



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #86 - INTERSTATE BUSINESS PARK HILLSBOROUGH COUNTY RYs 2000-02

On May 19, 1982, Hillsborough County granted a Development Order to American Tectonics for a 136.7-acre industrial/office/commercial development located in eastern Hillsborough County. The project was originally approved to contain 750,000 square feet (sq. ft.) of office space, 650,000 sq. ft. of light industrial/warehouse space and 120,000 sq. ft. of commercial space.

The Development Order has subsequently been amended a total of six times, the latest being on October 23, 2001 (Resolution No. 01-213). The amendments have cumulatively:

- revised the development parameters and authorized hotel as an allowable land use;
- extended the project buildout and Development Order expiration dates;
- authorized a land use equivalency matrix for the southern portion of the project;
- removed the required traffic monitoring at a site remote from the development; and
- authorized the use of a limited equivalency conversion formula for Tract 12.

The Development Order currently expires on December 28, 2004.

PROJECT STATUS

The current development parameters are as follows:

PROJECT BUILDOUT	DEVELOPMENT	LT. INDUST./WAREHOUSE (Sq. Ft.)	OFFICE (Sq. Ft.)	HOTEL (Rooms)
12/28/2003	Fairfield Commerce Center	900,000	200,000	0
12/28/2003	Interstate Business Park	650,000	139,210	102
TOTAL		1,550,000	339,210	102

Development this Reporting Year: construction has been completed on two warehouse/distribution facilities totaling 247,190 sq. ft. within the Fairfield Commerce Center portion of the project and an additional 23,234 sq. ft. of office development within the Interstate Business Park portion of the project.

Cumulative Development: inclusive of the above-referenced development activity, cumulative development would consist of 120,532 sq. ft. of office, 769,104 sq. ft. of light industrial and 102 hotel rooms.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Water quality monitoring was conducted on November 7, 2001 and submitted within the annual report, consistent with Condition 3.H.7.
2. The developer has provided the results of 24-hour traffic counts conducted at the project’s north and south entrances on August 21-23, 2001. In conclusion, the report indicates that the average daily traffic volumes at the project's entrances are below those approved by the Development Order. The average number of trips recorded were provided for the north entrance, the south entrance and the combined entrance totals. An average of 2,186 vehicles were recorded at the south entrance and 1,982 at the north entrance during the three-day monitoring event. It is noted that the north entrance traffic counts have fluctuated considerably since the inception of monitoring in 1994. Once 3,000 trips per day are exceeded in either direction, further transportation analysis will be required.
3. Consistent with Florida Statute Subsection 380.06(18) and Annual Report Form response #8, the developer is required to identify “**how and when each condition or commitment has been complied with during the annual report reporting period.**” Exhibit “G”, submitted by the developer as part of the Annual Report, only reiterates each condition rather than identify compliance or consistency. Compliance with individual conditions shall be required in all future annual monitoring.
4. It is noted that Condition IV.K. of the Development Order obligates the developer to submit an Annual Report every year. The current submittal is for a combined 2000-01 and 2001-02 reporting years.

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

DEVELOPERS OF RECORD

The following property owners are dually responsible for adherence to the conditions of the Development Order:

Northern Portion - “Fairfield Commerce Center”	Southern Portion - “Interstate Business Park”
Duke Realty Corporation 1025 Greenwood Blvd., Suite 275 Lake Mary, FL 32746	IBP FlexxSpace, Ltd. 15950 Bay Vista Drive, Suite 250 Clearwater, FL 33760

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issues identified in *Summary of Development Order Conditions #3 & #4*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.