



Tampa Bay Regional Planning Council

BRS

Biennial Report Summary

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DRI #119 - NORTHWOOD PASCO COUNTY RYs 2004-06

On October 8, 1985, Pasco County granted a Development Order to U.S. Home Corporation for a 1,085-acre residential/commercial development located between C.R. 581 and Interstate 75 in southern Pasco County. The development was originally approved to contain 2,825 dwelling units and 537,500 square feet of commercial space, with expected buildout in 1993.

The Development Order has been amended six times, most recently on November 8, 2006 (Resolution 07-39). The amendments have cumulatively: reduced residential development to 1,830 units; intensified commercial development to 562,500 sq. ft.; eliminated water and wastewater treatment plant sites from the master plan; increased commercial acreage by 3.5 acres; modified the developer's transportation requirements; authorized "residential support" use on six acres of Tract 7 (limited to the generation of 8 p.m. peak hour trips) and multi-family development on Tract 12; extended the frequency of monitoring to biennial; modified the conditions regarding the dedication of the school site; established a time frame for development of the latest increment of development (i.e. 277,500 sq. ft. of commercial and 624 multi-family residential units); extended the date to complete construction of C.R. 581 drainage facilities (to May 8, 2007); extended the date set to convey one acre of property for use of drainage facility to the County (to June 8, 2007); extension of the commencement and completion dates associated with "Pipeline Project A" to April 1, 2007 and March 31, 2008 respectively; and extended the phase buildout dates and the Development Order expiration date to September 23, 2010. The anniversary date for the monitoring report is October 8th of each even number year.

The Development Order requires that acceptable transportation analyses must accompany each request for specific development entitlements.

On October 26, 2001, the Byrd Corporation of Clearwater, Inc. submitted a Notice of Proposed Change (NOPC) application and incremental transportation analysis **which remains under review**. The application requested the following modifications to the Development Order:

- authorization to construct 100,000 sq. ft. of commercial and 755 residential units in the western portion of Northwood in addition to seeking approval of the following Development Order modifications:
- "partially restore" (increase) the overall number of residential units to 2,338;
- increase authorized commercial development by 75,000 sq. ft. (to 637,500 sq. ft.). This additional entitlement would be limited to Pod (Tract) 7 of the Master Development Plan;
- removal of the requirement to dedicate a school site to the Pasco County School Board;
- replace the currently authorized "residential support" land use with that of general commercial development; and
- alter the Master Development Plan to allow connection between Pods (Tracts) #2 and #5.

The following constitutes the development entitlements for the project:

INCREMENT	LAND USE	
	RESIDENTIAL	COMMERCIAL
Previously Authorized	955	260,000
Authorized by this Amendment	624	277,500
Remaining Entitlements	251	25,000
TOTAL →	1,830	562,500

The following represents the current phasing approval:

PHASE	BUILDOUT	RESIDENTIAL (Units)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL SUPPORT (Acres)
I	9/13/1996	100	20,000	0
II	9/23/2010	1,730	265,000	6*
III	9/23/2010	0	277,500	0
TOTAL		1,830	562,500	6*

* - "Residential Support" use is limited to use(s) which generate less than 8 p.m. peak hour trips. The use may contain, but is not limited to: churches, day care centers or libraries.

PROJECT STATUS

Development this Reporting Year: construction was completed for 312 multi-family residential units, 16,833 sq. ft. of commercial development (3,820 sq. ft. *AmSouth Bank* facility and a 13,013 sq. ft. CVS drug store)

Cumulative Development: it appears that 546 single-family and 312 multi-family residential units and 292,683 sq. ft. of retail space (including a 147,309 sq. ft. Target Superstore) have been completed to date.

Projected Development: the developer anticipates construction of 311 multi-family residential units, a 4,025 sq. ft. *Wachovia Bank* facility and other commercial development during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Revised Condition B.12.b.(2) of Resolution No. 87-17, the developer has provided the results of the biennial field surveys conducted during August 22-24, 2006. The results reveal that the project is currently generating an average of 1,616 p.m. peak hour trips in comparison with the 3,703 p.m. peak hour trips approved for the project. The results of such surveys shall continue to be provided in all future monitoring reports.
2. The developer has previously provided information concerning the utilization of Transportation Systems Management (TSM) and mass transit measures in accordance with Condition B.12.b.3. However, no such information has been provided in conjunction with the current or immediately prior monitoring report, as required. The status of this Condition shall be addressed in the next

(and all future) monitoring reports.

3. The developer has previously submitted all of the following required deliverables: *Master Drainage Plan* (Condition B.1.b.); a utility service agreement (Conditions B.8.a. and B.9.c.); verification of adequate water supply (Condition B.8.c.), wastewater (Condition B.9.d.), solid waste (Condition B.10.a.) and EMS/fire protection (Condition B.15.a.) provisions.

DEVELOPER OF RECORD

Northwood Centers, LLP, 3333 W. Kennedy Blvd., Suite 206, Tampa, FL 33609 is the entity responsible for fulfilling the obligations 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 #2*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.