



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY

On January 31, 2007, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-022. The Resolution reflects an amendment adopted by the Board on January 23, 2007.

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 previously amended six times, most recently on September 27, 2005 (Resolution No. R05-214). 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 increased the number of single-family residential units by 103 units (to 2,175 total); added 401.41 acres to the project's current southern boundary; and revised the annual report anniversary date.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following:

- increased Phase 1 commercial entitlements by 6,600 sq. ft. (to 116,600 sq. ft.);
- added one access point along Big Bend Road - a "right-in/right-out" only to Tract 7;
- modified the Tract 1 access points to replicate those approved within the General Development Plan;
- combined Tract 5 with a portion of Tract 6 and allow Neighborhood Commercial/Light Industrial and Hotel uses on Tracts 5 and 6;
- realigned the internal access road between Tracts 3, 5 and 6;
- modified the Land Use Schedule to reflect the land use acreage changes and the increase in Neighborhood Commercial entitlements; and
- modified the Land Use Equivalency Matrix to recognize potential conversion(s) to Hotel or Motel uses (to maximum of 500 rooms).

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.)	116,000	1,000,000	1,116,000
	<i>Regional</i>	(0)	(1,000,000)	(1,000,000)
	<i>Neighborhood</i>	(110,000)	(0)	(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
RESIDENTIAL	(Units)	2,175	622	2,797
	<i>Single-Family</i>	(2,175)	(0)	(2,175)
	<i>Multi-Family</i>	(0)	(300)	(300)
	<i>Townhouse</i>	(0)	(322)	(322)

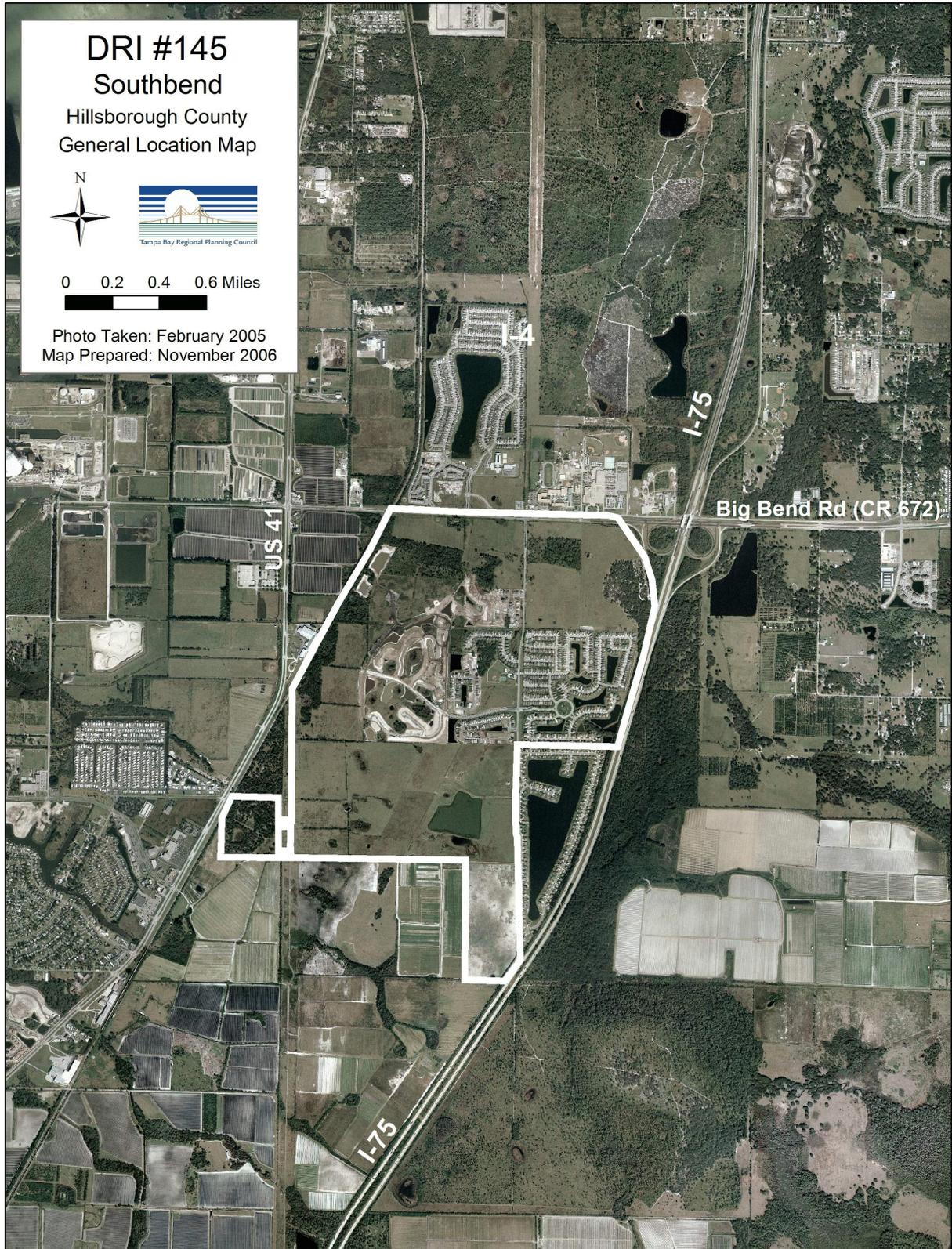
* - Phase 2 has been conceptually approved only. Specific approval will be contingent upon further transportation analysis.

