



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #163 - CANNON RANCH PASCO COUNTY RY 2001-02

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 twice, the latest occurring on March 20, 2001 (Ordinance 01-159). The initial amendment, adopted on June 12, 1990 (Resolution No. 90-169), granted extensions for the transportation improvements and modified the developer's requirement for Pasco County school sites. The latter amendment authorized the following:

- ! consolidation of the project into a single-phase with a unified buildout date of April 15, 2015;
- ! extended the comparability of each project phase to April 15, 2015;
- ! increased the total number of residential units by 744 (to 6,700);
- ! establishment of 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.

The following represents the current plan of development:

BUILD-OUT	RESIDENTIAL (Units)*					RETAIL (Sq.Ft.)	OFFICE (Sq.Ft.)
	Single Family	M.F. / TH or Condo	MF / Resort	Retirem. Units	Access. Units		
April 15, 2015	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:** No construction has occurred during the reporting year.

**Cumulative Development:** No significant development activity has occurred to date.

**Projected Development:** specific development activity has not been identified for the next reporting year.

## **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 D.3.b. 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. Documentation that all required monitoring plans and mitigative measures shall be provided in the Annual Reports.
2. Documentation of all on-site wetland modifications shall be provided in each Annual Report, as appropriate. (Condition D.4.c.)
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.4.e. This would include results of the semi-annual monitoring events for all mitigation areas and littoral shelves for a period of four years.
4. Condition D.8.a. requires the developer to document their compliance with the relocation and/or habitat preservation plans for all threatened and endangered species previously reported within all annual reports submitted prior to issuance of any Building Permits for affected tracts. In addition, Condition D.8.b. requires the developer to conduct additional site analysis to verify the current status of on-site nesting locations for identified species. If such survey(s) reveals that existing nesting sites cannot be satisfied by the identified measures, remediation action and a monitoring program shall be established immediately with results provided within each subsequent Annual Report.
5. Documentation of the excavation and surveying of Archaeological Site 8Pa202 shall be provided in the appropriate Annual Report as identified in Condition D.9.b.
6. A report on the implementation and participation in energy conservation programs shall be documented in the Annual Report. (Condition D.12.c.)
7. Exhibit F to the Development Order identifies the required link and intersection improvements with a corresponding proportionate share calculation of \$10,156,419, as identified in Condition D.13.a.
8. Condition D.13.b. 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. This information shall be provided in all subsequent Annual Reports.
9. Within two years of the final approval date including appeals (by May 4, 2003), the developer shall enter into a Developer’s Agreement to construct the pipeline improvement (widen S.R. 52 from the I-75 east ramp to the project’s main entrance and extend the pending westbound through lane 750’ west of the pending FDOT improvements). The developer has submitted a draft Developer Agreement to Pasco County which remains under review.

10. The developer is required to provide Pasco County with: a mutually-acceptable 15-acre school site, either within or in close proximity of the project (Condition D.14.a.); and a five-acre library site within the Village Center, Business District or other approved site (Condition D.16.). Such conveyances shall occur within 120 days of receiving such a request.

### **DEVELOPER OF RECORD**

Thompson Station Enterprises, L.L.C., c/o Corporate Analytics, L.L.C., 4701 Teller Avenue, Suite B, Newport Beach, CA 92660 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.