



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 April 10, 2006, the City of Tampa rendered Ordinance No. 2006-73 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Tampa City Council on March 23, 2006.

#### 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 twice, most recently on June 9, 2005 (Ordinance No. 162). The amendments have authorized: cumulative extension periods of 13 years, 11 months and 15 days for the project buildout date (to December 31, 2010) and the Development Order expiration date (to December 31, 2015); and amend the independent land use categories of "Office," "Conference" and "Industrial" to a unified use of "Research and Development"; and corresponding Master Development Plan modifications.

The approved plan of development is as follows:

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

#### DEVELOPMENT ORDER AMENDMENT

The Development Order Amendment authorized the establishment of a Land Use Equivalency Matrix to allow potential conversion of Research/Development space for a maximum of 350 additional hotel rooms (i.e. 700 hotel rooms total). The approved conversion ratio is 1 Hotel room is equivalent to 675 sq. ft. of Research & Development space.

#### 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 December 12, 2005, 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 - The University Center Research & Development Park.



