



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #233 - CONNERTON PASCO COUNTY

On January 29, 2004, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-42. The Ordinance reflects an amendment adopted by Pasco County on November 18, 2003.

#### BACKGROUND

On July 18, 2000, the Pasco County Board of County Commissioners adopted Resolution No. 00-252 as the Development Order. The Resolution authorized Conner Land, Ltd. specific approval to construct only the first phase of a multi-use development to be located on an overall 8,036± acre parcel in central Pasco County. The remaining development is only conceptually approved. The entire project is bound on the north by State Road 52, on the west by U.S. 41 and on the east by Ehren Cutoff (C.R. 583). The Development Order expires on September 17, 2030.

Inclusive of the modification referenced in this Report, the following identifies the approved entitlements for each Parcel (“A” and “B”) which, when combined, constitute the entire Connerton DRI as currently approved:

#### “PARCEL A” ENTITLEMENTS

LAND USE	PHASE 1 (2000-2005)	PHASE 2* (2003-2015)	PHASE 3* (2010-2025)	TOTAL
Residential (Units)	<b>3,800</b>	<b>2,402</b>	<b>2,338</b>	<b>8,540</b>
(S.F. - Detached)	(2,060)	(1,740)	( 1,663)	(5,463)
(S.F. - Attached)	(1,500)	( 366)	( 379)	(2,245)
(Multi-Family)	( 240)	( 296)	( 296)	( 832)
Retail (Sq. Ft.)	163,500	768,850	768,850	1,701,200
Government Center/Office (Sq. Ft.)	100,000	334,138	709,662	1,143,800
Industrial (Sq. Ft.)	100,000	259,500	459,500	819,000
Comm. College (Students)	500	400	500	1,400
Hospital (Beds)	0	150	0	150
District Park (Acres)	80	0	0	80
Golf Course (Holes)	18	18	18**	54**

\* - Phases II and III are conceptually approved only. Specific approval is contingent upon Chapter 380.06, F.S. analysis of transportation, air quality, potable and non-potable water and affordable housing.

\*\* - Subject to the removal of the 18 golf holes in Phase 3 in order to be consistent with the last Amendment. The next Amendment to be approved will remove the additional golf holes.

## “PARCEL B” ENTITLEMENTS

LAND USE	PHASE 1 (2000-2005)	PHASE 2* (2003-2015)	PHASE 3* (2010-2025)	TOTAL
Residential (Units)	<b>2,820</b>	<b>2,115</b>	<b>1,505</b>	<b>6,440</b>
(S.F. - Detached)	(1,558)	(1,599)	( 1,000)	(4,157)
(S.F. - Attached)	(1,092)	( 292)	( 281)	(1,665)
(Multi-Family)	( 170)	( 224)	( 224)	( 618)
Retail (Sq. Ft.)	37,360	175,720	175,720	388,800
Government Center/Office (Sq. Ft.)	29,870	99,808	212,472	342,150
Industrial (Sq. Ft.)	28,205	73,192	131,953	233,350

\* - Phases II and III have received conceptual approval only, specific approval is contingent upon Chapter 380.06, F.S. analysis of transportation, air quality, potable and non-potable water and affordable housing.

The Development Order has been amended once (Resolution No. 03-224), on August 12, 2003, to:

- geographically separate the project into Parcels “A” and “B” with entitlements and acreages assigned to each Parcel;
- allow the consolidation of several independent environmental deliverables (*Wetland/Lake Management Plan, Upland Preserve Management Plan, Conservation Plan, the Integrated Pest Management Plan, and the Wildlife Corridor Plan*) into a single *Environmental Management Plan* (EMP) and require such submittal concurrently with the Village 2 NOPC application;
- replace and consolidate the former five individual wildlife preserve areas with a 240± acre Habitat Mitigation Area #1;
- add a 320-acre Habitat Mitigation Area #2 in the west central section of the project;
- relocate the community park and elementary/middle school campus;
- approve Village Area Plan #1; and
- several map modifications associated with the changes identified above.

On December 23, 2003, the applicant submitted an additional Notice of Proposed Change application to, among other request modifications, remove Parcel “B” and associated entitlements from the development plan since this parcel was acquired by the Southwest Florida Water Management District.

### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorizes:

- removal of a 81± acre parcel from the southern end of the project with a corresponding reduction of 137 Phase III single-family residential units; and
- corresponding modification to the project’s legal description and entitlement/acreage tables.

### RECOMMENDATIONS

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 April 14, 2003, and with the Council’ *Final Report* adopted on May 8, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #233 - Connerton.