



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #196 - TOWERMARC/WATERS AVENUE HILLSBOROUGH COUNTY RY 2003-04

On August 22, 1989, Hillsborough County granted a Development Order (Resolution No. R89-0203) to Towermarc Corporation for a three-phase, 198.9-acre, multi-use development in northwest Hillsborough County, generally located north of Waters Avenue and west of Anderson Road. The project received specific approval for Phase I and conceptual approval of the remaining two phases. The Development Order was subsequently appealed by the Council on the basis of transportation analysis. After revising the transportation mitigation provisions of the Order, the County adopted an amendment (Resolution No. R89-0309) whereby granting the same overall development approvals at project build-out, but reduced the extent of Phase I approval.

The Development Order has been amended five times, the latest adopted on October 10, 1995 (Resolution R95-232). The amendments have cumulatively: extended the Phase I build-out and development commencement dates by four years, 11 months and 15 days; recognized that the County has elected to design and construct the Required Improvement; modified the land use trade-off mechanism to allow multi-family residential development; and removed land from the master site plan associated with construction of the Veteran's Expressway. The Development Order expires on July 31, 2007.

The applicant previously submitted a correspondence dated July 15, 2003 from Mr. James Hoster of J. Hoster Mobility. The correspondence essentially documented the conversion of 603,000 sq. ft. of service center space and 167,000 sq. ft. of office space for an additional allotment of 373,216 sq. ft. of retail space. The trip generation estimates from the resulting conversion do not exceed the project's approved 1,913 p.m. peak hour trips.

The revised phasing schedule is as follows:

PHASE (BUILDOUT)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	OFFICE SVC. CTR. (Sq. Ft.)	COMM. SVC. CTR. (Sq. Ft.)	HOTEL (Rooms)
I (1997-2000)	600,000	403,216	0	0	0
II (1996-2002)	963,000	40,000	550,550	296,450	250
TOTAL	1,563,000	443,216	550,550	296,450	250

* NOTE: A maximum of 815 multi-family units can be substituted with aforementioned land uses through the adopted land use matrix, as identified in Resolution No. 95-232.

PROJECT STATUS

Development this Reporting Year: a 108,000 sq. ft. Capital One office facility and a 49,603 sq. ft. Waccamaw (retail) facility were constructed.

Cumulative Development: it has been reported that 364,832 sq. ft. of retail space and 597,000 sq. ft. of office space have been constructed.

Projected Development: development will coincide with market demand.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer did not submit the p.m. peak hour traffic counts at project entrances as required by Condition 4.B.15. The applicant attributed the lack of submittal to the fact that no development activity occurred on site during the reporting year. Last year's traffic monitoring revealed that the project was generating 1,376 of the approved 1,913 external p.m. peak hour trips.
2. The developer previously submitted a "Transportation Systems Management Plan" (TSMP) with the RYs 1999-2003 Annual Report in accordance with Condition 4.B.16. The TSMP did not address traffic reduction techniques such as car pooling, van pooling, telecommuting and/or flex scheduling, which is the primary purpose for the Plan. The information was limited to the HARTline bus routes and schedules and the site-oriented pedestrian and bicycle amenities.
3. The developer has previously submitted a Stormwater Management Plan, as required by Condition 4.E.1.
4. The developer submitted only a single installment of the semi-annual surface water quality monitoring required in accordance with Condition 4.E.2. The monitoring event was conducted on April 14, 2003. The frequency of water quality monitoring shall resume semi-annually if the buildout date is extended and development activity continues.
5. Condition 4.F.4.c. requires the developer to conduct semiannual monitoring of mitigation areas and littoral shelves for four years with a minimum of 80 percent survival rate. Confirmation regarding the survival rate of these areas has not been provided within the Annual Report. However, previous results have indicated an estimated 90 to 100 percent survival rate.
6. Condition 4.K. requires the developer to provide an affordable housing analysis prior to commencement of Phase II.
7. The buildout dates associated with Phase I and Phase II of development lapsed in 2000 and 2002, respectively. The developer will be required to submit a Notice of Proposed Change application to request a further extension of the phase buildout date(s). No further permits shall be issued by Hillsborough County until or unless the Development Order has been amended to extend the buildout date.

DEVELOPER OF RECORD

Waters Avenue Land Partners, Ltd., 225 Franklin Street, 26th Floor, Boston, MA 02110-2801 is the entity responsible for fulfilling the requirements of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. However, if the developer intends to construct further entitlements, an extension of the buildout period will first be required as identified in *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.