



DOAR

Development Order Amendment Report

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DRI #73 - SUMMERFIELD CROSSINGS HILLSBOROUGH COUNTY

On August 15, 2016, Hillsborough County rendered Resolution No. R16-107 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on August 9, 2016.

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 has been amended on six prior 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; modified the internal roadway network; 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 ¹ (3/03/2022)	TOTAL
RESIDENTIAL (#)	1,003	1,187	1,002	1,108²	0	4,300²
Single-Family	(898)	(1,032)	(1,002)	(846) ²	(0)	(3,778) ²
Townhomes & Villas	(0)	(155)	(0)	(262) ²	(0)	(417) 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	21,244²	0	0	0	21,244²

1. Specific approval of Phase 4 is contingent upon 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), January 24, 2014 (i.e. 20,168 sq. ft. of Medical Office → 72 Single-Family units), June 18, 2014 (i.e. 7,283 sq. ft. of Medical Office → 26 Single-Family units), October 6, 2014 (i.e. 11,954 sq. ft. of Medical Office → 82 Townhomes) and October 9, 2014 (i.e. 15,351 sq. ft. of Medical Office → 43 Single-Family units).

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- expand the geographic area in which the trade-offs are allowed to include Tracts 1, 2, 3, 4, and 5 (located north of Summerfield Crossings Boulevard); and
- add the ability to trade-off community commercial land uses to hotel uses.

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

