

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

---

TO: Development Review Committee      DATE: 10/27/09    FILE: PGM10-24

SUBJECT: Cypress Creek Town Center  
Development of Regional Impact  
Development Agreement  
Amendment,  
Pasco 54, Ltd.; Pasco Ranch, Inc.;  
and Pasco Properties of Tampa Bay,  
Inc.  
DRC: 11/5/09, 1:30 p.m., DC  
Recommendation: Approval

FROM: Richard E. Gehring  
Growth Management Administrator

PLANNER: Cynthia D. Spidell  
Senior Planner      REFERENCES: Chapter 163,  
Florida Statutes;  
Comm. Dist. 2

---

**PROJECT DESCRIPTION:**

Cypress Creek Town Center DRI No. 252 is located on approximately 510 acres in the south-central area of Pasco County, just west of I-75, between I-75 and Wesley Chapel Boulevard, spanning north and south of State Road 56. The project has specific approval for Phase 1 with a build-out date of December 31, 2011, which consists of the following land uses:

- Regional Mall (1,184,925 Square Feet (SF) in Gross Leasable Area (GLA))
- Retail Center (600,000 GLA)
- Office (120,000 SF)
- Hotel (350 Rooms)
- Highway Commercial (96,000 SF)
- Multifamily (230 Dwelling Units)
- Movie Theater (south side) (2,582 Seats)

**REQUEST**

The developer of Cypress Creek Town Center DRI has requested modifications to the Development Agreement (DA) generally described as follows:

- Extend the Phase 1 build-out date by ten (10) years from December 31, 2011 to December 31, 2021 broken down as follows:
  - 7 yrs pursuant to the variance request described in Part 2;
  - 1 yr pursuant to based on County-wide extension granted by the Board of County Commissioners (BCC) on November 25, 2008;
  - 2 yrs pursuant to the County-wide extension granted by the BCC on June 23, 2009 (RES09-269);
- Changes to C.R. 54 Extension Segment No. 3 to allow for different alternatives (See Attachment 3, Alternative Summary Sheet;
- Other changes to the DA including:
  - Updates to standard language
  - Updates to the roadway lighting and Sydney Coordinated Adaptive Traffic System (SCATS) to reflect cost sharing agreement.

## **BACKGROUND AND HISTORY**

On November 23, 2004, the Board of County Commissioners (BCC) approved the Development Agreement (DA) as required by the DO for the construction of:

- 1) S.R. 54/56 Pipeline Project:
  - The widening of S.R. 56 and S.R. 54 from a four (4) lane divided arterial to a six (6) lane divided arterial from the western I-75 ramps west to the existing six (6) lane section approximately 0.6 mile east of U.S. 41;
  - S.R. 54 and S.R. 56 Pipeline Project related intersection improvements;
- 2) C.R. 54 Extension Pipeline Project:
  - Permitting & Construction for a new C.R. 54 from the intersection of S.R. 56, S.R. 56, and C.R. 54 , south to County Line Road

On May 1, 2009 (dated April 10, 2009), Pasco 54, Ltd.; Pasco Ranch, Inc.; and Pasco Properties of Tampa Bay, Inc. filed an Application for a Notice of Proposed Change (NOPC) with the County, the Tampa Bay Regional Planning Council (TBRPC), and other agencies. This NOPC necessitated changes to the DA as summarized above.

## **ALTERNATIVES AND ANALYSIS:**

1. Recommend approval of the Development Agreement Amendment to the Local Planning Agency and the Board of County Commissioners.
2. Recommend approval of the Development Agreement Amendment to the Local Planning Agency and Board of County Commissioners with modifications.
3. Do not recommend approval of the Development Agreement Amendment to the Local Planning Agency and Board of County Commissioners.
4. Recommend another course of action.

## **RECOMMENDATION AND FUNDING:**

The Growth Management Department staff recommends that the Development Review Committee approve Alternative No. 1.

## **DEVELOPMENT REVIEW COMMITTEE ACTION:**

## **ATTACHMENTS:**

1. Location Map
2. Map H
3. C.R. 54 Segment No. 3 Alternative Summary Sheet
4. Amended and Restated Development Agreement