



DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 FAX (727) 570-5118
www.tbrpc.org

DRI #233 - CONNERTON PASCO COUNTY

On February 2, 2015, Pasco County rendered Resolution No. 15-74 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on January 13, 2015.

BACKGROUND

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. However, the overall project acres were subsequently reduced through the Amendment process. 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 prior phasing schedule was:

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
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).

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- “Specifically approved” the modified Phase 2 entitlements while retaining “conceptual-approval” status for a modified Phase 3;
- modified the project entitlements as characterized below:

RESIDENTIAL - While the **overall** number of Residential entitlements did not change, the numbers of each housing type and amongst phases were modified. The following summarizes the request modifications:

- **Single-Family Detached** (SFD) - Reduced the number of Phase 2 SFD units by 408 units (to 1,332) and the number of Phase 3 SFD units by 482 (to 1,181), yielding a **net reduction** of 890 SFD units projectwide (to 4,512);

- **Single-Family Attached (SFA)** - Increased the number of Phase 2 SFA units by 361 units (to 727) and eliminated the 379 units previously and conceptually-approved within Phase 3, yielding a **net reduction** of 18 SFA units projectwide (to 1,069);
- **Multi-Family (MF)** - Increased the number of Phase 2 MF units by 954 (to 1,250) and eliminated the 296 MF units previously and conceptually approved within Phase 3, resulting in a **net increase** of 658 MF units projectwide (to 1,520); and
- **Retirement** - Established a Phase 2 increment of 250 “Retirement” residential units, yielding a **net increase** of 250 Retirement units projectwide (to 1,500).

RETAIL - Reduced the amount of Phase 1 Retail space by 5,954 sq. ft. (to 140,131), Phase 2 Retail space by 578,850 sq. ft. (to 190,000), and Phase 3 Retail space by 368,850 sq. ft. (to 400,000). A **net reduction** of Retail space in the amount of 953,654 sq. ft. was approved projectwide (to 730,131);

GOVERNMENT CENTER/OFFICE (GC/O) - Increased the amount of Phase 2 GC/O space by 390,862 sq. ft. (to 725,000), while reducing the amount of previously and conceptually-approved Phase 3 GC/O space by 509,662 sq. ft. (to 200,000). The corresponding changes constitute a **net reduction** of GC/O space by 118,800 sq. ft. projectwide (to 1,037,320);

MEDICAL OFFICE - Established an increment of 110,000 sq. ft. of Medical Office within Phase 2, yielding a **net increase** in Medical Office by the same 110,000 sq. ft. (to 200,000 projectwide);

INDUSTRIAL - Eliminated the 259,500 sq. ft. of Industrial previously and conceptually-approved within Phase 2 and reduced the amount of Phase 3 Industrial space by 359,900 sq. ft. (to 100,000). The **net reductions** of Industrial projectwide combine to 619,000 sq. ft. (to 200,000);

ASSISTED LIVING FACILITY/NURSING HOME (ALF/NH) - Established an increment of 50 ALF/NH Beds within Phase 2, yielding a net increase in ALF/NH by the same 50 Beds. (to 100 projectwide);

COMMUNITY COLLEGE - No modifications were approved to the overall 900-student Community College design although the phasing was postponed for the first increment (i.e. designed for 400 students) from Phase 2 to Phase 3, which retained conceptually-approved status only;

GOLF COURSE - Eliminated the golf course component from the project in its entirety. The project was previously approved for 18 golf holes within Phase 1; and

No changes are proposed for **HOSPITAL** and/or **DISTRICT PARK** in terms of intensity(ies) or phasing.

- authorized the transfer of Village 5 entitlements elsewhere within the project in the event Village 5 is approved as an Environmental Mitigation Bank, as concurrently proposed;
- modified the timing and requirements associated with construction of Symphony Parkway (f/k/a Road W) and Road A;
- modified the transportation requirements identified in the Development Order in their entirety to reflect the results and requirements of the supporting transportation analysis concurrently being reviewed;
- modified the current Land Use Equivalency Matrix to reflect Phase 1 and (revised) Phase 2 uses, add ACLF and Hotel as potential trade-off uses, and allow potential conversion(s) between Hospital and Office;
- reclassified the “Residential Treatment & Care” land use designation as “Assisted Living Facility/Nursing Home”;

- added a Village Center 1 external access point on U.S. 41, north of Pleasant Plains Parkway;
- extended the Phase 1 buildout date by ten months and 2 days (to December 31, 2020) and the Phase 2 & 3 buildout dates by nine years (to December 31, 2032 & December 31, 2042, respectively). A Development Order expiration date of December 31, 2043 was established;
- extended the frequency of monitoring/reporting from “Annual” to “Biennial”; and
- corresponding modifications to the Development Order verbiage and Master Development Plan to accomplish the above-stated objectives.

The revised phasing schedule is as follows:

LAND USE		PHASE 1 (12/31/2020)	PHASE 2 (12/31/2032)	PHASE 3 ¹ (12/31/2042)	TOTAL
RESIDENTIAL	(Units)	3,861 ²	3,559	1,181	8,601 ²
	[S.F. - Detached]	[1,999]	[1,332]	[1,181]	[4,512]
	[S.F. - Attached]	[342]	[727]	[0]	[1,069]
	[Multi-Family]	[270]	[1,250]	[0]	[1,520]
	[Retirement]	[1,250] ²	[250]	[0]	[1,500] ²
RETAIL	(Sq. Ft.)	140,131	190,000	400,000	730,131
OFFICE	(Sq. Ft.)	202,320	835,000	200,000	1,237,320
	[General Office]	[112,320]	[425,000]	[200,000]	[737,320]
	[Government Center]	[0]	[300,000]	[0]	[300,000]
	[Medical Office]	[90,000]	[110,000]	[0]	[200,000]
INDUSTRIAL	(Sq. Ft.)	100,000	0	100,000	200,000
COMM. COLLEGE	(Students)	0	0	900	900
HOSPITAL	(Beds)	0	150	0	150
NURSING HOME	(Beds)	50	50	0	100
LIBRARY/FIRE STN.	(Sq. Ft.)	0	15,000	0	15,000
DISTRICT PARK	(Acres)	80	0	0	80
GOLF COURSE	(Holes)	0	0	0	0

1 - Phase 3 is 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 1,500 units, located within Village Area #5, will be classified as “Retirement” and must be deed restricted to 55+ yr. old residents

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report* adopted on August 11, 2014 and with the Council's *Final Report* adopted on May 8, 2000.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by the Pasco County Board of County Commissioners for DRI #233 - Connerton.

GENERAL LOCATION MAP

