



DOAR

Development Order Amendment Report

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DRI #73 - SUMMERFIELD CROSSINGS (AMENDMENT "A") HILLSBOROUGH COUNTY

On July 29, 2013, Hillsborough County rendered Resolution No. R13-120 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on July 23, 2013 for Waterleaf LLC.

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 four times, most recently on February 12, 2013 (Resolution No. R13-018). 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; modified the phasing provisions to recognize a new phase (Phase 3A), consisting solely of 803 single-family residential units; and reconfigured Tracts 1, 2, and 12 of the Commercial Core as Tracts 1, 2, 3, 4 and 5 and to provide for Office/Tech Park and Community Commercial uses throughout Tracts 1, 2, 3 and 5.

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 & Patio Homes	(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.

A concurrent Development Order Amendment (Resolution No. R13-121) was adopted for Lennar Homes at the same public hearing. This particular Amendment was also authorized by Hillsborough County outside the typical Notice of Proposed Change process. A separate Development Order Amendment Report has been prepared by Council staff to specifically address the corresponding modifications associated with that Resolution, which were:

- amend conditions affecting local roads, parks and medical facilities which “do not have a regional impact”;
- modify the existing Land Use Equivalency Matrix to recognize potential conversion(s) of Medical Office to Single-Family and/or Townhome development; and
- amend Map H (Master Development Plan) to remove easternmost internal road thereon linking Fairway Meadows Blvd. with “Road C” in Village I and to allow Single-Family and/or Townhome development as alternative uses on Tract 19 of Village III.

DEVELOPMENT ORDER AMENDMENT

Resolution No. R13-120 authorized the following modifications to the Development Order:

- amend Map H (Master Development Plan) to reconfigure Tracts 1-8 of Village III;
- eliminate the extension of Road “D” south of Big Bend Road and establish alternative roadway through Tracts 1-8 of Village III;
- eliminate two roadway crossings over Bullfrog Creek; and
- permit an alternative entrance to Balm Riverview Road.

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

