



DOAR

Development Order Amendment Report

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DRI #244 - CYPRESS CREEK PASCO COUNTY

On June 11, 2009, Pasco County rendered Resolution No. 09-205 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on May 12, 2009.

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 Seven Oaks (fka 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 one prior time, 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 prior approved phasing schedule was as follows:

SUB-PHASE	BUILDOUT DATE	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESID. (MF Units)	HOTEL (ROOMS)
1A	December 31, 2007	666,145*	0	614	393
1B	December 31, 2009	0	639,728	0	0
TOTAL →		666,145*	639,728	614	393

* - Includes 10,145 sq. ft. Day Care facility(ies).

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following:

- extend (current) Phase 1A by an additional eight years, 11 months and 15 days (to December 15, 2016);
- extend (current) Phase 1B by an additional six years, 11 months and 15 days (to December 15, 2016);
- re-consolidate Phases 1A and 1B into a single phase;
- extend the Development Order expiration date by an additional three years, six months and 13 days (to December 31, 2018);
- approve a stipulation recognizing the timing and donation of three parcels totaling 206.08± acres to Pasco County; and
- transportation mitigation modifications resulting from the application of “Employment Center” credits.

The revised phasing schedule is as follows:

BUILDOUT DATE	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESID. (MF Units)	HOTEL (ROOMS)
December 15, 2016	666,145*	639,728	614	393

* - Includes 10,145 sq. ft. Day Care facility(ies).

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 April 13, 2009 and with the Council's *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

