



BRS

Biennial Report Summary

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**DRI #119 - NORTHWOOD
 PASCO COUNTY
 RYs 2008-10**

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 seven times, most recently on September 9, 2009 (Resolution No. R09-363). 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); extended the commencement and completion dates associated with "Pipeline Project A" to April 1, 2007 and March 31, 2008, respectively; authorized Multi-Family or Townhomes as alternative project uses on Parcel 1 and increased the *developable* commercial area within Parcel 1 by 1.56 acres (to 5.56); and extended the phase buildout dates and the Development Order expiration date to September 23, 2010. Biennial Reports are due on October 8th of all even number years.

The Development Order currently requires that acceptable transportation analyses 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
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.

On December 7, 2010, the Developer submitted a Notice of Proposed Change application, which remains under review and or consideration, proposing the following modifications to the Development Order:

- add nine Single-Family residential units to overall project entitlements;
- grant specific approval of final 260 Single-Family residential units (Parcels 5 and 6, inclusive of increase of nine units) and 25,000 sq. ft. of Commercial (Parcel 7) associated with the Northwood DRI;
- retain the buildout date of September 23, 2013 for this parcel, identical to that of the other portions;
- modify the land use associated with Tract 2 from Residential to the 15-acre Elementary School site;
- re-label land uses associated with Parcel 7 from "Residential Support" to "Convenience Commercial";
- add one external driveway (right in/right out only) access for Parcel 7;
- add two internal access drives to Parcel 7 from Northwood Palms Boulevard;
- reduce Residential acreage by 69.9 acres (all of Parcels 3 and 4 and a portion of Parcel 2) with simultaneous increase in Open Space/Compensatory Storage;
- establish Mr. Bruce R. Keene as the "Agent of Record" for the "Woods Parcel";
- reduction of the project proportionate share cost by \$326,961 (to \$4,919,802); and
- removal of the stipulation requiring a "County subdivision collector road connecting County Line Road to Northwood Palms Boulevard."

PROJECT STATUS

Development this Reporting Year: construction was the 24,100 sq. ft. of Commercial was completed on Parcel 14 of "Northwood Village."

Cumulative Development: it appears that 546 single-family and 312 multi-family residential units and 364,445 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.

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 2008-10. It appears that some accounts of various intersections were obtained during 2008 and some conducted in 2010. The results of the current reporting reveal that the project is currently generating an average of 1,927

p.m. peak hour trips in comparison with the 3,703 p.m. peak hour trips approved for the project. Future monitoring shall be conducted during a period of Tuesday-Thursday of non-holiday weeks, as typical. In addition, it would be preferably to conduct the monitoring within 60 days of the Biennial Report due date (i.e. October 8th of all even-numbered years) to ensure that the counts are current.

2. The Developer had previously provided information concerning the utilization of Transportation Systems Management (TSM) and mass transit measures as obligated under Condition B.12.b.3. of Resolution No. 86-17. This Condition specifically states “*as part of each [now Biennial] report, the developer shall document his efforts to utilize TSM and mass transit opportunities to reduce the impact of the project on regional roadways.*” However, such information has apparently not been provided since the RY 1999-2000 Annual Report, at minimum. 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.