



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #210 - NEW RIVER PASCO COUNTY RY 2004-05

On January 7, 1992 the Pasco County Board of County Commissioners adopted a Development Order (Resolution #92-98) for a mixed-use development located east of I-75 and north of State Road 54 in southeastern Pasco County. The Development Order granted specific approval for Phase I. Specific approval of Phases II and III is contingent upon further transportation and air quality analysis under Section 380.06, F.S. The anniversary date for the Annual Report is July 13th.

The Development Order has been amended a total of five times, the latest occurred on November 18, 2003 (Resolution No. 04-43). The amendments have cumulatively:

- extended the build-out dates of each of the three phases by a total of 12 years (to December 31st of 2008, 2013 and 2020, respectively) and the Development Order expiration to December 31, 2022;
- exchanged locations for previously approved commercial and multi-family parcels;
- eliminated the 1,920 “retirement units” and any reference in the Development Order thereof;
- removal of the geographic phasing nature of the project; and
- modified, accelerated and decelerated entitlements between the specifically and conceptually approved phases.

The currently-approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL (Units)		OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)
		Single-Family	Multi-Family		
1	12/31/2008	1,250	300	120,000	50,000
2*	12/31/2013	1,178	1,100	0	200,000
3*	12/31/2020	390	582	0	310,000
TOTAL		2,818	1,982	120,000	560,000

* - Phases 2 & 3 have conceptual approval only. Specific approval of these phases will require further transportation analyses in accordance with Section 380.06, F.S.

On May 20, 2004, the developer submitted a Notice of Proposed Change application to request the following modifications to the Development Order, which remain under review:

- Master Development Plan revisions to reflect a “Market Center” (Residential/Office/Retail) at the intersection of New River Boulevard and the Zephyrhills By-Pass
- change the designations of Parcels B and F from single-family to multi-family residential; and
- establish and incorporate a Land Use Equivalency Matrix.

PROJECT STATUS

Development this Reporting Year: it appears that 28 single-family residential units are currently under construction.

Cumulative Development: including the units which are currently under construction (identified above), a total of 387 single-family residential units have been constructed. Multi-family and non-residential development have not been initiated.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Prior to the issuance of any final development permits, the developer is required to submit: a *Stormwater Management Plan* inclusive of provisions for the establishment of a water quality monitoring program (Condition V.B.3.); and a *Wetland/Lake Management Plan* inclusive of provisions for hydroperiod monitoring which must be commenced prior to construction activity and continued for three years following project build-out (Condition V.B.4.). Results of such hydroperiod monitoring are required to be provided in each annual report. Although the developer has stated that a *Stormwater Management Plan* was submitted to all required agencies, TBRPC does not have any record of receiving this deliverable. The hydroperiod monitoring has been submitted under separate cover from the Annual Report.
2. Pursuant to Condition V.M.3., an energy program report must be prepared and submitted in each annual report. Through coordination efforts with the Withlacoochee Rural Electric Coop, the developer has identified a “energy efficiency and conservation program” for the project, including: the use of energy efficient fixtures, the conduct of energy audits, and alternative energy sources.
3. Prior to the issuance of Certificates of Occupancy for Phase 2, the developer is required to prepare, submit and implement a Transportation Systems Management program inclusive of a yearly assessment of trips diverted from p.m. peak hour as a result of TSM measures. Such assessment shall be provided annually within each respective annual report. (Condition V.N.4.)
4. In accordance with Condition V.O.1., the developer has dedicated a 20-acre school site to the Pasco County School Board. The site is depicted on the Master Development Plan and is located along the east side of New River Boulevard, slightly north of S.R. 54.

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

DEVELOPER OF RECORD

New River Partners Ltd., 13001 Founders Square, Orlando, FL 32828 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 the terms and conditions of the Development Order.