



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #119 - NORTHWOOD PASCO COUNTY RY 2001-02

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 a total of four times, the latest occurred on April 18, 2000 (Resolution 00-172). The amendments have cumulatively: reduced residential development to 1,830 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; authorized "residential support" 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; and extended each of the phase buildout and the Development Order expiration date (to September 23, 2010. Phase I has been extended by a period of six years, 11 months and 15 days, while Phases II and III have been cumulatively extended by a period of 16 years, 11 months and 15 days. The anniversary date for the Annual Report is October 8th.

The Development Order is unique in that acceptable transportation analyses must accompany all requests for specific development entitlements. Unless the Development Order is amended, the overall project entitlements can not exceed the development totals identified above. Three separate Notices of Proposed Change (NOPCs) and/or Incremental Transportation Analyses have been submitted and are under separate review. Each proposal is characterized as follows:

- **Northwood Centers/MJG Ventures Ltd.** - construct 147,500 sq. ft. of additional commercial space and restore development rights associated with the 140,000 sq. ft. of commercial space within the northern tract shopping center which was previously authorized and has subsequently expired. A buildout year of 2007 has been proposed.
- **Spanos Corporation** - construct 624 multi-family residential units.
- **Byrd Corporation** - construct 100,000 sq. ft. of commercial and 755 residential units, remove requirement for school site dedication, replace "Residential Support Land Use" with "General Commercial" for northern six-acre parcel, and change the annual reporting requirements.

PROJECT STATUS

Currently the project has been specifically approved for 955 residential units and 390,000 sq. ft. of commercial space. Incremental transportation analysis is required for any development beyond these limits.

The following represents the current phasing approval:

PHASE	BUILDOUT	RESIDENTIAL SUPPORT (Acres)	RESIDENTIAL (Units)	COMMERCIAL (Sq. Ft.)
I	9/13/1996	0	100	20,000
II	9/23/2010	6*	1,730	265,000
III	9/23/2010	0	0	277,500
TOTAL		6*	1,830	562,500

* - "Residential Support" use is limited to use(s) which generate less than 8 p.m. peak hour trips. The use may contain, but not limited to: churches, day care centers or libraries.

Development this Reporting Year: Residential Units 4B/6B were completed and Units 8 and 9 were substantially completed during the reporting year. In addition, 67 homes remain under construction.

Cumulative Development: the developer has completed 451 residential units to date, as well as a 167,309 sq. ft. Target Superstore, 29,140 sq. ft. of commercial space within the *Northwood Center*, and a 12,800 sq. ft. Kimco retail center.

Projected Development: the developer anticipates completion of Phase 2/Units 4B and 6B during the next reporting year in addition to the completion of the aforementioned retail facility..

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Since the developer has previously demonstrated that the Pasco County future land use map and the *Pasco County Comprehensive Plan* adequately address the environmental concerns for the project, an environmental study will not be required. (Condition B.6.d.)
2. Condition B.12.b.(2) of Resolution No. 86-17 requires the developer to commence biennial field surveys identifying external trips generated by this project following the issuance of Certificates of Occupancy for the 500 dwelling units.
3. The developer has previously provided information concerning the utilization of TSM and mass transit measures in accordance with Condition B.12.b.3. However, no such information has been provided in conjunction with the current annual report.
4. 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.
5. Condition B.14.A. has been revised to require dedication of a 15-acre school site to within 60 days from the issuance of building permits for 50 percent of the project' s approved dwelling units (795).

DEVELOPER OF RECORD

Lennar Development, Attention: Mr. Richard Leatham, Project Manager, 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634, 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 #3*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.