



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #140 - TAMPA TRIANGLE HILLSBOROUGH COUNTY RY 2003-04

On September 22, 1987, Hillsborough County granted a Development Order (Resolution No. R87-0319) to Tampa Triangle Joint Venture for a single-phase, 120.8-acre, multi-use development located southeast of the Causeway Boulevard (Lumsden Road)/U.S. 301 intersection in Hillsborough County.

The Development Order has been amended a total of seven times, the latest occurring on December 10, 2002 (Resolution No. R02-276). The amendments have cumulatively authorized: construction of 240 multi-family residential units in exchange for a corresponding reduction in office and service center space (Resolution No. R90-0032); extensions for the project buildout and the Development Order expiration (to December 29, 2006), completion date for construction of the required improvement (to June 1, 1999); modified the development plan; added 12 acres of land; authorized multi-family residential on Parcel "E"; and updated the land use equivalency matrix to recognize new conversion formulas based on newer transportation modeling rates. The anniversary date for the Annual Report is September 22nd.

PROJECT STATUS

The revised development plan is as follows:

BUILDOUT	WAREHOUSE (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Fam. #)
December 29, 2006	50,000	669,679	24,750	616

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

Cumulative Development: the 228-unit Aspen Cove apartment complex and the 100 Legacy Park, Ltd.'s 118,822 sq. ft. office building are the only development activities to occur to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Revised Condition IV.A.1. (Resolution No.01-042) requires the developer to "re-evaluate the parameters of the Transportation Analysis used for this NOPC and submit said documentation to Hillsborough County and the Florida Department of Transportation for review and approval" prior to December 29, 2005.
2. The developer is required to initiate annual p.m. peak hour traffic counts upon the issuance of Certificates of Occupancy (COs) for 400,000 square feet of office space, or the equivalence in terms of trip generation. (Condition IV.B.2.)

3. The surface water management plan for the construction of drainage areas was completed and approved by the Southwest Florida Water Management District on January 7, 1991, consistent with Condition IV.D.2. The Plan has since expired and the developer is currently modifying the Plan for future development in accordance with the SWFWMD and Hillsborough County standards.

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

DEVELOPER OF RECORD

Tampa Triangle Joint Venture, c/o CNL Corporate Properties Inc., 450 South Orange Avenue, Orlando, FL 32801-3336 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.