



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #86 - INTERSTATE BUSINESS PARK HILLSBOROUGH COUNTY RY 2002-03

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: no development activity occurred during the reporting year.

Cumulative Development: consists of 120,532 sq. ft. of office space, 769,104 sq. ft. of light industrial space 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 June 11, 2003. Results of this monitoring was provided within Exhibit D-2 of the Annual Report in accordance with Condition 3.H.7. In addition, the developer submitted results of the Third and Fourth Semi-Annual monitoring

of the wetland mitigation area as conducted on November 25, 2002 and May 15, 2003, respectively.

2. The developer has provided the results of 24-hour traffic counts conducted at the project's north and south entrances on May 20-22, 2003. The monitoring consists of recording the average number of daily trips at the project's north entrance, south entrance and combined entrance totals. An average of 3,085 vehicles were recorded at the south entrance (Oak Fair Boulevard) and 2,786 at the north entrance (Elm Fair Boulevard) during the three-day monitoring event. In conclusion, since the south traffic driveway volumes have exceeded the 3,000 trips per day stipulated in Condition III.I.(e) of Resolution No. R98-092, the traffic count monitoring shall be instituted more frequently (semi-annually) in order to verify whether the counts are being sustained at these volumes. Hillsborough County staff is currently researching the consequences if the next monitoring event concludes that the project continues to generate more than 3,000 daily trips at either of the project entrances.

DEVELOPERS OF RECORD

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

<u>Northern Portion - "Fairfield Commerce Center"</u>	<u>Southern Portion - "Interstate Business Park"</u>
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. However, the issue identified in *Summary of Development Order Condition #2*, above, will be analyzed closely in future Annual Reports. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.