



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY

On October 28, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-214. The Resolution reflects an amendment adopted by the Board on September 27, 2005.

#### BACKGROUND

On November 25, 1986, the Hillsborough County Board of County Commissioners granted a Development Order to General Homes Corporation for this 777-acre, multi-use development located in the southwest quadrant of the Interstate 75/Big Bend Road (C.R. 672) interchange in south central Hillsborough County. The Development Order granted specific approval of Phase 1 and conceptual approval of Phases 2 and 3, contingent upon further transportation analysis.

The Development Order has been amended a total of five times. The most recent amendment was approved by Hillsborough County on February 24, 2004 (Resolution No. R04-048). The amendments have cumulatively: extended the expiration date of the Development Order and the buildout date for all phases of development; approved a postponement of water quality monitoring until development resumes; consolidated and revised the phasing schedule; added an access point to the project's southern boundary; revised the location of various project uses; approved a land use trade-off matrix; and revise the annual report anniversary date.

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- increase the number of single-family residential units be 103 units (to 2,175 total); and
- add 401.41 acres to the project's current southern boundary.

The revised phasing schedule is as follows:

Land Use	Phase 1 (12/31/2010)	Phase 2* (12/31/2012)	Total (12/31/2012)
Commercial (Sq. Ft.)	110,000	1,000,000	1,110,000
Regional Neighborhood	( 0) (110,000)	(1,000,000) ( 0)	(1,000,000) ( 110,000)
Office (Sq. Ft.)	111,180	542,820	654,000
Service Center. (Sq. Ft.)	213,120	426,880	640,000
Light Industrial (Sq. Ft.)	160,000	1,440,000	1,600,000
Hotel (Rooms)	0	500	500

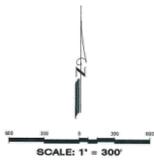
<b>Land Use</b>	<b>Phase 1 (12/31/2010)</b>	<b>Phase 2* (12/31/2012)</b>	<b>Total (12/31/2012)</b>
<b>Residential (Units)</b>	<b>2,175</b>	<b>622</b>	<b>2,797</b>
Single-Family	(2,175)	( 0)	(2,175)
Multi-Family	( 0)	( 300)	( 300)
Townhouse	( 0)	( 322)	( 322)

\* - Phase 2 has been conceptually approved only. Specific approval will be contingent upon further transportation analysis.

