

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 7-29-10 FILE: PGM10-259

FROM: Richard E. Gehring SUBJECT: Wiregrass Ranch DRI No. 260
Growth Management Administrator Notice of Proposed Change
Development Order Amendment
Locust Branch, LLC
DRC: 7/29/10, 1:30 p.m., NPR
Recommendation: Approval

PLANNER: Cynthia D. Spidell REFERENCES: Comm. Dist. 2
Sr. Planner Chapter 380.06, F.S.

DESCRIPTION AND CONDITIONS:

Proposed are changes to the Wiregrass Ranch Development or Regional Impact (DRI) briefly summarized as follows:

- Revise certain parcel configurations on Map H to accommodate latest proposed development
- Add Attraction and Recreation Facility (ARF), Medical Office, and Community College as new land uses to Table 1 (Attachment 2)
- Modify the land use table to reflect land use exchanges to Medical Office, Community College, Hotel, ARF, etc. (Attachment 2)
- Update the proportionate share table with the latest Florida Department of Transportation costs
- Update the allocation of entitlements within Phase 1 to certain Phase 1 mitigation requirements
- Correct various scrivener's errors within the development order
- Other changes as described in the attached revised development order and in the Notice of Proposed Change Application (NOPC).

PROJECT DESCRIPTION AND BACKGROUND:

Wiregrass Ranch DRI is located in South Central Pasco County, east of S.R. 581, south of S.R. 54 and approximately 3 miles west of Morris Bridge Road. It is located on \pm 5,118 acres. A list of the parcel identification numbers is attached (Attachment 2). The land use table as currently approved is attached (Attachment 3).

On July 17, 2007, the Application for Development Approval/Development Order (DO) was approved by the Board of County Commissioners (BCC) (Res No. 07-291).

On October 9, 2007, the BCC adopted a Development Order Amendment consistent with the Florida Department of Community Affairs (DCA) Agreement settling an appeal of the original development order by the DCA (Res No. 08-06).

On May 5, 2009, in accordance with Section 380.06(19), F.S., the developer filed a NOPC as summarized above.

ANALYSIS:

Pursuant to Chapter 380.06(19)(e), F.S., the proposed changes are presumed to be a substantial deviation; however, it is the opinion of the County, TBRPC, and other participating agencies that the Applicant has provided clear and convincing evidence to rebut the presumption of a substantial deviation and that no unmitigated regional impacts shall result. Therefore, it is staff's recommendation that the proposed changes do not constitute a substantial deviation, pursuant to Chapter 380.06(19)(c), F.S.

Staff recommends approval of the NOPC and the amended, consolidated, and restated development order approving with conditions (Attachment 5).

ALTERNATIVES

1. Recommend approval of the Development Order Amendment to the BCC.
2. Recommend approval of the Development Order Amendment to the BCC with modifications.
3. Do not recommend approval of the Development Order Amendment to the BCC.
4. Recommend another course of action.

RECOMMENDATION AND FUNDING:

The Planning & Growth Management Department staff recommends that the DRC approve Alternative No. 1.

ATTACHMENTS:

1. Location Map
2. Parcel IDs
3. Land Use Table
4. Map H
5. DO
6. Presentation
7. DO and Exhibit I (Strikethrough & Underline)