



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
www.tbrpc.org

DRI #208 - THE CRESCENT HILLSBOROUGH COUNTY RY 2003-04

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 three prior occasions, the most recent occurred on April 13, 2004 (Resolution No. 04-073). 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; added 35.20 acres to the project; and authorized two additional access points along U.S. 301 to serve Parcel B. The anniversary date for the annual report is January 31st.

On May 18, 2004, the Tampa Bay Regional Planning Council hosted a transportation methodology meeting to discuss the developer's request for an additional five year extension of the project buildout date and the Development Order expiration date.

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.

PROJECT STATUS

The development schedule is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUST. (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 uses as long as the development does not exceed 1.5 million sq. ft. of office, 250,000 sq. ft. of commercial or 440 hotel rooms.

Development this Reporting Period: While Progressive Insurance received construction plan approval for an additional 284,738 sq. ft. of office space in December 2003, construction of these entitlements is envisioned for the next reporting period. No other development activity has been initiated.

Cumulative Development: comprised of 307,000 sq. ft. of office development (Progressive Insurance) and a 2,972 sq. ft. 7-Eleven retail facility.

Projected Development: No development activity has been identified for the next reporting year other than "actively marketing" the project.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has elected and completed the widening of Falkenburg Road from Lumsden Road to U.S. 301 (Option #3), including dual left turn lanes and signalization on both Falkenburg Road and U.S. 301.
2. Upon the issuance of COs for 600,000 sq. ft. of office space, the developer shall conduct traffic counts at project entrances (Condition IV.B.2.a.) and provide documentation of the trips diverted from the p.m. peak hour as a result of the implementation of the Transportation Systems Management program measures (Condition IV.B.2.b.).
3. The developer previously submitted the Master Stormwater/Drainage Plan, the Wetland Management Plan and a Non-Potable Water Use Plan as required by Conditions IV.E.1., IV.F.4.d. & IV.G.4., respectively.
4. Condition IV.E.2. requires the developer to conduct semi-annual surface water quality monitoring. Based on recommendations of the Florida Department of Environmental Protection, the sampling criteria associated with the monitoring program was revised. Based on the premise that approval of the revised monitoring program “was received too late in the [*reporting*] year,” only a single surface water quality monitoring event was conducted. Future annual reports shall include the results of the semi-annual monitoring efforts.
5. The developer has completed the semi-annual monitoring of mitigation areas and littoral shelves, in accordance with Condition IV.F.4.e., to the acceptance of the Florida Department of Environmental Protection.
6. Upon the issuance of COs for 1,000,000 sq. ft. of office space, the developer shall prepare an affordable housing analysis in accordance with Condition IV.K.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Towermarc Corporation, 260 Franklin Street, Suite 1840, Boston, MA 02110 is the firm 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 the issue identified in *Summary of Development Order Condition #4*, above. Hillsborough County is responsible for ensuring compliance with terms and conditions of the Development Order.