



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #207 - WOLF CREEK BRANCH HILLSBOROUGH COUNTY RY 2001-02

On January 23, 1990, Hillsborough County granted a Development Order (Resolution No. R90-0031) 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 is contingent upon further transportation analyses.

The Development Order has been amended twice, the latest occurring on August 25, 1992 (Resolution No. R92-0210). The amendments have extended the buildout dates for Phases I & II by approximately five years and Phase III by approximately four years. The Development Order expires on January 23, 2015. The anniversary date for the Annual Report is January 23rd.

The following represents the revised phasing schedule and development approvals:

PHASE	(Years)	RESIDENTIAL (UNITS)		COMMERCIAL (SQ. FT.)	OFFICE (SQ. FT.)
		Single-Family	Multi-Family		
Phase I	(1990-11/30/2001)	852	486	100,000	50,000
Phase II*	(1997-11/30/2008)	640	365	150,000	50,000
Phase III*	(2004- 1/23/2015)	639	365	0	0
TOTAL	(1990-2015)	2,131*	1,216*	250,000	100,000

* NOTE: The developer has obtained only conceptual approval for Phases II & III. Specific approval is contingent upon further air quality and transportation impact analysis.

On November 27, 2001, the applicant submitted a Notice of Proposed Change Application requesting the following Development Order modifications: a further six-year extension of the Phase I buildout date (to November 30, 2007); provide a five-year extension of the Development Order expiration date (to December 23, 2020); relocation of the major north-south collector road (formerly 30th Street extension) westward to serve as an extension of 21st Street; and the associated Map H changes. The proposal remains under review.

PROJECT STATUS

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

Cumulative Development: Cumulative development has been limited to the construction of entryway improvements and roadway improvements associated with the 30th Street extension.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Upon the issuance of Certificates of Occupancy for 1,000 single-family detached units, or the equivalence, the developer is required to provide the following within each subsequent annual report submitted: traffic counts at project entrances (Condition 4.D.2.a.); and a yearly assessment of actual vehicle trips diverted from the peak hour as a result of the implementation of a Transportation Systems Management program (Condition 4.D.2.b.).
2. Condition 4.D.3.e., requires the developer to provide wetland and wetland hydroperiod monitoring results with the first annual report submittal following initiation of development. The developer is also required to submit a water/lake management plan prior to development approval of each increment or phase (Condition 4.D.3.g.). Responses to these issues will be requested within all appropriate Annual Reports.
3. Prior to the issuance of a Certificate of Occupancy for any facility located within hurricane evacuation level “D” or “E”, the developer is required to provide a hurricane evacuation plan. (Condition 4.D.4.a.)
4. As required by Condition 4.E.1.j., the Water Use Plan (for potable and non-potable water) was submitted in June, 1992. The Plan was acceptable except for the exclusion of xeriscape provisions required by the Development Order.
5. The required water quality monitoring was initiated in May of 1992. Baseline Water Quality Monitoring results for “Stations 1 and 2” have been previously provided. The developer should provide assurance within each Annual Report stating that the annual monitoring program is continuing in accordance with Condition 4.E.4.b.
6. As required by Condition 4.E.4.e., the developer is required to submit a Master Stormwater Management Plan prior to construction plan approval.

DEVELOPER OF RECORD

Magnolia Management Corporation, 1700 13th Street, Suite 2, St. Cloud, FL 34769, 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.