



# ARS

## Annual Report Summary

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### **DRI #259 - LAKE HUTTO HILLSBOROUGH COUNTY RY 2007-08**

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 has yet to be amended. However, Hillsborough County has granted three-year extensions of the project buildout date (to December 31, 2015) and Development Order expiration date (to December 31, 2017) in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S.

The following constitutes the approved project entitlements by development parcel:

LAND USE	PARCEL			TOTAL
	SOUTH	NORTHWEST	NORTHEAST	
<b>RESIDENTIAL</b>	<b>2,380</b>	<b>794</b>	<b>18</b>	<b>3,192</b>
(Single-Family)*	(2,180)	( 794)	( 18)	(2,992)
(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)
<b>OFFICE (SQ. FT.)</b>	<b>110,000</b>	<b>10,000</b>	<b>60,000</b>	<b>180,000</b>
(Town Center)	(100,000)	( 0)	( 0)	(100,000)
(Village Center)	( 10,000)	(10,000)	(60,000)	( 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 detached, townhomes, carriage houses, villas and condominiums.

## **PROJECT STATUS**

***Development this Reporting Year:*** the Hillsborough County School Board commenced construction of the elementary/middle school site. The Developer constructed the internal roads and extended the water main to serve the school site and began widening Fishhawk Boulevard to accommodate turn lane improvements.

***Cumulative Development:*** limited to the above-referenced construction activities.

***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 Boulevard improvements shall be completed by the earlier of February 14, 2010 or 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 remain “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 Developer has asserted that payments totaling \$1,000,000.00 were made to the Florida Department of Transportation during 2008 to assist in funding the I-75/Gibsonton Ramp Improvements, and a \$100,000.00 payment was made to Hartline on September 28, 2007 to help fund the construction of a future Hartline Park ‘n Ride, in accordance with Conditions IV.B.1.(c) & IV.B.1.(e), respectively.
4. In accordance with Condition IV.B.1.(d)(2), the road design plans associated with the Lithia-Pinecrest Road improvements remain about “60% complete.” Commencement of such improvement shall occur prior to the issuance of Certificates of Occupancy for 2,600 residential units and be completed within 18 months of the commencement of construction.
5. 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 subsequent 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.
6. 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 contingent with development.
7. The Developer acknowledged dedicating: a 20-acre park site within the Northwest Parcel and a 6.1-acre park site within the Southern Parcel to Hillsborough County in September 2008; and a 26-acre

school site within the Southern Parcel to the Hillsborough County School District in April 2008. These dedications were made in accordance with Conditions IV.N.1., IV.N.2 & IV.O.1., respectively.

8. The Developer has allegedly paid the final of three installments (totaling \$3 million) to the School District in July 2008 for construction of a new wing at Newsome High School. Such obligation is outlined in Conditions IV.O.3.(a)-(c).
9. Pursuant to Stipulation III.M. of the Development Order and Section 380.06(18), F.S., the Lake Hutto annual reports are required to be submitted on December 5<sup>th</sup> of each year “until such time as all terms and conditions of this DRI Development Order are satisfied.” In this regard, the RY 2007-08 Annual Report, which was due on December 5, 2008, was not submitted until June 10, 2009.

### **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 with the exception of the issue identified as *Summary of Development Order Condition #9*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.