



# DOAR

## Development Order Amendment Report

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### DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY

On February 15, 2011, Hillsborough County rendered Resolution No. 11-015 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on February 8, 2011.

#### 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 amended eight times, most recently on September 14, 2010 (Resolution No. R10-126). 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); subdivided Phase 2A into five subphases; authorized Office uses on Tract 15; added a 3.52-acre parcel for "water management/retention purposes only; corresponding Development Order language and map modifications. The phase buildout and Development Order expiration dates have each been extended by an additional three-years, to December 31, 2013, December 31, 2015, December 31, 2015 and December 31, 2015 for Phases 1, 2A, 2B and the Development Order expiration date respectively, in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S.

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
1 12/31/2013	0	116,600	111,180	213,120	160,000	0	1,020	172	0

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>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>1,020</b>	<b>472</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.

## DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications of the Development Order:

- 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);
- removal of Tracts 8, 21, 22, 23 and the southern 39.7 acres of Tract 7 (approximately 570 acres) from the Southbend DRI and simultaneously added to the DRI #266 - Waterset (fka "Wolf Creek Branch S/D);
- modified the Land Use/Phasing Schedule represented above to reflect removal of 1,005 residential units, which were simultaneously added to the Waterset DRI;
- revised the range of single-family and multi-family residential units allowed under the Land Use Equivalency Matrix to reflect the significant reduction of single-family residential units and the increase in multi-family units;
- moved the appropriate transportation obligations from the Southbend DRI to the Wolf Creek Branch DRI to correspond with relocated entitlements; and
- modified the identified trip threshold for the initiation of traffic count monitoring and the approved number of project trips to coincide with the significant changes proposed for the Southbend DRI.

## 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 October 11, 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

