



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #146 - OAK CREEK HILLSBOROUGH COUNTY RY 2004-05

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; 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; and formally changed the name of the project from "Parkway Center" to "Oak Creek."

The applicant has cumulatively submitted requests for nine Land Use Equivalency Matrix conversions. The requested conversions were:

- 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);
- conversion of 394,653 sq. ft. of Light Industrial space for 738 multi-family residential units (dated November 22, 2004);
- conversion of 161,100 sq. ft. of Service Center for 218.22 single-family detached units (dated October 27, 2005);
- conversion of 298,601 sq. ft. of High Tech space for 345.78 single-family detached units (dated October 27, 2005);
- conversion of 20,000 sq. ft. of High Tech space for 37 multi-family units (dated October 27, 2005);
- conversion of 128,340 sq. ft. of Light Industrial for 240 multi-family units (dated October 27, 2005);
- conversion of 121,416 sq. ft. of Light Industrial for 144 single-family detached units (dated October 9, 2006); and
- conversion of 141,176 sq. ft. of Light Industrial for 264 multi-family residential units (dated October 9, 2006).

The following phasing schedule is reflective of all prior land use equivalency matrix conversions:

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	3,098,456	48,900	699	150,300	121,500	100	1,186	1,279	2 ²
II ¹ 2011	2,654,650	820,800	538,800	346,700	104,000	160	0	0	0
TOTAL¹	5,753,106	869,700	539,499	497,000	225,500	260	1,186	1,279	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. Remainder of entitlements are reflective of four Land Use Equivalency Matrix conversions with the latest dated October 27, 2005.

PROJECT STATUS

Development this Reporting Year: it appears that no development entitlements were initiated or completed during the reporting period. The developer has acknowledged that a 2,500-student high school remains under construction.

Cumulative Development: 918,445 sq. ft. of light industrial space and a 850-student elementary school have been completed and a high school remains under construction. While the developer has acknowledged that 477 single-family residential lots have been platted, none have been constructed.

Projected Development: it is anticipated that the high school will be completed during the next reporting period.

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 equivalent). The results of the January 3, 2005 monitoring event revealed that the project is currently generating 482 (204 Inbound/278 Outbound) of the 5,126 p.m. peak hour external trips approved for the project.
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 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.
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 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.
6. It is noted in Stipulation III.L. of the Development Order that the developer is required to submit annual reports on the anniversary of the effective date of the Development Order (October 13th) “until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated that this Report, which was due on October 13, 2005, was not submitted until July 17, 2006.
7. The project buildout date currently expires on December 31, 2006. No further permits shall be issued by Hillsborough County beyond 2006 until and unless an amendment has been adopted.

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 with the exception of the issue described as *Summary of Development Order Condition #6*, above. In addition, if the developer intends to construct further entitlements, an amendment to the Development Order must first be adopted to extend the project buildout date, as described in *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.