



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #162 - CROSS CREEK HILLSBOROUGH COUNTY RY 2002-03

On May 31, 1989, Hillsborough County granted a Development Order (Resolution R89-0118) to Gulfstream Communities for a three-phase, 966-acre development. The project was originally approved to consist of 2,351 single family residential units, 1,149 multi-family residential units, and 160,000 square feet (sq. ft.) of commercial space. The Development Order granted specific approval to only Phase I and Phase IIA.

The Development Order has been amended a total of eight times, the latest occurring on October 9, 2001 (Resolution No. 01-207). The amendments have cumulatively:

- extended the buildout date for each phase, I, IIA and IIB, by a cumulative total of six years, 11 months and thirty days to December 30, 2000, 2002 and 2005, respectively;
- revised the schedule for transportation improvements, groundwater quality monitoring and hydroperiod monitoring;
- reduced and reallocated multi-family residential sections and commercial designations;
- revised single-family development between Phase I & IIA, resulting in a net increase;
- increased the allowable number of Phase IIA multi-family residential units by 3 (to 672);
- reallocated and specifically approved the 50,000 sq. ft. of commercial space between Phase IIB and Phase IIA;
- deleted Phase IIB;
- authorized modification of Parcel "N" entitlements;
- authorized an additional access point at the southeast corner of the DRI property; and
- extended the Development Order expiration date to December 31, 2009.

PROJECT STATUS

The following represents the revised phasing schedule:

PHASE #	BUILDOUT DATE	RESIDENTIAL (UNITS)		OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	CHILD CARE (Sq. Ft.)
		Single Fam.	Multi-Fam.			
I	12/30/2000	1,347	0	0	0	0
IIA	12/30/2005	325	672	90,000	50,000	10,000
TOTAL		1,672	672	90,000	50,000	10,000

Development this Reporting Year: a total of 150 single-family homes were completed during the reporting year. In addition, construction has commenced on 49,500 sq. ft. of office development.

Cumulative Development: a total of 1,059 single-family residential units, 669 multi-family

residential units, 6,050 sq. ft. of commercial and a 10,000 sq. ft. child care center have all been completed.

Projected Development: although not specifically stated, it would be anticipated that the 49,500 sq. ft. of office space will be completed during the next reporting year. In addition, the developer anticipates initiating construction of 40,000 more square feet of office space.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has identified completion of the required transportation improvements identified in Condition IV.B.1.c.(5)(15).
2. The developer has previously submitted baseline Hillsborough River water quality monitoring data, as well as monitoring at the 25 and 50 percent stages of completed residential units, in accordance with Condition IV.E.2. The last water quality monitoring was conducted on January 11, 1999, with results submitted in conjunction with the RY 1998-1999 Annual Report. In accordance with this stipulation, semi-annual monitoring will next be required for a one-year period following 75 percent of the proposed units buildout ($2,344 \times 0.75 = 1,758$ units).
3. Results of the annual groundwater quality monitoring have also been provided within the Annual Report, consistent with Condition IV.E.3. The monitoring event was conducted on January 30, 2003.
4. Results of the annual hydroperiod monitoring have been submitted in the annual report, consistent with Condition IV.F.4. The annual monitoring event was conducted on February 27, 2003.
5. The developer has previously provided the results of the Mitigation Bank monitoring in accordance with Condition IV.F.8.
6. The annual report included an assessment of energy conserving measures being implemented, as required by Development Order Condition IV.H.

DEVELOPER OF RECORD

M/I Schottenstein Homes Inc., 7402 N. 56th Street, Suite 480, Temple Terrace, FL 33617 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.