



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #191 - FISHHAWK RANCH HILLSBOROUGH COUNTY RYs 2002-04

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 had granted specific approval for only Phase I and conceptual approval of the latter phases.

The Development Order has been amended eight times, the latest adopted on November 18, 2003 (Resolution No. R03-240). The amendments have cumulatively: extended each phase, commencement date and expiration date; reduced allowable residential units; granted specific Phase II approval; revised the legal description to correspond to the sale of 1,934 total acres to Hillsborough County for the Environmental Lands Acquisition Program; modified the geographic phasing of the project; modified the development entitlements and acreages; authorized alternative land uses on select parcels of the project; relocated several land uses; adopted a land use equivalency matrix; authorized replacement of approved golf course for a system of linear parks and trails; eliminated all proposed Phase IV entitlements; added a 2.6-acre/6,000 sq. ft. Day Care and 80-student/6,000 sq. ft. private school site near the Town Center; added four outparcels (two 10-acre parcels, one 20-acre parcel and a 5-acre parcel) which are internal to DRI; and 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
TOTAL		92,000	390,000	4,610	500

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

PROJECT STATUS

Development this Reporting Year: the developer has identified that 710 single-family and 160 multi-family residential units were completed during the reporting period.

Cumulative Development: a total of 1,922 single-family homes (of which 426 single-family residential units were within the Fishhawk Trails portion of the project); 160 multi-family residential units; 67,400 sq. ft. of commercial development; two day care facilities, one church and three schools have all been completed.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The initial traffic counts have been provided within the Annual Report in accordance with Condition IV.B.1.a. The monitoring was conducted on May 21, 2004 (FishHawk Boulevard @ Osprey Ridge Road) and July 23, 2004 (Lithia Pinecrest Road @ FishHawk Trails and Lithia Pinecrest Road @ Falconridge). The results revealed that the project is generating 1,342 p.m. peak hour trips (788 Inbound/554 Outbound) of the overall 5,595 approved trips. Such reporting shall continue on an annual basis through buildout.
2. While no reductions were assumed in the transportation analysis to account for the successful implementation of Transportation Systems Management (TSM) measures and the fact that no Hartline service is currently available to the Fishhawk area, Condition IV.B.1.b. obligates the developer to prepare, submit and implement a TSM program. The developer proposes the following measures to reduce the p.m. peak hour travel:
 - the developer has established an on-line information portal “available to provide real time information to each resident in Fishhawk Ranch about all sorts of networking opportunities...”;
 - construction of interconnected trails, bike and pedestrian paths throughout the community;
 - designation of parking spaces within the Town Center specifically for alternative types of transportation (e.g. golf carts); and the design and imminent construction of a bus-pull out in conjunction with the Library Parcel located in the Town Center.
3. In accordance with Condition IV.B.1.e., the developer submitted a marketing study (dated December 3, 2003) with the RY 2002-04 Annual Report. The intent of the Study was to determine if the market demand for retail and office uses at the site would support an increase in the project’s entitlements. The Study concluded that “given the proximity to growing concentrations of households, including residents of the community itself, Fishhawk Ranch will be an attractive location for neighborhood retail and local-serving office users.” The Study stated that significant commercial uses would not necessarily be supported since “traffic counts are not expected to increase enough over the next decade to support larger-scale, community-serving retail development, and significant capacity of land exists along major thoroughfares that offer better access and visibility” and significant office uses may also not be appropriate since “significant capacity exists in established office cores closer to downtown, including the I-75 corridor north of Brandon.”
4. The Master Stormwater Management/Drainage Plan was previously submitted within the RY 1997-98 Annual Report, consistent with Conditions IV.E.1. Stormwater Management Plans are submitted to Hillsborough County and other applicable agencies as part of the plan approval process to coincide with future development.
5. Condition IV.E.2. requires the developer to conduct (and submit) one yearly installment

of semi-annual water quality monitoring upon the completion of 25 percent (560 units), 50 percent (1,120 units), 75 percent (1,680 units) and the 100 percent (2,238 units) of approved Phase 1 residential units. For each applicable year, the monitoring events shall be conducted in September and May. Results of an August 7, 2003 monitoring event were provided. While delinquent, the developer acknowledged that a second monitoring event is currently being conducted. Council staff will evaluate the results and report the findings of the delinquent monitoring in next year's *Annual Report Summary*.

6. The developer has previously acknowledged dedicating: a 2.0-acre fire station site (consistent with Condition IV.I.1.g); a total of 109.337-acres for school construction (consistent with Condition IV.K.1); and a 10.059 acre park site.
7. The developer has reported that the Boyette Road extension has been completed.
8. It is noted in Condition III.K of the Development Order that the developer is required to submit annual reports on the "*anniversary of the effective date of this Development Order...*" (i.e. July 25th). It is hereby recognized that this Report, which was received on July 27, 2004, actually covers the period of July 26, 2002 - July 26, 2004.

DEVELOPER OF RECORD

FishHawk Communities Limited Partnership, 1137 Marabella Plaza Drive, Tampa, FL 33619 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 issues identified in *Summary of Development Order Conditions #5 and #8*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.