



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #146 - PARKWAY CENTER HILLSBOROUGH COUNTY RY 2003-04

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 six times, the latest occurring on April 27, 2004 (Resolution No. 04-080). 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 78th Street; extended the Development Order expiration date to September 29, 2011; and authorized high school as an alternative use for Parcels E2, E3 and E4 (to a maximum of 2,500 students) enacted through the revised Land Use Equivalency Matrix.

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 ²
II ¹ 2011	2,654,650	820,800	538,800	346,700	104,000	160	0	0	0
TOTAL¹	6,144,038	1,030,900	858,100	497,000	225,500	260	478	738	2

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 254 single-family residential units were completed or under construction in addition to a 2,500-student high school site.

Cumulative Development: 918,445 sq. ft. of light industrial space, 477 single-family residential units and a 850-student elementary school have all been completed in addition to the initiation of the high school construction.

Projected Development: the developer anticipates completion of the 2,500-student high school.

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 was required to initiate annual traffic counts of the project driveways upon the issuance of Certificates of Occupancy for 500,000 sq. ft. of office (or the equivalence). The results of the January 13-15, 2004 monitoring event revealed that the project is currently generating 642 of the 5,126 p.m. peak hour external trips approved for the project.
3. The developer has acknowledged contributing in excess of the developer's fair share contribution identified in Condition IV.B.4.c.9.
4. 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 78th 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.
5. 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.
6. The developer has previously 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.

DEVELOPER OF RECORD

Oak Creek Land Company, c/o Daniel L. Molloy, 325 S. Boulevard, Tampa, FL 33606 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.