



ARS

Annual Report Summary

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DRI #203 - BEACON WOODS EAST PASCO COUNTY RY 2012-13

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 six times, most recently on December 6, 2011 (Resolution No. 12-57). 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); identified alternative transportation mitigation measure(s); and revised the maximum number of Single-Family units allowable in Phase 3 under the Land Use Equivalency Matrix (to 311). 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 (1988-12/15/2017) 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)(c), 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: while no specific development activity was identified, the Developer has indicated that “*additional construction will be dependent on market conditions for residential, office and commercial development.*”

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition C.2.a. requires the developer to document observed sinkhole activity and describe any measure taken within each subsequent annual report. The Developer acknowledged that “*there was no observed sinkhole activity during the reporting period.*” Such assessment shall continue to be conducted at least annually and reported in all future Annual Reports.
2. As identified in Condition B.12.c.(6) [i.e. Page 6 of Resolution No. 06-22], the Developer is responsible for construction of the following access improvements:

COND- ITION #	INTERSECTION LOCATION	REQUIRED IMPROVEMENT
B.12.c.(6)(a)	Hudson Avenue/Aquaclara Drive	Construct Eastbound Left Turn Lane
B.12.c.(6)(b)	Hudson Avenue/Parcel C2A	Construct Westbound Left Turn Lane
B.12.c.(6)(c)	Hudson Avenue/Parcel C2C	Construct Westbound Left Turn Lane
B.12.c.(6)(d)	Hudson Avenue/Huntley Parcel C2	Construct Westbound Left Turn Lane
B.12.c.(6)(e)	Hudson Avenue/Parcels P1A & P1B	Construct Westbound Left Turn Lane
B.12.c.(6)(f)	Hudson Avenue/Parkview	Construct Eastbound Left Turn Lane
B.12.c.(6)(g)	Little Road/Parcel C2A	Construct Northbound Left Turn Lane
B.12.c.(6)(h)	Little Road/Parcel C2C	Construct Southbound Left Turn Lane & signalize when warranted by MUTCD.

The Developer has indicated that “*none of these access improvements have been constructed to date due to the fact that development has not occurred on the respective Parcel(s) and/or the particular access improvement(s) was not warranted at the time of preliminary site plan approval for the respective parcel.*” In addition, it was identified that “*the access improvements are tied to the development of each individual parcel and will be constructed at the time the owner of that parcel develops it.*”

3. The Developer continues to acknowledge 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.