RECOMMENDATION

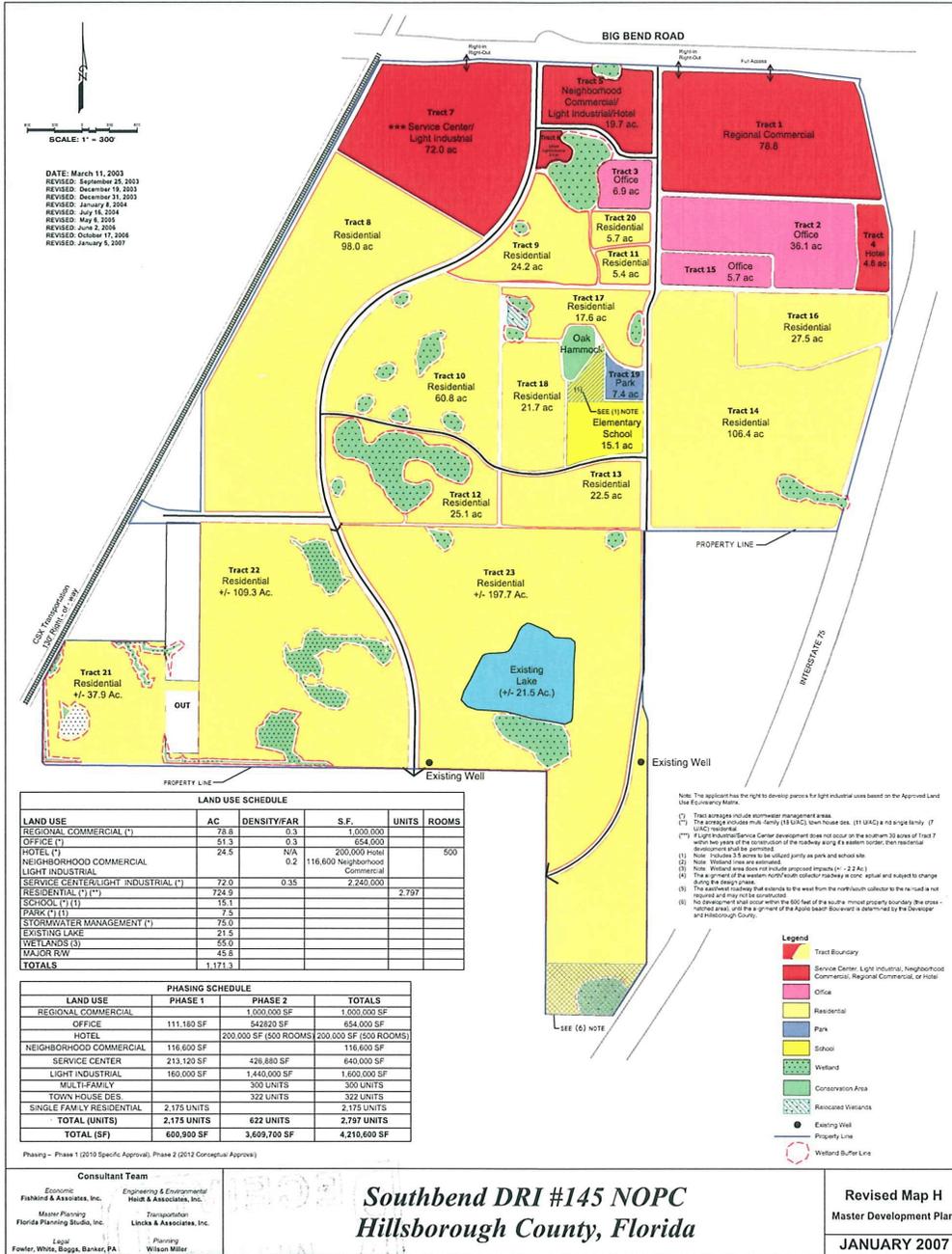
In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on December 11, 2006, and with the Council' *Final Report* adopted on September 8, 1986.

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

GENERAL LOCATION MAP



MASTER DEVELOPMENT PLAN



Southbend DRI #145 NOPC Hillsborough County, Florida

Revised Map H
Master Development Plan
JANUARY 2007

Consultant Team
 Economic: Fishkind & Associates, Inc.
 Engineering & Environmental: Hunt & Associates, Inc.
 Master Planning: Florida Planning Studio, Inc.
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 Planning: Wilson Miller