



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #163 - CANNON RANCH PASCO COUNTY RY 2006-07

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 amended three times, the latest occurring on September 8, 2004 (Resolution No. 04-267). The amendments have cumulatively: modified the required transportation improvements and mitigation; modified the school impact mitigation; consolidated the project into a single-phase with a unified 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 and commercial types.

The following represents the current plan of development:

BUILDOUT	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.

### PROJECT STATUS

**Development this Reporting Year:** in addition to seeking development permits, construction of infrastructure to support the first 1,634 residential units (1,041 single-family and 593 multi-family) has commenced.

**Cumulative Development:** construction of the “temporary sales center” was completed.

**Projected Development:** The developer intends to continue constructing infrastructure to support residential development.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

The following Development Order references were obtained from Resolution No. 01-159, which constituted the revised and restated Development Order.

- Condition C.2. requires the developer to implement a ground and surface water quality monitoring program “no later than six months prior to commencement of construction activity.” Such monitoring shall continue through project buildout. The developer has asserted that monitoring has been conducted and submitted in accordance with Development Order requirements.

2. The developer has previously submitted: the *Integrated Pest Management Plan*, the *Wildlife Management Plan*, the *Archaeological Site Testing and Evaluation of Site 8PA202 Report* and the *Solid Waste Recycling Plan* in accordance with Conditions C.5., D.8.a., I.2. and K.2. respectively. These Plans were all submitted as part of (or under separate cover to) the RY 2004-05 Annual Report.
3. Documentation of all on-site wetland modifications shall be provided in each Annual Report, as appropriate. (Condition D.3.)
4. The developer shall provide the results of the monitoring of the wetlands and hydroperiod wetlands within each Annual Report, as cited in Condition D.5. This would include results of the semi-annual monitoring events for all mitigation areas and littoral shelves for a period of four years. The developer has asserted that “no wetlands have been disturbed” to date and that monitoring will be initiated in conjunction with development.
5. A report on the implementation and participation in energy conservation programs shall be documented in all future Annual Reports. (Condition L.3.)
6. Condition M.2. requires the developer to provide p.m. peak hour traffic counts at the project entrances to ensure that the total projected number of external trips (3,831), inbound trips (1,975) and outbound trips (1,856) are not exceeded. Such monitoring shall be initiated “prior to preliminary site plan approval/plat approval of fifty (50) percent of the DRI entitlements.” Monitoring results shall be provided in all respective Annual Reports.
7. The developer is required to provide Pasco County with mutually-acceptable: school site mitigation equating to a minimum of 50 “upland useable acres” (Condition N.); a minimum of two “useable, contiguous, upland acres” for a public service site (Condition O.) and a 5± acre site for a library facility (Condition P.). Such conveyances shall occur within 120 days of receiving such a request. While the school sites exist on the Master Development Plan, the developer has acknowledged that no formal request for either site has been made by the School Board.
8. While the developer has referred to the project as “Bella Verde,” formally recording a change in the project name can only be accomplished through the processing of a Notice of Proposed Change application. Please note that Subsection 380.06(19)(e)2.a., F.S. identifies that such a modification is not a Substantial Deviation. Tampa Bay Regional Planning Council staff would encourage the developer to include this modification request with the next Notice of Proposed Change submitted for the project, if applicable.

### **DEVELOPER OF RECORD**

Cannon Ranch LLC, Attention: Lee Newell, President, New Cities Development Group, 100 Pasadera Avenue, Monterey, CA 93940 is the firm 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.