



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #181 - TRI-COUNTY BUSINESS PARK HILLSBOROUGH COUNTY RYs 2000-2005

On December 12, 1989, Hillsborough County granted a Development Order (Resolution No. R89-0321) to Tri-County Business Park, Ltd. for a three-phase, 386-acre, multi-use development to be located west of Race Track Road and north of S.R. 580 in northwestern Hillsborough County, adjacent to the Pinellas County line and the City of Oldsmar. The Phase I transportation analysis included the 935,000 square feet of light industrial/office/commercial space already constructed.

The Development Order has been amended a total of seven times, the latest occurring on December 12, 2000 (Resolution No. R00-256). The amendments have cumulatively: revised the transportation mitigation options; extended the development commencement date, each phase buildout date; and the Development Order expiration date to November 1, 2012; consolidated development into a single phase with three subphases; established a land use equivalency matrix to recognize conversions from light industrial and/or office to residential; and removed a 19.79 acre parcel and entitlements associated with 71 single-family residential units in order to construct a school. In addition, several modifications have been authorized including water quality monitoring, wetlands, upland preservation areas and irrigation plans.

In December 2000, Reptron Electronics, Inc. sold approximately 325 acres to West Hampton, LLC, who in turn assumed the obligations of the Development Order. Reptron retained responsibility and control of approximately 38 acres containing the existing Reptron facilities.

PROJECT STATUS

The approved development parameters are:

PHASE	YEARS	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RESIDENTIAL (Units)
1A	Existing	0	0	150,000	0
1B	December 31, 2005	100,000	0	150,000	155
1C		0	50,000	1,000,000	145
TOTAL	December 31, 2005	100,000	50,000	1,300,000	300

* NOTE: The developer is authorized to convert up to 60,000 sq. ft. of office space and 150,000 sq. ft. of light industrial uses of Phase 1B to residential uses and/or adult care facility, as ratios prescribed in Resolution No. 00-199. The Resolution allows for a maximum of 605 residential units.

Development this Reporting Year: 272 residential units were constructed during the five-year period since the Annual Report was last submitted.

Cumulative Development: a 150,000 sq. ft. Reptron Electronics, Inc. manufacturing facility and the aforementioned 272 residential units are completed to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Upon the issuance for 600,000 sq. ft. of industrial space for Phase I or 622 p.m. peak hour vehicle trips, whichever occurs earlier, the developer shall: institute a program to provide peak hour traffic counts at project entrances (Condition IV.B.1.); and prepare a Transportation Systems Management Plan (Condition IV.(i)).
2. The developer is required to conduct semiannual water quality monitoring of Double Branch Creek in accordance with Condition IV.C.7. Such monitoring program has been initiated in accordance with this Condition. If development activity does not occur during a given reporting period, no monitoring will be required. While results of recent monitoring events have not been provided, the relevance of such monitoring would be questionable with the proposed considerable reduction of project entitlements (see #6 below).
3. Condition IV.C.12 requires that all potential wetland losses be compensated with, at minimum, 1:1 in-kind mitigation. The respective mitigation sites shall be monitored semiannually for a period of four years. The developer has identified that the monitoring of the wetland mitigation area continues consistent with this permit condition.
4. Condition IV.E.7 obligates the developer to submit a *Non-Potable Water Use Plan* for irrigation in the first Annual Report submitted following the issuance of Certificates of Occupancy for 300,000 sq. ft. of development.
5. Section III.K. of the Development Order requires the submittal of Annual Reports on January 31st of each year. This current submittal is for the reporting periods of: 2000-01, 2001-02, 2002-03, 2003-04 and 2004-05.
6. The applicant has recently submitted a *Essentially Built-Out Agreement* application with the appropriate agencies. As part of the application, the developer proposes to forego development of 1.14 million sq. ft. of Industrial, 30,000 sq. ft. of Office and all 50,000 sq. ft. of approved Retail in exchange for authorization to construct an additional 136 residential units. It is noteworthy that the resulting overall project uses (i.e. 436 residential units, 70,000 sq. ft. of Office and 160,000 sq. ft. of Industrial) are independently and cumulatively less than the current DRI thresholds.

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

DEVELOPER OF RECORD

West Hampton, LLC, c/o Bayshore Broadway Developers, 221 Turner Street, Clearwater, FL 33756 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 with the exception of the issue identified as *Summary of Development Order Condition #5*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.