



# ARS

## Annual Report Summary

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### **DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY RY 2009-10**

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 September 23, 2008 (Resolution No. R08-149). 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 Phase 1 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; consolidated, reconfigured and renamed former Tracts 1, 2, 4 and eastern portion of Tract 15 to Tracts 1a and 1b on the revised Master Development Plan; revised the annual report anniversary date (to June 30<sup>th</sup> of each year); and corresponding Development Order language and map modifications. The Phase 1 buildout and Development Order expiration dates have each been extended by an additional three-years, to December 31, 2013 and December 31, 2015, respectively, in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S.

A Notice of Proposed Change application was submitted by NRI Equity Tampa LLC on April 23, 2010 to request the following Development Order modifications which remain under review and/or consideration:

- while retaining the overall Phase 2A entitlements (i.e. 1,000,000 sq. ft. of Commercial, 490,120 sq. ft. of Office & 250 Hotel rooms), subdivide Phase 2A into five subphases (Sub-Phases 2A-1A, 2A-1B, 2A-2, 2A-3, & 2A-4) in terms of entitlements with the objective of redefining the timing associated with the corresponding transportation improvements associated with each increment of Phase 2A development. The buildout associated with each of these subphases would be identically identified as December 31, 2015;
- authorization to develop Office uses on Tract 15;
- update the Master Development Plan and project legal description to reflect the addition of a 3.52± acre parcel (Tract #1c), located immediately east of Tracts 1b & 16 and fronting the west side of I-75, for surface water management/retention purposes only; and
- extend Phase 2A and 2B by three years (to December 31, 2015) in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S., similar to that previously granted for Phase 1.

On May 3, 2010, a concurrent Notice of Proposed Change application was submitted on behalf of Southbend/NNP requesting the additional modifications to the Southbend Development Order (described below), which are also being reviewed and/or considered. Processing of this application will remain separate from the NRI Equity Tampa LLC NOPC application described above.

- formally update the Development Order to reflect the additional three-year extension of the Phase 1 buildout date (to December 31, 2013) that has previously been granted;
- recognize conversion of 150 Single-Family detached units for 172 Multi-Family (duplex) units in accordance with the existing Land Use Equivalency Matrix (these units will stay within the Southbend DRI);
- remove Tracts 8, 21, 22, 23 and the southern 30 acres of Tract 7 (approximately 570 acres) from the Southbend DRI for transference into the Wolf Creek Branch DRI (#266);
- modify the Land Use/Phasing Schedule represented below to reflect removal of corresponding entitlements (i.e. 1,005 residential units);
- revise the “minimums” and “maximums” downward to reflect residential units being removed from the Southbend DRI;
- move select transportation obligations from the Southbend DRI to the Wolf Creek Branch DRI to correspond with relocated entitlements; and
- modify the identified trip threshold for initiation of the annual traffic monitoring to reflect removal of residential units.

The current phasing schedule is as follows:

LAND USE		PHASE 1 (12/31/2013)	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.

**In lieu of preparing a formal Annual Report, the Applicant has submitted a correspondence indicating that “no development pursuant to the Development Order has occurred since the submission of the July 1, 2008 to June 30, 2009 Annual Report submitted in July 2009.” Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18). Therefore, the following development and compliance representations would be identical to those previously reported, as presented below.**

**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 has not identified any construction activities anticipated during the next reporting period.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer last provided the results of a June 2-4, 2009 traffic monitoring event in conjunction with the RY 2008-09 Annual Report, as required by Condition IV.C.1.a. The results revealed that the project was generating an average of 8,025 daily trips and 703 PM peak hour trip ends (463 Inbound/214 Outbound) over the three-day monitoring event. Therefore, actual traffic demands were 32.09 percent of the [25,009] approved daily trips and 28.38 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 continued 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. A *Master Drainage Plan* was submitted and approved by Hillsborough County for all phases of Development, consistent 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 last reported that surface water quality monitoring was conducted on August 21, 2008, December 3, 2008, February 3, 2009 and May 20, 2009 with the results previously submitted to the required review agencies, including TBRPC, under separate cover. As appropriate, the Developer acknowledged that Surface Water Quality monitoring has been temporarily suspended due to current market conditions and lack of corresponding development activity. It is requested that the Council’s copies of all future Southbend DRI surface water quality monitoring events, when resumed, be submitted simultaneously with future Annual Reports.
5. In conjunction with the 2006-07 Annual Report, the developer submitted the revised *Surface Water Monitoring Plan* and the *Groundwater Monitoring Plan* to reflect the 400+ acres subsequently added to the project, as required in accordance with Condition D.14.
6. In accordance with Condition IV.H.1., the Developer shall document the discussions with the Hillsborough County Office of Emergency Management and the Greater Tampa Chapter of the American Red Cross regarding the feasibility of designating the Mall or Hotel facilities as public hurricane evacuation shelters upon issuance of their respective Certificates of Occupancy. 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.

7. The Developer previously submitted a *Hurricane Evacuation Preparedness Plan* in conjunction with the RY 2006-07 Annual Report. While the Plan was submitted in accordance with Condition IV.H.2., published information within the Plan such as telephone numbers, public hurricane shelters and evacuation zones should be periodically verified and updated to ensure that the Plan and its content are kept current. The web site “[www.tampabaydisaster.org](http://www.tampabaydisaster.org)” may serve as a good resource for updating this information since the site is routinely updated to reflect current hurricane preparation, evacuation and recovery activities as well as site vulnerability information for the entire Tampa Bay Region.

**DEVELOPER OF RECORD**

The following parties are the Developers of Record responsible for adhering to the terms and conditions of the Development Order. The first firm identified is responsible for submittal of the Annual Report.

Southbend, LLC/ NNP-Southbend II, LLC 1137 Marbella Plaza Drive Tampa, FL 33619	NRI Equity Tampa LLC 375 N. Front Street, Suite 200 Columbus, OH 43215	Bayview Properties Ltd. LLP Post Office Box 2448 Plant City, FL 33564
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**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.