



DOAR

Development Order Amendment Report

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DRI #266 - WATERSET HILLSBOROUGH COUNTY

On December 16, 2014, Hillsborough County rendered Resolution No. 14-166 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on December 9, 2014.

BACKGROUND

On January 23, 1990, Hillsborough County granted the initial Development Order (Resolution No. R90-0031) for DRI #207 to the Magnolia Management Corporation for a three-phase, 628-acre, multi-use development located west of I-75 and north of 19th Avenue in southwest Hillsborough County. Only Phase 1 was granted specific approval. Specific approval of (then proposed) Phases 2 & 3 were contingent upon further transportation analyses.

The DRI #207 Development Order was amended three times, most recently on December 10, 2002 (Resolution No. R02-275). The amendments extended each of the phase buildout dates and the Development Order expiration date. The Development Order was scheduled to expire on January 23, 2020.

On December 12, 2006, Hillsborough County adopted a Substantial Deviation Development Order (Resolution No. R06-276) for the project. The SDDO authorized consolidation of former project phases and expanded the project by 990 acres, 3,167 residential units, 248,480 sq. ft. of Retail and 58,900 sq. ft. of Office. The expanded project is now situated on 1,518± acres in southern Hillsborough County, generally west of I-75, north of 19th Avenue and the South Shore Corporate Park DRI, east of the C.S.X. Railroad and south of S.R. 672 and the Southbend DRI, approximately 11.5 miles north of Manatee County. The Development Order expires on December 31, 2025.

The SDDO has been amended just once previously, on February 8, 2011 (Resolution No. 11-016), to authorize the following modifications to the Development Order: changed the name of the DRI to “Waterset” with development components known as “Waterset North” and “Waterset South”; added 569.99 acres and corresponding 1,005 Single-Family residential units resulting from transference of land and entitlements from the Southbend DRI to a parcel referred to as “Waterset North”; incorporated the transportation obligations associated with the 1,005 Single-Family residential units as previously recognized within the Southbend DRI; recognized that the traffic monitoring initiation threshold will remain 1,000 units and may be constructed anywhere within the project; added a Land Use Equivalency Matrix component applicable only to Waterset North entitlements; revised the Annual Report anniversary date to March 31st; and extended the buildout date for only the Waterset South (formerly known as “Wolf Creek Branch S/D”) portion of the project and the Development Order expiration date by five-year periods. This particular extension did not apply to the “Waterset North” since that portion of the project had inherited the development schedule previously assigned to a portion of the Southbend DRI (#145).

The buildout and Development Order expiration dates were subsequently extended by an additional five years and 120 days in association with 2011 legislation (HB7207) and Executive Orders enacted by the Governor during 2012. The Development Order associated with Waterset North and Waterset South portions of the project was established to expire on April 28, 2021 and April 30, 2036, respectively. The revised buildout dates associated with each of these portions of the project are reflected in the Table below.

The following constitutes the prior development schedule:

LAND USE	WATERSET NORTH (Buildout: 4/30/2019)	WATERSET SOUTH (Buildout: 4/28/2029)	TOTAL
Residential (Units)	1,005	5,423	6,428
Single-Family Detached	1,005	3,065	4,070
Single-Family Attached	0	991	991
Multi-Family	0	1,367	1,367
Commercial (Sq. Ft.)	0	348,480	348,480
Office (Sq. Ft.)	0	108,900	108,900
Schools (#)	0	2	2
Elementary	0	1	1
Middle	0	1	1
Regional Sport Complex (Acres)	0	80	80
Parks	0	46	46

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

General Layout

- Combine the Single-Family and Multi-Family into a single “Residential” classification on the Map.
- The 17 acres identified as “Park Space” will not be specifically illustrated on the Map but will be incorporated into the Residential areas.
- Illustrate the alternative location of the 80-acre County Park adjacent to the U.S. 41 at Apollo Beach Boulevard extension if acceptable to Hillsborough County.
- Add a 75-acre Town Center adjacent to the Apollo Beach extension at U.S. 41.
- Two previously identified “Village Centers” have been reclassified as “Mixed Use” areas and a third such area has been designated at the northern boundary of the DRI.

