



ARS

Annual Report Summary

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DRI #73 - SUMMERFIELD CROSSINGS HILLSBOROUGH COUNTY RYS 2008-10

On January 22, 1982, Hillsborough County granted a Development Order to U.S. Home Corporation for a four-phase, 1,886-acre, mixed-use development located at U.S. 301 and Big Bend Road in southwest Hillsborough County. The project was originally approved to contain: 6,250 residential units, 660,000 sq. ft. of office and light industrial development, a 1,000,000 sq. ft. regional shopping mall, 480,000 sq. ft. of neighborhood/community commercial centers and two golf courses.

The Development Order has previously been amended a total of three times, most recently on March 8, 2005 (Resolution No. R05-059). The amendments have cumulatively: incorporated and modified a land use trade-off matrix; granted cumulative extensions of 21 years (to 2005), 19 years (to 2005), 22 years (to 2011) and 24 years (to 2015) for Phases 1-4, respectively; eliminated the required commencement dates associated with Phases 3 and 4; modified the transportation conditions of the Development Order to reflect results of the current transportation analyses and provide a new time schedule for road improvements; revised Map "H" to designate Tracts 1, 15 and 40 (of Village 1) as "Multi-Purpose"; mandated a requirement for a Chapter 380.06, F.S. transportation analysis prior to initiation of Phase 4 development; modified the phasing provisions to a new phase (Phase 3A) to consist solely of 803 single-family residential units with a buildout period of 2011; recognized a revision to the housing unit types in accordance with the existing Land Use Equivalency Matrix; modified the transportation conditions; and removed commercial as an approved use on multi-purpose Tracts 40 and 15 of Map H.

The approved phasing schedule is as follows:

LAND USE	Phase 1 (2005)	Phase 2 (2005)	Phase 3 (2011)	Phase 3A (2011)	Phase 4 ¹ (2015)	TOTAL
RESIDENTIAL (#)	1,003	1,187	1,002	885²	0	4,077
Single-Family	(898)	(1,032)	(1,002)	(705) ²	(0)	(3,637) ²
Townhomes & Villas	(0)	(155)	(0)	(180) ²	(0)	(335) ²
Multi-Family Apts.	(0)	(0)	(0)	(0)	(0)	(0)
Retirement Units	(105)	(0)	(0)	(0)	(0)	(105)
COMMERCIAL (Sq. Ft.)	108,300	152,000	550,500	0	410,000	1,220,800
Neighborhood	(48,000)	(37,000)	(67,000)	(0)	(30,000)	(182,000)
Community Ctrs.	(60,300)	(115,000)	(103,500)	(0)	(0)	(278,800)
Regional Mall	(0)	(0)	(380,000)	(0)	(380,000)	(760,000)
OFFICE/TECH. PK. (Sq. Ft.)	20,000	80,000	180,000	0	288,800	568,800
MEDICAL OFFICE (Sq. Ft.)	0	76,000	0	0	0	76,000

1. Specific approval of Phase 4 will require further Section 380.06, F.S. transportation analysis.
2. Entitlements are reflective of a Land Use Equivalency Matrix conversion dated May 23, 2008.

PROJECT STATUS

Development this Reporting Year: it appears that no development was initiated and/or completed during the reporting period.

Cumulative Development: 3,477 single-family units, 105 retirement units, 335 townhomes, 109,900 sq. ft. of “Regional” and 44,000 sq. ft. of “Neighborhood” Commercial and 4,600 sq. ft. of Office/Tech Park space have all been completed in addition to a 1,500± sq. ft. fire station and one school.

Projected Development: the development activity intended for the next reporting year was not identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer is required to reserve the following: a ten-acre parcel for construction of a medical and/or health care facility (Condition 3.E.). The status of this requirement has not been identified other than stating that *“the Developer continues to abide by this condition.”* All future Annual Reports shall reflect the status of this Condition. The Developer is additionally obligated (Condition 3.G) to provide a five-acre parcel to Hillsborough County for construction of general community service facility. The Developer has asserted that a *“5-acre site has been reserved.”*
2. The following transportation improvements have all been previously completed: construction of I-75 from S.R. 674 to S.R. 60; Big Bend Road widening from U.S. 301 to I-75; four-laning of U.S. 301 from Big Bend Road to Rhodine Road; and the addition of a westbound left turn lane to Causeway Boulevard at U.S. 301. The developer previously acknowledged the contribution of \$5,275,000 to allegedly satisfy the remaining transportation obligations through Phase 3 (Condition 3.K.1.). Necessary right-of-way was also dedicated in accordance with this Condition.
3. The Developer has submitted the results of traffic monitoring of the project entrances as conducted on July 10, 17 & 24, 2008. The results reveal that the project is currently generating 2,875 (i.e. 1,773 Inbound/1,102 Outbound) new external P.M. peak hour trips as compared to the 3,141 approved (i.e. 1,643 Inbound/1,498 Outbound). While the project appears to be exceeding the approved Inbound traffic, as recognized above, the Developer has asserted that the overall trips have not been exceeded and that the Developer is entitled to a 15% increase as identified in Subsection 380.06(19)(b)13., F.S. which states *“a 15-percent increase in the number of external vehicle trips generated by the development above that which was projected during the original development of regional impact review.”* It is hereby noted that traffic counts were not conducted during the reporting report period of January 2009 - 2010, as required.
4. Stipulation IV.L. of the Development Order infers that the developer is required to submit annual reports on January 22nd of each year “until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated that the period in which this Report is based is January 22, 2008 - January 22, 2010. By providing a multi-year report, it is acknowledged that no Annual Report was independently submitted for the 2008-09 period, as required.

DEVELOPER OF RECORD

U.S. Home Corporation, c/o Lennar Homes LLC, 15550 Lightwave Drive, Suite 210, Clearwater, FL 33760 is the firm responsible for adhering to the conditions of the Development Order.

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 Condition #3 and #4*, above. While the above-recognized Developer of Record has apparently changed, please note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.