



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #131 - REGENCY PARK NORTH HILLSBOROUGH COUNTY

On September 15, 2003, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 03-178. The Resolution reflects an amendment adopted by Hillsborough County on August 26, 2003.

BACKGROUND

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 previously been amended a total of six times, the latest occurring on February 10, 1998 (Resolution No. 98-030). These amendments 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;
- extended the overall project buildout date by a period of seven years, 11 months and 15 days (to December 16, 2001); and
- extended the Development Order expiration date by a period of four years, 11 months and 15 days (to April 15, 2003).

DEVELOPMENT ORDER AMENDMENT

This Amendment authorized additional seven year extensions of the project buildout date (to December 16, 2008) and the Development Order expiration date (to April 15, 2010).

The revised plan of development is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Family Units)	HOTEL (Rooms)
December 16, 2008	675,000*	50,000	565	150

* - The developer has been authorized to construct up to an additional 450 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.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on August 11, 2003 and with the Council' *Final Report* adopted on September 14, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #131 - Regency Park North.