



# DOAR

## Development Order Amendment Report

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### **DRI #145 - SOUTHBEND/NRI EQUITY HILLSBOROUGH COUNTY**

On September 21, 2010, Hillsborough County rendered Resolution No. R10-126 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on September 14, 2010.

#### **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 had previously been amended seven times, most recently on September 23, 2008 (Resolution No. R08-149). The prior 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.

On May 3, 2010, a concurrent Notice of Proposed Change application was submitted on behalf of NNP Southbend II, LLC requesting the following additional modifications to the Southbend DRI which will be considered under a separate application:

- 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, as depicted in the table above;
- 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 above 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.

## DEVELOPMENT ORDER AMENDMENT

Resolution No. R10-126 granted the following modifications to the Development Order:

- 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.

The revised phasing schedule is as follows:

PHASE (Buildout)	COMMERCIAL		OFFICE (Sq. Ft.)	SERVICE CENTER (Sq. Ft.)	LIGHT INDUST. (Sq. Ft.)	HOTEL (Rooms)	RESIDENTIAL (Units)		
	Regional (Sq. Ft.)	Nghbd. (Sq.Ft.)					Single Family	Multi- Fam.	Town- homes
<b>1</b> 12/31/2013	<b>0</b>	<b>116,600</b>	<b>111,180</b>	<b>213,120</b>	<b>160,000</b>	<b>0</b>	<b>2,175</b>	<b>0</b>	<b>0</b>
<b>2A*</b> 12/31/2015	<b>1,000,000</b>	<b>0</b>	<b>490,120</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>
(Subphase 2A-1A)	( 0)	( 0)	(120,000)	( 0)	( 0)	( 0)	( 0)	( 0)	( 0)
(Subphase 2A-1B)	(175,000)	( 0)	( 0)	( 0)	( 0)	(125)	( 0)	( 0)	( 0)
(Subphase 2A-2)	(425,000)	( 0)	(125,000)	( 0)	( 0)	( 0)	( 0)	( 0)	( 0)
(Subphase 2A-3)	(400,000)	( 0)	(100,000)	( 0)	( 0)	(125)	( 0)	( 0)	( 0)
(Subphase 2A-4)	( 0)	( 0)	(145,120)	( 0)	( 0)	( 0)	( 0)	( 0)	( 0)
<b>2B**</b> 12/31/2015	<b>0</b>	<b>0</b>	<b>52,700</b>	<b>426,880</b>	<b>1,440,000</b>	<b>250</b>	<b>0</b>	<b>300</b>	<b>322</b>
<b>TOTAL→</b>	<b>1,000,000</b>	<b>116,600</b>	<b>654,000</b>	<b>640,000</b>	<b>1,600,000</b>	<b>500</b>	<b>2,175</b>	<b>300</b>	<b>322</b>

\* - Phase 2A entitlements are geographically limited in location to Tracts 1a, 1b and 15.

\*\* - Phase 2B has been conceptually approved only. Specific approval will be contingent upon further transportation analysis.

## **RECOMMENDATION**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on August 9, 2010 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

