

Growth Management Dept.
 West Pasco Government Center
 7530 Little Road, Suite 320
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 (727) 847-8193 Office
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Master Planned Unit Development (MPUD)
 and
 Development of Regional Impacts (DRI)

Map #	Project Name	Project Type	Status	Sec-Twp-Rge	Project Acreage	Residential Units approved proposed	Non-residential Land Uses
82	Aberdeen Lakes	MPUD	Approved	10-26-20	81.72	180	
1	Alico Estates/a.k.a. Timber Greens	MPUD	Approved	01, 12-26-16	611.0	950	1.3 Acres Bank Site
109	Asbel Creek	MPUD	Approved	15,16,21,22-25-18	212.14	502	4.10 Acres/38,000 Square Feet Professional Office
93	Ashley Glen/a.k.a. Van Worp	MPUD	Approved	19, 30-26-18	273	807	
117	Ashley Lake	MPUD	Approved	26, 27-26-17	165.6	550	26.8 acres/150,000 Square Fee Commercial
105	Ballantrae (f.k.a. Aprile)	MPUD	Approved	17, 20, 29-26-18	438.6	1,047	5 acres professional office, 3 acres commercial
2	Bayonet Point Shopping Mall	DRI #127	Abandoned	03-25-16	111.0		314,000 Square Feet Commercial
3	Baywood Meadows - Baywood Meadows Development Corporation	MPUD	Approved	08, 09-25-17	182.1	551	
4	Beacon Woods East - Beacon Homes of Florida, Inc.	MPUD/DRI #203	Approved. (D.O. Expired 12/31/99 Except Huntley Parcel)	25, 26, 27, 34, 35, 36-24-16; 02-25-16	1,511.4	4,100	390,000 Square Feet Professional Offices;380,000 Square Feet Commercial; 122.7 Acres Golf Course; 19.1 Parks; 40.4 Acres Open Space; 40 Acres Conservation
119	Berdeaux/Maple Lake	MPUD	Proposed	1-24-16	210.1	235	
125	Bexley Ranch	DRI	Proposed	4,5,6,7,8,9,10,11,15, 16,17,18,19,20, 26-18	6,872	7,000	400,000 Square Feet Commercial, 250,000 Square Feet Office, 2 Elementary Schools (30.7 acres), 1 Middle School (31.4 acres), Golf Course (18 Holes), Park (91.3 acres)
71	Bluffs at Gulfside	MPUD	Approved	35-26-15	135.9	815	
115	Boyette Oaks	MPUD	Approved	5-26-20	46.58	79	
100	Boyette Road	MPUD	Approved	33-25-20	274	790	
97	Bridgewater	MPUD	Approved	33, 34-25-20; 03, 04-26-20	328.02	760	
5	Caliente Resorts	MPUD	Approved	01-26-18	106.21	475	13.14 Acres Commercial
6	Cannon Ranch - Thompson Station LLC	MPUD/DRI #163	Approved	25, 26, 27, 34, 35, 36-25-20	1965	5,956	183,000 Square Feet- gross square feet commercial; 52,000 Square Feet Office 913 Acres Open Space

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47	Cedars (The)	MPUD	Approved	12, 13-25-19; 18-25-20	847.6	722	150,000 Square Feet Commercial
133	Chapel Creek	MPUD	Proposed	5, 6-26-21	350.3	906	14 Acres/100,000 Square Feet
114	Chapel Hill	MPUD	Approved	22-25-21	68.32	96	
96	Chapel Pines	MPUD	Approved	03, 04-26-20	203.82	690	
72	Collier Place (Phase 2)	MPUD	Approved	19, 20, 29 30-26-19	140.0	420	
128	Comas	MPUD	Proposed	34, 35, 36-25-20 31-25-21	1,036.4	1,999	32.7 Acres/176,000 Commercial 22.4 Acres/48,000 Office
116	Cone	MPUD	Approved	21,22-25-18	383.32	721	24.6 Acres/200,000 Square Feet Commercial
88	Connerton (New Town)	DRI/MPUD - #233	Approved	10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 35, 36-25-18; 07, 08, 17, 18, 19, 20, 30-25-19 Village I: 22, 23, 26, 27, 36-25S-18E Village 2: 23, 24, 25, 26-25S-18E and 19-30-25S-19E	8,036	15,117	2,090,000 Square Feet Retail; 1,485,950 Square Feet Government Center/Office; 1,052,350 Square Feet Industrial; 1,400-Student Community College; 54-Hole Golf Course; 150-Bed Hospital. Note: Connerton is approved with five villages, each of which must obtain separate MPUD approvals: Village 1 - August 12, 2003 - Approved (613 Acres, 353 units, 100,000 square feet commercial, 20,000 square feet Office, 10,000 square feet Public and Civic) Village 2 - Proposed (948 Acres, 1,743 Units -Retail and Personal Services 30,000 square feet, Offices 25,000 square feet, Public and Civic 45,000 square feet)
8	Crown Oaks Pond - CDR Investors, Inc.	MPUD	Approved	05-25-21	124.0	500	
89	Cypress Creek	MPUD/DRI # 244	Approved	26-26-19	405	740	640,000 Square Feet Professional Office; 656,000 Square Feet Commercial; 393 Room Hotel

