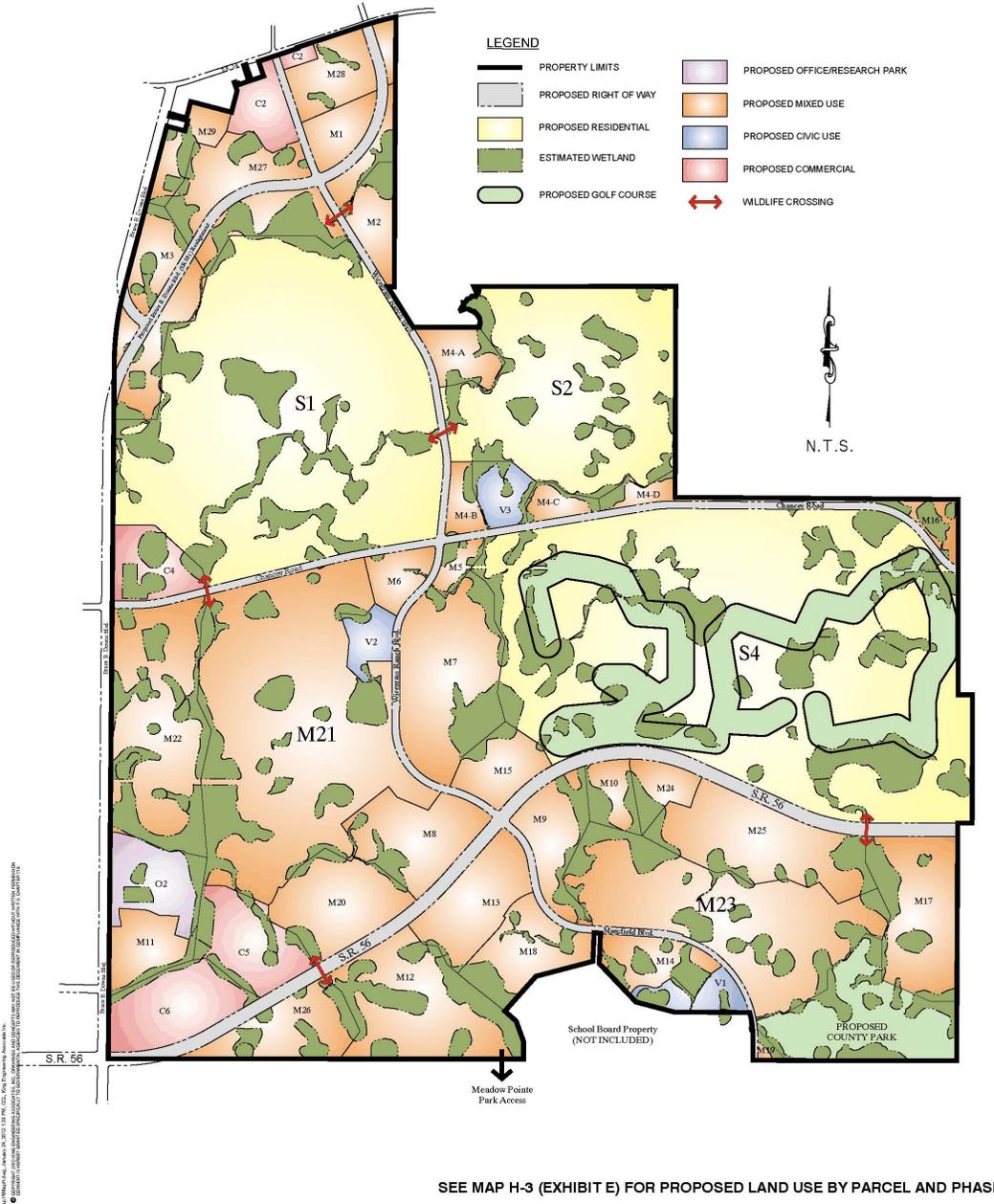
In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted by the TBRPC, as revised on February 4, 2013, and with the Council's *Final Report* adopted on December 11, 2006.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by the Pasco County Board of County Commissioners for DRI #260 - Wiregrass Ranch regarding a proposal which had been entitled "Project Equis."

GENERAL LOCATION MAP



MASTER DEVELOPMENT PLAN



WIREGRASS RANCH PASCO COUNTY, FLORIDA	MAP H MASTER DEVELOPMENT PLAN REVISED 12/5/2011	King ENGINEERING ASSOCIATES, INC. <small>4025 BRADSHAW CIRCLE, SUITE 200 TAMPA, FLORIDA 33634 ENGINEERING LICENSE #00020419</small>	JOB NO. 3778-001-000 DATE 11-11-04 SCALE N.T.S.
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