

# FINAL REPORT

## DRI #259 Lake Hutto Hillsborough County



*Tampa Bay Regional Planning Council*

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REPORT ADOPTED: November 14, 2005

**DRI #259 - LAKE HUTTO  
HILLSBOROUGH COUNTY**

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**SECTION I - INTRODUCTION**  
**DRI #259 - LAKE HUTTO**  
**HILLSBOROUGH COUNTY**

This report is prepared in accordance with the Florida Land and Water Management Act, Chapter 380, Florida Statutes (F.S.), and in compliance with this legislation addresses the development's efficient use or undue burdening of public facilities in the region, as well as the positive and negative impacts of the development on economics and natural resources. The report presents the findings and recommendations of the Tampa Bay Regional Planning Council (TBRPC) based upon data presented in the Development of Regional Impact (DRI) application (ADA, and all Sufficiency Responses) as well as upon information obtained through on-site inspections, local and state agencies, outside sources and comparisons with local and regional plans. Policies cited in this report are from the Council's adopted policy document, *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region* (SRPP), adopted September 12, 2005, as amended.

<b>APPLICANT INFORMATION</b>	
<b>OWNER AND DEVELOPER</b>	Pulte Home Corporation Attention: Matt O'Brien 3810 Northdale Blvd., Suite 100 Tampa, FL 33624
<b>LEGAL COUNSEL</b>	Fowler White Boggs Banker P.A. Attention: Rhea Law 501 E. Kennedy Blvd., Suite 1700 Tampa, FL 33601
<b>PLANNING &amp; ENGINEERING</b>	Heidt & Associates, Inc. Attention: Kelly Love/Toxey Hall 2212 Swann Avenue Tampa, FL 33606
<b>ENVIRONMENTAL</b>	Biological Research Associates, LLC Attention: Shirley Denton 3910 U.S. Hwy. 301 N., Suite 180 Tampa, FL 33619
<b>ECONOMIC</b>	Fishkind & Associates, Inc. Attention: Stan Gerberer 11869 High Tech Avenue Orlando, FL 32817
<b>ARCHAEOLOGICAL</b>	Pan American Consultants, Inc. Attention: James Ambrosino 5313 Johns Rd., Suite 205 Tampa, FL 33634

**CHRONOLOGY OF PROJECT:**

Transportation Methodology Meeting	-	April 14, 2004
Preapplication Conference	-	June 28, 2004
ADA Submittal	-	September 23, 2004
Site Inspection	-	October 12, 2004
ADA Comments	-	October 22, 2004
First Sufficiency Response Submittal	-	March 7, 2005
First Sufficiency Response Comments	-	April 6, 2005
Second Sufficiency Response Submittal	-	May 31, 2005
Second Sufficiency Response Comments	-	June 30, 2005
Third Sufficiency Response Submittal	-	August 12, 2005
Declaration of Sufficiency by TBRPC	-	September 7, 2005
Notify Hills. County to Set Hearing Date	-	September 7, 2005
Notification Received of Hearing Date	-	September 29, 2005
TBRPC Final Report	-	November 14, 2005
Hillsborough County BOCC Meeting	-	February 9, 2006 (Scheduled)

**PROJECT DESCRIPTION**

The applicant for the Lake Hutto Development of Regional Impact (DRI) is seeking specific DRI approval for development of three non-contiguous parcels totaling 1,129± acres. The predominantly residential development is located in eastern Hillsborough County with the majority of the project provided access from Fishhawk Boulevard, with minor access points on Boyette Road and Lithia Springs Road. The project is proposed to be constructed in a single phase with buildout scheduled for 2012.

The applicant has requested approval of a Land Use Equivalency Matrix to allow conversion between the various approved project uses, within specific ranges.

The proposed plan of development is as follows:

LAND USE	PARCEL			TOTAL
	SOUTH	NORTHWEST	NORTHEAST	
<b>RESIDENTIAL</b>	<b>2,360</b>	<b>1,000</b>	<b>100</b>	<b>3,460</b>
(Single-Family)*	(2,160)	(1,000)	(100)	(3,260)
(Multi-Family/Apartments)	( 200)	( 0)	( 0)	( 200)
<b>RETAIL (SQ. FT.)</b>	<b>165,000</b>	<b>20,000</b>	<b>0</b>	<b>185,000</b>
(Town Center)	(150,000)	( 0)	(0)	(150,000)
(Village Center)	( 15,000)	(20,000)	(0)	( 35,000)

LAND USE	PARCEL			TOTAL
	SOUTH	NORTHWEST	NORTHEAST	
<b>OFFICE (SQ. FT.)</b>	<b>110,000</b>	<b>10,000</b>	<b>60,000</b>	<b>180,000</b>
(Town Center) (Village Center)	(100,000) ( 10,000)	Not Applicable (10,000)	Not Applicable (60,000)	(100,000) ( 80,000)
<b>SCHOOLS/PARK (ACREAGE) (Elementary/Middle)</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>32</b>
<b>PUBLIC PARK (ACREAGE)</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>20</b>

\* - Recognized Single-Family Residential uses include Townhomes and Villas.

The largest of the three project parcels (710± acres) is essentially located southeast of the Boyette Rd./Fishhawk Boulevard intersection, along the southern side of Fishhawk Boulevard, just west of the Fishhawk Ranch DRI. The second largest parcel (405± acres) is located about 1,000 feet north of Fishhawk Boulevard across from the Fishhawk Ranch DRI. The third and final parcel, approximately 15 acres in size, is located southwest of the Lithia-Pinecrest Rd./Lithia Springs Rd. intersection. *Map 1* is a general location map for the project.

As depicted on the Master Development Plan (*Map 2*), the proposed town center, which will host the majority of the project’s retail and office uses, is located at the entryway to the southern (and largest) parcel. Village Centers are centrally located within the southern and northwest parcels and will provide additional ancillary retail and office opportunities within the project. The smaller parcel fronting Lithia-Pinecrest Road and Lithia Springs will be developed as Residential and/or Office.

*Map 3* has been provided to indicate the *Natural Resources of Regional Significance* located within the project site.

**DEVELOPMENT AREA:**

LAND USE	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Low density Residential	4.9	0.43	694.0	61.47
Stream Swamp	89.9	7.96	89.7	7.95
Mixed Use (High Density Res./Retail)	0.0	0.00	88.7	7.86
Roads	0.0	0.00	58.0	5.14
Hardwood-Conifer	158.1	14.00	42.9	3.80
Education Facilities/Public Park	0.0	0.00	32.0	2.83

LAND USE	EXISTING		AT BUILDOUT	
	Acres	% of Site	Acres	% of Site
Bay Swamps	31.3	2.77	31.3	2.77
Recreation	0.0	0.00	20.0	1.77
Longleaf Pine-Xeric Oak	78.9	6.99	18.5	1.64
Sand Live Oak	18.2	1.61	18.2	1.61
Lakes	12.8	1.13	12.8	1.13
Shrub & Brushland	44.0	3.90	10.1	0.89
Pine Flatwoods	5.5	0.49	5.5	0.49
Wetland Forest	5.1	0.45	5.1	0.45
Wetlands	0.0	0.00	0.8	0.07
Streams & Waterways	0.7	0.06	0.7	0.06
Marsh	0.3	0.03	0.3	0.03
Improved Pasture	587.6	52.05	0.0	0.00
Woodland Pasture	85.2	7.55	0.0	0.00
Intermittent Ponds	0.6	0.05	0.0	0.00
Barren Land	5.1	0.45	0.0	0.00
Borrow Areas	0.8	0.07	0.0	0.00
<b>TOTAL</b>	<b>1,129.0</b>	<b>100.0</b>	<b>1,129.0</b>	<b>100.0</b>

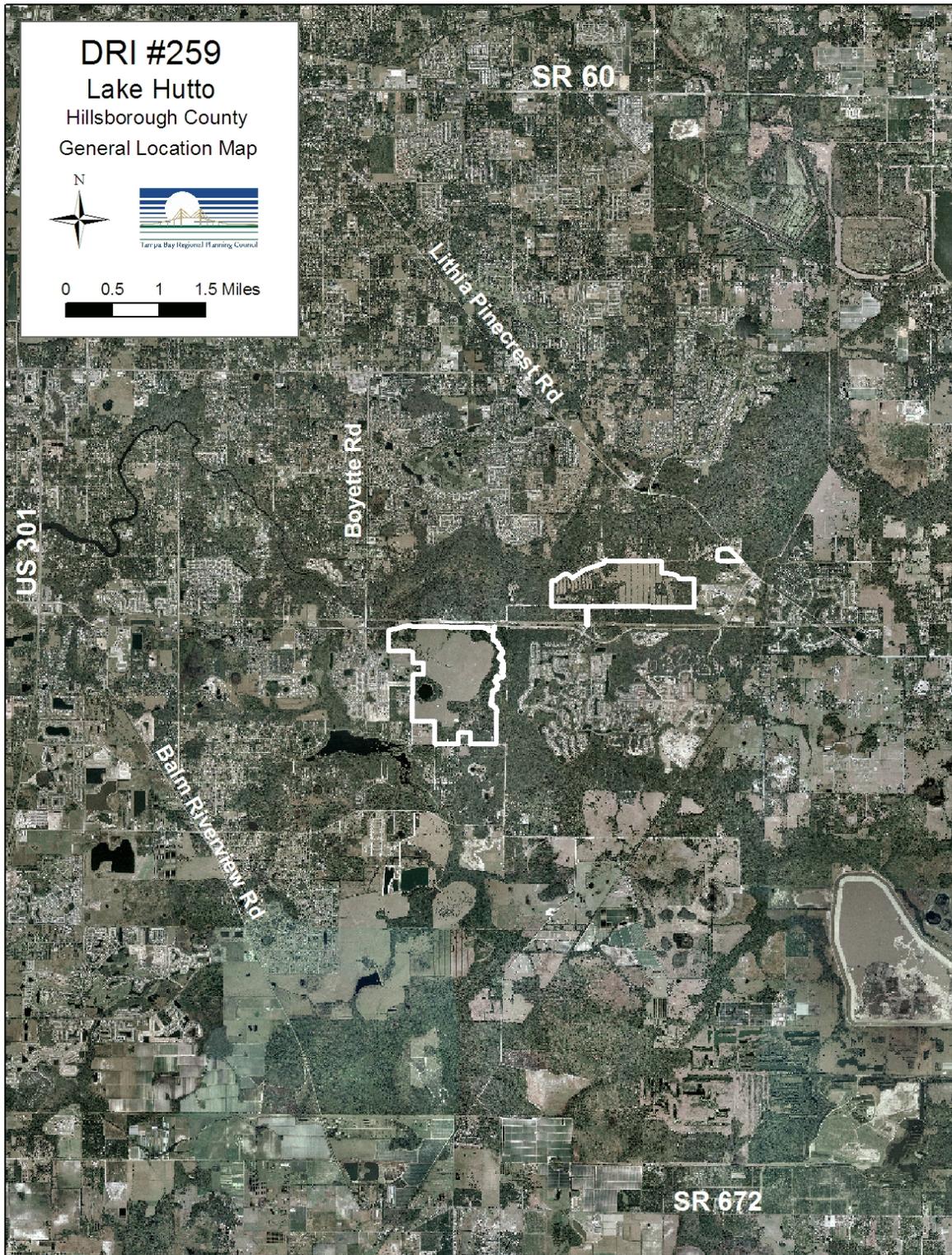
Source: ADA/Table 10-2

**SUMMARY OF PROJECT BENEFITS AND IMPACTS**

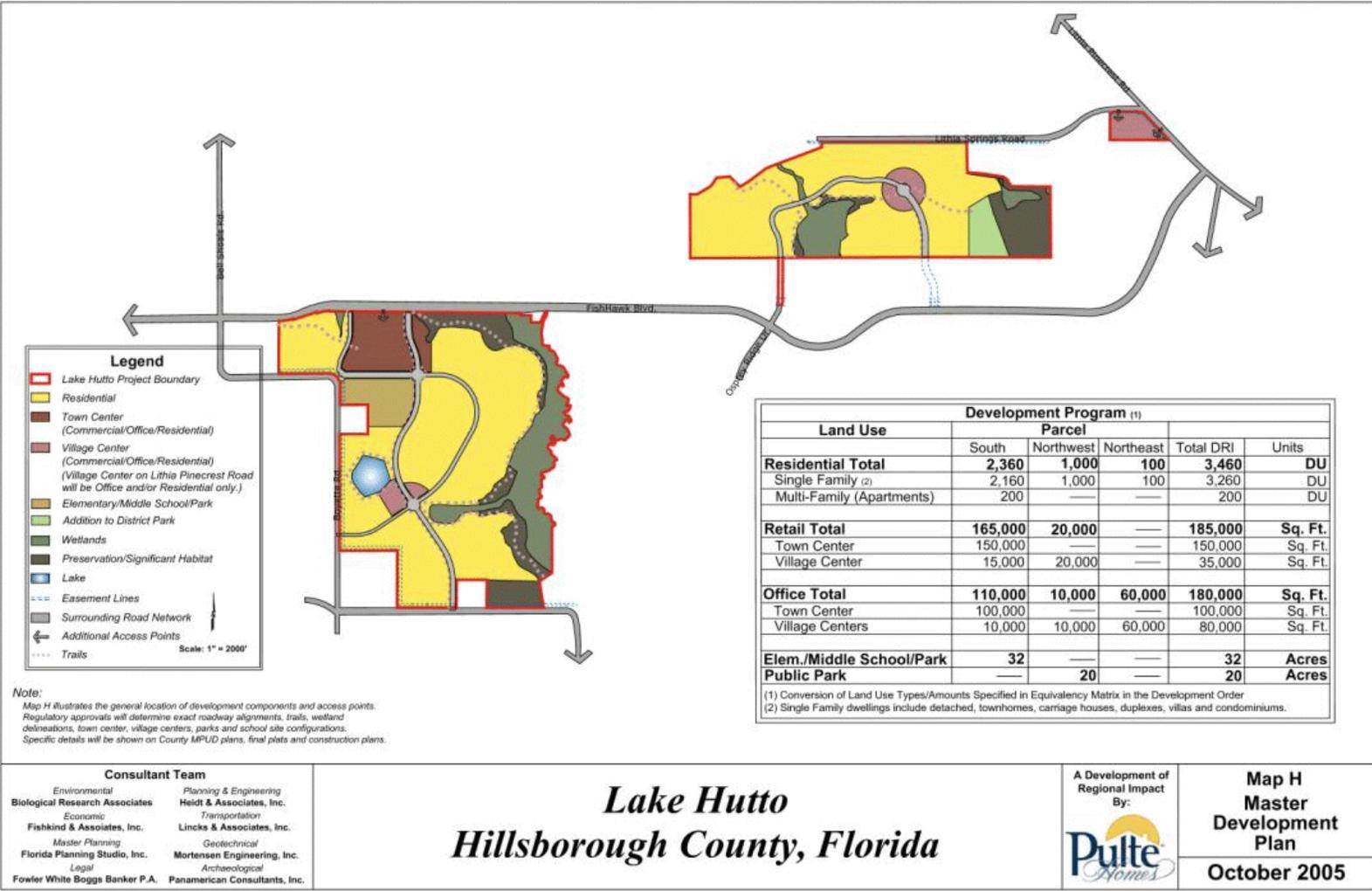
The following summary identifies those benefits and impacts anticipated following project buildout:

