



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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**DRI #108 - HIDDEN RIVER CORPORATE PARK  
 CITY OF TAMPA  
 RY 2006-07**

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	2,986,498 <sup>1</sup>	145,000	750	48 <sup>1</sup>
Revised Phase II <sup>2</sup>	12/31/1997	1,200,000 <sup>2</sup>	0	0	0
<b>TOTAL</b>		<b>4,186,498<sup>2</sup></b>	<b>145,000</b>	<b>750</b>	<b>48</b>

1. Entitlements are reflective of a Land Use Equivalency Matrix conversion dated November 14, 2007.

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

**Development this Reporting Year:** construction of the 48 multi-family residential units was initiated and/or completed during the reporting period.

**Cumulative Development:** a total of 1,147,957 sq. ft. of office space, 11,490 sq. ft. of retail space, 301 hotel rooms and 48 multi-family residential units have all been completed to date.

**Projected Development:** the developer anticipates continuation of residential development during the next reporting period.

**SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

- The developer has 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 August 9, 2007, indicated that the project is generating 1,498 of the approved 2,429 external p.m. peak hour trips (61.67%).

2. Condition 4.D.(1) requires the developer to submit a Transportation Systems Management Plan prior to issuance of construction permits for development associated with Revised Phase II.
3. In accordance with Condition 4.D.(3)(a)(ii), the developer previously acknowledged payment of \$1,850,000 to FDOT associated with the Fowler Avenue pipeline improvement. In addition, as required by Condition 3.(D)(c)(i), a payment of \$200,000 was allegedly made to the City of Tampa for Morris Bridge Rd./Cross Creek Boulevard intersection improvements on August 11, 2006. Finally, a payment of \$49,000 was allegedly made to FDOT on December 28, 2006 for I-75 ramp signalization in accordance with Condition 3.D.(c)(iv).
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. The Developer has indicated that the corresponding improvements are currently under review by Hillsborough County and in the interim, prior to improvement construction, has issued a performance bond to the alleged satisfaction of the City of Tampa.
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 install a sidewalk along Fletcher Avenue between Hidden River Parkway East and Parkedge Drive before COs are issued for any residential development in the project. [Condition 3.(D)(c)(vi) of Ordinance No. 2005-4]. Plans for such sidewalk are currently under review by Hillsborough County and a performance bond has been issued, as acknowledged previously.
8. Pursuant to Condition 4.B. of the Development Order and Section 380.06(18), F.S., the Hidden River Corporate Park annual reports are required to be submitted on July 1<sup>st</sup> of each year. The 2006-07 Annual Report was not submitted until November 21, 2007.

### **DEVELOPER OF RECORD**

Crescent Resources, LLC, 2909 Bay to Bay Boulevard, Suite 600, Tampa, FL 33629 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 #8*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.