



DOAR

Development Order Amendment Report

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DRI #259 - LAKE HUTTO HILLSBOROUGH COUNTY

On January 25, 2012, the Hillsborough County Board of County Commissioners rendered Resolution No. R12-007 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by Hillsborough County on January 10, 2012.

BACKGROUND

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 had not been previously 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.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- decreased the overall residential units by 593 units (to 2,599) and the Single-Family component of project by the same 593 units (to 2,399). Of the 2,399 Single-Family residential units, the Developer now proposes to specify these units by type (i.e. 1,563 Detached & 836 Attached);
- increased 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) [net increase of 25,000 sq. ft. of Retail];
- increased Office uses located within the Town Center by 155,000 (to 255,000), while reducing the Office uses located within the Village Center by 20,000 (to 60,000) [net increase of 135,000 sq. ft. of Office]. This Office entitlement summation includes an allocation of 36,000 sq. ft. of Medical/Dental Office;
- formally modified the Development Order to reflect present and previously-authorized extensions of the buildout date and expiration dates (to December 31, 2024 and December 31, 2026 respectively);
- modified the required transportation improvements and timing thereof based on revised transportation analysis;
- established a Voluntary Workforce Housing Mitigation Program;
- expanded the South Parcel's Retail and Office acreages with corresponding reduction in Residential acreage;
- added of three access points to the South Parcel's Town Center (two off FishHawk Blvd. and one off Boyette Road);
- modified the project's internal roadway network;

- revised the development program as follows:

| LAND USE | BUILDOUT: DECEMBER 31, 2024 | | | TOTAL |
|---|-----------------------------|--------------|---------------|----------------|
| | SOUTH | NORTHWEST | NORTHEAST | |
| RESIDENTIAL (UNITS) | 1,856 | 725 | 18 | 2,599 |
| (Single-Family Detached) | (992) | (571) | (0) | (1,563) |
| (Single-Family Attached) | (664) | (154) | (18) | (836) |
| (Multi-Family/Apartments) | (200) | (0) | (0) | (200) |
| RETAIL (SQ. FT.) | 207,500 | 2,500 | 0 | 210,000 |
| (Town Center) | (205,000) | (0) | (0) | (205,000) |
| (Village Center) | (2,500) | (2,500) | (0) | (5,000) |
| OFFICE (SQ. FT.) | 255,000 | 0 | 60,000 | 315,000 |
| GENERAL (Town Center) | (219,000) | (0) | (0) | (219,000) |
| (Village Center) | (0) | (0) | (60,000) | (60,000) |
| MEDICAL/DENTAL (Town Center) | (36,000) | (0) | (0) | (36,000) |
| (Village Center) | (0) | (0) | (0) | (0) |
| SCHOOL ACRES (Elementary/Middle) | 32 | 0 | 0 | 32 |
| PUBLIC PARK ACRES | 0 | 20 | 0 | 20 |

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

- modified the Town Center and Village Center boundaries to reflect recognized/proposed changes;
- modified wetland boundaries to reflect jurisdiction delineations;
- modified Preservation/Significant Habitat boundaries based on the approved Wildlife Habitat Management Plan;
- modified Elementary/Middle School and park boundaries to reflect conveyances to the School District of Hillsborough County and Hillsborough County government, respectively;
- decreased the number of approved PM Peak Hour net external trips from 4,222 to 2,722;
- added Residential Support uses (e.g. Day Care & Fitness), Private School and Adult Congregate Living Facility as potential land uses through the modified Land Use Equivalency Matrix;
- changed the name of the Master Developer and authorized representatives (to NNP IV - Lake Hutto, LLC); and
- recognized modification to land use acreages as well as other Map and text to facilitate all the requested modifications recognized above.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted by the TBRPC on November 14, 2011 and with the Council's *Final Report* adopted on November 14, 2005.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the Hillsborough County Board of County Commissioners for DRI #259 - Lake Hutto.

GENERAL LOCATION MAP

