



# DOAR

## Development Order Amendment Report

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### **DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY**

On May 24, 2012, Hillsborough County rendered Resolution No. 12-070 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on May 16, 2012.

#### **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 nine times, most recently on February 8, 2011 (Resolution No. R11-015). The amendments have cumulatively: extended the expiration date of the Development Order and the buildout date for all phases of development; 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 (and subsequently modified) 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 former Phase 2A into five subphases; added a 3.52-acre parcel for "water management/retention purposes only; removed Tracts 8, 21, 22, 23 and the southern 39.7 acres of Tract 7 (approximately 570 acres) in favor of the Waterset DRI (#266) as well as the corresponding 1,005 residential units; moved the relevant transportation obligations from the Southbend to the Waterset DRIs as were appropriate; modified the trip threshold for the initiation of traffic count monitoring and the approved number of project trips to coincide with removal of entitlements; and 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 approved 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>1,020</b>	<b>172</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>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 Developer and the County to enter into a Front-Ending Agreement whereby the County would reimburse the Developer, its successors or assigns, “for any voluntary capital contributions and/or improvements made by the Developer in excess of the Developer’s fair share”, relative to Phase 2A. The reimbursable expenses would/could include: any transportation improvement not already obligated in the Development Order and would mitigate impacts reasonably attributable to Phase 2A; any expansion and/or enhancement of a transportation improvement identified in the Development Order; and/or advancement of design and/or construction of any improvement ahead of the required timeframe.

## DISCUSSION

The aforementioned modification was administratively incorporated into the Development Order by Hillsborough County. The Amendment was not processed through the typical Notice of Proposed Change process. Alternatively, Council staff and the State Land Planning Agency have determined that “the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.”

## 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 Reports* last adopted for the project (i.e. August 9 & October 11, 2010) and with the Council’s *Final Report* adopted on September 8, 1986.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by Hillsborough County for DRI #145 - Southbend.

# GENERAL LOCATION MAP

