



BRS

Biennial Report Summary

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DRI #119 - NORTHWOOD PASCO COUNTY RYs 2012-14

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 eight times, most recently on March 6, 2012 (Resolution R12-131). The amendments have cumulatively: reduced residential development, ultimately to 1,839 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; and proportionate share cost (to \$4,919,082); authorized "residential support" and ultimately "Convenience Commercial" 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); establish a Land Use Equivalency Matrix to allow conversion to multi-family and/or townhomes applicable only to the 10.54-acre Parcel 1; modified the land use associated with Tract 2 from Residential to the 15-acre Elementary School site; added one external driveway (right in/right out only) access for Parcel 7; added two internal access drives to Parcel 7 from Northwood Palms Boulevard; reduced Residential acreage by 69.9 acres (all of Parcels 3 and 4 and a portion of Parcel 2) with simultaneous increased in Open Space/Compensatory Storage; established Mr. Bruce R. Keene as the "Agent of Record" for the "Woods Parcel"; removed the stipulation requiring a "County subdivision collector road connecting County Line Road to Northwood Palms Boulevard"; and extended the buildout and Development Order expiration dates by periods of four years and 306 days to account for 2011 legislation (HB 7207) and the three Executive Orders with a total tolling period of 306 days, each to July 26, 2018.

The following represents the current phasing approval:

BUILDOUT DATE	LAND USE		
	SINGLE-FAMILY (Units)	MULTI-FAMILY (Units)	COMMERCIAL (Sq. Ft.)
July 26, 2018 ¹	1,215 ²	624 ³	562,500 ⁴

1. The identified Buildout Date is reflective of the following cumulative extensions: 2007 legislation [prior revision to Subsection 380.06(19)©, FS/3 Years], 2009 legislation [SB 360/2 Years], 2011 legislation [HB 7207/4 Years], plus three Executive Orders signed into law by the Governor during 2011 [totaling 306 days].
2. A total of 260 of the Single-Family Residential units are allocated to Parcels 5 & 6.
3. The 624 Multi-Family Residential units are allocated to Parcels 12 & 13.
4. A total of 537,500 sq. ft. of Commercial is allocated to Parcels 1, 14 and 18 and an additional 25,000 sq. ft. is allocated to Parcel 7.

The Development Order had required that acceptable transportation analyses accompany each request for specific development entitlements. At this time, all entitlements have been specifically analyzed and approved.

PROJECT STATUS

Development this Reporting Period: completed development of 32 Single-Family units and 8,795 sq. ft. of Retail (i.e. 4,476 sq. ft. Chase Bank & 4,319 sq. ft. McDonalds restaurant). In addition, construction of 264 Multi-Family units was initiated but not completed.

Cumulative Development: it appears that 578 single-family and 312 multi-family residential units and 373,240 sq. ft. of retail space (including a 147,309 sq. ft. Target Superstore) have been completed to date.

Projected Development: while anticipated development activities were not identified, it is expected that the Residential units indicated as “under construction” (above) will be completed, at minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Revised Condition B.12.b.(2) of Resolution No. 87-17, the Developer is obligated to conduct and provide biennial field surveys of the project site. Such assessment was last conducted in association with the 2008-10 reporting period. The results revealed that the project was generating an average of 1,927 of the approved 3,703 p.m. peak hour trips (i.e. 52.04%). In consultation with FDOT and Pasco County, TBRPC staff did agree that due to de minimis development activity completed during RYs 2012-14 and the fact that no development activity occurred during RYs 2010-12, traffic monitoring could be exempted during this reporting period. However, it is expected that such monitoring will be conducted and be submitted in association with the next Biennial Report (i.e. for RYs 2014-16). As typical, future surveys should be conducted midweek (i.e. Tuesday-Thursday) of a non-holiday week and 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

Taylor Morrison of Florida, Inc. (on behalf of Taylor Morrison of Florida Inc., Northwood Centers LLP, MJG Ventures Inc. & The Spanos Corp.), 551 N. Cattleman Road, Suite 200, Sarasota, FL 34232 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. While the above-recognized Developer of Record has apparently changed and is being recognized for information purposes only, please note that per Subsection 380.06(19)(3)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 the terms and conditions of the Development Order.