



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 #212 - HILLSBOROUGH RIVER REALTY CITY OF TAMPA RY 2014-15

On May 15, 1997, the Tampa City Council granted a Development Order (Ordinance No. 97-105) to Jeffries Companies and Hillsborough River Realty Corporation for a mixed-use development on three separate parcels, totaling 6.64± acres. The parcels are bound to the south by the Crosstown Expressway, to the east by the Hillsborough River, to the north by S.R. 60 and to the west by Cedar Avenue.

The Development Order has been amended twice, most recently on December 5, 2002 (Ordinance No. 2002-261). The amendments extended the commencement, buildout and Development Order expiration dates. Inclusive of 2011 legislation (i.e. HB 7207), all pertinent dates have now been extended by cumulative periods of 18 years, 11 months and 29 days. The revised development commencement date is now December 29, 2018, the project buildout date is December 29, 2019, and the Development Order expiration date is June 29, 2036.

PROJECT STATUS

The following represents the extent of approved development:

PROJECT BUILDOUT	OFFICE (Sq. Ft./GFA)	RETAIL (Sq. Ft./GLA)	BOAT SLIPS (#)
December 29, 2019	900,000	125,000	5

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: no development activity has commenced to date.

Projected Development: the developer has not identified any anticipated development for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 4.C.3. requires the Developer to complete the following road improvements in association with construction of the proposed parking garages:
 - add southbound lane to westbound right-turn lane @ Cleveland Street/Site;
 - add eastbound lane to southbound right-turn lane @ Hyde Park Avenue/Site; and
 - add combination lane for southbound to westbound right-turn and southbound to eastbound left-turn movement @ Keller Avenue/Site.

The Developer is additionally required to signalize the Kennedy Boulevard/Plant Street intersection, if and when warranted and approved by FDOT.

2. The Kennedy Boulevard/Ashley Drive intersection improvements were reportedly completed in accordance with Condition 4.C.4.
3. Upon the issuance of Certificates of Occupancy for 900,000 sq. ft. of Office space (or the equivalent), the Developer shall provide annual peak hour traffic counts of the project entrance (Condition 4.C.5.) and prepare a *Transportation Systems Management Plan* (TSMP) identifying measures which will be implemented with the intention of diverting trips from the p.m. peak hour (Condition 4.C.8.). Once the TSMP is approved, yearly assessments of the TSM measure(s) implementation effectiveness shall be included within all respective annual reports.
4. Condition 4.C.10. states that no Certificates of Occupancy will be issued beyond 540,000 sq. ft. of Office and 75,000 sq. ft. of Retail until, at minimum, the 1,200-space Grand Central Parcel parking garage has been completed.
5. The Developer shall submit a *Hurricane Evacuation Plan* following the occupancy of any portion of development, as stated in Condition 4.E.1.

DEVELOPER OF RECORD

Jeffries Companies and Hillsborough River Realty Corporation, c/o John N. LaRocca, Principal, Murphy LaRocca Consulting Group, Inc., 101 E. Kennedy Boulevard, Suite 2420, Tampa, FL 33602 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.