



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #93 - LAKE BRANDON HILLSBOROUGH COUNTY RY 2006-07

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 totaling 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 Applicant has recently requested additional three-year extension of the buildout and Development Order expiration dates in accordance with recent changes to Subsection 380.06(19)(c), F.S. Hillsborough County will be responsible for determining if the project qualifies for these additional extensions.

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 maximum of 2,376 multi-family residential units and 800,000 sq. ft. of retail space.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period.

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 only submitted the results of the November 2006, December 2006 and September 2007 monitoring events as conducted during the reporting year. The Developer has identified that attempts were made during January 2007 through August 2007 and October 2007 through November 2007 to conduct the required monitoring but that “flow was not observed from

any station... therefore no samples were collected.” It is requested that all future Annual Reports include all corresponding monitoring results or acknowledgement as to why certain monitoring was not conducted.

2. The Developer is required to conduct annual traffic monitoring to provide daily and p.m. peak hour external trip counts at the development’s entrances in accordance with Condition IV.L.3.b. (Page 51 of Resolution No. R95-265/‘Exhibit 4’). While daily counts were not included, traffic monitoring was conducted between September 25 - October 4, 2007. The monitoring results revealed that the project is generating 5,472 p.m. peak hour trips of the 6,853 p.m. peak hour trips approved for the project (79.8%). The Developer has alleged that a significant number of these trips result from “non-project related cut-through traffic.”

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