



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #244 - CYPRESS CREEK PASCO COUNTY RY 2006-07

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 Development Order has been amended once on December 5, 2006 (Resolution No. 07-63) to authorize the following modifications:

- 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.

The approved phasing schedule is as follows:

SUB-PHASE	BUILDOUT DATE	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESID. (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

### PROJECT STATUS

**Development this Reporting Year:** it appears that 280,897 sq. ft. of Office, 214,945 sq. ft. of Retail, 100 Hotel rooms and a 7,500 sq. ft. Day Care facility are all under construction.

**Cumulative Development:** in addition to the above-referenced initiated development, 176 multi-family units have been completed by Pulte Home Corporation and 288 multi-family units by the Spanos Corporation.

**Projected Development:** while specific development has not been identified, it would be anticipated that the development identified as “under construction” above would be completed during the next reporting period.

## **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.