



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 #145 - SOUTHBEND HILLSBOROUGH COUNTY RY 2007-08

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.)	116,600	1,000,000	1,116,600
<i>Regional Neighborhood</i>	(0) (116,600)	(1,000,000) (0)	(1,000,000) (116,600)
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 August 15, 2007, the Developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review by Hillsborough County:

- seek specific approval of a Phase 2A, consisting of 1,000,000 sq. ft. of Regional Commercial, 490,120 sq. ft. of Office, and 250 Hotel rooms with a total of 6,361 parking spaces;
- consolidate and reconfigure Tracts 1, 2, 4 and eastern portion of Tract 15 of existing Master Development Plan to Tracts 1a & 1b on the proposed/revised Master Development Plan; and
- associated Development Order language and map modifications.

The proposed/revised phasing schedule would be as follows:

LAND USE	PHASE 1 (12/31/2010)	PHASE 2A (12/31/2012)	PHASE 2B* (12/31/2012)	TOTAL (12/31/2012)
COMMERCIAL (Sq. Ft.)	116,600	1,000,000	0	1,116,600
Regional Neighborhood	(0) (116,600)	(1,000,000) (0)	(0) (0)	(1,000,000) (116,600)
OFFICE (Sq. Ft.)	111,180	490,120	52,700	654,000
SERVICE CENTER (Sq. Ft.)	213,120	0	426,880	640,000
LIGHT INDUSTRIAL (Sq. Ft.)	160,000	0	1,440,000	1,600,000
HOTEL (Rooms)	0	250	250	500
RESIDENTIAL (Units)	2,175	0	622	2,797
Single-Family	(2,175)	(0)	(0)	(2,175)
Multi-Family	(0)	(0)	(300)	(300)
Townhouse	(0)	(0)	(322)	(322)

* - Phase 2B would remain conceptually approved only. Specific approval would be contingent upon further transportation analysis.

PROJECT STATUS

Development this Reporting Year: no development occurred during the reporting period.

Cumulative Development: A total of 1,154 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 does not anticipate construction activities during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has provided the results of traffic monitoring conducted on June 10-12, 2008 in accordance with Condition IV.C.1.a. The results reveal that the project was averaging 6,944 daily trips and 677 PM peak hour trip ends (463 Inbound/214 Outbound) over the three-day monitoring event. Therefore, actual traffic demands are 27.77 percent of the [25,009] approved daily trips and 27.33 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. The Developer has reported that surface water quality monitoring was conducted on September 25, 2007, December 11, 2007, January 22, 2008 and April 24, 2008 with the results previously submitted to the required review agencies, including TBRPC, under separate cover. However, it is requested that the Council’s copies of all future Southbend DRI surface water quality monitoring events be submitted with the respective Annual Reports.
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 in conjunction with the RY 2006-07 Annual Report. Groundwater monitoring results were submitted in conjunction with the RY 2007-08 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

Southbend, LLC/NNP-Southbend II, LLC, 1137 Marbella Plaza Drive, Tampa, FL 33619 is the firm responsible for adhering to the terms and conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.