



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #146 - OAK CREEK HILLSBOROUGH COUNTY RY 2005-06

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 78<sup>th</sup> 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 previously submitted nine Land Use Equivalency Matrix conversions with the most recent request dated October 9, 2006. The conversions cumulatively resulted in:

- reduction of Light Industrial by 1,361,163 sq. ft., Service Center by 161,100 sq. ft., and "High Tech" by 318,601 sq. ft.; and
- increase of 1,186 single-family and 1,249 multi-family residential units, a 850-student elementary school and a 2,500-student high school.

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
II* 2011	2,654,650	820,800	538,800	346,700	104,000	160	0	0	0
<b>TOTAL*</b>	<b>5,753,106</b>	<b>869,700</b>	<b>539,499</b>	<b>497,000</b>	<b>225,500</b>	<b>260</b>	<b>1,186</b>	<b>1,279</b>	<b>2</b>

1. Specific approval of "revised Phase II" is contingent upon further Chapter 380.06, F.S. review.  
 2. Resulted from 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 161,070 sq. ft. of Light Industrial was completed in addition to the continued construction of the 2,500-student high school.

***Cumulative Development:*** 1,079,070 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, 628 single-family and 1,279 multi-family residential units are under review or construction.

***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 16-18, 2007 monitoring event revealed that the project is currently generating 866 (433 Inbound/433 Outbound) of the 5,126 p.m. peak hour external trips (1,733 Inbound/3,393 Outbound) 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 78<sup>th</sup> Street/Flower 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* sheets will be provided to all purchasers and occupants in accordance with Conditions IV.H., IV.I. and Condition IV.J., respectively.
6. 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. However, as indicated in *Summary of Development Order Condition #6* above, the project buildout date lapsed on December 31, 2006. The Development Order will need to be amended to reflect a buildout extension (at minimum) prior to issuance of any further permits. The developer is hereby encouraged to contact Tampa Bay Regional Planning Council staff to schedule a transportation methodology meeting prior to submittal of the corresponding Notice of Proposed Change application seeking the buildout extension. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.