



ARS

Annual Report Summary

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DRI #73 - SUMMERFIELD CROSSINGS HILLSBOROUGH COUNTY RYs 2011-13

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 has been amended on four occasions, most recently on February 12, 2013 (Resolution No. R13-018). The amendments have cumulatively: incorporated and modified a land use trade-off matrix; granted 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; modified the phasing provisions to recognize a new phase (Phase 3A), consisting solely of 803 single-family residential units; and amended 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. The Development Order expires on March 3, 2024.

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.

PROJECT STATUS

Development this Reporting Year: it appears that 195 Single-Family Residential units, 13,004 sq. ft. of “Regional” Commercial, and 108,527 sq. ft. of “Community” Commercial have all been developed during the reporting period.

Cumulative Development: 3,043 single-family units, 105 retirement units, 335 townhomes, 296,428 gross sq. ft. of Regional Commercial, 22,786 gross sq. ft. of Community Commercial, 50,442 gross sq. ft. of Neighborhood Commercial and 4,600 sq. ft. of Office/Tech Park space have all been completed in addition to a 1,500± sq. ft. fire station and one school.

Projected Development: the development activity intended for the next reporting year was not identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer is required to reserve the following: a ten-acre parcel for construction of a medical and/or health care facility (Condition 3.E.). The status of this requirement has not been identified other than stating that *“the Developer continues to abide by this condition.”* All future Annual Reports shall reflect the status of this Condition. The Developer is additionally obligated (Condition 3.G) to provide a five-acre parcel to Hillsborough County for construction of a general community service facility. The Developer has asserted that a *“5-acre site has been reserved.”*
2. The Developer has previously acknowledged that the following transportation improvements have all been completed: construction of I-75 from S.R. 674 to S.R. 60; Big Bend Road widening from U.S. 301 to I-75; four-laning of U.S. 301 from Big Bend Road to Rhodine Road; and the addition of a westbound left turn lane to Causeway Boulevard at U.S. 301. In addition, the Developer previously identified that a contribution of \$5,275,000 was made to allegedly satisfy the remaining transportation obligations through Phase 3 (Condition 3.K.1.) and that necessary right-of-way was dedicated in accordance with this Condition.
3. The Developer has submitted the results of traffic monitoring of the project entrances that were apparently conducted on various dates in February 2013 as well as March 19, 2013. Results reveal that the project is currently generating 4,109 (i.e. 2,265 Inbound/1,844 Outbound) p.m. peak hour external trip ends as compared to the 6,580 approved (i.e. 3,429 Inbound/3,151 Outbound), approximately 62.45% of the approved trips.
4. Per Stipulation IV.L. of the Development Order, an Annual Report *“shall be due on the anniversary of the effective date [i.e. January 22nd] of this Development Order for each year until and including such time as all terms and conditions of this Development Order are satisfied.”* It is hereby acknowledged that the Annual Report, which was due on January 22, 2012 (for RY 2011-12) and January 22, 2013 (for RY 2012-13) were delinquently submitted as part of a unified report received on April 22, 2013.

DEVELOPER OF RECORD

U.S. Home Corporation, c/o Lennar Homes LLC, 4600 W. Cypress Street, Suite 200, Tampa, FL 33607 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issue identified as *Summary of Development Order Condition #4*, above. While the above-recognized Developer of Record has apparently changed, please note that per Subsection 380.06(19)(e)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.