



DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #73 - SUMMERFIELD CROSSINGS HILLSBOROUGH COUNTY

On February 20, 2013, Hillsborough County rendered Resolution No. R13-018 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on February 12, 2013.

BACKGROUND

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 had previously been amended 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 prior extensions of the buildout and Development Order expirations dates; eliminated the commencement dates associated with Phases 3 and 4; modified the transportation mitigation and timing thereof; revised Map "H" to designate Tracts 1, 15 and 40 (of Village 1) with multiple/optional land uses; mandated that a "cumulative" Chapter 380.06, F.S. transportation analysis be conducted prior to specific Phase 4 approval; and modified the phasing provisions to recognize a new phase (Phase 3A), consisting solely of 803 single-family residential units.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- amendment to Map H to reconfigure Tracts 1, 2, and 12 of the Commercial Core as Tracts 1, 2, 3, 4 and 5 and to provide for office tech and community commercial uses throughout Tracts 1, 2, 3 and 5; and
- extended the buildout date of Phases 3 & 3A (to March 3, 2020) and Phase 4 (to March 3, 2022), as well as the Development Order expiration date (to March 3, 2024) to reflect additional, previously granted statutory extensions.

As revised, the approved phasing schedule is as follows:

LAND USE	Phase 1 (12/31/2005)	Phase 2 (12/31/2005)	Phase 3 (3/03/2020)	Phase 3A (3/03/2020)	Phase 4 ¹ (3/03/2022)	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.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Hillsborough County had 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.”* Subsequently, Hillsborough County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

GENERAL LOCATION MAP

