



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #161 - UNIVERSITY CENTER RESEARCH & DEVELOPMENT PARK CITY OF TAMPA

On June 15, 2005, the Tampa City Council rendered to the Tampa Bay Regional Planning Council Ordinance No. 162. This Ordinance reflects an amendment adopted by the City of Tampa on June 9, 2005.

#### BACKGROUND

On January 25, 1990, the Tampa City Council granted a Development Order to RDP Associates Number One, Ltd., for a 83.7-acre research and development park. The project is located in the northeast quadrant of the Fowler Avenue/30<sup>th</sup> Street intersection in northern Tampa, adjacent to the University of South Florida main campus.

The Development Order has been amended one time, on September 15, 1994 (Ordinance No. 94-176), to extend the project buildout and Development Order expiration dates. The Development Order expires on December 15, 2006.

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- additional nine year extension of project buildout (to December 15, 2010);
- additional nine year extension of the Development Order expiration date (to December 31, 2015);
- amend the land use categories from “Office”, “Conference” and “Industrial” to a unified use of “Research and Development”; and
- corresponding Master Development Plan modifications.

The revised plan of development is as follows:

| PROJECT BUILDOUT  | RESEARCH & DEVELOPMENT<br>(Sq. Ft.) | HOTEL<br>(Rooms) |
|-------------------|-------------------------------------|------------------|
| December 15, 2010 | 1,205,000                           | 350              |

#### RECOMMENDATION

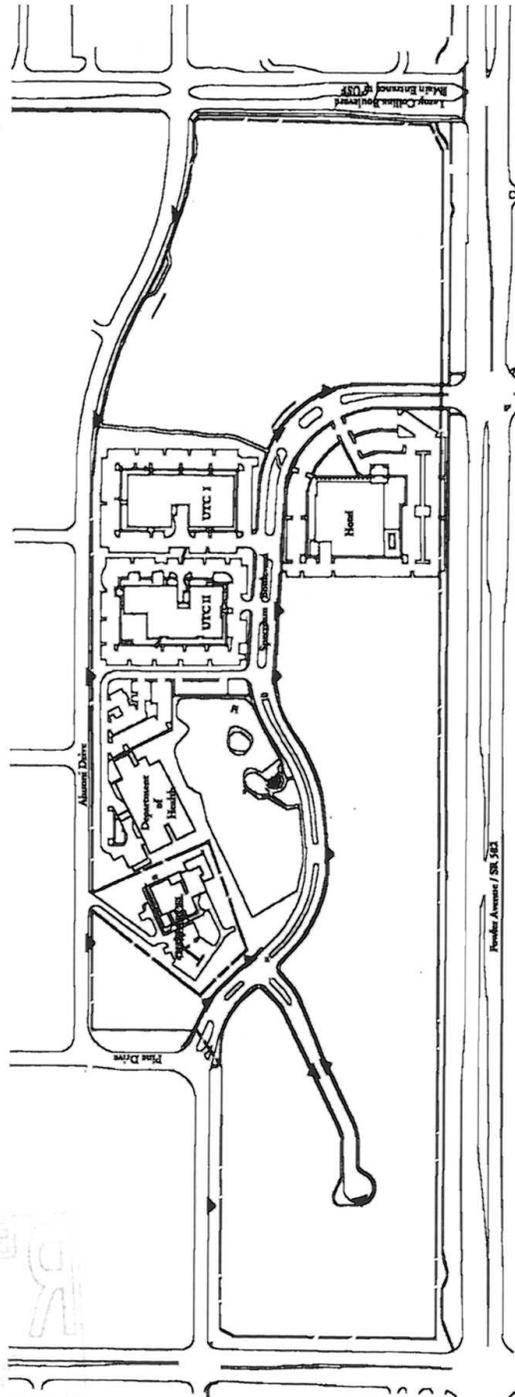
In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report*, adopted on April 12, 2004, and with the Council’ *Final Report* adopted on December 11, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #161 - University Center Research & Development Park.

**LAND DEVELOPMENT SCHEDULE**

|                        | <u>Development Total</u> | <u>Constructed</u> | <u>Remaining</u> |
|------------------------|--------------------------|--------------------|------------------|
| Research & Development | 1,205,000 SF             | 147,345 SF         | 1,057,655 SF     |
| Hotel                  | 350 rooms                | 240 rooms          | 110 rooms        |

**Total Acreage: 83.77 M.O.L.**



▼ Access Points



University Technology Center Research & Development Park  
 DRI # 161  
 Tampa, Florida

REVISED MAP H

MASTER SITE PLAN

USF 0002 / 14 February 2005

**EXHIBIT "B"**

Certified as true and correct copy.

