



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #139 - TAMPA TECHNOLOGY PARK (WEST) CITY OF TAMPA

On January 31, 2006, the Tampa City Council rendered Ordinance No. 2006-20 to the Tampa Bay Regional Planning Council Resolution. The Ordinance reflects an amendment adopted by the City on January 26, 2006.

BACKGROUND

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; recognized the project as 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; allowed a Tampa Tech Park East access road onto County Road 581 (Bruce B. Downs Blvd.); allowed 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 corresponding modifications to the Master Development Plan. The Development Order expires on March 29, 2011.

On December 6, 2004, the developer of the Tampa Technology Park (East) portion of development submitted an *Essentially Built-Out Agreement* which remains under review by the Florida Department of Community Affairs and various review entities.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- extend the Phase 1 Buildout date by seven additional years (to December 31, 2012);
- extend the Development Order expiration date by one year, nine months and three days (to December 31, 2012);
- reduce Phase 1 retail/office entitlements by 6,988 sq. ft. (to 82,108 sq. ft.); office by 1,010,000 sq. ft. (to 1.69 million sq. ft.); single-family residential units by 319 (to 181 units); multi-family residential units by 6 (to 394 units) and hotel rooms by 288 (to 0 rooms);
- add a trade-off mechanism to potentially convert office to commercial uses; and
- revise Map H to reflect the reductions in entitlements.

The revised development scenario is as follows:

LAND USE	PHASE I		PHASE II ¹ (Buildout: 12/31/2004) (TTE & TTW Combined)	PHASE III ¹ (Buildout: 12/31/2009) (TTE & TTW Combined)	TOTAL ²
	Tampa Tech East ² (TTE) [Buildout: 12/31/05]	Tampa Tech West ² (TTW) [Buildout: 12/31/10]			
Retail/Office (Sq. Ft.)	433,204	82,108	364,500	374,300	1,254,112¹
Hotel (Rooms)	192	0	360	360	912¹
Office (Sq. Ft.)	411,242	1,690,000	1,960,200	1,936,000	5,997,442¹
Lt. Industrial (Sq. Ft.)	2,401,518	0	3,789,720	3,731,340	9,922,578¹
Gov't Svcs. (Sq. Ft.)	58,000	0 ³	0	0	58,000³
Residential (SF or MF)	1,107	0	0	0	1,107
Residential - SF (#)	0	181	0	0	181
Residential - MF (#)	0	394	0	0	394
Comm. Mixed (Sq. Ft.)	340,000	0	0	0	340,000

1. Phases II & III have conceptually approval only . 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 3,337 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.

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 January 9, 2006, and with the Council' s *Final Report* adopted on August 11, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #139 - Tampa Technology Park (West).

DRI #139
Tampa
Technology Park
City of Tampa
General Location

 West Boundary

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Suncoast Bay Regional Planning Council

0 0.3 0.6 0.9 Miles

