

Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #93 - LAKE BRANDON HILLSBOROUGH COUNTY

On November 14, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-244. The Resolution reflects an amendment adopted by the Board on October 25, 2005.

BACKGROUND

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 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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- 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 can not be downzoned by five years (to December 31, 2015);
- revise maximum amounts of retail and residential uses recognized within the Land Use Equivalency Matrix;
- change the name of the project to "Lake Brandon."

The revised phasing schedule is as follows:

BUILDOUT DATE	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (MF/Units)
December 15, 2010	1,442,000 ¹	1,570,318 ¹	620,277 ^{1,2}	1,356 ^{1,2}

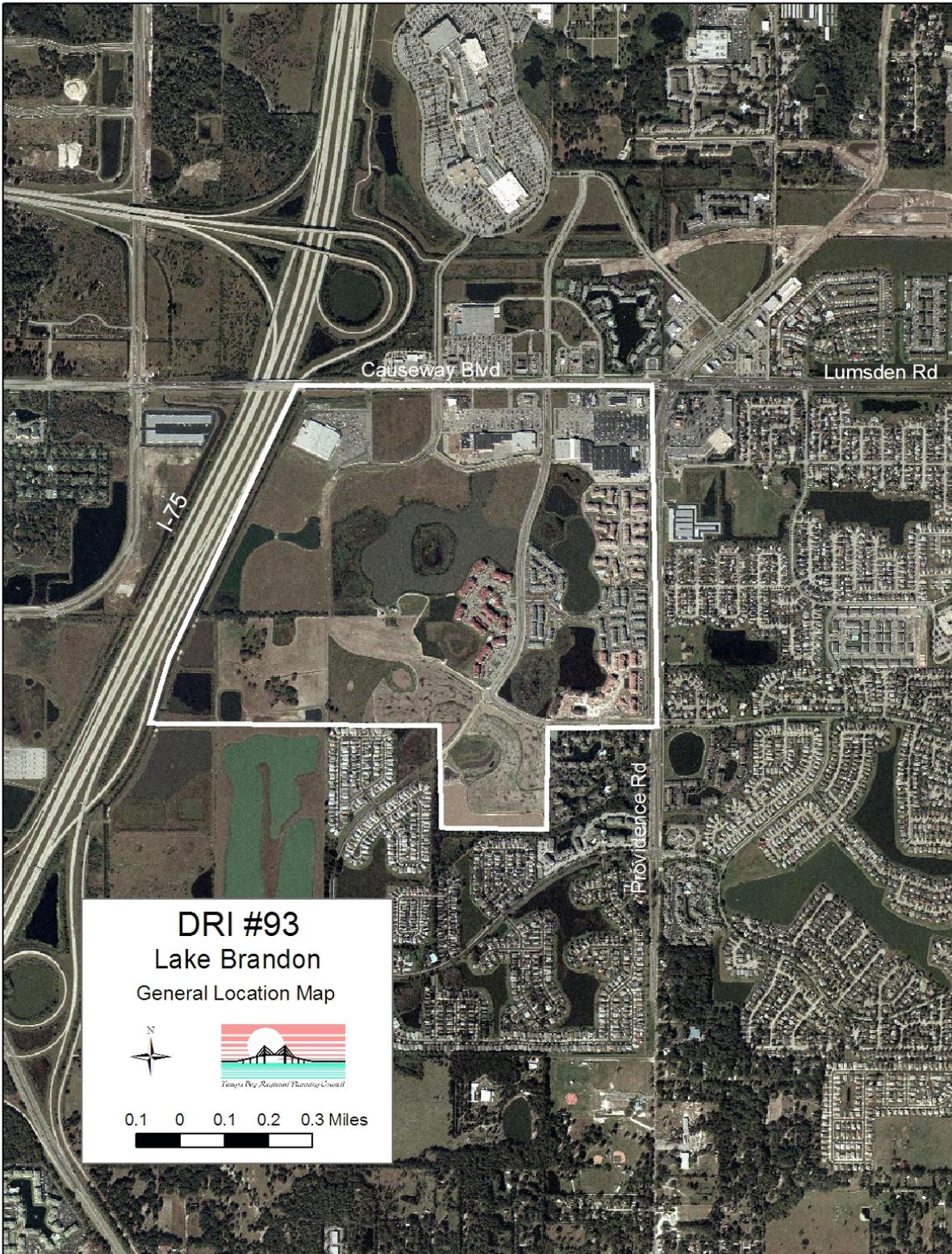
1. The RYs 2001-03 Annual Report included documentation of cumulative exchanges of 1,047,682 sq. ft. of Light Industrial space for 220,277 sq. ft. of additional retail space and 1,356 multi-family residential units.

2. The Development Order authorizes conversions to a maximums of 3,400 multi-family residential units and 900,000 sq. ft. of commercial space.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on January 10, 2005, and with the Council' *Final Report* adopted on March 14, 1983.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #93 - Lake Brandon (formerly known as "Florida Corporate Center").



DRI #93
Lake Brandon
General Location Map



Tampa Bay Regional Planning Council

0.1 0 0.1 0.2 0.3 Miles

