



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #244 - CYPRESS CREEK PASCO COUNTY RY 2007-08

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 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, 2010*	656,000	0	614	393	10,145
1B	December 31, 2012*	0	639,728	0	0	0
TOTAL →		656,000	639,728	614	393	10,145

* - Council records have been updated to reflect three-year extensions of the project buildout date (to December 31, 2010) and the Development Order expiration date (to June 18, 2018) recognized in accordance with revisions to Subsection 380.06, F.S.

PROJECT STATUS

Development this Reporting Year: construction of 280,897 sq. ft. of Office, 214,945 sq. ft. of Retail, 100 Hotel rooms and a 7,500 sq. ft. Day Care facility were evidently completed during the reporting period.

Cumulative Development: 280,897 sq. ft. of Office, 214,945 sq. ft. of Retail, 100 Hotel rooms, 464 multi-family units and a 7,500 sq. ft. Day Care facility have all been completed.

Projected Development: the Developer intends to construct 10,000 sq. ft. medical office building, at minimum.

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. The Developer has asserted that all Subphase A roadway improvements have been completed and that Subphase B improvements will be constructed "when warranted."
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. Based on the completed development identified above, it does not appear this threshold has been triggered.

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.