



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #189 - BIG BASIN COMMERCE PARK HILLSBOROUGH COUNTY RY 2001-02

On July 30, 1991, Hillsborough County adopted Resolution No. 91-0157 as a Development Order for a 219.9-acre multi-use development proposed to be located east of Race Track Road and north of State Road 580 in northwestern Hillsborough County. The Resolution granted specific approval for Phase I and conceptual approval for the remaining phases.

The Development Order has been amended a total of four times, the latest occurring on November 5, 1998 (Resolution 98-234). The amendments have cumulatively: extended the Phase I & II buildout dates by two years and the commencement date for Phase III by two years to December 15, 2003; extended the Phase I buildout date to December 15, 2000; granted specific Phase II approval; removed an internal roadway that provided access from the southern portion of the site to Race Track Road; and authorized construction of an additional 425,000 sq. ft. of light industrial use in Phase I. The Development Order expires on December 15, 2008. The anniversary date for the Annual Report is July 30th.

PROJECT STATUS

The revised phasing schedule is as follows:

PHASE/YEARS	RETAIL (Sq. Ft.) [ITE-820]	MULTI-FAM. RESIDENTIAL (Units) [ITE-230]	SERVICE/ DISTRIB. (Sq. Ft.) [ITE-150]	INDUST./ WRHSE. (Sq. Ft.) [ITE-150]	OFFICE/ SVC. CTR. (Sq. Ft.) [ITE-130]
Phase I (1991-12/15/2000)	25,000	247	87,400	65,725	298,000
Phase II (2000-12/15/2006)	0	0	57,500	43,950	350,000
Phase III* (2005-12/15/2008)	0	0	57,500	43,950	302,100
TOTAL	25,000	247	202,400	153,625	950,100

* NOTE: Specific approval of Phase III is contingent upon further Chapter 380.06, F.S. analysis for transportation, air quality, water supply, wastewater, fire, police and EMS services.

Development this Reporting Year: a total of 34,500 sq. ft. of office/service center space and 247 multi-family residential units were completed during the reporting year.

Cumulative Development: a total of 356,806 sq. ft. of office/service center space and 247 multi-family residential units have been completed to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition III.I.2, the developer is required to identify development activities anticipated for the next reporting year. No such information has been provided.
2. Condition IV.B.3 requires the developer to prepare and implement a transportation systems management (TSM) program prior to the first annual report required pursuant to Condition III.J. The developer has previously provided an outline of TSM objectives to be implemented in the future. Hillsborough County has previously agreed with the developer's determination that a detailed TSM Plan would not be required since no goals have been specifically identified in the Development Order. The developer will continue to provide existing and prospective tenants with a one-page summary sheet, suitable for posting on company bulletin boards, addressing van pooling and mass transit services available to the site.
3. Condition IV.B.6. requires the developer to provide p.m. peak hour traffic counts upon the issuance of Certificates of Occupancy for 340,000 sq. ft. of Phase I development or the generation of 295 total p.m. peak hour trips (entering + exiting), whichever occurs first. With the acknowledged completion of 356,806 sq. ft. of office/service center space and 247 multi-family residential units, this threshold has been triggered. The developer has not provided the required traffic counts nor addressed this Condition. The traffic count monitoring shall be provided in all subsequent annual reports and continue until project buildout.
4. The developer has acknowledged continued compliance with Condition IV.C.10 which requires a surface water quality monitoring program for the protection of Double Branch Creek. The monitoring shall be conducted every 18 months and submitted to the Southwest Florida Water Management District, the Florida Department of Environmental Protection and the Environmental Protection Commission of Hillsborough County for review.
5. The developer has previously submitted a Wetland Management Plan and a Non-Potable Water Irrigation Plan, consistent with Conditions IV.C.15 and IV.E.9, respectively.

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

DEVELOPER OF RECORD

Andrew J. Lynn, 1311 N. Church Avenue, Tampa, FL 33607 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 under *Summary of Development Order Condition #3*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.