



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

**DRI #196 - TOWERMARC/WATERS AVENUE
 HILLSBOROUGH COUNTY
 RYs 1999-2003**

On August 22, 1989, Hillsborough County granted a Development Order (Resolution No. R89-0203) to Towermarc Corporation for a three-phase, 198.9-acre, multi-use development in northwest Hillsborough County, generally located north of Waters Avenue and west of Anderson Road. The project received specific approval for Phase I and conceptual approval of the remaining two phases. The Development Order was subsequently appealed by the Council on the basis of transportation analysis. After revising the transportation mitigation provisions of the Order, the County adopted an amendment (Resolution No. R89-0309) whereby granting the same overall development approvals at project build-out, but reduced the extent of Phase I approval.

The Development Order has been amended five times, the latest occurring on October 10, 1995 (Resolution R95-232). The amendments have cumulatively: extended the Phase I build-out and development commencement dates by four years, 11 months and 15 days; recognized that the County has elected to design and construct the Required Improvement; modified the land use trade-off mechanism to allow multi-family residential development; and revised the master site plan to include removal of land for construction of the Veteran's Expressway. The Development Order expires on July 31, 2007.

On July 16, 2003, the applicant submitted a copy of a July 15, 2003 correspondence from Mr. James P. Hoster of J. Hoster Mobility. The correspondence was submitted in response to Annual Report issues and essentially documented the conversion of 603,000 sq. ft. of service center space and 167,000 sq. ft. of office space for an additional allotment of 373,216 sq. ft. of retail space. The trip generation estimates from the resulting conversion do not exceed the project's approved 1,913 p.m. peak hour trips.

The revised phasing schedule is as follows:

PHASE(BUILDOUT)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	OFFICE SVC. CTR. (Sq. Ft.)	COMM. SVC. CTR. (Sq. Ft.)	HOTEL (Rooms)
I (1997-2000)	600,000	403,216	0	0	0
II (1996-2002)	963,000	40,000	550,550	296,450	250
TOTAL	1,563,000	443,216	550,500	296,450	250

* NOTE: A maximum of 815 multi-family units can be substituted with aforementioned land uses through the adopted land use matrix, as identified in Resolution No. 95-232.

PROJECT STATUS

Development this Reporting Year: a 108,000 sq. ft. Capital One office facility and a 49,603 sq. ft. Waccamaw (retail) facility were constructed.

Cumulative Development: it has been reported that 364,832 sq. ft. of retail space and 597,000 sq. ft. of office space has been constructed.

Projected Development: development will coincide with market demand.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer submitted p.m. peak hour traffic counts at project entrances in accordance with Condition 4.B.15. Such counts were required upon the issuance of Certificates of Occupancy for 750,000 sq. ft. of office space, or the equivalence in terms of trip generation. In conclusion, the counts reveal that the project is currently generating 1,376 of the approved 1,913 external p.m. peak hour trips.
2. The developer submitted a Transportation Systems Management Plan (TSMP) with the RYs 1999-2003 Annual Report in accordance with Condition 4.B.16. The primary purpose of this Plan is identify proposed methods of reducing automobile travel, primarily during the peak hours. The TSMP provided information limited to the HARTline bus routes and schedules and the site-oriented pedestrian and bicycle amenities. The Plan did not address traffic reduction techniques such as car pooling, van pooling, telecommuting and/or flex scheduling.
3. The developer has previously submitted a Stormwater Management Plan, as required by Condition 4.E.1.
4. The developer provided a copy of results of the semi-annual surface water quality monitoring in accordance with Condition 4.E.2. These monitoring events were conducted on August 11, 1999, January 27, 2000, October 26, 2000, January 3, 2001, September 27, 2001, April 4, 2002 and June 19, 2002.
5. Condition 4.F.4.c. addresses the developer's requirement to conduct semiannual monitoring of mitigation areas and littoral shelves for four years with a minimum of 80 percent survival rate. Confirmation regarding the survival rate of these areas has not been provided within the Annual Report. However, previous results have indicated an estimated 90 to 100 percent survival rate.
6. Condition 4.K. requires the developer to provide a affordable housing analysis prior to commencement of Phase II.
7. Council records reflect that buildout dates associated with Phase I (2000) and Phase II (2002) have lapsed. The developer will be required to submit a Notice of Proposed Change application to request a further extension of buildout dates.
8. It is noted that Stipulation III.K. of the Development Order requires the developer to submit an Annual Report every year. The current submittal is delinquent and represents combined 1999-2000, 2000-01, 2001-02 and 2002-03 reporting years.

DEVELOPER OF RECORD

Waters Avenue Land Partners, Ltd., 550 N. Reo Street, Suite 300, Tampa, FL 33609 is the entity responsible for fulfilling the requirements 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 the issue identified as *Summary of Development Order Condition #8*, above. In addition, it is important for the developer to be cognizant of the issue identified as *Summary of Development Order Condition #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.