



DOAR

Development Order Amendment Report

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DRI #208 - THE CRESCENT HILLSBOROUGH COUNTY

On September 23, 2016, Hillsborough County rendered Resolution No. R16-127 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on September 13, 2016.

BACKGROUND

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 had previously been amended 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

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- formally recognize prior extensions granted for the Development Order in terms of buildout date (i.e. to November 21, 2017) and the Development Order expiration date (to January 7, 2022);
- add Multi-Family Residential to the existing Land Use Equivalency Matrix as authorize as a potential land use;
- limit the location of potential Multi-Family Residential units (up to 135 units) to Parcel A; and
- designate Progressive Casualty Insurance as the new “Developer of Record” for the project.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Hillsborough County had determined that “*the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Hillsborough County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the formal Notice of Proposed Change process.

MASTER DEVELOPMENT PLAN (MAP H)

