



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #93 - LAKE BRANDON HILLSBOROUGH COUNTY RYs 2004-06

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 seven times, most recently on October 25, 2005 (Resolution No. R05-244). The amendments have cumulatively: added two parcels totalling 98.13-acres to the DRI with limited uses associated with these parcels; consolidated and extended the buildout date (to December 31, 2010) and Development Order expiration date (to December 31, 2015); formally changed the name of the project from “Florida Corporate Center” to “Lake Brandon”; and modified the required transportation improvements, the project Master Plan, and the land use equivalency matrix;

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 31, 2010	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.

PROJECT STATUS

Development this Reporting Year: completed 25,621 sq. ft. of retail space.

Cumulative Development: the developer has reported that 656,598 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. The developer has submitted the results of November 9, 2004, December 4, 2004, January 5, 2005, February 3, 2005, March 22, 2005, April 27, 2005, May 19, 2005, June 1, 2005, July 12, 2005, August 9, 2005, August 31, 2005, October 12, 2005, November 23, 2005, December 21, 2005, January 9, 2006, February 6, 2006, March 7, 2006, July 6, 2006, August 22, 2006, September 15, 2006 monitoring events. While the results of the April - June, 2006 and October - November, 2006 were not provided, it is assumed that these monitoring events were conducted. It is hereby requested that the monitoring continue at the required frequency but that

the Council's copies of **ALL** water quality monitoring activities 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 between February 26 - March 8, 2007. While daily counts were not provided, the monitoring has revealed that the project is generating 5,874 p.m. peak hour trips of the 6,853 p.m. peak hour trips approved for the project (85.7%).
3. Condition IV.K. of the Development Order requires the developer to submit an Annual Report "on the anniversary of the effective date of this Amended & Restated Development Order for each following year until and including such time as all terms and conditions of this Amended and Restated Development Order are satisfied." It is hereby acknowledged that Lake Brandon's RY 2004-05 and RY 2005-06 Annual Report, which were due on November 13, 2005 and November 13, 2006 respectively, were not submitted until a consolidated Report was filed on April 23, 2007.

DEVELOPER OF RECORD

Richard R. Mulholland, 106 S. Tampania Avenue, Suite 100, Tampa, FL 33609 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.