



ARS

Annual Report Summary

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**DRI #191 - FISHHAWK RANCH
 HILLSBOROUGH COUNTY
 RY 2008-09**

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.)	COMMER- CIAL (Sq. Ft.)	MINI WAREHOUSE (Sq. Ft.)	RESIDENTIAL (Units)	
				Single-Family/ Townhomes	Multi-Family
Phase 1 (thru 12/29/2005)	0	110,000	0	2,131	160
Phase 2 (thru 12/29/2010)	50,000	276,569 ²	48,315 ²	2,368	0
Phase 3 ¹ (thru 12/29/2015)	42,000	0	0	4	500
TOTAL	92,000	386,569	48,315	4,503	660

1 - Specific approval of Phase 3 is contingent upon further review of transportation and air quality in accordance with Chapter 380.06, F.S.
 2 - Entitlements are reflective of a Land Use Equivalency Matrix conversion dated June 8, 2009 (i.e. 3,431 sq. ft. of Retail → 48,315 sq. ft. of Mini Warehouse).

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: a total of 3,166 single-family homes (of which 426 single-family residential units were within the Fishhawk Trails portion of the project); 327 townhomes, 160 multi-family (villa) residential units; 249,102 sq. ft. of commercial development (including four day care facilities totaling 31,549 sq. ft. -

as previously identified); 45,878 sq. ft. of office space, 48,315 sq. ft. of Mini Warehouse (as previously identified), three 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 September 10, 2009 revealed that the project is generating 4,570 p.m. peak hour trips (2,485 Inbound/2,085 Outbound) of the overall 5,595 approved trips (3,140 Inbound/2,829 Outbound), nearly 82 percent of approved p.m. peak hour trips. The monitoring also revealed that the project is generating 50,743 Average Daily Trips of the approved 58,563 (nearly 87 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 as recognized within the Annual Report submitted in conjunction with the 2002-04 reporting period:
 - 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 accordance with Condition IV.B.1.e. in conjunction with the Annual Report prepared for the 2002-04 reporting period. 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) semi-annual water quality monitoring of the site. Groundwater and Surface water monitoring was conducted on December 29-30, 2008. Results of monitoring of Groundwater Sites MW-S1, MW-S2, MW-S3, MW-S4, MW-S5 & MW-S and Surface Water Sites LFH-D, LFH-U, FH-U and Tract 47D have yielded the conclusion by the Applicant’s environmental consultant (SCS Engineers) that “*certain parameters were detected at concentrations above current primary and secondary drinking water standards and surface water criteria*” and recommended that “*groundwater and surface water monitoring should continue... in order to assess potential water quality trends.*” Similar monitoring was conducted on June 18, 2009. The results of the latter monitoring event yielded the following recommendations,

again by SCS Engineers: determine if the pond adjacent to Groundwater Site #MW-S3-R is causing elevated nitrate levels; determine if elevated aluminum, iron, manganese, color and odor levels are “*indicative of insufficient runoff management from the site before infiltrating to the water table*”; addition of “ORP” to the field parameters collected during next sampling event; evaluation of stormwater management and runoff controls currently being implemented on site in effort to restore surface water conditions to pre-December 2007 levels; and relocate current Surface Water Site #FH-D to “*a more frequently inundated area of Fishhawk Creek*” due to its continually-reported dryness.

6. The developer has asserted that the Boyette Road extension has been previously completed.
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 25th). It is hereby recognized that this Report, which was received on June 18, 2010, was actually due on July 25, 2009.

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 issues identified as *Summary of Development Order Conditions #5 & #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.