



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #77 - HERITAGE PINES (f/k/a/ TIMBER PINES SOUTH & BEACON VILLAGES)
 PASCO COUNTY
 RY 2001-02**

On July 6, 1982, Pasco County granted a Development Order to Mr. Frank Orsi for a 2,996-unit residential development on 650± acres, located in northwest Pasco County, approximately one mile east of U.S. 19 on C.R. 578, adjacent to the Hernando County line.

The Development Order has been amended five times, the latest occurred on August 24, 1999 (Resolution No. 99-268). The amendments have cumulatively: replaced the required parkland dedication with a park impact fee; modified the golf course, open space and single-family residential acreages; adopted a trade-off mechanism; extended the project buildout by ten years; combined the existing five phases into a single phase; revised the transportation impact mitigation to include the advanced payment of impact fees; stated that the developer is required to construct improvements to the County Line Road/Dartmouth Avenue/Drive A intersection when warranted; restricted residential development to retirement units; added and modified nursing home and Assisted Living Facility components; reduced approved multi-family units to 50 and single-family units to 1,306; revised the project name to Heritage Pines; adopted a revised Map "H"; and extended the Development Order expiration date to December 31, 2002.

PROJECT STATUS

As currently approved, the developer is authorized to construct:

PROJECT BUILDOUT	RESIDENTIAL (Units)		NURSING HOME (Beds)	ASSISTED LIVING FAC. (Units)	RETAIL (Sq. Ft.)
	Single-Family	Multi-Family			
December 31, 2002	1,306	50	140	162	45,000

Development this Reporting Year: the developer has completed the infrastructure associated with Villages 15, 16 and 19 (i.e. roadways, water distribution system, sanitary sewer system, and stormwater provisions), totalling 189 lots, completed construction of Grand Club Drive, and constructed 98 single-family residential units during the reporting year.

Cumulative Development: 319 single-family residential units have been constructed to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has stated that the homes being constructed are implementing the water conservation (Condition 8.a) and energy conservation (Condition 11) measures, as required.
2. The developer has alleged to have made the \$1,000,000 transportation impact fee payment to

Pasco County on July 2, 1998, in accordance with Condition 12.a.

3. The developer has reported that the County Line Road intersection improvements with Dartmouth Avenue/Drives A and B, were completed on June 29, 1998, in accordance with Conditions 12.c. and 12.e., respectively.
4. The developer shall prepare and submit a traffic signal warrant analysis of the County Line Road/Dartmouth Avenue/Drive "A" intersection upon the issuance of the 500th, 800th and 1,100th Certificate of Occupancy (CO). If the analysis indicates that signalization is necessary, the developer is responsible for constructing the additional road improvements identified by revised Condition 12.d.
5. Revised Condition 12.f. identifies the required intersection improvements prior to obtaining a CO for the first multi-family residential unit of Tract 37.
6. As stated in Condition 16, the developer shall donate one-acre for public service facilities upon receipt of a written request from Pasco County.

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

DEVELOPER OF RECORD

U.S. Home Corporation, North Florida Division, 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634 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 the terms and conditions of the Development Order.