

Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #233 - CONNERTON PASCO COUNTY

On August 20, 2003, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 03-224. The Ordinance reflects an amendment adopted by Pasco County on August 12, 2003.

BACKGROUND

On July 18, 2000, the Pasco County Board of County Commissioners adopted Resolution No. 00-252 as the Development Order. The Resolution authorized Conner Land, Ltd. specific approval to construct only the first phase of a multi-use development to be located on an overall 8,036± acre parcel in central Pasco County. The remaining development 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.

As currently approved, the development schedule is as follows:

LAND USE	PHASE I (2000-2005)	PHASE II* (2003-2015)	PHASE III* (2010-2025)	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
Government 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 are conceptually approved 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 not been previously amended. However, in January 2002, Terrabrook, Connerton LLC acquired approximately 4,200 acres of the project.

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.

DEVELOPMENT ORDER AMENDMENT

The highlights of this Amendment are characterized below:

- geographically separate the project into Parcels “A” and “B” with entitlements and acreages assigned to each Parcel. The entitlements associated within each Parcel are identified in Tables 1 and 2, below. The combined entitlements and acreages are provided within Table 3 (below) in order to verify that the project has not increased the original allocation of approved uses. Parcels A and B are graphically depicted on Exhibit 1 of this Report;
- allow the consolidation of several independent environmental deliverables (*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 in the west central section of the project;
- relocate the community park and elementary/middle school campus;
- approve Village Area Plan #1; and
- several map modifications associated with the changes identified above.

**TABLE 1
“PARCEL A” ENTITLEMENTS**

LAND USE	PHASE 1 (2000-2005)	PHASE 2* (2003-2015)	PHASE 3* (2010-2025)	TOTAL
Residential (Units)	3,800	2,402	2,475	8,677
(S.F. - Detached)	(2,060)	(1,740)	(1,800)	(5,600)
(S.F. - Attached)	(1,500)	(366)	(379)	(2,245)
(Multi-Family)	(240)	(296)	(296)	(832)
Retail (Sq. Ft.)	163,500	768,850	768,850	1,701,200
Government Center/Office (Sq. Ft.)	100,000	334,138	709,662	1,143,800
Industrial (Sq. Ft.)	100,000	259,500	459,500	819,000
Comm. College (Students)	500	400	500	1,400
Hospital (Beds)	0	150	0	150
District Park (Acres)	80	0	0	80
Golf Course (Holes)	18	18	18**	54**

* - Phases II and III are conceptually approved only. Specific approval is contingent upon Chapter 380.06, F.S. analysis of transportation, air quality, potable and non-potable water and affordable housing.

** - Subject to the removal of the 18 golf holes in Phase 3 in order to be consistent with the application which resulted in the current Amendment. The next NOPC application to be submitted will include the modification request.

TABLE 2
“PARCEL B” ENTITLEMENTS

LAND USE	PHASE 1 (2000-2005)	PHASE 2* (2003-2015)	PHASE 3* (2010-2025)	TOTAL
Residential (Units)	2,820	2,115	1,505	6,440
(S.F. - Detached)	(1,558)	(1,599)	(1,000)	(4,157)
(S.F. - Attached)	(1,092)	(292)	(281)	(1,665)
(Multi-Family)	(170)	(224)	(224)	(618)
Retail (Sq. Ft.)	37,360	175,720	175,720	388,800
Government Center/Office (Sq. Ft.)	29,870	99,808	212,472	342,150
Industrial (Sq. Ft.)	28,205	73,192	131,953	233,350

* - 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.

TABLE 3
COMBINED PARCELS “A” & “B”

LAND USE	PARCEL A*		PARCEL B*		TOTAL	
	#	ACRES	#	ACRES	#	ACRES
Residential Units	8,677	1,487.8	6,440	1,233.0	15,117	2,720.8
Retail Sq. Ft.	1,701,200	167.0	388,800	30.0	2,090,000	197.0
Government Center/Office	1,143,800	163.9	342,150	49.0	1,485,950	212.9
Industrial Sq. Ft.	819,000	78.0	233,350	22.0	1,052,350	100.0
Comm. College Students	1,400	80.0	0	0	1,400	80.0
Hospital Beds	150	27.0	0	0	150	27.0
Golf Course Holes	54**	341.2	0	0	54**	341.2
Wetlands/Mitigation	-	1,645.7	-	1,632.0	-	3,277.7
Parks	-	95.0	-	15.0	-	110.0
Habitat Mitigation Areas #1	-	236.5	-	0.0	-	236.5
#2	-	320.3	-	0.0	-	320.3
Lakes	-	79.1	-	0.0	-	79.1
R.O.W./Utilities	-	291.3	-	0.0	0	291.3
		5,012.8		2,981.0		7,993.8

* - Consolidation of specifically approved Phase I entitlements and acreages with those conceptually approved for Phases 2 and 3.

