



# DOAR

## Development Order Amendment Report

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### **DRI #266 - WATERSET HILLSBOROUGH COUNTY**

On September 23, 2016, Hillsborough County rendered Resolution No. R16-126 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on September 13, 2016.

#### **BACKGROUND**

On January 23, 1990, Hillsborough County granted the initial Development Order (Resolution No. R90-0031) for DRI #207 - Wolf Creek Branch 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 Wolf Creek Branch Development Order was amended three times under DRI #207, most recently on December 10, 2002 (Resolution No. R02-275). The amendments extended each of the phase buildout and Development Order expiration dates. The Development Order was scheduled to expire on January 23, 2020.

On December 12, 2006, Hillsborough County adopted Resolution No. R06-276 as a Substantial Deviation Development Order (SDDO) 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 19<sup>th</sup> Avenue and the South Shore Corporate Park DRI, east of the CSX Railroad and south of S.R. 672 and the Southbend DRI, approximately 11.5 miles north of Manatee County

The SDDO had previously been amended twice, most recently on December 9, 2014 (Resolution No. 14-166). The Amendments authorized the following modifications: changed the name of the DRI to "Waterset"; added 569.99 acres and corresponding 1,005 Single-Family residential units resulting from conveyance of land and entitlements from the Southbend DRI; incorporated the transportation obligations associated with the 1,005 Single-Family residential units from the Southbend DRI Development Order; recognized that the traffic monitoring initiation threshold will remain at 1,000 units (anywhere within the project); added a Land Use Equivalency Matrix; combined the Single-Family and Multi-Family into a single "Residential" classification on the Map; mandated 17 acres of "Park Space" to be incorporated into the Residential areas but not necessarily reflected on the Map; illustrated 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; added a 75-acre Town Center adjacent to the Apollo Beach extension at U.S. 41; reclassified two previously identified "Village Centers" as "Mixed Use" areas as well as a third location along the northern boundary of the DRI; added a 22.39-acre parcel (Elsberry North) to the western portion of the project; increased 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; based on the addition of

Town Center designation and the increase of acreage in the Mixed Use areas, decreased Residential by 110.16 acres with no corresponding reduction in Residential units; added a 75-acre Town Center component; increased “Major Roads” by 10.45 acres; increased Wetlands by 2.1 acres resulting from the addition of the Elsberry North parcel; combined Waterset North and Waterset South into a single-phase with an established/unified buildout date; redesignated the internal mix of Residential units within the Town Center and Mixed Use areas with no change to the overall number of Residential units; increased Commercial by 150,000 sq. ft. and Office by 90,000 sq. ft.; extended the frequency of monitoring from “Annual” to “Biennial”; updated various Conditions for consistency with current development plans and to reflect current practices. The project buildout and Development Order expiration dates were subsequently extended by 447 days to March 23, 2027 and July 21, 2037 respectively, on account of Executive Orders enacted by the Governor in 2015.

The approved/revised phasing schedule is as follows:

LAND USE		ENTITLEMENTS	
<b>RESIDENTIAL (UNITS)</b>		<b>6,428<sup>1</sup></b>	
TYPE	LOCATION <sup>1</sup>	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”	150	959
	Within “Town Center” Parcel	100	
	Within “Mixed Use/Central” Parcel	120	
	Within “Mixed Use/South” Parcel	589	
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	600	1,350
	Within “Mixed Use/South” Parcel	750	
<b>COMMERCIAL (SQ. FT.)</b>		<b>498,480<sup>2</sup></b>	
LOCATION <sup>2</sup>		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	
<b>OFFICE (SQ. FT.)</b>		<b>198,900<sup>2</sup></b>	
LOCATION <sup>2</sup>		QUANTITY	
Within “Retail/Office” Parcel (SW Corner of DRI)		10,000	
Within “Town Center” Parcel		100,000	
Within “Mixed Use/South” Parcel		88,900	
<b>SCHOOLS (2) (ACRES)</b>		<b>40.0</b>	

LAND USE		ENTITLEMENTS
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.”

## DEVELOPMENT ORDER AMENDMENT

The Resolution authorized a modification of the Land Use Equivalency Matrix (LUEM) to recognize “Private School” and/or “Church” as potential land uses that can be attained through utilization of the LUEM.

## DISCUSSION

The aforementioned modification to the Development Order was 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 finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the formal Notice of Proposed Change process.

# MASTER DEVELOPMENT PLAN (MAP H)

EXHIBIT B

14-0331  
Received 10.16.14  
Development Services Dept.

