Tampa Bay Regional Planning Council
ESTABLISHED 1962

ARS

Annual Report Summary

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DRI #131 - REGENCY PARK NORTH
HILLSBOROUGH COUNTY
RY 2013-14

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; and
- extended the project buildout and Development Order expiration dates by cumulative period of 23 years, 11 months and 15 days. The cumulative extensions included: three years associated with a revision of Subsection 380.06(19)(c), F.S. (in 2007), two years in accordance with "SB 360" (in 2009), and four years authorized by HB 7207 (in 2011). As extended, the revised phase buildout is December 16, 2017, while the Development Order expires on April 15, 2019.

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, 2017	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.

In lieu of preparing a formal Annual Report, the Developer submitted a correspondence dated June 9, 2014 indicating that "*there has been no development since the last DRI Annual Report*" within the Regency Park North DRI. Such declaration is authorized by Subsection 380.06(18), F.S.Therefore, the development and compliance representations made below have not been updated and would continue to be identical to that previously provided.

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 recent 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 no responses had 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 acknowledgments 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.