



ARS

Annual Report Summary

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DRI #233 - CONNERTON PASCO COUNTY RY 2012-13

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; Phase 2 buildout date, Phase 3 buildout date, and the Development Order expiration date; 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 Development Order expiration date has additionally been extended (to July 20, 2043) to account for referenced extensions.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (2/29/2020) 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 (2/29/2020) 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 separate three and four year periods in accordance with legislative changes as well as a further one year plus 120 day extension due to the threat of Tropical Storms Debby and Isaac. Applicability of comparable extensions of Phases 2 and 3 were determined "meaningless" by Pasco County since these phases were "conceptually-approved" only (at that time) and subject to further transportation analyses.
- 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 December 19, 2013, the Developer submitted a Notice of Proposed Change application requesting the following modifications which currently remain under review and/or consideration:

- seek "specific approval" of modified Phase 2 entitlements while retaining "conceptual-approval" status for modified Phase 3;
- modify the project entitlements;
- allow transfer of Village 5 entitlements elsewhere within the project in the event Village 5 is approved as an environmental Mitigation Bank, as concurrently proposed;
- modify timing and requirements associated with construction of Symphony Parkway (f/k/a Road W) and Road A;
- modify the transportation requirements identified in the Development Order based on concurrently submitted transportation analysis;
- modify the current Land Use Equivalency Matrix to reflect Phase 1 and Phase 2 uses, add ACLF and Hotel as potential trade-off uses, and allow potential conversion(s) between Hospital and Office;
- reclassify the "Residential Treatment & Care" land use designation as "Assisted Living Facility/Nursing Home";
- add external access point on U.S. 41, north of Pleasant Plains Parkway, for Village Center 1; and
- extend the frequency of monitoring/reporting from "Annual" to "Biennial."

PROJECT STATUS

Development this Reporting Year: 16 single-family detached units were completed during the reporting period.

Cumulative Development: a total of 272 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, once during the dry season (i.e. January - May) and once during the wet season (i.e. June - September), through buildout with results provided in all respective Annual Reports. Wet season monitoring was conducted on July 2, 2012 with the results provided subsequent to the annual report. Deviations from the State water quality standards were recognized during the wet season for dissolved oxygen and pH but the recorded levels were attributed to being “*commonly low in wetlands.*” Although “several” attempts were made following rainfall events, dry season water quality samples were unable to be collected for analysis due to a lack of discharge. Semi-annual water quality monitoring shall continue to be conducted, as required, with results provided with all future annual reports.
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 acknowledged that groundwater monitoring was not conducted due to the fact that development activities were “limited to construction of homes on previously-developed lots and landscaping.” Groundwater monitoring shall be resumed, as required and acknowledged, to coincide with further development activities with results provided in all future annual reports.
4. In accordance with Condition 5.g.3., the Developer submitted a supplemental 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
 - 2012 Annual Stormwater Inspection Report.
5. Results of mitigation area and littoral shelf monitoring were previously provided as part of the RY 2010-11 Annual Report in the *2011 (EMP) Status Report*. In accordance with Condition 5.g.6., all future Annual Reports shall address or preferably include the monitoring results of these areas.
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. Stipulation 6.a.(3) of the Development Order requires the Developer to submit annual reports *“on the anniversary date of final adoption of the original DO; i.e. September 17, 2000, and every year thereafter during the terms of this Amended and Restated DO”* as well as provisions of Subsection 380.06(18), F.S. It is hereby stated that the Report, which was due on September 17, 2013, was not submitted until May 5, 2014.

DEVELOPER OF RECORD

Connerton Holdings LLC, 1601 Elm Street, Suite 3110, Dallas, TX 75201 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 the issue identified as *Summary of Development Order Condition #8*, above. 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.