<b>BENEFITS</b>	<b>Employment<sup>1</sup></b>	<b>Employment Demand at Buildout:</b>	<b>1,090 jobs</b>
	<b>Government Tax Revenue<sup>2</sup></b>	<b>Estimated County Impact Fee Revenues (through Buildout):</b> <b>Estimated County Ad Valorem Tax Revenues (at Buildout):</b> <b>Estimated Other County Revenues (at Buildout):</b> <b>Estimated School Board Taxes &amp; Fees (through Buildout):</b> <b>Estimated Other Agency Revenues (through Buildout):</b>	<b>\$7,330,523</b> <b>\$8,058,979</b> <b>\$8,809,097</b> <b>\$5,250,230</b> <b>\$1,208,543</b>
<b>IMPACTS</b>	<b>Water Supply<sup>3</sup></b>	<b>Estimated Avg. Daily Potable Water (At Buildout):</b> <b>Estimated Avg. Daily Non-Potable Water (At Buildout):</b>	<b>1,112,410 gpd</b> <b>718,818 gpd</b>
	<b>Wastewater<sup>4</sup></b>	<b>Estimated Average Daily Flow (At Buildout):</b>	<b>766,410 gpd</b>
	<b>Solid Waste<sup>5</sup></b>	<b>Estimated Average Daily Generation (At Buildout):</b>	<b>30,115 lbs./day</b>
	<b>Transportation<sup>6</sup></b>	<b>Estimated Trip Generation at buildout</b>  <b>P.M. Peak Hour Trips:</b> 4,932 (2,716 Inbound/2,216 Outbound) <b>Net Ext. P.M. Peak Hour Trips:</b> 4,222 (2,361 Inbound/1,861 Outbound)	
	<b>Affordable Housing<sup>7</sup></b>	<b>Affordable Housing Surplus (Sales Units)</b> <b>Affordable Housing Surplus (Rental Units)</b>	<b>5,640 Units*</b> <b>1,029 Units*</b>
	<b>School<sup>8</sup></b>	<b>Estimated Elementary School Students at Buildout:</b> <b>Estimated Middle School Students at Buildout:</b> <b>Estimated High School Students at Buildout:</b>	<b>577 Students</b> <b>294 Students</b> <b>412 Students</b>
	<b>Energy<sup>9</sup></b>	<b>Estimated Average Daily Electrical Demand (At Buildout):</b> <b>Estimated Average Peak Hour Demand (At Buildout):</b>	<b>20,767 KW</b> <b>11,422 KW</b>
<b>DEFINITIONS:</b>		<b>SOURCES:</b>	
gpd - gallons per day KW - kilowatts		1. ADA/Table 24-3.A 2. ADA/Table 11-1 3. Table 17-2 (Revised 10-21-05) 4. Table 18-1 (Revised 10-21-05) 5. Table 20-1 (Revised 10-21-05) 6. ADA/Tables 21-5 & 21-6 and SR1/Table 21-4(Rev.) 7. ADA/Table 24-1 8. Table 27-1 (S3 - Rev) 9. Table 29-1 Rev. (Correspondence dated 10-20-05)	
<b>NOTES:</b>			
* - If the expected affordable housing deficit were to exceed the housing supply by more than 150 units (in Hillsborough County), the applicant would be responsible for affordable housing mitigation in accordance with Rule 9J-2.048, F.A.C.			

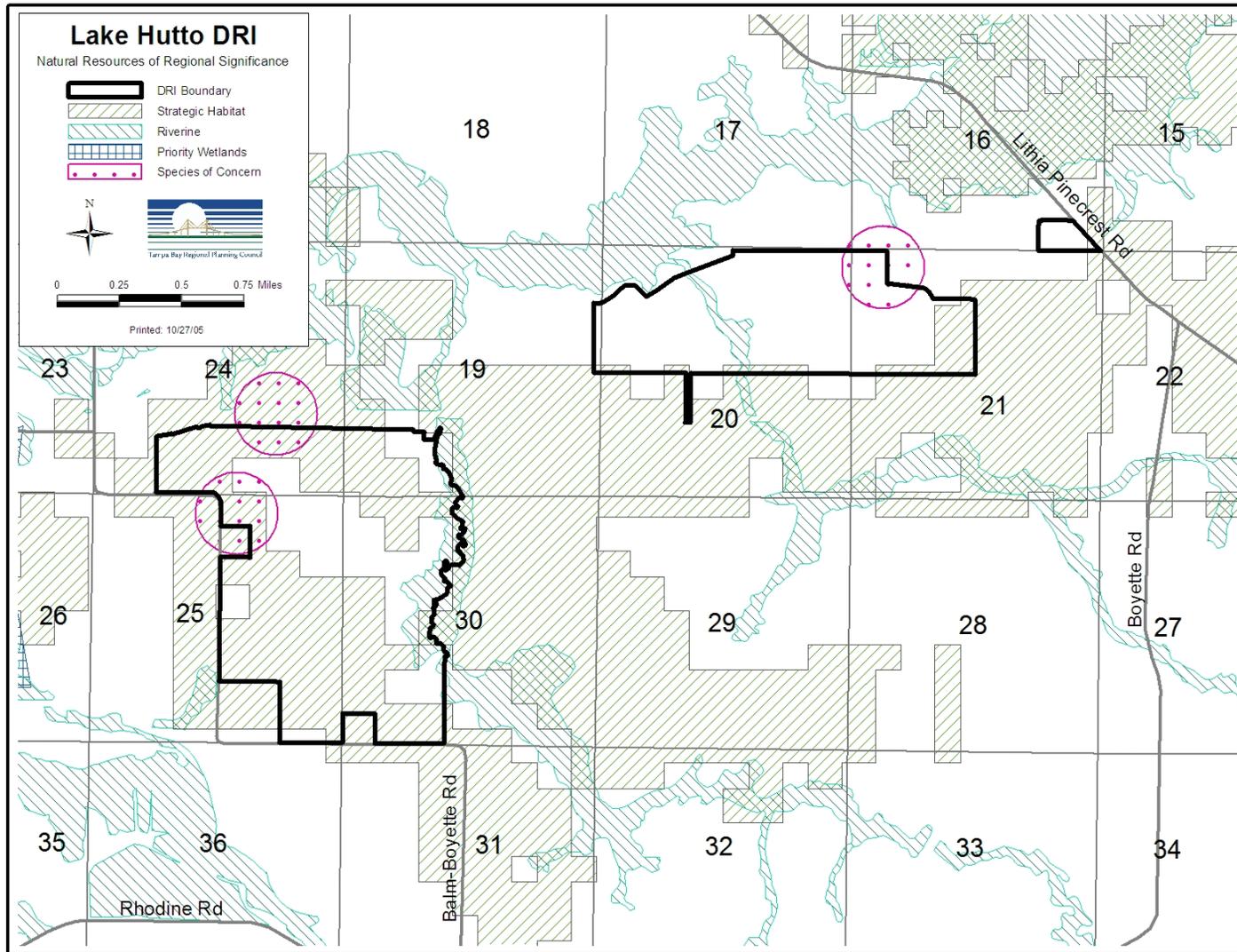
**MAP #1  
LAKE HUTTO  
GENERAL LOCATION MAP**



# MAP #2 LAKE HUTTO MASTER DEVELOPMENT PLAN



**MAP #3**  
**LAKE HUTTO**  
**NATURAL RESOURCES OF REGIONAL SIGNIFICANCE MAP**



**SECTION II- REGIONAL IMPACTS  
DRI #259 - LAKE HUTTO  
HILLSBOROUGH COUNTY**

**ECONOMY**

**Revenues Generated**

Lake Hutto will generate revenues for the Hillsborough County Board of County Commissioners, the Hillsborough County School Board, and other taxing units of government through several sources. The primary sources of revenue are ad valorem taxes and impact fees. Revenues will also be realized from State and Federal revenue sharing.

**Property Tax Revenues**

The proposed Lake Hutto DRI is a mixed use project with retail and residential uses. The project will generate substantial property tax revenues for Hillsborough County and the School Board. Revenue estimates were derived from estimated construction costs, land costs and sales as well as per capita estimates of other revenue sources such as grants and court related costs. At buildout, annual property taxes will yield \$7.9 million in revenues to Hillsborough County, \$1.8 million to the School Board and the Southwest Florida Water Management District will receive revenues of \$325,981.

The property taxes generated by Lake Hutto DRI will depend on the value of land and vertical construction, as indicated above, and on the millage rates charged by Hillsborough County and the School Board. In calculating revenues, Hillsborough County was anticipated to levy a millage of 7.062 and Hillsborough County School Board was anticipated to levy 6.27 for operational and discretionary funds and 0.21 mills for debt. These millage levels are expected to remain relatively constant in the future.

**Impact Fee Revenues**

Hillsborough County Impact fees for roads, fire/EMS, parks and library are anticipated to reach \$7.3 million by buildout.

**Sales and Tourism Tax Revenues**

Sales and tourism tax revenues generated by Lake Hutto will be collected by the State of Florida. A proportion of these revenues are shared with all 67 Florida counties. The distribution formula is complex, but it is dominated by the relative share of the State's population living in the subject county and secondarily by the amount of sales taxes generated by the county.

For Lake Hutto DRI, sales taxes are generated by on-site retail sales. For all tax funds as described in the Hillsborough County Budget, Hillsborough County will receive, upon completion of the project, estimated additional tax revenues of \$1.5 million per year.

### Other Revenues

Estimates are given in Table 11-1 of the Application for Development Approval for a wide range of taxes, fees, grants and other revenue sources. Among these revenues are occupational licenses, franchise fees, building permits, court fees, judgements, fines, forfeitures, state and federal grant monies and other miscellaneous revenues. At buildout, estimated revenues will amount to \$16.8 million dollars.

### School Board ad Valorem

School Board ad valorem tax revenue will reach \$5.2 million annually at buildout. One time impact fees will amount to \$603,650.

### Summary

Lake Hutto DRI will provide Hillsborough County with significant economic benefits. These funds can be used to enhance the quality of services provided to Hillsborough County residents. Of these revenues, one time impact fee collections will reach almost \$25 million over the construction period and almost \$20 million in annual ongoing operating revenues.

### **REVENUE PROJECTIONS SUMMARY**

<b>RECIPIENT ENTITY/SOURCE</b>	<b>REVENUES</b>
Hillsborough County/Ad Valorem Taxes (At Buildout)	\$ 8,058,979
Hillsborough County/Impact Fees (Through Buildout)	\$ 7,330,523
Hillsborough County/Other Revenue (At Buildout)	\$ 8,809,097
School Board/Ad Valorem Taxes & Impact fees (Through Buildout)	\$ 5,250,230
Other agency revenues (Through Buildout)	\$ 1,208,543
<b>TOTAL PROJECT REVENUES→</b>	<b>\$30,657,372</b>

SOURCE: ADA/Table 11-1

### VEGETATION, WILDLIFE AND WETLANDS

The Lake Hutto site is characterized by a pasture, naturally vegetated uplands, swamp, bottomlands along Little Fishhawk Creek and Fishhawk Creek, and lake. The predominant upland cover is improved pasture (587.6 acres, 52% of the site) and woodland pasture (85.2 acres, 7.5% of the site), and the cattle-grazing activity that has been conducted since the 1940s has affected all upland communities, though the forested areas are of good quality. Some of the pastureland was used for row crops at one time. County-owned environmental lands abut a portion of the site, increasing the natural value of the wetlands and forested uplands. Almost the entire southern parcel is designated Strategic Habitat Conservation Area in the *Future of the Region, A Strategic Policy Plan of the Tampa Bay Region (1995)*, and the southern portion of the northwestern parcel is, as well.

The following Table identifies the existing habitat types, the existing acreage of each community type, and the acreage to remain after build-out.

NATURAL COMMUNITY TYPE	EXISTING	AT BUILD-OUT	
	Acreage	Acreage	% of Existing Habitat
Improved Pasture	587.6	0	0
Hardwood-Conifer	158.1	42.9	27.1
Stream Swamp	89.9	89.7	99.8
Woodland Pasture	85.2	0	0
Longleaf Pine-Xeric Oak	78.9	18.5	23.4
Shrub/Brushland	44.0	10.1	22.9
Bay Swamp	31.3	31.3	100
Sand Live Oak	18.2	18.2	100
Lake	12.8	12.8	100
Pine Flatwoods	5.5	5.5	100
Wetland Forest	5.1	5.1	100

Source: ADA/Table 10-2.

