Tampa Bay Regional Planning Council

ARS

Annual Report Summary
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DRI #108 - HIDDEN RIVER CORPORATE PARK
CITY OF TAMPA
RYs 2000-03

On August 8, 1985, the Tampa City Council granted a Development Order (Ordinance No. 8969-A) to Hidden River Properties, Inc. for a 476-acre, three phase, multi-use development located at the northwest quadrant of the Interstate 75/Fletcher Avenue interchange.

The Development Order has been amended a total of six times, the latest occurring on May 23, 1996 (Ordinance 96-104). The amendments have cumulatively: consolidated the first two phases (now referred to as "revised Phase I"); extended the revised Phase I buildout date and Development Order Expiration date. The revised Phase II (formerly Phase III) still has only conceptual approval. The Development Order expires on December 31, 2010. The anniversary date for the Annual Report is July 1st.

PROJECT STATUS

The following summarizes the approved phasing schedule:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)
Revised Phase I	12/31/2005	3,000,000	145,000	750
Revised Phase II*	12/31/1997	1,200,000*	0	0
	TOTAL	**4,200,000***	**145,000**	**750**

* - Specific approval of Revised Phase II is contingent upon further transportation analysis in conjunction with Section 380.06, F.S.

Development during Reporting Years: it appears that 57,773 sq. ft. of office development, 8,675 sq. ft. of retail development and 93 hotel rooms were completed since the last Annual Report was submitted.

Cumulative Development: a total of 1,151,576 sq. ft. of office space, 11,302 sq. ft. of retail space and 301 hotel rooms have all been completed to date.

Projected Development: there was no discussion of development specific activity proposed for the next reporting year other than marketing the project to prospective tenants.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition 4.B. of the Development Order and Section 380.06(18), F.S., annual reports are required to be submitted on a yearly basis. This Report serves as documentation of development and Development Order compliance for RYs 2000-01, 2001-02 **and** 2002-03.

2. The developer has submitted the annual assessments of "hourly traffic counts for a 24-hour period taken at all established access points from public right-of-way to the development site", consistent with Condition 4.B.6. As indicated in the table below, results of the traffic counts conducted in 2001, 2002 and 2003 each reveal that the project is generating fewer than the approved 2,429 external p.m. peak hour trips.

APPROVED NET EXT. PM PEAK HOUR TRIPS	Traffic Counts conducted June 26, 2001 (2001)		Traffic counts conducted August 22, 2002 (2002)		Traffic Counts conducted June 26, 2003 (2003)	
	#	(% of Approved)	#	(% of Approved)	#	(% of Approved)
2,429	1,273	52.41	1,221	50.27	1,363	56.11

3. Condition 4.D.(1) requires the developer to submit a Transportation Systems Management Plan prior to issuance of construction permits for development in the Revised Phase II.

4. In accordance with Condition 4.D.(3)(a)(ii), the developer has previously contributed $1,850,000 to FDOT to fulfill their obligation to the Fowler Avenue pipeline improvement.

5. The design of the three entrances has been coordinated with the design for Fletcher Avenue widening, consistent with Conditions 4.D.(6)(a) and 4.D.(6)(b). A new entrance (Cypress Glenn Lane) was constructed as part of the site improvements for Phase 3B, consistent with Condition 4.D.(6)(c).

DEVELOPER OF RECORD

Crescent Resources, Inc., 14025 Riveredge Drive, Suite 130, Tampa, FL 33637 is the entity 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 *Summary of Development Order Condition #1*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.