



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY RY 2005-06

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 seven times, most recently on January 23, 2007 (Resolution No. R07-022). 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 and northern boundaries; modified the Tract 1 access points to replicate those approved in the General Development Plan; combined Tract 5 with a portion of Tract 6; revised the location of various project uses; revised the internal roadway network; approved a land use trade-off matrix; and increased the number of single-family residential units by 103 units (to 2,175 total) and Phase 1 Office by 6,600 sq. ft. (to 116,600 sq. ft.); added 401.41 acres to the project's current southern boundary; and revised the annual report anniversary date.

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
Regional	(0)	(1,000,000)	(1,000,000)
Neighborhood	(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
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.

PROJECT STATUS

Development this Reporting Year: it appears that 320 residential units were completed during the reporting year.

Cumulative Development: A total of 1,161 single-family residential units have been completed. Other than completion of an elementary school, non-residential development has not been initiated.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer is required to conduct annual counts of external vehicle and mass transit trips at project entrances following the issuance of the initial CO. The results shall be provided within each subsequent annual report. (Condition IV.C.1.a.) This would include the five Hillsborough Area Regional Transit Authority stipulations identified in Condition IV.C.6. The developer has submitted the results of three-day traffic counts conducted on November 7-9, 2006. The results reveal that “*the occupied units plus the current construction activity have a daily traffic demand of 7,553 with 732 AM and 661 PM peak hour trip ends. Therefore, actual traffic demands are 30 percent of the approved daily [i.e. 25,009 trips] and 27 percent of the total approved PM peak hour trip ends*” [i.e. 2,477 trips].
2. The developer previously submitted the *Southbend Drainage Study* in accordance with Condition IV.D.5.
3. While the developer has previously conducted and submitted results of turbidity monitoring in accordance with other Development Order requirements, Condition D.9. requires the conduct and submittal of a quarterly surface water quality monitoring program. The developer has recently acknowledged that “the (Turbidity) Report did not fully address the quarterly surface monitoring requirements, the Developer has now addressed this issue, and intends to submit the Quarterly Reports with all future Annual Report submittals.” The initial surface water quality monitoring event was conducted on October 31, 2006 and the results were submitted under separate cover to the RY 2005-06 Annual Report.
4. The developer has previously provided a Hurricane Evacuation Plan in accordance with Condition IV.H.1. The Plan was in the form of a hurricane preparedness information sheet to be distributed to all “residential, commercial, office and hotel purchasers and occupants.” It is imperative that this Sheet be updated annually to confirm current Hillsborough County contact information. Reference to the www.tampabaydisaster.org is also beneficial in that interested parties are directed to a web site for further preparation, evacuation and recovery activities and site vulnerability information.
5. Section III.K. of the Development Order requires the Developer to submit Annual Reports “on June 30th for each year until and including such time as all terms and conditions of this Amended and Restated Developer Order are satisfied.” It is hereby stated that the *Southbend DRI RY 2005-06 Annual Report* was not submitted until November 14, 2006.

DEVELOPER OF RECORD

The following developers are jointly responsible for adhering to the terms and conditions of the Development Order:

Bayview Properties Ltd., LLP Post Office Box 925 Ruskin, FL 33570	NNP Southbend, LLC 1137 Marbella Plaza Drive Tampa, FL 33619
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DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issues identified as *Summary of Development Order Conditions #3* and *#5*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.