



# DOAR

## Development Order Amendment Report

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### DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY

On October 3, 2008, Hillsborough County rendered Resolution R08-149 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on September 23, 2008.

#### 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 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.

#### DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications of the Development Order:

- granted specific approval of 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;
- consolidated and reconfigured 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
- corresponding Development Order language and map modifications.

The revised phasing schedule is 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 has been conceptually approved only. Specific approval will be contingent upon further transportation analysis.

## DISCUSSION

The Notice of Proposed Change application process resulting in this Amendment involved the request for the subphasing of conceptually-approved Phase 2 into Subphases 2A and 2B. The entitlements associated with Subphase 2A (i.e. 1,000,000 sq. ft. of Commercial, 490,120 sq. ft. of Office and 250 Hotel rooms) were then analyzed from a transportation perspective with additional corresponding mitigation measures incorporated into the Development Order. Subphase 2B retains the conceptually-approved status and would be subject to further (future) transportation review.

## 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 April 14, 2008 and with the Council's *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

