



DOAR

Development Order Amendment Report

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DRI #119 - NORTHWOOD PASCO COUNTY

On December 18, 2017, Pasco County rendered Resolution No. 18-49 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on November 28, 2017.

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 had previously been amended nine times, most recently on March 6, 2012 (Resolution R12-131). The amendments have cumulatively: reduced residential development, ultimately to 1,839 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 and proportionate share cost (to \$4,919,082); authorized "residential support" and ultimately "Convenience Commercial" use on six acres of Tract 7 (limited to the generation of 8 p.m. peak hour trips); authorized multi-family development on Tracts 1 & 12; extended the frequency of monitoring to biennial; modified school dedication requirements; extended the dates to complete construction of C.R. 581 drainage facilities and convey one acre of property for use of drainage facility to the County (to 2007); established a Land Use Equivalency Matrix; authorized Self Storage as a potential/alternative use on Parcel 7B; modified the land use associated with Tract 2 from Residential to the 15-acre Elementary School site; added one external driveway (right in/right out only) access for Parcel 7; added two internal access drives to Parcel 7 from Northwood Palms Boulevard; reduced Residential acreage by 69.9 acres (all of Parcels 3 and 4 and a portion of Parcel 2) with simultaneous increase in Open Space/Compensatory Storage; established Mr. Bruce R. Keene as the "Agent of Record" for the "Woods Parcel"; removed the stipulation previously requiring a "County subdivision collector road connecting County Line Road to Northwood Palms Boulevard"; and extended the buildout and Development Order expiration. The Development Order now expires on January 12, 2021.

Inclusive of the Amendment described below, the following constitutes the approved development schedule:

BUILDOUT DATE	RESIDENTIAL		COMMERCIAL (Sq. Ft.)	SPECIALTY RETAIL (Sq. Ft.)
	SINGLE-FAMILY RESIDENTIAL (Units)	MULTI-FAMILY RESIDENTIAL (Units)		
January 12, 2021 ¹	1,157 ²	624 ³	562,500 ⁴	20,000 ⁵

1. The identified Buildout Date is reflective of the following cumulative extensions: 2007 legislation [prior revision to Subsection 380.06(19)(c)/3 Years], 2009 legislation [SB 360/2 Years], 2011 legislation [HB 7207/4 Years], plus three Executive Orders signed into law by the Governor during 2011 & 2017.
2. A total of 202 of the Single-Family Residential units are allocated to Parcels 5 & 6.
3. The 624 Multi-Family Residential units are allocated to Parcels 12 & 13.
4. A total of 537,500 sq. ft. of Commercial is allocated to Parcels 1, 14 and 18 and an additional 25,000 sq. ft. is allocated to Parcels 7A/7B.
5. 20,000 sq. ft. of Specialty Retail (i.e. ITE Code 826) is located in Parcel 7C. Specialty Retail uses generally consist of small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services, such as real estate offices, dance studios, florists and small restaurants.

The Development Order had required that acceptable transportation analyses accompany each request for specific development entitlements. At this time, all the above-referenced entitlements have been specifically analyzed and are approved.

DEVELOPMENT ORDER AMENDMENT

The Resolution granted approval of a conversion of 58 Single-Family Residential units (ITE Code 210) within Parcels 5/6 for 20,000 of Specialty Retail uses (ITE Code 826) within Parcel 7C.

DISCUSSION

The aforementioned modification to the Development Order was not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-referenced Amendment, Pasco County had determined that *“the proposed change(s) is/are similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.”* Subsequently, Pasco County administratively incorporated the modification into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modification does qualify as Section 380.06(19)(e)2., F.S. change and, therefore, exempt from the Notice of Proposed Change process.

MASTER DEVELOPMENT PLAN

EXHIBIT "B"-MAP H

