



ARS

Annual Report Summary

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DRI #259 - LAKE HUTTO HILLSBOROUGH COUNTY RY 2008-09

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	
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.

On November 3, 2009, a transportation methodology meeting was held to discuss proposed modifications to the Development Order. The proposal, which remains under review, recognized the following as requested modifications:

- decrease the number of Single-Family Detached units by 1,429 (to 2,599 units) while increasing the number of Single-Family Attached units by 836 (to 836 units);
- increase the Retail uses located within the Town Center by 55,000 (to 205,000), while reducing the Retail uses located within the Village Center by 30,000 (to 5,000);
- increase the Office uses located within the Town Center by 119,000 (to 219,000), while reducing the Office uses located within the Village Center by 20,000 (to 60,000);
- add a provision for 36,000 sq. ft. of Medical Office within the Town Center;
- formally modify the Development Order to reflect the prior three-year extension of the buildout date and expiration dates (to December 31, 2015 and December 31, 2017 respectively), as previously authorized in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S.;
- extend the buildout and Development Order expiration dates by five additional years (to December 31, 2020 and December 31, 2022 respectively);
- establish a Voluntary Workforce Housing Mitigation Program equivalent to 10% of the overall Residential units;
- addition of three access points to the South Parcel's Town Center (two off FishHawk Blvd. and one off Boyette Road);
- modify the project's internal roadway network;
- modify the Town Center and Village Center boundaries to reflect recognized/proposed changes;
- modify the wetland boundaries to reflect jurisdiction delineations;
- modify the Preservation/Significant Habitat boundaries for consistency with approved Wildlife Habitat Management Plan;
- modify Elementary/Middle School and park boundaries to reflect actual conveyances to the School District of Hillsborough County and Hillsborough County government respectively;
- authorize Day Care (up to 200 Students), Private School (up to 400 Students), Fitness Center (up to 55,000 sq. ft.) and/or Adult Congregate Living Facility (up to 120 Beds) as alternative uses under the modified Land Use Equivalency Matrix;
- change the name of the Master Developer and authorized representatives;
- recognize and modify various land use acreages; and
- corresponding Map and text changes to recognize the requested modifications referenced above.

PROJECT STATUS

Development this Reporting Year: the Hillsborough County School Board completed construction of the elementary/middle school site. The Developer initiated construction for the new Mosaic Corporate Headquarters (Office). Construction of this facility was subsequently completed in March 2010, outside of this review period.

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

Projected Development: it is known that the Mosaic headquarters was completed during the RY 2009-10 period.

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. The Developer has advised that the “road design and permitting is approximately 90% complete.”
2. In accordance with Condition IV.B.1.(b)(2), the Bell Shoals Road improvements shall commence on or before June 14, 2009 and 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.” The Developer has advised that the “road design and permitting is approximately 90% complete.”
3. The Developer has affirmed that two 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. In addition, a \$100,000 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 Lithia-Pinecrest Road improvements shall commence prior to the issuance of Certificates of Occupancy for 2,600 residential units and be completed within 18 months of the commencement of construction. The Developer has advised that the “road design and permitting is approximately 90% complete.”
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 acknowledged submitting the Development Wide Groundwater and Surface Water Quality Monitoring Plans to all required agencies on November 19, 2007 in accordance with 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. The status of this assertion shall be addressed with the next Annual Report.
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 reportedly paid three installments totaling \$3 million to the School District in July 2008 for construction of a new wing at Newsome High School as 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 5th of each year “until such time as all terms and conditions of this DRI Development Order are satisfied.” In this regard, the RY 2008-09 Annual Report, which was due on December 5, 2009, was not submitted until September 22, 2010.

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.