



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY RY 2006-07

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 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
<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.

On March 14, 2007, the Tampa Bay Regional Planning Council hosted a transportation methodology meeting associated with an upcoming Notice of Proposed Change application including the request for specific approval of Phase 2.

PROJECT STATUS

Development this Reporting Year: it appears that 92 residential units were completed during the reporting year in addition to Doby Elementary School, which subsequently opened during the reporting year.

Cumulative Development: A total of 1,197 single-family residential units have been completed. Other than completion of an elementary school, non-residential development has not been initiated.

Projected Development: the developer anticipates construction of 85± residential units during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has provided the results of traffic monitoring conducted on June 12-14, 2007 in accordance with Condition IV.C.1.a. The results reveal that the project was averaging 7,992 daily trips, 668 AM peak hour trip ends (161 Inbound/507 Outbound) and 659 PM peak hour trip ends (443 Inbound/216 Outbound) over the three-day monitoring event. Therefore, actual traffic demands are 31.96 percent of the [25,009] approved daily trips and 26.60 percent of the total [2,477] approved PM peak hour trip ends.
2. Condition IV.C.6. required the developer to conform to (and monitor) the five Hillsborough Area Regional Transit Authority (Hartline) stipulations regarding: mass transit access; construction of bus shelters and pullout bays including lighting; transit schedule/information displays; and maintenance of landscaping surrounding transit amenities. The fifth provision acknowledges that Hartline must approve all “details, standards and phasing of all transit amenity provisions.” The developer continues to identify that “there are no routes through the project at this time. At such time as routes are established, the developer will coordinate with Hartline regarding the specified amenities.”
3. The developer previously submitted the *Southbend Drainage Study* in accordance with Condition IV.D.5.
4. Condition D.9. describes the requirement for quarterly surface water quality monitoring and submittal thereof. Turbidity monitoring is a subset of this monitoring requirement. While only two monitoring events were conducted (and submitted) within the current Southbend DRI Annual Report, the Developer has acknowledged that future Southbend Annual Reports will contain the results of the quarterly monitoring, as required.
5. In accordance with Condition D.14., the developer has modified the Surface Water Monitoring Plan and the Groundwater Monitoring Plan to reflect the 400+ acres added to the project as a result of a prior Amendment. These revised Plans were submitted as part of the RY 2006-07 Annual Report. The developer has verified that a Groundwater Monitoring Program has recently been prepared and submitted for the project. Groundwater monitoring will be initiated and submitted in conjunction with next year’s Annual Report.
6. The developer has previously prepared (and submitted) a hurricane preparedness information sheet to address the vulnerability of some of the project’s residential areas and included recommended precautionary actions. It will be imperative for this Sheet to be updated prior to each hurricane

season to ensure current 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. It is hereby stated that a more formal *Hurricane Evacuation Plan* will be required upon development of the project's non-residential components of development in accordance with Condition IV.H.1.

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 issue identified as *Summary of Development Order Condition #4*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.