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112	Cypress Creek Town Center	DRI/MPUD	Proposed	27, 34-26-19	511 Acres m.o.l.	882	96,000 Square Feet Highway Commercial 600,000 Square Feet Highway Retail Center 1,515, 000 Square Feet Regional Mall 420,000 Square Feet Office 700 Rooms Hotel
9	Cypress Pointe	MPUD	Approved	15-26-16	20.13	39	
86	Dawnglo Landings	MPUD	Approved	13, 26-26-18	21.73	46	
10	Deer Creek Crossing - (a.k.a. Cypress Trace)	MPUD	Approved	11-26-16	15.8	41	
126	Devonwood	MPUD	Approved	26-26-18	83.5	180	10.4 Acres/50,000 Square Feet
12	Dimmitt Gulf Trace	MPUD	Approved	19-26-16	30.86	182	125,000 Gross Floor Area
113	Dupree Preserves	MPUD	Approved	6,7, 18-26-19	471.44	743	
75	Fillmans Creek Estates	MPUD	Approved	13-26-15	598	7	
13	Fort King Ranch	MPUD	Approved	31-24-19; 06, 07, 08-25-19	5,561.0	1,328	182,342 Square Feet Commercial; 14-Acre Vineyard and Accessory Uses; Golf Course, Clubhouse, and Maintenance Facility
134	Geiger Hill	MPUD	Proposed	8-26-21 9-26-21	153.3	700	6 Acres/70,000 Square Feet Commercial
14	Grand Oaks	MPUD	Approved	14-26-19	483.0	799	5.8 Acres Recreation; 43.2 Acres Lakes/Ponds; 51.3 Acres Right-of-Way; 198.1 Acres Conservation
22	Grey Hawk at Lake Polo (f.k.a.Lake Lauren) Additional proposed property	MPUD	Approved Proposed	35 & 36-26-17 35 & 36-26-17	62.5 115	62 215	
79	Groves (The)	MPUD	Approved	25, 26, 35, 36-25-18	446.03	750	Golf Course and Clubhouse
15	Gulfview Square Mall - DeBartolo Corporation	DRI #215	Approved	21-25-16	85.85		1,159,156 Square Feet Commercial;
106	Hayman/Fuentes Farm	MPUD	Approved	19, 30-26-18	90.137	183	14.2 acres professional office/167,491 Square Feet
16	Heritage Lakes - U.S. Home Corporation	MPUD	Approved	13-26-16	201.0	969	

