



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #191 - FISHHAWK RANCH HILLSBOROUGH COUNTY RY 2006-07

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 ten times, most recently on July 22, 2008 (Resolution No. R08-102). 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 reflect 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 (and revised) 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 six outparcels (one 35.56-acre parcel [Tract 47], one 20-acre parcel, one 19.8-acre parcel, two 10-acre parcels, one 20-acre parcel, and a 5-acre parcel) which are internal to the DRI; modified the internal roadway network; removed the requirement for library site designation; and corresponding Map H modifications. As revised, the Development Order expires on December 29, 2025.

The approved 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.

### PROJECT STATUS

**Development this Reporting Year:** the developer has identified that 170 single-family and 92 townhome units were completed during the reporting period in addition to a 66,733 sq. ft. of Commercial (i.e. 55,960 sq. ft. Publix, 3,007 sq. ft. Taco Bell, 1,526 sq. ft. Sonic Drive-In and 6,240 sq. ft. Tire Choice), 15,527 sq. ft. Office and 48,315 sq. ft. of Warehouse.

**Cumulative Development:** a total of 3,089 single-family homes (of which 426 single-family residential units were within the Fishhawk Trails portion of the project); 311 townhomes, 160 multi-family residential units; 178,965 sq. ft. of commercial development; 45,878 sq. ft. of office space, three day care facilities [a retail use] totaling 24,853 sq. ft., 48,315 sq. ft. of Warehouse, two churches and four schools.

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

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Traffic counts have been provided within the Annual Report in accordance with Condition IV.B.1.a. The monitoring, conducted on October 25, 2007, revealed that the project is generating 4,590 p.m. peak hour trips (2,385 Inbound/2,205 Outbound) of the overall 5,595 approved trips (3,140 Inbound/2,829 Outbound), nearly 82% of approved p.m. peak hour trips. The monitoring also revealed that the project is generating 49,033 Average Daily Trips of the approved 58,563 (approximately 84 percent). 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 had previously proposed 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. The developer previously conducted and submitted a retail and office marketing study in conjunction with the RYs 2002-04 Annual Report, as required by Condition IV.B.1.e. The Study concluded with the finding that significant Commercial and/or Office uses would/could not necessarily be supported within the Project for a variety of reasons stated in the Study.
4. The Master Stormwater Management/Drainage Plan was previously submitted in accordance with Condition IV.E.1.
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, 50 percent, 75 percent and 100 percent of approved residential units. For each applicable installment, monitoring events shall be conducted in September and May. The Developer has previously provided results from a May 19, 2005 monitoring event required at the 50% completion stage. Results of a July 11-12, 2007 groundwater monitoring event were also provided in conjunction with the RY 2006-07 Annual Report.

6. The developer has reportedly completed the Boyette Road extension.
7. 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 25<sup>th</sup>). It is hereby recognized that this Report, which was received on March 18, 2008, was actually due on July 25, 2007.
8. It is understood that the Applicant will be submitting a formal request for conversion of Retail to Warehouse during the next reporting period in conjunction with the recently approved modification to the Land Use Equivalency Matrix.

#### **DEVELOPER OF RECORD**

FishHawk Communities Limited Partnership, 1137 Marbella 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 issue identified as *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.