The upland habitat includes pine flatwoods, sandhill, sand live oak, and shrub/brushland. The pine flatwoods and sand live oak areas are proposed for total preservation. Approximately 25 percent of the other upland communities will be preserved post-development. “Following development, a total of 236 acres will remain in a natural state through preservation and conservation of wetlands and uplands.” (ADA, page 12-5)

Wetlands cover approximately 141 acres (12.5 %) of the site. Three streams flow into the Alafia River a short distance from the project site. Little Fishhawk Creek is a blackwater, permanent stream fed by seepage wetlands. It is deeply-incised and has a narrow band of wetland vegetation within its banks. Fishhawk Creek is within a bottomland swamp. The swamp forest will be almost entirely (99.8%) preserved. A short stretch of intermittent stream is found in the eastern part of the site. The site also has the 12.8-acre Lake Hutto, marsh, and wet prairie habitat. Only about 0.9 acres of wetland impact is planned for the project, and primarily for road crossings, though one (0.5-acre) pond in the southern parcel, which is used by the State-listed Gopher frog, is slated for removal. Another pond within occupied Gopher frog habitat will be retained and managed to remove exotic plants.

The stream wetlands are maintained by seepage from the groundwater. This unusual phenomenon creates a microclimate of even-temperature water during wet seasons. The creek banks are unstable and erosion

by undercutting from the seepage is evident. It will be necessary to provide adequate buffer for these seeps to protect against collapse. Whether the seepage from groundwater will be maintained post-development, after soil compaction and significant impervious surface is placed on the uplands, is uncertain.

Wildlife values are good on the site. State- or federally-listed species observed on-site include Florida Gopher frog, American alligator, Eastern Indigo snake, Gopher tortoise, Southeastern American kestrel, Peregrine falcon, Florida Sandhill crane, Little Blue heron, Snowy egret, White ibis, Florida mouse, and Sherman's fox squirrel.

Impacts to the Gopher tortoise will be mitigated by preserving suitable habitat, including some areas where the Gopher tortoise is currently found. It will be necessary to manage the mitigation area to provide viable habitat for the Gopher tortoise and its dependent commensal species. Species such as Florida mouse, Sherman's fox squirrel, and Eastern Indigo snake will continue to find suitable habitat within the preservation areas on-site and the adjacent public lands. The ability of the kestrel to survive on-site post-development is questionable, due to the fragmentation of its habitat, but the applicant commits to following the Florida Fish and Wildlife Conservation Commission's guidelines regarding the kestrel. In all cases, the value of the preserved habitat for listed species will be dependent upon the level of management provided and the degree to which encroachment by people and pets can be prevented. The applicant expects to address species' protection measures in the Resource Management Plan. Management of the natural habitat for most of the listed species generally includes controlled burning or mechanical measures to maintain an open understory and control canopy cover.

Several listed plant species were determined likely to occur on-site, including Catesby's lily, Simpson's Zephyr lily, and Wild coco. The federally-endangered Florida Golden aster was found in scrub habitat on-site. The scrub habitat where it occurs will be retained. It will be critical that the habitat be managed to maintain the open canopy required by this federally-endangered species.

The following policies of the Council's *Strategic Regional Policy Plan* pertain to this project in the areas of Vegetation, Wildlife and Wetlands:

4.5.1: *Protect, preserve and restore all regionally-significant natural resources shown on the Map of Regionally-Significant Natural Resources.*

4.5.2: *Impacts to regionally-significant natural resources shall be allowed only in cases of overriding public interest and when it is demonstrated and/or documented that the mitigation will successfully recreate the specific resource. Mitigation should meet the following minimum ratios:*

- *Lake habitats* 3:1
- *Special habitats* 2:1

4.5.3: *Mitigation by habitat re-creation shall employ native plant material which replaces natural value and function. Monitor mitigation areas for a sufficient time to ensure success: a minimum 85 percent final coverage of desired species. Yearly maintenance and replanting should be undertaken to ensure final cover as necessary.*

4.5.6: *Mitigation by restoring disturbed habitat of a similar nature, including the removal of exotic plant species, may be acceptable. The minimum acceptable ratio shall be twice the habitat re-creation ratio set forth in policy 4.5.2.*

- 4.5.7: *Maintain and improve native plant communities and viable<sup>1</sup> wildlife habitats, determined to be regionally-significant natural resources in addition to the Map of Regionally-Significant Natural Resources, including those native habitats and plant communities that tend to be least in abundance and most productive or unique.*
- 4.5.9: *Protect natural resources and ecosystem values from surface- and groundwater withdrawals that significantly impact the natural seasonal flows, water levels and hydrology of regionally-significant natural features.*
- 4.5.10: *Maintain a minimum horizontal buffer necessary to preserve the natural value and function of the regionally-significant natural resource.*
- 4.11.6: *Land use decisions shall be consistent with federal- and state-listed species protection and recovery plans, and adopted habitat management guidelines.*

## **WATER QUALITY AND STORMWATER MANAGEMENT**

The project site is partially within the area of Hillsborough County under its Wellhead and Surface Water Resource Protection Ordinance, which stipulates the land uses allowed within the area as well as other protective measures.

The groundwater system of the project site is characterized by a surficial aquifer over the Floridan Aquifer. The aquifers are separated by a semi-confining layer of clay, silt and sandy clay. Recharge to the Upper Floridan aquifer occurs through leakage across this semi-confining layer and through fractures or chemical dissolution of the underlying limestone in the central and southern parcels. The surficial aquifer also discharges through the seeps along Fishhawk Creek. Care will be taken to prevent breaching or excavating the semi-confining layer which protects the Floridan aquifer from direct contamination from the surficial aquifer or surface water.

The area is generally considered to have low to moderate recharge capacity. The potential for sinkhole formation is low to low/moderate, and the site displays some evidence of active overburden soil erosion/raveling related to limestone solutioning/sinkhole formation. As stated above, whether the seepage from groundwater will be maintained post-development, after soil compaction and significant impervious surface is placed on the uplands, is uncertain. The site is also near public supply wells, so protection of the groundwater quality is important.

Surface water quality is typical of agricultural lands. Dissolved oxygen levels in the streams are quite good for Florida streams. Ambient monitoring information will be of value in identifying any changes which may be due to development or post-development activities. The site drains to the Alafia River, which is a public water supply source. Protection of that supply source is a regional concern. During the DRI review concerns were also raised by Tampa Bay Water, the Hillsborough County Water Resource Team, and the Southwest Florida Water Management District about this.

The applicant has committed to implementing groundwater and surface water quality monitoring programs approved by the appropriate agencies prior to any site alteration activities. The monitoring programs will include identification of sampling locations, sampling frequency, and sampling duration, as well as parameters to be monitored and applicable collection and analytical methods. After the pre-development sampling program is completed, recommendations will be made concerning construction and post-construction monitoring (SR1, p.51). Development wide groundwater and surface water quality monitoring

programs will be implemented prior to and throughout the project development phases; with such programs also being submitted to SWFWMD and Hillsborough County for review and approval (SR1, page 52). A properly designed and operated stormwater management system should remove suspended solids, heavy metals and nutrients from runoff before it reaches the onsite and immediately adjacent streams and the Alafia River. Best Management Practices will be implemented to protect surface water quality. Natural isolated wetlands will be incorporated into the stormwater management system.

The applicant has committed to preventing adverse effects to groundwater by allowing no excavation into the confining clay layers or underlying limestone. Stormwater ponds will be avoided or minimal in depth in areas with shallow clayey soil/shallow limestone substrates. Remedial measures will be taken if the clay layer is disturbed during excavation.

Adherence to the following Goals and/or Policies of the Council's *Strategic Regional Policy Plan* will help minimize impacts in the areas of Water Quality and Stormwater Management:

- 4.1.1: *Implement plans to prevent, abate and control surface water and groundwater pollution so that the resource meets state standards.*
- 4.1.10: *Prevent land use and transportation planning and development decisions resulting in unacceptable degradation of existing surface water quality.*
- 4.2.1: *Implement plans to prevent, abate and control groundwater pollution so that the resource meets state or local standards, whichever is more stringent.*
- 4.2.4: *Prevent land use planning and development decisions resulting in degradation of existing groundwater quality.*
- 4.4.5: *Provide sufficient inspection and maintenance of all stormwater facilities.*
- 4.4.7: *Encourage multi-purpose facilities for stormwater management which complement open space, recreation and conservation objectives.*

## **SOILS**

The project site has considerable topographic relief, ranging from less than 20 to more than 80 feet above sea level. Candler, Tavares-Millhopper, Zolfo, and Winder soil types are most prominent. All exhibit some limitations for use as foundations or for embankments. Wind and water-caused soil erosion will be handled by:

- where pumps are used to remove turbid waters from construction areas, the water shall be treated prior to discharge to wetlands;
- providing staked hay bales or silt fences prior to construction and remaining until all soil is stabilized;
- floating turbidity barriers in flowing streams or in open water lake edges;
- sodding, seeding and mulching or hydromulching all cleared areas as soon as practicable;
- staging development activities to limit clearing to areas scheduled for pending construction; and
- providing energy dissipators at discharge points of pipes or swales if needed.

## **FLOODPLAINS**

Most of the project site is outside the 100-year floodplain as determined by the Federal Emergency Management Agency. A portion is in FEMA Zone A, which is within the designated 100-year floodplain and where flood elevations have not been determined, and FEMA Zone AE, which is within the designated 100-year floodplain and where flood elevations have been determined, but most of these areas are within the floodplain of the streams and will be preserved. Floodplain impacts will generally be associated with installation of required infrastructure, and limited to about five acres. All finished floor elevations of habitable buildings will be located at or above the determined 100-year flood elevation. Compensatory storage will be created in the immediate vicinity of the impact and will be such that flood levels after development will not adversely impact off-site property.

Adherence to the following Policies of the Council's *Strategic Regional Policy Plan* would be an appropriate strategy for floodplain management:

4.11.2 *Discourage development in the undeveloped 100-year floodplain.*

4.11.3 *Implement floodplain management strategies to prevent erosion, retard runoff and protect natural functions and values.*

## **WATER SUPPLY**

Planned uses associated with Lake Hutto are expected to generate a daily demand of more than 1.81 million gallons (mgd) of potable and non-potable water combined following completion of the project.

The applicant had provided correspondence from Mr. Jim Jeffers, Sr., Infrastructure team Leader dated July 29, 2004. The correspondence indicates that *"the County potable water and wastewater systems will have sufficient capacity to provide service to the subject DRI."* However, *"actual determinations of service availability for potable water, wastewater and reclaimed water will be made at the time of service application."*

In addition to the required installation of water conserving fixtures and technology regarding irrigation systems, the Applicant intends on providing water conservation literature for the residences at the time of closing and periodically through the Homeowner's Association of CDD.

The following summarizes the anticipated potable and non-potable water demand for the project:

LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
		Potable	Non-Potable
RESIDENTIAL	3,460 Units/690 Acres	1,038,000	583,706
RETAIL	185,000 S.F./20 Acres	18,500	9,668
OFFICE	180,000 S.F./29 Acres	27,000	14,019
SCHOOLS/PARK	2,065 Students/32 Acres	28,910	30,938

LAND USE	ENTITLEMENTS	WATER DEMAND (GPD)	
		Potable	Non-Potable
PARKS	20 Acres	0	24,170
LANDSCAPE	35 Acres	0	42,298
ROAD R.O.W.	58 Acres	0	14,019
<b>TOTAL</b>		<b>1,112,410</b>	<b>718,818</b>

Source: Table 17-2 (Revised 10-21-05)

Applicable Water Supply Policies of the *Strategic Regional Policy Plan* include:

4.3.6 *Encourage the use of the lowest quality water reasonably available, suitable and environmentally-appropriate to a given purpose in order to reduce the use of potable-quality water for irrigation and other non-potable purposes.*

4.3.14: *Encourage water use efficiency and conservation measures such as, but not limited to the following:*

- *xeriscape principles;*
- *the design of sewage treatment facilities to achieve 100 percent reuse of water;*
- *water saving devices, irrigation systems and low volume plumbing fixtures;*
- *water conservation-favorable utility rates; and*
- *water and wastewater reuse systems.*

4.4.4: *Implement water reclamation and reuse alternatives for stormwater disposal to surface water bodies, as appropriate.*

## **WASTEWATER MANAGEMENT**

The various project uses within the Lake Hutto DRI are expected to generate more than three-quarters of a million gallons of wastewater per day upon completion. More than 90 percent will be derived from the residential component. While restaurants, laundromats, dry cleaners and supermarkets typically locate within retail components of mixed-use projects, any generator of industrial-type effluents would be required to comply with all applicable federal, state and local regulatory and licensing criteria.

The following summarizes the anticipated daily wastewater generation at buildout:

LAND USE	ENTITLEMENTS	WASTEWATER GENERATION (GPD)
RESIDENTIAL	3,460 Units	692,000
RETAIL	185,000 S.F.	18,500
OFFICE	180,000 S.F.	27,000
SCHOOLS	2,065 Students	28,910
<b>TOTAL</b>		<b>766,410</b>

Source: Tables 18-1 (Revised 10-21-05)

As previously referenced, Mr. Jim Jeffers' July 19, 2004 correspondence indicated an anticipated surplus of wastewater capacity and further verified that service can not be ensured until a service application has been submitted.

Since Hillsborough County will provide sanitary sewer service, no septic tanks will be used in the Project.

**SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE**

It is estimated that the Lake Hutto project will generate more than 15 tons of solid waste each day following buildout in 2012. It has been assumed that all solid waste will be domestic in nature. Mr. Christopher Snow (Hillsborough County Solid Waste Management Department) stated that *“the County has the ability to provide solid waste collection and disposal services during and after development”* in his July 19, 2004 correspondence. Mr. Snow added that *“the County currently has 25-35 years of permitted landfill space and additional area available to permit.”*

The following summarizes the anticipated solid waste generation for each land at buildout:

LAND USE	ENTITLEMENTS	SOLID WASTE GENERATION (LBS./DAY)
RESIDENTIAL	3,460 Units	21,625
RETAIL	185,000 S.F.	4,625
OFFICE	180,000 S.F.	1,800
SCHOOLS	2,065 Students	2,065
<b>TOTAL</b>		<b>30,115</b>

Source: Table 20-1 (Revised 10-21-05)

If potential commercial tenants utilize, produce, or store hazardous wastes or materials on site, these facilities must operate in accordance with federal and state regulations and guidelines.

**TRANSPORTATION**

The project is proposed to be constructed in a single phase with completion scheduled for 2012. The project is estimated to generate 2,716 inbound and 2,216 outbound gross trips in the P.M. peak hour. Project internal capture will reduce the number of trips generated by 10.0 percent to 2,468 inbound and 1,968 outbound. Pass-by capture to the commercial land uses (107 inbound trips and 107 outbound trips) will further reduce the number of trips generated by the project to 2,361 inbound and 1,861 outbound net trips in the P.M. peak hour.

Appropriate Transportation Policies of the *Strategic Regional Policy Plan* include:

Goal 5.1 *Develop a regional transportation system which is coordinated with land use patterns and planning and minimizes negative impacts on the environment, especially air quality.*

- 5.1.11 *Promote shared access and parking, improved bikeway and pedestrian facilities, improved mass transit systems, park-and-ride lots, and roadway capital improvements for downtown and urban development through local land use plans and land development regulations.*
- 5.1.16: *Developments of Regional Impact, and large-scale developments with interjurisdictional impacts, should assess and mitigate their impact on regionally significant transportation facilities in a compatible manner.*
- 5.2.2: *Protect the functional integrity of Regional Roadway Network, as well as protect the functional integrity of the Florida Intrastate Highway System, through coordination of LGCPs, MPO plans, and land development regulations as well as the limitation of access points near interchanges.*
- 5.2.6: *Utilize Transportation Systems Management (TSM) and Travel Demand Management (TDM) techniques to the fullest extent possible prior implementing major expansion of existing facilities or constructing new corridors.*
- 5.2.10: *Promote utilization of public-private partnerships, joint-ventures, user fees, impact fees and TES contributions (DRIs only) by jurisdictions to mitigate impacts of development on regionally significant transportation facilities.*
- 5.3.24: *Provide opportunities for internal bicycle and pedestrian systems and connections with adjacent developments as part of the local land development approval process.*

## **AIR QUALITY**

Fugitive dust will be a byproduct of site preparation and construction, resulting from wind blowing over disturbed soil surfaces, the movement of construction equipment, and burning of cleared vegetation. Because most of the site is improved pasture the amount of burning will be reduced. The project will utilize various procedures to minimize fugitive dust:

- clearing and grubbing will be performed only on individual parcels where construction is scheduled to proceed;
- sodding, seeding, mulching or planting of landscape material in cleared or disturbed areas; and
- watering as needed during clearing and construction.

The design of the project will encourage non-vehicular modes of transportation via a pedestrian network connecting residential areas with elementary schools, employment, shopping and recreation areas. Roadways will be designed to provide efficient traffic circulation, thus reducing idling emissions.

It was determined that detailed air quality modeling was not required for the project's impacts, indicating that the project's traffic would not cause the total traffic at the intersection to exceed the ambient air quality standard for carbon monoxide.

Adherence to the following Goals and/or Policies of the Council's *Strategic Regional Policy Plan* would benefit air quality in the vicinity of Lake Hutto DRI:

- 4.14.4: *Incorporate specific mitigative measures to prevent fugitive dust emissions during excavation and construction phases of all land development projects which produce heavy vehicular traffic and exposed surfaces.*
- 4.14.5: *Implement land use-related performance standards, such as setbacks and prohibition of conflicting land uses, that minimize negative air quality impacts resulting from development.*
- 4.14.6: *Promote and implement Congestion Management strategies, Traffic Control Measures and other programs which serve to reduce SOV (single-occupant vehicle) trips and reduce VMT (vehicle miles traveled).*

**AFFORDABLE HOUSING**

The affordable housing analysis was based on median income of \$51,200 for Hillsborough County. The ADA analyzed the housing supply area for the availability of affordable rental and for-sale housing. Affordable housing supply/demand was analyzed utilizing the East Central Florida Regional Planning Council housing methodology. Demand was calculated based on the estimated head of households projected to be employed by the project’s land use types.

The Lake Hutto ADA indicates that the project will create a cumulative demand for 2,459 affordable housing units in the rental and sales market combined through project completion. The two tables below summarize the results of the sales and rental analyses respectively. Since there is no shortage in sales or rental units defined as affordable housing **or** because there is no identified shortage which exceeds “5 percent of the applicable DRI residential threshold for the affected local government, or 50 units, whichever is greater,” the project is not deemed to have a significant impact on affordable housing and therefore mitigation would not be required under the provisions of Rule 9J-2.048, F.A.C. In Hillsborough County, mitigation would be required if a deficit in excess of 150 units is determined.

The following represents a summary of the affordable housing analysis of home sales through buildout as submitted in the ADA:

CATEGORY	INCOME RANGE	HOUSING SUPPLY - SALES	HOUSING DEMAND - SALES	SUPPLY MINUS DEMAND
Very Low	\$ 0 - \$25,599	2,520	211	2,309
Low	\$25,600 - \$40,959	3,325	420	2,905
Moderate	\$40,960 - \$61,440	1,477	1,051	426
<b>TOTAL→</b>		<b>7,322</b>	<b>1,682</b>	<b>5,640</b>

Source: ADA/Table 24-1

The following represents a summary of the affordable housing analysis of rental units through buildout as submitted in the ADA:

CATEGORY	INCOME RANGE	HOUSING SUPPLY - RENTAL	HOUSING DEMAND - RENTAL	SUPPLY MINUS DEMAND
Very Low	\$ 0 - \$25,599	1,402	92	1,310
Low	\$25,600 - \$40,959	314	192	122
Moderate	\$40,960 - \$61,440	90	493	(403)
<b>TOTAL→</b>		<b>1,806</b>	<b>777</b>	<b>1,029</b>

Source: ADA/Table 24-1

Affordable Housing Policies of the *Strategic Regional Policy Plan* particularly pertinent to DRI-scale projects include:

- 1.3.1 *Increase housing opportunities for very low-, low- and moderate-income families throughout the region.*
- 1.3.3 *Locational proximity of employment and affordable housing is encouraged.*
- 1.3.8 *Minimize impacts on residents of redevelopment activities which cause residential displacement.*
- 1.3.10 *Encourage large-scale developments to address affordable housing needs through inducements.*
- 1.4.3 *Encourage incentives that enhance opportunities for mixed use and residential developments to provide affordable housing units which are readily accessible to employment centers, health care facilities, recreation, shopping and public transportation.*

**POLICE AND FIRE PROTECTION**

Law enforcement support of the site will be provided by the Hillsborough County Sheriff’s Office and fire protection will be provided by Hillsborough County Fire Rescue.

An August 9, 2004 correspondence from Mr. D.J. McInturff’s of the Hillsborough County Sheriff’s Office indicated an estimation that *“this DRI will generate enough patrol workload to require the addition of 4.06 patrol deputies. The total annual cost of all related law enforcement workload will be \$862,262.00.”*

The applicant has provided a graphic to denote the location of a proposed fire station site along the north side of Fishhawk Boulevard in proximity of the project which will serve the site. Construction of this fire station is a requirement of the adjacent Fishhawk Ranch DRI Development Order.

**RECREATION AND OPEN SPACE**

Aside from the intended dedication of 28 acres of public park system expansion, Lake Hutto will contain a series of interconnected sidewalks, bike paths and trails to link to the adjacent parks, schools and preservation areas both north and south of Fishhawk Boulevard. The developer anticipates that the northwest and southern trails will be linked via a pedestrian crosswalk.

The Applicant additionally envisions construction of a wildlife viewing platform on Lake Hutto with no provisions for moorings or launching boats.

**EDUCATION**

The projected number of students is calculated as a percentage of the number of residential units by residential unit type. The projections (below) have been accepted by Mr. John Bowers of the Hillsborough School District. It is projected that 1,283 students would reside within the 3,460-unit, mixed-use, Lake Hutto community.

A breakdown of anticipated students by school type is as follows:

<b>ELEMENTARY SCHOOL</b>	<b>MIDDLE SCHOOL</b>	<b>HIGH SCHOOL</b>	<b>TOTAL NUMBER OF STUDENTS</b>
<b>577</b>	<b>294</b>	<b>412</b>	<b>1,283</b>

The Developer has met with Hillsborough County School District on several occasions to discuss school mitigation and siting. Numerous agreements have been reached which shall be thoroughly documented in the Development Order. As currently recognized in the Developer Commitments section of this Report “*the Applicant has agreed to provide at no cost to the School District of Hillsborough County a 32-acre site for an elementary school, a middle school, and a co-located park site.*”

**HEALTH CARE**

The majority of health care needs can be provided to Lake Hutto by Brandon Regional Hospital and/or South Bay Hospital. Correspondences from these facilities were provided within the Application for Development Approval indicating the willingness and ability to meet the project’s needs.

**ENERGY**

An August 31, 2004 correspondence was provided by Ms. Jill Sessions, Project Manager for Tampa Electric Company. The concise letter stated that “*Tampa Electric Company can provide adequate electric service as stipulated by our tariff regulations to the above referenced project*” [Lake Hutto DRI].

An August 12, 2004 correspondence was also provided from Luis Castellanos of TECO/Peoples Gas indicated that sufficient capacity and pressure is already available adjacent to the project at the NW corner of Bell Shoals Rd. and Fishhawk Boulevard to serve the entire project with natural gas. The applicant is currently contemplating the extent of project connection(s) to adjacent natural gas lines.

As presented in the Table below, the anticipated average daily energy consumption is more than 20,000 kilowatts (KW). The anticipated peak-hour demand rate of 11,421 KW is approximately 55 percent of the average daily energy consumption at buildout.

LAND USE	ENTITLEMENTS	ENERGY DEMAND (IN KILOWATTS)	
		Avg. Daily Demand	Peak Hour
RESIDENTIAL	3,460 Units	20,760.0	11,418.0
RETAIL	185,000 S.F.	3.7	2.0
OFFICE	180,000 S.F.	1.3	0.7
ELEM. SCHOOL	800 Students/150,000 Sq. Ft.	0.9	0.5
MIDDLE SCHOOL	1,265 Students/200,000 Sq. Ft.	1.2	0.7
<b>TOTAL</b>		<b>20,767.1</b>	<b>11,421.9</b>

Source: Table 29-1 Revised (Correspondence dated October 20, 2005)

The developer has acknowledged that consideration will be given to site design, building construction and landscaping as a means of energy conservation.

## **HISTORICAL AND ARCHAEOLOGICAL**

The applicant conducted an *Archaeological and Historical Survey* of the site between March and June, 2004. The findings were submitted to the Florida Division of Historical Resources (FDHR) for concurrence. The Survey was submitted to the appropriate review agencies concurrent with the submittal with the Application for Development Approval.

In conclusion, Mr. Fred Gaske, Director of FDHR, issued an October 25, 2004 correspondence indicating that the site contains “*four previously recorded archaeological sites, nine previously unrecorded archaeological sites, and one previously unrecorded historic structure.*” However the FDHR concurred with the Applicant’s findings that none of these sites/structures qualify for listing in the National Register of Historic Places based on the following:

- the four previously recorded archaeological sites [SWFL Site X (8HI4553), Thomas site (8HI6819), Lake Hutto site (8HI6820) & southern portion of Lithia Springs site (8HI7714)] due to “*low research potential and lack of intact features of cultural strata.*”
- the nine previously unrecorded archaeological sites [Jellybean Site (8HI9676), Ring Around site (8HI9677), Jellybean site (8HI9678), Pickle site (8HI9679), Creekside site (8HI9680), Left Bank site (8HI9681), Alafia River Bend site (8HI9682) and the Yellow Field sites (8HI9683 & 8HI9684)] due to “*lack of diagnostic artifacts*”, “*limited size*” or “*the paucity of recovered materials.*”
- the lone unrecorded structure [Thomas House (8HI9689)] is “*a frame vernacular residence built in 1920. However, due to its relocated position and extensive non-historic alterations, it is the opinion that 8HI9689 does not appear eligible for listing in the NRHP.*”

**SECTION III - DEVELOPER COMMITMENTS**  
**DRI #259 - LAKE HUTTO**  
**HILLSBOROUGH COUNTY**

The following commitments have been made in the Application for Development Approval (ADA), the First Sufficiency Response (SR1), the Second Sufficiency Response (SR2), or the Third Sufficiency Response (SR3):

