



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #233 - CONNERTON PASCO COUNTY RY 2003-04

On July 18, 2000, the Pasco County Board of County Commissioners adopted Resolution No. 00-252, the Development Order. The Resolution authorizes construction of the first phase of a multi-use development to be located on an overall 8,036-acre, central Pasco County parcel. The remainder of the project 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. The anniversary date for the Annual Report is September 17th.

As currently posed, the development schedule is as follows:

LAND USE	PHASE 1 (2000-2005)	PHASE 2* (2003-2015)	PHASE 3* (2015-2025)	TOTAL*
Residential (Units) (Single-Family Detached) (Single-Family Attached) (Multi-Family)	3,800 (2,060) (1,500) (240)	5,339 (3,529) (1,205) (605)	5,978 (4,168) (1,205) (605)	15,117 (4,168) (3,910) (1,450)
Retail (Sq. Ft.)	163,500	1,012,650	914,000	2,090,000
Gov't Center/Office (Sq. Ft.)	100,000	490,050	895,900	1,485,950
Industrial (Sq. Ft.)	100,000	390,050	562,300	1,052,350
Community College (Students)	500	400	500	1,400
Hospital (Beds)	0	150	0	150
Community Park (Acres)	80	0	0	80
Golf Course (Holes)	18	18	18	54

* - 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 twice, the most recent amendment was adopted on November 18, 2003 (Resolution No. 04-42). The amendments have cumulatively authorized:

- geographic separation of the project and entitlement into Parcels "A" and "B" with the intent to sell a 2,980-acre parcel to SWFWMD;
- consolidation of *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;
- replacement and consolidation of the former five individual wildlife preserve areas into the 240+ acre Habitat Mitigation Area #1;
- addition of a 320-acre Habitat Mitigation Area #2;

- relocation of the community park and elementary/middle school campus;
- approval of Village Area Plan #1;
- removal of a 81± acre parcel from the southern end of the project with a corresponding reduction of 137 Phase 3 single-family residential units; and
- corresponding modifications to the project’s legal description, entitlement/acreage tables and Master Development Plan.

On December 23, 2003, the applicant submitted a Notice of Proposed Change application to, among other requested modifications, remove Parcel “B” and associated entitlements from the development plan resulting from the acquisition of this parcel by the Southwest Florida Water Management District. This proposal remains under review by Pasco County.

On March 1, 2004, the applicant submitted an additional Notice of Proposed Change application consisting of specific plans for Village Area 2 and submittal of the *Ecosystem Management Plan*. This proposal, which remains under review, is not part of the NOPC application which is the subject of this Report. This proposal remains under review by Pasco County.

On November 5, 2004, the applicant submitted the third concurrent Notice of Proposed Change application to request initial four year, 11 month and 30 day extensions of the Phase 1 buildout date (to December 30, 2010), the Phase 2 buildout date (to December 30, 2020), the Phase 3 buildout date (to December 30, 2030), the development commencement date (to September 16, 2010), and the Development Order expiration date (to September 16, 2035). This proposal remains under review by Pasco County.

PROJECT STATUS

Development this Reporting Year: the developer has indicated that “site development for Village 1 is underway” but no development entitlements have been completed.

Cumulative Development: development activity would be limited to that described above.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer shall provide employment survey results to identify the jobs per retirement and non-retirement housing units. Such results shall be provided following the issuance of Certificates of Occupancy for the 2,000th, 6,000th and 10,000th residential units. [Condition V.D.5.]
2. The developer is required to conduct groundwater quality monitoring in accordance with Condition V.E.12. The results of the April, 2004 initial sampling event were submitted under separate cover to the RY 2003-04 Annual Report. It is understood that environmental review agencies are in the process of analyzing the results and formulating recommendations.
3. In accordance with Condition V.G.3., the developer shall indicate the status of the implementation of the *Environmental Management Plan* (EMP) provisions within each Annual Report following approval of the EMP.

4. The developer shall monitor all mitigation areas and littoral shelves in accordance with the requirements of the EMP. As stated in Condition V.G.6., all such monitoring shall be provided within each respective Annual Report. To date, no mitigation areas or littoral shelves have been created, this monitoring would not be required.
5. The developer shall “periodically” provide residents, businesses and the Community College with information regarding the function and value of the Upland/Wetland Preserves, Wildlife Corridors, and the Habitat Mitigation Areas. As noted in Condition V.I.11., this information shall first be provided in an Annual Report.
6. Condition V.P.2. identifies the required Phase 1 intersection improvements: Ridge Road at US41; Road “T” at US41; Road “B” at SR52; and Collier Parkway Extension at CR583 (Ehren Road). The following transportation requirements will additionally be required at the various levels of development identified below:
 - a. When Certificates of Occupancy have been issued for 1,500 dwelling units (or the equivalence in terms of p.m. peak hour trips), the developer shall submit updated traffic counts and an analysis of the then level of service on SR52 from Shady Hills to US41 and on US41 from SR52 to the project entrance at Collector “T”. [Condition V.P.3.]
 - b. When Certificates of Occupancy have been issued for 2,000 dwelling units (or the equivalence in terms of p.m. peak hour trips), the developer shall initiate an annual monitoring program to provide peak hour traffic counts at all project entrances.
 - c. When Certificates of Occupancy have been issued for 3,000 dwelling units, the developer shall conduct a study of the actual trip-generating characteristics of the residential component of development. Prior to undertaking this Study, the developer shall meet with representatives of TBRPC and Pasco County.
7. Prior to Preliminary Plan or Preliminary Site Plan approval of 1,136 single-family detached residential uses (or a combination of uses which result in 959 p.m. peak hour trips), the developer shall select one or a combination of transportation alternatives identified in Conditions V.P.7.1 - V.P.7.3. Such selection shall be identified in the next Notice of Proposed Change and included in the respective Annual Report [Condition V.P.7.].
8. The developer has agreed to include the following in the next Notice of Proposed Change application submitted for the project: request for incorporation of the revised Wildlife Corridors and Connectivity map and a reduction of 18 golf holes (to 36 holes). These modifications were intended to coincide with the initial amendment approved for the project.

The project appears to be in compliance with all other conditions at this time.

DEVELOPERS OF RECORD

Stewart Gibbons, General Manager, Connerton LLC, 3505 Frontage Road, Suite 145, Tampa, FL 33607 is the entity responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Pasco County is responsible for ensuring compliance with terms and conditions of the Development Order.