



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #233 - CONNERTON PASCO COUNTY RY 2001-02

On July 18, 2000, the Pasco County Board of County Commissioners adopted Resolution No. 00-252, the Development Order. The Resolution authorizes construction of the first phase of a multi-use development to be located on an overall 8,036-acre, central Pasco County parcel. The remainder of the project 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 expires on September 17, 2030. The anniversary date for the Annual Report is September 17<sup>th</sup>.

As currently posed, the development schedule is as follows:

LAND USE	PHASE I (2000-2005)	PHASE II* (2003-2015)	PHASE III* (2015-2025)	TOTAL*
<b>Residential (Units)</b>	<b>3,800</b>	<b>5,339</b>	<b>5,978</b>	<b>15,117</b>
(Single-Family Detached)	(2,060)	(3,529)	(4,168)	(4,168)
(Single-Family Attached)	(1,500)	(1,205)	(1,205)	(3,910)
(Multi-Family)	(240)	(605)	(605)	(1,450)
<b>Retail (Sq. Ft.)</b>	163,500	1,012,650	914,000	2,090,000
<b>Gov't Center/Office (Sq. Ft.)</b>	100,000	490,050	895,900	1,485,950
<b>Industrial (Sq. Ft.)</b>	100,000	390,050	562,300	1,052,350
<b>Community College (Students)</b>	500	400	500	1,400
<b>Hospital (Beds)</b>	0	150	0	150
<b>Community Park (Acres)</b>	80	0	0	80
<b>Golf Course (Holes)</b>	18	18	18	54

\* - Phases II and III have received conceptual approval only, specific approval is contingent upon Chapter 380.06, F.S. analysis of transportation, air quality, potable and non-potable water and affordable housing.

In January 2002, Terrabrook, Connerton LLC acquired 4,200 acres of the project.

On June 11, 2002, the applicant submitted the plans for the first Village Area through the Notice of Proposed Change (NOPC) process. The proposal remains under review.

On September 26, 2002, the applicant submitted a NOPC requesting several significant modifications to the project. This proposal remains under review. The requested changes include:

- removal of 2,900± acres from the project to coincide with the sale of land to the Southwest Florida Water Management District with a corresponding reduction of development entitlements;
- extend the phasing, commencement and buildout dates associated with the project;
- specifically identify the uses associated with the Open Space category;

- request that the current request for Annual Reports be changed to Biennial Reports;
- combine several reports (Wetland/Lake Management Plan, Upland Preserve Management Plan, and the wildlife Corridor Plan) into a single Environmental Management Plan. In addition, require the submittal of this Environmental Management Plan concurrent with the Village 2 NOPC submittal;
- remove the five individual wildlife preserve areas and consolidate to a new 240-acre Habitat Mitigation Area #1;
- add a 320-acre Habitat Mitigation Area #2 in the west central section of the project; and
- several map modifications, most corresponding to requests identified above.

### **PROJECT STATUS**

***Development this Reporting Year:*** no development activity has occurred during the reporting year.

***Cumulative Development:*** no development activity has occurred to date.

***Projected Development:*** no development activity has been identified for the next reporting year.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Development must commence within five years of the effective date of the Development Order (by September 17, 2005). [Condition IV.C.]
2. Any/all land use exchanges shall be appropriately noted in each respective annual report. [Condition V.C.1.]
3. 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 10,000th residential units. [Condition V.D.5.]
4. Prior to development plan approval for any Village, the Town Center or Employment Center, the developer shall submit: a *Wetland/Lake Management Plan* [Condition V.G.3.]; conduct a professional archaeological and historic structure survey [Condition V.J.1.]; and a Non-Potable Water/Irrigation Plan [Condition V.M.4.] Such Plans and survey results shall be submitted to TBRPC.
5. Prior to development approval of any Village which contains an Upland Preserve, the developer shall submit a Upland Preserve Management Plan. [Condition V.I.4.]
6. Condition V.P.2. identifies the required Phase I intersections improvements: Ridge Road at US41; Road "T" at US41; Road "B" at SR52; and Collier Parkway Extension at CR583 (Ehren Road). 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 equivalence 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 V.P.3.]

- b. When Certificates of Occupancy have been issued for 2,000 dwelling units (or the equivalence 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. 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 shall select one or a combination of transportation alternatives identified in Conditions V.P.6.1 - V.P.6.3. Such selection shall be identified in the next Notice of Proposed Change and included in the respective Annual Report. [Condition V.P.6.]
8. The Annual Report shall include a summary of development activities, synopsis of DRI or zoning amendments; a report on all authorized land use exchanges, and a copy of any/all Village, Town Center or Employment Center Area Plans approved during the reporting period. [Conditions VI.A.2. and VI.A.4.]

The project appears to be in compliance with all other conditions at this time.

### **DEVELOPERS OF RECORD**

Roger Gatlin, Development Manager, Terrabrook, Connerton LLC, 130 S. Orange Avenue, Suite 200, Orlando, FL 32801 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. Pasco County is responsible for ensuring compliance with terms and conditions of the Development Order.