



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #266 - WOLF CREEK BRANCH HILLSBOROUGH COUNTY RY 2006-07

On January 23, 1990, Hillsborough County granted the initial Development Order (Resolution No. R90-0031) for DRI #207 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 were contingent upon further transportation analyses.

The DRI #207 Development Order was amended three times, most recently on December 10, 2002 (Resolution No. R02-275). The amendments extended each of the phase buildout dates and the Development Order expiration date. The Development Order was scheduled to expire on January 23, 2020.

On December 12, 2006, Hillsborough County adopted a Substantial Deviation Development Order (Resolution No. R06-276) for the project. The SDDO authorized an expansion of the existing project by 990 acres, 3,167 residential units, 248,480 sq. ft. of Retail and 58,900 sq. ft. of Office. The expanded project is now situated on 1,518± acres in southern Hillsborough County, generally west of I-75, north of 19th Avenue and the South Shore Corporate Park DRI, east of the C.S.X. Railroad and south of S.R. 672 and the Southbend DRI, approximately 11.5 miles north of Manatee County. The Development Order expires on December 31, 2025. The anniversary date for the Annual Report is January 23rd.

The following constitutes the approved project entitlements with an established buildout date of December 31, 2018:

LAND USE	ENTITLEMENTS
RESIDENTIAL	2,735 Single-Family Detached 991 Single-Family Attached 779 Multi-Family
COMMERCIAL	348,480
OFFICE	108,900
SCHOOLS	One Elementary School One Middle School
PARKS	38
REGIONAL SPORTS COMPLEX*	80

* - Owned by Hillsborough County

PROJECT STATUS

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

Cumulative Development: As indicated in prior Annual Reports, cumulative development is 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. Condition D.2.b. specifies the roadway improvements required of the Developer prior to the earlier of (1) issuance of building permits for 2,800 residential units or the equivalent thereof based on ITE PM peak hour trip generation rates; or (2) December 31, 2014.
2. Condition D.2.d. identifies additional roadway improvements that are required by the Developer and the timeline for completion thereof. Construction of these improvements shall be initiated upon the issuance of Certificates of Occupancy for the 1,935th, the 2,800th and 3,200th residential unit.
3. In accordance with Condition D.2.e.(ii), an annual traffic monitoring program shall commence with completion of 1,000 dwelling units and continued until buildout. The monitoring shall demonstrate that the project is not generating in excess of 4,622 net external P.M. peak hour trips, 716 pass-by trips and 760 internal trips for a total of 6,098 trips.
4. All mitigation areas and littoral shelves shall be monitored quarterly for a period of one year and semi-annually for the next three years as required by Condition D.3.e. Monitoring shall include species diversity composition, spreading (regeneration) and exotic species encroachment. Additional planting shall be required to maintain an 85 percent survival of planted species at the end of the three-year monitoring period. Monitoring of wetlands and wetlands hydroperiods shall be additionally performed by the Developer and a report thereof, including any significant adverse alterations to wetlands hydroperiods, shall be part of the annual report, as stated in Condition D.3.f.
5. Condition D.3.h. obligates the Developer to submit a *Wetland/Lake Management Plan* to TBRPC for review and to Hillsborough County, DEP and SWFWMD for approval prior to development approval for each increment or phase. The plan shall address but not be limited to, wetlands to be preserved, proposed wetland/lake alteration, control of exotic species, mitigation of lost wetlands, control of on-site water quality, and methods for wetland restoration/enhancement.
6. As required by Condition D.4.a., the Developer shall prepare a *Comprehensive Emergency Management Plan* to ensure the safe evacuation and re-entry/recovery of residents and employees from the project upon issuance of all hurricane evacuation orders to be implemented by the property manager and/or homeowners' association board of directors. This plan shall be provided to Hillsborough County and disaster preparedness officials for approval and TBRPC for review, prior to first construction plan approval.
7. As specified in Condition D.4.e., the Developer shall pay a \$152,994.00 shelter mitigation fee or other form of alternative mitigation acceptable to Hillsborough County prior to the first construction plan approval.

8. Per Condition D.7.d., the Developer shall install seven boxes as shown on Exhibit 2 of the August 2005 Kestrel Survey to maintain and enhance the breeding population of the Southeastern American Kestrels on site within one year of approval of this Development Order [by December 12, 2007]. These nest boxes shall be maintained by the Developer or its assigns during the life of this Development Order.
9. In accordance with Condition D.7.e., the Developer has allegedly provided Hillsborough County a copy of an Agreement reached with TECO to maintain the power line right-of-way through the community. The right-of-way shall be maintained by the Developer or its assigns during the life of this Development Order.
10. The Developer has submitted the *Upland Management Plan* as Exhibit G-2 to the RY 2006-07 Annual Report in accordance with Condition D.7.f.
11. An potable water and non-potable water use plan shall be submitted to Hillsborough County, SWFWMD and the TBRPC for their approval prior to issuance of any construction permits as identified in Condition D.9.f.
12. Condition D.12.b. mandates the Developer to amend the water quality monitoring program established in 1992 to include the expanded land area added to the project under the proposed SD. The amended program shall be submitted to SWFWMD and DEP for review and approval prior to any site development in the expanded portion of the DRI.
13. The Developer shall prepare and submit a Master Stormwater Management Plan for Wolf Creek Branch to DEP and TBRPC for review and to Hillsborough County and SWFWMD for approval prior to the issuance of construction plan approval, as identified in Condition D.12.e.
14. Condition D.12.g. acknowledges that the Developer shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Such inspection results shall be included in each annual report.
15. The Developer shall convey two 15-acre school sites to the Hillsborough County School Board [Condition D.13.] and a minimum of 1.2 acres to the County for construction of a fire station facility [Condition D.14.c.].

DEVELOPER OF RECORD

NNP Southbend II LLC, 1137 Marbella Plaza Drive, Tampa, FL 33619 and Property Reserve, Inc., 5 Triad Center, Suite 650, Salt Lake City, UT 84180 are 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.