



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #191 - FISHHAWK RANCH HILLSBOROUGH COUNTY RY 2001-02

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 had been previously amended seven times, the latest occurring on April 22, 2003 (Resolution No. R03-075). 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 484 total acres (74.90 wetland acres) to Hillsborough County for the Environmental Lands Acquisition Program; modified the geographic phasing of the project; provided 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; added two outparcels (a 10-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.

The approved 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	2,238	0
Phase II	(2002-2007)	50,000	280,000	2,168	0
Phase III*	(2007-2012)	42,000	0	1,168	1,000
Phase IV*	(2012-2017)	0	0	105	1,000
TOTAL		92,000	390,000	5,679	2,000

* - Specific approval of Phases III-IV 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 337 single-family residential units were completed during the reporting year.

Cumulative Development: a total of 1,265 single-family homes and 68,400 sq. ft. of commercial development have been completed, of which 423 single-family residential units were within the Fishhawk Trails portion of the project.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Upon the issuance of Certificates of Occupancy (CO) for 1,500 single-family residential units (or the equivalence), the developer shall: provide annual peak hour traffic counts at project entrances through Phase I buildout (Condition IV.B.1.a.); and prepare and implement a Transportation Systems Management program (Condition IV.B.1.b.). Results of both requirements shall be provided in all respective annual reports.
2. Condition IV.B.1.e. requires the developer to conduct a marketing study to evaluate whether market demand would support an increase in the project's entitlements for retail or office uses at the earlier of five years following the date of Resolution No. 99-136 (July 29, 2004) or the issuance of a building permit for the 1,700th residential unit.
3. The Master Stormwater Management/Drainage Plan was previously submitted within the RY 1997-98 Annual Report, consistent with Conditions IV.E.1. Stormwater Management Plans are submitted to Hillsborough County and other applicable agencies as part of the plan approval process to coincide with future development.
4. 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 (560 units), 50 percent (1,120 units), 75 percent (1,680 units) and the 100 percent (2,238 units) of approved Phase 1 residential units. For each applicable year, the monitoring events shall be conducted in September and May. Response to this issue in the 2001-02 Annual Report indicates that *"water quality monitoring is currently being undertaken by Biological Research Associates, and will be transmitted under separate cover."* With the acknowledgement that this Annual Report was submitted nearly one year late, there was ample opportunity for the developer to provide the results of the monitoring events to be conducted in September, 2002 and May, 2003. To date, no such monitoring has been received. It is hereby requested that the results of these monitoring events be included with the next Annual Report submitted for the project.
5. The developer has previously acknowledged dedicating: a 2.0-acre fire station site (consistent with Condition IV.I.1.g); a total of 109.337-acres for school construction (consistent with Condition IV.K.1); and a 10.059 acre park site.
6. The developer has reported that the Boyette Road extension has been 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 due on July 25, 2002, was submitted on July 3, 2003.

DEVELOPER OF RECORD

FishHawk Communities Limited Partnership, 15310 Amberly Drive, Suite 105, Tampa, FL 33647 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 Conditions #4* and *#7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.