



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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

### DRI #210 - NEW RIVER PASCO COUNTY RY 2006-07

On January 7, 1992 the Pasco County Board of County Commissioners adopted a Development Order (Resolution #92-98) for a mixed-use development located east of I-75 and north of State Road 54 in southeastern Pasco County. The Development Order granted specific approval for Phase I. Specific approval of Phases II and III is contingent upon further transportation and air quality analysis under Section 380.06, F.S. The anniversary date for the Annual Report is July 13<sup>th</sup>.

The Development Order has been amended a total of five times, the latest occurred on November 18, 2003 (Resolution No. 04-43). The amendments have cumulatively:

- extended the build-out dates of each of the three phases by a total of 12 years (to December 31<sup>st</sup> of 2008, 2013 and 2020, respectively) and the Development Order expiration to November 30, 2022;
- exchanged locations for previously approved commercial and multi-family parcels;
- eliminated the 1,920 “retirement units” and any reference in the Development Order thereof;
- removal of the geographic phasing nature of the project; and
- modified, accelerated and decelerated entitlements between the specifically and conceptually approved phases.

The currently-approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL (Units)		OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)
		Single-Family	Multi-Family		
1	12/31/2008	1,250	300	120,000	50,000
2*	12/31/2013	1,178	1,100	0	200,000
3*	12/31/2020	390	582	0	310,000
<b>TOTAL</b>		<b>2,818</b>	<b>1,982</b>	<b>120,000</b>	<b>560,000</b>

\* - Phases 2 & 3 have conceptual approval only. Specific approval of these phases will require further transportation analyses in accordance with Section 380.06, F.S.

On September 15, 2006, the applicant submitted an additional NOPC application which also remains under review. The requested modifications associated with this application are:

- reduction of retail and residential within Phase 2 and corresponding increase in residential and retail in Phase 3;
- specific approval of Phase 2 with an established buildout date of 2012;
- establish a Land Use Equivalency Matrix to recognize potential conversion of various land uses; and
- modify Map H to relocate land uses for properties within the Town Center.

## **PROJECT STATUS**

***Development this Reporting Year:*** it appears that development activity was limited to the development of 346 residential lots during the reporting period.

***Cumulative Development:*** 449 single-family residential units and 8,200± sq. ft. of Commercial have been completed.

***Projected Development:*** although not stated, it is assumed the residential development would continue during the next reporting period.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has submitted a *Stormwater Management Plan* and a *Wetland/Lake Management Plan* as part of the RY 2006-07 Annual Report, as required by Conditions V.B.3. & V.B.4., respectively. Consistent with D.O. requirements, the results of the corresponding hydroperiod monitoring were submitted under separate cover to the Annual Report. Such monitoring shall continue until three years following project build-out.
2. Pursuant to Condition V.M.3., an energy program report must be prepared and submitted in each annual report. Through coordination efforts with the Withlacoochee Rural Electric Coop, the developer has identified a “energy efficiency and conservation program” for the project, including: the use of energy efficient fixtures, the conduct of energy audits, and alternative energy sources.
3. Prior to the issuance of Certificates of Occupancy for Phase 2, the developer is required to prepare, submit and implement a Transportation Systems Management program inclusive of a yearly assessment of trips diverted from p.m. peak hour as a result of TSM measures. Such assessment shall be provided annually within each respective annual report. (Condition V.N.4.)
4. In accordance with Condition V.O.1., the developer has dedicated a 20-acre school site to the Pasco County School Board. The site is depicted on the Master Development Plan and is located along the east side of New River Boulevard, slightly north of S.R. 54.

## **DEVELOPER OF RECORD**

New River Partners Ltd., 13001 Founders Square, Orlando, FL 32828 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 the terms and conditions of the Development Order.