

Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118
www.tbrpc.org

DRI #233 - CONNERTON (VILLAGE V) PASCO COUNTY

On December 5, 2006, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-40. The Resolution reflects an amendment adopted by the Board on November 8, 2006.

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 previously been amended four times, most recently on May 9, 2006 (Resolution No. 06-223). These amendments have cumulatively authorized:

- geographic separation and removal of a 3,036 acre parcel acquired by the SWFWMD with corresponding entitlements;
- 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 submitted and 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 Phase III single-family residential units; and
- corresponding modifications to the project's legal description, Master Development Plan and entitlements/acreage tables.
- due to the reduction in project acreage and entitlements, there was a corresponding reduction in the size of the Town Center by 129 acres (to 300 acres);
- corresponding revisions to the legal description and Master Development Plan;
- removal of 18 holes of golf;
- 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;
- 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);

- 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
- update development entitlements to reflect a January 13, 2006 Land Use Equivalency Matrix conversion.

The 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.)	146,085	768,850	768,850	1,683,785
OFFICE (Sq. Ft.)	135,000	334,138	709,662	1,178,800
[Government Center]	[45,000]	[334,138]	[709,662]	[1,088,800]
[Medical Office]	[90,000]	[0]	[0]	[90,000]
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
RES. TREATMENT & CARE (Beds)	50	0	0	50
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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following:

- approval of the Village Area 5 Plan;
- addition of two new external access points along S.R. 52; and
- associated Master Development Plan modifications.

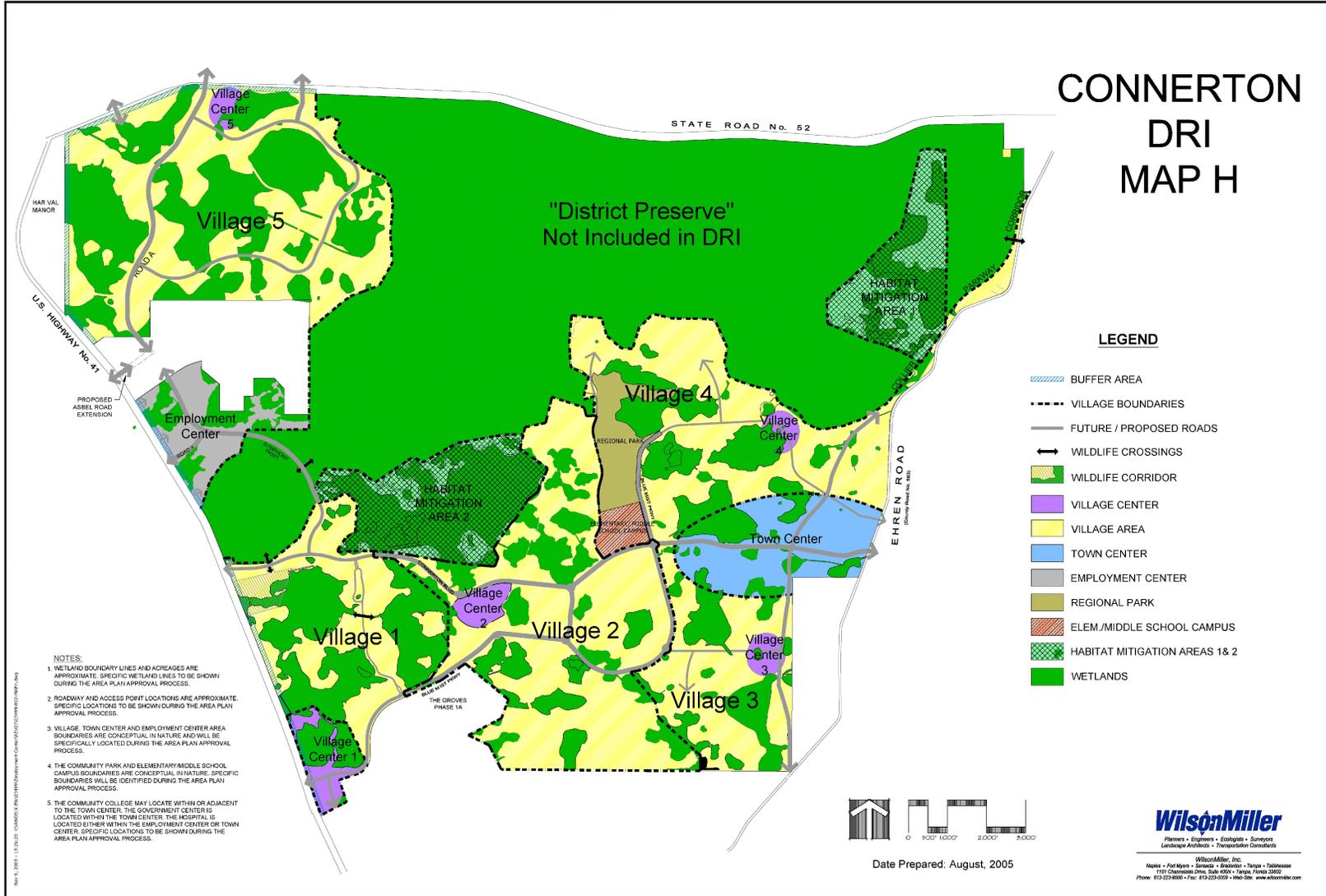
RECOMMENDATION

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 Report*, adopted on February 13, 2006, 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 Pasco County for DRI #233 - Connerton.

GENERAL LOCATION MAP

CONNERTON DRI MAP H

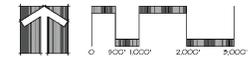


LEGEND

- BUFFER AREA
- VILLAGE BOUNDARIES
- FUTURE / PROPOSED ROADS
- WILDLIFE CROSSINGS
- WILDLIFE CORRIDOR
- VILLAGE CENTER
- VILLAGE AREA
- TOWN CENTER
- EMPLOYMENT CENTER
- REGIONAL PARK
- ELEM./MIDDLE SCHOOL CAMPUS
- HABITAT MITIGATION AREAS 1 & 2
- WETLANDS

NOTES:

1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
2. ROADWAY AND ACCESS POINT LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE SPECIFICALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC BOUNDARIES WILL BE IDENTIFIED DURING THE AREA PLAN APPROVAL PROCESS.
5. THE COMMUNITY COLLEGE MAY LOCATE WITHIN OR ADJACENT TO THE TOWN CENTER. THE GOVERNMENT CENTER IS LOCATED WITHIN THE TOWN CENTER. THE HOSPITAL IS LOCATED EITHER WITHIN THE EMPLOYMENT CENTER OR TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.



Date Prepared: August, 2005

WilsonMiller
 Planners • Engineers • Ecologists • Surveyors
 Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
 Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
 • 101 Chocomaith Drive, Suite 100 • Tampa, Florida 33602
 Phone: 813-223-8600 • Fax: 813-223-0009 • Web Site: www.wilsonmiller.com