



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #73 - SUMMERFIELD CROSSINGS HILLSBOROUGH COUNTY RY 2003-04

On January 22, 1982, Hillsborough County granted a Development Order to U.S. Home Corporation for a four-phase, 1,886-acre, mixed-use development located at U.S. 301 and Big Bend Road in southwest Hillsborough County. The project was originally approved to contain: 6,250 residential units, 660,000 sq. ft. of office and light industrial development, a 1,000,000 sq. ft. regional shopping mall, 480,000 sq. ft. of neighborhood/community commercial centers and two golf courses.

The Development Order has been amended twice, the latest occurred on August 8, 2000 (Resolution No. R00-161). The amendments have cumulatively: incorporated and modified a land use trade-off matrix; granted cumulative extensions of 21 years (to 2005), 19 years (to 2005), 22 years (to 2011) and 24 years (to 2015) for Phases I-IV, respectively; eliminated the required commencement dates associated with Phases III and IV; modified the transportation conditions of the Development Order to reflect results of the current transportation analyses and provide a new time schedule for road improvements; revised Map "H" to designate Tracts 1, 15 and 40 (of Village 1) as "Multi-Purpose"; and mandated a requirement for a Chapter 380.06, F.S. transportation analysis prior to initiation of Phase IV development. The anniversary date for the Annual Report is January 22nd.

A Notice of Proposed Change was submitted on October 30, 2003 to request the following modifications, which remain under review:

- designate Phase 3A to consist of only 803 single-family residential units;
- remove the residential components associated with Phase 4;
- seek specific approval of Phases #3A and #4;
- accelerate the project buildout date from 2015 to 2011, as it pertains to Phases 3, 3A & 4;
- modify the transportation conditions; and
- amend Map H to transfer the location of select commercial entitlements on multi-purpose tracts; and
- associated textual and Master Development Order modifications to affect these changes.

PROJECT STATUS

The following represents the latest approved plan of development:

LAND USE	Phase I (2005)	Phase II (2005)	Phase III (2011)	Phase IV* (2015)	TOTAL
RESIDENTIAL (#)	1,072	1,118	1,003	989	4,182
Single-Family	(812)	(1,118)	(1,003)	(547)	(3,480)
Townhomes & Villas	(155)	(0)	(0)	(270)	(425)
Multi-Family Apts.	(0)	(0)	(0)	(172)	(172)
Retirement Units	(105)	(0)	(0)	(0)	(105)

LAND USE	Phase I (2005)	Phase II (2005)	Phase III (2011)	Phase IV* (2015)	TOTAL
COMMERCIAL (Sq. Ft.)	108,300	152,000	550,500	410,000	1,220,800
Neighborhood	(48,000)	(37,000)	(67,000)	(30,000)	(182,000)
Community Ctrs.	(60,300)	(115,000)	(103,500)	(0)	(278,800)
Regional Mall	(0)	(0)	(380,000)	(380,000)	(760,000)
OFFICE/TECH. PK. (Sq. Ft.)	20,000	80,000	180,000	288,800	568,800
MEDICAL	0	76,000	0	0	76,000

* - Specific approval of Phase IV will require further Section 380.06, F.S. transportation analysis.

Development this Reporting Year: it appears that a total of 730 residential units were constructed during the reporting period: 726 single-family and four townhomes/villas.

Cumulative Development: A total of 2,931 single-family units, 105 retirement units, 155 townhomes/villas, 6,564 sq. ft. of commercial space, a 1,500± sq. ft. fire station and one school have all been completed.

Projected Development: the developer envisions commencing development of 500 residential units during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer is required to reserve the following: a ten-acre parcel for construction of a medical and/or health care facility (Condition 3.E.); a five-acre parcel for construction of general community service facility (Condition 3.G.); ‘sufficient’ land to expand Big Bend Road between U.S. 301 and Balm-Riverview Road to a six-lane divided roadway (Revised Condition 3.K.1.); and sufficient right-of-way along the west side of Balm-Riverview Road for construction of two additional lanes.
2. Revised Condition 3.K.6.(a) obligates the developer to submit a biennial transportation report when the development generates 85 percent of the projected external vehicle trip ends for combined Phases I and II. According to the estimates previously provided by the developer, the project was generating 72.1 of the projected trips (i.e. 2,264 of the project’s Phase II approval of 3,138 p.m. peak hour trips). It was agreed that traffic counts will be provided in conjunction with the current NOPC application and, this, not required as part of the Annual Report.
3. The following required transportation improvements have all been completed consistent with revised Condition 3.K.9: construction of I-75 from S.R. 674 to S.R. 60; and Big Bend Road widening from U.S. 301 to I-75.
4. Revised Condition 3.K.10.(a) requires the developer to provide fair share contribution associated with the construction of the fifth and sixth lanes of Big Bend Road from I-75 to U.S. 301 ‘before initiation of any development phase after Phase III.’ Additional improvements required prior to development beyond Phase 3 are identified in Condition III.K.10.(c) and Conditions III.K.10.(e) - (l).

5. The developer has reported the following improvements have all been completed: four-laning of U.S. 301 from Big Bend Road to Rhodine Road [Condition 3.K.10.(b)]; and the addition of a westbound left turn lane to Causeway Boulevard at U.S. 301 [Condition 3.K.10.(d)].

DEVELOPER OF RECORD

Lennar Development, 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634, 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.