



DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 FAX (727) 570-5118
 www.tbrpc.org

DRI #252 - CYPRESS CREEK TOWN CENTER PASCO COUNTY

On December 18, 2014, Pasco County rendered Resolution No. 15-36 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on November 18, 2014.

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 was established to potentially recognize conversion(s) between office and commercial uses but not residential.

The Development Order has been amended twice, most recently on December 15, 2009 (Resolution No. 10-100). The Amendments have cumulatively: combined approved land uses in the northern portion of the development on the Master Development Plan; extended the Phase 1 buildout and Development Order expiration dates; 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 reflect 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 map and Development Order condition modifications. The project buildout and Development Order expiration dates were further extended by an additional period of 306-days (to November 2, 2026 and November 2, 2034, respectively) to reflect three Executive Order enacted by the Governor in 2011 regarding the threat of wildfires.

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (11/02/2026 ²)	PHASE 2 ¹ (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

LAND USE	PHASE 1 (11/02/2026 ²)	PHASE 2 ¹ (TBD)	TOTAL
Residential/Multi-Family (Units)	230	400	630
Hotel (Rooms)	350	350	700
Movie Theatre (Seats)	2,582	0	2,582

1. Specific approval of Phase 2 is contingent upon further transportation and air quality analyses.
2. The identified Phase 1 buildout date has been additionally extended by an additional four years and 306 days to coincide with the establishment of Subsection 380.06(19)(c)2., F.S. by the 2011 legislature and the cumulative extension period resulting from three Executive Orders enacted by the Governor during 2011 to account for the threat of wildfires.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- formally recognize a cumulative extension period of four years and 306 days for Phase 1 buildout date (i.e. November 2, 2026) and the Development Order expiration date (i.e. November 2, 2034); and
- modify Condition 5.n.(4) to reflect the Developer’s revised Phase 1 transportation mitigation requirements and to allow Pasco County to reallocate certain funds associated with the Pipeline Projects.

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 14, 2014 and with the Council’s *Final Report* adopted on April 12, 2004.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by the Pasco County Board of County Commissioners for DRI #252 - Cypress Creek Town Center.

GENERAL LOCATION MAP

