



# ARS

## Annual Report Summary

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### DRI #73 - SUMMERFIELD CROSSINGS HILLSBOROUGH COUNTY RYs 2013-14

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 six occasions, most recently on July 23, 2013 (Resolution Nos. R13-120 & R13-121). The amendments have cumulatively: established and subsequently modified a land use trade-off matrix; granted extensions of the phase buildout and Development Order expiration dates; modified the transportation mitigation and timing thereof; mandated that specific approval of Phase 4 be contingent upon a “cumulative” Chapter 380.06, F.S. transportation analysis; subdivided Phase 3; eliminated the extension of Road “D” south of Big Bend Road and established an alternative roadway through Tracts 1-8 of Village III; eliminated two roadway crossings over Bullfrog Creek; permitted an alternative entrance to Balm Riverview Road; and amended Map H to reconfigure various Tracts. 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 <sup>1</sup> (3/03/2022)	TOTAL
<b>RESIDENTIAL (#)</b>	<b>1,003</b>	<b>1,187</b>	<b>1,002</b>	<b>957<sup>2</sup></b>	<b>0</b>	<b>4,149</b>
Single-Family	(898)	(1,032)	(1,002)	(777) <sup>2</sup>	(0)	(3,709) <sup>2</sup>
Townhomes & Villas	( 0)	( 155)	( 0)	(180) <sup>2</sup>	(0)	( 335) <sup>2</sup>
Multi-Family Apts.	( 0)	( 0)	( 0)	( 0)	(0)	( 0)
Retirement Units	(105)	( 0)	( 0)	( 0)	(0)	( 105)
<b>COMMERCIAL (Sq. Ft.)</b>	<b>108,300</b>	<b>152,000</b>	<b>550,500</b>	<b>0</b>	<b>410,000</b>	<b>1,220,800</b>
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)
<b>OFFICE/TECH. PK. (Sq. Ft.)</b>	<b>20,000</b>	<b>80,000</b>	<b>180,000</b>	<b>0</b>	<b>288,800</b>	<b>568,800</b>
<b>MEDICAL OFFICE (Sq. Ft.)</b>	<b>0</b>	<b>55,832<sup>2</sup></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55,832</b>

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 requests dated May 23, 2008 (i.e. 98 Single-Family units → 180 Townhomes) and January 24, 2014 (i.e. 20,168 sq. ft. of Medical Office → 72 Single-Family units).

## **PROJECT STATUS**

***Development this Reporting Year:*** it appears that 49 Single-Family Residential units, 36,426 sq. ft. of “Regional” Commercial, 108,527 sq. ft. of “Community” Commercial, and one school have all been developed during the reporting period.

***Cumulative Development:*** 3,092 single-family units, 105 retirement units, 335 townhomes, 332,584 gross sq. ft. of Regional Commercial, 131,313 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 two schools.

***Projected Development:*** anticipated development activity was not disclosed.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer is required to provide a five-acre parcel to Hillsborough County for construction of a general community service facility (Condition 3.G.). The Developer has continued to acknowledge this requirement.
2. The Developer has currently (or previously) acknowledged completion of the following transportation improvements: 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 last submitted the results of traffic monitoring of the project entrances in conjunction with the RYs 2011-13 Annual Report in accordance with Condition 3.K.10. Those results revealed that the project was generating 4,109 (i.e. 2,265 Inbound/1,844 Outbound) of the 6,580 (i.e. 3,429 Inbound/3,151 Outbound) approved p.m. peak hour external trip ends. Traffic monitoring shall next be conducted and submitted in association with the RY 2014-15 Annual Report.

## **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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.