



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
www.tbrpc.org

DRI #244 - CYPRESS CREEK PASCO COUNTY RY 2005-06

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. However, on May 15, 2006 the developer submitted a Notice of Proposed Change requesting the following modifications to the Development Order, which remain under review:

- extend the retail, residential and hotel uses by one year (to December 31, 2007) and the office uses by three years (to December 31, 2009); and
- various Master Development Plan modifications to coincide with previous County approvals.

The project has been approved for the following:

PROJECT BUILDOUT	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESIDENTIAL (MF Units)	HOTEL (Rooms)	DAY CARE (Sq. Ft.)
December 31, 2006	633,900*	716,727*	614*	393	10,145*

* - Entitlements are reflective of Land Use Equivalency Matrix conversions dated May 22, 2006 and August 22, 2006.

PROJECT STATUS

Development this Reporting Year: construction of Silver Maple Drive (south of S.R. 56) was completed in October 2005. Pulte Homes completed construction of 198 townhomes and A.G. Spanos Corp. continued development of a 312-unit apartment complex which commenced in May 2005. A 12,729 sq. ft. medical office was also initiated during the reporting year.

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 apartment complex and medical office would be expected.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has identified the measures being 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.