**GENERAL**

1. *The Project will include passive trails and signage emphasizing the preservation parameters of the project's wildlife habitat, waterways, native species and preservation or protection of ecological processes. (ADA/Page 10-2)*
2. *The annually recurring fiscal benefit to the County will exceed \$10.6 million at build out. (ADA/Page 10-3)*
3. *The Master Plan reflects additional public park acreage facilitating expansion of the future Hillsborough County District Park on Fishhawk Boulevard. Preservation areas on the eastern portion of the site buffer residential uses from existing High and Middle schools. The pods will be inter-connected by a passive trail system. (ADA/Page 10-4)*
4. *The Project's natural resources internal to the site are and will remain in private ownership. The Project includes a trail system to provide residents with pedestrian connections to adjacent existing and proposed ELAPP areas and parks and schools. (ADA/Page 10-13)*
5. *Portions of the property are currently being used for agricultural purposes. Some of these agricultural activities that are compatible with adjacent residential uses are expected to continue, but not intensify, until such time as the various portions of the project are developed. (ADA/Page 10-15)*
6. *To ensure the easement requirements are met, all easements will be shown on site plans, construction plans, and final plats reviewed and approved by Hillsborough County. (SR1/Page 4)*
7. *A linear greenway bike path/pedestrian trail system interconnecting the residential, non-residential and public uses with each other and with various habitat areas will be located generally as depicted on Map H. (SR1/Page 9)*
8. *The Applicant commits to preparing Town Center/Village Design guidelines to be reviewed and approved by Hillsborough County during the zoning process. (SR1/Page 14)*
9. *After consultation with Planning Commission staff, the Applicant has restricted the northeast parcel to a combination of professional office and residential uses... Therefore, there is no opportunity for the introduction of strip commercial on the site. (SR1/Page 16)*

10. *The Applicant shall provide an internal recreation trail/bikeway system that connects the Town Center and Village Centers, parks and school and community facilities to all residential neighborhoods within each parcel. (SR1/Page 17)*
11. *The Applicant is working with representatives from Hartline and Hillsborough County Parks and Recreation to co-locate a transit Park and Ride facility within the District Park (adjacent to the northwestern parcel on Fishhawk Boulevard). The developer acknowledged that the facility would include patron shelters and a schedule kiosk. (SR1/Page 22)*
12. *The Applicant will comply with all conditions of development associated with the Tampa Bay Water easements and will copy Tampa Bay Water on documents restricting development within the easements. (SR2/Page 3)*

### **REVENUE GENERATION**

*The Applicant plans to donate 28 acres of parkland with a market value of approximately \$1.4 million. (SR1/Page 24)*

### **VEGETATION AND WILDLIFE**

1. *Following development, a total of 236 acres will remain in a natural state through preservation and conservation of wetlands and uplands. (ADA/Pages 10-2 & 12-5)*
2. *The Project's Master Plan impacts less than 0.1% of the total wetland acreage. (ADA/Page 10-2)*
3. *The Project will not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan. (ADA/Page 10-11)*
4. *The Project avoids impacts to wetlands and to natural habitats classified as "Significant Wildlife Habitat" by Hillsborough County. No impacts are anticipated to the wetlands along Fishhawk Creek and Little Fishhawk Creek except for a single roadway crossing across Little Fishhawk Creek in an area where the creek and associated natural lands are narrow. (ADA/Page 10-18)*
5. *The management plan (to be included in the overall Resource Management Plan) for the area with Florida goldenaster (scrub adjacent to Fishhawk Blvd.) Will include a disturbance regime appropriate to maintaining this species. (SR1/Page 37)*
6. *The Applicant proposes to manage the kestrel on site, and the management will be addressed in the Resource Management Plan that will be submitted to the County and FFWCC for approval. (SR1/Page 40)*
7. *... deed restrictions will be placed on adjacent development lots or commercial properties acknowledging that appropriate land management techniques will occur. (SR1/Page 40)*

8. *Should burning be implemented on preservation areas adjacent to residential or commercial uses, appropriate precautionary measures will be outlined in the management plan. Educational materials will be included in the plan (to be published separately) for affected homeowners. (SR1/Page 40)*
9. *There is adequate land set aside within the Project for wildlife habitat mitigation. The Applicant will either develop and implement a management plan for these areas or donate them to Hillsborough County who would manage them similarly to its management of adjacent natural lands. (SR1/Page 42)*
10. *If Florida burrowing owl nests are observed during the future gopher tortoise surveys, the Applicant will contact the FFWCC for review and consultation. (SR1/Page 44)*
11. *As acknowledged by the applicant, additional southeastern American kestrel surveys and potential mitigation will be conducted in accordance with FFWCC's cited publication - Stys, B. 1993. Florida Game and Freshwater Fish Commission. Nongame Wildlife Technical Report No. 13. (SR1/Page 45)*
12. *The Applicant will strive to provide connections and continuity between wetland habitat areas. (SR1/Page 45)*
13. *The Applicant anticipated resurveying the site for gopher tortoises and updating the burrow inventory prior to permitting (as the FFWCC does not routinely accept surveys that are older than 1 year). (SR2/Page 10)*

## **WETLANDS**

1. *Existing hydroperiods and seasonal high water in preserved wetlands will be sustained through various means, including maintaining existing hydrologic conditions and setting the control elevations of the project's surface water management systems at levels that will maintain or enhance the wetland hydrology. (ADA/Pages 13-3)*
2. *Mitigation areas will be protected with appropriate conservation easements. (ADA/Page 13-4)*
3. *The restoration or enhancement will be designed to maintain and/or restore hydroperiods and to provide habitat for wetland plants and wildlife. (ADA/Page 13-4)*
4. *The surface water management system for the site will be designed to maintain the hydroperiods. (ADA/Page 13-5)*
5. *The applicant proposes to impact 0.2 acres of wetlands for infrastructure development... to get infrastructure across Little Fishhawk Creek. The only other proposed impacts are to 0.7 acres of isolated wetlands. (ADA/Page 13-5)*

6. *Best management practices will be used when working in or near wetlands within the project site as well as when working adjacent to wetlands beyond the project boundaries... Erosion control devices will remain in place throughout the duration of the construction until all construction areas and surrounding areas are stabilized. Silt screens and hay bales will be maintained and inspected daily during times of construction. (ADA/Page 13-6)*
7. *Prior to construction, all areas to be preserved or conserved will be clearly flagged to prevent encroachment. (ADA/Page 13-6)*

## **WATER QUALITY**

1. *The proposed development will provide a system of stormwater ponds, wetland treatment areas and control structures designed to detain stormwater for the removal of suspended solids, heavy metals, and nutrients prior to the release of these waters offsite. (ADA/Page 14-5)*
2. *Best Management Practices will be implemented in the collection, conveyance, treatment, storage and attenuation of stormwater runoff. (ADA/Page 14-5)*
3. *Stormwater management ponds will be designed to maximize mixing, aeration and settlement of particulates as best practical. (ADA/Page 14-5)*
4. *Existing on-site surface waters and wetlands within the Project as well as off-site areas will be protected from construction activities by various measures, including silt screen fences and implementation of a staged excavation/dewatering plan. Exposed soils will be stabilized upon completion of final grading. (ADA/Page 14-6)*
5. *The Applicant commits to establishing groundwater and surface water monitoring programs and will also provide monitoring data for Tampa Bay Water review and comment prior to construction and post construction. (SR1/Page 52)*
6. *Development wide groundwater and surface water quality monitoring programs will be implemented prior to and throughout the project development phases; with such programs also submitted to SWFWMD and Hillsborough County for review and approval. (SR1/Page 52)*
7. *During construction, regardless of the level of consideration during the project design and permitting phases, the contractor will be required to notify the project geotechnical consultant if deep clays or limestone materials are encountered during construction operations; and any such concerns will be properly evaluated by the geotechnical consultant, with appropriate remedial repairs made by the contractor, to insure no adverse impact to the limestone Florida Aquifer system. (SR1/Pages 53 & 57)*
8. *Hardness will be added as a parameter to be measured for any future water quality sampling. (SR1/Page 55)*

9. *The Applicant anticipates groundwater and surface water quality monitoring plans will be a development order condition. Both plans will be prepared by the appropriate professional consultants and submitted to the appropriate agencies for review and comment prior to implementation. "Baseline" or background/predevelopment conditions will be determined and established prior to Phase 1 construction activities. (SR1/Page 60)*
10. *The Project will be designed to minimize the rate at which surface stormwater runoff enters each seep area to reduce impacts. (SR1/Page 61)*
11. *The Applicant will accept a DO condition requiring submittal and approval of Ground Water and Surface Water Monitoring plans by the DEP [and the County]. (SR2/Page 13)*

### **SOILS**

1. *It is anticipated that adequate geotechnical testing and evaluation of the above conditions will occur during the project design and permitting phases to properly determine, evaluate and deal with the above conditions. (ADA/Page 15-2)*
2. *Stormwater ponds will be avoided or minimal in depth in areas with shallow clayey soil/shadow limestone substrates. (ADA/Page 15-3)*
3. *The following steps will be adhered to in order to prevent or control wind and water erosion: (ADA/Pages 15-3 - 15-4)*
  - *Hay bales or silt screens*
  - *Floating turbidity barriers*
  - *Installation of temporary erosion control barriers...*
  - *Where pumps are to be used to remove turbid waters from the construction areas, the water shall be treated prior to the discharge to the wetlands.*
  - *Staged construction activities*
  - *Stabilize exposed soils as soon as possible*
  - *Installation of energy dissipaters*
  - *Implement storm drain inlet protection*
  - *Use chemical agents, if necessary, to expedite water clarity*
4. *During the project design phase, prior to permitting, the project geotechnical engineer will perform a geotechnical assessment of each proposed stormwater pond/lake area via a series of Standard Penetration Test borings, to evaluate at least the following: depth to clayey semi-confining unit, thickness of the unit; consistency and integrity of the unit; depth to uppermost limestone unit; and check for significant evidence of overburden soil erosion/raveling related to karst activity. If any significant karst-related subsurface evidence is discovered, then additional appropriate geotechnical testing and evaluation shall be recommended and implemented. (SR1, p.59)*

5. *Both (groundwater and surface water quality monitoring plans will be prepared by the appropriate professional consultants and submitted to the appropriate agencies for review and comment prior to implementation. "Baseline" or background/predevelopment conditions will be determined and established prior to Phase 1 construction activities. (SR1/Page 60)*
6. *The project will be designed to minimize the rate at which surface stormwater runoff enters each seep area to reduce impacts. (SR1/Page 61)*
7. *A licensed professional geotechnical engineer working for the Applicant during the design and construction phases will provide guidance regarding any karst special assignment or testing. (SR2/Page 22)*
7. *A licensed professional geotechnical engineer will evaluate groundwater seep issues during design and construction phases. Any groundwater seep areas of concern will be evaluated and tested. (SR2/Page 22)*
8. *All geotechnical proposals, monitoring and reports shall be signed or sealed by a P.E. or P.G. (SR2/Page 22)*
9. *A licensed professional geotechnical engineer will provide appropriate guidance to the contractor (or specialty grouting contractor) should any "sinkhole events" occur during construction operations. The Applicant and its successors (i.e. homeowners association) will notify the specific permitting agency(s), depending upon SWFWMD ERP conditions, of any remedial action. (SR2/Page 22)*

## **FLOODPLAINS**

1. *Mitigation (for floodplain impacts) will be in the immediate vicinity of the impact and will be such that flood levels after development will not rise to such an extent to impact off-site property. (ADA/Page 16-1)*
2. *The potential for off-site flooding will be mitigated by the design of the stormwater management system and by minimizing encroachments into the floodplain areas. (ADA/Page 16-2)*
3. *The slopes [along the sides of the Little Fishhawk and Fishhawk Creeks] will be protected by an average of 30 feet of upland buffer from the wetland limits. (SR1/Page 42)*
4. *There will not be any habitable structures within the 100-year floodplain. (SR1/Pages 15 & 60)*
5. *Encroachments [within the 100-year floodplain of Fishhawk Creek] will be limited to grade fill transitions and infrastructure (roadway, utility, pond, etc.) construction activities. (SR1/Page 64)*

## **WATER SUPPLY**

1. *The irrigation systems will be installed by licensed contractors or contractors certified by the State of Florida. (ADA/Page 17-6)*
2. *Potable water will be conserved inside the residential houses and commercial buildings by the installation of low volume plumbing fixtures, appliances, and other water conserving devices. (ADA/Page 17-6)*
3. *The Applicant will provide education on water conservation for the residences and other uses of the development. (ADA/Page 17-6)*
4. *Deep water wells... will be installed... by a licensed water well contractor, with significant deep well construction experience in this area of Hillsborough County. (SR1/Page 65)*
5. *To serve the Southern parcel, approximately 9,000-LF of 12-inch water main will have to be constructed. The 12-inch water main will be an extension of the existing water main that serves Fish Hawk Ranch development. The cost associated with this construction is approximately \$200,000. This will be paid for by the developer and will be constructed as part of the first Phase of the Southern Parcel. (SR2/Page 23)*
6. *The Applicant will provide water conservation literature to residents at the time of closing and periodically through the homeowner's association or CDD. (SR2/Page 23)*
7. *The Applicant commits to use the lowest quality water available and appropriate for the intended use. In the event that no additional groundwater withdrawals are available, the Applicant will seek other sources of non-potable water, such as reclaimed water from Hillsborough County or stormwater from stormwater retention areas. In order to reduce the quantity of irrigation water needed, the Applicant commits to using Florida Friendly landscaping techniques and drought tolerant landscaping. (SR2/Page 24)*

## **WASTEWATER MANAGEMENT**

Since Hillsborough County will provide sanitary sewer service, *no septic tanks will be used within the Project. (ADA/Page 18-2)*

## **STORMWATER MANAGEMENT**

1. *Post-development engineering design will flatten grades in these areas (where slopes exceed five percent) to mitigate erosion potential. In addition, extensive erosion control measures will be implemented to stabilize soils after final grading has been completed. (ADA/Page 19-1)*
2. *Stormwater runoff will be pre-treated prior to runoff entering a wetland system. (ADA/Page 19-2)*