** - Subject to reduction to 36 holes in order to correct an error. Next NOPC application will include such modification request.

DISCUSSION

The Amendment which is the subject of this Development Order Amendment Order is actually a consolidation of two Notice of Proposed Change applications submitted, one seeking approval of the first Village Area Plan and the second application in preparation of the acreage and entitlements to be removed through a Southwest Florida Water Management District land acquisition.

The Southwest Florida Water Management District is in the process of finalizing the acquisition of the 2,981± acre Parcel B with the associated entitlements. The SWFWMD intends to submit an additional Notice of Proposed Change application within 60 days following acquisition of the parcel and expiration of the appeal period associated with this amendment in order to remove the Parcel from the Development Order.

While the above Tables for Parcels A and B include specifically approved Phase I entitlements, the development order language was written to assure that the amount of development that takes place, whether within Parcel A or Parcel B, does not exceed the amount specifically approved for Phase I.

DISCREPANCIES FROM THE NOPC REPORTS

1. The Council's NOPC Report adopted on January 13, 2003 addressed the proposed *Village Area Plan #1*. This Report identified a recommendation to include the *revised Village I Wildlife Corridors and Connectivity Map* "by reference and as a separate exhibit to the Development Order." No such language and/or map were included. A copy of the Map that was not included in the Development Order is attached hereto as Exhibit 2.
2. The Council's *NOPC Report* adopted on February 24, 2003 addressed the proposal to separate the land and entitlements associated with the future acquisition by the SWFWMD. This Report identified the proposed loss of 18 golf holes (to 36 holes total). No such modification was included in the current Development Order Amendment.

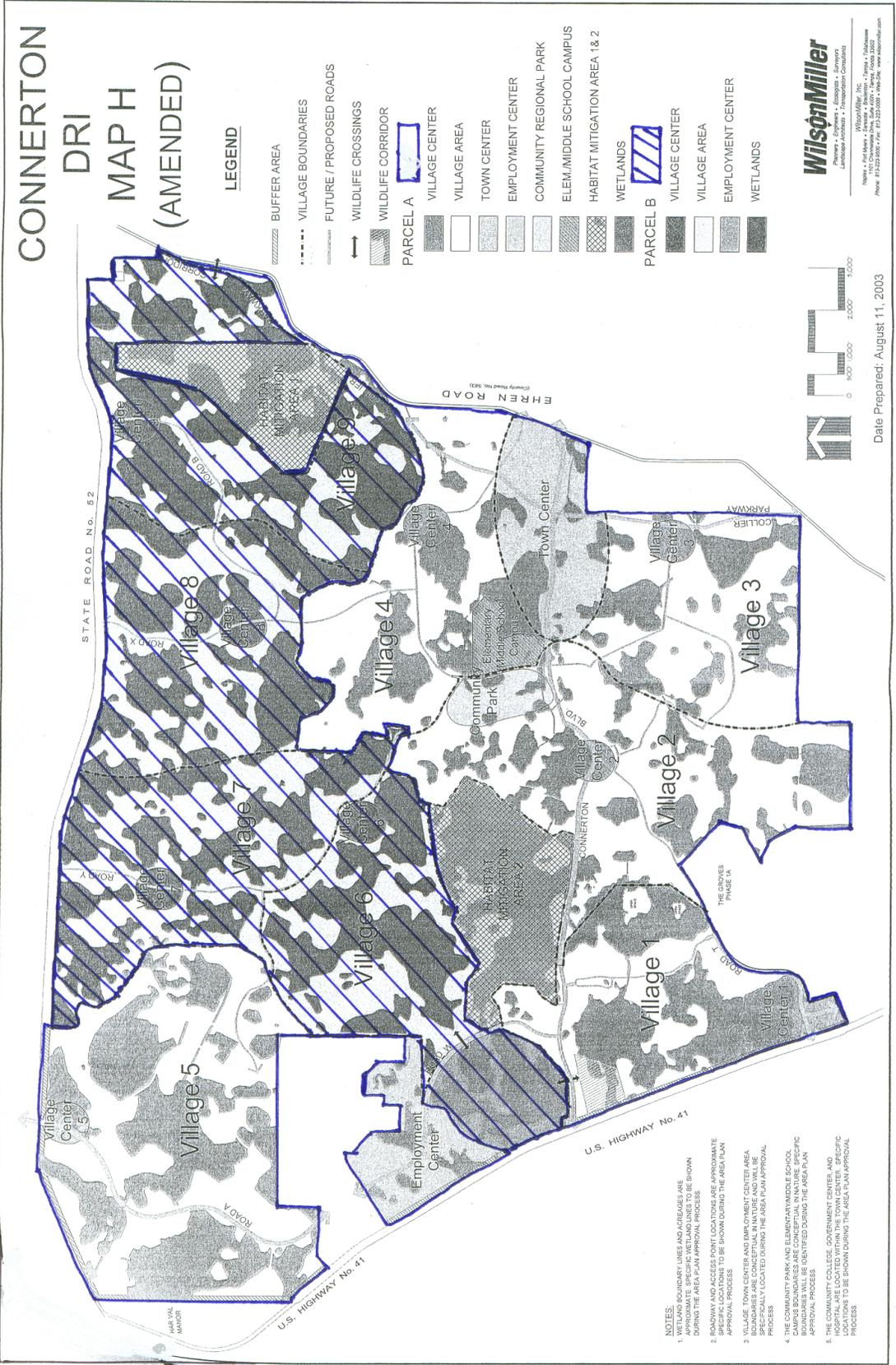
The developer's representative has acknowledged each of these issues and confirmed their intentions "to coordinate with Pasco County in correcting these oversights at the time of the next NOPC." A copy of this August 26, 2003 correspondence has been attached as Exhibit 3.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Reports*, adopted on January 13, 2003 (Village Area Plan #1) and February 24, 2003 (SWFWMD future land acquisition) and with the Council's *Final Report* adopted on May 8, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #233 - Connerton. It is understood that the two above-referenced issues will be appropriately addressed with the next NOPC application, as suggested.

