



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #259 - LAKE HUTTO HILLSBOROUGH COUNTY RY 2006-07

On December 14, 2006, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. R06-271, a Development Order adopted on December 5, 2006. The Development Order authorizes specific approval for this entire single-phase project. The project is situated on three non-contiguous parcels totaling 1,127± acres in eastern Hillsborough County with the majority of the project access provided from Fishhawk Boulevard, with minor access points on Boyette Road and Lithia Springs Road. The Development Order expires on December 31, 2014. The anniversary date for the Annual Report is December 5th.

The following constitutes the approved development schedule to be constructed by December 31, 2012.

LAND USE	PARCEL			TOTAL
	SOUTH	NORTHWEST	NORTHEAST	
RESIDENTIAL	2,380	794	18	3,192
(Single-Family)*	(2,180)	(794)	(18)	(2,992)
(Multi-Family/Apartments)	(200)	(0)	(0)	(200)
RETAIL (SQ. FT.)	165,000	20,000	0	185,000
(Town Center)	(150,000)	(0)	(0)	(150,000)
(Village Center)	(15,000)	(20,000)	(0)	(35,000)
OFFICE (SQ. FT.)	110,000	10,000	60,000	180,000
(Town Center)	(100,000)	(0)	(0)	(100,000)
(Village Center)	(10,000)	(10,000)	(60,000)	(80,000)
SCHOOLS/PARK (ACREAGE) (Elementary/Middle)	32	0	0	32
PUBLIC PARK (ACREAGE)	0	20	0	20

* - Recognized Single-Family Residential uses include detached, townhomes, carriage houses, villas and condominiums.

PROJECT STATUS

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

Cumulative Development: no development activity occurred to date.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition IV.B.1.(a), the Fishhawk Ranch Roadway improvements road design are approximately 30% complete. Construction of such improvements shall commence on or before August 14, 2008. Construction shall be completed within 18 months of receipt of permits to allow for the construction.
2. In accordance with Condition IV.B.1.(b)(2), the road design for the Bell Shoals Road improvements are approximately 60% complete. Construction of such improvements shall commence on or before June 14, 2009. Construction shall be completed within 18 months of “receipt of the County’s notice that it has acquired all right-of-way and other property interests necessary to complete the Bell Shoals Road Improvement in their entirety.”
3. The County has requested payment of \$1,000,000.00 to assist in funding a portion of the I-75/Gibsonton Ramp Improvements as stated in Condition IV.B.1.(c). The Developer and County are “discussing” a payment plan for these funds.
4. In accordance with Condition IV.B.1.(d)(2), the road design plans associated with the Lithia-Pinecrest Road improvements are currently about 60% complete. Commencement of such improvement shall occur prior to the issuance of COs for 2,600 residential units and be completed within 18 months of the commencement of construction.
5. The Developer asserts that a \$100,000.00 payment was made to Hartline on September 28, 2007 to help fund the construction of a Hartline Park ‘n Ride facility to be located in the District Park on Fishhawk Boulevard in accordance with Condition IV.B.1.(e)
6. A traffic monitoring program shall be initiated “once certificates of occupancy have been issued for 50% of the dwelling units for which the project is entitled.” The results shall be provided as part of each subsequently submitted Annual Report through buildout. The traffic counts will be compared to the total PM peak hour project traffic at the driveways (4,222), pass-by (214), for a total of 4,436 trip ends as documented in Condition IV.B.6.
7. The Developer has reportedly submitted Development Wide Groundwater and Surface Water Quality Monitoring Plans to all required agencies documented in Condition IV.E.8. It would be reasonable to assume that all future Annual Reports will contain the respective water quality monitoring results.
8. The Developer shall dedicate to the Hillsborough County Parks Department a total of 26 acres as dedicated public park area. The Developer shall dedicate 20 acres within the Northwest Parcel [Condition IV.N.1.]... and... six acres of parkland and park improvements within the Southern Parcel, which park shall be co-located with a combined elementary/middle school site [Condition IV.N.2.].
9. Condition IV.O.1. requires the Developer to convey a total of 32 acres located on the Southern Parcel to the School District of Hillsborough County, and to the County, at no cost. This is inclusive of the

six-acre park site to be co-located with the school facilities. The Developer has stated that such conveyance is “in process.”

10. As part of an October 24, 2007 Agreement between the Developer and the School Board, the school access road shall be constructed by the Developer by March 31, 2009 in accordance with Condition IV.O.2.
11. The Developer has allegedly paid the \$1.5 million to the School District of Hillsborough County for the construction of a new classroom wing at Newsome High School as required by Condition IV.O.3.

DEVELOPER OF RECORD

NNP IV - Lake Hutto LLC, c/o Newland Communities, 1137 Marbella Plaza Drive, Tampa, FL 33619 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.