



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #108 - HIDDEN RIVER CORPORATE PARK CITY OF TAMPA

On February 24, 2005, the Tampa City Council rendered to the Tampa Bay Regional Planning Council Ordinance No. 2005-44. The Ordinance reflects an amendment adopted by the City on February 10, 2005.

BACKGROUND

On August 8, 1985, the Tampa City Council granted a 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 had been amended a total of six times, the previous amendment (Ordinance 96-104) was adopted on May 23, 1996 . The amendments have cumulatively: consolidated the first two phases (now referred to as “revised Phase I”); extended the revised Phase I buildout date by 14 years and Development Order Expiration date by 10+ years. The revised Phase II (formerly Phase III) still has only conceptual approval. The Development Order currently expires on December 31, 2010.

The following summarizes the approved phasing schedule:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)
Revised Phase I	12/31/2005	3,000,000	145,000	750
Revised Phase II*	12/31/1997	1,200,000*	0	0
TOTAL		4,200,000*	145,000	750

* - Specific approval of Revised Phase II is contingent upon further transportation analysis in conjunction with Section 380.06, F.S.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- extend the Phase I buildout date and the Development Order expiration date by five additional years (to December 31, 2010 and December 31, 2015, respectively); and
- revise the Land Use Equivalency Matrix to allow multi-family residential as an approved use (to a maximum of 600 units).

RECOMMENDATIONS

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 *Final Report* July 8, 1985. Tampa Bay Regional Planning Council staff did not have an opportunity to prepare a *NOPC Report* prior to amendment adoption but the contained language was consistent with Council staff's findings.

It is recommended that the Department of Community Affairs concur with the Development Order

amendment issued by the City of Tampa for DRI #108 - Hidden River Corporate Park.

DRI #108
Hidden River
Corporate Park
General Location Map



Tampa Bay Regional Planning Council

0 0.2 0.4 0.6 Miles

