



Tampa Bay Regional Planning Council

NOPC

Notice of Proposed Change Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #233 - CONNERTON PASCO COUNTY

On December 23, 2002, the applicant submitted a Notice of Proposed Change application for the above-referenced project. Supplemental information was provided on February 24, 2003. The following provides a summary of project entitlements and history, a description of the proposal, and the Council recommendation.

PROJECT DESCRIPTION

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.

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) (Single-Family Detached) (Single-Family Attached) (Multi-Family)	3,800 (2,060) (1,500) (240)	5,339 (3,529) (1,205) (605)	5,978 (4,168) (1,205) (605)	15,117 (4,168) (3,910) (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.

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

On June 11, 2002, the applicant submitted a Notice of Proposed Change application requesting

approval of Village Area 1. Supplemental information was provided on September 18, 2002 and November 21, 2002. The proposal remains under review.

On September 26, 2002, the applicant submitted an additional Notice of Proposed Change application to primarily remove 2,981± acres and corresponding entitlements associated with a sale of land to the Southwest Florida Water Management District. The application also would allow for consolidated habitat management areas and provide an extension of the development commencement date and the buildout dates associated with Phases 1 and 2. This proposal also remains under review.

PROPOSED CHANGES (UNDER THIS NOPC APPLICATION)

The applicant has requested the following modifications to the Development Order:

- removal of a 81± acre parcel from the project with a corresponding reduction of 137 single-family residential units; and
- corresponding modification to the project's legal description and entitlement/acreage tables.

CONSISTENCY WITH SUBSECTION 380.06(19), FLORIDA STATUTES

Subject to concurrence with the state land planning agency (Florida Department of Community Affairs), the relevant statutory standard for the proposed change is embodied in Subsection 380.06(16)(e)2.j., which reads as follows. This citation would indicate that the proposal is not a Substantial Deviation to the Development Order.

“Any other change which the state land planning agency agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-i. and which does not create the likelihood of any additional regional impact.”

DISCUSSION

The following statements serve as representations made on behalf of the applicant or are recommendations presented by the Tampa Bay Regional Planning Council (TBRPC). These statements were considered or proposed by the TBRPC in conjunction with the current proposal and must be incorporated as amendatory language:

- The corresponding reduction of 137 single-family residential units constitutes “the maximum number of units that would be allowed on the subject property by the proposed future land use designation (*NOPC Application/Page 2*).
- A Comprehensive Plan Amendment was submitted concurrently with the NOPC Application to request that the parcel be designated “RES-3.” This designation is identical to the parcels south, east and west of the subject property (*Additional Information/Page 2*).

- A contract for the sale of the parcel is pending with the developers of the *Wilderness Lakes Preserve*, which is currently adjacent to this project. Through the approval process, wetlands will be preserved in accordance with local, State and Federal regulations (*Additional Information/Pages 1 & 2*).
- Allowing the removal of the parcel from the DRI will not negatively affect the previously established preservation ratios for Connerton (*Additional Information/Page 3*).
- The subject property will not retain the same ownership, infrastructure or marketing plan as the Connerton DRI (*Additional Information/Page 4*).
- The removal of subject property would allow for a more common southern boundary for Connerton (see Exhibit 1 to this Report).
- All tables and maps within the Connerton Development Order should be revised, where appropriate, to reflect the corresponding reduction of project acreage and entitlements. As a result, any/all future transportation analyses would reflect the reduced entitlements.

RECOMMENDED ACTION

Indicate to Pasco County and the Florida Department of Community Affairs that subject to concurrence with the state land planning agency (Florida Department of Community Affairs), it is the opinion of this agency that the proposal is not a Substantial Deviation, as defined above. However, as indicated in the last bulleted item, it is requested that any amendment adopted pursuant to this application include revised tables and maps to reflect the removal of this 81± acre parcel and the corresponding 137 single-family residential units from the project. No additional unmitigated regional impacts would be anticipated from the sale of the land.

EXHIBIT 1

