



# ARS

## Annual Report Summary

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### DRI #259 - LAKE HUTTO HILLSBOROUGH COUNTY RY 2010-12

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 been amended once on January 10, 2012 (Resolution No. R12-007). The Amendment: decreased the overall residential units by 593 units (to 2,599) and the Single-Family component of project by the same 593 units; 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]; 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 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; 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.

The following constitutes the approved development program:

LAND USE	BUILDOUT: DECEMBER 31, 2024			TOTAL
	SOUTH	NORTHWEST	NORTHEAST	
<b>RESIDENTIAL (UNITS)</b>	<b>1,856</b>	<b>725</b>	<b>18</b>	<b>2,599</b>
(Single-Family Detached)	( 992)	( 571)	( 0)	( 1,563)
(Single-Family Attached)	( 664)	( 154)	( 18)	( 836)
(Multi-Family/Apartments)	( 200)	( 0)	( 0)	( 200)

LAND USE	BUILDOUT: DECEMBER 31, 2024			TOTAL
	SOUTH	NORTHWEST	NORTHEAST	
<b>RETAIL</b> (SQ. FT.)	<b>207,500</b>	<b>2,500</b>	<b>0</b>	<b>210,000</b>
(Town Center)	(205,000)	( 0)	( 0)	(205,000)
(Village Center)	( 2,500)	(2,500)	( 0)	( 5,000)
<b>OFFICE</b> (SQ. FT.)	<b>255,000</b>	<b>0</b>	<b>60,000</b>	<b>315,000</b>
<b>GENERAL</b> (Town Center)	(219,000)	( 0)	( 0)	(219,000)
(Village Center)	( 0)	( 0)	(60,000)	( 60,000)
<b>MEDICAL/DENTAL</b> (Town Center)	( 36,000)	( 0)	( 0)	( 36,000)
(Village Center)	( 0)	( 0)	( 0)	( 0)
<b>SCHOOL ACRES</b> (Elementary/Middle)	<b>32</b>	<b>0</b>	<b>0</b>	<b>32</b>
<b>PUBLIC PARK ACRES</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:** 211 Single-Family detached Residential units and 26 Single-Family within the Northwest parcel and a 14,000 sq. ft. Kids R Kids Daycare (Retail) were all completed.

**Cumulative Development:** 211 Single-Family detached Residential units and 26 Single-Family within the Northwest parcel, a 14,000 sq. ft. Kids R Kids Daycare (Retail), and 113,134 sq. ft. of Office (Mosaic headquarters). In addition, the Hillsborough County School Board completed construction of the joint elementary/middle school site.

**Projected Development:** none identified.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has completed the four-laning of Fishhawk Boulevard between Bell Shoals Road and the easternmost driveway of the South Parcel in accordance with Condition IV.B.1.(a). The Developer is additionally obligated to commence “operational improvements” of Fishhawk Boulevard between Fishhawk Ridge Drive and Lithia-Pinecrest Road prior to plat approval for the 501<sup>st</sup> dwelling unit.
2. The Developer has identified that the four-laning of Bell Shoals Road from Bloomingdale Avenue and Glenhaven Drive (“Segment #1”) and from Glenhaven Drive to Fishhawk Boulevard (“Segment #2”) are each at the 30% “design and permitting stage. This improvement is identified as Condition IV.B.1.(b)(2). Construction of said improvement must commence prior to approval for the 881<sup>st</sup> dwelling unit. In addition, the Developer has reportedly satisfied the Bell Shoals Road/Fishhawk Boulevard intersection improvement through the a monetary contribution.
3. The Developer has reportedly completed the Lithia-Pinecrest Road improvement (i.e. Bloomingdale Avenue to Lithia Ridge/Adelaide) in accordance with Condition IV.B.1.(d)(2).
4. The Developer has reaffirmed that a payment of \$1,000,000.00 was made to the Florida Department of Transportation during 2008 to assist in funding the I-75/Gibsonton Ramp Improvements in

accordance with Condition IV.B.3.(a) and \$100,000 was paid to Hartline in 2007 to help fund the construction of a future Hartline Park 'n Ride, as required by Conditions IV.B.3.(b).

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. The corresponding monitoring was submitted in conjunction with the multi-year Annual Report. It appears that the monitoring is conducted quarterly with results provided for: November/December 2010, February 2011, April 2011, July 2011, October 2011, January 2012, April 2012 and August 2012. It is anticipated that the quarterly monitoring will continue with the results provided with all subsequent Annual Reports.
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. The Developer has provided the results of a “2009 Housing Affordability Estimator” as an Exhibit to the Annual Report as required by Condition IV.P. The results indicated that 159 of the units sold during the reporting year were classified as “*workforce housing units.*”
10. 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, it is hereby acknowledged that the Annual Reports, which were due on December 5, 2011 (for RY 2010-11) and December 5, 2012 (for RY 2011-12), were delinquent provided on March 12, 2013 as part of a unified Report.

### **DEVELOPER OF RECORD**

NNP IV - Lake Hutto LLC, c/o Newland Communities, 777 S Harbour Island Blvd, Suite 320, Tampa, FL 33602 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 #10*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.