



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #108 - HIDDEN RIVER CORPORATE PARK CITY OF TAMPA RY 2003-04

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 seven times, the latest occurring on February 10, 2005 (Ordinance 2005-44). The amendments have cumulatively: consolidated the first two phases (now referred to as “revised Phase I”); extended the revised Phase I buildout date by a period of 19 years and the Development Order expiration date by a period of 15+ years; and revised the Land Use Equivalency Matrix to allow a maximum of 600 multi-family residential units. The Development Order expires on December 31, 2015. The anniversary date for the Annual Report is July 1<sup>st</sup>.

#### **PROJECT STATUS**

The following summarizes the approved phasing schedule:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)	RESIDENTIAL (MF Units)
Revised Phase I	12/31/2010	3,000,000	145,000	750	0
Revised Phase II*	12/31/1997	1,200,000*	0	0	0
<b>TOTAL</b>		<b>4,200,000*</b>	<b>145,000</b>	<b>750</b>	<b>0</b>

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

**Development this Reporting Year:** no development activities were initiated or completed.

**Cumulative Development:** a total of 1,147,957 sq. ft. of office space, 9,465 sq. ft. of retail space and 301 hotel rooms have all been completed to date.

**Projected Development:** no specific development activity was identified for the next reporting year.

#### **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 July 1<sup>st</sup> of each year. The RY 2003-04 was submitted more than 8½ months delinquent, on March 24, 2005.

2. The developer has previously submitted the results of 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. Those results had indicated that the project was generating fewer than the approved 2,429 external p.m. peak hour trips. While similar monitoring results were not specifically provided with this Annual Report, traffic counts were conducted and provided in conjunction with the recently approved Development Order Amendment. Traffic count monitoring shall resume with the results provided with all future Annual Report submittals.
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 in accordance 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.