

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee      DATE: 8/4/11      FILE: ZN11-607

FROM: Debra Zampetti      SUBJECT: Amended and Restated  
Zoning/Code Compliance      Development Agreement -  
Administrator      Concord Station, LLP  
DRC Meeting: 8/11/11  
1:30 p.m., Dade City

STAFF: Corelynn Burns      REFERENCES: Comm. Dist. 2  
Planner I  
Zoning and Site Development  
Department

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It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

DESCRIPTION AND CONDITIONS:

On January 27, 2004, the Board of County Commissioners (BCC) approved a Development Agreement Between Pasco County and JDI Land, LLC For Roadway Development of Ledantec MPUD (DA) and as recorded in the County public records in OR Book 5741 Page 373. On May 27, 2011, the County received a request from the current owners, Concord Station, LLP, to amend the currently approved DA. The applicant is proposing the following changes:

- to revise the schedules for the construction commencement and construction completion for improvements as they pertain to Sunlake Boulevard and Lake Patience Road,
- posting related security for those roadways,
- to further identify the construction design for Sunlake Boulevard and Lake Patience Road, and
- to identify phasing for the construction of such roadways.

The Florida Local Government Development Act as set forth in Sections 163.3220-163.3243, Florida Statutes, authorizes the use of development agreements. A development agreement is designed to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

The proposed development agreement between Pasco County and JDI Land, LLC, was approved by the BCC on January 27, 2004. This agreement sets forth the terms and conditions of development approval with respect to the design, right-of-way acquisition, permitting, and construction of roadway improvements provided for in the MPUD Master Planned Unit Development conditions of approval.

Currently there exists a total of 849 platted lots within the Concord Station MPUD development, with 50 proposed lots to be platted, totaling 899 platted lots. The agreement, as currently approved, requires the developer to construct a segment of Sunlake Boulevard from Mentmore Boulevard to the north boundary of the Project, including the connection to Lake Patience Road at the Oakstead MPUD western boundary, prior to receiving final plat approval for the 900<sup>th</sup> dwelling unit. The developer's request is to modify this portion of the agreement to provide a revised schedule of completion for that segment of Roadway.

The property subject to this proposed development agreement is located in Sections 15, 21, 22, 27, 28, and 29; Township 26 south; Range 18 East; on the north side of S.R. 54, approximately 1,900 feet west of Oakstead Boulevard.

ALTERNATIVES AND ANALYSIS:

1. Recommend approval of the 2011 DA amendment to the Local Planning Agency (LPA) and the BCC.
2. Recommend approval of the 2011 DA amendment to the LPA and the BCC with modifications.
3. Recommend denial of the 2011 DA amendment to the LPA and BCC.
4. Direct staff as to other action desired by the DRC.

RECOMMENDATION AND FUNDING:

The Zoning and Site Development Department staff recommends that the DRC approve Alternative No. 1.

ATTACHMENT:

1. Location Map
2. Red-lined Development Agreement
3. Exhibit A and Exhibit B
4. Figure A – Remaining Improvements
5. Lot development visual

DMZ/cb

DEVELOPMENT REVIEW COMMITTEE ACTION: