



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #163 - CANNON RANCH PASCO COUNTY

On September 21, 2004, Pasco County rendered to the Tampa Bay Regional Planning Council Resolution No. 04-267. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on September 8, 2004.

#### BACKGROUND

On April 18, 1989, Pasco County granted a Development Order (Resolution 89-145) to Route 347 Realty Corporation for a 2,005-acre mixed-use development located in Pasco County, one mile east of I-75 and south of State Road 52. The project is planned to contain 5,956 dwelling units, 565,000 square feet of commercial space, 27 holes of golf and other recreation areas.

The Development Order has been previously amended twice, the latest occurring on March 20, 2001 (Ordinance 01-159). The amendments have: granted an extension for the transportation improvements; modified the developer's school site requirement; consolidated the project into a single-phase with an established buildout date of April 15, 2015; increased the total number of residential units by 744 (to 6,700); established 52,000 sq. ft. of office space; decreased retail space by 382,000 sq. ft. (to 183,000); and approved variations in residential unit types.

The following represents the current plan of development:

BUILD-OUT	RESIDENTIAL (Units)*					RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)
	Single Family	M.F. / TH or Condo	MF / Resort	Retiremt. Units	Access. Units		
April 15, 2015	2,350	250	1,500	2,600	400	183,000	52,000

\* - Total Residential Units not to exceed 6,700.

#### DEVELOPMENT ORDER AMENDMENT

The Amendment authorized several transportation-related modifications to the Development Order, including revising the developer's proportionate share and the required roadway improvements. The Amendment was necessary to ensure consistency of the Development Order with June 18, 2001 Section 380.032, F.S. Agreement entered into, by and between the developer and the Florida Department of Community Affairs. Additionally, slight modifications to the Master Development Plan resulted from the transportation improvements and were included in the Amendment.

## **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 Report*, adopted on February 25, 2002, and with the Council' *Final Report* adopted on November 14, 1988.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #163 - Cannon Ranch.