



ARS

Annual Report Summary

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DRI #203 - BEACON WOODS EAST PASCO COUNTY RY 2010-11

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 had subsequently been amended five times, most recently on December 21, 2010 (Resolution No. 11-113). The amendments have cumulatively: reactivated and extended the buildout and expiration dates by a cumulative period of 19 years, 11 months and 15 days; reduced each component of development; modified the Land Use Equivalency Matrix to allow alternative uses within Parcels V-23, V-24, V-34, V-35, V-36 and C-1 (all in Phase 3); and identified alternative transportation mitigation measure(s). The project buildout and Development Order jointly expire on December 15, 2017.

The approved plan of development is as follows:

LAND USE	EXISTING ¹	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, combined and are now referred to as "Existing."

2. The project buildout date (12/15/2017) is reflective of a three-year extension granted pursuant to 2007 revisions to Subsection 380.06(19)(ca), F.S., a two year extension in accordance with 2009 legislation (SB 360) **plus** a four-year extension related to HB 7207 approved in 2011.

PROJECT STATUS

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

Cumulative Development: 2,498 single-family residential units, a 120-bed nursing home, 114,800 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 period.

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 subsequent 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. The Developer has affirmed that “*there was no observed sinkhole activity during the reporting period.*”
2. Also added as a result of Ordinance No. 66-22 are requirements for six intersection improvements at various locations along Hudson Avenue, as identified in Conditions B.12.c.(6)(a) - (f), and two improvements along Little Road [Conditions B.12.c.(6)(g) - (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 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 in 2006, in accordance with Conditions B.12.c.(7), as mitigation for Phase 3 impacts.

DEVELOPER OF RECORD

BOH Beacon Woods & BOH Emerald Field FL LP, c/o Shelly May Johnson, P.A., 7241 Little Road, New Port Richey, FL 34654 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.