3. *Spacing of inlets will be designed to ensure emergency vehicles have access during heavy rainfall. (ADA/Page 19-2)*
4. *While the volume of runoff will be increased under post-development conditions, the excess volume will be released at a reduced rate such that downstream receiving bodies will not be adversely impacted. (ADA/Page 19-3)*
5. *Best management practices will be incorporated and utilized throughout the design and construction process. Areas disturbed will be stabilized upon completion of final grading. (ADA/Page 19-3)*
6. *The stormwater management system will be operated and maintained by the Homeowners Association or CDD. Access over all stormwater management facilities will be afforded to Hillsborough County and SWFWMD. (ADA/Page 19-5)*
7. *The Applicant acknowledges that wet detention stormwater management systems must provide water quality treatment for the first one inch (1") of runoff from the contributing area. (SR1/Page 81)*
8. *Stormwater detention and treatment ponds will be located on the lower portions of the development. This includes areas adjacent to Fishhawk Creek. (SR1/Page 81)*
9. *The delivery of excess stormwater runoff will be managed through engineering practices to minimize the peak discharges and maximizing detention on-site. (SR1/Page 82)*
10. *The applicant acknowledges that the use of Low Impact Development principles and techniques [will be] strongly encouraged to minimize the impact to these areas (i.e. Fishhawk Creek, Alafia River & Lithia Springs) due to stormwater pollutant loading resulting from the proposed development. (SR1/Page 84)*
11. *Stormwater ponds will be placed up gradient of the wildlife corridor adjacent to Fishhawk Creek. (SR2/Page 26)*

### **SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE**

*The Project will not contain any of the referenced land uses, or any other land uses that generate hazardous waste or toxic materials. (ADA/Page 20-2)*

### **AIR QUALITY**

1. *In order to minimize fugitive dust, site preparation and earth-moving activities will be limited to only those areas for which development is [imminent]. Sprinkling [with] water will occur as necessary to minimize excessive dust during the clearing and construction process. (ADA/Page 22-1)*
2. *Roadways within the Project will be designed to provide efficient traffic circulation, whereby reducing vehicle emissions from idling. (ADA/Page 22-1)*

## **AFFORDABLE HOUSING**

*Based on preliminary home price estimates, it is anticipated that there will be limited number of homes that fall into the low and moderate-income price range. The Applicant does not request governmental subsidies, density credits or incentives for the construction of these units. (SR1/Page 20)*

## **RECREATION AND OPEN SPACE**

- 1. The project will include passive trails and signage emphasizing the preservation parameters of the project's wildlife habitat areas for education and awareness purposes. (ADA/Page 10-2)*
- 2. The Applicant intends to dedicate and or otherwise provide 28 acres for public park system expansion. (ADA/Page 26-2)*
- 3. The Applicant is coordinating with Hillsborough County Parks and Recreation representatives with the intent of connecting Project trails to future ELAPP trails. (SR1/Page 99)*
- 4. The Applicant anticipates that there will be a wildlife viewing platform located on Lake Hutto. The wildlife observation platform will not provide locations for mooring or launching boats. (SR1/Page 100)*
- 5. The Applicant will provide a Resource Management Plan for the natural uplands that will remain after development. This plan will address management, protection, and appropriate uses of the SWH [Significant Wildlife Habitat] areas. (SR1/Page 101)*
- 6. No boat docks are planned for Lake Hutto. (SR2/Page 29)*

## **EDUCATION**

- 1. The Applicant has agreed to provide at no cost to the School District of Hillsborough County a 32-acre site for an elementary school, a middle school, and a co-located park. (SR3/Page 22)*
- 2. The Applicant has agreed to include in the Development order a condition requiring that its initial phase of construction will include the construction of a road that will provide access to the school site, as well as construction of infrastructure to provide water and sewer to serve the school site. The Applicant has also agreed to include the school site in its Master Drainage Plan, relieving the School District of its obligation to provide for stormwater retention onsite. (SR3/Page 22)*

## **ENERGY**

- 1. Xeriscape landscaping will be used in various locations throughout the Project, which will reduce water consumption and energy required for irrigation. (ADA/Page 29-2)*
- 2. An off street trail system will link neighborhoods within each parcel to the schools, parks, ELAPP trails and town and village centers. (SR1/Page 108)*

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**SECTION IV - RECOMMENDED REGIONAL CONDITIONS**  
**DRI #259 - LAKE HUTTO**  
**HILLSBOROUGH COUNTY**

Subsection 380.06(15), F.S., requires that the local government render a decision on the development proposal within 30 days after a public hearing, and issue a development order containing, at minimum:

- findings of fact
- conclusions of law
- conditions of approval
- consideration of whether or not the development interferes with the achievement of the objectives of an adopted state land development plan applicable to the area
- consideration of whether the development is consistent with the local comprehensive plan and local land development regulations
- consideration of whether the development is consistent with the report and recommendations of the regional planning agency
- monitoring responsibility
- expiration dates for commencing development, compliance with conditions or phasing requirements and termination date of the order
- biennial report requirements
- a date until which the local government agrees that the approved DRI shall not be subject to down-zoning, unit density reduction or intensity reduction
- substantial deviation determinations
- legal description of the property

Any Development Order adopted for Lake Hutto shall include the above-referenced Section 380.06, F.S., requirements and shall include the following recommended regional conditions:

**BASED ON THE FINDINGS AND THE ISSUES RAISED IN THIS REPORT, IT IS THE RECOMMENDATION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL THAT LAKE HUTTO, AS CURRENTLY PROPOSED, BE SPECIFICALLY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS, AT MINIMUM:**

**VEGETATION, WILDLIFE AND WETLANDS**

1. Impacts to Natural Resources of Regional Significance, as delineated on *Map 3* in this report, shall only occur if justified pursuant to *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region (1995)* Policy 4.5.2. Mitigation for justifiable impacts to Natural Resources of Regional Significance should meet the ratios set forth in that policy and Policy 4.5.6; i.e. 2 created : 1 impacted for Special Habitats (Strategic Habitat Conservation Areas and Species of Special Concern), 3 created : 1 impacted for Riverine Habitat; and twice that amount if mitigation is in the form of restoration of disturbed habitat of a similar nature, at minimum.

2. In the event that any state- or federally-listed species not detected during the pre-ADA research are discovered on-site during project development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.
3. As committed, the applicant shall develop a Resource Management Plan, to be submitted for approval by Hillsborough County and the Florida Fish and Wildlife Conservation Commission. The approved plan shall be implemented prior to the start of site development and shall include:
  - Measures to be taken to manage conservation areas for the Southeastern American kestrel.
  - Management measures to maintain the fire-dependent communities on-site that support State- or Federally-listed species such as the Florida Golden aster, Gopher tortoise, Gopher frog and other commensals, Florida mouse, and Sherman's Fox squirrel; including deed restrictions on adjacent parcels acknowledging the appropriate land management practices (SR1, page 40).
  - Monitoring to gauge the success of habitat management strategies in retaining breeding populations of the afore-listed species.
  - Actions that will be taken to mitigate for the loss of suitable habitat or of these species from the project site, and to accommodate any additional State- or Federally-listed species found on-site.
  - Identification of passive uses (trails) and their locations within the conserved and preserved areas.
  - Management measures to protect Lake Hutto, such as elimination of nuisance species and water quality enhancement.
  - Measures to maintain the conservation and preservation areas free of nuisance and exotic species.
  - Proactive measures to be taken to limit human and pet encroachment into conserved and preserved areas, including but not limited to: leash requirements for dogs and cats, prohibition of lawn maintenance practices in conservation areas; identification of appropriate activities within the areas; and location of trails at the edge of the areas rather than through the center.
4. The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.
5. The post-development wetlands on-site shall be protected and buffered by natural habitat, swales and stormwater ponds that are created for stormwater attenuation and treatment. Buffers around on-site, post-development wetlands shall be maintained and enhanced with native vegetation.

## **WATER QUALITY AND STORMWATER MANAGEMENT**

1. The stormwater management system should be designed to maintain the natural hydroperiod of the receiving wetlands.

2. Development practices shall incorporate adopted Best Management Practices, including those which prevent construction-related turbidity.
3. Due to the proximity of the site to the Alafia River and regional wellfield which are sources of public water supply, and the increased potential for contamination of the Floridan aquifer, an integrated pest management program shall be implemented to minimize the use of fertilizers and pesticides, and the design and construction techniques listed below shall be considered and used where appropriate:
  - lining stormwater ponds with clay or synthetic material if no natural clay layer exists;
  - using shallow ponds;
  - ensuring that ponds and swales are properly grassed;
  - setting a maximum depth for stormwater storage; and
  - maintaining a safe distance between pond bottoms and the top of the confining layer for the Floridan aquifer.
4. As committed, “Prior to any site alteration activities associated with the project, the groundwater and surface water quality monitoring programs approved by the appropriate agencies. The plan will include appropriate provisions for the characterization of the pre-development baseline water quality and water level conditions of the site’s ground and surface waters. The monitoring programs will include identification of sampling locations, sampling frequency, and sampling duration, as well as parameters to be monitored and applicable collection and analytical methods (SR1, p.51). In addition, development wide groundwater and surface water quality monitoring programs will be implemented prior to and throughout the project development phases, with such programs submitted to SWFWMD, Hillsborough County, and the Florida Department of Environmental Protection for review and approval (SR1, p.52 and SR2, p.13). The proposed monitoring plan shall also be provided to Tampa Bay Water for input (SR2, p.13). The monitoring data will be provided to Tampa Bay Water prior to construction and post construction (SR1, p.52)
5. The developer shall encourage the use of water conserving landscapes and the responsible use of water by residents and businesses.
6. Native plant species shall be incorporated into the landscape design to the greatest extent practicable.
7. To prevent adverse effects to the Floridan aquifer, there shall be no stormwater pond/lake excavation into or through the Floridan aquifer’s confining layers. As committed, special attention to the shallow, semi-continuous nature of the Floridan aquifer confining layer shall be given by Hillsborough County and SWFWMD during the design plan review/approval/permitting process. During construction, the contractor shall be required to notify the project geotechnical consultant if deep clays or limestone materials are encountered during construction operations; and any such concerns shall be properly evaluated, with appropriate remedial repairs made by the contractor, to insure no adverse impact to the limestone Floridan aquifer system. (SR1, p.57)

8. Appropriate subsurface investigations shall be performed prior to construction of stormwater management and /floodplain compensation ponds, and to determine proper development scenarios to protect against sinkhole formation. As committed, during the project design phase, the project geotechnical engineer will perform a geotechnical assessment of each proposed stormwater pond/lake area via a series of Standard Penetration Test borings, to evaluate at least the following: depth to clayey semi-confining unit, thickness of the unit; consistency and integrity of the unit; depth to uppermost limestone unit; and check for significant evidence of overburden soil erosion/raveling related to karst activity. If any significant karst-related subsurface evidence is discovered, then additional appropriate geotechnical testing and evaluation shall be recommended and implemented. (SR1, p.59)
9. The Applicant shall implement signage and resident education advocating surface water protection. (SWFWMD)
10. Low Impact Development techniques shall be used throughout the development, particularly in areas draining to the Alafia River. These techniques shall include, but not be limited to, the following: (SWFWMD)
  - Retention of the maximum amount of existing native vegetation
  - Shallow vegetated swales in all areas, including parking
  - Appropriate Florida-friendly plant selections
  - Small, recessed garden areas throughout landscaped areas
  - Porous pavement and other pervious pavement technologies
  - Stabilized grass areas for overflow parking
11. Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at minimum, identify the responsible entity, establish a long-term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Hillsborough County and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change. (SWFWMD)
12. The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each biennial DRI report. (SWFWMD)

## **SOILS**

Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to prevent wind- and water-borne erosion.

## **FLOODPLAINS**

1. All habitable structures shall be constructed at or above the 100-year flood elevation.
2. Compensation for the loss of 100-year flood storage capacity shall be provided, but should not be constructed in existing wetlands or other native habitat.

## **WATER SUPPLY**

1. Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided in the Development Order. This shall include the necessity for adequate water supply for fire-fighting.
2. The developer shall utilize lowest quality water available and appropriate for the intended use.
3. As committed, xeriscape landscaping shall be used in various locations throughout the Project to reduce water consumption.
4. Water-saving plumbing fixtures must be used inside all buildings, including housing units. (SWFWMD)
5. Individual water meters shall be installed for each housing unit. Rainfall sensor devices shall be included on all irrigation systems. Reuse connections shall be metered. (SWFWMD)
6. Florida-friendly landscaping principles and water-saving irrigation systems shall be used throughout the development. (SWFWMD)
7. Ecologically viable portions of the existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated. (SWFWMD)
8. Prior to construction, a non-potable water plan shall be developed for the entire project. Non-potable water sources may include, but are not limited to, reclaimed wastewater and stormwater. The Plan shall be consistent with applicable rules in place at the time of its development, and include, at minimum, the proximity of the non-potable water source to the proposed development, the long-term availability of the source, the appropriateness of the source for the intended use and consideration of the installation of distribution lines during construction in anticipation of the future availability of the non-potable source. The implementation of this plan shall be discussed in future biennial reports. (SWFWMD)
9. Total water use for the development shall meet the compliance per capita use rate required in the Eastern Tampa Bay Water Use Caution Area, which is part of the SWUCA, of 150 gallons per capita per day. (SWFWMD)

**WASTEWATER MANAGEMENT**

1. Approval of the project shall include assurance of adequate wastewater treatment capacity as well as any developer provision(s) of any wastewater improvements to the internal wastewater collection system.
2. As committed, no permanent septic tanks shall be installed on the Lake Hutto site.

**SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE**

Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

**TRANSPORTATION**

1. The Lake Hutto DRI will have a negative impact on several regionally significant roadway facilities within the primary impact area which will be subject to mitigation. Tables 1 and 2 (below) identify the improvements proposed for project approval.

