



DOAR

Development Order Amendment Report

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DRI #266 - WATERSET (FKA WOLF CREEK BRANCH) HILLSBOROUGH COUNTY

On February 15, 2011, Hillsborough County rendered Resolution No. 11-016 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on February 8, 2011.

BACKGROUND

The 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 been subsequently 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.

On May 13, 2008, Hillsborough County approved the lone prior SDDO Amendment (Resolution No. R08-082) authorizing the following Development Order modifications: increased single-family by 330 units (to 3,065 units); increased multi-family by 588 units (to 1,367 units); expanded the project by a corresponding 161.9 acres (to 1,780.1 acres); and increased the parkland requirements by eight acres (to 46 acres).

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications of the Development Order:

- changed the name of the DRI to “Waterset” with development components known as “Waterset North” and “Waterset South”;
- added 569.99 acres and corresponding 1,005 Single-Family residential units resulting from transference of land and entitlements from the Southbend DRI to a parcel referred to as “Waterset North”;
- incorporated the transportation obligations associated with the 1,005 Single-Family residential units as previously recognized within the Southbend DRI;
- recognized that the traffic monitoring initiation threshold will remain 1,000 units as may be constructed

- anywhere within the project;
- added a Land Use Equivalency Matrix component applicable only to Waterset North entitlements; and
- extended the buildout date for only the prior Wolf Creek Branch S/D entitlements (now referred to as “Waterset South’) and the Development Order expiration date by five-year periods (to December 31, 2023 and December 31, 2030 respectively). This extension did not apply to the “Waterset North” entitlements.

The following constitutes the revised development schedule:

LAND USE	WATERSET NORTH (Buildout: 12/31/2013)	WATERSET SOUTH (Buildout: 12/31/2023)	TOTAL
Residential (Units)	1,005	5,423	6,428
Single-Family Detached	1,005	3,065	4,070
Single-Family Attached	0	991	991
Multi-Family	0	1,367	1,367
Commercial (Sq. Ft.)	0	348,480	348,480
Office (Sq. Ft.)	0	108,900	108,900
Schools (#)	0	2	2
Elementary	0	1	1
Middle	0	1	1
Regional Sport Complex (Acres)	0	80	80
Parks	0	46	46

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council’s *NOPC Report* adopted on October 11, 2010 and with the Council’s *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 - Waterset (fka Wolf Creek Branch DRI).

GENERAL LOCATION MAP

