



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #233 - CONNERTON PASCO COUNTY RY 2006-07

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 to 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 3 single-family residential units; corresponding modifications to the project's legal description, Master Development Plan and entitlements/acreage tables; reduction in the size of the Town Center (to 300 acres) due to the reduction in project acreage and entitlements; 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 each Phase buildout date, the development commencement date and the Development Order expiration date. Council staff subsequently recognized the Applicant's request for additional three year extensions of the Phase 1 buildout date (to December 30,2013); Phase 2 buildout date (to December 30, 2023), Phase 3 buildout date (to December 30,2033, and the Development Order expiration date (to September 16, 2038); 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; additional access points; recognition that the *Cultural Resource Assessment* has been completed and approved for the entire project; 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 (12/31/2013) ³	PHASE 2 ¹ (12/31/2023) ³	PHASE 3 ¹ (12/31/2033) ³	TOTAL
RESIDENTIAL (Units)	3,861 ²	2,402	2,338	8,601
[S.F. - Detached]	[1,999] ²	[1,740]	[1,663]	[5,402]
[S.F. - Attached]	[342] ²	[366]	[379]	[1,087]
[Multi-Family]	[270] ²	[296]	[296]	[862]
[Retirement]	[1,250] ²	[0]	[0]	[1,250]

LAND USE		PHASE 1 (12/31/2013) ³	PHASE 2 ¹ (12/31/2023) ³	PHASE 3 ¹ (12/31/2033) ³	TOTAL
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

- 1 - 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.
- 2 - Residential entitlements are reflective of a November 2, 2007 Land Use Equivalency Matrix conversion request in which 61 single-family detached units were exchanged for 92 single-family attached and 30 multi-family units. In addition, it was identified that the 1,250 units (formerly identified as single-family attached units), located within Village Area #5, will be classified as "Retirement" and must be deed restricted to 55+ yr. old residents.
- 3 - The phase buildout dates recognized by the Council above have been extended by three years to account for recent revisions to Subsection 380.06(19)(c), F.S. To date, Pasco County has not concurred with nor recognized these extensions.

PROJECT STATUS

Development this Reporting Year: the developer has completed 108 single-family detached residential units, 67,246 sq. ft. of Retail and 13,026 sq. ft. of Office during the reporting period.

Cumulative Development: a total of 200 single-family detached units, 67,246 sq. ft. of Retail and 13,026 sq. ft. of Office have all been completed.

Projected Development: the developer anticipates construction of 77 single-family detached, 25 single-family attached and 270 multi-family residential units in addition to 7,320 sq. ft. of Retail, 90,000 sq. ft. of Medical Office and a 50-bed Residential Treatment and Care Facility 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 continue to be conducted and submitted to the required review entities in accordance with Condition 5.e.11. The 2007 Dry Season monitoring was allegedly submitted on July 24, 2007. A summary of this monitoring event was included as "Exhibit I" to the RY 2006-07 Annual Report. The Developer has stated that Wet Season monitoring was not conducted due to "extended drought conditions" which caused "no flows to sample."

3. The developer has conducted groundwater quality monitoring in accordance with Condition 5.e.12. The developer has submitted the results of the October 2006 and April 2007, which were provided with the RY 2006-07 Annual Report. The status of groundwater monitoring shall continue to 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 continue to 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 (i.e. Exhibit G) of the RY 2006-07 Annual Report.
6. 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.

7. The developer has elected transportation mitigation Option #1. This selection was required 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 has allegedly provided Pasco County a payment of \$784,770 on July 27, 2006 “to fully mitigate the traffic impacts of Phase 1.”

DEVELOPER OF RECORD

Stewart Gibbons, General Manager, Connerton LLC, 7918 Land O’ Lakes Blvd., Suite 104, Land O’ Lakes, FL 34638 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.