**TABLE 1  
Required Link Improvements (2012)**

<b>LOCATION</b>	<b>TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT</b>	<b>PROJECT TRAFFIC IMPACT (%)</b>	<b>REQUIRED IMPROVEMENT</b>
U.S. 301: S. of Gibsonton Dr. to Gibsonton Dr.	E/F	11.8	Widen to 8 Lanes
U.S. 301: N. of Gibsonton Dr. to Gibsonton Dr.	E/F	39.1	Widen to 8 Lanes
U.S. 301: I-75 to Causeway Blvd.	E/F	6.8	Widen to 8 Lanes
Gibsonton Dr.: I-75 to W. of Causeway Blvd.	E/F	32.0	Widen to 6 Lanes
Gibsonton Dr.: W. of U.S. 301 to U.S. 301	E/F	18.1	Widen to 8 Lanes
Gibsonton Dr.: U.S. 301 to E. of U.S. 301	E/F	85.6	Widen to 8 Lanes
Boyette Rd.: U.S. 301 to Balm Riverview	E/F	81.8	Widen to 8 Lanes
Boyette Rd.: Riverview to Bell Shoals	E/F	78.3	Widen to 6 Lanes
Fishhawk Blvd.: Bell Shoals to Lithia Pinecrest	E/F	36.4	Widen to 6 Lanes
Lumsden Blvd.: W. of Kings Ave. to Kings Ave.	E/F	51.4	Widen to 8 Lanes
Lumsden Blvd.: Kings Ave. to E. of Kings Ave.	E/F	8.3	Widen to 8 Lanes
Lumsden Blvd.: E. of Kings Ave. to Bryan Road	E/F	7.0	Widen to 6 Lanes
Bloomington Ave.: Kings Ave. to Bell Shoals Ave.	E/F	5.2	Widen to 6 Lanes
Bloomington Ave.: Bell Shoals Ave. to Lithia Pinecrest	E/F	11.8	Widen to 6 Lanes
Lithia Pinecrest Rd.: Lumsden Rd. to Bloomington	E/F	14.7	Widen to 4 Lanes
Lithia Pinecrest Rd.: Bloomington to Fishhawk Blvd.	E/F	61.9	Widen to 4 Lanes
Bell Shoals Rd.: Lithia Pinecrest to Bloomington Blvd.	E/F	5.3	Widen to 4 Lanes
Bell Shoals Rd.: Bloomington Blvd. to Fishhawk Blvd.	E/F	17.4	Widen to 4 Lanes

**TABLE 2  
Required Intersection Improvements (2012)**

<b>LOCATION</b>	<b>TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT</b>	<b>PROJECT TRAFFIC IMPACT (%)</b>	<b>REQUIRED IMPROVEMENT</b>
Lumsden Rd./Bryan Rd.	F	8.2	Add Dual NB LT & SB LT Lanes
Lumsden Rd./Lithia Pinecrest Rd.	F	8.2	Add EB & WB Through Lanes
Bloomington Ave./U.S. 301	F	7.1	Add EB Through Lane, Dual NB LT, SB LT, EB LT & WB LT Lanes
Bloomington Ave./Kings Ave.	F	7.4	Add SB RT Lane
Bloomington Ave./Bell Shoals Rd.	F	7.4	Add Dual WB LT Lane
Bloomington Ave./Lithia Pinecrest Rd.	F	10.0	Add Dual NB LT, SB LT, EB LT & WB LT Lanes
Gibson Rd./I-75 West	F	5.4	Add Dual SB LT Lanes
Gibson Rd./I-75 East	F	16.2	Add Free Flow NB RT Lane
Gibson Rd./U.S. 301	F	16.2	Add Dual NB LT, SB LT, EB LT & WB LT Lanes
Boyette Rd./Bell Shoals Rd.	F	78.3	Add Dual EB LT & NB LT Lanes
Fishhawk Blvd./Lithia Pinecrest Rd.	F	36.4	Add Dual EB LT & NB LT Lanes, Free Flow EB RT & SB RT Lanes
U.S. 301/Falkenburg Rd.	F	6.8	Add Dual WB LT Lanes
U.S. 301/Riverview Dr.	F	7.8	Add EB RT Lane & Dual SB LT Lanes
U.S. 301/Causeway Blvd.	F	6.8	6-Lane Causeway Blvd., Add NB LT, SB LT, EB LT & WB LT Lanes
S.R. 60/Lithia Pinecrest Rd.	F	10.7	Add EB RT & Dual NB LT Lanes
Valrico Rd./S.R. 60	F	6.0	Add Dual NB LT, SB LT, EB LT & WB LT Lanes
S.R. 39/Alexander St.	F	6.0	Add Dual WB LT & NB LT Lanes
C.R. 39/S.R. 60	F	8.0	Add Dual EB LT & WB LT Lanes
C.R. 39/Keysville Rd.	F	34.3	Change Signal Timing
C.R. 39/Lithia Rd.	F	37.2	Add EB LT & NB LT Lanes
<b>ACRONYM LISTING:</b>			
	<b>EB - East Bound</b>		<b>RT - Right Turn</b>
	<b>SB - South Bound</b>		<b>LT - Left-Turn</b>
	<b>NB - North Bound</b>		
	<b>WB - West Bound</b>		

Rule 9J-2.045, FAC, provides several options for transportation mitigation:

- A. **SCHEDULING OF FACILITY IMPROVEMENTS.** A schedule which specifically provides for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase. The schedule shall ensure that each and every roadway improvement which is necessary to achieve the adopted level of service standard for that project stage or phase shall be guaranteed to be in place and operational, or under actual construction for the entire improvement, at buildout of each project stage or phase that creates the significant impact.

- B. **ALTERNATIVE CONCURRENCY PROVISIONS.** A schedule that appropriately addresses each significantly impacted state and regional roadway segment through compliance with that jurisdiction's specific alternative concurrency provision of Subsections 163.3180, F.S., where such mitigative measures are specifically adopted in an in-compliance local government comprehensive plan and are fully explained and applied in the development order.
  - C. **PROPORTIONATE SHARE PAYMENTS.** This option is available if affected extra-jurisdictional local governments, or the Florida Department of Transportation for facilities on the State Highway System, agree to accept proportionate share payments as adequately mitigating the extra-jurisdictional impacts of the development on the significantly-impacted state and regional roadways within their jurisdiction. **TBRPC concurs with the proposed proportionate share value of \$57,097,330.00 as identified in the proposed Development Order language by the applicant in the Third Sufficiency Response.**
  - D. **LEVEL OF SERVICE MONITORING.** A monitoring schedule for the mitigation of impacts from the proposed development on each significantly-impacted roadway which will operate below the adopted level of service standard at the end of each project phase's buildout, or, alternatively, a subset stage of that phase shall be developed. The schedule shall identify each roadway improvement which is necessary to achieve the adopted level of service standard, and indicate the amount of development and the timing of that development which will cause a roadway to operate below the adopted level of service. In the circumstance where the schedule does not identify the necessity and timing of improvements for a particular phase or substage, the development order shall require that building permits for that phase or substage will not be issued until the appropriate written approvals are obtained and any needed mitigation requirements are complied with.
  - E. **COMBINATION OF MITIGATION MEASURES.** A combination of the mitigative measures contained in paragraphs A-D, above, that mitigates for each significantly impacted state and regional roadway, or other mitigative measures which are proposed and reviewed in the ADA, including the provision for capital facilities for mass transportation, or the provision for programs that provide alternatives to single occupancy vehicle travel, which reasonably assure that public transportation facilities shall be constructed and made available when needed to accommodate the impacts of the proposed development.
2. Due to the rapid growth of eastern Hillsborough County, deficiencies of the existing transportation system and the impacts anticipated from this project, the following measures are necessary as conditions of approval.

A monitoring program to verify that the actual number of trips generated by Lake Hutto is reflective of the transportation analysis and subsequently prescribed mitigative measures instituted by the developer. The program shall provide biennial PM peak hour project driveway counts at all project entrance driveway intersections with public roadways. The monitoring program shall commence upon the issuance of Certificates of Occupancy for 50 percent of the approved dwelling units or the equivalent, in terms of trip generation. Monitoring shall continue on a biennial basis until project buildout. The monitoring shall be conducted a maximum of three months prior to each respective biennial report submittal.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at the project entrance driveways. Only turns to and from the project entrances need to be counted (through volumes on the public roadways will not be required). The sum of the project entrance trips will be totaled in 15-minute increments and the highest four consecutive 15 minute totals will be summed to determine the PM peak hour for project traffic. This total is assumed to include net external trips and pass-by trips. The total PM peak hour project traffic at the driveways was estimated to be 4,222 net external trips (2,361 In/1,861 Out) and 214 pass-by trips (107 In/107 Out) for a total of 4,436 trips.

The required monitoring data shall be included in each Biennial Report. If the monitoring results demonstrate that the project is generating more than fifteen (15) percent above the number of trips estimated in the original analysis (as stated above) or a Biennial Report is not submitted within 30 days of its due date, Hillsborough County shall issue no further development permits and conduct a substantial deviation determination pursuant to Subsection 380.06(19), F.S. As a result, the County may amend the Development Order to change or require additional roadway improvements. The revised Transportation Analyses, if required, shall be subject to review by all appropriate review entities.

3. A Land Use Equivalency Matrix would allow the developer slight variations in the quantity of approved land uses without the requirement of pursuit of such modifications through the Notice of Proposed Change process. The conversion formulas presented below are based on p.m. peak hour trip generation factors. Each conversion prepared in accordance with the Equivalency Matrix presented below would be approved by Hillsborough County pending a determination that any resulting increases in water demand, wastewater and solid waste generation, school impacts and parkland requirements, as appropriate, have all been satisfactorily addressed or can be accommodated.

Each conversion request shall be provided to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs for review a minimum of 14 days prior to approval by Hillsborough County.

The Land Use Equivalency Matrix (LUEM) is as follows:

CHANGE FROM ▼	CHANGE TO ▼				
	Residential/ SF Detached (Units)	Residential/ Apartment (Units)	Residential/ SF Attached (Units)	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)
Residential/S.F. Detached(Units)		1.6341	1.9404	0.2611	0.2759
Residential/Apartment (Units)	0.6119		1.1874	0.1598	0.1688
Residential/S.F. Attached (Units)	0.5153	0.8421		0.1345	0.1421
Retail (Sq. Ft.)	N/A*	N/A*	N/A*		1.0565
Office (Sq. Ft.)	N/A*	N/A*	N/A*	0.9465	

\* - Conversions from office or retail to residential uses will not be processed under the LUEM but rather will require a Notice of Proposed Change.

In order to ensure the multi-use integrity of the project, the developer has agreed to restrict the project entitlements as follows with modification to be in accordance with conversions identified in the above Matrix.

LAND USE	SPECIFICALLY APPROVED AMT.	MINIMUM	MAXIMUM
Residential/S.F. Detached	2,300 Units	1,580 Units	2,990 Units
Residential/S.F. Attached	960 Units	672 Units	1,248 Units
Residential/Apartments	200 Units	140 Units	260 Units
Retail	185,000 Sq. Ft.	129,500 Sq. Ft.	240,500 Sq. Ft.
Office	180,000 Sq. Ft.	126,000 Sq. Ft.	234,000 Sq. Ft.

### AIR QUALITY

Best Management Practices, including those identified in the ADA, shall be employed during site preparation and construction to minimize air quality impacts.

### POLICE AND FIRE PROTECTION

1. The Development Order shall include identification of the police/fire protection mitigation measures.
2. The applicant should use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.

## **RECREATION AND OPEN SPACE**

1. As indicated in the ADA, the Applicant intends to dedicate and or otherwise provide 28 acres for public park system expansion.
2. As committed, an off street trail system will link neighborhoods within each parcel to the schools, parks, ELAPP trails and town and village centers.
3. The Applicant has agreed to provide a *Resource Management Plan* for the natural uplands that will remain after development. This Plan shall, at minimum, address management, protection, and appropriate uses of the significant wildlife habitat areas.

## **ENERGY**

The developer shall incorporate energy conservation measures into the site design, building construction and landscaping to the maximum extent feasible.

## **HISTORICAL AND ARCHAEOLOGICAL**

Any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Hillsborough County.

## **GENERAL CONDITIONS**

1. Should development significantly depart from the parameters set forth in the ADA, the project will be subject to substantial deviation review pursuant to Section 380.06, F.S.
2. Physical development shall commence within three years of Development Order adoption in order to have reasonable expectation of achieving the anticipated 2012 buildout date. For the purpose of the Development Order, this term means construction of infrastructure, roadways or other vertical development.
3. Any approval of Lake Hutto shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 9J-2.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 9J-2.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 9J-2.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 9J-2.045 (Transportation Uniform Standard Rule); and 9J-2.048 (Adequate Housing Uniform Standard Rule).
4. Any approval of this development shall require that all of the developer's commitments set forth in the ADA and subsequent Sufficiency Responses be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section III of this Report.

5. Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the developer in accordance with Rule 9J-2.0252, FAC.
6. The Development Order for the project shall be adopted concurrently with the Comprehensive Plan Amendment necessary for the project.
7. Approval of Lake Hutto shall be contingent upon the project's consistency with the Hillsborough County Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning Act, Chapter 163, F.S., and the state and regional plans.
8. The Development Order should take into account resolution of the issues raised in the attached correspondences from the Florida Department of Environmental Protection, the Southwest Florida Water Management District, Tampa Bay Water, the Florida Department of Transportation and Hillsborough County.

