

Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #191 - FISHHAWK RANCH HILLSBOROUGH COUNTY

On June 8, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-107. This Resolution reflects an amendment adopted by the County on May 10, 2005.

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 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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- allowance of alternative uses on Tract 14 (i.e. single-family, townhome, commercial, office, day care or church) other than currently approved multi-family residential;
- recognition of a prior conversion of 107 single-family units for 160 multi-family units;
- an increase in single-family residential development by 200 units. In actuality, the developer alleges that 200 single-family residential units are being “advanced” from conceptually-approved Phase 3 to specifically approved Phase 2; and
- addition of a 19.8-acre parcel.

The revised phasing schedule is as follows:

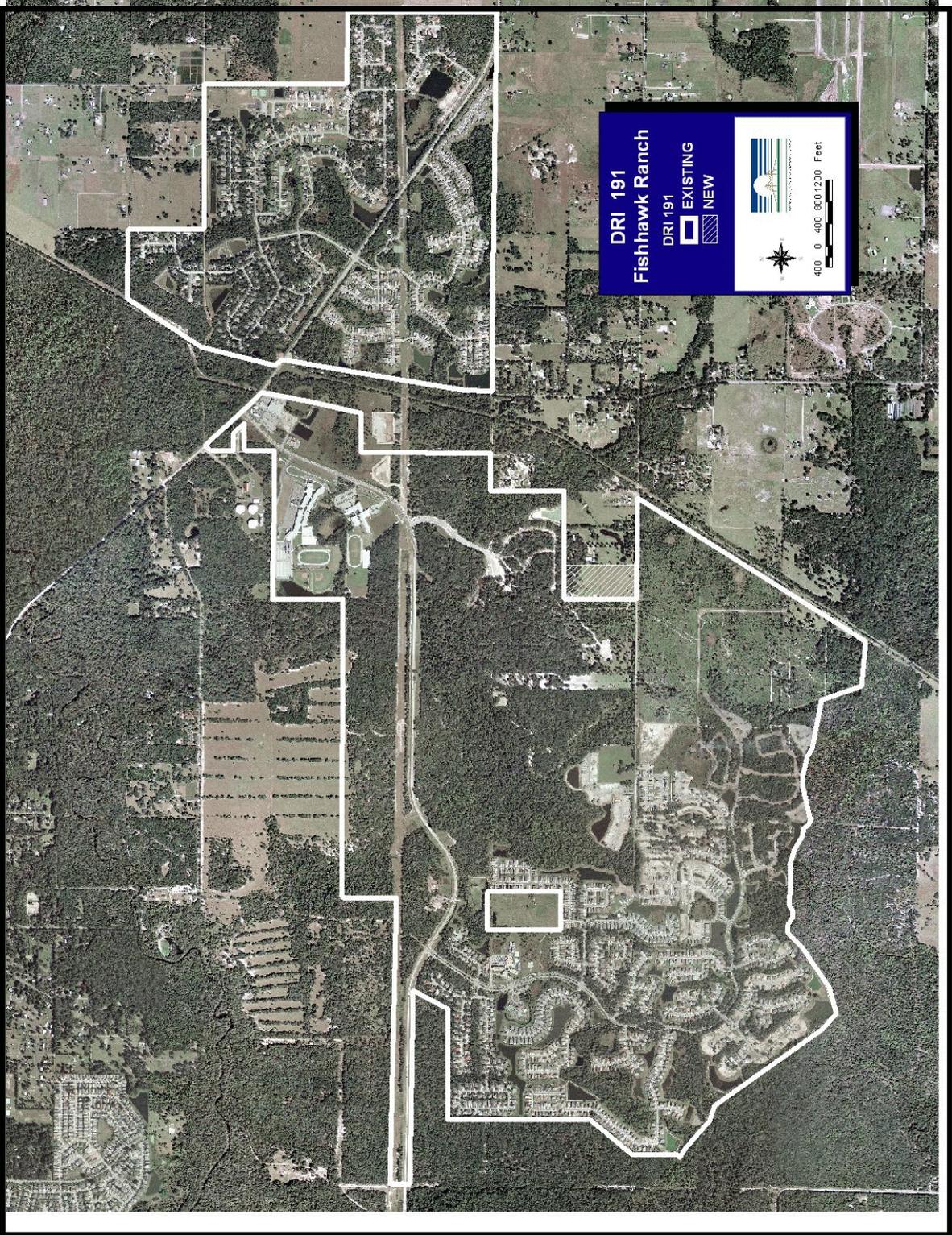
| PHASE | (YEARS) | OFFICE (Sq. Ft.) | COMMERCIAL (Sq. Ft.) | RESIDENTIAL (Units) | |
|--------------|-------------|---------------------|-------------------------|-----------------------------|--------------|
| | | | | Single-Family/ Townhomes | Multi-Family |
| Phase I | (1993-2002) | 0 | 110,000 | 2,131 | 160 |
| Phase II | (2002-2007) | 50,000 | 280,000 | 2,368 | 0 |
| Phase III* | (2007-2012) | 42,000 | 0 | 4 | 500 |
| TOTAL | | 92,000 | 390,000 | 4,503 | 660 |

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

RECOMMENDATION

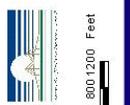
In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on May 9, 2005, and with the Council' *Final Report* adopted on May 8, 1989.

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



DRI 191
Fishhawk Ranch

DRI 191
EXISTING
NEW



400 0 400 800 1200 Feet