



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #86 - INTERSTATE BUSINESS PARK HILLSBOROUGH COUNTY RY 2004-05

On May 19, 1982, Hillsborough County granted a Development Order to American Tectonics for a 136.7-acre industrial/office/commercial development located in eastern Hillsborough County. The project was originally approved to contain 750,000 square feet (sq. ft.) of office space, 650,000 sq. ft. of light industrial/warehouse space and 120,000 sq. ft. of commercial space.

The Development Order has subsequently been amended a total of six times, the latest being on October 23, 2001 (Resolution No. 01-213). The amendments have cumulatively: revised the development parameters and authorized hotel as an allowable land use; extended the project buildout (to December 28, 2003) and the Development Order expiration dates (to December 28, 2004); authorized a land use equivalency matrix for a select portion of the project; and removed the required traffic monitoring at a site remote from the development.

On May 11, 2004, the developer submitted a Notice of Proposed Change application to request the following modifications to the Development Order. While the NOPC application has not been formally withdrawn, Hillsborough County is continuing to process the application through the *Essentially Built-Out Agreement* process.

- extend the project buildout date and Development Order expiration dates by an additional seven years to December 31, 2010 and December 28, 2011, respectively; and
- modify the transportation conditions of the Development Order to reflect the findings of the current transportation analysis.

PROJECT STATUS

The current development parameters are as follows:

PROJECT BUILDOUT	DEVELOPMENT	LT. INDUSTRIAL/ WAREHOUSE (Sq. Ft.)	OFFICE (Sq. Ft.)	HOTEL (Rooms)	RESTA- URANT (Sq. Ft.)
12/28/2003	Fairfield Commerce Center (northern portion of project)	900,000	154,747*	75*	2,700*
12/28/2003	Interstate Business Park (southern portion of project)	650,000	139,210	102	0
TOTAL		1,550,000	293,957	177	2,700

* - Land use exchange was recorded within the RY 2003-04 Annual Report.

Development this Reporting Year: 2,595 sq. ft. of office space and 29,110 sq. ft. of light industrial space were completed and/or commenced within the Interstate Business Park (IBP) portion of the project. No development was initiated and/or completed in the Fairfield Commerce Center (FCC) portion of development.

Cumulative Development: consists of 228,014 sq. ft. of office space (101,535 in FCC and 126,479 in IBP), 1,067,323 sq. ft. of light industrial space (761,395 in FCC and 305,928 in IBP) and 177 hotel rooms (75 in FCC and 102 in IBP).

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Water quality monitoring was conducted on June 2, 2005. Results of this monitoring were provided within Exhibit D of the Annual Report in accordance with Condition 3.H.7. In addition, the developer submitted results of a single wetland mitigation monitoring event conducted on May 16, 2005. The results of this monitoring were provided in Exhibit C.
2. Since the project has exceeded 3,000 trips at either of the project driveways (and actually both), as stated in Condition III.I.(e) (Resolution No. R98-092), the frequency of traffic monitoring has increased to semi-annual. The developer has provided the results of a single 24-hour traffic count monitoring event conducted on May 24-26, 2005. While the results of a second monitoring event were not submitted, as required, the developer is currently pursuing an *Essentially Built-Out Agreement* through Hillsborough County and the Florida Department of Community Affairs, as identified above. The lone monitoring event revealed that the project is generating an average of 3,094 vehicles at the south entrance (Oak Fair Boulevard) and 4,151 vehicles at the north entrance (Elm Fair Boulevard).

DEVELOPERS OF RECORD

The following property owners are dually responsible for adherence to the conditions of the Development Order:

<u>Northern Portion - "Fairfield Commerce Center"</u>	<u>Southern Portion - "Interstate Business Park"</u>
Duke Realty Limited Partnership 4700 Millenia Boulevard, Suite 380 Orlando, FL 32839	IBP FlexxSpace 2, Ltd. 1400 NW 107 th Avenue, 5 th Floor Miami, FL 33172

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 #2, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.