



ARS

Annual Report Summary

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DRI #191 - FISHHAWK RANCH
HILLSBOROUGH COUNTY
RYs 2009-11

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. The buildout dates and Development Order expiration dates were subsequently extended by an additional four years and 325 days to account for 2011 growth management legislation (i.e. establishment of Subsection 380.06(19)(c)2., F.S.) plus three Executive Orders signed into law by Governor Scott during 2011 (i.e. Nos. 11-128, 11-172 & 11-202/totaling 325 days). As revised, the Development Order now expires on November 19, 2030.

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 11/19/2017) ³	50,000	276,569 ²	48,315 ²	2,368	0
Phase 3 ¹ (thru 11/19/2020) ³	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).
3 - Specifically-approved Phase 2 was extended by two years in accordance with SB 360 and then the four year and 325 day extension (described above) was applied. The SB 360 extension did not apply to conceptually-approved Phase 3 since the date was already beyond the specified timeline window but the subsequent four year and 325 day extension was recognized.

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 December 1, 2010 revealed that the project is generating 4,714 p.m. peak hour trips (2,568 Inbound/2,146 Outbound) of the overall 5,595 approved trips (3,140 Inbound/2,829 Outbound), approximately 84 percent of approved p.m. peak hour trips. The monitoring also revealed that the project is generating 55,980 Average Daily Trips of the approved 58,563 (nearly 96 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 association with the RYs 2002-04 Annual Report. 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 identified 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 January 13-14, 2010 and December 27-29, 2010. The monitoring of Groundwater Sites MW-S1, MW-S2, MW-S3-

R, MW-S4-R, MW-S5-R & MW-S6 and Surface Water Sites LFH-D, LFH-U, FH-U and Tract 47D, as conducted by the Applicant's environmental consultant (SCS Engineers), have revealed that several parameters have exceeded State standards at some of the monitoring locations but that these are "*not uncommon for the region and likely the result of naturally occurring processes.*" SCS Engineers concluded that "*the groundwater and surface water monitoring should be continued and that trend analyses should be developed for those compounds or parameters exceeding regulatory standards*" and relocating surface water sampling location FH-D "*to a more frequently inundated area of FishHawk Creek*" since surface water has not been detected at the location since July 2006.

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 November 9, 2011 and spanned a two-year period, was actually due on July 25, 2010 and July 25, 2011.

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 in *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.