



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #139 - TAMPA TECHNOLOGY PARK CITY OF TAMPA RY 2002-03

On September 11, 1986, the Tampa City Council granted a Development Order (Ordinance No. 9359-A) to Wood and Company for a three phase, 1,756-acre, multi-use development located in the northern quadrants of the Interstate 75/County Road 581 interchange in the City of Tampa. Only Phase I has received specific approval.

The Development Order has previously been amended a total of 15 times, the latest occurred on September 4, 2003 (Ordinance No. 2003-217). The amendments have cumulatively: revised the transportation mitigation requirements; split the project into two distinct developments (Tampa Tech East and Tampa Tech West); authorized the inclusion of USAA into the DRI; modified the phasing entitlements, adopted and modified a land use trade-off mechanism; extended the phase buildout dates; allow a Tampa Tech Park East access road onto County Road 581 (Bruce B. Downs Blvd.); allow relocation of specific 40-acres of development; consolidation of Parcels "A-1", "J" and the "Ribbon Parcel" into a single parcel (the "Apex" Parcel); transferred 7,500 sq. ft. of commercial entitlements from Parcel A-2 to Parcel "A"; increased the maximum number of residential units associated with Tampa Technology Park East by 133 units; and modified the Master Development Plan. The Development Order expires on March 29, 2011. The Annual Report anniversary date is July 1st.

The approved phasing schedule is as follows:

LAND USE	PHASE I (Buildout: 12/31/2005)		PHASE II ¹ (Buildout: 12/31/2004)	PHASE III ¹ (Buildout: 12/31/2009)	TOTAL ²
	Tampa Tech East (TTE)	Tampa Tech West (TTW)	(TTE & TTW Combined)	(TTE & TTW Combined)	
Retail/Office (Sq. Ft.)	433,204	89,096	364,500	374,300	1,261,100 ^{1,2}
Hotel (Rooms)	192	288	360	360	1,200 ^{1,2}
Office (Sq. Ft.)	411,242	2,700,000	1,960,200	1,936,000	7,007,442 ^{1,2}
Lt. Industrial (Sq. Ft.)	2,401,518	0	3,789,720	3,731,340	9,922,578 ^{1,2}
Gov't Svcs. (Sq. Ft.)	58,000	0 ³	0	0	58,000 ^{2,3}
Residential(SF or MF)	1,107	0	0	0	1,107 ²
Residential - SF (#)	0	500	0	0	500 ²
Residential - MF (#)	0	400	0	0	400 ²
Comm. Mixed(Sq. Ft.)	340,000	0	0	0	340,000 ²

1. **Phases II & III have only been conceptually approved.** Specific approval of these latter phases is contingent upon further transportation analysis.
2. The development is limited to uses that generate a maximum of 6,021 p.m. peak hour trips within TTPE and 6,389 trips within TTPW.
3. The Government Services use within Tampa Technology Park West does not include the completed 68-acre High School and a 40-acre City Park.

PROJECT STATUS

Development this Reporting Year: it is difficult to determine exactly what development has occurred over the reporting period since one developer (Tampa Tech Park East) identified development activity over a three year period and the second developer (Tampa Tech Park West) was delinquent with their 2002-03 Annual Report.

Cumulative Development:

The Tampa Tech Park East Annual Report indicates that 572,882 sq. ft. of Light Industrial, 313,170 sq. ft. of Office, 303,870 sq. ft. of Commercial Mixed Use, 124,048 sq. ft. of Commercial/Office, 1,018 multi-family residential, 310 single-family residential, and 100 hotel rooms have all been constructed.

The Tampa Tech Park West Annual Report indicates that 590,700 sq. ft. of Office, 10,108 sq. ft. of Commercial/Office, 378 multi-family and 177 single-family residential units have all been completed. An additional 11,500 sq. ft. of Office space is currently under construction.

Projected Development: no specific development activity has been identified for the next reporting year for either portion of development.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

Annual Reports were submitted for Tampa Technology Park East (TTPE) and Tampa Technology Park West (TTPW) independently. Responses following each Condition described below are the consistency assessment for each of these portions of the project.

1. Pursuant to Condition 4.B. of the Development Order, Annual Reports are due on July 1st of each year for Tampa Technology Park East (TTPE) and Tampa Technology Park West (TTPW). Each of the Reports was received delinquent.