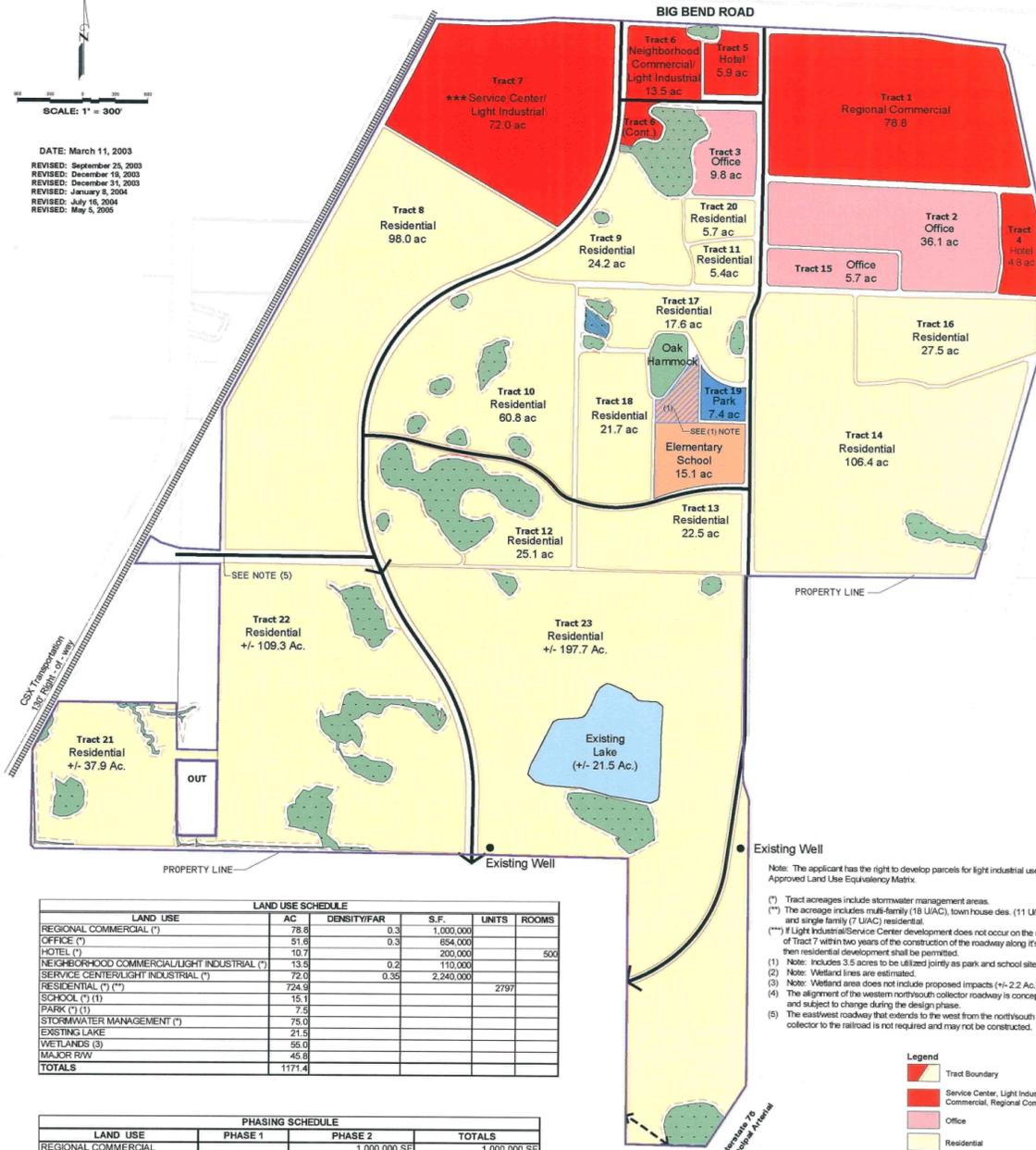
## RECOMMENDATION

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 July 11, 2005, and with the Council's *Final Report* adopted on September 8, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #145 - Southbend.



DATE: March 11, 2003  
 REVISED: September 25, 2003  
 REVISED: December 19, 2003  
 REVISED: December 31, 2003  
 REVISED: January 8, 2004  
 REVISED: July 16, 2004  
 REVISED: May 5, 2005



LAND USE SCHEDULE					
LAND USE	AC	DENSITY/FAR	S.F.	UNITS	ROOMS
REGIONAL COMMERCIAL (*)	78.8	0.3	1,000,000		
OFFICE (*)	51.6	0.3	654,000		
HOTEL (*)	10.7		200,000		500
NEIGHBORHOOD COMMERCIAL/LIGHT INDUSTRIAL (*)	13.5	0.2	110,000		
SERVICE CENTER/LIGHT INDUSTRIAL (*)	72.0	0.35	2,240,000		
RESIDENTIAL (*) (**)	724.9			2797	
SCHOOL (*) (1)	15.1				
PARK (*) (1)	7.5				
STORMWATER MANAGEMENT (*)	75.0				
EXISTING LAKE	21.5				
WETLANDS (3)	56.0				
MAJOR RW	45.8				
<b>TOTALS</b>	<b>1171.4</b>				

PHASING SCHEDULE			
LAND USE	PHASE 1	PHASE 2	TOTALS
REGIONAL COMMERCIAL		1,000,000 SF	1,000,000 SF
OFFICE	111,180 SF	542,820 SF	654,000 SF
HOTEL		200,000 SF (500 ROOMS)	200,000 SF (500 ROOMS)
NEIGHBORHOOD COMMERCIAL	110,000 SF		110,000 SF
SERVICE CENTER	213,120 SF	426,880 SF	640,000 SF
LIGHT INDUSTRIAL	160,000 SF	1,440,000 SF	1,600,000 SF
MULTI-FAMILY		300 UNITS	300 UNITS
TOWN HOUSE DES.		322 UNITS	322 UNITS
SINGLE FAMILY RESIDENTIAL	2,175 UNITS		2,175 UNITS
<b>TOTAL UNITS</b>	<b>2,175 UNITS</b>	<b>622 UNITS</b>	<b>2,797 UNITS</b>
<b>TOTAL (SF)</b>	<b>594,300 SF</b>	<b>3,609,700 SF</b>	<b>4,204,000 SF</b>

\* Phasing - Phase 1 (2010 Specific Approval), Phase 2 (2012 Conceptual Approval)

Note: The applicant has the right to develop parcels for light industrial uses based on the Approved Land Use Equivalency Matrix.

- (\*) Tract acreages include stormwater management areas.
- (\*\*) The acreage includes multi-family (18 UJAC), town house des. (11 UJAC) and single family (7 UJAC) residential.
- (\*\*\*) If Light Industrial/Service Center development does not occur on the southern 30 acres of Tract 7 within two years of the construction of the roadway along its eastern border, then residential development shall be permitted.
- (1) Note: Includes 3.5 acres to be utilized jointly as park and school site.
- (2) Note: Wetland lines are estimated.
- (3) Note: Wetland area does not include proposed impacts (+/- 2.2 Ac.)
- (4) The alignment of the western north-south collector roadway is conceptual and subject to change during the design phase.
- (5) The east-west roadway that extends to the west from the north-south collector to the railroad is not required and may not be constructed.



**Consultant Team**  
 Economic: Fitchkind & Associates, Inc.  
 Engineering & Environmental: Heidt & Associates, Inc.  
 Master Planning: Florida Planning Studio, Inc.  
 Transportation: Linds & Associates, Inc.  
 Legal: Fowler, White, Boggs, Banker, PA  
 Planning: Wilson Miller

## Southbend DRI #145 NOPC Hillsborough County, Florida

A Development of Regional Impact By:  
  
**Revised Map H**  
**Master Development Plan**  
**October 2004**