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48	Heritage Pines (f.k.a. Beacon Villages and Timber Pines South) - U.S. Home Corp.	MPUD/DRI #77	Approved	05, 06-24-17	650.04	1,306	45,000 Square Feet Commercial; 189.0 Acres Golf Course; 140 Bed Skill Nursing Facility; 162 Bed Adult Living Facility; 50 Retirement MF Units
108	Highlands (The)	MPUD	Approved	25-24-16	108	460	190 Apartment Units or 84,000 square feet professional office
98	Hillcrest Preserve	MPUD	Approved	1, 12-25-19; 6, 7-25-20	667.6	1,599	16.5 Acres/179,685 Square Feet 3.8 Acres Clubhouse
127	Ho	MPUD	Approved	9, 10-26-20	77.6	260	
135	Houck Property/The Crossings	MPUD	Proposed	14, 23-26-20	192.11	454	
64	Hunter's Ridge Villas	MPUD	Approved	12-26-16	41.1	340	60,000 Square Feet Commercial
19	Ironwood	PUD	Approved	14-24-16	Unknown	400	Multi-Family
76	Key Vista	MPUD	Approved	26, 35-26-15	365.0	750	
20	Lake Bernadette	MPUD	Approved	5,7,8 and 17	427	1,590	16.52 Acres Right-of-Way; 116.28 Acres Golf Course; 77.79 Acres Wilderness Area; 5.86 Recreation/Open Space; 63.08 Acres Lakes, Wetlands, and Buffers SF = 615; MF= 975
21	Lake Jovita	MPUD	Approved	31-24-21; 04-25-21	471.7	455	152.4 Acres Golf Course; 74.3 Acres Wetlands
101	Lake Linda	MPUD	Approved	26-26-18	18.32	60	
23	Lake Padgett Pines	PUD/DRI #26	Approved (D.O. Expired) 12/31/99	04, 05, 06, 08, 09, 15-26-19; 31, 32, 33-25-19; 36-25-18	3,355	8,880	28 Acres Commercial; 757 Acres Conservation; 170 Acres Industrial
24	Lakeside Woodlands - Marco, Ltd.	PUD	Approved	34, 35-24-16	193.0	852	2.45 Acres Commercial
99	Lange Equestrian Village	MPUD	Approved	19-25-21	142.42	37	
26	Ledantec	MPUD	Approved	22, 23, 27, 28-26-18	1,166.0	1,597	
81	Lexington Oaks	MPUD	Approved	10, 11, 12-26-19	827.4	1,599	Golf Course and Clubhouse
121	Lone Star	MPUD	Approved	1-25-17 and 12-25-17	166.3	599	4.5 Acres/45,000 Square Feet
90	Long Lake Ranch	MPUD/DRI	Proposed	27, 28, 33, 34-26-18	1,079	1,941	2,046,000 Square Feet Retail; 304,000 Square Feet Office

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77	Longleaf	MPUD	Approved	18, 19, 30-26-17	568.15	1,050	10,800 Square Feet Commercial, Office, and Retail; 42,000 Square Feet Commercial, Office, Retail, and Light Industrial
27	Mablebridge	MPUD	Expired	06, 07-25-18; 01, 12-25-17	722.5	1210	21.4 Acres Commercial; 8.4 Acres Recreation; 4.2 Acres Parking; 22.1 Acres Right-of-Way; 240 Acres Wetland (See Lone Star, Serangeti and Spanish Oaks)
107	Magnolia Estates	MPUD	Approved	28, 29, 33-26-16	137.7	190	
110	Magnolia Point	MPUD	Approved	1-26-18	32.26	36	
28	Meadow Oaks	MPUD	Approved	33, 34-24-17	405.0	955	
57	Meadow Pointe (f.k.a. Trout Creek, Williamsburg West, and Deerfield Village) - International Comm. Corporation	MPUD/DRI #211	Approved	31, 32, 33-26-20	1,821.0	4,500	653,900 Square Feet Office/Retail
58	Millpond Estates - Sections 1-5 and 7 - Condominiums - Millpond Lakes - Millpond Trace	MPUD	Approved	15-26-16	173.3	840	8.0 Acres Commercial
104	Mitchell Ranch Plaza	DRI #243	Approved 243	24-26-16	125.55 acres	0	681,087 square feet commercial/retail 69,000 square feet recreation/attraction
29	New River - Flag Development Company	MPUD/DRI #210	Approved	11, 12, 13, 14, 15, 26-20	1,800.0	4,800	560,000 Square Feet Commercial; 120,000 Square Feet Office
30	Northwood (U.S. Homes) - Byrd Corp. - Spanos - MJG Venture	MPUD/DRI #119	Approved	35, 36-26-19	1,084.5	1,830	562,500 Square Feet Commercial
59	Oak Creek	MPUD	Approved	06-26-21	202.71	550	

