



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782
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DRI #161 - UNIVERSITY CENTER RESEARCH AND DEVELOPMENT PARK CITY OF TAMPA RYs 2003-05

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/30th Street intersection in northern Tampa, adjacent to the University of South Florida main campus.

The Development Order has been amended twice, most recently on June 9, 2005 (Ordinance No. 162). The amendments have cumulatively: extended the project buildout date to December 15, 2010, the Development Order expiration date to December 31, 2015; consolidated several land uses into a “Research & Development” classification and corresponding Master Development Plan modification. The Annual Report anniversary date is January 14th.

PROJECT STATUS

The approved plan of development is as follows:

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

Development this Reporting Year: a 100,000 sq. ft. office building and a 140,000 sq. ft. “research” building were constructed.

Cumulative Development: a total of 387,345 sq. ft. of industrial/office/conference space uses and a 240-room hotel.

Projected Development: no development activities have been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Consistent with Condition 4.C.3.a(2), the developer has stated that the proportionate share payment (\$1,092,000) has been previously submitted for the widening of Fowler Avenue between Nebraska Avenue and 50th Street. The improvement has since been completed.
2. Upon the issuance of Certificates of Occupancy for 500,000 sq. ft. of office space (or the equivalence), the developer is required to provide: peak-hour traffic counts at project entrances (Condition 4.C.2.) and a Transportation Systems Management Plan (Condition 4.C.4.a.).

3. Condition 4.C.8. identified the required mass transit provisions including construction of a bus shelter and a pullout bay. The developer has indicated that “the bus pull-off and bus shelter, located on Alumni Drive, are complete.” The developer has additionally acknowledged that “leftover funds will be contributed to another bus pull-off and shelter to be constructed by HARTline.”
4. A report on the implementation of the energy program has been addressed in the annual report, consistent with Condition 4.I.3 and a non-potable water plan has been previously submitted, consistent with Condition 4.L.2.
5. Condition 4.J.2. requires the submittal of a hazardous materials management plan prior to the issuance of building permits for any light industrial or connected use. In lieu of this requirement, the developer has identified the present disposal procedures and practices of the two current tenants with hazardous materials, the Southwest Florida Blood Bank and Graphicstudio. The developer will continue to advise current and future tenants as to significant changes in hazardous material storage and disposal requirements.
6. It is noted in Condition III.K of the Development Order that the developer is required to submit annual reports on the “anniversary of the effective date of this Development Order...” (i.e. January 14th). It is hereby stated that this Report, which was due on January 14, 2004 and January 14, 2005, respectively, was not submitted until April 7, 2005.

DEVELOPER OF RECORD

University of South Florida Research Foundation, Inc., c/o David M. Mechanik, Esquire, 101 E. Kennedy Blvd., Suite 3140, Tampa, FL 33602 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with its Development Order with the exception of the issue identified in *Summary of Development Order Condition #6*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.