Tampa Bay Regional Planning Council
ESTABLISHED 1962

ARS

Annual Report Summary

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

DRI #145 - SOUTHBEND
HILLSBOROUGH COUNTY
RY 2013-14

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 ten times, most recently on May 16, 2012 (Resolution No. R12-070). 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 30th 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; authorized the Developer and the County to potentially 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; and corresponding Development Order language and map modifications. The phase buildout and Development Order expiration dates have each been further extended in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S., 2011 legislation (HB 7207) and three Executive Orders enacted by the Governor during 2011 and 2012. The Development Order now expires on March 21, 2022.

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
1 3/21/2020	0	116,600	111,180	213,120	160,000	0	1,020	172	0

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
2A* 3/21/2022	**1,000,000**	**0**	**490,120**	**0**	**0**	**250**	**0**	**0**	**0**
(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)
2B 3/21/2022**	**0**	**0**	**52,700**	**426,880**	**1,440,000**	**250**	**0**	**300**	**322**
TOTAL➜	**1,000,000**	**116,600**	**654,000**	**640,000**	**1,600,000**	**500**	**1,020**	**472**	**322**

** - Phase 2A entitlements are geographically located within Tracts 1a, 1b and 15.*
*** - Phase 2B has been conceptually approved only. Specific approval will be contingent upon further transportation analysis.*

The Developer has submitted a correspondence dated July 9, 2014 in lieu of a formal Annual Report. The correspondence indicated that *"no development pursuant to the Development Order has occurred since the submission of the July 1, 2012 to June 30, 2013 Annual Report."* Submittal of such correspondence in lieu of a formal Report is authorized under Subsection 380.06(18). Therefore, the following development and compliance representations would be identical to those previously reported, as presented below.

PROJECT STATUS

Development this Reporting Year: no development occurred during the reporting period.

Cumulative Development: A total of 1,154 single-family residential units have been completed. Other than completion of an elementary school, non-residential development has not been initiated.

Projected Development: the developer has not identified any construction activities anticipated during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer last provided the results of a June 2-4, 2009 traffic monitoring event in conjunction with the RY 2008-09 Annual Report, as required by Condition IV.C.1.a. The results revealed that the project was generating an average of 8,025 daily trips and 703 PM peak hour trip ends (463 Inbound/214 Outbound) over the three-day monitoring event. Therefore, actual traffic demands were 32.09 percent of the [25,009] approved daily trips and 28.38 percent of the total [2,477] approved PM peak hour trip ends as of this traffic monitoring event.

2. Condition IV.C.6. required the Developer to conform to (and monitor) the five Hillsborough Area Regional Transit Authority (Hartline) stipulations regarding: mass transit access; construction of bus shelters and pullout bays including lighting; transit schedule/information displays; and maintenance of landscaping surrounding transit amenities. The fifth provision acknowledges that Hartline must approve all *"details, standards and phasing of all transit amenity provisions."* The RY 2008-09 Annual Report continued to reflect the Developer's assertion that *"there are no routes through the project at this time. At such time as routes are established, the Developer will coordinate with Hartline regarding the specified amenities."*

3. A *Master Drainage Plan* was previously submitted and approved by Hillsborough County for all phases of Development, consistent with Condition IV.D.5.

4. Condition D.9. describes the requirement for quarterly surface water quality monitoring and submittal thereof. Turbidity monitoring is a subset of this monitoring requirement. The Developer's latest surface water quality monitoring was conducted on August 21, 2008, December 3, 2008, February 3, 2009 and May 20, 2009 and submitted to all relevant agencies (including TBRPC) under separate cover. As appropriate, the Developer did acknowledge that surface water quality monitoring has subsequently (and temporarily) been suspended due to current market conditions and the corresponding lack of development activity. It is requested that the Council's copies of the results of all future Southbend DRI water quality monitoring, once resumed, be submitted in conjunction with respective Annual Reports.

5. In conjunction with the 2006-07 Annual Report, the Developer submitted the revised *Surface Water Monitoring Plan* and the *Groundwater Monitoring Plan* to reflect the 400+ acres subsequently added to the project, as required in accordance with Condition D.14.

6. In accordance with Condition IV.H.1., the Developer shall document the discussions with the Hillsborough County Office of Emergency Management and the Greater Tampa Chapter of the American Red Cross regarding the feasibility of designating the Mall or Hotel facilities as public hurricane evacuation shelters upon issuance of their respective Certificates of Occupancy. It is hereby stated that a more formal *Hurricane Evacuation Plan* will be required upon development of the project's non-residential components of development in accordance with Condition IV.H.1.

7. The Developer previously submitted a *Hurricane Evacuation Preparedness Plan* in conjunction with the RY 2006-07 Annual Report. While the Plan was submitted in accordance with Condition IV.H.2., published information within the Plan, such as telephone numbers, public hurricane shelters and evacuation zones, should be periodically verified and updated to ensure that the Plan and its content are accurate. The web site "www.tampabaydisaster.org " may serve as a good resource for updating this information since the site is routinely updated to reflect current hurricane preparation, evacuation and recovery activities as well as site vulnerability information for the entire Tampa Bay Region.

DEVELOPER OF RECORD

The following parties are the Developers of Record responsible for adhering to the terms and conditions of the Development Order. The first firm identified is responsible for submittal of the Annual Report.

NRI Equity Tampa LLC % Robert Maloney, Vice President 375 N. Front Street, Suite 200 Columbus, OH 43215	Bayview Properties Ltd. LLP Post Office Box 2448 Plant City, FL 33564

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.