ARS

Annual Report Summary

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DRI #233 - CONNERTON
PASCO COUNTY
RY 2011-12

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)[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][2,4]	[1,740]	[1,663]	[5,402][2,4]
	[S.F. - Attached]	[342][2,4]	[366]	[379]	[1,087][2,4]
	[Multi-Family]	[270][2,4]	[296]	[296]	[862][2,4]
	[Retirement]	[1,250][2,4]	[0]	[0]	[1,250][2,4]
RETAIL	(Sq. Ft.)	146,085	768,850	768,850	1,683,785

LAND USE	PHASE 1 (12/31/2013)[3]	PHASE 2[1] (12/31/2023)[3]	PHASE 3[1] (12/31/2033)[3]	TOTAL
OFFICE (Sq. Ft.)	202,320[4]	334,138	709,662	1,246,120[4]
[Government Center]	[112,320][4]	[334,138]	[709,662]	[1,156,120][4]
[Medical Office]	[90,000]	[0]	[0]	[90,000]
INDUSTRIAL (Sq. Ft.)	100,000	259,500	459,500	819,000
COMM. COLLEGE (Students)	0[4]	400	500	900[4]
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[4]	18	0	18[4]

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)(c), 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 January 12, 2009 (i.e. 18 golf holes + 500-student Community College campus ➜67,320 sq. ft. of Office).

On May 16, 2012, a transportation methodology meeting was conducted to discuss the analyses techniques to be employed for a request to extend Phase 1 and grant specific approval of a modified Phase 2. The corresponding Notice of Proposed Change application has yet to be submitted.

In lieu of preparing a formal Annual Report, the Developer submitted a correspondence dated October 25, 2012 indicating that *"no development pursuant to the Development Order has occurred since the submission of the September 17, 2010 to September 16, 2011 Annual Report, submitted in October 2011."* Submittal of such correspondence in lieu of a formal Annual Report is authorized under Subsection 380.06(18), F.S. Therefore, the development and compliance representations made below have not been updated and would continue to be identical to that previously provided.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: a total of 256 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 surface water quality monitoring (Dry Season/Wet Season) events through buildout with results provided in all respective Annual Reports. The Developer has indicated that surface water quality monitoring was not performed during the Dry Season (i.e. January - May) or the Wet Season (i.e. June - September) since development during the reporting period was limited to the "*construction of six single-family homes on finished lots.*" It is unclear whether this

assertion is appropriate since the Development Order does not specify a minimum amount of development which would necessitate the conduct of surface water monitoring requirement. However, it is acknowledged that monitoring would not be required if **no** development activity occurred.

3. The developer is obligated to conduct groundwater quality monitoring through buildout, in accordance with Condition 5.e.12., with results provided in all respective Annual Reports. The Developer has additionally indicated that groundwater monitoring was not performed since development during the reporting period was limited to the "*construction of six single-family homes on finished lots.*" Similar to that represented above, it is unclear whether this assertion is appropriate since the Development Order does not specify a minimum amount of development which would necessitate the conduct of the semi-annual monitoring requirement. However, it is acknowledged that monitoring would not be required if development activity had not occurred.

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). A similar update 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 and II & Water Management System Ponds and Floodplain Mitigation Pond; and
   - 2011 Annual Stormwater Inspection Report.

5. Per Condition 5.g.6., the results of the mitigation area and littoral shelf monitoring were included within the *2011* (EMP) *Status Report*, submitted as "Exhibit B" to the RY 2010-11 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."

DEVELOPER OF RECORD

Connerton Holdings LLC, c/o Coast Oak Group, 2811 McKinney Avenue, Suite 380, Dallas, TX 75204 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. While the above-recognized Developer of Record has apparently changed, please note that per Subsection 380.06(19)(e)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires *"an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order."* Pasco County is responsible for ensuring compliance with terms and conditions of the Development Order.