



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #208 - THE CRESCENT HILLSBOROUGH COUNTY

On May 5, 2004, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-073. The Resolution reflects an amendment adopted by Hillsborough County on April 13, 2004.

BACKGROUND

On January 9, 1990, Hillsborough County granted a Development Order (Resolution No. R90-0029) to the Towermarc Corporation for a 131.9-acre, single-phase, multi-use development located in the northern quadrant of the U.S. 301/I-75 interchange in Hillsborough County.

The Development Order has been amended on two prior occasions, the most recent occurred on February 10, 1998 (Resolution No. R98-29). The amendments have cumulatively: extended project buildout and the Development Order expiration date by a period of nine years (to December 31, 2005 and January 16, 2010, respectively); authorized a time extension for the Falkenburg Road pipeline project; and added 35.20 acres to the project.

Two parcels totaling 72± acres have been previously sold to Progressive Casualty Insurance Company. These parcels are identified as Parcels "A" and "B" on the Master Development Plan.

The currently approved plan of development is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)
December 31, 2005	1,050,000	350,000	110,000	220

NOTE: Through the utilization of the adopted land use trade-off matrix, the developer is permitted to exchange approved land uses as long as the following maximum amounts of development are not exceeded: 1.5 million sq. ft. of office, 250,000 sq. ft. of commercial, or 440 hotel rooms.

DEVELOPMENT ORDER AMENDMENT

The April 13, 2004 Development Order Amendment authorizes two additional access points along U.S. 301 to serve Parcel B. The access points are located south of Falkenburg Road.

RECOMMENDATION

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 April 12, 2004, and with the Council' *Final Report* adopted on November 13, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #208 - The Crescent.