EXHIBIT 1



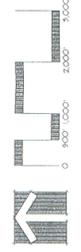
CONNERTON DRI MAP H (AMENDED)

LEGEND

- BUFFER AREA
- VILLAGE BOUNDARIES
- FUTURE / PROPOSED ROADS
- WILDLIFE CROSSINGS
- WILDLIFE CORRIDOR
- PARCEL A
- VILLAGE CENTER
- VILLAGE AREA
- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY REGIONAL PARK
- ELEM. MIDDLE SCHOOL CAMPUS
- HABITAT MITIGATION AREA 1 & 2
- WETLANDS
- PARCEL B
- VILLAGE CENTER
- VILLAGE AREA
- EMPLOYMENT CENTER
- WETLANDS

- NOTES:**
1. WETLAND BOUNDARY LINES AND ACREAGES ARE APPROXIMATE. SPECIFIC WETLAND LINES TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
 2. WILDLIFE CORRIDOR LOCATIONS ARE APPROXIMATE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
 3. VILLAGE, TOWN CENTER AND EMPLOYMENT CENTER AREA BOUNDARIES ARE CONCEPTUAL IN NATURE AND WILL BE FINALLY LOCATED DURING THE AREA PLAN APPROVAL PROCESS.
 4. THE COMMUNITY PARK AND ELEMENTARY/MIDDLE SCHOOL CAMPUS BOUNDARIES ARE CONCEPTUAL IN NATURE. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.
 5. THE COMMUNITY COLLEGE, GOVERNMENT CENTER, AND HOSPITAL ARE LOCATED WITHIN THE TOWN CENTER. SPECIFIC LOCATIONS TO BE SHOWN DURING THE AREA PLAN APPROVAL PROCESS.

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Date Prepared: August 11, 2003

