



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
www.tbrpc.org

### DRI #140 - TAMPA TRIANGLE HILLSBOROUGH COUNTY RY 2004-05

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 dates 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 revised conversion formulas based on newer transportation modeling rates. The anniversary date for the Annual Report is September 22<sup>nd</sup>.

#### **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:** 108 multi-family units were completed during the reporting period.

**Cumulative Development:** the 336 multi-family residential units and a 118,822 sq. ft. office building have been completed.

**Projected Development:** the developer anticipates completion of an additional 216 multi-family residential units during 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. The developer has asserted that this re-evaluation was submitted to Hillsborough County and the Florida Department of Transportation in conjunction with the RY 2004-05 Annual Report. A statement regarding the acceptance of this re-evaluation shall be included in the next Annual Report.

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 equivalent in terms of trip generation (Condition IV.B.2.). The developer has provided data to demonstrate that the above-referenced constructed entitlements are equivalent to 289,482 sq. ft. of office, thus not triggering this condition to this point.
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.