



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #65 - TAMPA PALMS (AREA 3) CITY OF TAMPA

On April 5, 2004, the Tampa Bay Regional Planning Council received a rendered copy of Ordinance No. 2004-76 from the City of Tampa. The Ordinance reflects an amendment adopted by the Tampa City Council on March 25, 2004.

#### BACKGROUND

On April 18, 1985, the Tampa City Council adopted a Development Order (Ordinance #8858-A) for the above-referenced DRI, which was originally adopted by the Hillsborough County Board of County Commissioners on October 1, 1980. The Tampa Palms property was annexed into the City on January 24, 1985. No Development Order expiration date has been established for this project.

The Development Order has previously been amended 22 times, the latest occurring on June 5, 2003 (Ordinance No. 2003-129). The amendments include the following list of changes:

- reduced the amount of residential and commercial land uses;
- required a reassessment of certain roadway segments upon issuance of the 6,000th and 9,500th Certificates of Occupancy for dwelling units;
- authorized exchange of 17.341 acres with the Tampa Technology Park DRI (#139);
- extended project phases and revised the development parameters and locations;
- adopted a land use equivalency matrix;
- changed all previous references from “gross leasable area” to “gross square feet”;
- authorized addition of 34,805 sq. ft. of commercial space to the existing 124,650 sq. ft. “City Plaza” Shopping Center on Lot 1, Unit 5A within Area 2;
- authorized an extension of the timeframe and notification procedures associated with two specific roadway corridors within Area 4;
- authorized an exchange of 105 multi-family units for 37,000 sq. ft. of professional/medical office space on 3.5-acre, Parcel 7A/Tract 2; and
- authorized a four year, 11 month and 30 day extension to the buildout date associated with Parcel 7B of Area 2 (to December 30, 2006).

The following represents the current plan of development:

LAND USE	AREA 1 (Buildout - 1993)	AREA 2 (Buildout - 2006)	AREA 3 (Buildout - 2006)	AREA 4 (Buildout - 2006)	TOTAL
<b>RESIDENTIAL (Units)</b>	<b>2,989</b>	<b>1,042</b>	<b>3,000*</b>	<b>1,435</b>	<b>8,466*</b>
Single Family	(1,665)	(340)	(2,587)	(951)	(5,543)
Multi-Family	(1,060)	(550)	( 413)	(484)	(2,507)
Condominium	( 264)	(152)	( 0)	( 0)	( 416)
<b>COMMERCIAL (S.F.)</b>	<b>203,875</b>	<b>178,640</b>	<b>441,500*</b>	<b>174,120</b>	<b>998,135*</b>

LAND USE	AREA 1 (Buildout - 1993)	AREA 2 (Buildout - 2006)	AREA 3 (Buildout - 2006)	AREA 4 (Buildout - 2006)	TOTAL
OFFICE (S.F.)	22,000	37,000	0	0	59,000
OTHER	Golf School 5 active Parks	2 Churches 1 Active Park	12-acre YMCA	Post Office School 24-acre Park Church	See Phases Independently ←

\* - Area 3 of the Tampa Palms DRI is conceptually approved for an additional 3,158 residential units and 258,500 sq. ft. of Community Commercial space. Specific approval of these additional entitlements is contingent upon further transportation analysis.

## DEVELOPMENT ORDER AMENDMENT

The amendment authorized the addition of a “right-in only” driveway along Bruce B. Downs Boulevard (within Area 3), approximately 400 feet south of southbound I-75 on-ramp.

## RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report*, adopted on March 8, 2004, and with the Council’ *Final Report* adopted on May 19, 1980.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #65 - Tampa Palms.