EXHIBIT 2

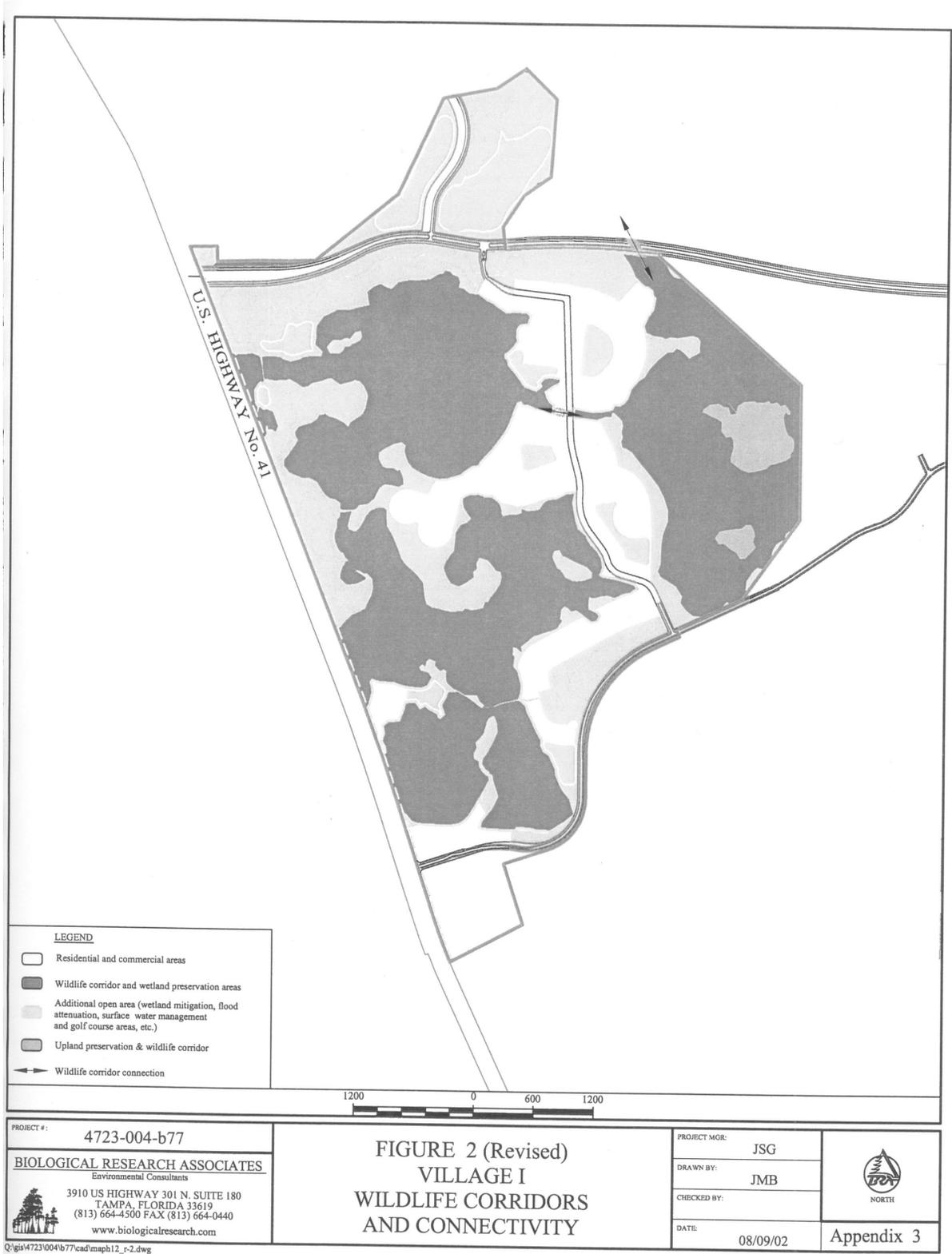


EXHIBIT 3

08/26/2003 07:48

813-223-0009

WILSONMILLER INC

PAGE 02/02

WilsonMiller

New Directions In Planning, Design & Engineering

August 26, 2005

John Meyer
DRI Coordinator
Tampa Bay Regional Planning Council
9455 Koger Blvd, Ste. 219
St Petersburg, Florida 33702

Re: Connerton – Amended and Restated Development Order

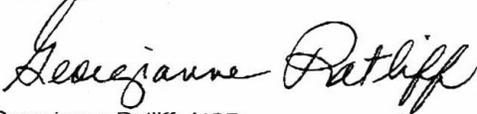
Dear Mr. Meyer:

Following our recent phone conversation, I reviewed the Council's Final Report and concluded that you were correct in noting that two items were overlooked. First, the Final Report requested that a Wildlife Corridors and Connectivity graphic be included as an attachment to the Development Order. While Map H does show the location of the Wildlife Corridor as requested by the County, the graphic entitled Wildlife Corridors and Connectivity was not appended. Second, it was our intention to assign 18 of the 54 golf holes to Parcel B, leaving the remaining 36 holes on Parcel A.

We will be happy to coordinate with Pasco County in correcting these oversights at the time of the next NOPC.

Thank you for your assistance.

Sincerely,



Georgianne Rattliff, AICP
Senior Vice President

Cc: Stew Gibbons, Terrabrook

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Received Time Aug. 26. 8:45AM www.wilsonmiller.com

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