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124	Oakley Plaza	MPUD/DRI	Proposed	1, 12-26S-19E 6-7, 26S-20E	120.5	300	900,000 Square Feet Commercial (Auto Mall) 90 acres Retail 24 acres Multi-family 6.5 acres Retention
78	Oakstead	MPUD	Approved	22, 23, 27-26-18	841.0	1,200	25.0 Acres/240,000 Square Feet Commercial; School
31	One Pasco Center	MPUD	Approved	09-25-20	49.97	0	100-Room Hotel; 11.2 Acres Commercial; 23.5 Acres Industrial
		DRI #117	Approved (Abandoned)		201	0	50,000 Square Feet Commercial; 1,250,000 Square Feet Industrial; 220 Room Hotel; 850,000 Square Feet Office
85	Palm Pointe	MPUD	Approved	16-26-20	485.9	928	Golf Course and Clubhouse
33	Parker Pointe - Preferred Properties	MPUD	Approved	34-26-17	119.0	127	
131	Parkview - Serino	MPUD	Approved	13-26-20	31.8	110	
	Pasco Town Centre	DRI	Proposed	25-20-8, 9, 16, and 17			Proposed - 2,92,000 Square Feet Retail, 915 Units, 640 Room Hotel, 330,000 Square Feet Business Park, 440,000 Square Feet Office, 410,000 Square Feet Light Industrial
83	Perrine Ranch	MPUD	Approved	28, 29-26-16	59.12	10	3.17 Acres/30,000 Square Feet Professional Office; Residential Treatment and Care Facility; Church
62	Pine Ridge/54 Fork	MPUD	Approved	09-26-20	53.5	129	31.9 Acres/319,000 Square Feet Commercial
34	Plantation Oaks	MPUD	Proposed	03, 10-25-17	448.0	912	7 Acres/80,000 Square Feet Professional Office
80	Plantation Palms	MPUD	Approved	20-26-19	387.05	95	Golf Course
35	Quail Ridge	MPUD	Approved	06-25-18	180.0	400	

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36	River Ridge - First Tarpon Services Corporation Includes: Tall Pines at River Ridge - American Management and Development Corp. The Glen at River Ridge - Hunters Development Corporation of Pasco, Inc. The Oaks at River Ridge - River Ridge Properties Gracewood Estates at River Ridge - Loren Worley Deerwood at River Ridge - River Ridge Properties Deer Ridge at River Ridge Properties Quail Hollow Village - River Ridge Properties	MPUD/DRI #74	Approved	31, 32, 33-25-17	1722	2,518	28.9 Acres Commercial; 26.1 Acres Professional Office; 82.4 Acres Public Service; 604.4 Acres Open Space; 121.3 Acres Golf Course; 89.3 Acres Right-Of-Way
129	Rucks	MPUD	Proposed	22, 23, 26, 27-26-21	283.7	400	19.99 Acres/170,000 Square Feet Commercial
37	Sable Ridge	MPUD	Approved	17, 18, 19-26-19	280.2	990	
38	Saddlebrook Resorts - Saddlebrook Resorts, Inc.	MPUD	Approved	08, 17-26-20	2,500.0	950	
63	Saran Ranch	MPUD	Approved	24-24-19; 18, 19-24-19	967.75	137	
120	Scheublein	MPUD	Approved	21, 22-25-18	197.5	516	
123	Serengeti	MPUD	Proposed	1-25-17 6-25-18	296.132	170	

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39	Seven Oaks (f.k.a. Saddlebrook Village)	MPUD/DRI #129	Approved	11, 12, 13, 23, 24, 25, 26-26-19	2,500.0	4,341	400-Room Hotel; 400,000 Square Feet Office/Light Industrial; 1,640,000 Square Feet Commercial; 400,000 Square Feet Professional Office; 195-acre Golf Course; 10 acres Neighborhood Parks; 593 Acres Preservation/Conservation; 480 Bed Hospital; 250,000 Medical Office
41	Seven Springs Country Club And Villas - P.W. Investments, Inc.	DRI #75	Approved	24-26-16	325	863	
61	South Branch Crossing	MPUD	Approved	30-26-18	20.3		200,000 Square Feet Commercial
122	Spanish Oaks	MPUD	Approved	6-25-18	165.29	295	
42	Stagecoach Village	MPUD	Approved	21, 22-26-19	152.51	393	
118	Stonegate (f.k.a. Williams Property)	MPUD	Approved	23, 26-26-18	156.4	347	
43	Sugar Creek Includes: Pine Ridge - Hovnanian Companies - U.S. Homes Shadow Lake Estates - West Coast Communities Shadow Lakes - West Coast Communities Shadow Ridge - West Coast Communities	DRI #38	Approved	03, 04-25-17 03-25-17	613.0 273.0	1,638 918	80.0 Acres Commercial 92,300 Square Feet Commercial, 162.77 Acres Cypress Reserve
44	Summer Lakes - Tract 7 - Tract 9	MPUD	Approved	15-26-16	219.9	975	

