



Kimley-Horn
and Associates, Inc.

655 North Franklin Street
Suite 150
Tampa, Florida 33602

March 25, 2014

Ms. Michele Crary
Pasco County Zoning and Intake
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
(727) 847-8142 ext. 8629

**Re: Cypress Creek Town Center Permit Modifications;
Permit #IIPR-06-105
Permit #IIPR-07-076**

Dear Ms. Crary:

On behalf of our client, Tampa Premium Outlets, LLC and the property owner, the Richard E. Jacobs Group, Kimley-Horn and Associates, Inc. ("KHA") is submitting an amendment to the existing Cypress Creek Town Center Preliminary Site Plan and Construction Drawings.

The plans have been revised to reflect the joint development of the property by JG Cypress Creek, LLC and Tampa Premium Outlets, LLC into a Premium Outlets Mall with future retail. The internal layout of the buildings, access drives, parking lot and other site features have all been revised. The Preliminary Site Plan has been revised to divide the project into several phases. The first phase, detailed in these Construction Drawings, will comprise of the construction of the Premium Outlets Mall, a realigned Grand Cypress Drive (the spine road), and the internal sewer, water, and drainage infrastructure necessary to serve the Mall Development.

While the project has been amended as described above, the development remains the same in several respects:

- The Master Drainage Infrastructure and entitled impervious area will be preserved.
- The approved project driveway intersection configurations at both SR 56 and Wesley Chapel Boulevard will remain the same.
- The approved typical sections of Grand Cypress Drive will remain the same.
- The development footprint will remain the same and will not create any wetland impacts
- The nature of the development as a regional mall is also maintained
- Project entitlements will not be modified, which total to 1,100,000 sf of retail subject to a trade-off mechanism.

Please note that a Master Bike and Pedestrian Master Plan modification is currently under review by Pasco County. Any revisions necessitated by the final master plan features will be captured in resubmittal of the construction drawings to Pasco County.

Included in this submittal are the following:

- This Memorandum of Submittal;
- One (1) CD with digital copy of submittal items;
- One (1) copy of permit amendment application;
- One (1) copy of the amended Construction Drawings;
- One (1) copy of the amended Preliminary Site Plan (sheet C001 of Construction Drawing Plan Set);
- Check in the amount of \$2,026.50 for modification of Permit IIPR-06-105 (\$600+\$25/acre);
- Check in in the amount of \$3,453.00 for modification of Permit IIPR-07-076 (\$600+\$50/acre);
- Check in the amount of \$300 for a Big Box Review;

Fees have been calculated based on the proposed Tampa Premium Outlets, LLC parcel size of 57.06 acres.

If you have any questions or comments please contact Nathaniel Linden, P.E. at (813) 620-1460

Sincerely,



Nathaniel R. Linden, P.E.
Project Manager

Cc: The Richard E. Jacobs Group, LLC c/o Joe Cimino (WRA Engineering)
Sierra Properties c/o Joe Cimino (WRA Engineering)
Tampa Premium Outlets, LLC c/o John Dionis
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