



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #162 - CROSS CREEK HILLSBOROUGH COUNTY RY 2003-04

On May 31, 1989, Hillsborough County granted a Development Order (Resolution R89-0118) to Gulfstream Communities for a three-phase, 966-acre development. The project was originally approved to consist of 2,351 single family residential units, 1,149 multi-family residential units, and 160,000 square feet (sq. ft.) of commercial space. The Development Order granted specific approval to only Phase I and Phase IIA.

The Development Order has been amended a total of eight times, the latest occurring on October 9, 2001 (Resolution No. 01-207). The amendments have cumulatively:

- extended the buildout date for each phase, I, IIA and IIB, by a cumulative total of six years, 11 months and thirty days to December 30, 2000, 2002 and 2005, respectively;
- revised the schedule for transportation improvements, groundwater quality monitoring and hydroperiod monitoring;
- reduced and reallocated multi-family residential sections and commercial designations;
- revised single-family development between Phase I & IIA, resulting in a net increase;
- increased the allowable number of Phase IIA multi-family residential units by 3 (to 672);
- reallocated and specifically approved the 50,000 sq. ft. of commercial space between Phase IIB and Phase IIA;
- deleted Phase IIB;
- authorized modification of Parcel "N" entitlements;
- authorized an additional access point at the southeast corner of the DRI property; and
- extended the Development Order expiration date to December 31, 2009.

PROJECT STATUS

The following represents the revised phasing schedule:

PHASE #	BUILDOUT DATE	RESIDENTIAL (UNITS)		OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	CHILD CARE (Sq. Ft.)
		Single Fam.	Multi-Fam.			
I	12/30/2000	1,347	0	0	0	0
IIA	12/30/2005	325	672	90,000	50,000	10,000
TOTAL		1,672	672	90,000	50,000	10,000

Development this Reporting Year: a total of 153 single-family homes, 49,500 sq. ft. of office development and 34,679 sq. ft. of retail space were all completed.

Cumulative Development: a total of 1,212 single-family residential units, 669 multi-family residential units, 49,275 sq. ft. of office and 40,089 sq. ft. of retail, and a 9,558 sq. ft. child care center have all been constructed.

Projected Development: the developer anticipates completing 25 single-family residential units and 40,000 sq. ft. of additional office space.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has identified completion of the required transportation improvements identified in Condition IV.B.1.c.(5)(15).
2. The developer has previously submitted baseline Hillsborough River water quality monitoring data, as well as monitoring at the 25 and 50 percent stages of completed residential units, in accordance with Condition IV.E.2. Included with the RY 2003-04, the developer has submitted the results of the monitoring required upon completion of the 75 percent of the proposed units buildout. The monitoring was conducted on October 8, 2003.
3. Results of the annual groundwater quality monitoring have also been provided within the Annual Report, consistent with Condition IV.E.3. The monitoring event was conducted on January 30, 2004.
4. Results of the annual hydroperiod monitoring have been submitted in the annual report, consistent with Condition IV.F.4. The annual monitoring event was conducted on February 6, 2004.
5. The developer has previously provided the results of the Mitigation Bank monitoring in accordance with Condition IV.F.8.
6. The annual report included an assessment of energy conserving measures being implemented, as required by Development Order Condition IV.H. The measures included: primary orientation of lots, use of light colors for walls and roofs, and use of energy-efficient HVAC systems.

DEVELOPER OF RECORD

M/I Schottenstein Homes Inc., 7402 N. 56th Street, Suite 480, Temple Terrace, FL 33617 is the firm 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.