



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #244 - CYPRESS CREEK PASCO COUNTY

On January 5, 2007, the Pasco County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-63. The Resolution reflects an amendment adopted by the Board on December 5, 2006.

BACKGROUND

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 previously amended.

Reflective of the modifications recognized below, the following constitutes the approved phasing schedule:

SUB-PHASE	BUILDOUT DATE	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESIDENTIAL (MF Units)	HOTEL (ROOMS)	DAY CARE (Sq. Ft.)
1A	December 31, 2007	656,000	0	614	393	10,145
1B	December 31, 2009	0	639,728	0	0	0
		656,000	639,728	614	393	10,145

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following:

- extension of the buildout dates associated with the retail, residential and hotel uses by one year (to December 31, 2007) and the office use by three years (to December 31, 2009);
- extension of the Development Order expiration date by a comparable three-year period (to June 18, 2015);
- redesignation of land uses assigned to Parcels 6, 8A & 13 on the Master Development Plan; and
- recognition of Hotel as an alternative use on Parcel 5 of the Master Development Plan and Office as an alternative use on Parcel 2.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on November 13, 2006, and with the Council' *Final Report* adopted on June 11, 2001.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #244 - Cypress Creek.

GENERAL LOCATION MAP



MASTER DEVELOPMENT PLAN

