



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #166 - WESLEY CHAPEL LAKES PASCO COUNTY

On December 19, 2002, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 03-36. The Resolution reflects the amendments adopted by the Board on November 19, 2002.

BACKGROUND

On December 19, 1989, the Pasco County Board of County Commissioners (BOCC) granted a Development Order to Lee E. Arnold, Jr., Trustee for a four-phase, 2,150-acre, multi-use development located in south central Pasco County, approximately four miles east of I-75. The project extends from the Pasco-Hillsborough County line north to S.R. 54.

The Development Order has been previously amended a total of three times, the latest occurring on November 16, 1999 (Ordinance No. 00-37). The amendments have cumulatively extended the dates associated with commencement of development, buildout of the project phases and the Development Order expiration.

The previously-approved phasing schedule for the project is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Dwelling Units)
I	2002	100,000	150,000	1,750 ²
II ¹	2007	100,000	350,000	1,190 ²
III ¹	2012	100,000	350,000	950 ²
IV ¹	2016	93,200	311,800	630 ²
	TOTAL	393,200	1,161,800	4,520 ²

- 1 - Specific approval has only been granted for Phase I. Subsequent approval of later phases shall be contingent upon further Chapter 380.06 analysis.
- 2 - Condition D.16.f requires that, at minimum, seventy (70) percent of the residential units shall be "deed restricted" and designed to serve the elderly population.

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following modifications:

- amend the Master Development Plan (Map H) to add 118.2 acres to the southwest corner of the project, without increasing development entitlements and to reconfigure various development parcels;
- amend the timing and entitlements within each project phase (Condition D.1.a. of the Development Order);

- amend Conditions C.4.b., D.2. and D.3. to coincide with the revised phasing schedule and Development Order expiration date;
- amend Condition E.11.a.(1) to update the Phase I proportionate share;
- amend Condition E.11.a.(2) to replace previously approved Pipeline Projects with the construction of the extension of S.R. 56 from C.R. 581 to the Wesley Chapel Lakes North/South Road as the “Pipeline Improvement”;
- amend Condition E.11.a.(3) to reflect the schedule for completion of the Pipeline Improvement; and
- amend Condition E.16.(f) to reduce the elderly housing components of the project to 1,000 units.

As modified by the current amendment, the revised phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Dwelling Units)
I	2010	0	220,000	4,520 ²
II ¹	2015	100,000	350,000	0
III ¹	2020	100,000	350,000	0
IV ¹	2024	193,200	241,800	0
	TOTAL	393,200	1,161,800	4,520 ²

1 - The project will retain conceptual approval only of Phases II-IV.

2- At minimum, 1,000 of the residential units shall be established for the elderly as defined by Section 760.29, F.S.

SUMMARY OF SELECT MODIFIED CONDITIONS

- The transportation section of the Development Order has been significantly modified. The conditions essentially increased the magnitude of improvements resulting from the additional residential units specifically approved and identified a re-calculated proportionate share amount.
- The developer is required to initiate an annual traffic count monitoring program prior to the final plat approval for 1,748 residential units and preliminary/construction plan approval for any commercial entitlements.
- The required parkland dedications to Pasco County have increased as a result of this application.
- The Development Order expires on December 31, 2030.

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 May 14, 2001, and with the Council’s *Final Report* adopted November 13, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #166 - Wesley Chapel Lakes.