



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #145 - SOUTHBEND HILLSBOROUGH COUNTY

On March 25, 2004, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-048. The Resolution reflects an amendment adopted by Hillsborough County on February 24, 2004.

BACKGROUND

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 a total of four times. The most recent amendment was approved by Hillsborough County on April 11, 2000 (Resolution No. R00-082). The amendments have cumulatively: extended the expiration date of the Development Order and the buildout date for all phases of development; approved a postponement of water quality monitoring until development resumes; subdivided Phase 2 into two separate phases and approved only that portion (of Phase 2) identified as Phase 2A; approved a land use trade-off matrix; redesignated the annual report anniversary date to June 30th; and authorized Covington Park Community Development District to undertake any portion of the Development Order. Specific development approval has not been granted beyond Phase 2A. The Development Order expires on June 14, 2006.

The currently approved phasing schedule is as follows:

Land Use	Phase 1A (11/09/2002)	Phase 2A (11/09/1999)	Phase 2B* (11/09/1999)	Phase 3* (11/09/2002)	Total (11/09/2002)
Commercial (Sq. Ft.)	0	110,000	0	1,000,000	1,110,000
Regional	(0)	(0)	(0)	(1,000,000)	(1,000,000)
Neighborhood	(0)	(110,000)	(0)	(0)	(110,000)
Office (Sq. Ft.)	0	111,180	215,820	327,000	654,000
Service Center. (Sq. Ft.)	0	213,120	213,120	213,760	640,000
Light Industrial (Sq. Ft.)	0	532,800	532,800	534,400	1,600,000
Hotel (Rooms)	0	0	250	250	500
Residential (Units)	1,214	0	974	622	2,810
Single-Family	(948)	(0)	(348)	(0)	(1,296)
Multi-Family	(0)	(0)	(360)	(356)	(716)
Townhouse	(266)	(0)	(266)	(266)	(798)

* - Phases 2B & 3 have received conceptual approval only.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorizes:

- consolidate existing Phases 1A, 2A and 2B into a single phase referred to as “Revised Phase 1” and rename Phase 3 as “Revised Phase 2”;
- transfer the existing, conceptually-approved, “Phase 2B” residential entitlements (i.e. 266 townhome, 348 single-family and 360 multi-family units) to proposed, specifically-approved, “Revised Phase 1,” and convert all townhome and multi-family units to single-family units in accordance with the existing Land Use Equivalency Matrix;
- transfer 215,820 sq. ft. of Office, 213,120 sq. ft. of Service Center, 372,800 sq. ft. of Light Industrial and 250 Hotel rooms from (existing) Phase 2B to (proposed) Revised Phase 2;
- redesignate Tract 8 as Residential;
- relocate 5.7 acres of Office from Tract 3 to Tract 15 and move residential from Tract 15 to newly-created Tract 20;
- change the location of the elementary school within the project as approved and requested by the Hillsborough County School Board;
- extend the “Revised Phase 1” buildout date by an additional 11 years, one month and 22 days (to December 31, 2010) and the “Revised Phase 2” buildout date by an additional 13 years, one month and 22 days (to December 31, 2012);
- extend the Development Order expiration date by an additional period of six years, six months and 17 days (to December 31, 2012);
- establish “minimums” and “maximums” within the Land Use Equivalency Matrix (LUEM) for the specified uses. The intent of the following minimums and maximums is to provide assurance of multiple uses within a project:

LAND USE		MAXIMUM	MINIMUM
Single-Family Residential	(#)	2,072	1,347
Multi-Family Residential and/or Townhomes (Combined)	(#)	833	0
Office	(Sq. Ft.)	176,820	45,540
Service Center	(Sq. Ft.)	287,712	138,528
Light Industrial	(Sq. Ft.)	160,000	0

NOTE: “Minimums” and “maximums” have not been established for commercial since the current LUEM does not allow for conversion to or from Commercial uses, nor have they been established for Light Industrial since the applicant is proposing to eliminate this use from the (proposed) specifically-approved phase(s).

- add an additional access point at the project’s southern boundary;
- delete Conditions IV.C.2., IV.C.3., and IV.C.4. from the Development Order; and
- corresponding revisions to the Development Order and Master Development Plan.

The resulting (proposed) phasing schedule is as follows:

Land Use	Phase 1 (12/31/2010)	Phase 2* (12/31/2012)	Total (12/31/2012)
Commercial (Sq. Ft.)	110,000	1,000,000	1,110,000
Regional Neighborhood	(0) (110,000)	(1,000,000) (0)	(1,000,000) (110,000)
Office (Sq. Ft.)	111,180	542,820	654,000
Service Center. (Sq. Ft.)	213,120	426,880	640,000
Light Industrial (Sq. Ft.)	160,000	1,440,000	1,600,000
Hotel (Rooms)	0	500	500
Residential (Units)	2,072	622	2,694
Single-Family	(2,072)	(0)	(2,072)
Multi-Family	(0)	(300)	(300)
Townhouse	(0)	(322)	(322)

* - Revised Phase 2 has been conceptually approved only. Specific approval will be contingent upon further transportation analysis.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on January 12, 2004, and with the Council' *Final Report* adopted on September 8, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #145 - Southbend.