



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #77 - HERITAGE PINES PASCO COUNTY RY 2004-05

On July 6, 1982, Pasco County granted a Development Order to Mr. Frank Orsi for a 2,996-unit residential development on 650± acres, located in northwest Pasco County, approximately one mile east of U.S. 19 on C.R. 578, adjacent to the Hernando County line.

The Development Order has previously been amended seven times, the latest occurred on September 21, 2004 (Resolution No. 04-287). The amendments have cumulatively: replaced the required parkland dedication with a park impact fee; modified the golf course, open space and single-family residential acreages; adopted a trade-off mechanism; extended the project buildout by 13 years; combined the then existing five phases into a single phase; revised the transportation impact mitigation to include the advanced payment of impact fees; stated that the developer is required to construct improvements to the County Line Road/Dartmouth Avenue/Drive A intersection when warranted; restricted residential development to retirement units; added and modified a nursing home component; added and ultimately removed a Assisted Living Facility component; reclassified all residential development to be “single-family retirement units”; revised the project name to Heritage Pines; adopted a revised Map “H” to incorporate various changes in entitlements and land use acreages; and extended the Development Order expiration date to December 31, 2005.

The currently approved plan of development is as follows:

PROJECT BUILDOUT	SINGLE-FAMILY RESIDENTIAL (Retirement Units)	NURSING HOME (Beds)	RETAIL (Sq. Ft.)
December 31, 2005	1,445	140	45,000

### PROJECT STATUS

**Development this Reporting Year:** the developer has completed the infrastructure associated with 211 lots of Villages 11, 12, 13 and 23 (i.e. roadways, water distribution system, sanitary sewer system, and stormwater provisions). In addition, 67 single-family residential units were completed with Certificates of Occupancy issued.

**Cumulative Development:** 868 single-family residential units have been constructed to date. Commercial development activity has not been initiated.

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

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has acknowledged that the homes being constructed are implementing the water conservation (Condition 8.a) and energy conservation (Condition 11) measures, as required.

2. The developer has alleged to have made the \$1,000,000 transportation impact fee payment to Pasco County on July 2, 1998, in accordance with Condition 12.a.
3. The developer has reported that the County Line Road intersection improvements with Dartmouth Avenue/Drives "A" and "B," were completed on June 29, 1998, in accordance with Conditions 12.c. and 12.e., respectively.
4. In accordance with Condition 12.d., Pasco County has recently determined that a traffic signal was warranted at the intersection of County Line Road and Dartmouth Avenue (Drive A). A traffic signal "was permitted on December 23, 2004." The status of the signal installation shall be identified in the next annual report.
5. Revised Condition 12.f. identifies the required intersection improvements prior to obtaining a CO for the first multi-family residential unit of Tract 37.
6. The developer alleges recently donating a "1.3 acre public service site" in association with development of the project.
7. It is hereby noted that the project buildout and Development Order expiration dates lapsed on December 31, 2005, as identified above. Any further development of remaining entitlements will be subject to a new Notice of Proposed Change (and corresponding transportation analysis) to be submitted in accordance with Section 380.06, F.S. It is requested that the developer contact the Tampa Bay Regional Planning Council to schedule a transportation methodology meeting prior to the preparation of any associated transportation analysis.
8. As required, the developer shall submit Annual Reports "on July 6<sup>th</sup> of each year during the term of the Development Order." It is hereby stated that this Report, which was due on July 6, 2005, was not submitted until October 7, 2005.

#### **DEVELOPER OF RECORD**

U.S. Home Corporation, North Florida Division, 600 N. Westshore Blvd., Suite 400, Tampa, FL 33609 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 with the exception of the issue identified as *Summary of Development Order Condition #8* (above). However, as identified in *Summary of Development Order Condition #7* above, a Notice of Proposed Change with supporting transportation analysis shall be submitted and approved prior to the issuance of any further building permits for the project. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.