

PGM10-188
Cannon Ranch DRI
Amended and Restated Development Agreement
Background

1. On April 18, 1989, the Board of County Commissioners (BCC) approved Resolution No. 89-145 for the Cannon Ranch DRI/Development Order (DO).
2. On June 12, 1990, the BCC approved Resolution No. 90-169 amending the DO.
3. On March 21, 2001, the BCC approved Resolution No. 01-159 amending and restating the DO.
4. On August 24, 2004, the BCC approved the final Route Study Report for Clinton Avenue Extension (Project Development and Environment Study) in accordance with the Cannon Ranch DRI Development Agreement (DA), Section D.1.d.(1) (PMA04-119).
5. On September 8, 2004, the BCC approved Resolution No. 04-267 amending, consolidating, and restating the DO. Also approved was the Cannon Ranch Development Agreement (DA) between Pasco County and Cannon Ranch, LLC; New Cities Land Company, Inc.; Bates Properties, Inc.; and DAD Properties, LLC.
6. On March 15, 2005, the County sent a written certified notice in accordance with the Cannon Ranch DRI DA, Section D.1.k.(1), advising the developers that the commencement of preparation of the plans for the County's Clinton Avenue Extension had begun.
7. On March 8, 2006, the developers paid \$2,128,105.74 to Pasco County representing their I-75 share to be used toward the six-laning of I-75 from I-275 to S.R. 52 by the Florida Department of Transportation (FDOT) in accordance with the Cannon Ranch DRI DA, Section D.1.b.
8. On July 5, 2006, the Engineering Services Department Director, Jim Widman, sent written notice that the County has final committed funding for right-of-way and construction of the Clinton Avenue Extension, and that the County has commenced preparation of construction plans in accordance with the Cannon Ranch DRI DA, Section D.1.d.(2).
9. On October 24, 2006, the BCC approved a request through the Real Estate Division for the recording of four Warranty Deeds and four Resolutions Canceling Taxes for right-of-way along S.R. 52, Clinton Avenue Extension within their project boundaries, along Curley Road, and along Tyndall Road (REA07-007).
10. On August 27, 2008, the BCC approved an Amended and Restated Development Agreement for Cannon Ranch, which in part, revised the schedule for right-of-way acquisition, construction commencement and construction completion for all improvements. (GM08-445)
11. On September 23, 2008, the BCC, at the request of staff, reaffirmed their decision to approve the Amended and Restated Development Agreement, revising identified scrivener errors within the document. (GM08-481)
12. On May 4, 2010, staff confirmed with FDOT that the required plan submission by the developer, to revise the SR 52 construction plans, has not been submitted for their review.