



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 577-5151 Suncom 586-3217 FAX (727) 570-5118
 www.tbrpc.org

DRI #207 - WOLF CREEK BRANCH HILLSBOROUGH COUNTY

On December 20, 2002, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. R02-275. The Resolution reflects an amendment adopted by Hillsborough County on December 10, 2002.

BACKGROUND

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. Phases I and II have obtained specific approval for development.

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 following represents the current phasing schedule:

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.

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized:

- a further six-year extension of the Phase I buildout date (to November 30, 2007); and
- extension of the Development Order expiration date and the date in which the County can not downzone or decrease the density/intensity by five years (both to January 23, 2020).

RECOMMENDATIONS

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 December 9, 2002, and with the Council' *Final Report* adopted November 13, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #207 - Wolf Creek Branch.