

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 2/5/10

FILE: ZN10-099

SUBJECT: Class II, Commercial Development Review - Cypress Creek Town Center North, Phases 1 and 2, Infrastructure Improvements, Preliminary/Construction Site Plan, Stormwater Management Plan and Report, and Cypress Creek Town Center, North of S.R. 56, Bike and Pedestrian Plan, Phases 1 and 2 (Project No. IIPR09-029)
DRC: 2/11/10, 1:30 p.m., DC
Recommendation: Cont. to 3/18/10

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

REFERENCES: Land Development Code,
Section 306, Development
Review Procedures;
Comm. Dist. 2

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

Commission District:	The Honorable Pat Mulieri, Ed.D.
Project Name:	Cypress Creek Town Center, North Internal Roads
Developer's Name:	Pasco Ranch, Inc.
Location:	At the northeast corner of C.R. 54/Wesley Chapel Boulevard and S.R. 56, Section 27, Township 26 South, Range 19 East.
Parcel ID Nos.:	27-26-19-0010-00000-0010 (portion of) and 27-26-19-0010-00000-0012 (portion of)
Land Use Classification:	ROR (Retail/Office/Residential)
Zoning District:	MPUD Master Planned Unit Development
Transportation Corridors:	C.R. 54/Wesley Chapel Boulevard and S.R. 56
Existing Rights-of-Way:	250 and 330 (varies) Feet from Centerline
Required Rights-of-Way:	250 and 330 (varies) Feet from Centerline
Acreage:	12.7 Acres, m.o.l. (Phase I) and 27.3 Acres, m.o.l. (Phase II)
Number of Units:	N/A
Type of Unit:	Roadways
Square Feet:	N/A
Water/Sewage:	Pasco/Pasco
Transportation Impact Fee Zone:	3
Transportation Analysis Zone:	177
Initial Certificate of Capacity:	N/A

DEVELOPER'S REQUEST:

The developer of Cypress Creek Town Center is requesting preliminary/construction site plan and Stormwater Management Plan and Report approval to install internal roadways connecting C.R. 54/Wesley Chapel Boulevard and S.R. 56 to serve a future retail center. The developer also requests approval of the Bike and Pedestrian Plan for Phases 1 and 2, north of S.R. 56.

RECOMMENDATION:

Continue to the March 18, 2010, 1:30 p.m., DRC meeting in Dade City.

DMZ/PSS/ecm/drc021110/cypressckzn10099a

DEVELOPMENT REVIEW COMMITTEE ACTION: