



# DOAR

## Development Order Amendment Report

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### **DRI #259 - LAKE HUTTO HILLSBOROUGH COUNTY**

On July 28, 2014, Hillsborough County rendered Resolution No. 14-097 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on July 22, 2014.

#### **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 has been amended once before, 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)
<b>RETAIL (SQ. FT.)</b>	<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 (SQ. FT.)</b>	<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 (Elementary/Middle)</b>	<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.

## DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- amend the Master Development Plan to depict the new location of the district sports park expansion area;
- reduce the Public Park acreage portrayed in the Northwest Parcel from 20 to 17 acres while increasing the amount of “Preservation/Significant Habitat” on the same parcel by same three acres (to 142 acres); and
- modify the depiction of “Road A” on the South Parcel on Map H.

## DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Hillsborough County had determined that “*the proposed changes are [were] similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Hillsborough County administratively incorporated the modifications into the Development Order.

## FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby concurs that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

**EXHIBIT 1  
GENERAL LOCATION MAP**

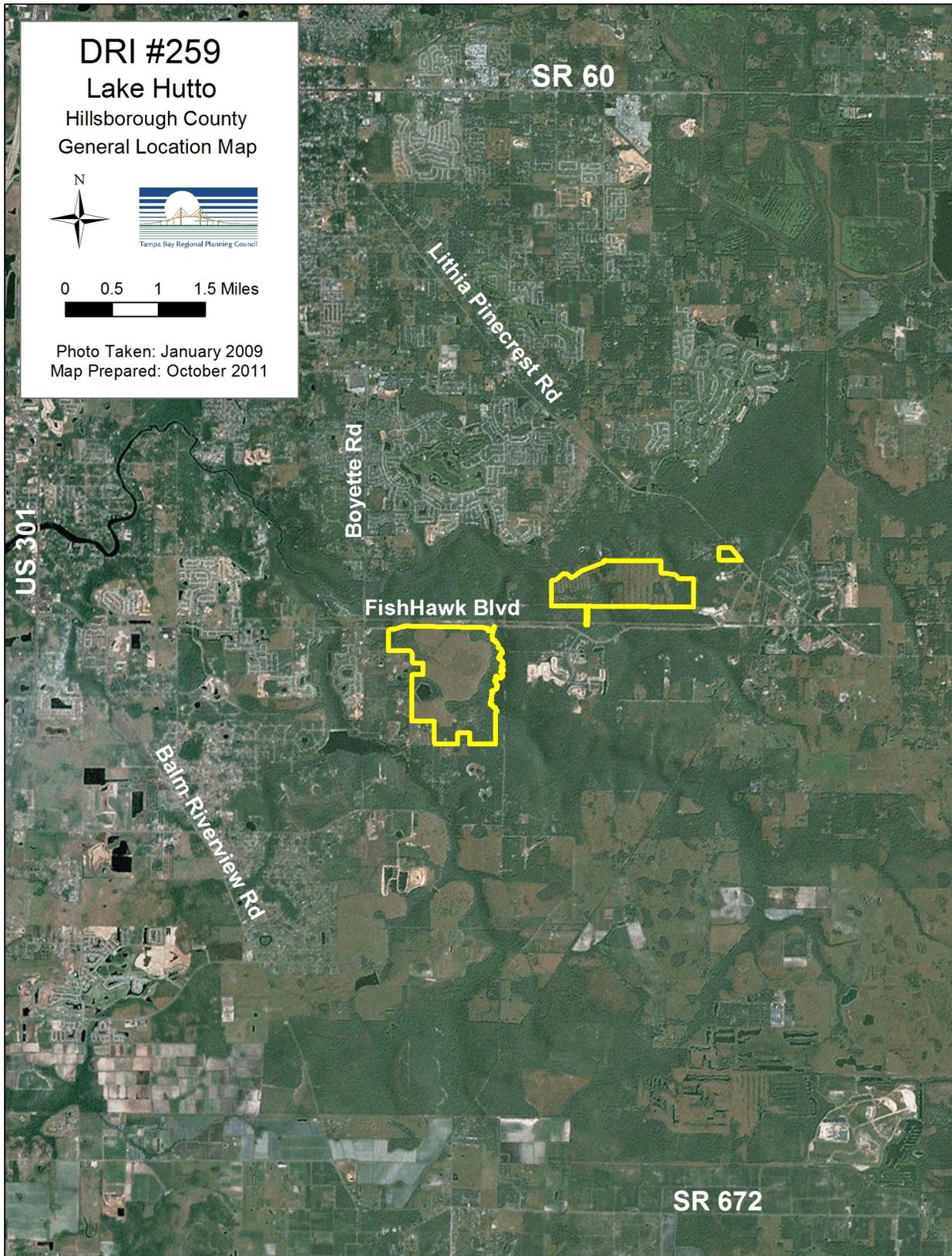


EXHIBIT 2

