



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #210 - NEW RIVER PASCO COUNTY RY 2002-03

On January 7, 1992 the Pasco County Board of County Commissioners adopted a Development Order (Resolution #92-98) for a mixed-use development located east of I-75 and north of State Road 54 in southeastern Pasco County. The Development Order granted specific approval for Phase I. Specific approval of Phases II and III is contingent upon further transportation and air quality analysis under Section 380.06, F.S. The anniversary date for the Annual Report is July 13th.

The Development Order has been amended a total of four times, the latest occurred on November 14, 2000 (Resolution No. 01-056). The amendments have cumulatively:

- extended the development commencement deadline by three years (to July 13, 1997);
- extended the build-out dates of each of the three phases by a total of six years and 11 months (to November 30th of 2003, 2008 and 2015, respectively);
- granted a (cumulative) six year and 11-month extension for providing a funding commitment for construction of the 11 roadway segments listed in Table 2 Part A of the original Development Order;
- extended the Development Order expiration date to November 30, 2015; and
- exchanged locations for previously approved commercial and multi-family parcels.

On February 12, 2002, the applicant submitted a Notice of Proposed Change application requesting the following modifications of the Development Order: extend each of the project phases by five additional years; extend the Development Order expiration date by seven years; reschedule and modify entitlements between phases; eliminate the 1,920 retirement residential units; remove the project's geographic phasing; and "reschedule" some of the project entitlements. The proposal remains under review.

PROJECT STATUS

The currently-approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL (Units)		OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)
		Single-Family	Multi-Family		
1	11/30/2003	2,069 ²	453 ²	50,000	150,000
2 ¹	11/30/2008	1,835	443	70,000	100,000
3 ¹	11/30/2015	0	0	0	310,000
TOTAL		3,904	896	120,000	560,000

1 - Phases 2 & 3 have conceptual approval only.

2 - The single-family residential entitlements include 683 retirement units in Phase 1 & 1,237 retirement units for Phase 2.

Development this Reporting Year: in comparison with the information provided in conjunction with last year's Annual Report, it appears that approximately 22 lots were platted and 42 single-family

residential units have been constructed.

Cumulative Development: the developer has identified that 188 single-family residential units have been completed to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Prior to the issuance of any final development permits, the developer is required to submit: a Stormwater Management Plan inclusive of provisions for the establishment of a water quality monitoring program (Condition V.B.3.); and a wetland/lake management plan inclusive of provisions for hydroperiod monitoring which must be commenced prior to construction activity and continued for three years following project build-out (Condition V.B.4.). Results of such hydroperiod monitoring are required to be provided in each annual report. Although the developer has stated that a Stormwater Management Plan was submitted to all required agencies, TBRPC does not have any record of receiving this deliverable. The hydroperiod monitoring has been submitted under separate cover from the Annual Report.
2. Pursuant to Condition V.M.3., an energy program report must be prepared and submitted in each annual report. Through coordination efforts with the Withlacoochee Rural Electric Coop, the developer has identified a “energy efficiency and conservation program” for the project, including: the use of energy efficient fixtures, the conduct of energy audits, and alternative energy sources.
3. Prior to the issuance of Certificates of Occupancy for Phase II, the developer is required to prepare, submit and implement a Transportation Systems Management program inclusive of a yearly assessment of trips diverted from p.m. peak hour as a result of TSM measures. Such assessment shall be provided annually within each respective annual report. (Condition V.N.4.)
4. Condition V.O.1. requires the developer to either contribute a 15-acre site to the Pasco County School Board or pay a sum of \$57,433.00, in lieu thereof, to purchase a site for an elementary school to serve the project within five years following Development Order approval (January 7, 1997). The developer has stated once again that the “Pasco County School Board has been requested to evaluate and identify their preference for a school site location at the project.” This issue has not been mitigated within the specified time period. However, it has been TBRPC’s intent to resolve this issue in conjunction with the NOPC Application currently being reviewed.

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

DEVELOPER OF RECORD

New River Partners Ltd., 13001 Founders Square, Orlando, FL 32828 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.