



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #146 - OAK CREEK (F/K/A PARKWAY CENTER) HILLSBOROUGH COUNTY RYs 2001-03

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 Chapter 380.06, F.S. transportation and air quality analyses.

The Development Order has been amended a total of 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.

On February 4, 2004, the applicant submitted a Notice of Proposed Change to allow a potential High School (2,500-student maximum) as an approved use for Parcels E2, E3 and E4. This would only be achieved through a reduction of approved uses. The proposal remains under review.

The applicant has submitted three separate Land Use Equivalency Matrix conversion requests which would be characterized as follows:

- conversion of 125,633 sq. ft. of Light Industrial space for 149 single-family residential units (dated May 2, 2002);
- conversion of 449,945 sq. ft. of Light Industrial space for 329 single-family residential units, a 850-student elementary school and a 2,500-student high school (dated November 10, 2004); and
- conversion of 394,653 sq. ft. of Light Industrial space for 738 multi-family residential units (dated November 22, 2004).

These conversions are all incorporated into the following phasing schedule:

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)	M.F. RES. (Units)	SCHOOLS (#)
I 2006	3,489,388	210,100	319,300	150,300	121,500	100	478	738	2 <sup>2</sup>
II <sup>1</sup> 2011	2,654,650	820,800	538,800	346,700	104,000	160	0	0	0
<b>TOTAL<sup>1</sup></b>	<b>6,144,038</b>	<b>1,030,900</b>	<b>858,100</b>	<b>497,000</b>	<b>225,500</b>	<b>260</b>	<b>478</b>	<b>738</b>	<b>2</b>

1. Specific approval of "revised Phase II" is contingent upon further Chapter 380.06, F.S. review.

2. 172,541 sq. ft. of Light Industrial was converted for the development of a 850-student elementary school and a 2,500-student high school.

## **PROJECT STATUS**

***Development this Reporting Year:*** it appears that 185,815 sq. ft. of light industrial, 223 single-family residential units and a 850-student elementary school were constructed.

***Cumulative Development:*** 918,445 sq. ft. of light industrial space, 223 single-family residential units and a 850-student elementary school have all been completed.

***Projected Development:*** the developer anticipates constructing an additional 255 single-family residential units and a 2,500-student high school during the next reporting year.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has completed the first two lanes of Falkenburg Road between Madison Avenue and Everhart (Brooker) Road in accordance with Revised Condition IV.B.c.(2)(c). In addition, construction of four lanes of Falkenburg Road from the project's northern boundary to Madison Avenue has been completed.
2. The developer has acknowledged contributing in excess of the developer's fair share contribution identified in Condition IV.B.4.c.9.
3. The developer has agreed to further coordinate the HARTline stipulations (Condition IV.B.4.c.12.) once bus service is provided closer to the site. The closest point, at this time, is the 78<sup>th</sup> Street/Fowler Avenue intersection. The developer shall continue to coordinate with HARTline about providing mass transit to the site and report efforts in each Annual Report, as required.
4. The annual report indicates that no development has occurred in the 51.47-acre bald eagle preserve area. Any development of the preserve is subject to a substantial deviation determination, as stated in Condition IV.F.
5. The developer has acknowledged that the *Oak Creek Development Hazardous Waste, Hurricane and Energy Information* sheet will be provided to all purchasers and occupants in accordance with Conditions IV.H., IV.I. and Condition IV.J., respectively.
6. It is noted in Section III.K. of Resolution No. R87-0334 (the Development Order) that the developer is required to submit an **annual** monitoring report. The current submittal was not only submitted delinquent but constitutes the combined 2001-02 and 2002-03 reporting years.

## **DEVELOPER OF RECORD**

New Parkway, Inc., 401 E. Jackson Street, 10<sup>th</sup> Floor, Tampa, FL 33602 is the entity responsible for adhering to the conditions of the Development Order.

## **DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issue identified in *Summary of Development Order Condition #6*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.