



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #73 - SUMMERFIELD CROSSING HILLSBOROUGH COUNTY RY 2002-03

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 twice, the latest occurred on August 8, 2000 (Resolution No. R00-161). The amendments have cumulatively: incorporated and modified a land use trade-off matrix; granted cumulative extensions of 21 years (to 2005), 19 years (to 2005), 22 years (to 2011) and 24 years (to 2015) for Phases I-IV, respectively; eliminated the required commencement dates associated with Phases III and IV; modified the transportation conditions of the Development Order to reflect results of the current transportation analyses and provide a new time schedule for road improvements; revised Map "H" to designate Tracts 1, 15 and 40 (of Village 1) as "Multi-Purpose"; and mandated a requirement for a Chapter 380.06, F.S. transportation analysis prior to initiation of Phase IV development. The anniversary date for the Annual Report is January 22<sup>nd</sup>.

### PROJECT STATUS

The following represents the latest approved plan of development:

LAND USE	Phase I (2005)	Phase II (2005)	Phase III (2011)	Phase IV* (2015)	TOTAL
<b>RESIDENTIAL (#)</b>	<b>1,116</b>	<b>1,405</b>	<b>1,292</b>	<b>989</b>	<b>4,802</b>
Single-Family	(760)	(728)	(604)	(547)	(2,639)
Townhomes & Villas	(251)	(457)	(430)	(270)	(1,408)
Multi-Family Apts.	(0)	(220)	(258)	(172)	(650)
Retirement Units	(105)	(0)	(0)	(0)	(105)
<b>COMMERCIAL (Sq. Ft.)</b>	<b>108,300</b>	<b>152,000</b>	<b>550,500</b>	<b>410,000</b>	<b>1,220,800</b>
Neighborhood	(48,000)	(37,000)	(67,000)	(30,000)	(182,000)
Community Ctrs.	(60,300)	(115,000)	(103,500)	(0)	(278,800)
Regional Mall	(0)	(0)	(380,000)	(380,000)	(760,000)
<b>OFFICE/TECH. PK. (Sq. Ft.)</b>	<b>20,000</b>	<b>80,000</b>	<b>180,000</b>	<b>288,800</b>	<b>568,800</b>

\* - Specific approval of Phase IV will require further Section 380.06, F.S. transportation analysis.

**Development this Reporting Year:** a total of 595 residential units were constructed during the reporting period: 444 single-family and 151 townhomes/villas.

**Cumulative Development:** A total of 2,201 single-family units, 105 retirement units, 151 townhomes/villas, 6,592 sq. ft. of commercial space and a 1,500± sq. ft. fire station have all been completed.

**Projected Development:** no specific development plans have been identified other than the anticipated commencement of Village 3 development.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer is required to dedicate the following land to the County within six months of receipt of such a request: two ten-acre recreation parcels adjacent to the two school sites and one ten-acre recreation parcel adjacent to the Sand Pine Scrub community, pursuant to Condition 3.D.1. The developer has previously acknowledged dedication of a parcel for a fire station and EMS facility site in accordance with Condition 3.H.
2. 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.); a five-acre parcel for construction of general community service facility (Condition 3.G.); “sufficient” land to expand Big Bend Road between U.S. 301 and Balm-Riverview Road to a six-lane divided roadway (Revised Condition 3.K.1.); and sufficient right-of-way along the west side of Balm-Riverview Road for construction of two additional lanes.
3. Revised Condition 3.K.6.(a)) obligates the developer to submit a biennial transportation report when the development generates 85 percent of the projected external vehicle trip ends for combined Phases I and II. According to the estimates provided by the developer, the project is currently generating 72.1 of the projected trips (i.e. 2,264 of the project’s Phase II approval of 3,138 p.m. peak hour trips). In addition, it has been acknowledged that the “soon to be filed” Notice of Proposed Change application will include a transportation analysis.
4. The following required transportation improvements have all been completed consistent with revised Condition 3.K.9: construction of I-75 from S.R. 674 to S.R. 60; and Big Bend Road widening from U.S. 301 to I-75.
5. Revised Condition 3.K.10.c requires the following U.S. 301 improvements to be completed prior to any construction after Phase II: intersections with Bloomingdale Avenue, Riverview Drive, Gibsonton Drive, Symmes Road, Fairway Meadow Drive and Woodbridge Drive. Additionally required by Conditions 3.K.10.a. and 3.K.10.b., respectively. Big Bend Road has been widened from U.S. 301 to Road “G” and Hillsborough County has approved the design plans for the further widening of Big Bend Road from Road “G” to Road “D”.
6. Revised Condition 3.K.11. identifies several transportation improvements which must be completed prior to any Phase III construction. The improvements must commence prior to June 15, 2004, as identified under revised Condition 3.K.12.

### **DEVELOPER OF RECORD**

Lennar Development, 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634, 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.