



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #162 - CROSS CREEK HILLSBOROUGH COUNTY RYs 2004-06

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
<b>TOTAL</b>		<b>1,672</b>	<b>672</b>	<b>90,000</b>	<b>50,000</b>	<b>10,000</b>

**Development this Reporting Year:** a total of 25 single-family homes and 25,569 sq. ft. of office development were completed.

**Cumulative Development:** a total of 1,237 single-family residential units, 648 multi-family residential units, 74,844 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:** no development activity has been identified for the next reporting period.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has previously 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, 50 and 75 percent stages of completed residential units, in accordance with Condition IV.E.2. Included with the RYs 2004-06 Annual Report, the developer has submitted the results of the monitoring required upon completion of the 100 percent completion stage of buildout. The monitoring was conducted on October 19, 2004.
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 20, 2005. Groundwater monitoring will next be conducted in 2007, as required, and submitted within the respective Annual Report.
4. Results of the annual hydroperiod monitoring have been submitted in the annual report, consistent with Condition IV.F.4. Results of monitoring events conducted on July 1, 2004, February 18, 2005, July 28, 2005 and March 10, 2006 were all provided in the Annual Report.
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.
7. The developer has provided the results of traffic counts conducted on September 13-14, 2006. The results reveal that the project is currently generating 2,987 p.m. peak hour trips (1,775 Inbound/ 1,212 Outbound) in comparison with the 2,942 trips (1,827 Inbound/1,115 Outbound) approved for the project. While the traffic counts reflect that the project was generating 45 more trips than approved, Subsection 380.06(19)(b)13., F.S. states an increase of less than 15 percent “in the number of external vehicle trips generated by the development above that which was projected during the original development of regional impact review” would not constitute a Substantial Deviation.
8. Stipulation III.K. of the Development Order requires the developer to submit an annual report “on the anniversary of the effective date of this Development Order [i.e. June 5<sup>th</sup>] for each following year until and including such time as all terms and conditions of this Development Order are satisfied. This current submittal, which was received on September 27, 2006, is for the reporting periods of: 2004-05 and 2005-06.

9. It is hereby noted that the project buildout lapsed on December 30, 2005, as identified above. Any further development of remaining entitlements will be subject to a new Notice of Proposed Change (and corresponding transportation analysis) to be submitted in accordance with Section 380.06, F.S. or approval of an *Essentially Builtout Agreement* by the Florida Department of Community Affairs and Hillsborough County in accordance with Subsection 380.06(15)(g)3, F.S. It would be appropriate for the applicant to demonstrate that the project will not generate more than 3,434 p.m. peak hour trips prior to approval of any further development.

#### **DEVELOPER OF RECORD**

Cory Lakes Ltd., 12001 Cory Lake Boulevard. Tampa, FL 33647 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 with the exception of the issue identified as *Summary of Development Order Condition #8*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.