



# ARS

## Annual Report Summary

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### DRI #233 - CONNERTON PASCO COUNTY RYs 2008-10

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 entitlement/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; a change in the name of the Developer (to "Connerton LLC") and contact person (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 31, 2013); Phase 2 buildout date (to December 31, 2023), Phase 3 buildout date (to December 31, 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) <sup>3</sup>	PHASE 2 <sup>1</sup> (12/31/2023) <sup>3</sup>	PHASE 3 <sup>1</sup> (12/31/2033) <sup>3</sup>	TOTAL
RESIDENTIAL (Units)	3,861 <sup>2</sup>	2,402	2,338	8,601
[S.F. - Detached]	[ 1,999] <sup>2,4</sup>	[ 1,740]	[ 1,663]	[ 5,402] <sup>2,4</sup>
[S.F. - Attached]	[ 342] <sup>2,4</sup>	[ 366]	[ 379]	[ 1,087] <sup>2,4</sup>
[Multi-Family]	[ 270] <sup>2,4</sup>	[ 296]	[ 296]	[ 862] <sup>2,4</sup>
[Retirement]	[ 1,250] <sup>2,4</sup>	[ 0]	[ 0]	[ 1,250] <sup>2,4</sup>
RETAIL (Sq. Ft.)	146,085	768,850	768,850	1,683,785

LAND USE	PHASE 1 (12/31/2013) <sup>3</sup>	PHASE 2 <sup>1</sup> (12/31/2023) <sup>3</sup>	PHASE 3 <sup>1</sup> (12/31/2033) <sup>3</sup>	TOTAL
OFFICE (Sq. Ft.)	189,000 <sup>4</sup>	334,138	709,662	1,232,800 <sup>4</sup>
[Government Center]	[ 99,000] <sup>4</sup>	[ 334,138]	[ 709,662]	[ 1,142,800] <sup>4</sup>
[Medical Office]	[ 90,000]	[ 0]	[ 0]	[ 90,000]
INDUSTRIAL (Sq. Ft.)	100,000	259,500	459,500	819,000
COMM. COLLEGE (Students)	0 <sup>4</sup>	400	500	900 <sup>4</sup>
HOSPITAL (Beds)	0	150	0	150
RES. TREATMENT & CARE (Beds)	50	0	0	50
DISTRICT PARK (Acres)	80	0	0	80
GOLF COURSE (Holes)	0 <sup>4</sup>	18	0	18 <sup>4</sup>

- 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 - 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)©, F.S. To date, Pasco County has not concurred with nor recognized these extensions.
- 4 - Entitlements are reflective of a Land Use Equivalency Matrix conversion request dated November 2, 2007 (i.e. 61 single-family detached units → 92 single-family attached + 30 multi-family units) and March 17, 2008 (i.e. 18 golf holes + 500-student Community College campus → 54,000 sq. ft. of Office).

On December 16, 2010, a transportation methodology meeting was conducted to discuss the analyses techniques which shall be employed in association with extending Phase 1 by 10 years (to 2023) and grant specific approval of a modified Phase 2 with the same buildout period. The corresponding NOPC application has yet to be submitted in association with the request.

**In lieu of submitting a formal Annual Report(s), the Applicant's representative provided a correspondence (dated September 20, 2010) stating that "no development pursuant to the Development Order has occurred since the submission of the September 17, 2007 to September 16, 2008 Annual Report submitted in October 2008" and acknowledged that "development approved during the previous reporting (2007-08) which has subsequently been completed during the 2008-09 and 2009-10 reporting periods includes 20 single-family residential homes and an elementary school." However, per Subsection 380.06(18), F.S., such correspondences are only allowed in lieu of Annual/Biennial Reports in cases where "no additional development pursuant to the development order has occurred since the submission of the previous report."**

**Since no Annual Report was submitted, the following development and compliance representations are identical to those previously reported, other than #8 presented below.**

**PROJECT STATUS**

**Development this Reporting Year:** it appears that 31 single-family detached residential units were constructed and the 50-bed Residential Treatment Facility was completed within the Employment Center.

**Cumulative Development:** a total of 250 single-family detached units, 72,046 sq. ft. of Retail, 13,026 sq. ft. of Office, and a 50-bed Residential Treatment Facility have all been completed.

**Projected Development:** no specific development activity has been identified.

## **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. Condition 5.e.11 obligates the developer to conduct semi-annual (Dry Season/Wet Season) surface water quality monitoring events through buildout. Biological Research Associates (BRA) continued to indicate that dry season (i.e. January - May) and wet season (i.e. June - September) monitoring results were unobtainable due to no flows being “present at the monitoring stations” although BRA has indicated that “numerous” attempts to collect the samples occurred during each respective season. Since the developer is obligated to comply with this Condition, perhaps another method to accomplish the required water quality monitoring should be used – such as using in-place automatic sampling equipment that capture samples during rainfall events without the necessity of a person being present.
3. The developer has conducted groundwater quality monitoring in accordance with Condition 5.e.12. Results of the Wet Season monitoring (conducted between October 29 - November 7, 2007) and Dry Season monitoring (conducted between April 8-15, 2008) were both submitted with the RY 2007-08 Annual Report.
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:
  - Wetlands (Created, enhanced and Restored Wetlands & Preserved Wetlands);
  - Preserves and Open Space (Habitat Management Areas I & II, Village I Wildlife Corridor & Open Space), and Water Management System Ponds and Floodplain Mitigation Pond; and
  - Listed Species and Wildlife Monitoring
5. The Developer has submitted the results of the monitoring of mitigation areas and littoral shelf in accordance with the requirements of the EMP and Condition 5.g.6. Such monitoring was provided as Exhibit F of the 2007-08 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). Although not triggered yet, 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. In accordance with Condition 5.p.8(a), the Developer has previously elected transportation mitigation Option #1. This determination 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 indicated that “a Proportionate Share payment of \$784,770 was made to Pasco County on July 27, 2006 to fully mitigate off-site traffic impacts in Phase 1.”
8. In comparison with the last Annual Report submitted (for RY 2007-08), it appears that 31 single-family detached residential units were constructed and the 50-bed Residential Treatment Facility was completed within the Employment Center, as previously stated.

Subsection 380.06(18), F.S. allows for a Developer to submit a letter stating that “*no additional development pursuant to the development order has occurred since the submission of the previous report*” in lieu of providing an annual report. However, in this particular case, the Developer has acknowledged that “*development approved during the previous reporting (2007-08) which has subsequently been completed during the 2008-09 and 2009-10 reporting periods includes 20 single-family residential homes and an elementary school*” in their multi-year transmittal correspondence received on September 21, 2010.

It has been the position of the Tampa Bay Regional Planning Council that an Annual Report(s) should have been submitted to coincide with physical development activity for at least the period in which it occurred.

#### **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 with the exception of Summary of Development Order Condition #8, above. Pasco County is responsible for ensuring compliance with terms and conditions of the Development Order.