

Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118
www.tbrpc.org

DRI #140 - TAMPA TRIANGLE HILLSBOROUGH COUNTY

On June 1, 2006, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R06-105. The Resolution reflects an amendment adopted by the Board on May 23, 2006.

BACKGROUND

On September 22, 1987, Hillsborough County granted a Development Order (Resolution No. R87-0319) to Tampa Triangle Joint Venture for a single-phase, 120.8-acre, multi-use development located southeast of the Causeway Boulevard (Lumsden Road)/U.S. 301 intersection in Hillsborough County.

The Development Order has been amended a total of seven times, the latest occurring on December 10, 2002 (Resolution No. R02-276). The amendments have cumulatively authorized: construction of 240 multi-family residential units in exchange for a corresponding reduction in office and service center space (Resolution No. R90-0032); extensions for the project buildout and the Development Order expiration dates to December 29, 2006, completion date for construction of the required improvement (to June 1, 1999); modified the development plan; added 12 acres of land; authorized multi-family residential on Parcel "E"; and updated the Land Use Equivalency Matrix to recognize revised conversion formulas based on newer transportation modeling rates. The anniversary date for the Annual Report is September 22nd.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized additional two year extensions of the buildout date and the Development Order expiration date, each to December 29, 2008.

The revised development plan is as follows:

BUILDOUT	WAREHOUSE (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Fam. #)
December 29, 2008	50,000	669,679	24,750	616

DISCUSSION

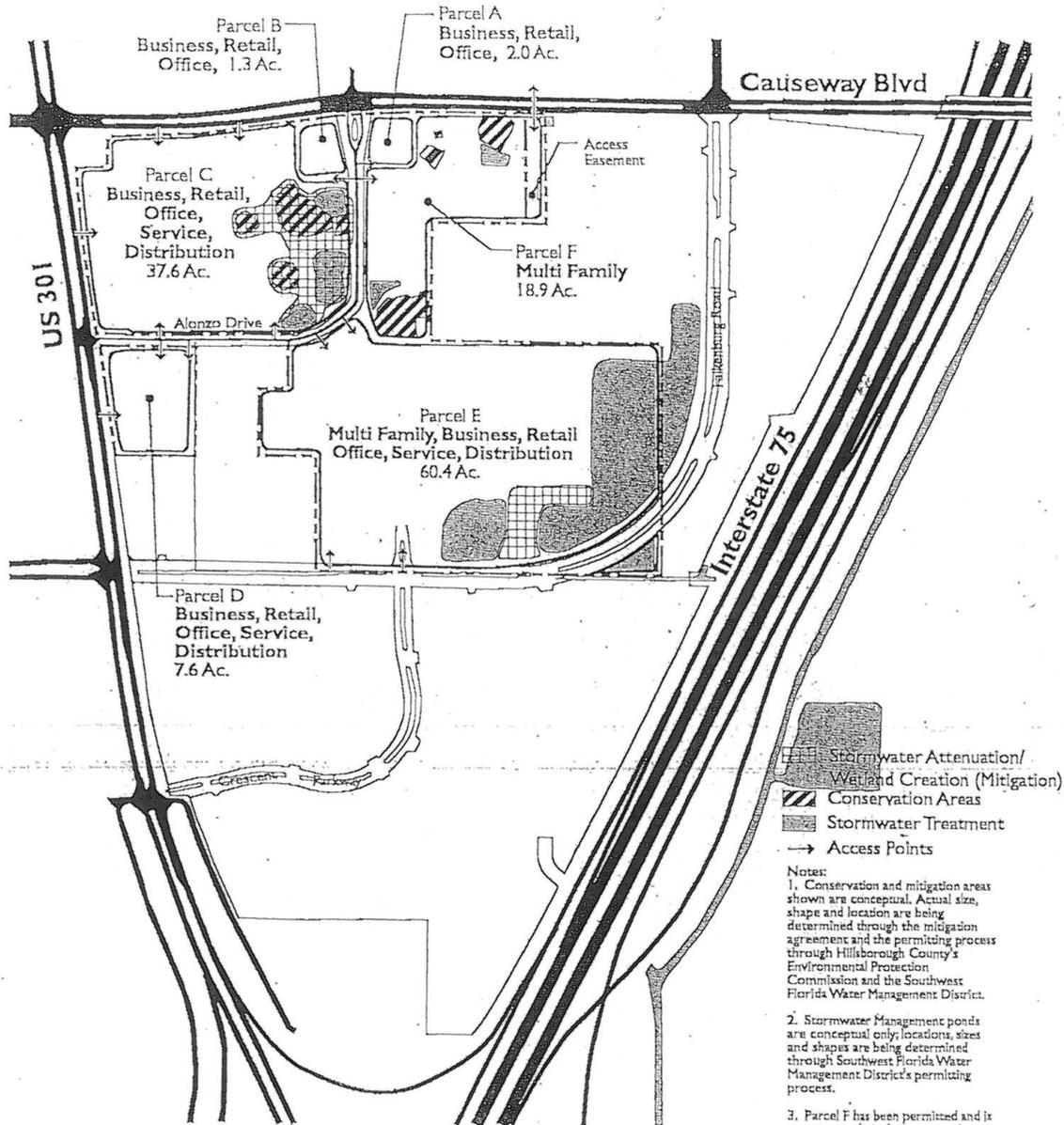
Existing Development Order Condition IV.(A)(1) allowed the developer to attain an additional two year buildout extension upon the demonstration that "none of the parameters exceeds a 15 percent variance from the Transportation Analysis that would result in an increased proportionate share cost." The Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation have jointly concluded that sufficient data and analysis has been provided to justify the two-year extension. The proposal was not submitted through the typical Notice of Proposed Change process.

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 *Final Report* adopted on July 13, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #140 - Tampa Triangle.

Exhibit B



- Stormwater Attenuation/Wetland Creation (Mitigation)
- Conservation Areas
- Stormwater Treatment
- Access Points

Notes:

1. Conservation and mitigation areas shown are conceptual. Actual size, shape and location are being determined through the mitigation agreement and the permitting process through Hillsborough County's Environmental Protection Commission and the Southwest Florida Water Management District.
2. Stormwater Management ponds are conceptual only; locations, sizes and shapes are being determined through Southwest Florida Water Management District's permitting process.
3. Parcel F has been permitted and is now currently under construction. The exact location of the preserved wetlands and stormwater ponds may be more accurately represented by the approved EPC and SWFWMD permits.

Summary of Proposed Master Plan

Land Use	Approved Program
Office	862,500 sf
Retail	24,750 sf
Service Center	50,000 sf
Multi-Family	240 du

GLATTING
JACKSON
KECHER
ANGLIN
LOPKE
RINEHART

Map H
Tampa Triangle PD
Master Development Plan
Tampa Triangle Joint Venture
December 18, 1998
Revised July 25, 2002
Scale in Feet