



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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

DRI #108 - HIDDEN RIVER CORPORATE PARK CITY OF TAMPA RY 2004-05

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 1st.

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
TOTAL		4,200,000*	145,000	750	0

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

Development this Reporting Year: it appears that a 2,025 sq. ft. Dunkin Donuts restaurant was completed during the reporting year.

Cumulative Development: a total of 1,147,957 sq. ft. of office space, 11,490 sq. ft. of retail space and 301 hotel rooms have all been completed to date.

Projected Development: the developer anticipates completion of an unidentified 4,000± sq. ft. retail facility on 1.574 acres, as recently acquired by the Spivey Group. No other development activity has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. 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. The monitoring, conducted on June 21, 2005, indicated that the project is generating 1,413 of the approved 2,429 external p.m. peak hour trips (58.17%).

2. 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.
3. 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.
4. Prior to the issuance of Certificates of Occupancy (COs) for any new residential or office building with direct access to Hidden River Parkway, the developer shall complete the four transportation requirements identified as Conditions 3.(D)(c)(i)(1) - (4) of Ordinance No. 2005-4.
5. After 125 southbound left-turn trips in the PM peak-hour (outbound) or 200 eastbound left-turn trips in the AM peak-hour are observed as a result of monitoring, the developer shall complete the four transportation requirements identified as Conditions 3.(D)(c)(ii)(1) - (4) of Ordinance No. 2005-4.
6. Prior to the issuance of COs for any project with direct access to Parkedge Drive, after Parkedge Drive is connected to Hidden River Parkway, the developer shall complete the three transportation requirements identified as Conditions 3.(D)(c)(iii)(1)-(3) of Ordinance No. 2005-4.
7. The developer shall pay \$49,000 to FDOT for I-75 ramp signalization when warranted and requested by FDOT. [Condition 3.(D)(c)(iv) of Ordinance No. 2005-4]
8. The developer shall install a sidewalk along Fletcher Avenue between Hidden River Parkway East and Parkedge Drive before COs are issued for any new residential development in the project. [Condition 3.(D)(c)(vi) of Ordinance No. 2005-4]
9. 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 1st of each year. The RY 2004-05 was submitted more than three months delinquent, on October 4, 2005.

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 the issue identified as *Summary of Development Order Condition #9*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.