



DOAR

Development Order Amendment Report
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DRI #252 - CYPRESS CREEK TOWN CENTER PASCO COUNTY

On December 23, 2009, Pasco County rendered Resolution No. 10-100 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco Board of County Commissioners on December 15, 2009.

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. While development must commence on or before January 23, 2008, the Development Order expires on December 31, 2019.

The Development Order has been amended only once (Resolution No. 08-217), on May 13, 2008, to combine approved land uses in the northern portion of the development on the Master Development Plan.

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (2005-2011)	PHASE 2* (TBD)	TOTAL
Commercial (Sq. Ft.)	1,880,925	215,000	2,095,925
Regional Mall	1,184,925	215,000	1,399,925
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
Movie Theatre (Seats)	2,582	0	2,582

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

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications of the Development Order:

- extended the Phase 1 buildout and Development Order expiration date each by a period of ten years (to December 31, 2021 and December 31, 2029, respectively);
- updated project entitlements to reflect a prior conversion (i.e. 115,075 sq. ft. of Regional Mall for 2,582 Movie-Theatre seats);
- modified Development Order Condition 5.n.(4) to specify the Developer's specific Phase 1 transportation mitigation requirements;
- replaced "Pasco Properties of Tampa Bay, Inc." with "JG Cypress Creek LLC" as one of the Master Developers of Record; and
- corresponding Master Development Plan and Development Order condition modifications.

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 September 14, 2009 and with the Council's *Final Report* adopted on April 12, 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.

GENERAL LOCATION MAP

