Tampa Bay Regional Planning Council
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ARS

Annual Report Summary

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DRI #108 - HIDDEN RIVER CORPORATE PARK
CITY OF TAMPA
RY 2015-16

On August 8, 1985, the Tampa City Council granted the initial Development Order (Ordinance No. 8969-A) to Hidden River Properties, Inc. for a 476-acre, three phase, multi-use development located at the northwest quadrant of the Interstate 75/Fletcher Avenue interchange.

The Development Order has been amended a total of eight times, most recently on October 17, 2013 (Ordinance 2013-140). The amendments have cumulatively: consolidated the first two phases (currently referred to as "Revised Phase 1"); extended the Revised Phase 1 buildout and Development Order expiration dates; and modified the Land Use Equivalency Matrix to allow a maximum of 600 Multi-Family Residential units and to recognize potential conversion(s) of General Office to Medical Office at a pre-determined ratio of 2,322 sq. ft. of General Office = 1,000 sq. ft. of Medical Office. The buildout and Development Order expiration dates have subsequently been extended by a cumulative seven year period to account for 2007 legislative revisions to Subsection 380.06(19)(c)2., F.S. & 2011 legislation (i.e. HB 7207). The current project buildout date is December 31, 2017 and the Development Order now expires on December 31, 2022.

The following summarizes the approved/revised phasing schedule:

PHASE	BUILDOUT	GENERAL OFFICE (Sq. Ft.)	MEDICAL OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)	RES. (MF Units)
Revised Phase 1	12/31/2017	2,690,641[1]	121,600[1]	116,077[1]	301[1]	548[1]
Revised Phase 2[2]	TBD	1,200,000[2]	0	0	0	0
	TOTAL	**3,890,641[1,2]**	**121,600[1]**	**116,077[1]**	**301[1]**	**548[1]**

1. Entitlements are reflective of Land Use Equivalency Matrix conversions dated November 14, 2007 (i.e. 13,502 sq. ft. of Office ➜ 48 Multi-Family Residential Units), August 31, 2009 (i.e. 13,502 sq. ft. of Office ➜ 48 Multi-Family Residential Units), August 29, 2014 (i.e. 4,764 sq. ft. of Retail ➜ 28 Multi-Family Residential Units), September 25, 2014 (conversion of 282,355 sq. ft. of General Office ➜ 121,600 sq. ft. of Medical Office), 4/30/15 (i.e. 10,208 sq. ft. of Specialty Retail ➜ 60 additional Multi-Family units) & July 13, 2016 (449 Hotel rooms + 13,951 sq. ft. of Retail ➜ 364 Multi-Family Residential units).
2. Specific approval of Revised Phase 2 is contingent upon further transportation analysis in conjunction with Section 380.06, F.S.

PROJECT STATUS

Development this Reporting Year: 300 Multi-Family Residential (Apartment) units were completed.

Cumulative Development: **a total of 1,210,123 sq. ft. of General Office** [*i.e. a 180,208 sq. ft. Bausch & Lomb facility, a 157,120 HR Three Owner LLC facility, a 133,896 sq. ft. HR One Owner LLC facility, a 133,715 sq. ft. HR Two Owner LLC facility, a 132,566 sq. ft. Osprey Lakeview LLC facility, a 131,701 sq. ft. Apple Glen Investors facility, a 69,593 sq. ft. Capital Realty Grand Oak LLC (formerly Great Western) facility, a 64,502 sq. ft. Fieldside Investors LLP/Walt Disney facility, a 62,166 sq. ft. Peak 10 Tampa 3.0 Datacenter LLC facility, a 62,163 sq. ft. Osprey Palm Court LLC facility, a 44,148 sq. ft. BICSI facility, a 25,530 sq. ft. Tampa Hidden River LLC (formerly JLM Industries) facility, a 11,219 sq. ft. Office Suites Plus*

facility and a 1,596 sq. ft. Verizon Florida Inc. facility], **121,600 sq. ft. of Medical Office** (Duke Realty/VA Medical Center)**, 11,490 sq. ft. of Retail** [*i.e. 4,725 sq. ft. HD Fletcher LLC, a 1,300 sq. ft. Circle K/Shell Oil, a 2,025 sq. ft. Dunkin Donuts & a 3,440 sq. ft. Wendy's restaurant*]**, 301 hotel rooms** [*i.e. 81-room "Courtyard by Marriott" & 220-room "Hampton Inn & Suites"*] **and 548 Multi-Family Residential units** [*i.e. 248 units for "D.R. Horton" & 300 units as "Hidden River Apartments"*] **have all been completed to date.**

Projected Development: no specific development activity has been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer submitted the results of annual assessments of "hourly traffic counts for a 24-hour period taken at all established access points from public right-of-way to the development site," consistent with Condition 4.B.6. The monitoring, conducted on June 16, 2016, indicated that the project is generating 1,418 of the approved 2,429 external p.m. peak hour trips (58.38%). The monitoring was supplemented with turning movements counts obtained on May 28-29, 2014.

