



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 / FAX (727) 570-5118  
 www.tbrpc.org

**DRI #108 - HIDDEN RIVER CORPORATE PARK  
 CITY OF TAMPA  
 RY 2017-18**

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 nine times, most recently on May 15, 2015 (Ordinance 2015-60). 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 900 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 been subsequently and further extended in accordance with 2007 legislative [i.e. revisions to Subsection 380.06(19)(c)2., F.S.], 2011 legislation (i.e. HB 7207) and various Executive Orders enacted by the Governor in 2016. The revised Development Order expiration date is July 13, 2025.

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	7/12/2020	2,690,641 <sup>1</sup>	121,600 <sup>1</sup>	116,077 <sup>1</sup>	301 <sup>1</sup>	548 <sup>1</sup>
Revised Phase 2 <sup>2</sup>	TBD	1,200,000 <sup>2</sup>	0	0	0	0
	<b>TOTAL</b>	<b>3,890,641<sup>1,2</sup></b>	<b>121,600<sup>1</sup></b>	<b>116,077<sup>1</sup></b>	<b>301<sup>1</sup></b>	<b>548<sup>1</sup></b>

- 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).
- 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:** it appears that no development was 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 sq. ft. Farley White HR LLC facility, a 133,896 sq. ft. Farley White HR LLC facility, a 133,715 sq. ft. Farley White HR LLC facility, a 132,566 sq. ft. TDC Hidden River LLC (Lakeview) facility, a 131,701 sq. ft. Farley White 8800 LLC facility, a 69,593 sq. ft. GOV Grand Oaks Property Trust 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. TDC Palm Court LLC facility, a 44,148 sq. ft. BICSI facility, a 25,530 sq. ft. Rolianma LLC facility, a 11,219 sq. ft. Office Suites Plus facility and a 1,596 sq. ft. Frontier Communications (formerly Verizon Florida Inc.) facility], **121,600 sq. ft. of Medical Office** [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. MEG Corp./Dunkin Donuts & a 3,440 sq. ft. JN446, JN915 JN961/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 known as "Club at Hidden River" & 300 units known 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 May 29, 2018, indicated that the project is generating 1,958 of the approved 2,429 external p.m. peak hour trips (80.61%).
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.(j)(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.
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 2018 monitoring conducted on May 21-22, 2018, only 123 EB Left-Turns (Inbound) were recorded during the AM peak hour at the Fletcher Ave./Hidden River Pkwy. intersection and 78 SB Left Turns (Outbound) during the PM peak hour, 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 2018 monitoring conducted on May 23, 2018, only 68 EB Left-Turns (Inbound) were recorded during the AM peak hour at the Fletcher Ave./Hidden River Pkwy. intersection and 76 SB Left Turns (Outbound) during the PM peak hour, negating the need for a traffic signal warrant study at this time.

7. The Developer continues to acknowledge 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, made in accordance with Condition 3.(D)(c)(i)&(iv) [of Ordinance No. 2005-4] as well as completion of various referenced intersection improvements.

### **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.