



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, 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 2005-06

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 previously been amended a total of three times, most recently on March 8, 2005 (Resolution No. R05-059). 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 1-4, respectively; eliminated the required commencement dates associated with Phases 3 and 4; 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"; mandated a requirement for a Chapter 380.06, F.S. transportation analysis prior to initiation of Phase 4 development; modified the phasing provisions to a new phase (Phase 3A) to consist solely of 803 single-family residential units with a buildout period of 2011; recognized a revision to the housing unit types in accordance with the existing Land Use Equivalency Matrix; modified the transportation conditions; and removed commercial as an approved use on multi-purpose Tracts 40 and 15 of Map H.

The approved phasing schedule is as follows:

LAND USE	Phase 1 (2005)	Phase 2 (2005)	Phase 3 (2011)	Phase 3A (2011)	Phase 4* (2015)	TOTAL
<b>RESIDENTIAL (#)</b>	<b>1,003</b>	<b>1,187</b>	<b>1,002</b>	<b>803</b>	<b>0</b>	<b>3,995</b>
Single-Family	(898)	(1,032)	(1,002)	(803)	(0)	(3,735)
Townhomes & Villas	( 0)	( 155)	( 0)	( 0)	(0)	( 155)
Multi-Family Apts.	( 0)	( 0)	( 0)	( 0)	(0)	( 0)
Retirement Units	(105)	( 0)	( 0)	( 0)	(0)	( 105)
<b>COMMERCIAL (Sq. Ft.)</b>	<b>108,300</b>	<b>152,000</b>	<b>550,500</b>	<b>0</b>	<b>410,000</b>	<b>1,220,800</b>
Neighborhood	(48,000)	( 37,000)	( 67,000)	(0)	( 30,000)	(182,000)
Community Ctrs.	(60,300)	(115,000)	(103,500)	(0)	( 0)	(278,800)
Regional Mall	( 0)	( 0)	(380,000)	(0)	(380,000)	(760,000)
<b>OFFICE/TECH. PK. (Sq. Ft.)</b>	<b>20,000</b>	<b>80,000</b>	<b>180,000</b>	<b>0</b>	<b>288,800</b>	<b>568,800</b>
<b>MEDICAL OFFICE (Sq. Ft.)</b>	<b>0</b>	<b>76,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76,000</b>

\* - Specific approval of Phase 4 will require further Section 380.06, F.S. transportation analysis.

### PROJECT STATUS

**Development this Reporting Year:** it appears that development activity was limited to the construction of 478 single-family units.

**Cumulative Development:** A total of 3,405 single-family units, 105 retirement units, 155 townhomes, 6,564 sq. ft. of commercial space, a 1,500± sq. ft. fire station and one school have all been completed.

**Projected Development:** the development activity intended for the next reporting year has not been identified.

### **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.); and a five-acre parcel for construction of general community service facility (Condition 3.G.)
2. The developer acknowledges recent contributions of \$275,000 and \$5,000,000 allegedly made to satisfy the remaining transportation obligations through Phase 3 (Condition 3.K.1.). Necessary right-of-way was also dedicated in accordance with this Condition.
3. The following transportation improvements have all been previously completed: construction of I-75 from S.R. 674 to S.R. 60; Big Bend Road widening from U.S. 301 to I-75; four-laning of U.S. 301 from Big Bend Road to Rhodine Road; and the addition of a westbound left turn lane to Causeway Boulevard at U.S. 301.
4. Condition III.K.18.(c) requires the developer to notify Hillsborough County, TBRPC and FDCA of Land Use Equivalency Matrix conversions a minimum of 30 days “prior to utilization.” It is hereby noted that the required pre-notification was never received by TBRPC and that TBRPC was only notified as part of the RY 2004-05 & 2005-06 Annual Reports and after the units were at least partially completed. The conversion was 983 townhomes and 478 multi-family (apartment) units for an additional 840 single-family units. It is requested that the developer provide notification of all future conversion(s) prior to construction., if applicable. The phasing schedule presented above has been revised to reflect these past conversions.
5. Stipulation IV.L. of the Development Order infers that the developer is required to submit annual reports on January 22<sup>nd</sup> of each year “until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated that this Report, which was due on January 22, 2006, was not submitted until September 12, 2006.

### **DEVELOPER OF RECORD**

U.S. Home Corporation, 600 N. Westshore Blvd., Suite 400, Tampa, FL 33609 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 with the exception of the issue identified as *Summary of Development Order Condition #5*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.