



ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #131 - REGENCY PARK NORTH HILLSBOROUGH COUNTY RY 2002-03

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 six times, the latest occurring on February 10, 1998 (Resolution No. 98-030). 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 Development Order expiration date to April 15, 2003.

On March 13, 2003, the applicant submitted a Notice of Proposed Change application requesting an additional (retro-active) seven year extension of the project buildout date (to December 16, 2008) and an additional seven year extension of the Development Order expiration date (to April 15, 2010). The proposal remains under review.

PROJECT STATUS

The current plan of development is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Family Units)	HOTEL (Rooms)
December 16, 2001	623,005*	50,000	600	392

* - The developer has been authorized to construct up to an additional 208 hotel rooms (600 rooms maximum) or up to 518,000 sq. ft. of research & development space in exchange for office space. The exact exchange rates for these uses are prescribed in Condition IV.A.1.

Development this Reporting Year: it appears that 52,996 sq. ft. of office development was completed during the reporting year.

Cumulative Development: a total of 325,010 sq. ft. of office space and 392 hotel rooms 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. Condition 4.B.3. obligates the developer to prepare and implement a Transportation Systems Management (TSM) program upon the issuance of Certificates of Occupancy for 235,000 sq. ft. of office space (or the equivalent). The developer has previously identified specific measures which could be implemented to reduce the number of p.m. peak hour trips, including: car and van pooling, alternative work hours, telecommunication and parking management alternatives. The developer has requested that each tenant appoint one TSM Coordinator to encourage participation of the TSM initiatives within their respective organization and annually notify the master developer of their overall “assessment of the actual achievements of the implemented TSM measures.” However, a report of the implementation of specific measures and an annual assessment of effectiveness have not been provided within the Annual Report, as required. The applicant’s representative has subsequently agreed to provide such assessment with next year’s Annual Report.
2. The developer has indicated their continued 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 (Condition 4.E.2.) and the “Oak Hammock Preservation Area Vegetation Survey Report” (Condition 4.F.6). The Survey Report described the condition of each vegetative community on site.
4. Condition 4.G.6. required the developer to establish a non-potable water/irrigation plan following the issuance of the first Certificate of Occupancy. A copy of an October 23, 1998 correspondence from the applicant’s representative, Mr. Allen Murphy, to Hillsborough County was included in the RY 2001-02 Annual Report as well as a December 17, 1998 correspondence from Hillsborough County. Each letter acknowledged that Hillsborough 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 further asserted that “the lowest quality water available shall be used as irrigation” and “digging wells for irrigation purposes is discouraged.” Hillsborough County’s correspondence identified the potential cost savings involved with the utilization of reclaimed water as an alternative to potable water.

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

DEVELOPER OF RECORD

The Regency Group, Inc., 121 W. Forsythe Street, Suite 810, 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 with the exception of the issue identified in *Summary of Development Order Condition #1*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.