



DOAR

Development Order Amendment Report

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DRI #248 - SUNLAKE CENTRE PASCO COUNTY

On August 21, 2009, Pasco County rendered Resolution No. R09-320 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on July 28, 2009.

BACKGROUND

On March 28, 2006, the Pasco County Board of County Commissioners adopted Resolution No. 06-182 as a Development Order for the project. The Development Order authorizes specific approval for only Phase 1 of a two-phase project. Specific approval of Phase 2 is contingent upon further transportation and air quality analyses. Development must commence during (or before) 2009 and the Development Order was scheduled to expire on December 31, 2020.

The project is situated on approximately 150.35 acres in south central Pasco County, generally along the north side of S.R. 54 midway between the Suncoast Parkway and U.S. 41.

The project was not previously amended.

The following constitutes the approved phasing schedule:

LAND USE		PHASE 1 (2006-2010)	PHASE 2* (TBD)	TOTAL
Commercial	(Sq. Ft.)	110,000	530,000	640,000
Office	(Sq. Ft.)	95,000	245,000	340,000
Residential/Multi-Family	(Units)	600	0	600

* - Specific approval of Phase 2 shall require additional transportation and air quality analysis in accordance with Section 380.06, F.S. and Rule 9J-2, F.A.C.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- extend the Phase 1 buildout date and the Development Order expiration date by periods of four years, 11 months and 15 days (to December 30, 2015 and December 30, 2025 respectively);
- recognize the granting of a one-year local transportation concurrency extension by Pasco County Land Development Code Section 402.11.A.;
- modify the *Master Development Plan* (aka Map H) to correct the following **typographical errors** in order to ensure consistency with the existing Table 1 entitled "*Sunlake Centre Land Use Schedule*":
 - change the Office entitlements assigned to Parcel "C" from "5,000 sq. ft." to "15,000 sq. ft."; and
 - change the Commercial entitlements assigned to Parcel "J" from "577,000 sq. ft." to "530,000 sq. ft."

- update the *Master Development Plan* (aka Map H) to reflect:
 - simultaneously increase the number of multi-family units assigned to Parcel “I” by 36 (to 216), while reducing the multi-family units assigned to Parcel “H” by the same 36 (to 384);
 - remove a 0.467-acre parcel conveyed to the Florida Department of Transportation from the southern end of Parcel “I”; and
 - modify the buildout dates to reflect the current extension request recognized above.

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 18, 2009 and with the Council’s *Final Report* adopted on July 12, 2004.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for the Sunlake Centre DRI.

GENERAL LOCATION MAP

