



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #208 - THE CRESCENT HILLSBOROUGH COUNTY RY 2011-12

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; authorized a time extension to construct 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 were previously sold to Progressive Casualty Insurance Company. These parcels are identified as Parcels “A” and “B” on the Master Development Plan.

A two-year extension of the buildout was previously granted in accordance with SB 360 and an additional four years approved for the project buildout and Development Order expiration dates in association with HB 7207, to October 21, 2017 and December 7, 2019, respectively.

The approved listing of development entitlements is:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)
October 21, 2017	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 development occurred during the reporting period.

Cumulative Development: a 2,940 sq. ft. 7-Eleven (Commercial) and six buildings comprised with a total of 581,899 sq. ft. of Office (522,273 sq. ft. of which has received Certificates of Occupancy) and 75,125 sq. ft. of Industrial (45,311 sq. ft. of which has received Certificates of Occupancy) have been constructed. It was indicated that four of the six buildings include “flex” space provisions signifying that a portion of each building was classified as Office and the remainder Industrial. The largest development parcel (i.e. Parcel “C”) is occupied by Progressive Insurance and is solely classified as Office (i.e. 443,902 sq. ft.).

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 acknowledged that 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, has previously been completed.
2. The Developer initiated an annual traffic monitoring program in accordance with Condition IV.B.2.a. Results of the January 31, 2012 monitoring event revealed that the project generated 774 (207 Inbound/567 Outbound) of the approved 2,015 (516 Inbound/1,499 Outbound) p.m. peak hour trips, approximately 38.41%. These recognized counts excluded 48 (24 Inbound/24 Outbound) p.m. peak hour trips which were allegedly not project-related (i.e. Garden Vista Drive/North of the Hilton Garden Inn). A comparable assessment of morning travel was also conducted and revealed that the project generated 858 (658 Inbound/200 Outbound) a.m. peak hour trips. Likewise, 57 (27 Inbound/30 Outbound) a.m. peak hour trips recorded at the Garden Vista Drive/North of the Hilton Garden Inn monitoring location were excluded since they, too, were presumed to be non-project related.
3. In accordance with Condition B.2.b., the Developer is required to “prepare and implement a *Transportation Systems Management* (TSM) program” upon the **issuance** of Certificates of Occupancy for 600,000 sq. ft. of Office (or the equivalent). The goal of the program will be to identify and implement measures designed to “divert” vehicle trips from the p.m. peak hour. Once initiated, all subsequent Annual Reports shall include a yearly assessment of TSM measures implemented. TSM measures could/would likely include: car/van pooling, employee flex scheduling, mass transit education, and telework. The initiation threshold has not been surpassed at this time.
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. The developer submitted the results of the semi-annual surface water quality monitoring as conducted on July 19, 2011 (for the Wet Season) and December 20, 2011 (for the Dry Season) in accordance with Condition IV.E.2.
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, the developer shall prepare an affordable housing analysis in accordance with Condition IV.K.

DEVELOPER OF RECORD

Progressive Casualty Insurance Company, Real Estate Notification, Attention: Kevin P. McGrath, Manager of Development, Post Office Box 89248, Cleveland, OH 44101-6429 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. However, while the Developer of Record has apparently changed, as recognized above, please note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order,*” at minimum. Hillsborough County is responsible for ensuring compliance with terms and conditions of the Development Order.