



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 2007-08

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 a total of four times, most recently on October 11, 2005 (Resolution No. 05-230). The amendments have cumulatively: extended project buildout and the Development Order expiration date by a period of 14 years (to December 31, 2010 and January 16, 2015, 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.

The approved listing of development entitlements is:

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.

### PROJECT STATUS

**Development this Reporting Period:** no other development activity occurred during the reporting year.

**Cumulative Development:** comprised of an existing 506,143 sq. ft. of office development, 61,453 sq. ft. of Light Industrial and a 2,940 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 indicated completion of the required Falkenburg Road widening between Lumsden Road and U.S. 301, including dual left turn lanes and signalization on both Falkenburg Road and U.S. 301.

2. Since no development activity occurred during the reporting year, the Developer has continued to rely on the traffic counts last conducted on January 24, 2007 and submitted in conjunction with the RY 2006-07 Annual Report. The prior monitoring, conducted in accordance with Condition IV.B.2.a., revealed that the project was generating 620 p.m. peak hour trips (158 Inbound/462 Outbound) in comparison with the 2,015 p.m. peak hour trips (516 Inbound/1,499 Outbound) approved for the project. Traffic monitoring shall resume contingent with continued development.
3. Condition IV.B.2.b. requires the developer to 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.) upon the issuance of COs for 600,000 sq. ft. of office space. The developer asserts that “the project has not reached the TSM trigger points as specified in the Development Order.”
4. The developer previously submitted the *Master Stormwater/Drainage Plan*, the *Wetland Management Plan* and a *Non-Potable Water Use Plan* in accordance with Conditions IV.E.1., IV.F.4.d. & IV.G.4., respectively.
5. Condition IV.E.2. requires the developer to conduct semi-annual surface water quality monitoring. The developer has submitted the results of September 7, 2007 and December 6, 2007 monitoring events.
6. The developer has completed the semi-annual monitoring of mitigation areas and littoral shelves, in accordance with Condition IV.F.4.e. and to the acceptance of the Florida Department of Environmental Protection.
7. 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.
8. While the developer of record is being acknowledged in this *Annual Report Summary*, formally recording this change can only be accomplished through the processing of a Notice of Proposed Change application. Please note that Subsection 380.06(19)(e)2.a., F.S. identifies that such a modification is not a Substantial Deviation. Tampa Bay Regional Planning Council staff would encourage the developer to include this modification request with the next Notice of Proposed Change submitted for the project, if applicable.

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

#### **DEVELOPER OF RECORD**

First Industrial Development Services, Inc., 5313 Johns Road, Suite 201, Tampa, FL 33634 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. Hillsborough County is responsible for ensuring compliance with terms and conditions of the Development Order.