



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #233 - CONNERTON PASCO COUNTY RY 2002-03

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 17th.

As currently posed, the development schedule is as follows:

LAND USE	PHASE I (2000-2005)	PHASE II* (2003-2015)	PHASE III* (2015-2025)	TOTAL*
Residential (Units)	3,800	5,339	5,978	15,117
(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)
Retail (Sq. Ft.)	163,500	1,012,650	914,000	2,090,000
Gov't Center/Office (Sq. Ft.)	100,000	490,050	895,900	1,485,950
Industrial (Sq. Ft.)	100,000	390,050	562,300	1,052,350
Community College (Students)	500	400	500	1,400
Hospital (Beds)	0	150	0	150
Community Park (Acres)	80	0	0	80
Golf Course (Holes)	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.

The Development Order has been amended only a single time (Resolution No. 03-224), on August 12, 2003. The amendment authorized:

- geographically separate the project and entitlement into Parcels "A" and "B" with the intent to sell a 2,980-acre parcel to SWFWMD;
- allow the consolidation of *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)* and require such submittal concurrently with the Village 2 NOPC application;
- replace and consolidate the former five individual wildlife preserve areas with a 240± acre Habitat Mitigation Area #1;

- add a 320-acre Habitat Mitigation Area #2;
- relocate the community park and elementary/middle school campus;
- approve Village Area Plan #1; and
- several map modifications associated with the changes described above.

On December 23, 2002, Connerton L.L.C. submitted an additional Notice of Proposed Change to request the removal of 81 acres and associated entitlements from the extreme southern portion of the project. This proposal remains under review.

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. An *Environmental Management Plan* (EMP) shall be submitted concurrently with the Village Area 2 Notice of Proposed Change application. As previously stated, the EMP replaced the former requirement for a separate *Wetland/Lake Management Plan, Upland Preserve Management Plan, Conservation Plan, the Integrated Pest Management Plan, and Wildlife Corridor Plan*. (Condition V.G.)
5. Prior to development approval of any Village which contains an Upland Preserve, the developer shall submit an Upland Preserve Management Plan. [Condition V.I.4.]
6. Condition V.P.2. identifies the required Phase I intersection improvements: Ridge Road at US41; Road "T" at US41; Road "B" at SR52; and Collier Parkway Extension at CR58 3 (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.2.]

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.]. The developer anticipates notification of such selection within the next Annual Report.
 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.]
 9. The developer has agreed to include the following in the next Notice of Proposed Change application submitted for the project: request for incorporation of the revised Wildlife Corridors and Connectivity map and a reduction of 18 golf holes (to 36 holes). These modifications coincide with the initial amendment approved for the project.

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

DEVELOPERS OF RECORD

Stewart Gibbons, General Manager, Connerton LLC, 3505 Frontage Road, Suite 145, Tampa, FL 33607 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.