



*Tampa Bay Regional Planning Council*

# DOAR

## Development Order Amendment Report

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### **DRI #191 - FISHHAWK RANCH HILLSBOROUGH COUNTY**

On August 11, 2008, Hillsborough County rendered Resolution No. 08-102 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on July 22, 2008.

#### **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 1 and conceptual approval of the latter phases.

The Development Order has been amended nine times, the latest adopted on May 10, 2005 (Resolution No. R05-107). The amendments have cumulatively: extended each phase, commencement date and expiration date; reduced allowable residential units; granted specific Phase 2 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 4 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; added a 19.8-acre parcel previously exterior to the project, allowed alternative uses on Tract 14; and Map H modifications associated with these revisions.

#### **DEVELOPMENT ORDER AMENDMENT**

The Resolution authorized the following modifications to the Development Order:

- added an adjacent 35.56-acre parcel to the project (referred to as Tract 47);
- designated the easternmost two acres of Tract 15 as a separate Tract 15A. Allow Single-Family, Town-home, Office, Day Care and/or Church as alternative uses on Tract 15A;
- modified the Land Use Equivalency Matrix to allow conversion of Retail uses to Mini-Warehouse;
- removed the Library site dedication requirement as Condition and reference on Master Development Plan;
- reflected corresponding Map H changes and added two internal local road neighborhood connections between Lake Hutto DRI Northwest Parcel and Fishhawk Ranch DRI Tract 14; and
- extended each of the Phase buildout dates (to 12/29/05, 12/29/10 & 12/29/15, for Phases 1-3 respectively) and the Development Order expiration date (to 12/29/25) by three year periods in accordance recent revisions to Section 380.06(19)(c), F.S.

The revised phasing schedule is as follows:

PHASE	(YEARS)	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)	
				Single-Family/ Townhomes	Multi-Family
Phase 1	(1993-12/29/2005)	0	110,000	2,131	160
Phase 2	(2002-12/29/2010)	50,000	280,000	2,368	0
Phase 3*	(2007-12/29/2015)	42,000	0	4	500
<b>TOTAL</b>		<b>92,000</b>	<b>390,000</b>	<b>4,503</b>	<b>660</b>

\* - Specific approval of Phase 3 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 March 10, 2008 and with the Council's *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.

# GENERAL LOCATION MAP

