

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 07/01/10

FILE: PGM10-250

SUBJECT: Cannon Ranch DRI/Development Agreement Amendment; New Cities Land Company, Inc.; Bates Properties, Inc; DAD Properties, LLC; Cannon Ranch, LLC; Bella Verde East CDD; Bella Verde Lake CDD; Bella Verde Golf CDD; and Cannon Ranch Co-Tenancy DRC: 7/15/10, 1:30 p.m., DC (Cont. from 6/10/10 DRC)

FROM: Richard E. Gehring
Growth Management Administrator

REFERENCES: Section 380.06(19), Florida Statutes; Land Development Code, Section 403, Development Agreements; Comm. Dist. 1
Planners: Dawn Sutton & Cynthia Spidell

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

DESCRIPTION AND CONDITIONS:

The Cannon Ranch Development of Regional Impact (DRI) is a 1,965.32-acre, mixed-use development located in East Pasco County, one mile east of I-75, on the south side of S.R. 52 with Curley Road on the east boundary and Tyndall Road on the south boundary, in Sections 09, 10, 11, 14, 15, and 16, Township 25 South, Range 20 East.

The project is currently approved for:

Residential Units	6,700 d.u.
Commercial	183,000 s.f. (GFA)
Office	52,000 s.f. (GFA)

The pending NOPC application on file proposes to change the approved entitlements as follows:

Residential	4,373 d.u.
Golf Course	18 holes
Commercial	135,000 s.f. (GFA)
Office	100,000 s.f. (GFA)

For purposes of concurrency, the approved DA analyzed the proposed revised entitlements which are subject to approval through the pending NOPC application.

DEVELOPERS' REQUEST:

The developer is requesting a continuance of this hearing to the September 9, 2010 DRC at 1:30 in Dade City.

ALTERNATIVES AND ANALYSIS:

1. Approve the applicant's request and continue the item to the September 9, 2010 DRC at 1:30 p.m., in Dade City.
2. Deny the continuance of the public hearing
3. Direct staff as to other action desired by the DRC

RECOMMENDATION:

The Growth Management Department staff recommends that the DRC approve Alternative No. 1.

ATTACHMENTS:

1. Location Map
2. Email Request

REG/DS/CS/ds

DEVELOPMENT REVIEW COMMITTEE ACTION: