



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #163 - CANNON RANCH PASCO COUNTY RY 2007-08

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; 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.

Council records have been updated to reflect three-year extensions to the project buildout and the Development Order expiration dates (each to April 15, 2018) in accordance with changes to Subsection 380.06(19)(c)

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, 2018 | 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 continued for the first 1,634 residential units (1,041 single-family and 593 multi-family).

**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.

1. 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. 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 continues to assert that “flows and hydroperiods have not been affected by such construction.” It shall be noted that such statements shall not suffice in lieu of conducting the required monitoring in the required frequencies for future Annual Reports.
4. As required by Condition L.3., a report on the implementation and participation in energy conservation programs shall be documented in all future Annual Reports once development entitlements have been completed.
5. 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.
6. The developer is required to provide Pasco County with two mutually-acceptable school sites totaling a minimum of 50 “upland useable acres” (Condition N.). While the school sites exist on the Master Development Plan, the developer has acknowledged that no formal request has been made by the School Board for either site.
7. In accordance with Condition O., the Developer has allegedly paid \$50,000 in lieu of the dedicating two “useable, contiguous, upland acres” for development of a police/fire public service site. The Developer has additionally confirmed that the County has not requested the donation of a library facility site (up to five acres) as described in Condition P. Such conveyances shall occur within 120 days of receiving such a request.

8. The developer continues to refer to the project as “Bella Verde.” Please note that a formal change in the name of the project can only be accomplished in accordance with Subsection 380.06(19)(e)2.a., F.S. Until and unless a change occurs, Council will continue to refer to the project as “Cannon Ranch.”

**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.