



Tampa Bay Regional Planning Council

# BRS

## Biennial Report Summary

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**DRI #252 - CYPRESS CREEK TOWN CENTER  
 PASCO COUNTY  
 RYs 2005-07**

On December 10, 2004, Pasco County granted a Development Order (Resolution No. 05-40) to Pasco 54, Ltd., Pasco Ranch, Inc., and Pasco Properties of Tampa Bay, Inc. for a 510-acre mixed-use development in southern Pasco County, generally along S.R. 56 at the intersection of the realigned S.R. 54, adjacent to and west of I-75 and north of the Hillsborough County line. S.R. 56 traverses and nearly bisects the project. A Land Use Equivalency Matrix has been adopted as part of the Development Order which would recognize conversion(s) between office and commercial uses but not residential. While development must commence on or before January 23, 2008, the Development Order expires on December 31, 2019.

The following constitutes the approved phasing schedule:

LAND USE		PHASE 1 (2005-2011)	PHASE 2* (TBD)	TOTAL
<b>Commercial</b>	<b>(Sq. Ft.)</b>	<b>1,996,000</b>	<b>215,000</b>	<b>2,211,000</b>
	Regional Mall	1,300,000	215,000	1,515,000
	Retail Center	600,000	0	600,000
	Highway Commercial	96,000	0	96,000
<b>Office</b>	<b>(Sq. Ft.)</b>	<b>120,000</b>	<b>300,000</b>	<b>420,000</b>
<b>Residential/Multi-Family</b>	<b>(Units)</b>	<b>230</b>	<b>400</b>	<b>630</b>
<b>Hotel</b>	<b>(Rooms)</b>	<b>350</b>	<b>350</b>	<b>700</b>

\* - Specific approval of Phase 2 is contingent upon further transportation and air quality analyses.

### PROJECT STATUS

**Development this Reporting Year:** no development activity has been completed during the reporting year.

**Cumulative Development:** no development activity has been completed to date.

**Projected Development:** no specific development activity has been identified for the next reporting year.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Unless approved by the County, land uses north of S.R. 56 can only be traded for uses north of S.R. 56 and the same rationale applies for development south of S.R. 56. [Condition 5.b.(3)]
2. The stormwater treatment system south of S.R. 56 shall be designed to treat the first 1½ inches of rainfall and shall provide fourteen (14) day residence time, unless otherwise approved by Pasco County and the SWFWMD [Condition 5.c.(2)]. In addition, in accordance with Condition 5.c.(10),

50-foot setback requirements from the *Outstanding Florida Water* will ensure protection of water quality within the Cypress Creek OFW, except as may be required for the bridge crossing Cypress Creek.

3. The Developer has submitted the following Plans supplemental to the first Biennial Report: a surface water quality monitoring program [Condition 5.c.(3)(a)]; a groundwater quality monitoring program [Condition 5.c.(4)]; an *Integrated Pest Management Plan* [Condition 5.c.(5)]; an *On-Site Wetland Protection Plan* [Condition 5.d.(3)]; a *Solid Waste Recycling Plan* [Condition 5.l.(2)(d)]; a *Detailed Ecosystem Improvement Plan* [Condition 5.e.(1)(b)]; and a Master Roadway Plan [MPUD Zoning Condition 28].
4. Surface and Groundwater quality monitoring shall continue through buildout with the results included in each Biennial Report. [Conditions 5.c.(3)(a) & 5.c.(4), respectively]
5. All wetland mitigation activities shall be completed, in accordance with the *Ecosystem Improvement Plan*, prior to issuance of Certificate(s) of Occupancy beyond 500,000 sq. ft. of development. [Condition 5.e.(1)(e)]
6. The entirety of Cypress Creek OFW lands (as shown on Exhibit I) located on the site shall be preserved. The proposed roadway crossing over Cypress Creek shall be designed to minimize impacts to the environmentally sensitive areas. The proposed southern access roadway crossing Cypress Creek will feature a bridge structure which includes a minimum of twenty-five (25) feet of uplands at both banks to facilitate wildlife movement along this riverine corridor and provide continuity to the riverine corridor and previously constructed wildlife crossings. The bridge shall have a span adequate to accommodate wildlife (e.g. deer) in accordance with Pasco County standards. [Condition 5.h.(2)]
7. The Developer agrees to construct Pipeline Improvements as mitigation for Cypress Creek Town Center Phase 1 transportation impacts. Pursuant to Section 163.3180(12), F.S., and Rule 9J-2.045, FAC, the Developer's proportionate share contribution for those improvement projects listed in Exhibit G, is \$22,992,094 in 2004 dollars. [Condition 5.n.(4)]
8. The Developer shall institute an annual monitoring program to verify that the allowable trips are not exceeded. The monitoring shall commence within eighteen (18) months following construction plan approval for fifty (50) percent of Phase 1 development. The total driveway trips shall not be allowed to exceed 3,043 inbound and 3,381 outbound p.m. peak hour trips (6,424 trips total). The total pass-by trips shall not be allowed to exceed 1,472 p.m. peak hour trips (sum of both directions). [Condition 5.n.(6)]
9. In the first year following issuance of Certificates of Occupancy for the first office development in the project, the Developer shall initiate a Transportation Systems Management program to divert vehicle trips from the p.m. peak hour. The TSM program shall include an annual assessment of the actual achievement of trips diverted from the p.m. peak hour as a result of the program. Results of the TSM program shall be included in each Biennial Report. [Condition 5.n.(7)]

**DEVELOPER OF RECORD**

The Richard E. Jacobs Group, Inc., 25425 Center Ridge Road, Westlake, OH 44145-4122 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.