



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
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### DRI #207 - WOLF CREEK BRANCH HILLSBOROUGH COUNTY RY 2005-06

On January 23, 1990, Hillsborough County granted a Development Order (Resolution No. R90-0031) to the Magnolia Management Corporation for a three-phase, 628-acre, multi-use development located west of I-75 and north of 19th Avenue Northeast in southwest Hillsborough County. Only Phase I was granted specific approval. Specific approval of Phases II & III is contingent upon further transportation analyses.

The Development Order has been amended a total of three times, the latest occurring on December 10, 2002 (Resolution No. R02-275). The amendments have extended each of the phase buildout dates and the Development Order expiration date. Phase I has been extended by a period of approximately 11 years (to November 30, 2007), Phase II by a period of approximately five years (to November 30, 2008), and Phase III by a period of approximately four years (to January 23, 2015). The Development Order expires on January 23, 2020. The anniversary date for the Annual Report is January 23<sup>rd</sup>.

The following represents the revised phasing schedule and development approvals:

PHASE	BUILDOUT	RESIDENTIAL (UNITS)		COMMERCIAL (SQ. FT.)	OFFICE (SQ. FT.)
		Single-Family	Multi-Family		
I	11/30/2007	852	486	100,000	50,000
II*	11/30/2008	640	365	150,000	50,000
III*	1/23/2015	639	365	0	0
<b>TOTAL</b>		<b>2,131*</b>	<b>1,216*</b>	<b>250,000</b>	<b>100,000</b>

\* NOTE: Specific approval of Phases II & III is contingent upon further air quality and transportation impact analysis.

On September 7, 2005, the applicant submitted a Substantial Deviation Application for Development Approval seeking to add 990-acres and more than 1,100 residential units, 98,480 sq. ft. of commercial and 8,900 sq. ft. of office to the project. The proposal remains under review and has been assigned a separate DRI number (#266).

### **PROJECT STATUS**

**Development this Reporting Year:** No development activity occurred during the reporting year.

**Cumulative Development:** Cumulative development has been limited to the construction of entryway improvements and roadway improvements associated with the 30th Street extension.

**Projected Development:** no specific development activity has been identified.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Upon the issuance of Certificates of Occupancy for 1,000 single-family detached units, or the equivalence, the developer is required to provide annual traffic counts at project entrances (Condition D.2.a.) and assessment of actual vehicle trips diverted as a result of the Transportation Systems Management measure(s) implementation (Condition D.2.b.).
2. Condition D.3.e. requires the developer to provide wetland and wetland hydroperiod monitoring results with the first annual report submittal following initiation of development. The developer is also required to submit a *Wetland/Lake Management Plan* prior to development approval of each increment or phase (Condition D.3.g.). Responses to these issues shall be included in all subsequent Annual Reports following commencement of development.
3. Prior to the issuance of a Certificate of Occupancy for any facility located within hurricane evacuation level “D” or “E”, the developer is required to provide a *Hurricane Evacuation Plan*. (Condition D.4.a.)
4. The required water quality monitoring was initiated in May of 1992. Baseline Water Quality Monitoring results for “Stations 1 and 2” have been previously provided. The developer has previously acknowledged that the annual monitoring program is continuing in accordance with Condition E.4.b. Confirmation of monitoring continuance shall be provided in all future Annual Reports.
5. As required by Condition E.4.e., the developer is required to submit *Master Stormwater Management Plans* prior to each construction plan approval.

## **DEVELOPER OF RECORD**

Property Reserve, Inc., 150 East Social Hall Avenue, Suite 550, Salt Lake City, UT 84111 and Newland Communities LLC, 1137 Marbella Plaza Drive, Tampa, FL 33619 are the firms jointly 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.