



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #77 - HERITAGE PINES PASCO COUNTY RY 2005-06

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 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; 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 173 lots of Villages 21, 25, 30 and 33 (i.e. roadways, water distribution system, sanitary sewer system, and stormwater provisions). In addition, 162 single-family residential units were completed with Certificates of Occupancy issued.

Cumulative Development: 1,035 single-family residential units have been constructed to date. Retail development activity has not been initiated and the “Adult Living Facility/Skilled Nursing Facility and the Independent Retirement Rental Units” were removed in favor of residential development.

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 previously 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. A traffic signal was installed at the intersection of County Line Road and Dartmouth Avenue (Drive A) in accordance with Condition 12.d..
5. The developer alleges recently donating a “1.3 acre public service site” in association with development of the project.
6. 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 submittal and approval of a Notice of Proposed Change application (with corresponding transportation analysis), in accordance with Section 380.06, F.S. It should be noted that a transportation methodology meeting will be required prior to the preparation and submittal of any transportation analyses.

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. However, as stated in *Summary of Development Order Condition #6* above, the project buildout and Development Order dates have lapsed. A Notice of Proposed Change application (and 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.