



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #208 - THE CRESCENT HILLSBOROUGH COUNTY RY 2002-03

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 two times, the most recent occurred on February 10, 1998 (Resolution No. R98-29). The amendments have cumulatively: extended project buildout and the Development Order expiration date by a period of nine years (to December 31, 2005 and January 16, 2010, respectively); authorized a time extension for the Falkenburg Road pipeline project; and added 35.20 acres to the project.

Two parcels totalling 72± acres have been previously sold to Progressive Casualty Insurance Company. These parcels are identified as Parcels “A” and “B” on the Master Development Plan.

PROJECT STATUS

The development schedule is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUST. (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)
December 31, 2005	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.

Development this Reporting Period: Tampa Bay Water constructed a regional water transmission main on a project easement adjacent to Falkenburg Road during the reporting year. No other development activities occurred.

Cumulative Development: comprised of 307,000 sq. ft. of office development (Progressive Insurance) and a 2,972 sq. ft. 7-Eleven retail facility.

Projected Development: No development activity has been identified for the next reporting year other than “actively marketing” the project.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- The developer has elected to widen Falkenburg Road between Lumsden Road and U.S. 301 (Option #3), including dual left turn lanes and signalization on both Falkenburg Road and U.S. 301. This selection complements the improvements of Tampa Triangle (DRI #140), located immediately north of the project. The developer has previously identified that these improvements have been completed.

2. Upon the issuance of COs for 600,000 sq. ft. of office space, the developer shall conduct traffic counts at project entrances (Condition IV.B.2.a.) and provide documentation of the trips diverted from the p.m. peak hour as a result of the implementation of the Transportation Systems Management program measures (Condition IV.B.2.b.).
3. Condition IV.E.1. requires the developer to submit a Master Stormwater/ Drainage Plan prior to the issuance of Land Alteration, Landscaping Permits and/or Building Permits. This Plan was received by TBRPC in conjunction with the (combined) RYs 2000-02 Annual Report.
4. Condition IV.E.2. requires the developer to establish and implement a semi-annual water quality monitoring program prior to construction in each sub-basin and provide results within each annual report submitted to the County, DEP and SWFWMD through project buildout. The developer has indicated their compliance with this Condition.
5. The developer is required to submit a Wetland Management Plan (Condition IV.F.4.d.) and results of semi-annual monitoring of mitigation areas and littoral shelves as part of the annual report (Condition IV.F.4.e.). The developer submitted these required reports for two separate parcels, "Crescent Progressive" and "Crescent East Parcel," under separate cover . Monitoring of the "Crescent Progressive" parcel was conducted on November 19, 2002 and June 24, 2003. Monitoring of the "Crescent East Parcel" was conducted on September 6 , 2003 and March 19, 2003.
6. The developer previously submitted the required Non-Potable Water Use Plan for irrigation in accordance with Condition IV.G.4.
7. Upon the issuance of COs for 1,000,000 sq. ft. of office space, the developer shall prepare an affordable housing analysis in accordance with Condition IV.K.

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

DEVELOPER OF RECORD

Towermarc Corporation, 260 Franklin Street, Suite 1840, Boston, MA 02110 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. Hillsborough County is responsible for ensuring compliance with terms and conditions of the Development Order.