



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #146 - OAK CREEK HILLSBOROUGH COUNTY

On June 22, 2004, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-080. The Resolution is a Development Order amendment adopted by Hillsborough County on April 27, 2004.

#### BACKGROUND

On October 13, 1987, Hillsborough County granted a Development Order (Resolution No. R87-0334) to Robert E. Woolley, Inc. for a three-phase, 939.97-acre, multi-use development located between I-75 and 78th Street, north of Riverview Drive, in central Hillsborough County. The Development Order granted specific approval for only Phase I. Specific Phase II and III approval will be subject to further Section 380.06, F.S., transportation and air quality analyses.

The Development Order has previously been amended five times, the latest occurring on September 12, 2000 (Resolution No. 00-219). The amendments have cumulatively: consolidated and extended the project phases; modified the phasing schedule; adopted a land use equivalency matrix; acknowledged developer's election of a combination of Option #2 & #3 for transportation impact mitigation; incorporated a total of three outparcels into the DRI; modified the transportation requirements; designated preservation/conservation areas on Map H; authorized alternative uses on geographically identified parcels; amended Map H to reflect revised wetland, gopher tortoise and open space delineations and acreages; added one project access drive on Riverview Drive and relocated an access drive on 78<sup>th</sup> Street; and extended the Development Order expiration date to September 29, 2011.

The currently approved phasing schedule is as follows:

PHASE/ BUILDOUT	LT. INDUST. (Sq. Ft.)	SVC. CTR. (Sq. Ft.)	HIGH TECH (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)	S.F. RES. (Units)
I 2006	4,385,067	210,100	319,300	150,300	121,500	100	149
II* 2011	2,654,650	820,800	538,800	346,700	104,000	160	0
<b>TOTAL</b>	<b>7,039,717*</b>	<b>1,030,900*</b>	<b>858,100*</b>	<b>497,000*</b>	<b>225,500*</b>	<b>260*</b>	<b>149</b>

\* - Specific approval of "revised Phase II" is contingent upon further Section 380.06, F.S. review.

#### DEVELOPMENT ORDER AMENDMENT

The April 27, 2004 Amendment authorizes High School as an additionally approved use for Parcels E2, E3 and E4 (to a maximum of 2,500 students). This could only be achieved through the utilization of the modified Land Use Equivalency Matrix and resulting reduction of other previously approved use(s).

## **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 12, 2004, and with the Council' *Final Report* adopted on August 10, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #146 - Oak Creek.