



ARS

Annual Report Summary

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DRI #233 - CONNERTON PASCO COUNTY RY 2013-14

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 six times, most recently on January 13, 2015 (Resolution No. 15-74). 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 entitlements/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; "specifically approved" a modified Phase 2 while retaining "conceptual-approval" status for a modified Phase 3; modified the project entitlements; 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 supplemental transportation analysis conducted in 2014; modified the Land Use Equivalency Matrix to include 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, the legal description and the 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

PROJECT STATUS

Development this Reporting Year: no development was initiated or 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.

Albeit delinquent, in lieu of preparing and submitting a formal Annual Report, the Developer's representative (Ms. Andrea Zelman) submitted a correspondence dated June 20, 2016 indicating that "no development pursuant to the Development Order occurred during that reporting period (i.e. between September 17, 2013 - September 16, 2014) within the Connerton DRI. Such declaration is authorized by 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 reported.

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.”*

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. 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.