



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #233 - CONNERTON PASCO COUNTY

On April 13, 2005, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 05-115. The Ordinance reflects an amendment adopted by Pasco County on March 22, 2005.

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 has been amended twice, the latest amendment adopted on November 18, 2003 (Resolution No. 04-42). The amendments have cumulatively authorized:

- geographic separation of the project into Parcels "A" and "B" with entitlements and acreages assigned to each Parcel;
- 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 requiring such submittal concurrently with the Village 2 NOPC application;
- consolidation of the former five individual wildlife preserve areas with a 240± acre Habitat Mitigation Area #1;
- addition of a 320-acre Habitat Mitigation Area #2 in the west central section of the project;
- relocation of the community park and elementary/middle school campus;
- approval of *Village Area Plan #1*;
- removal of an 81± acre parcel from the southern end of the project with a corresponding reduction of 137 Phase III single-family residential units; and
- corresponding modifications to the project's legal description, Master Development Plan and entitlement/acreage tables.

DEVELOPMENT ORDER AMENDMENT

The highlights of this Amendment are characterized below:

- approval of *Village Area Plan #2* and the *Environmental Management Plan*;
- removal of 3,036 acres from the project with a corresponding reduction of entitlements. The area was removed from the DRI is composed of the District Preserve (2,981-acres) and the strips of land adjacent to State Road 52 and U.S. 41, being reserved for future right-of-way (54.6 and 0.4 acres).

The specific entitlements being eliminated were those formerly classified as Parcel “B” in Resolution No. 03-224 and are specifically identified below;

LAND USE	PHASE 1 (2000-2005)	PHASE 2* (2003-2015)	PHASE 3* (2010-2025)	TOTAL
Residential (Units)	2,820	2,115	1,505	6,440
(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.

- reduce the size of the Town Center from 300-acres to 171-acres;
- corresponding revisions to the legal description and Master Development Plan;
- removal of 18 holes of golf from Table 1 to correct a previous scrivener’s error;
- change the name of the Developer from “Conner Land Ltd. and Terrabrook Connerton LLC” to “Connerton LLC.” The contact person will also change to Mr. Stewart Gibbons; and
- grant four year, 11 month and 30 day extensions for 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).

The resulting approved phasing schedule is as follows:

LAND USE	PHASE 1 (12/31/2010)	PHASE 2* (12/31/2020)	PHASE 3* (12/31/2030)	TOTAL
Residential (Units)	3,800	2,402	2,338	8,540
(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	0	36

* - 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.

DISCUSSION

This Amendment, which is the subject of this *Development Order Amendment Report*, is actually a consolidation of three Notice of Proposed Change applications previously received and independently evaluated by the Council. The first application was for seeking approval of Village Area Plan #2 & the *Environmental Management Plan*, the second application was to remove the land entitlements associated with the SWFWMD's acquisition of property, and the third application was to seek extensions of the buildout dates and the Development Order expiration date.

RECOMMENDED ACTION

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 Reports*, adopted on June 28, 2004, October 25, 2004 and December 13, 2004 respectively, 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 the Pasco County for DRI #233 - Connerton.

DRI #233

Connerton

 Current DRI 233 Boundary

 Area Being Removed



0 0.5 1 1.5 Miles

