



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #208 - THE CRESCENT HILLSBOROUGH COUNTY

On October 26, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-230. The Resolution reflects an amendment adopted by the Board on October 11, 2005.

#### 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 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.

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.

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- an extension of the project buildout by five additional years (to December 31, 2010); and
- an extension of the Development Order expiration date by a like period of five years (to January 16, 2015).

The revised phasing schedule is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)
December 31, 2010	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.

# 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 July 11, 2005, and with the Council's *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.

