



DOAR

Development Order Amendment Report

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DRI #260 - WIREGRASS RANCH (NOPC #4) PASCO COUNTY

On February 19, 2014, Pasco County rendered Resolution No. 14-66 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on January 14, 2014.

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, the Order had subsequently been modified three times, most recently on February 5, 2013 (Resolution No. 13-99). The Amendments have cumulatively:

- changed the Developer of Record to “Locust Branch, LLC;
- authorized Industrial and University as potential uses 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 for consistency with Comprehensive Plan;
- modified the Master Development Plan (Map H), the Land Use Schedule (Exhibit E/Map H-3), the “Wiregrass DRI Transportation Mitigation Terms and Conditions” (Exhibit I), the Land Use Table, and the Conservation Corridor Exhibit (Exhibit L);
- extended the buildout dates associated with Phases 1 - 3 and the Development Order expiration date in association with various legislative revisions and Executive Orders enacted by the Governor. The revised dates are as follows:
 - 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;

- 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;
- Vested Office entitlements subject to conditions;
- 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;
- Clarified language that already allows potential advancement of Land Uses and entitlements to an earlier phase;
- Provided for land uses and entitlements that may be added to a phase without transportation analysis;
- Replaced all "Department of Community Affairs" (DCA) references to "Department of Economic Opportunity" (DEO);
- Converted 251 Single-Family Detached Units (216 from Phase 2 & 35 from Phase 3) to 196 Hospital Beds and advanced to Phase 1;
- Advanced all specifically approved Office entitlements to Phase 1;
- Replaced Exhibit E with "Entitlement Tracking Chart" and clarified entitlement assignment process;
- Authorized the Town Center to potentially be located on another Parcel(s) and revised the applicable standards;
- Revised the location and development standards of the Corporate Business Park and Hotel;
- Added definitions for Traditional Neighborhood Design (TND) and Transit-Oriented Development (TOD);
- Deleted the temporary provision for land use consistency;
- Revised the provision for interconnectivity;
- Updated the Ground Water and Surface Water Monitoring Plan (GSMP) Baseline Monitoring and reporting status;
- Updated the Environmental Management Plan (EMP) implementation status;
- Updated the GPS Control Point provisions;
- Updated the approval date of the Developer's Agreement;
- Clarified the responsibility for and conceptual nature of Exhibit J (Site Access/Intersections);
- Updated and clarified trip generation monitoring program to adjust trip monitoring thresholds for any entitlements moved from one phase to another phase;
- Updated or removed various specific Land Development Code, Florida Statutes, and Florida Administrative Code section citations;
- Clarified when Mobility Fees and Credits are applicable;
- Updated the status of the Master Roadway Plan;
- Identified which Parcels have been conveyed to the School Board;
- Provided alternative locations for a District Park;
- 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;

- 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;
- Revised Exhibit I (“Wiregrass Ranch DRI Transportation Mitigation Table”);
- 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;
- Revised the Conditions for when the Easement Agreement for the Park & Ride Facility must be provided;
- Revised the location and conditions for the Park & Ride Facility;
- Deleted the Retail use exchange provision 5.c.(1)(d);
- Added a 24-acre parcel to the project. The parcel was formerly dedicated to the County for construction of a “National Tennis Center”;
- Revised the Developer Commitments (*Exhibit D*) to reflect those Commitments which were modified or are superceded by Conditions of the adopted Development Order;
- Revised the Land Use Equivalency Matrix (*Exhibit F*) to reflect all potential conversion rates;
- Revised the Master Development Plan (*Exhibit G/Map H*) to reflect addition of Tennis Center parcel and to relocate the Community Park & District Park to Parcel M21;
- Revised the Proportionate Share Calculations (*Exhibit G*) based on new methodology procedures approved by the legislature and to reflect the current FDOT costs.
- Revised the required transportation mitigation (*Exhibit I*) to: reflect pipeline projects which were modified/removed; consolidation of the former Phases 1-3 into a single phase; replace existing transportation obligations with only those resulting from the revised transportation analyses; update the listing based to reflect completed improvements; and rename “581 Bypass/Loop Road” pipeline project
- Changed “Limited Exemption Uses” reference to “Exempt Uses” based on revised terminology contained in the Development Order;
- Consolidated all specifically-approved phases (i.e. Phases 1-3) into a single phase to be known as “Phase 1.” Additionally, rename former “Phase 4” as “Phase 2,” while retaining its conceptual-approval status;
- Clarified concurrency reservation, guarantee and vesting for public facilities, and transportation mitigation requirements for consistency with Development Agreement and Urban Service Area provisions;
- Deleted provision regarding potential advancement of land uses and entitlements to an earlier phase since specifically approved phases are being combined;
- Clarified and define the “Effective Period”;
- Deleted repetitive provisions regarding the County’s Urban Service Area/Transportation Concurrency Exception Area;
- Consolidated the retirement housing figures into a single phase and recognized requirement for Master Developer approval of any/all conversion(s) from age-restricted to *non* age-restricted housing units with corresponding increase in mobility fees;
- Revised Town Center designation to reflect updated requirements for *Traditional Neighborhood Development (TOD)*, *Transit-Oriented Development (TOD)* and *Mixed-Use Trip Reduction Measures (MUTRM)*;
- Clarified “Exempt Use” status for Hospitals, Community College/University, Hotel, Attraction/Recreation facilities in accordance with the County’s Land Development Code;
- Relocated the definition of “Traditional Neighborhood Design” (TND);
- Clarified the pedestrian/bike crossing design standards/requirements and change reference from “SR 581 Realignment” to “581 Bypass/Loop Road” to reflect renaming of roadway;

