



# BRS

## Biennial Report Summary

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**DRI #119 - NORTHWOOD  
 PASCO COUNTY  
 RYs 2006-08**

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 8<sup>th</sup> of each even number year.

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

The following constitutes the development entitlements for the project:

INCREMENT	LAND USE	
	RESIDENTIAL	COMMERCIAL
Specifically Authorized through Past Amendments	1,579	537,500
Remaining Entitlements subject to Further Analysis(es)	251	25,000
<b>TOTAL →</b>	<b>1,830</b>	<b>562,500</b>

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
<b>TOTAL</b>		<b>1,830</b>	<b>562,500</b>	<b>6*</b>

\* - "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 18,525 sq. ft. of commercial development (4,025 sq. ft. *Wachovia Bank* facility, a 4,500 sq. ft. *Bank Atlantic* facility, and a 10,000 sq. ft. *ABC Liquors* store)

**Cumulative Development:** it appears that 546 single-family and 312 multi-family residential units and 357,345 sq. ft. of retail space (including a 147,309 sq. ft. Target Superstore) have been completed to date.

**Projected Development:** the Developer may proceed with construction of the Phase II/311 multi-family residential units which are currently pending permit consideration.

### **OUTSTANDING ISSUES**

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 consideration by Pasco County**. For further clarification of this proposal, please refer to the "Discussion" section of this Report.

### **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 September 16-18, 2008. The results reveal that the project is currently generating an average of 1,828 p.m. peak hour trips over this three-day period 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.

## DISCUSSION

On October 26, 2001, the Byrd Corporation of Clearwater, Inc. submitted a Notice of Proposed Change (NOPC) application and incremental transportation analysis requesting the following modifications which **have yet to be considered and/or approved by the Pasco County Board of County Commissioners:**

- 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.

Please note that all modifications requested by the Byrd Corporation in combination with those proposed for a concurrent Northwood NOPC (Spanos Corporation) were previously recommended for approval, subject to terms/Conditions identified by TBRPC through adoption of the *Northwood (Byrd/Spanos) NOPC Report* on October 13, 2003. However, included with this recommendation was Comment #8 which stated *"the Byrd NOPC application's representative, Ms. Donna Feldman, has indicated that negotiations continue between her client and the Pasco County School Board regarding the proposed removal of a future school site within the Northwood DRI. It is hereby expressed that the Tampa Bay Regional Planning Council will support the Pasco County School Board in their ultimate determination of appropriateness and/or willingness to accept an alternative form of mitigation."*

Several of these requested modifications were subsequently approved by the Pasco County BOCC under an Amendment adopted on June 8, 2004 (Resolution 04-205) which extracted the "Spanos Corporation" proposals from those of the "Byrd Corporation" and combined with a third concurrent NOPC proposal submitted by "MJG Ventures." **This did not include the provision for removal of the school site requirement.** TBRPC concluded that the newly-combined MJG Venture/Spanos proposals were consistent with the NOPC Reports adopted on February 24, 2003 (MJG Ventures) and October 13, 2003 (Spanos portion only), as identified by the adoption of the *Northwood Development Order Amendment Report* on August 9, 2004.

It is noteworthy that the prior consolidations/extractions of the three concurrent Northwood NOPC proposals were required by Pasco County staff.

## 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.