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Jane von Hahmann, Chair

ATTEST: \_\_\_\_\_  
Lori Denman, Recording Secretary

These comments and recommendations were approved by a majority vote of the Tampa Bay Regional Planning Council on this 14th day of November, 2005

**SECTION V - REVIEW AGENCY COMMENTS  
DRI #259 - LAKE HUTTO  
HILLSBOROUGH COUNTY**

**Comments for the following Review Agencies are attached**

Southwest Florida Water Management District  
Florida Department of Environmental Protection  
Tampa Bay Water





An Equal Opportunity Employer

# Southwest Florida Water Management District

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(883) 534-1448 or  
1-800-492-7882 (FL only)  
SUNCOM 572-8200

**Lebanon Service Office**  
Suite 225  
3600 West Sovereign Path  
Lebanon, Florida 34461-8070  
(352) 527-8181  
SUNCOM 667-3271

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)  
On the Internet at: WaterMatters.org

**Sarasota Service Office**  
6750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)  
SUNCOM 531-6900

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)  
SUNCOM 678-2070

November 3, 2005

- Heidi E. McCree**  
Chair, Hillsborough
- Talmadge G. "Jerry" Rice**  
Vice Chair, Pasco
- Patsy C. Symons**  
Secretary, DeSoto
- Judith C. Whitehead**  
Treasurer, Hernando
- Edward W. Chance**  
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- Nell Combee**  
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- Thomas G. Dabney**  
Sarasota
- Watson L. Haynes II**  
Pinellas
- Janet D. Kavach**  
Hillsborough
- Todd Prossman**  
Pinellas

Mr. John Meyer  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Boulevard, Suite 100  
Pinellas Park, Florida 33782

**SUBJECT: Lake Hutto Development of Regional Impact (DRI), Hillsborough County**

Dear Mr. Meyer:

The Staff of the Southwest Florida Water Management District have developed recommended development order conditions for the referenced project. Thank you for this opportunity. A continuing concern for the project is water supply, particularly the high total water demand and the lack of potential sources for addressing the non-potable water demand. One of our primary objectives in developing conditions for this development is to identify measures and safeguards to improve its water supply situation.

### PROJECT DESCRIPTION

The Lake Hutto DRI proposes a mixed-use development on approximately 1,129 acres located in southern Hillsborough County, east of the I-75 Gibsonton/Riverview exit and just south of the Alafia River. The project is separated into three parcels and includes Lake Hutto and portions of the Alafia River and Fishhawk and Little Fishhawk creeks. At buildout this project will contain 3,560 residential units, 185,000 square feet of retail, 180,000 square feet of office and an 800-student elementary school. Project construction will be in one phase, with buildout expected in 2012.

### Water Supply

The proposed Lake Hutto development is situated in the Southern Water Use Caution Area (SWUCA), where future water demand is expected to exceed the ability of traditional groundwater sources to provide necessary supplies over the next 20 years, and in close proximity to the Most Impacted Area, where new Floridan aquifer withdrawals will not be permitted. New development represents additional water demand in an area already stressed in providing for current reasonable and beneficial uses. The development must therefore implement, to the maximum extent possible, water conservation and all options for the development and use of alternative supplies. Recommended development order conditions for the project follow:

Water-saving plumbing fixtures must be used inside all buildings, including housing units.

Individual water meters shall be installed for each housing unit. Rainfall sensor devices shall be included on all irrigation systems. Reuse connections shall be metered.

- David L. Moore**  
Executive Director
- Gene A. Neath**  
Assistant Executive Director
- William S. Blenky**  
General Counsel

Received Time Nov. 3. 3:09PM

Mr. John Meyer  
November 3, 2005  
Page 2

Florida-friendly landscaping principles and water-saving irrigation systems shall be used throughout the development.

Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.

Conservation education for the residents and other users of the development shall be provided.

Prior to construction, a non-potable water plan shall be developed for the entire project. Non-potable water sources may include, but are not limited to, reclaimed wastewater and stormwater. The plan shall be consistent with applicable rules in place at the time of its development, and include, at minimum, the proximity of the non-potable source to the proposed development, the long-term availability of the source, the appropriateness of the source for the intended use and consideration of the installation of distribution lines during construction in anticipation of the future availability of the non-potable source. The implementation of this plan shall be discussed in future biennial reports.

Total water use for the development shall meet the compliance per capita use rate required in the Eastern Tampa Bay Water Use Caution Area, which is part of the SWUCA, of 150 gallons per capita per day.

#### **Stormwater Management**

The proposed development is within close proximity of the Alafia River, Tampa Bay Water's Alafia River intake and pump station near Bell Shoals Road Bridge and Fishhawk and Little Fishhawk creeks. Recommended conditions for protecting these important resources are as follows:

Applicant shall implement signage and resident education advocating surface water protection.

Low Impact Development techniques shall be used throughout the development, particularly in areas draining to the Alafia River. These techniques shall include, but not limited to, the following:

- \* Retention of the maximum amount of existing native vegetation
- \* Shallow vegetated swales in all areas, including parking
- \* Appropriate Florida-friendly plant selections
- \* Small, recessed garden areas throughout landscaped areas
- \* Porous pavement and other pervious pavement technologies
- \* Stabilized grass areas for overflow parking

Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Hillsborough County and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change.

The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each biennial DRI report.

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Mr. John Meyer  
November 3, 2005  
Page 3

We appreciate this comment opportunity. The recommendations provided are for your evaluation and use in developing the recommended development order. These recommendations do not constitute permit approval under Chapter 373, Florida Statutes, or any rules promulgated thereunder, nor do they stand in lieu of normal permitting procedures. Additionally, these comments are not necessarily the final position of the District and may be subject to revision pursuant to additional information and further review. If I can be of further assistance, please call me at (352) 796-7211 extension 4407.

Sincerely,



Trisha Neasman, AICP  
Government Planning Coordinator

cc: John Healey, Hillsborough County

Brenda Winningham, DCA

Received Time Nov. 3. 3:09PM



Jeb Bush  
Governor

## Department of Environmental Protection

Southwest District  
3804 Coconut Palm Drive  
Tampa, Florida 33618-1352

Colleen M. Castille  
Secretary

Mr. John Meyer  
DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Centre  
Suite 100  
Pinellas Park, Fl. 33782

November 2, 2005

*Sent via: Regular mail and facsimile*  
Re: Lake Hutto DRI Final Agency comments

Dear Mr. Meyer:

The Florida Department of Environmental Protection's Southwest District offers the following final comments:

### Environmental Monitoring Plan

The Department strongly recommends that the establishment of a DEP (and other applicable agencies) reviewed and approved Environmental Monitoring Plan (EMP) be included as a Development Order condition. The EMP should contain ground and surface water monitoring plans and also provide for the establishment of baseline conditions *prior* to any earthmoving or construction activities on the site. The ground water component of the EMP should be in accordance with 62-522.600 F.A.C. as the standard for developing groundwater-monitoring plans. Questions related to Surface Water Monitoring Plans should be directed to Lori Pillsbury at 813-744-6100 X 442 likewise Ground Water Monitoring Plan questions should be directed to Bill Kelsy at 813-744-6100 X 421.

We appreciate the opportunity to comment on this project as part of the DRI process. Any comments provided previously and those above are not necessarily the final position of the Department and may be subject to revision pursuant to additional information and further review. These comments and any previously made do not preclude or deem exempt the applicant from any permitting responsibilities that are required by the FDEP or other applicable agencies. If I can be of further assistance, please do not hesitate to contact me at (813) 744-6100, ext. 440.

Sincerely,

Brenda Williams  
DRI Coordinator  
FDEP, Tampa

Received Time Nov. 2. 9:49AM

TOTAL P.02

Board of Directors Tad Schrader, Susan Latvala, Rick Baker, Ann Hildebrand,  
Pam Iorio, Mark Sharpe, Robert Stewart, Ronda Storms, Dan Tipton

General Manager Jerry L. Maxwell

General Counsel Donald D. Conn

2575 Enterprise Road, Clearwater, FL 33763-1102

Phone: 727.796.2355 / Fax: 727.791.2388

www.tampabaywater.org



**VIA FAX & U.S. MAIL**

October 11, 2005

Mr. John Meyer, DRI Coordinator  
Tampa Bay Regional Planning Council  
4000 Gateway Centre Boulevard, Suite 100  
Pinellas Park, FL 33782

**Re: DRI# 259 – Lake Hutto  
Recommended Development Order Conditions**

Dear Mr. Meyer:

Tampa Bay Water staff offer the following recommended Development Order Conditions for the Lake Hutto Development of Regional Impact (DRI). The Lake Hutto DRI is located adjacent to the western boundary of the South-Central Hillsborough Regional Wellfield and within the hydrologic basin of the Alafia River. The South-Central Wellfield and the Alafia River are major public drinking water supply sources for Hillsborough County and other Tampa Bay Water Member Governments. As such, they are considered strategic regional resources. In addition, two large potable water transmission mains owned and operated by Tampa Bay Water are located on separate parcels of the Lake Hutto proposed development. Thank you for considering our recommendations for the Development Order Conditions for the Lake Hutto DRI.

**Maps:**

1. All site plans and plats generated and/or submitted by the applicants/developers during the course of permitting and development activities shall show the locations of the two Tampa Bay Water transmission mains/pipeline easements. The applicants/developers shall ensure that development activities will not cause any adverse impact to existing and future Tampa Bay Water infrastructure located within both permanent pipeline easements.

**Water Quality and Drainage:**

1. Development of the project shall not result in Levels of Service for off-site drainage structures below acceptable standards as established in the

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adopted Hillsborough County Comprehensive Plan and Land Development Code, as may be amended from time to time.

2. The project's stormwater management system shall be designed, constructed and maintained to meet or exceed Chapters 17-25 and 40D-4, or 40D-40, Florida Administrative Code (FAC), and Hillsborough County stormwater management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices for reducing adverse water quality impacts as required by the regulations of Hillsborough County and other appropriate regulatory bodies shall be implemented. In addition, the applicants/developers shall comply with the following design requirements:
  - a. All swales shall be fully vegetated and operational.
  - b. Dry stormwater, retention/detention areas, including side slopes and bottoms, shall be vegetated as required.
  - c. The applicants/developers or other responsible entities shall ensure that the stormwater management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit.
  - d. Should the applicants/developers discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the applicants/developers shall, within seven (7) days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The Developer's Report(s) shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous Report(s).
  - e. Landscape and irrigation shall be in conformance with the Land Development Code in effect at the time of preliminary plan/site plan approval.
  - f. The applicants/developers should advise future residents of seasonal variations within created water features and should not be perceived as lakes with constant water levels.
3. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.

4. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.
5. Development activities shall not breach the clay-confining unit, and in no event shall contact with the limestone aquifer be allowed. Applicants/developers' responsibilities to prevent this occurrence and any remedial actions are required during the site plan permitting process.
6. In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards. The applicants/developers shall develop a surface water quality monitoring program approved by Hillsborough County, Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP) and Tampa Bay Water, and shall be instituted before commencement of development as defined in the Hillsborough County Land Development Code and continue through build-out of the development. Access to the monitoring sites shall be made available to the agencies listed above. The primary purpose of the monitoring program is to ensure that there is no adverse impact to the water quality of the Alafia River, which is a regionally significant public drinking water resource. The following parameters shall be included within any required water quality monitoring program:
  - a. Sampling locations and specific parameters (including nutrients, pesticides, herbicides, and stormwater parameters), frequency (quarterly at a minimum) of monitoring, and reporting shall be subject to Hillsborough County, FDEP and other appropriate regulatory bodies' approval.
  - b. All water quality analytical methods and procedures shall be thoroughly documented and shall comply with the Environmental Protection Agency/FDEP quality control standards and requirements.
  - c. The monitoring results shall be submitted to FDEP, SWFWMD, Tampa Bay Water and Hillsborough County. Should the monitoring indicate that applicable State water quality standards are not being met, the violation shall be reported to Hillsborough County and other appropriate regulatory bodies immediately. In the event there

is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. In the event that the specific construction or other activity causing the violation cannot be identified, all construction in the development shall cease until the violation is corrected.

7. A groundwater monitoring program shall be developed by the Developer for approval by FDEP, SWFWMD and Tampa Bay Water to establish parameters, methodology, sampling frequency, and locations of monitoring sites. The groundwater quality monitoring program shall be instituted before commencement of development begins, as defined in the Hillsborough County Land Development Code, to provide background data and shall continue to project build-out. If reclaimed water for irrigation purposes is used in the future, any groundwater monitoring program will be amended as required by the permit for use of reclaimed water. In the event there is a violation of any State water quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. Monitoring results shall be reported at least annually or more as may be required, and included in the Developer's Reports.

**Water Resource Protection:**

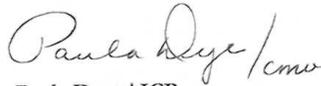
1. The applicants/developers shall comply with the Hillsborough County Wellhead and Surface Water Resource Protection Ordinance.
2. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, Tampa Bay Water and SWFWMD, and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
  - a. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
  - b. Take immediate measures to ensure no surface water drains into the affected areas.
  - c. Visually inspect the affected area.

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- d. Excavate and backfill as required to fill the affected area and prevent further subsidence.
  - e. Use geotextile materials in the backfilling operation, when appropriate.
  - f. If the affected area is in the vicinity of a water retention area, maintain a minimum vertical distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
  - g. If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
3. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
  4. The historic average volume of storm water runoff discharged from the project should not be decreased post-development. The applicants/developers shall, in cooperation with Tampa Bay Water and to the extent the permitting agencies (Hillsborough County and SWFWMD) can allow, propose stormwater design solutions which achieve this goal (i.e., use of swale systems and reducing treatment volume requirements). In order to demonstrate that post-development discharges will not decrease from pre-development conditions, the applicant shall perform a hydrologic/hydraulic model based on the Alafia River watershed model developed by Hillsborough County. The model should include long-term simulations (minimum several years time) with hydrologic conditions representative of the area surrounding the site.

Tampa Bay Water staff appreciates the opportunity to review and comment on land development-related activities. Please contact me at (727) 796-2355 if you have any questions, or if you need any further information.

Sincerely,



Paula Dye, AICP  
Chief Environmental Planner

xc: Mr. John Healey, DRI Coordinator, Hillsborough County  
Ms. Kelly Love, Heidt & Associates, Inc.

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