



# DOAR

## Development Order Amendment Report

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

On November 28, 2016, Hillsborough County rendered Resolution No. R16-163 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on November 3, 2016.

#### **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 was previously amended twice, most recently on June 9, 2015 (Resolution No. R15-096). The Amendments have cumulatively: 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; modified the Master Development Plan to reflect the elimination of a Boyette Road access point in favor of an additional Fishhawk Boulevard access point; removed the condition reflecting the requirement to construct the Boyette Road driveway; 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	
<b>RESIDENTIAL (UNITS)</b>	<b>1,856</b>	<b>725</b>	<b>2,547</b>
(Single-Family Detached)	( 992)	( 571)	( 1,563)
(Single-Family Attached)	( 570)	( 154)	( 724)
(Multi-Family/Apartments)	( 260)	( 0)	( 260)
<b>RETAIL (SQ. FT.)</b>	<b>181,900*</b>	<b>2,500</b>	<b>184,400*</b>
(Town Center)	(179,400)*	( 0)	(179,400)*
(Village Center)	( 2,500)	(2,500)	( 5,000)
<b>OFFICE (SQ. FT.)</b>	<b>255,000</b>	<b>0</b>	<b>315,000</b>
<b>GENERAL</b> (Town Center)	(219,000)	( 0)	(219,000)
(Village Center)	( 0)	( 0)	( 60,000)
<b>MEDICAL/DENTAL</b> (Town Center)	( 36,000)	( 0)	( 36,000)
(Village Center)	( 0)	( 0)	( 0)
<b>DAY CARE (STUDENTS)</b>	<b>160*</b>	<b>0</b>	<b>160*</b>
<b>SCHOOL [Elem./Middle] (ACRES)</b>	<b>32</b>	<b>0</b>	<b>32</b>
<b>PUBLIC PARK (ACRES)</b>	<b>0</b>	<b>17</b>	<b>17</b>

\* - 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.

## DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- extend the frequency of reporting from Annual to Biennial;
- amend the Development Schedule (i.e. “Table A-1”) to reflect an apparent prior conversion of 94 Single-Family Attached units for 60 additional Multi-Family units on the South parcel as well as slightly reduce the size of the required public park acreage from 20 to 17 acres. The revised Development Schedule does not appear to reflect the prior conversion of 25,600 sq. ft. of Retail within the Town Center for 160-Student Day Care facility on the South parcel recognized in a May 16, 2016 correspondence requesting such;
- modify the project’s potential land uses identified in the Land Use Equivalency Matrix by removing Single-Family Attached units as a potential increased land use while adding the potential uses of Condominiums/ Townhomes, Senior Housing Attached, Senior Housing Detached and Congregate Care Facility;
- added a 9.9-acre parcel at the northeast corner of Village Center Drive and Boyette Road; and
- corresponding adjustments to the Master Development Plan to reflect the above revisions.

## **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, Citrus 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 Notice of Proposed Change process.

