



# ARS

## Annual Report Summary

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### DRI #208 - THE CRESCENT HILLSBOROUGH COUNTY RY 2012-16

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 multi-year 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.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has previously acknowledged completing the required widening of Falkenburg Road between Lumsden Road and U.S. 301, including dual left turn lanes and signalization at both the Lumsden Road and U.S. 301 intersections, in accordance with Condition IV.B.1.c.(3).
2. The Developer has conducted annual traffic monitoring in accordance with Condition IV.B.2.a. Results of the monitoring, conducted on May 19 - July 23, 2015, revealed that the project had generated 932 (250 Inbound/682 Outbound) of the approved 2,015 (516 Inbound/1,499 Outbound) p.m. peak hour trips, approximately 46.25%. It was recognized that the counts excluded 42 (17 Inbound/25 Outbound) p.m. peak hour trips which were allegedly not project-related (i.e. Garden Vista Drive/North of the Hilton Garden Inn).
3. In accordance with Condition IV.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. With recognition of the term “or the equivalent,” this threshold is likely to have been surpassed. It is requested that the TSM program be developed and reported in conjunction with future development of the site.
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. In accordance with Condition IV.E.2., the Developer submitted the results of the semi-annual surface water quality monitoring conducted on February 19, 2014 (2014 Dry Season), July 16, 2014 (2014 Wet Season), February 4, 2015 (2015 Dry Season) and July 9, 2015 (2015 Wet Season). For the most part, the observed water quality monitoring parameters were all consistent with State standards. However, raised Dissolved Oxygen levels were recorded at one of the three monitoring sites during each monitoring event except for the 2015 Wet Season. Additionally, a raised Fecal Coliform level was recorded at Monitoring Station #2 in the 2014 Wet Season monitoring and a low pH level was recorded at Monitoring Station #1 in the 2015 Wet Season monitoring.
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.
8. Stipulation III.J. of the Development Order requires that Annual Reports shall be submitted by “*the anniversary of the effective date of this Development Order [i.e. January 31<sup>st</sup>] for each following year until and including such time as all conditions of the Development Order are satisfied.*” In this

regard, the Annual Reports that were due on January 31, 2012, January 31, 2013, January 31, 2014, January 31, 2015 and January 31, 2016 were not submitted until jointly provided on May 11, 2016 in the form of one report. The Developer is hereby informed that, in accordance with Subsection 380.06(18), F.S., the Developer can simply provide an annual correspondence indicating that no development activity occurred during the reporting period, if applicable.

### **DEVELOPER OF RECORD**

The Crescent Owners Association Inc., c/o Ciminelli Real Estate Services, 3928 Premier North Drive, Tampa, FL 33618 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 with the exception of *Summary of Development Order Condition #8*, above. 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.