



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #233 - CONNERTON PASCO COUNTY RY 2004-05

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 three times, the latest amendment adopted on March 22, 2005 (Resolution No. 05-115). The amendments have cumulatively authorized: removal of 2,981± acre parcel acquired by the SWFWMD for use as a District Preserve with a corresponding reduction in project entitlements (i.e. loss of 6,440 residential units, 388,800 sq. ft. of retail, 342,150 sq. ft. of government center/office and 233,350 sq. ft. of light industrial) and a 55.0-acre parcel associated with future right-of-way; 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)* which was subsequently approved; 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 Plans#1 & #2*; removal of an 81± acre parcel from the southern end of the project with a corresponding reduction of 137 single-family residential units; reduction in the required minimum size of the Town Center (171 acres); removal of 18 holes of golf; change the name of the Developer to “Connerton LLC” and the contact person will also change to Mr. Stewart Gibbons; granted 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); and corresponding modifications to the project’s legal description, Master Development Plan and entitlement/acreage tables.

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

LAND USE	PHASE 1 (12/31/2010)	PHASE 2* (12/31/2020)	PHASE 3* (12/31/2030)	TOTAL
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.

On August 2, 2005, the developer submitted a Notice of Proposed Change application requesting the following additional modifications to the Development Order which remain under review:

- revision to Map H to identify the wetland boundaries, within the Employment Center, as approved by the Southwest Florida Water Management District and the U.S. Army Corps of Engineers;
- addition of one access road and three parcel access points from U.S. 41 into the Employment Center;
- recognition that the Cultural Resource Assessment has been completed and approved for the entire project; and
- recognition of Land Use Equivalency Matrix conversions from a request dated October 7, 2005.

A concurrent Notice of Proposed Change application was submitted on December 20, 2005 and also remains under review. This application requested several additional modifications to the Development Order.

PROJECT STATUS

Development this Reporting Year: the developer has completed 48 single-family detached residential units during the reporting period.

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 7,050th residential units. [Condition 5.d.5.]
2. The developer is required to conduct groundwater quality monitoring in accordance with Condition 5.e.12. The results of the April, 2004 initial sampling event were submitted under separate cover to the RY 2003-04 Annual Report. The developer has submitted results of two subsequent groundwater monitoring events conducted on January 10, 2005 and July 27, 2005. The status of groundwater monitoring shall be described in all future annual reports.
3. In accordance with Condition 5.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. The developer has stated that “a detailed report of the implementation and monitoring of the EMP” will be provided in conjunction with the next annual report. The EMP “covers matters relating to construction plan design criteria, construction practices, management, monitoring, conservation areas and maintenance.”

4. The developer shall monitor all mitigation areas and littoral shelves in accordance with the requirements of the EMP. As stated in Condition 5.g.6., all such monitoring shall be provided within each respective Annual Report. According to the developer, the “mitigation system has been permitted, construction has been completed and is pending final approval from SWFWMD.” All future annual reports shall include a description of required monitoring of mitigation areas and littoral shelves.
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 5.i.11., this information shall first be provided in an Annual Report.
6. Condition 5.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 equivalent 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 5.p.3.]
 - b. When Certificates of Occupancy have been issued for 2,000 dwelling units (or the equivalent 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 5.p.8.(a) - (c). **The developer’s election of transportation mitigation Option #1 shall be formalized in conjunction with the next Notice of Proposed Change application and resulting amendment to the Development Order.**

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.