



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #93 - FLORIDA CORPORATE CENTER HILLSBOROUGH COUNTY RY 2003-04

On December 22, 1983, Hillsborough County granted a Development Order to Florida Corporate Center, Inc., for a 400-acre, office/research corporate park and shopping center project, located at the corner of Lumsden Road and Providence Road, in east central Hillsborough County. The Development Order expires on December 31, 2010.

The Development Order has been amended a total of six times, the latest occurring on January 12, 1999 (Resolution #R99-018). The amendments have cumulatively: added two parcels totalling 98.13-acres to the DRI with limited uses associated with these parcels; unified and extended the buildout for the entire project to 2005; and modified the required transportation improvements, the project Master Plan, and the land use equivalency matrix.

On November 26, 2003, the developer submitted a Notice of Proposed Change application to request the following modifications to the Development Order, which remain under review:

- further extend the project buildout date by five years (to December 31, 2010);
- extend the termination date of the Development Order and the date by which the project cannot be downzoned by five years (to December 31, 2015);
- revise the Land Use Equivalency Matrix; and
- change the name of the project to "Lake Brandon."

Subsequent to submittal of the Annual Report, on May 31, 2005, the developer submitted notification of their post-construction conversion of 168,574 sq. ft. of Light Industrial for 360 additional multi-family residential units and 10,700 sq. ft. of additional commercial.

PROJECT STATUS

The phasing schedule for the project is as follows:

BUILDOUT DATE	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (MF/Units)
December 15, 2005	1,442,000 ¹	1,401,744 ¹	630,977 ^{1,2}	1,716 ^{1,2}

1. Documentation included within the RYs 2001-03 Annual Report and a May 27, 2005 correspondence from MNWH&W have resulted in cumulative exchanges of 1,216,256 sq. ft. of Light Industrial space for 230,977 sq. ft. of additional retail space and 1,716 multi-family residential units.
2. The Development Order authorizes conversions to a maximums of 2,376 multi-family residential units and 800,000 sq. ft. of retail space.

Development this Reporting Year: completed 10,700 sq. ft. of retail space and 360 multi-family residential units.

Cumulative Development: the developer has reported that 630,977 sq. ft. of retail space and 1,716 multi-family units have been completed.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition IV.F. (Page 16 of Resolution No. R95-265/“Exhibit 4”) requires the developer to conduct surface water quality monitoring monthly for DeLaney and Archie Creeks with results submitted on a quarterly basis to Hillsborough County and the Tampa Bay Regional Planning Council. It appears that the developer has recently initiated this requirement with the submittal of the September 30, 2004, November 9, 2004 and December 8, 2004 monitoring results on October 13, 2004, December 6, 2004 and January 10, 2005, respectively. It is hereby requested that the monitoring continue at the required frequency and that the Council’s copies be submitted **in conjunction with the Annual Reports** rather than quarterly.
2. Condition IV.L.3.b. (Page 51 of Resolution No. R95-265/“Exhibit 4”) requires the developer to provide an annual monitoring program to provide daily and p.m. peak hour external traffic counts at the development’s entrances. The developer has submitted the results of traffic counts conducted on December 16, 2005. While daily counts were not provided, the monitoring has revealed that the project is generating 5,729 p.m. peak hour trips of the 6,853 p.m. peak hour trips approved for the project (83.6%). It is questionable why the applicant elected to conduct the monitoring during the “peak holiday shopping season” as indicated by Mr. Randy Coen in his December 23, 2004 correspondence attached as Exhibit G-2. Mr. Coen acknowledged that such timing would result in “extremely conservative” figures.
3. Condition IV.M. (Page 52 of Resolution No. R95-265/“Exhibit 4”) obligates the developer to notify the County, TBRPC and the Florida Department of Community Affairs “**at the time of selection of a land use trade-off under the Equivalency Matrix.**” This shall not be construed to mean notifying these agencies following *completion* of an alternative plan of development would be acceptable. The land use equivalency notification process was, once again, initiated following completion of development.

DEVELOPER OF RECORD

Richard R. Mulholland, 337 Plant Avenue, Tampa, FL 33606 is 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 issue identified as *Summary of Development Order Condition #3*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.