



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #252 - CYPRESS CREEK TOWN CENTER PASCO COUNTY

On May 23, 2008, Pasco County rendered Resolution No. 08-217 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on May 13, 2008.

BACKGROUND

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. 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
Commercial	(Sq. Ft.)	1,996,000	215,000	2,211,000
	Regional Mall	1,300,000	215,000	1,515,000
	Retail Center	600,000	0	600,000
	Highway Commercial	96,000	0	96,000
Office	(Sq. Ft.)	120,000	300,000	420,000
Residential/Multi-Family	(Units)	230	400	630
Hotel	(Rooms)	350	350	700

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

DEVELOPMENT ORDER AMENDMENT

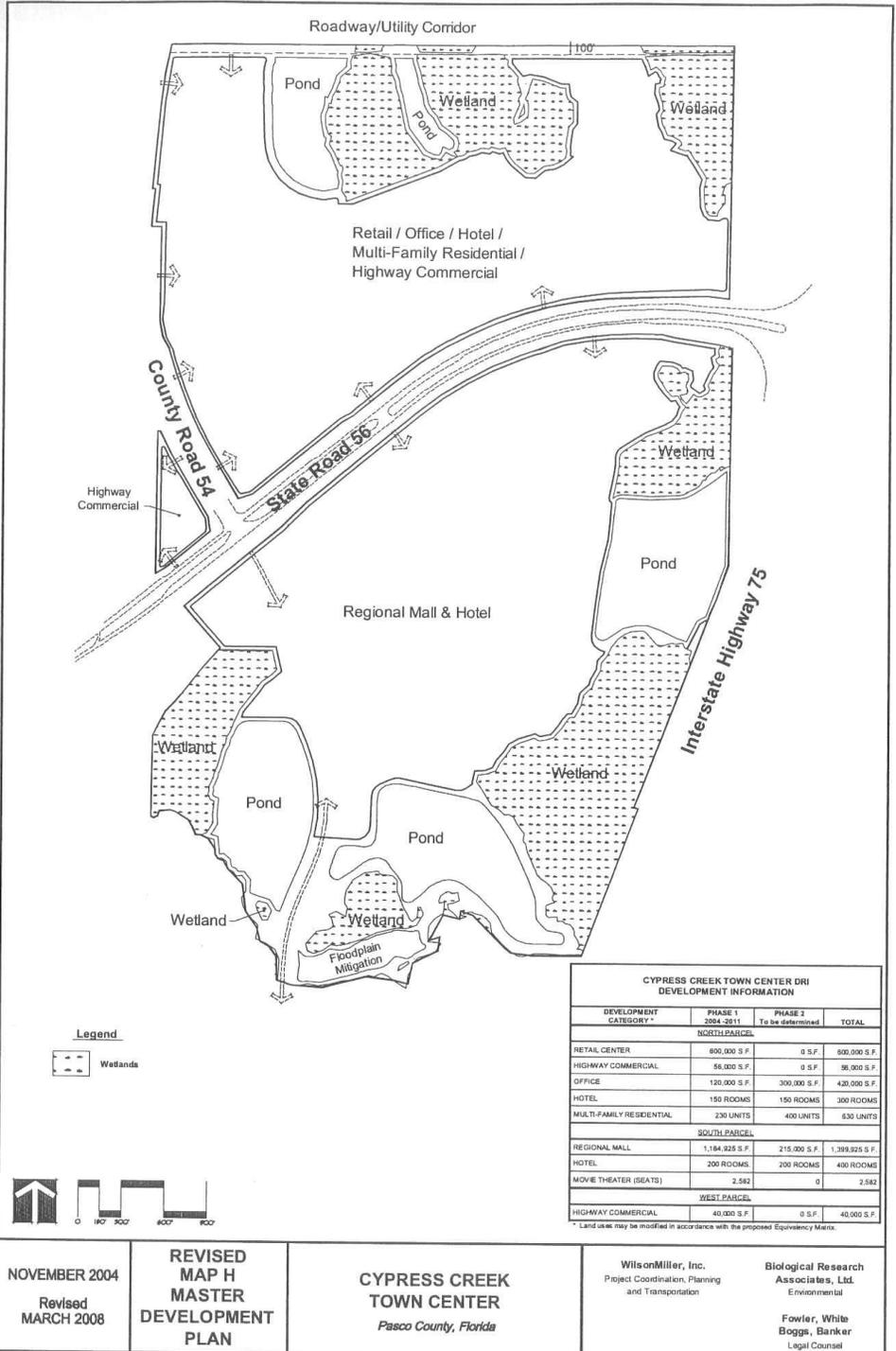
The Resolution authorized the combining of approved land uses in the northern portion of the development on the Master Development Plan.

The revision did not affect the environmental features (i.e. wetlands or ponds) nor the southern project area. Such request was submitted in conjunction with Subsections 380.06(19)(e)2.(i) & (k), F.S. and thus did not require the prior submittal of a Notice of Proposed Change application. The revised Master Development Plan has been attached to this Report.

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 *Final Report* adopted on December 13, 2004.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #252 - Cypress Creek Town Center.



**CYPRESS CREEK TOWN CENTER DRI
DEVELOPMENT INFORMATION**

DEVELOPMENT CATEGORY*	PHASE 1	PHASE 2	TOTAL
	2004-2011	To be determined	
NORTH PARCEL			
RETAIL CENTER	800,000 S.F.	0 S.F.	800,000 S.F.
HIGHWAY COMMERCIAL	88,000 S.F.	0 S.F.	88,000 S.F.
OFFICE	120,000 S.F.	300,000 S.F.	420,000 S.F.
HOTEL	150 ROOMS	150 ROOMS	300 ROOMS
MULTI-FAMILY RESIDENTIAL	230 UNITS	400 UNITS	630 UNITS
SOUTH PARCEL			
REGIONAL MALL	1,184,925 S.F.	215,000 S.F.	1,399,925 S.F.
HOTEL	200 ROOMS	200 ROOMS	400 ROOMS
MOVIE THEATER (SEATS)	2,582	0	2,582
BEST PARCEL			
HIGHWAY COMMERCIAL	40,000 S.F.	0 S.F.	40,000 S.F.

* Land uses may be modified in accordance with the proposed Equivocity Matrix.

NOVEMBER 2004
Revised
MARCH 2008

**REVISED
MAP H
MASTER
DEVELOPMENT
PLAN**

**CYPRESS CREEK
TOWN CENTER**
Pasco County, Florida

WilsonMiller, Inc.
Project Coordination, Planning
and Transportation

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Associates, Ltd.
Environmental

Fowler, White
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