



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #203 - BEACON WOODS EAST PASCO COUNTY RY 2008-09

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. 06-22). The amendments have cumulatively: reactivated and extended the buildout and expiration dates by a cumulative period of 15 years, 11 months and 15 days; reduced each component of development; and identified alternative transportation mitigation measure(s). The Annual Report anniversary date is August 31st. The Developer has subsequently requested a further three-year extension of the buildout and Development Order expiration dates resulting from 2007 revisions to Subsection 380.06(19)(c), F.S. and a further two-year extension in accordance with the passage of SB 360 in 2009.

The revised plan of development is as follows:

LAND USE	EXISTING	PHASE 3 ¹ (1988-2013) ²	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

1. The reference to Phase 3 is accurate in terms of Development Order representation. Phases 1 & 2 have subsequently been completed and are now combined and referred to as "Existing."

2. The project buildout date (12/15/2013) is reflective of a three-year extension granted pursuant to 2007 revisions to Subsection 380.06(19)(ca), F.S. plus a two year extension in accordance with 2009 legislation (SB 360).

PROJECT STATUS

Development this Reporting Year: no development activity was initiated and/or completed during the reporting period.

Cumulative Development: based on prior annual reporting, 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 all been constructed.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Revised Condition C.2.a. requires the developer to document observed sinkhole activity and describe any measure taken within each annual report. This revised stipulation was incorporated as a result of Resolution No. 06-22. Consequently, a response to this issue would be anticipated in all future Annual Reports.
2. 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 previously 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.
3. The developer has previously asserted 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

BOH Beacon Woods FL LP, 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 the Development Order. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.