



ARS

Annual Report Summary

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DRI #163 - CANNON RANCH PASCO COUNTY RY 2012-13

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. In accordance with HB 7207, the Development Order expiration date has subsequently been extended by four years to April 18, 2019.

The following represents the current plan of development:

BUILDOUT	RESIDENTIAL (Units) ²					RETAIL (Sq.Ft.)	OFFICE (Sq.Ft.)
	Single Family	M.F. / TH or Condo	MF / Resort	Retiremt. Units	Access. Units		
Dec. 31, 2014 ¹	2,350	250	1,500	2,600	400	183,000	52,000

1. The referenced Buildout Date has been extended by four years in accordance with 2011 legislation (i.e. HB 7207).
 2. Total Residential Units shall not exceed 6,700.

The Developer submitted a Notice of Proposed Change application on March 6, 2009, requesting the following Development Order modifications. While this application has remained dormant for nearly 4½ years, these modifications are considered to remain under review and/or consideration.

- change the official name of the project from “Cannon Ranch” to “Bella Verde”;
- modify D.O. Conditions to ensure consistency with the revised Development Agreement;
- extend the project buildout date to December 31, 2017;
- reduce the number of single-family residential units by 28 (to 2,322);
- increase the multi-family condominiums/townhomes units by 1,801 (to 2,051);
- eliminate the MF/Resort, the Retirement and “Access Unit” residential components;
- reduce Retail by 48,000 sq. ft. (to 135,000);
- increase Office by 48,000 sq. ft. (to 100,000);
- Reduce the number of golf holes by nine (to 27);

- eliminate the provision recognizing the maximum number of residential units as “6,700”;
- add an undeterminable (at this time) amount of parkland acreage; and
- realignment of Loop Road/Clinton Avenue intersection.

In lieu of preparing a formal Annual Report, the Applicant has submitted a July 29, 2013 correspondence indicating that “no development activity occurred during the reporting period.” Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18). Therefore, the following development and compliance representations, except for recognition of a new Master Developer, would be identical to those previously reported and restated below.

PROJECT STATUS

Development this Reporting Year: development (and permitting) activity has ceased since 2008 due to the “depressed real estate market.” Residential, office or retail development has not been subsequently sold and/or constructed.

Cumulative Development: only construction of the “temporary sales center” has transpired to date.

Projected Development: while no development activity is anticipated during the next reporting year, the Developer has communicated their intentions to “file a Notice of Proposed Change as well as a Developer Agreement and Master Planning Unit Development amendment applications based on a revised plan of development and an updated traffic analysis.”

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

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 continues to acknowledge that monitoring was conducted and submitted in accordance with Development Order requirements through 2008. However, further monitoring events have been temporarily suspended to coincide with the lack of development activity. It would be anticipated that monitoring will resume contingent with further development.
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 conduct and provide the results of wetlands and hydroperiod wetland monitoring 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. It appears that such monitoring has temporarily ceased on account of the lack of development activities. While such monitoring would be expected to resume in conjunction with future development, the results of the monitoring shall be included with all future (and relevant) 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 construction of development entitlements has been initiated.
5. Condition M.2. obligates the developer to conduct annual traffic monitoring of all external project driveways during the p.m. peak hour in order to ensure that the 3,831 p.m. peak hour external trips (i.e. 1,975 Inbound/1,856 Outbound) are not exceeded. Such monitoring shall be initiated “prior to preliminary site plan approval/plat approval of fifty (50) percent of the DRI entitlements.” Results of such monitoring 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 “*although the School Board has agreed to the location and configuration of the two sites.*”
7. In accordance with Condition O., the Developer acknowledged the prior payment of \$50,000 in lieu of 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.

DEVELOPER OF RECORD

CR Pasco Development Company LLC, Attention: Michael Lawson, Director of Land Development, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607 is the entity 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. While the above-recognized Developer of Record has apparently changed, please note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.