



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #203 - BEACON WOODS EAST PASCO COUNTY RYs 1999-2006

On February 27, 1990, the Pasco County Board of County Commissioners approved Resolution No. 90-91, which granted a Substantial Deviation Development Order (SDDO) for the Beacon Woods East DRI (#203). This SDDO (for DRI #203) authorized Beacon Homes, Ltd. to construct significant revisions to the Beacon Woods East development plan.

The SDDO has been subsequently amended four times, most recently on November 8, 2005 (Resolution No. R06-22). The amendments have cumulatively: reactivated and extended the buildout and expiration date by a period of 15 years, 11 months and 15 days (to December 15, 2008); reduced each component of development; and identified alternative transportation mitigation measure(s). The Annual Report anniversary date is August 31<sup>st</sup>.

The revised plan of development is as follows:

LAND USE	EXISTING	PHASE 3* (1988-2008)	TOTAL
RESIDENTIAL	2,498	634	3,132
(Single-Family)	(2,498)	( 90)	(2,588)
(Multi-Family)	( 0)	(544)	( 544)
NURSING HOME (Beds)	120	30	150
COMMERCIAL (Sq. Ft.)	101,800	91,450	193,250
OFFICE (Sq. Ft.)	56,500	73,500	130,000
LIBRARY (Sq. Ft.)	32,000	0	32,000

\* - The reference to Phase 3 is accurate in terms of Development Order representation. Prior development of Phases 1 & 2 have been replaced with a reference to "existing" development.

### PROJECT STATUS

**Development this Reporting Year:** it appears that a 14,525 sq. ft. commercial facility (CVS Pharmacy) was completed.

**Cumulative Development:** it appears that 2,498 single-family residential units, a 150-bed nursing home, 116,325 sq. ft. of commercial, 56,500 sq. ft. of office and a 32,000 sq. ft. library have been constructed.

**Projected Development:** no specific development activities have been identified for the next reporting year.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Pursuant to Condition D.1. of the Development Order and Chapter 380.06(18), F.S., Annual Reports are required to be provided on an yearly basis. This multi-year Annual Report Summary, which is the subject of this Report, covers the period of 1999-2006. In addition, the prior Annual Report (submitted in 1999) covered the period of 1994-1999.
2. Revised Condition C.2.a. requires the developer to document observed sinkhole activity and describe any measure taken within each annual report. This latest revised stipulation was made part of the Development Order as a result of the most recent amendment. Therefore, a response to this issue would be anticipated in the next Annual Report submitted.
3. Six intersection improvements are required at various locations along Hudson Avenue, as identified in Conditions B.12.c.(6)(a)-B.12.c.(6)(f), and two improvements along Little Road [Conditions B.12.c.(6)(g)-B.12.c.(6)(h)]. The developer has identified that a westbound left turn lane has been constructed at the Hudson Avenue/Parcel P1A & P1B intersection, as required by Condition B.12.c.(6)(d). All other required intersection improvements will be necessary to gain access to specific parcels which are currently undeveloped. Construction of these improvements will coincide with approval of those particular parcels.
4. The developer has confirmed that the \$934,439.00 proportionate share was paid to Pasco County within 90 days of Development Order approval, in accordance with Conditions B.12.c.(7).

## **DEVELOPER OF RECORD**

D.R. Horton Inc., c/o Shelly May Johnson, P.A., 8726 Old C.R. 54, Suite D, New Port Richey, FL 34653 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 its Development Order with the exception of the issue described in *Summary of Development Order Condition #1*, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.