TTPE: The Annual Report, which was received on July 9, 2003, actually covers the three-year period of July 1, 2000 - June 30, 2003.

TTPW: The Annual Report, which was received on March 15, 2004, covers the period of July 1, 2002 - June 30, 2003.

2. Condition 4.C. requires the annual assessment of Transportation Systems Management (TSM) measures implemented following the issuance of Certificates of Occupancy for 300,000 square feet of office space, which has subsequently been triggered.

TTPE: The developer asserted that the traffic counts are significantly below the threshold approved for Phase I of TTPE and that no mass transit is available to the TTPE site. They will "continue to promote ridesharing and/or coordinate with BACS in materials provided to leasees of space within its facilities."

TTPW: No such measures have been assessed and/or reported. The developer has, once again, stated the "original DRI developer engaged the USF Center for Urban Transportation Research to prepare the TSM." To date, the TBRPC has not received a copy of the TSM Plan nor has the developer reported the effectiveness of measures implemented.

3. The developer is required to submit biennial (every two years) traffic counts of project entrances.

TTPE: Traffic monitoring was conducted on June 3, 2003. The results reveal that the TTPE is currently generating 1,883 of the approved 6,021 p.m. peak hour trips assigned to this portion of the project during Phase I.

TTPW: The developer asserts that the traffic counts were last provided in conjunction with the RY 2001-02 Annual Report and that traffic monitoring will be conducted and submitted in conjunction with the next Annual Report (for RY 2003-04). TTPW is approved for 6,389 p.m. peak hour trips through Phase I.

4. Condition 4.N.2. requires the developer to prepare and submit an emergency response and hazardous waste management plan for facilities “which use, handle, store or possess significant quantities of hazardous waste. This Condition would presumably apply to light industrial development.

TTPE: The developer has acknowledged that none of the occupant(s) of the 572,882 sq. ft. of Light Industrial space “store, possess or process significant quantities of hazardous waste.

TTPW: Assumably will not be required for TTPW since no Industrial entitlements have been assigned to Phase I of TTPW.

5. Condition 4.S. requires the quarterly submittal of post-construction surface water and groundwater quality monitoring results. The latest monitoring received by TBRPC was in conjunction with a February 5, 1998 monitoring event. The results revealed that three surface water parameters (pH, dissolved oxygen, and lead) and two groundwater parameters (pH and chromium) exceeded state water quality guidelines. Although the Development Order specifically requires the quarterly submittal of such monitoring, TBRPC would prefer receipt of results of future monitoring in connection with the future Annual Report submittals.

TTPE: The developer has acknowledged contracting “with two firms to conduct and provide water quality monitoring results to comply with the requirements of Condition 4.S. It is anticipated that the results will be available before the end of 2004 and provided to agencies specified in the Development Order at that time, and quarterly, thereafter.”

TTPW: The developer has stated only that TTPW is “complying with this Condition.”

DEVELOPERS OF RECORD

The following represents the latest known owners of the Tampa Tech East and West parcels:

SECTION	PARCEL	OWNERSHIP
Tampa Tech East	All except the following TTE parcels.	Starwood Capital Group, Ltd. c/o Lochmere Development Group, Inc., 2701 N. Rocky Point Drive, Suite 1070, Tampa, FL 33607
	“A-1”	Norstar Tampa USA , <ADDRESS UNKNOWN>
	“A-2”	Centennial American, <ADDRESS UNKNOWN>

SECTION	PARCEL	OWNERSHIP
Tampa Tech East (Cont'd)	"B"	CKT Development Company , <ADDRESS UNKNOWN>
	"C"	Morrison Homes of Florida, Inc., <ADDRESS UNKNOWN>
	"D1" & "D2"	Private Investment Corp., <ADDRESS UNKNOWN>
	"F"	Harrison Bennett Properties, <ADDRESS UNKNOWN>
	"G", "H", "I"	Highwoods Properties, <ADDRESS UNKNOWN>
	"J"	Apex Partners, LLC, <ADDRESS UNKNOWN>
	"Ribbon"	Apex Partners, LLC, <ADDRESS UNKNOWN>
Tampa Tech West	Parcels Unknown	Lennar Homes, Inc., 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634 & USAA, 17200 Commerce Park Boulevard, Tampa, FL 33609

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issues identified under Summary of Development Order Conditions #1, #2, and #5, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.