



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #266 - WOLF CREEK BRANCH S/D HILLSBOROUGH COUNTY

On June 4, 2008, Hillsborough County rendered Resolution No. R08-082 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on May 13, 2008.

BACKGROUND

An initial Wolf Creek Branch DRI Development Order was granted to Magnolia Management Corporation on January 23, 1990 (Resolution No. R90-0031) to include specific approval for only the first of a three-phase project (i.e. 852 single-family and 486 multi-family residential units, 100,000 sq. ft. of Commercial and 50,000 sq. ft. of Retail) to be built by November 30, 2007. Specific approval of the two latter phases was contingent upon further air quality and transportation analyses. The original project was located northwest of I-75/19th Avenue. This Order had subsequently been amended three times.

On December 21, 2006, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. R06-276, an amended and restated Substantial Deviation Development Order (SDDO) adopted on December 12, 2006. 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 and also combined all former phases. Inclusive of initial approvals, the expanded project was situated on 1,618.2 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.

Inclusive of the modification to development entitlements described in this Report, the following constitutes the approved entitlements to be constructed by December 31, 2018:

LAND USE	ENTITLEMENTS
RESIDENTIAL	3,065 Single-Family Detached 991 Single-Family Attached 1,367 Multi-Family
COMMERCIAL	348,480
OFFICE	108,900
SCHOOLS	One Elementary School One Middle School
PARKS	46
REGIONAL SPORTS COMPLEX*	80

* - Owned by Hillsborough County

The Substantial Deviation Development Order had not been previously amended.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- increase single-family by 330 units (to 3,065 units);
- increase multi-family by 588 units (to 1,367 units);
- expand the project by a corresponding 161.9 acres (to 1,780.1 acres); and
- increase the parkland requirements by eight acres (to 46 acres).

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on February 11, 2008 and with the Council' *Final Report* adopted on July 10, 2006.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #266 - Wolf Creek Branch S/D.

GENERAL LOCATION MAP

