



# ARS

## Annual Report Summary

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

### DRI #131 - REGENCY PARK NORTH HILLSBOROUGH COUNTY RY 2011-12

On April 26, 1988, Hillsborough County granted a Development Order to the Regency Group for a 119.5-acre mixed-use development located east of Interstate 75 and north of S.R. 60 in the Brandon area of Hillsborough County.

The Development Order has been amended a total of seven times, most recently on August 26, 2003 (Resolution No. 03-178). The amendments have cumulatively:

- revised parameters of (and ultimately eliminated) the Woodberry Road Pipeline Improvement. Identified that the developer has already satisfied proportionate share payment in lieu thereof;
- consolidated the project into a single phase;
- allowed an increase of approved hotel room construction (to maximum of 600) and added “Research and Development” as an authorized land use (maximum of 518,000 sq. ft.) with compensatory reductions in approved office space;
- ultimately extended the project buildout date by a cumulative period of 19 years, 11 months and 15 days (to December 16, 2013), inclusive of a three-year extension associated with a revision of Subsection 380.06(19)(c), F.S. and two more years in accordance with “SB 360,” approved as part of the 2007 and 2009 legislative sessions, respectively; and
- ultimately extended the Development Order expiration date by a cumulative period of 16 years, 11 months and 15 days (to April 15, 2015), inclusive of the cumulative five year extension period recognized above.

### PROJECT STATUS

The approved plan of development is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (MF Units)	HOTEL (Rooms)	RSRCH/DEVT (Sq. Ft.)
December 16, 2013	623,005*	50,000	565	392	0*

\* - Research & Development is a specifically approved use that can be exchanged with Office use at a 1:1 ratio to a maximum of 518,000 sq. ft.

**Development this Reporting Year:** no development was initiated or completed during the reporting period.

**Cumulative Development:** a total of 410,666 sq. ft. of office space, 392 hotel rooms and 360 Multi-Family residential units have all been completed.

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

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Condition 4.B.3. obligated the developer to prepare and implement a *Transportation Systems Management* program upon the issuance of Certificates of Occupancy for 235,000 sq. ft. of Office (or the equivalent). With the intended purpose of reducing p.m. peak hour travel through the implementation of a variety of measures, such program was initiated during the 2001-02 reporting period. In partnership with Bay Area Commuter Services (now Tampa Bay Area Regional Transportation Authority or “TBARTA”), the Developer has promoted the following commuter alternatives/ programs: telework, flex-scheduling, mass transit, car/van pooling. In fact, even a “How Cool is your Carpool” video contest was conducted in 2010. As far as current year initiatives, the Developer recognized that all companies were sent “*an e-mail from TBARTA in late 2011 requesting a meeting to discuss ideas on how to proceed with the TBARTA’s Commute Options Program*” but that “*to date, no responses have been received.*” The Developer shall continue to take a proactive approach to promoting commuter alternatives. An update on the status of this program shall continue to be provided and re-evaluated in conjunction with all subsequent Annual Reports.
2. The developer has re-affirmed their continual compliance with all Southwest Florida Water Management District and Hillsborough County permitting requirements, including monitoring, in accordance with Condition 4.E.1.(a).
3. The developer has previously submitted the required *Final Drainage Plan* and the *Oak Hammock Preservation Area Vegetation Survey Report* in accordance with Conditions 4.E.2 and 4.F.6, respectively.
4. The Developer previously prepared and submitted a *Non-Potable Water/Irrigation Plan* as required per Condition 4.G.6. However, a December 17, 1998 correspondence (from Hillsborough County to Mr. Allen Murphy), submitted in conjunction with the RY 2001-02 Annual Report, included the acknowledgements that the County installed a 24-inch reclaimed water line along Woodberry Road but has no further intention to connect to the Regency Park North project nor is this connection required by the Developer. The Developer continues to recognize that “*the lowest quality water available shall be used for irrigation*” and “*digging wells for irrigation purposes is discouraged.*”

## **DEVELOPER OF RECORD**

The Regency Group, Inc., One Independent Drive, Suite 3120, Jacksonville, FL 32202 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.