Tampa Bay Regional Planning Council

ARS

Annual Report Summary
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DRI #131 - REGENCY PARK NORTH
HILLSBOROUGH COUNTY
RY 2003-04

On April 26, 1988, Hillsborough County granted a Development Order to the Regency Group for a 119.5-acre mixed-use development located east of Interstate 75 and north of S.R. 60 in the Brandon area of Hillsborough County.

The Development Order has been amended a total of seven times, the latest occurring on August 26, 2003 (Resolution No. 03-178). The amendments have cumulatively:

- revised parameters of (and ultimately eliminated) the Woodberry Road Pipeline Improvement. Identified that the developer has already satisfied proportionate share payment in lieu thereof;
- consolidated the project into a single phase;
- allowed an increase of approved hotel room construction (to maximum of 600) and added "Research and Development" as an authorized land use (maximum of 518,000 sq. ft.) with compensatory reductions in approved office space;
- extended the overall project buildout date by a cumulative period of 14 years, 11 months and 15 days (to December 16, 2008); and
- extended the Development Order expiration date by a cumulative period of 11 years, 11 months and 15 days (to April 15, 2010).

PROJECT STATUS

The current plan of development is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Family Units)	HOTEL (Rooms)
December 16, 2001	623,005*	50,000	565	392

* - The developer has been authorized to construct up to an additional 208 hotel rooms (600 rooms maximum) or up to 518,000 sq. ft. of research & development space in exchange for office space. The exact exchange rates for these uses are prescribed in Condition IV.A.1.

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

Cumulative Development: a total of 325,010 sq. ft. of office space and 392 hotel rooms have been completed to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 4.B.3. obligates the developer to prepare and implement a Transportation Systems Management program. The developer has recently worked with Bay Area Commuter Services (BACS) to contact and meet with each of the Regency Park North tenants in order to introduce general commuter assistance concepts. These concepts include car and van pooling, as well as Telework, transit and other strategies in an effort to reduce the number of p.m. peak hour trips. BACS will continue to coordinate with the project tenants. Periodic updates on the status of this program shall be included in all Annual Reports.

2. The developer has indicated their continued compliance with all Southwest Florida Water Management District and Hillsborough County permitting requirements, including monitoring, in accordance with Condition 4.E.1.(a).

3. The developer has previously submitted the required Final Drainage Plan (Condition 4.E.2.) and the "Oak Hammock Preservation Area Vegetation Survey Report" (Condition 4.F.6). The Survey Report described the condition of each vegetative community on site.

4. Condition 4.G.6. required the developer to establish a non-potable water/irrigation plan following the issuance of the first Certificate of Occupancy. A copy of an October 23, 1998 correspondence from the applicant's representative, Mr. Allen Murphy, to Hillsborough County was included in the RY 2001-02 Annual Report as well as a December 17, 1998 correspondence from Hillsborough County. Each letter acknowledged that Hillsborough County installed a 24-inch reclaimed water line along Woodberry Road but has no further intention to connect to the Regency Park North project nor is this connection required by the developer. The developer further asserted that "the lowest quality water available shall be used as irrigation" and "digging wells for irrigation purposes is discouraged." Hillsborough County's correspondence identified the potential cost savings involved with the utilization of reclaimed water as an alternative to potable water.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

The Regency Group, Inc., 121 Atlantic Place, Jacksonville, FL 32202 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.