



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #212 - HILLSBOROUGH RIVER REALTY CITY OF TAMPA RY 2001-02

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 four separate parcels, totalling 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 only once, on September 25, 1997 (Ordinance No. 97-193). The amendment extended the project commencement date, the project buildout date and the Development Order expiration date by periods of four years, 11 months and 29 days. The Development Order expires on June 29, 2022. The anniversary date for the annual report is July 1st.

On June 20, 2002, the applicant submitted a Notice of Proposed Change application requesting a further ten-year extension of the project buildout date (to December 29, 2015), the required development commencement date (to December 29, 2014); and the expiration of the Development Order (to June 29, 2032). Subsequent information was provided on September 23, 2002. The proposal remains under review.

PROJECT STATUS

The following represents the extent of approved development:

PROJECT BUILDOUT	OFFICE (Sq. Ft./GFA)	RETAIL (Sq. Ft./GLA)	BOAT SLIPS (#)
December 29, 2005	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

- 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;
 - add combination lane for southbound to westbound left-turn and southbound to eastbound right-turn movement @ Keller Avenue/site.

In addition, the developer is required to signalize the Kennedy Boulevard/Plant Street intersection, when warranted.

2. The Kennedy Boulevard/Ashley Drive intersection improvements have been completed in order to maintain Level of Service "D" and 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 at the project entrance (Condition 4.C.5.) and prepare a Transportation Systems Management Plan to divert trips from p.m. peak hour (Condition 4.C.8.). The annual results of both requirements shall be provided within the respective annual reports.
4. Condition 4.C.10. states that no Certificates of Occupancy will be issued beyond 540,000 sq. ft. of office space and 75,000 sq. ft. of retail space 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.
6. Revised Condition 6 currently requires development to commence on or before December 29, 2004.

The project appears to be in compliance with all other conditions at this time.

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 3000, 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.