2. Condition 4.D.(1) requires the Developer to submit a *Transportation Systems Management Plan* prior to issuance of construction permits for development associated with Revised Phase 2. This requirement is not applicable at this time considering Phase 2 remains only conceptually-approved.

3. The Developer continues to acknowledge that all four transportation requirements, identified as Conditions 3.H.(i)(1) - (4) of Ordinance No. 2005-4, have been completed to the acceptance of Hillsborough County and the City of Tampa, as may have been applicable. This includes the prior payment of $200,000 to the City of Tampa for Cross Creek Boulevard intersection improvements made on August 11, 2006.

4. If and when 125 SB Left-Turn trips in the PM peak-hour (Outbound) or 200 EB left-turn trips in the AM peak-hour (Inbound) are observed at the Fletcher Ave./Hidden River Pkwy. intersection through monitoring, the Developer shall conduct a traffic signal warrant study. If the Study reveals the need, the following four transportation improvements shall be completed at the Developer's expense, in accordance with Conditions 3.(D)(c)(ii)(1) - (4) [of Ordinance No. 2005-4]:

   - EB Left-Turn lane and restripe for dual EB Left-Turn lanes at Hidden River Pkwy./Fletcher Ave. intersection;
   - SB Left-Turn lane at Hidden River Pkwy./Fletcher Ave. intersection, which could be accomplished through restriping;
   - Westbound Through lane from SB I-75 On-Ramp to Hidden River Parkway, yielding a continuous Right-Turn Lane; and
   - Provide signalization for new and additional turning movements.

   As reflected in the 2016 monitoring, only 40 SB Left Turns (Outbound) during the PM peak hour and 83 EB Left-Turns (Inbound) during the AM peak hour at the Fletcher Ave./Hidden River Pkwy. intersection, negating the need for a traffic signal warrant study at this time.

5. Prior to the issuance of COs for any project with direct access to Parkedge Drive, following its connection to Hidden River Parkway, the Developer shall complete the following two transportation requirements identified as Conditions 3.(D)(c)(iii)(1)-(2) [of Ordinance No. 2005-4].

   - Construct SB Left-Turn lane on Parkedge Drive at the Parkedge Drive/Fletcher Ave. intersection. Improvement could be accommodated through restriping; and

- Construct additional EB Left-Turn lane on Parkedge Drive at the Parkedge Drive/Fletcher Ave. intersection if the intersection is signalized. Improvement could be accommodated through restriping.

The Developer has previously affirmed that the first improvement was previously satisfied through restriping but the second improvement is not applicable at this point since "*this intersection does not require signalization as of this reporting date.*"

6. If 125 SB Left-Turns (Outbound) trips in the PM peak-hour or 200 EB Left Turns (Inbound) in the AM peak-hour are observed at the Fletcher Ave./Parkedge Drive intersection through monitoring, the Developer shall conduct a traffic signal warrant study. If the study finds the need for a signal, the signal shall be installed and the following improvement shall be constructed, as identified in Condition 3.(D)(c)(iii)(3) [of Ordinance No. 2005-4]:

   - Add a third WB Through/Right-Turn lane from the I-75 ramp to the Fletcher Ave./Parkedge Drive intersection.

   As reflected in the 2016 monitoring, only 53 SB Left Turns (Outbound) during the PM peak hour and 60 EB Left-Turns (Inbound) during the AM peak hour at the Fletcher Ave./Hidden River Pkwy. intersection, negating the need for a traffic signal warrant study at this time.

7. The Developer has affirmed the prior payments of $200,000 to the City of Tampa for Morris Bridge Road/Cross Creek Boulevard intersection improvements on August 11, 2006 and $49,000 to the Florida Department of Transportation for I-75 ramp signalization on December 28, 2006 in accordance with Condition 3.(D)(c)(i)&(iv) [of Ordinance No. 2005-4].

DEVELOPER OF RECORD

JT Enterprises II LLC, Attention: Mr. Joseph Taggart, Post Office Box 981, Tampa, FL 33601 is the entity 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. While the above-referenced Developer of Record has been updated for the purpose of this *Annual Report Summary*, 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.