- Deleted land use exchange provision related to potential exchange between phases since specifically approved phases are proposed for consolidation;
- Deleted land use exchange restrictions for Hospitals, Medical Office and Community College uses since these are would be considered “Exempt Uses”;
- Changed land use exchange conditions related to age-restricted housing units and allow for potential conversion(s). Any such conversion may/would require additional analyses and/or mitigation;
- Deleted the current restriction allowing a ten-percent increase of the total specifically-approved entitlements for any individual use. Alternatively, the maximum amount of each use will be governed by the Pasco County Comprehensive Plan;
- Deleted land use exchange conditions related to any other amendments to the land use mix or proposed phasing schedule;
- Eliminated the phasing component of transportation mitigation since all specifically-approved phases are proposed for consolidation;
- Reflect a change in the transportation proportionate share calculation and mitigation plan for the Wiregrass Ranch DRI in accordance with Sections 380.06(19)(e)6. and 163.3180(5)(h), F.S., Rule 73C-40.045, F.A.C. and the County’s transportation mitigation requirements.
- Modified the trip generation monitoring provisions to eliminate independent thresholds for Phases 1, 2 and 3 since phases are being consolidated;
- Clarified Neighborhood Park, District Park and Community Park as well as existing School conveyances; and
- Clarified and update several “General” conditions.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- maximized the specifically-approved Phase 1 entitlements to the maximum extent allowed by Wiregrass Ranch Subarea Policies included in the Pasco County Comprehensive Plan, by adding: 1,440,920 sq. ft. of Office; 200,820 sq. ft. of Medical Office; 120 Hotel rooms; 229 Hospital Beds; Community College expansion for 3,293 additional Full-Time Equivalency (FTE) Students; and 1,000,000 sq. ft. of Light Industrial; and
- formatting changes and corresponding Development Order amendatory language.

The following constitutes the approved/revised phasing schedule:

| LAND USE | | PHASE 1 (Buildout: 3/01/2026) | PHASE 2* (Buildout: 3/01/2030) | TOTAL |
|--------------------|----------------------------|----------------------------------|-----------------------------------|---------|
| RESIDENTIAL | # | 10,473 | 1,000 | 11,473 |
| | (Single-Family) | (4,447) | (0) | (4,447) |
| | (Single-Family/Retirement) | (2,500) | (0) | (2,500) |
| | (Multi-Family) | (3,526) | (1,000) | (4,526) |

| LAND USE | | PHASE 1 (Buildout: 3/01/2026) | PHASE 2* (Buildout: 3/01/2030) | TOTAL |
|------------------------------|---------------------|----------------------------------|-----------------------------------|-----------|
| RETAIL | Sq. Ft. | 2,720,800 | 460,000 | 3,180,800 |
| OFFICE | Sq. Ft. | 2,000,000 | 0 | 2,000,000 |
| MEDICAL OFFICE | Sq. Ft. | 600,000 | 0 | 600,000 |
| HOTEL | Rooms | 600 | 0 | 600 |
| HOSPITAL | Beds | 600 | 0 | 600 |
| ATTRACTION & REC. | Sq. Ft. | 300,000 | 0 | 300,000 |
| COMM. COLL. | FTE Students | 4,000 | 0 | 4,000 |
| LT. INDUSTRIAL | Sq. Ft. | 1,000,000 | 0 | 1,000,000 |
| UNIVERSITY | Students | 0 | 0 | 0 |
| GOLF | Holes | 18 | 0 | 18 |
| SCHOOLS/ELEMENTARY | # | 3 | 1 | 4 |

* Specific approval of Phase 2 is contingent upon further Transportation and Air Quality analyses.

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 on February 10, 2014 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.

GENERAL LOCATION MAP

