



ARS

Annual Report Summary

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DRI #259 - LAKE HUTTO HILLSBOROUGH COUNTY RY 2014-15

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; 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 buildout and Development Order expiration dates were subsequently extended by an additional period of one year and 120 days on account of the Governor's enactment of Executive Orders 12-140, 12-192, 12-217 & 12-199 and 447 more days due to the Governor's enactment of Executive Orders 15-158 & 15-173. The Development Order now expires on July 21, 2029.

The following constitutes the approved development program:

LAND USE	BUILDOUT: JULY 21, 2027			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.)	181,900*	2,500	0	184,400*
(Town Center)	(179,400)*	(0)	(0)	(179,400)*
(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)
DAY CARE (STUDENTS)	160*	0	0	160*
SCHOOL [Elem./Middle](ACRES)	32	0	0	32
PUBLIC PARK (ACRES)	0	20	0	20

* - The entitlements represented above are inclusive of a May 11, 2016 correspondence requesting the conversion of 25,600 sq. ft. of Retail use for a 160-Student Day Care facility. It was subsequently identified that both of these uses are associated with the "South" parcel.

PROJECT STATUS

Development this Reporting Year: 138 Single-Family Detached Residential units (221 in South Parcel & 506 in Northwest Parcel), 4 Single-Family Attached units (in South Parcel) and 260 Multi-Family units (in South Parcel) were completed during the reporting period.

Cumulative Development: 727 Single-Family Detached Residential units (528 in Northwest Parcel & 149 in South Parcel), 52 Single-Family Attached Residential units (48 in Northwest Parcel & 4 in South Parcel), 260 Multi-Family units (in South Parcel), 15,200 sq. ft. of Retail (i.e. 14,000 sq. ft. Kids R Kids Daycare & 1,200 sq. ft. Tennis Pro Shop), and 113,000 sq. ft. of Office (Mosaic headquarters). In addition, the Hillsborough County School Board completed construction of the joint elementary/middle school site and a 20-acre public park was dedicated to Hillsborough County in 2008.

Projected Development: none identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition IV.B.1.(a), the Developer had previously completed the four-laning of Fishhawk Boulevard between Bell Shoals Road and the easternmost driveway of the South Parcel to the acceptance of Hillsborough County in 2012. The Developer has additionally completed the “operational improvements” of Fishhawk Boulevard between Fishhawk Ridge Drive and Lithia-Pinecrest Road, which had been required prior to plat approval for the 501st dwelling unit.
2. In accordance with as Condition IV.B.1.(b)(2), it was indicated that the County has been acquiring the right-of-way and the Developer has posted a performance bond and completed the designing of the four-lanings of Bell Shoals Road from Bloomingdale Avenue and Glenhaven Drive (“*Segment #1*”) and Glenhaven Drive to Fishhawk Boulevard (“*Segment #2*”). Construction of said improvements must commence prior to approval for the 881st dwelling unit. In addition, the Developer has reportedly satisfied the Bell Shoals Road/Fishhawk Boulevard intersection improvement through a monetary contribution in 2012.
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 two payments totaling \$1,000,000.00 were made to the Florida Department of Transportation in 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*” (i.e. 1,300 units). 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 acknowledged previously 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. Results of the groundwater and surface water monitoring events conducted in February, April, July and October 2014 were all submitted subsequent to the Annual Report in compliance with this Condition. Water quality monitoring results shall continue to be provided in conjunction with all future Annual Reports for the respective time periods.
7. The Developer additionally acknowledged the payment of 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).
8. In accordance with Condition IV.P., the Developer has reportedly used the “2009 Housing Affordability Estimator” to determine that “approximately 260 units” were sold or rented during the reporting period that would be classified as “*workforce housing units.*” That would bring the cumulative total to 453.
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, it is hereby acknowledged that the Annual Report, which was due on December 5, 2015 (for RY 2014-15), was not submitted until May 16, 2016.

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 #9*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.