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91	Suncoast Crossing	MPUD/DRI	Approved	30, 31-26-18	688.9	1,319	500,000 Square Feet Commercial; 1,200,000 Square Feet Professional Office
60	Suncoast Lakes	MPUD	Approved	12, 13, 14-25-17	494.5	540	30.7 Acres Commercial (310,000 Square Feet); 24.7 Acres Warehouse/Flex Space (345,000 Square Feet); 13.1 Acres Church/Public Service
94	Suncoast Meadows	MPUD	Approved	20, 29-26-18	186.2	467	19,964 Square Feet Professional Office
102	Suncoast Pointe	MPUD	Approved	20, 29-26-18	123.6	330	Professional Office 11.47 Acres/134,900 Square Feet
111	Sunlake Centre	DRI	Proposed	21,22,27, 28-26-18	259.6	1.34	783,000 Square Feet Retails 340,000 Square Feet Office
18	Sunset Highlands (DRI No. 46) - Sunset Lakes - Highlands, Units 11-13 - Highlands Meadows, Units 1-4	DRI #46	Approved	29, 32-24-18; 17, 19, 20, 22, 29-24-18; 08, 09, 17-24-18	1,200.0 871.0 265.0	2,001 1,138 227	
45	Tall Oaks	PUD	Approved	36-25-21	216.9	982	Various
46	Tampa Bay Golf & Tennis (f.k.a. McKendree Ranch DRI)	MPUD	Approved	08, 17, 18, 19, 20-25-20	730.57	1,396	95.97 Acres Golf Course; 190,000 Square Feet Max. FAR Commercial; 7.02 Acres Light Industry; 17.8 Acres Commercial (190,000 Square Feet Max. FAR)
56	Thousand Oaks Parcel No. 1	MPUD	Approved	35-26-16	38.93	149	3.36 Acres/39,517 Square Feet Commercia 8.95 Acres/71,500 Square Feet Professional Office
25	Thousand Oaks Parcel No. 2	MPUD	Approved	36-26-16	51.35	365	23.81 Acres Conservation
51	Trinity Communities - Adam Smith Enterprises, Inc.	MPUD/DRI #157	Approved	22, 23, 25, 26, 27, 35, 36-26-16; 28, 29, 30, 31, 32, 33, 34-26-17	3,685.81	9,676	1,133,000 Square Feet Commercial; 1,414,500 Square Feet Commercial Park; 60,000 Square Feet Neighborhood Office; 43,320 Office; 186,000 Medical Office
130	Tuscany	MPUD	Proposed	26, 27, 28-25-18	550.6	770	14.3 Acres Commercial
95	U.S. 41/Dale Mabry	MPUD	Approved	35, 36-26-18	61.75	350	Commercial 31.65 Acres/275,000 Square Feet; Professional Office 5 Acres/50,000 Square Feet
103	Van Worp Commercial	MPUD	Withdrawn	30-26-18	37		319,000 Square Feet
74	Waters Edge (f.k.a. Indian Lake Ranch)	MPUD	Approved	20, 29-25-17	712.07	1,081	8.63 Acres Commercial
53	Wesley Chapel Lakes (a.k.a. Meadow Point III and IV) - Lee E. Arnold, Jr., Trustee	MPUD/DRI #166	Approved	10, 15, 22, 26, 27, 33, 34, 35-26-20	2,150.00	4,250	1,161,800 Square Feet Commercial; 393,200 Square Feet Professional Office

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70	Wesley Pointe - Next Development Company	MPUD	Approved	06, 07-26-20	37.17	155	
87	Wilderness Lake Preserve a.k.a. Bay Lake	MPUD	Approved	35, 36-25-18; 31-25-19; 01-26-18	659.04	987	15.58 Acres/157,240 Square Feet Commercial; 26,000 Square Feet Professional Office
54	Willow Bend - Scarborough-Sembler Joint Venture	MPUD	Approved	31,32-26-19	732.77	1,118	27.49 Acres Commercial; 1.00 Professional Services/Offices; 1.00 Child Care; 1.61 Fire Station
132	Wiregrass Ranch/Pulte S.R. 56	MPUD	Approved	17, 18, 19, 20, 21, 22, 27, 28, 29, 30 - 26-20	1,506.47	1,999	
92	Wyndfields - Schickendanz	MPUD	Approved	14, 23, 26-26-20	1,173.43	1,599	137,000 Square Feet Commercial; 41,000 Square Feet Professional Office
55	Wyndtree - 1,350 Partners	MPUD	Approved	34-26-16	400.9	1086	30.4 Acres Right-of-Way; 175.6 Acres Open Space; 250,000 Square Feet Commercial