



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
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### DRI #244 - CYPRESS CREEK PASCO COUNTY RY 2004-05

On June 18, 2002, Pasco County granted a Development Order (Resolution No. 02-181) to Skinner Bros. Realty Co. for a single-phase, 405-acre, multi-use development bound on the west by Interstate 75 and on the north by Cabbage Swamp and the Saddlebrook Village DRI. The project is west of C.R. 581 and north of Cypress Creek and the Northwood DRI in south central Pasco County. The Development Order expiration date is June 18, 2012.

The project has not been amended. The anniversary date for the Annual Report is June 18<sup>th</sup>.

The project has been approved for the following:

PROJECT BUILDOUT	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESIDENTIAL (MF Units)	HOTEL (Rooms)
December 31, 2006	656,000	624,000	740	393

### PROJECT STATUS

**Development this Reporting Year:** construction of Silver Maple Drive (south of S.R. 56) was initiated in August 2004 and completed in July 2005. Pulte Homes continued construction of 198 townhomes and A.G. Spanos Corp. commenced construction of a 312-unit apartment complex in May 2005.

**Cumulative Development:** the above-referenced activities reflect the extent of development on site.

**Projected Development:** no specific development activity was identified but completion of the above-referenced townhomes and apartments would be expected.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Future Annual Reports shall include identification of actions taken to comply with SWFWMD's rules regarding the Northern Tampa Bay Water Use Caution Area, as required by Condition V.C.4.
2. If a groundwater quality monitoring program is required by the permitting agencies, monitoring results shall be included in all respective Annual Reports through project buildout. (Condition V.C.6.)
3. The Applicant/Developer or his designee shall advise businesses within the project of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, F.A.C. (Condition V.K.3.)

4. The developer has alleged that a Letter of Credit in the amount of \$5,052,646.00 has been posted with Pasco County in accordance with Conditions V.M.3.a.-b. Such amount represents the full proportionate share contribution for the project's transportation impacts.
5. The Applicant/Developer shall provide external p.m. peak hour counts and projected counts at all project entrances following the issuance of Certificates of Occupancy for 50 percent of the project. Such monitoring shall continue until project buildout and be included in all respective Annual Reports. If the project's external trips exceed the estimated project traffic identified in Exhibit H (of the Development Order) by more than five percent, the County may require the Applicant/Developer to provide a revised transportation analysis, a DO amendment, and/or a recalculation of the proportionate share amount. (Condition V.M.4.)

#### **DEVELOPER OF RECORD**

Skinner Bros. Realty Co., Attention: A. Chester Skinner III, 2963 Dupont Avenue, Suite 2, Jacksonville, FL 32217 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.