



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
www.tbrpc.org

DRI #233 - CONNERTON PASCO COUNTY RY 2005-06

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 five times, most recently on November 8, 2006 (Resolution No. 07-40). 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 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 & #5*;
- 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 entitlement/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);
- 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;
- 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 additional access points;
- 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; and

- corresponding revisions to the legal description and Master Development Plan;

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 2 and 3 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.

PROJECT STATUS

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

Cumulative Development: a total of 92 single-family detached units have been completed.

Projected Development: the developer anticipates construction of 100± single-family detached units, 25± single-family attached units, 67,146 sq. ft. of Retail and 12,855 sq. ft. of Government Center/Office space during the next reporting period.

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 has indicated that the results of the Surface Water Quality Monitoring program have been submitted to the required review entities.

3. The developer is required to conduct groundwater quality monitoring in accordance with Condition 5.e.12. The results of the initial sampling event (April, 2004) were submitted under separate cover to the RY 2003-04 Annual Report. The developer has submitted the results of three subsequent groundwater monitoring events conducted on January 10, 2005, July 27, 2005 and April 5, 2006 in conjunction with respective Annual Reports. The status of groundwater monitoring shall be described and/or provided in all future annual reports.
4. In accordance with Condition 5.g.3., the developer has submitted a status report to indicate the extent of project compliance with the *Environmental Management Plan* (EMP). An updated Status Report will be required with all future Annual Reports. The current Report addresses:
 - viability of populations of Florida scrub-jays, Florida sandhill cranes, and gopher tortoises and their state listed commensals;
 - monitoring of target wildlife populations;
 - responsibility for implementing the EMP;
 - education of residents regarding the purposes and methods of the EMP;
 - provision for the control of exotic species;
 - mitigation of impacted wetlands, control of on-site water quality, restoration of natural hydroperiods in on-site wetlands, and methods for wetland restoration/enhancement;
 - protection of wetlands and water quality during construction;
 - environmentally friendly landscaping; and
 - resident education about the Connerton environment.
5. The developer shall monitor all mitigation areas and littoral shelves in accordance with the requirements of the EMP and Condition 5.g.6. The results of such monitoring were included within the EMP status report portion of the RY 2005-06 Annual Report.
6. 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. Consistent with Condition 5.i.11., copies of various environmental materials and publications were included within the RY 2005-06 Annual Report. These materials are provided to each new home owner. Additional environmental education is provided through signage and trail guides. The developer has acknowledged that a Communities Activity Coordinator will be added during 2006-07 to host workshops and seminars for residents on a variety of environmental topics.
7. 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.
8. 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 has elected transportation mitigation Option #1.

DEVELOPER 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.