



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #147 - HUNTER'S GREEN FQD CITY OF TAMPA RY 2002-03

On May 15, 1987, the Florida Department of Community Affairs (DCA) granted a Development Order to Markborough Florida, Inc. for a 1,980-acre Florida Quality Development (FQD) located off Bruce B. Downs Boulevard (C.R. 581) in the City of Tampa. An FQD is characterized by:

- the comprehensive planning of such a project reflects “protection of Florida's natural amenities, the cost to local government of providing services to a growing community, and the high quality of life Floridians desire.”; and
- the Development Order and amendments are issued by the DCA rather than by local government.

The Development Order has been amended a total of ten times, the latest occurring on September 10, 2001. The amendments have cumulatively:

- modified the required roadway improvements and schedule;
- altered wetland mitigation and lake configurations;
- eliminated the 532-unit adult congregate living facility;
- mandated submittal of a wildlife habitat management plan;
- accepted the dedication of a 9.85-acre park facility as full compensation for 1,098 residential units, with additional park acreage required at a rate of one acre for each 109 units;
- reduced the required gopher tortoise preserve to 12.85 acres;
- authorized a net decrease in residential units and commercial land use;
- consolidated the project's first two phases into a single phase;
- added 153 multi-family residential units to Phase III/Stage IV;
- identified that the developer's fair share payment of \$307,356.00 will satisfy the developer's obligation for transportation impacts through Phase III/Stage IV; and
- extended the Phase I & II buildout date to December 15, 2000, and the Phase III buildout date and Development Order expiration date to December 15, 2004.

The currently-approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL		COMMERCIAL (Sq. Ft.)
		Single-Family (Units)	Multi-Family (Units)	
I & II	December 15, 2000	1,623	512	100,000
III	December 15, 2004	1,425	340	0
<b>TOTAL</b>		<b>3,048</b>	<b>852</b>	<b>100,000</b>

## **PROJECT STATUS**

***Development this Reporting Year:*** 131 single-family units were constructed within Arbor Greene during the reporting year.

***Cumulative Development:*** a total of 2,133 single-family and 512 multi-family residential units have been completed in addition to 50,600 sq. ft. of commercial development. Completed ancillary development includes: the Clubhouse, tennis & fitness center, a 7,000 sq. ft. Arbor Greene Community Center and a day care facility. In addition, a 3.6-acre site has been dedicated to the County for a new Regional Library and 2.8-acre site to the County for a new fire station.

***Projected Development:*** continuation of construction of residential units would be anticipated, at minimum.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has indicated compliance regarding the protection of wetlands and natural areas (Condition IV.D.), and fair-share contribution to the Hillsborough County School Board (Condition IV.H.4.b.).
2. The developer has documented some energy conservation efforts implemented at Hunter' s Green and Arbor Greene, consistent with Condition IV.E.
3. The developer has previously completed the widening of C.R. 581 from the project' s northern boundary to I-75, consistent with Conditions IV.G.1.b.(a)-(c).
4. The traffic monitoring report was submitted with the annual report as required by Condition IV.G.1.(f.)&(g.) and IV.G.3.(a)-(d). In conclusion, the monitoring report indicates that "all of the roadway segments on which the project traffic is ten percent or more of the existing level of service D peak hour capacity are operating at an acceptable level of service." Appendix A identifies the C.R. 581 turning movement counts. Appendix B identifies the traffic volume levels for various C.R. 581 and Cross Creek intersections. Appendix C contains the various Art-Tab and HCS Arterial Analysis Worksheets.
5. The drainage plan has been previously approved in accordance with Condition IV.L.1. Surface water quality monitoring continues in accordance with jurisdictional agency permit requirements, consistent with Condition IV.L.2.

## **DEVELOPER OF RECORD**

Arbor Greene Joint Venture, 601 Bayshore Boulevard, Suite 650, Tampa, FL 33606 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. The DCA is responsible for ensuring compliance with the terms and conditions of the Development Order.