



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #119 - NORTHWOOD PASCO COUNTY

On June 30, 2004, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-205. The Ordinance reflects an amendment adopted by Pasco County on June 8, 2004.

BACKGROUND

On October 8, 1985, Pasco County granted a Development Order to U.S. Home Corporation for a 1,085-acre residential/commercial development located between C.R. 581 and Interstate 75 in southern Pasco County. The development was originally approved to contain 2,825 dwelling units and 537,500 square feet of commercial space, with expected buildout in 1993.

The Development Order has previously been amended four times, the latest occurring on April 18, 2000 (Resolution 00-172). The amendments have cumulatively: reduced residential development to 1,830 units; intensified commercial development to 562,500 sq. ft.; eliminated water and wastewater treatment plant sites from the master plan; increased commercial acreage by 3.5 acres; modified the developer's transportation requirements; authorized "residential support" use on six acres of Tract 7 (limited to the generation of 8 p.m. peak hour trips) and multi-family development on Tract 12; and extended each of the phase buildout dates and the Development Order expiration date to September 23, 2010. Phase I has been extended by a period of six years, 11 months and 15 days, while Phases II and III have been cumulatively extended by a period of 16 years, 11 months and 15 days.

The Development Order requires that an acceptable transportation analyses must accompany each request for specific development entitlements. To date, a total of 955 residential units and 260,000 sq. ft. of Commercial has been specifically analyzed and approved.

On October 26, 2001, the Byrd Corporation of Clearwater, Inc. submitted a Notice of Proposed Change (NOPC) application and incremental transportation analysis **which remains under review**. The application requested the following modifications to the Development Order:

- authorization to construct 100,000 sq. ft. of commercial and 755 residential units in the western portion of Northwood in addition to seeking approval of the following Development Order modifications:
- "partially restore" (increase) the overall number of residential units to 2,338;
- increase authorized commercial development by 75,000 sq. ft. (to 637,500 sq. ft.). This additional entitlement would be limited to Pod (Tract) 7 of the Master Development Plan;
- removal of the requirement to dedicate a school site to the Pasco County School Board;
- replace the currently authorized "residential support" land use with that of general commercial development; and
- alter the Master Development Plan to allow connection between Pods (Tracts) #2 and #5.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment:

- granted specific approval of the next increment of development, consisting of 277,500 sq. ft. of Commercial and 624 Multi-Family residential units;
- extended the frequency of monitoring to biennial reports;
- modified the condition regarding dedication of school site;
- identified the corresponding transportation improvements for the aforementioned entitlements; and
- established a buildout date of December 31, 2007 with a requirement to attain Certificates of Occupancy on or before September 23, 2010.

The following constitutes the development entitlements for the project:

INCREMENT	LAND USE	
	RESIDENTIAL	COMMERCIAL
Previously Authorized	955	260,000
Authorized by this Amendment	624	277,500
Remaining Entitlements	251	25,000
TOTAL→	1,830	562,500

DISCUSSION

This amendment is a culmination of two separate Notice of Proposed Change applications, one for Northwood Centers/MJG Ventures, Ltd. and one for the Spanos Corporation.

The Amendment authorized a provision which allows an extension in the frequency of monitoring to the requirements of biennial rather than annual reports. This particular modification was not originally requested in either NOPC application. The Tampa Bay Regional Planning Council can concur with this modification since the project has been submitting timely annual reports which are essentially consistent with the Development Order.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be essentially consistent with the Council's *NOPC Reports*, adopted on February 24, 2003 (for the Northwood Centers/MJG Ventures, Ltd. portion) and October 13, 2003 (for the Spanos Corporation portion), and with the Council' *Final Report* adopted for the Northwood DRI on August 12, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #119 - Northwood.