Acreege Changes

- add a 22.39-acre parcel (Elsberry North) to the western portion of the project.
- Increase Mixed-Use area (formerly Village Centers) by 45 acres, inclusive of one newly-designated Mixed Use area and the incorporation of Multi-Family parcels into the southernmost Mixed Use area.
- Decrease Residential by 110.16 acres with no corresponding reduction in Residential units. This reduction is based on the addition of Town Center designation and the increase of acreage in the Mixed Use areas.
- A Town Center component has been added containing 75 acres.
- Increase “Major Roads” by 10.45 acres.
- Increase of Wetlands by 2.1 acres resulting from the addition of the Elsberry North parcel.

Entitlements and Phasing

- Combine Waterset North and Waterset South into a single-phase with an established/unified buildout date of December 31, 2025. The Development Order expiration date remains April 30, 2036.
- While the overall number of Residential units will remain unchanged at 6,428, the internal mix of units will change by including Residential units in the Town Center and Mixed Use areas.
- Increase Commercial by 150,000 sq. ft. (to 498,480 sq. ft.) and Office by 90,000 sq. ft. (to 198,900 sq. ft.). These increases will be located in the Mixed Use North and Town Center parcels.

Other Development Order Modifications

- Extend the frequency of monitoring from “Annual” to “Biennial” with the first Biennial Report is due on April 1, 2016 and each two years thereafter.
- Update various Conditions for consistency with current development plans and to reflect current practices.

The revised phasing schedule is as follows:

LAND USE		ENTITLEMENTS	
RESIDENTIAL	(UNITS)	6,428 ¹	
TYPE	LOCATION ¹	QUANTITY	
Single-Family Detached <i>(i.e. Detached = Duplex/Townhome and/or Condo)</i>	“Outside Town Center & Mixed Use Parcels”	3,619	3,619
Single-Family Attached	“Outside Town Center & Mixed Use Parcels” Within “Town Center” Parcel Within “Mixed Use/Central” Parcel Within “Mixed Use/South” Parcel	150 100 120 589	959
Sr. Adult Housing Detached	“Outside Town Center & Mixed Use Parcels”	400	400
Sr. Adult Housing Attached	“Outside Town Center & Mixed Use Parcels”	100	100
Multi-Family/Apartments	Within “Town Center” Parcel Within “Mixed Use/South” Parcel	600 750	1,350

LAND USE		ENTITLEMENTS
COMMERCIAL	(SQ. FT.)	498,480²
	LOCATION²	QUANTITY
	Within "Retail/Office" Parcel (SW Corner of DRI)	130,680
	Within "Town Center" Parcel	134,000
	Within "Mixed Use/North" Parcel	16,000
	Within "Mixed Use/Central" Parcel	20,000
	Within "Mixed Use/South" Parcel	197,800
OFFICE	(SQ. FT.)	198,900²
	LOCATION²	QUANTITY
	Within "Retail/Office" Parcel (SW Corner of DRI)	10,000
	Within "Town Center" Parcel	100,000
	Within "Mixed Use/South" Parcel	88,900
SCHOOLS (2)	(ACRES)	40.0
PARKS (COMMUNITY)	(ACRES)	27.0
COUNTY PARK	(ACRES)	80.0
UPLANDS/OPEN SPACE	(ACRES)	55.3
WETLANDS	(ACRES)	104.5
MAJOR ROADS	(ACRES)	157.0

1. Single-Family Attached/Detached & Multi-Family can be located in RES, Mixed Use & Town Center tracts.

2. Commercial & Office entitlements may be located in Mixed Use and Town Center tracts provided it meets "the intent of the transportation analysis."

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 on August 11, 2014 and with the Council's *Final Report* adopted on July 10, 2006.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by the Hillsborough County Board of County Commissioners for DRI #266 - Waterset.

MASTER DEVELOPMENT PLAN

EXHIBIT B

