



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #119 - NORTHWOOD PASCO COUNTY RY 2003-04

On October 8, 1985, Pasco County granted a Development Order to U.S. Home Corporation for a 1,085-acre residential/commercial development located between C.R. 581 and Interstate 75 in southern Pasco County. The development was originally approved to contain 2,825 dwelling units and 537,500 square feet of commercial space, with expected buildout in 1993.

The Development Order has been amended five times, the latest occurring on June 8, 2004 (Resolution 04-205). The amendments have cumulatively: reduced residential development to 1,830 units; intensified commercial development to 562,500 sq. ft.; eliminated water and wastewater treatment plant sites from the master plan; increased commercial acreage by 3.5 acres; modified the developer's transportation requirements; authorized "residential support" use on six acres of Tract 7 (limited to the generation of 8 p.m. peak hour trips) and multi-family development on Tract 12; extended the frequency of monitoring to biennial; modified the conditions regarding the dedication of the school site; established a time frame for development of latest increment of development (i.e. 277,500 sq. ft. of commercial and 624 multi-family residential units); and extended each of the phase buildout dates and the Development Order expiration date to September 23, 2010. Phase I has been extended by a period of six years, 11 months and 15 days, while Phases II and III have been cumulatively extended by a period of 16 years, 11 months and 15 days. The anniversary date for the monitoring report is October 8th of each odd number year.

The Development Order requires that acceptable transportation analyses must accompany each request for specific development entitlements.

On October 26, 2001, the Byrd Corporation of Clearwater, Inc. submitted a Notice of Proposed Change (NOPC) application and incremental transportation analysis **which remains under review**. The application requested the following modifications to the Development Order:

- authorization to construct 100,000 sq. ft. of commercial and 755 residential units in the western portion of Northwood in addition to seeking approval of the following Development Order modifications:
- "partially restore" (increase) the overall number of residential units to 2,338;
- increase authorized commercial development by 75,000 sq. ft. (to 637,500 sq. ft.). This additional entitlement would be limited to Pod (Tract) 7 of the Master Development Plan;
- removal of the requirement to dedicate a school site to the Pasco County School Board;
- replace the currently authorized "residential support" land use with that of general commercial development; and
- alter the Master Development Plan to allow connection between Pods (Tracts) #2 and #5.

The following constitutes the development entitlements for the project:

INCREMENT	LAND USE	
	RESIDENTIAL	COMMERCIAL
Previously Authorized	955	260,000
Authorized by this Amendment	624	277,500
Remaining Entitlements	251	25,000
TOTAL →	1,830	562,500

The following represents the current phasing approval:

PHASE	BUILDOUT	RESIDENTIAL (Units)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL SUPPORT (Acres)
I	9/13/1996	100	20,000	0
II	9/23/2010	1,730	265,000	6*
III	9/23/2010	0	277,500	0
TOTAL		1,830	562,500	6*

* - "Residential Support" use is limited to use(s) which generate less than 8 p.m. peak hour trips. The use may contain, but not limited to: churches, day care centers or libraries.

PROJECT STATUS

Development this Reporting Year: construction was completed for 25,544 sq. ft. of commercial development (4,000 sq. ft. *Washington Mutual* bank facility, 14,888 sq. ft. "Strip Stores" and a 6,658 sq. ft. *Tire Kingdom* tire store)

Cumulative Development: it appears that 546 residential units and 275,850 sq. ft. of retail space, inclusive of a 147,309 sq. ft. Target Superstore have been completed to date.

Projected Development: the developer anticipates completion of Phase 2/Units 4B and 6B during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Revised Condition B.12.b.(2) of Resolution No. 87-17 requires the developer to commence biennial field surveys identifying external trips generated by this project following the issuance of Certificates of Occupancy for the 500 dwelling units, or January 1, 1989, whichever is earlier. Since three separate NOPC applications (and corresponding transportation analyses) were recently submitted and analyzed, two of which were jointly approved, it is appropriate to accept the corresponding transportation analyses in lieu of the required field surveys for this particular reporting year. Initiation of the field survey requirement would be expected prior to the next monitoring report. The results of such surveys shall be included in all future monitoring reports.

2. The developer has previously provided information concerning the utilization of Transportation Systems Management (TSM) and mass transit measures in accordance with Condition B.12.b.3. However, no such information has been provided in conjunction with the current annual report as required. The status of this Condition shall be addressed in the next (and all future) monitoring reports.
3. The developer has previously submitted all of the following required deliverables: Master Drainage Plan (Condition B.1.b.); a utility service agreement (Conditions B.8.a. and B.9.c.); verification of adequate water supply (Condition B.8.c.), wastewater (Condition B.9.d.), solid waste (Condition B.10.a.) and EMS/fire protection (Condition B.15.a.) provisions.
4. Condition G, in effect for the subject reporting period, requires the submittal of annual reports each October 8th. The subject Annual Report was therefore due on October 8, 2004 and not received until March 15, 2005, more than five months late. As previously identified, the Development Order has subsequently been amended to extend the frequency of reporting to biennial.

DEVELOPER OF RECORD

Northwood Centers, LLP, 3333 W. Kennedy Blvd., Suite 206, Tampa, FL 33609 is the entity responsible for fulfilling the obligations of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issue identified as *Summary of Development Order Conditions #2 and #4*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.