



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702  
 Phone (727) 577-5151 Suncom 586-3217 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #191 - FISHHAWK RANCH HILLSBOROUGH COUNTY

On December 19, 2003, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. R03-240. The Resolution is a Development Order Amendment adopted by Hillsborough County on November 18, 2003 for the FishHawk Ranch DRI.

#### BACKGROUND

On July 7, 1989, Hillsborough County granted a Development Order (Resolution No. 89-0172) to the Shimberg-Cross Company, Inc., for a four-phase, 4,870-acre, multi-use development located east of Bell Shoals Road and north of Boyette Road in central Hillsborough County. The Development Order granted specific approval for Phase I and conceptual approval of the latter phases.

The Development Order has been previously amended seven times, the latest occurring on April 22, 2003 (Resolution No. R03-075). The amendments have cumulatively: extended each phase, required commencement and expiration dates of the Development Order; reduced the number of allowable residential units; granted specific approval of Phase II; revised the legal description to correspond with a sale of 484 acres to the Hillsborough County under the Environmental Lands Acquisition and Protection Program; modified the geographic phasing of the project; provided alternative land uses on select parcels of the project; relocated several land uses; adopted a land use equivalency matrix; authorized replacement of an approved golf course with a system of linear parks and trails; added two outparcels (10-acres and 5-acres) which are internal to DRI; and adopted Map H modifications associated with these revisions. The Development Order expires on December 29, 2020.

The approved phasing schedule is as follows:

PHASE	(YEARS)	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)	
				Single-Family/ Townhomes	Multi-Family
Phase I	(1993-2002)	0	110,000	2,238	0
Phase II	(2002-2007)	50,000	280,000	2,168	0
Phase III*	(2007-2012)	42,000	0	204	500
<b>TOTAL</b>		<b>92,000</b>	<b>390,000</b>	<b>4,610</b>	<b>500</b>

\* - Specific approval of Phases III is contingent upon further review of transportation and air quality in accordance with Chapter 380.06, F.S.

## DEVELOPMENT ORDER AMENDMENT

Resolution No. R03-240 authorized the following Development Order modifications:

- removal of another 1,450± acres of property from the DRI to reflect a sale of land to Hillsborough County under the Environmental Lands Acquisition and Protection Program (ELAPP). The project would be reduced to 2,980.9 acres;
- reduction of total number of residential units by 2,569 (to 5,110 units);
- reduction of the proposed Phase III single-family residential units by 964 (to 204 units) and multi-family residential units by 500 (to 500 units);
- elimination of all proposed Phase IV entitlements;
- addition of two parcels (20-acre “Outparcel C” and 10-acre “Outparcel D”) to the project with no additional entitlements and designated for residential development. These parcels are located within the overall project boundaries;
- reduction in acreage for many project uses, reflecting the sale of 1,450 acres to Hillsborough County;
- redesignation of all previously approved “church” land uses as “Churches/Day Care”;
- relocation of the 15.0-acre Elementary School parcel and the adjacent 8.0-acre Neighborhood Park to a more central location;
- realignment of the loop road, called Osprey Ridge Drive, through the project;
- relocation of the Traditional Neighborhood Design (TND) Town Center;
- addition of a 2.6-acre, 6,000 sq. ft. Day Care and 80-student, 6,000 sq. ft. private school site near the Town Center;
- revision to the residential tract sizes and reconfiguration of portions of Tracts 13, 24, 40, 41, 42, 43, 44, 45, and 46;
- removal of multi-family and non-residential uses as alternate uses for Tracts 13, 24, 40 and 42;
- designation of the tract located at FishHawk Boulevard and the eastern end of Osprey Ridge Drive as Tract #8;
- revision to the acreage for Tracts 8 and 12 due to realignment of Osprey Ridge Drive;
- relocation of the 2.0-acre Fire Station, previously located in the southern property sold to Hillsborough County, to a site along the north side of FishHawk Boulevard; and
- addition of Day Care as an alternate use for Tract 17.

## RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order amendment has been reviewed and determined to be consistent with the Council’s *NOPC Report*, adopted on November 10, 2003 and with the Council’ *Final Report* adopted on May 8, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #191 - FishHawk Ranch.